

Easton Submarket Office Report

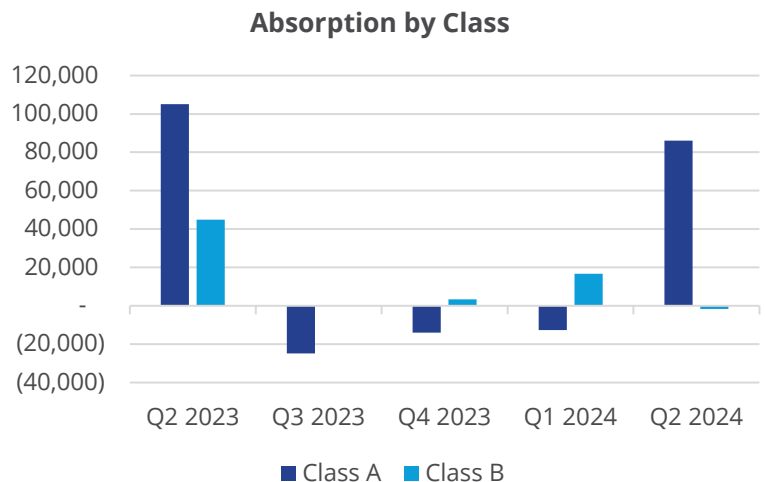
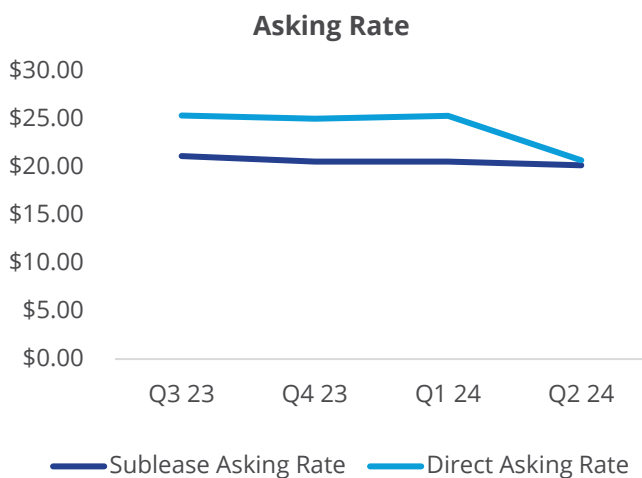
Q2 2024

Submarket Key Takeaways

- Easton continues to have a high vacancy rate, hovering at 20% for the past three quarters and currently at 20.97%. We expect to see this vacancy rate increase throughout the remainder of the year.
- Goosehead Insurance, the biggest move-out in the Easton submarket, moved out of 16,027 square feet out in Q2. Wells Fargo, the biggest move-in, leased 68,000 square feet at 3075 Loyalty Cir.
- The commercial office market in Easton is one of the most dynamic and rapidly evolving in the Columbus metropolitan area. Easton is widely recognized as a premier destination for both shopping and businesses, with its master-planned community offering a blend of retail, dining, entertainment, and office spaces. The area's office market is anchored by modern, high-quality developments that cater to a wide range of industries, including finance, technology, healthcare, and professional services.
- The two most prominent industries seeking space in the Easton submarket are Technology and General.

Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	2,036,114	7.52%	14.24%	21.77%	20.47%	24.70%
B	852,119	22.73%	0.00%	22.73%	22.16%	18.49%
TOTAL	2,888,233	22.05%	10.04%	22.05%	20.97%	22.87%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	86,015	57,259	-	-	\$27.79
B	(1,717)	(5,151)	-	-	\$18.94
TOTAL	84,298	52,108	-	-	\$20.69



Major Employers in Easton



EXPRESS

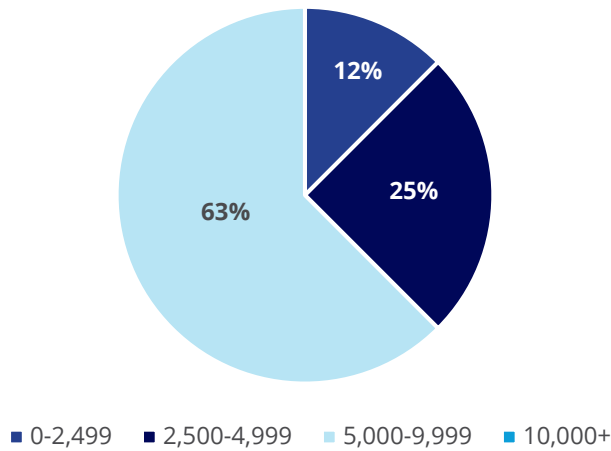


Top Performing Office Buildings

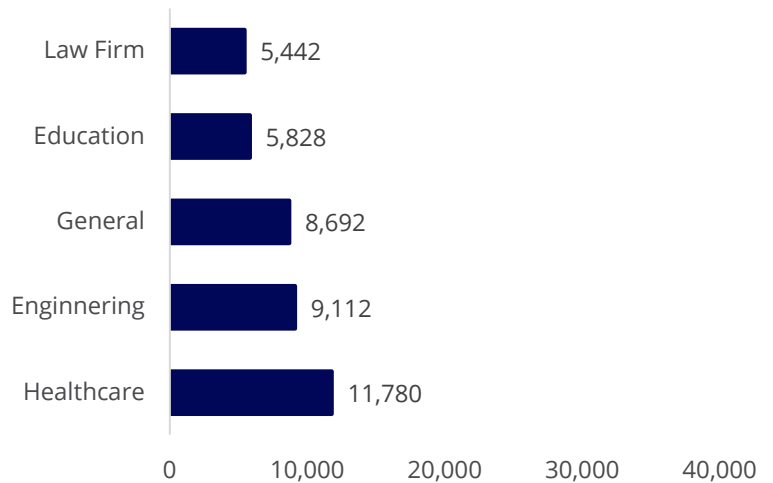
Net Absorption

Building	RBA	Year Built/ Renovated	Net Absorption YTD (SF)	% Leased	Available (SF)
3075 Loyalty Cir	242,064	2024	74,946	31.88%	164,870
1 Easton Oval	125,031	2013	10,818	75.86%	30,182
3 Easton Oval	89,265	2022	251	68.64%	27,990

Deals By Size - Q2 2024



SF Leased By Industry - Q2 2024



6 Month Notable Sales Activity

Address	Size	Buyer	Price	Price/SF
3435 Stelzer Rd	237,000	IRA Capital, LLC	\$21,500,000	\$90.72/SF

6 Month Notable Lease Activity

Address	Size	Tenant	Type
4449 Easton Way	6,854	Quality Logistics	New Lease
1 Easton Oval	6,200	Gentiva Hospice	New Lease
2 Easton Oval	5,828	DeVry University	New Lease
2 Easton Oval	5,580	Psychological and Behavioral	Renewal
4187-4215 Worth Ave	5,442	Johnson, Miriman & Thompson	New Lease

Bold/Blue Denotes Colliers Represented Transaction