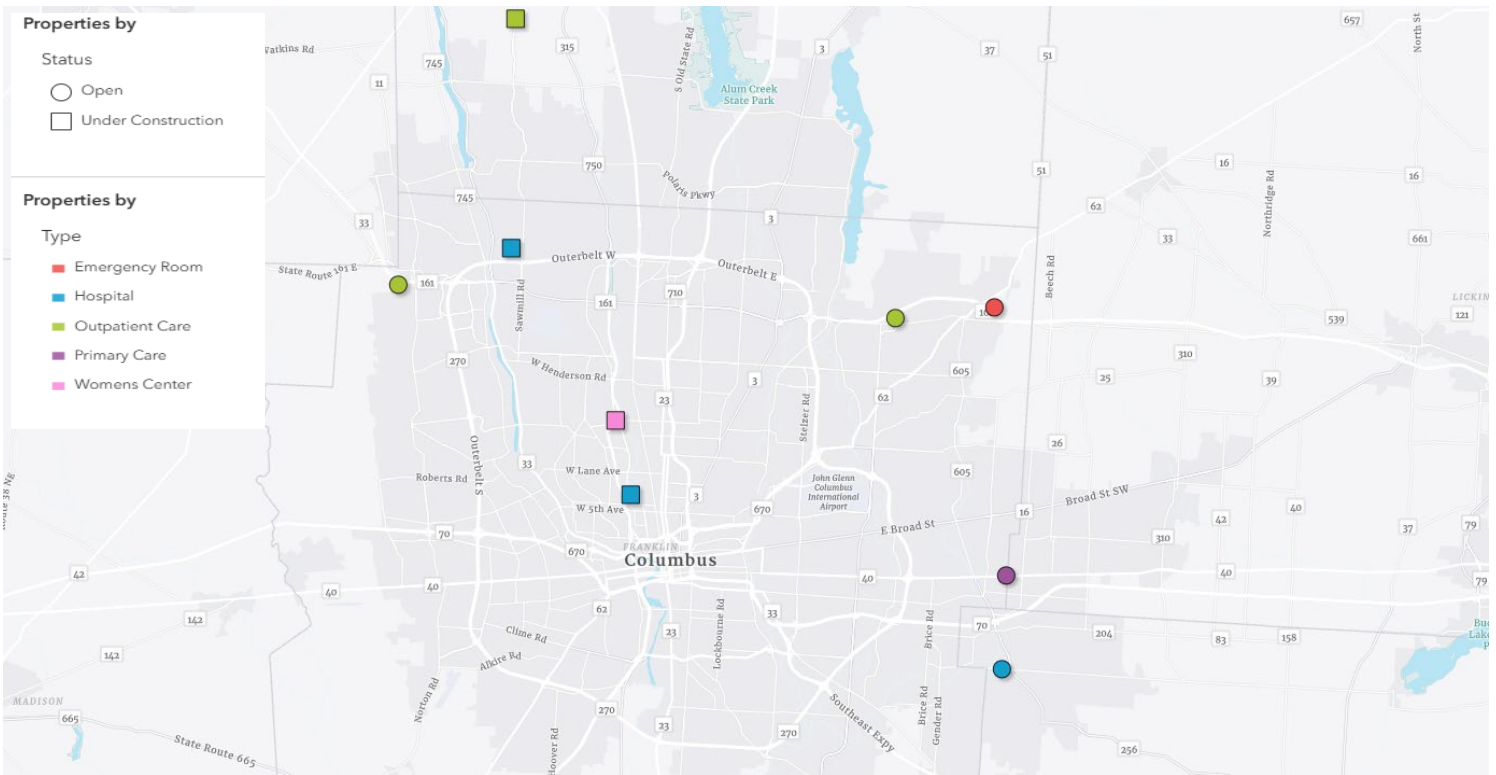




## Key Takeaways

- **Suburban Expansion:** Reflecting national trends, Columbus is seeing large healthcare providers establish significant outposts in suburban areas. This shift aims to meet patients where they are, while leveraging lower-cost environments to deliver services that may have previously occurred on-campus, contributing to greater efficiency within the healthcare ecosystem.
- **Occupancy Trends:** Occupancy rates are aligned with the national average at 92.8%. While the general office market faces challenges due to work-from-home dynamics, the healthcare subsector remains resilient due to specialized buildouts, high relocation costs, and long-term leases. Looking ahead, medical specialties with lower buildout requirements—such as behavioral health providers and physical therapists—may find opportunities in general office spaces to secure lower rents or enhanced leasing incentives.
- **Lease Rates:** Average lease rates for healthcare properties in Columbus stand at \$23.30/SF, slightly below the national average. High interest rates have tempered new construction year-over-year, especially for practices not affiliated with health systems. The combination of limited new supply and growing demographics has caused a slight uptick in lease rates since last year.

