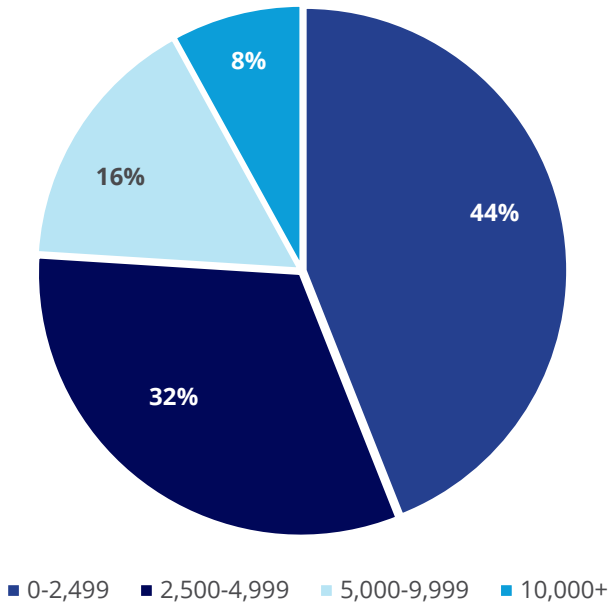




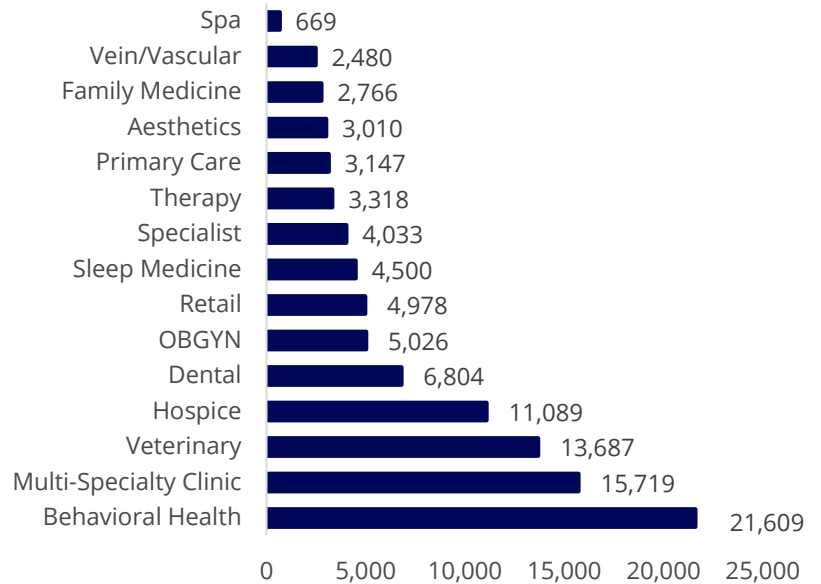
## Key Takeaways

- **Suburban Expansion:** 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. Mount Carmel Dublin, located at I-270 and Sawmill Parkway, is scheduled to open in April 2025.
- **Occupancy Trends:** Occupancy rates are now sitting 1% above national average. This reflects a general slowdown in new construction given the current combination of high interest rates and building costs.
- **Lease Rates:** Average lease rates for healthcare properties in Columbus are up year-over-year at \$23.08/SF, but still sit slightly below the national average. The combination of limited new supply and growing demographics continues to keep upward pressure on rents.

Deals By Size - 2024



SF Leased By Sector - 2024



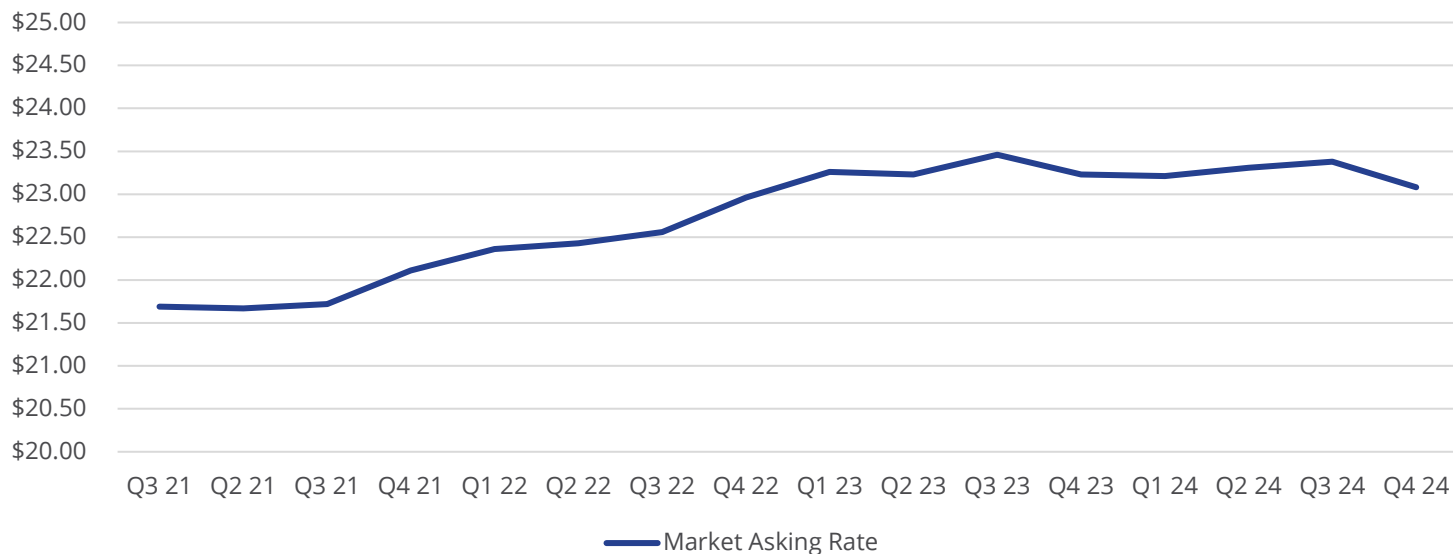
## National Statistics



## Local Statistics



### Market Asking Rate



### 6 Month Notable Sales Activity

Address	Size	Buyer	Price	Price/SF
120 Coleman's Crossing Blvd	35,000	Memorial Health	\$16,000,000	\$457.14/SF
2030 Stringtown Rd	48,885	Ohio Health	\$11,500,000	\$235.25/SF
4040 E Broad St	21,031	Craig Kesselman	\$7,050,000	\$335.22/SF
6520 W Campus Oval	14,416	Flagship Healthcare Properties	\$6,450,000	\$447.42/SF
935 N Cassady Ave	108,377	Bexley City School District	\$6,030,000	\$55.64/SF

### 6 Month Notable Lease Activity

Address	Size	Tenant	Type
4050 Britton Pky	13,687	MedVet Columbus-Hilliard	New Lease
3433 Agler Rd	13,094	Columbus Neighborhood Health Care Center	New Lease
425 Metro Pl N	8,085	Ability Matters, LLC	Renewal
1021 Country Club Rd	7,552	ARC Autism Services	New Lease
3455 Mill Run Dr	5,600	Care360 Hospice, LLC	Renewal

#### FOR MORE INFORMATION

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