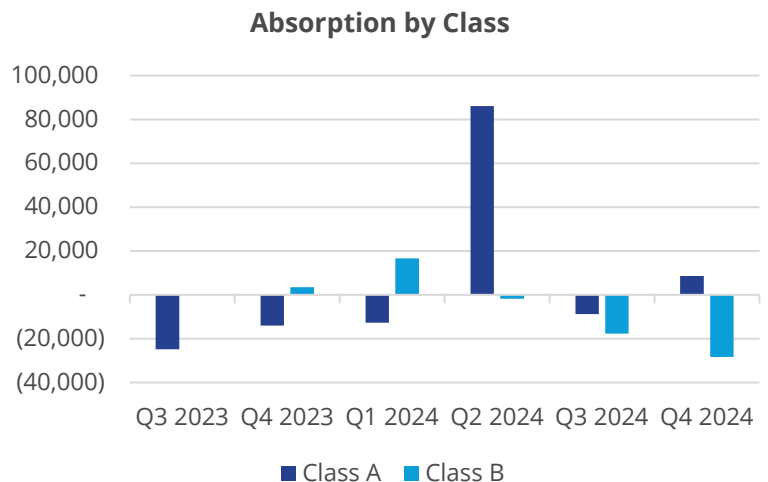
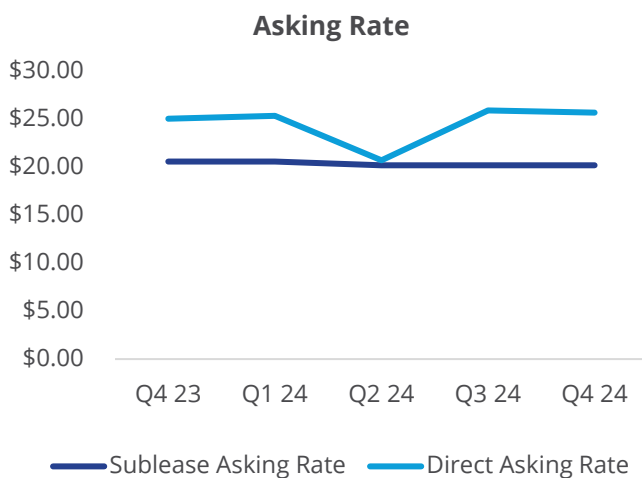


### Submarket Key Takeaways

- Easton continues to have a high vacancy rate, hovering around 20% for the past three quarters and currently at 22.57%.
- The largest move out of the quarter was McDonald's Corporation vacating 25,474 square feet at 2 Easton Oval. Advent MSO occupied the largest space of the quarter at 4030 Easton Station.
- 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.

Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	1,640,660	2.41%	11.50%	13.91%	13.34%	13.87%
B	1,247,573	25.03%	8.75%	33.78%	34.71%	32.44%
<b>TOTAL</b>	<b>2,888,233</b>	<b>12.19%</b>	<b>10.31%</b>	<b>22.50%</b>	<b>22.57%</b>	<b>21.89%</b>

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	8,658	73,107	-	-	\$28.17
B	(28,328)	(34,998)	-	-	\$25.34
<b>TOTAL</b>	<b>(19,670)</b>	<b>38,109</b>	<b>-</b>	<b>-</b>	<b>\$25.66</b>



### Major Employers in Easton

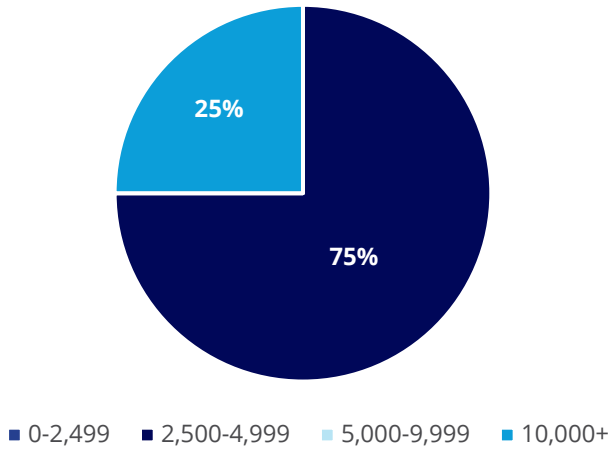


# Top Performing Office Buildings

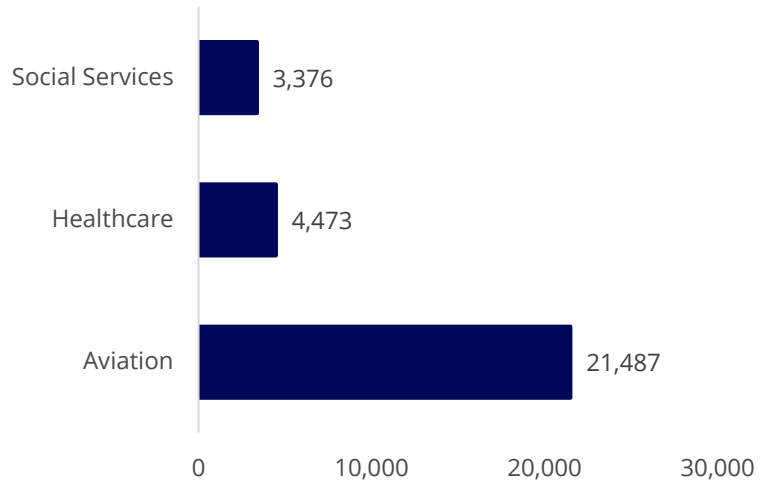
## Net Absorption

Building	RBA	Year Built/ Renovated	Net Absorption YTD (SF)	% Leased	Available (SF)
4030 Easton Station	95,396	2008	10,859	91.45%	15,910
4187-4215 Worth Ave	60,000	2015	3,434	88.07%	15,437

Deals By Size - Q4 2024



SF Leased By Industry - Q4 2024



## 6 Month Notable Sales Activity

Address	Size	Buyer	Price	Price/SF
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## 6 Month Notable Lease Activity

Address	Size	Tenant	Type
4343 Easton Commons	72,104	Morgan Stanley Services Group Inc.	Renewal
<b>3948 Townsfair Way</b>	<b>26,336</b>	<b>Ohio Transmission Corp</b>	<b>New Lease</b>
<b>4131 Worth Ave</b>	<b>21,487</b>	<b>Western Air Charter Inc</b>	<b>Renewal</b>
4249 Easton Way	9,657	Ohio Bankers League	Renewal
4030 Easton Station	4,473	Advent MSO, LLC	New Lease

**Bold/Blue** Denotes Colliers Represented Transaction