

Dublin Submarket Office Report

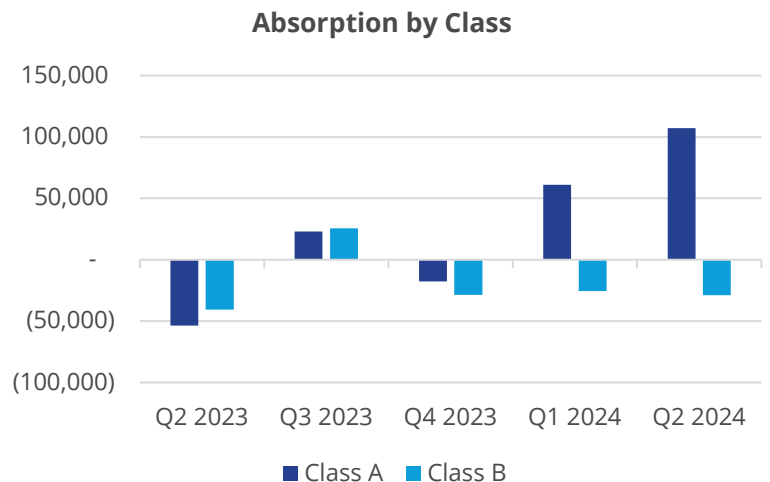
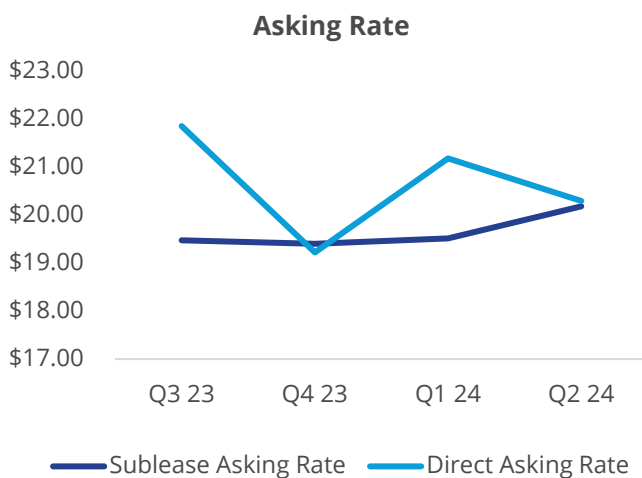
Q2 2024

Submarket Key Takeaways

- There are currently 21 office tenants exclusively seeking space in Dublin, with over half requiring 5,000 square feet or more. Dublin currently ranks among the top three most desired submarkets for tenants seeking office space in the Columbus market.
- The two most prominent industries seeking space in the Dublin submarket are Healthcare and General.
- In the second quarter of 2024, Dublin recorded the most new leases, renewals and expansions signed, with the largest lease being Central Insurance, who leased 17,100 square feet at 4450 Bridge Park Ave.
- The Dublin office market stands out for its strategic location within the Columbus metropolitan area, attracting businesses seeking accessibility and growth opportunities. Its diverse mix of industries, robust economy, and supportive business environment contribute to its sustained success in the commercial real estate sector.

Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	4,884,060	24.99%	9.91%	34.90%	33.32%	34.27%
B	4,187,265	21.20%	0.79%	21.99%	17.43%	17.35%
TOTAL	9,071,325	23.24%	5.70%	28.94%	25.99%	26.46%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	46,196	107,297	-	121,721	\$21.72
B	(3,462)	(28,954)	-	-	\$18.48
TOTAL	42,734	78,343	-	121,721	\$20.29



Major Employers in Dublin

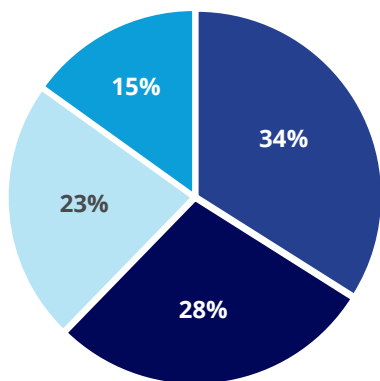


Top Performing Office Buildings

Net Absorption

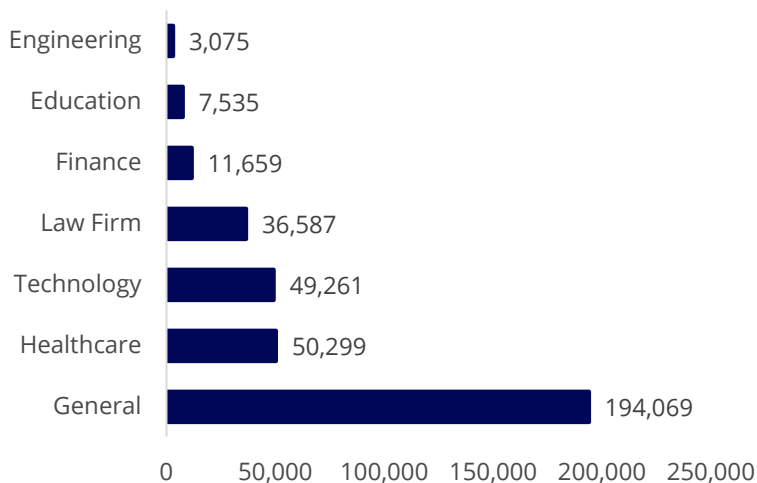
Building	RBA	Year Built/ Renovated	Net Absorption YTD (SF)	% Leased	Available (SF)
6620 Mooney St	121,721	2024	59,621	14.04%	17,100
6500 Emerald Pkwy	128,280	2001	9,689	53.60%	59,518
655 Metro Pl S	212,731	1985/1999	6,469	76.03%	50,979

Deals By Size - Q2 2024



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

SF Leased By Industry - Q2 2024



6 Month Notable Sales Activity

Address	Size	Buyer	Price	Price/SF
4650 Lakehurst Ct	164,639	Heart of Ohio Classical Academy	\$7,500,000	\$45.55/SF
5200 Upper Metro Pl	101,910	Douglas Capital Partners	\$3,700,000	\$36.31/SF
5000 Bradenton Ave	66,212	Saranova	\$3,310,600	\$50.00/SF
5747 Perimeter Dr	66,120	Douglas Capital Partners	\$2,500,000	\$37.81/SF
256 Bradenton Ave	7,049	Genesis Real Estate Capital LLC	\$325,000	\$46.11/SF

Bold/Blue Denotes Colliers Represented Transaction

6 Month Notable Lease Activity

Address	Size	Tenant	Type
5200 Blazer Pkwy	68,981	Bostik, LLC	New Lease
5745 Rings Rd	17,875	Weltman, Weinberg & Reis	New Lease
5165 Emerald Pkwy	16,401	STG Logistics	New Lease
655 Metro Pl S	12,293	Arenstein & Anderson Co	New Lease
6500 Emerald Pkwy	9,689	Dasismulations	New Lease

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