## Medical Office Expansion: Mapping New Referral Pathways



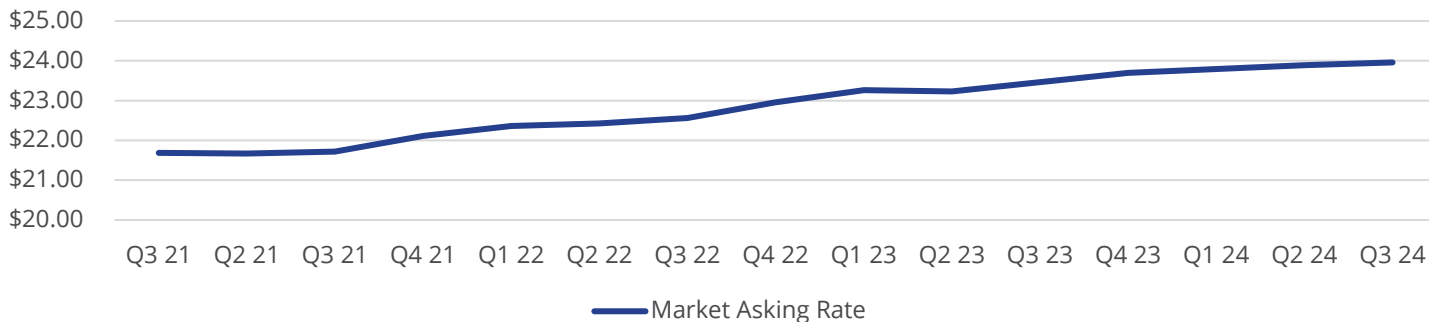
## National Statistics



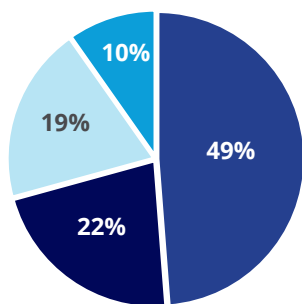
## Local Statistics



### Market Asking Rate

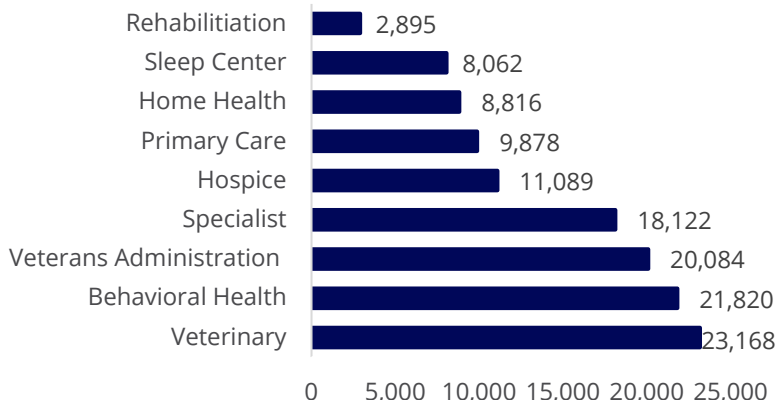


### Deals By Size - 2024



■ 0-2,499 ■ 2,500-4,999 ■ 5,000-9,999 ■ 10,000+

### SF Leased By Sector - 2024



## 6 Month Notable Sales Activity

Address	Size	Buyer	Price	Price/SF
8050 E Main St	62,802	Hammes Partners	\$22,750,000	\$362.25/SF
<b>4040 E Broad St</b>	<b>21,031</b>	<b>Craig Kesselman</b>	<b>\$7,050,000</b>	<b>\$335.22/SF</b>
1550 Sheridan Dr	37,500	Fairfield County Commissioners	\$3,600,000	\$96.00/SF
<b>4661 Sawmill Rd</b>	<b>18,868</b>	<b>William Mckinney</b>	<b>\$2,500,000</b>	<b>\$132.50/SF</b>
1393 N High St	25,651	A. Altman Company	\$2,000,000	\$77.97/SF

**Bold/Blue** Denotes Colliers Represented Transaction

## 6 Month Notable Lease Activity

Address	Size	Tenant	Type
<b>5900 Parkwood Pl</b>	<b>32,980</b>	<b>United Healthcare Services</b>	<b>Renewal</b>
8111 Smiths Mill Rd	25,000	Pharmavite	New Lease
6455 W Campus Oval	23,168	VCA Animal Hospitals	New Lease
2405 Columbus St	17,159	Veterans Administration	New Lease
<b>690 Taylor Rd</b>	<b>7,935</b>	<b>Bierman ABA, Inc.</b>	<b>New Lease</b>

**Bold/Blue** Denotes Colliers Represented Transaction

### FOR MORE INFORMATION

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