



COLUMBUS

2019 Q1 MARKET TRENDS

NA Ohio Equities

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COLUMBUS OFFICE OVERVIEW

Vacancy Rate

↓ **6.4%**

In Q1

Positive Absorption

+ **273K**

SF in Q1

Rental Rate Increased

↑ **3.7%**

vs Q4

303 Buildings Sold

\$77/SF

In Past 12 Months

Office vacancy decreased to 6.4% with a positive absorption of 273,458 SF

“The office market remains strong, with vacancy rates falling each quarter and lease rates continuing to climb, it is definitely a landlord’s market.”



Matt Gregory

Office Specialist

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- Quoted rental rates ended the fourth quarter at \$19.33, an increase of 3.7% over the previous quarter, when rents were reported at \$18.64/ SF.
- The Office vacancy rate fell to 6.4% during the end of the first quarter of 2019. This is a decrease from 7.0% since the end of Q4 2018.
- The majority of leases signed have been for spaces less than 15,000 SF, largely concentrated Downtown. Pockets of demand exist in growing area like Dublin, Polaris and Worthington.
- Space leased in the first quarter typically sat on the market for eight months with the average signing for close to five years.

COLUMBUS INDUSTRIAL OVERVIEW

Vacancy Rate

↑ **4.3%**

In Q1

Negative Absorption

- **198K**

SF In Q1

Rental Rate Increased

↑ **1.0%**

Vs. Q4 2018

118 Buildings Sold

\$48/SF

In Past 3 Months

Industrial vacancy rate increases to 4.3% with a negative absorption of 197,523.

“We anticipate 2019 to be another good year. There should be plenty of new spec business coming on line to meet the demands of the market.”

- The vacancy rate increased slightly from 4.0% to 4.3% during the first quarter of 2019.
- The industrial rental rate was \$5.20 per square foot per year at the end of the first quarter, representing a 1% increase in rental rates from \$5.15 at the end of Q4 2018.
- Heavy sales are likely to reoccur this year, as last year saw volume reach \$1,058,100,000, with around 300 properties trading hands for an average price of \$48/SF and a 7.0% cap rate.
- Columbus has a total of 5,409,521 SF of industrial properties currently under construction at the end of the first quarter of 2019.



Curt Berlin, SIOR

Industrial Specialist

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COLUMBUS RETAIL OVERVIEW

Vacancy Rate Decreased to

↓ **2.7%**

In Q1

Positive Absorption

+ **216,212**

SF In Q1

Rental Rate Increased

↑ **0.1%**

Vs. Q4 2018

555 Buildings Sold

\$131/SF

Past 12 Months

Retail vacancy decreases to 2.7% with a positive absorption rate at 216,212 square feet.

“With construction of new retail slowing, look for rates to start increasing for the best located retail sites.”



Mike Simpson

Retail Specialist

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- Columbus' retail vacancy rate decreased in the fourth quarter down to 2.7% from 2.9% in the fourth quarter of 2018.
- In Columbus, vacancies are at near historic lows, as construction has slowed, limiting new supply to the market.
- The retail rental rate was \$15.50 per square foot per year at the end of the fourth quarter, representing a 0.1% increase from the end of 2018.
- There are 177,270 SF of retail projects currently under construction.
- Total retail inventory amounted to 119,053,571 SF at the end of the first quarter of 2019.

Our Team



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