

STATE OF DOWNTOWN COLUMBUS

YEAR END 2018



Prepared by
**Capital Crossroads & Discovery
Special Improvement Districts**



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A Capital Crossroads SID Program
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COTA



Capital Crossroads Special Improvement District (CCSID)

is an association of more than 500 commercial and residential property owners in 38-square blocks of downtown Columbus. Its purpose is to support the development of downtown Columbus as a clean, safe and fun place to work, live and play.

Hours of Operation:

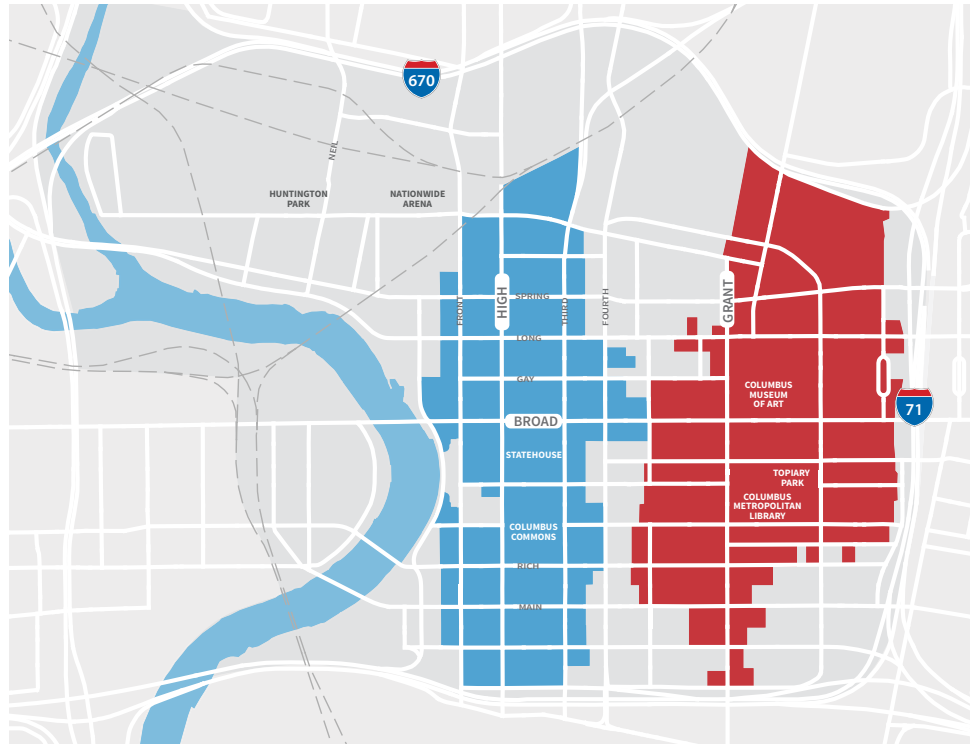
5:30 a.m. - 2 a.m. Monday - Saturday;
9:30 a.m. - 8 p.m. Sunday

Discovery Special Improvement District (DSID)

helps property owners maintain a safe, vibrant, diverse, distinctive and walkable mixed-use neighborhood. DSID was formed in 2005 by property owners in the eastern area of downtown.

Hours of Operation:

5:30 a.m. - 2 a.m. Monday - Saturday



- Capital Crossroads Special Improvement District
- Discovery Special Improvement District
- Downtown District

ABOUT THIS REPORT

The CCSID and DSID track information that gauges the vitality of the central business district. Unless otherwise specified, the content included is specific to the Downtown District: the area bounded by I-670, I-71, I-70 and the CSX railroad tracks.

All information is believed accurate at the time received. Where outside sources are used, attribution is provided. SID staff monitors and interprets downtown data covering a variety of areas, and every effort is given to provide the most accurate information possible.

SID staff is available to provide custom research. Please contact Marc Conte at mvconte@sidservices.com or (614) 591-4507 for more information.

Photo credits: Andy Spessard, COTA, Kaufman Development, Larry Hamill, Randall Schieber, Legacy Management Services, DesignGroup, Melissa Fast, Lear Block/DeVere LLC, Brad Feinknopf Photography For Columbus Downtown Development Corporation

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Major Investments

\$2.1 BILLION

PROPOSED

37 PROJECTS

\$454 MILLION

UNDER CONSTRUCTION

23 PROJECTS

\$299 MILLION

COMPLETED IN 2018

17 PROJECTS



Housing & Residents

9,000

RESIDENTS

95%

APARTMENT
OCCUPANCY



Employment & Office

85,248

WORKERS

14.9%

OFFICE VACANCY RATE
(CLASS A, B & C)



Education

4

COLLEGES &
UNIVERSITIES

33,457

COLLEGE STUDENTS



Retail

5

NEW RETAILERS IN 2018

240+

RETAIL GOODS & SERVICES
BUSINESSES



Hospitality & Attractions

307

ROOMS PROPOSED OR
UNDER CONSTRUCTION

70.1%

OCCUPANCY RATE



Transportation & Land Use

87

CARS PER 100 WORKERS
DRIVE INTO DOWNTOWN

408

COMPANIES ENROLLED
IN DOWNTOWN C-PASS



HIGHLIGHTS

Construction began on the first phase of the White Castle headquarters redevelopment. Later phases will include a second office building and five apartment buildings. A new Columbus Crew stadium is planned as the anchor for Confluence Village, which will also include residential and office buildings. Confluence Village is planned for land just south of the White Castle headquarters at the western edge of the Arena District.

\$2.1 BILLION PROPOSED

Notable Projects

Hilton 2.0 (\$210 million)
Columbus Crew Stadium
Confluence Village Office and Housing

\$392 MILLION UNDER CONSTRUCTION

Notable Projects

The Nicholas Apartments (\$40 million)
Xander on State Apartments (\$35 million)
Mitchell Hall at Columbus State (\$34 million)

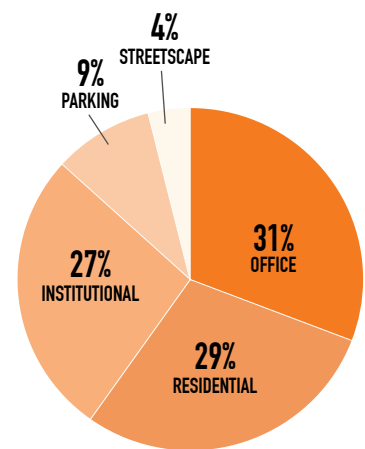
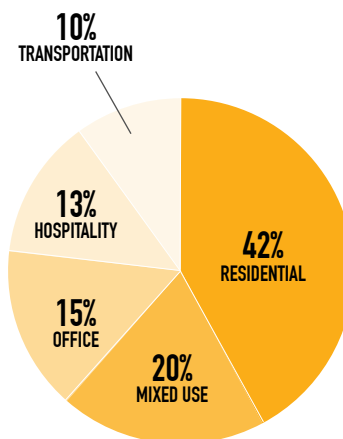
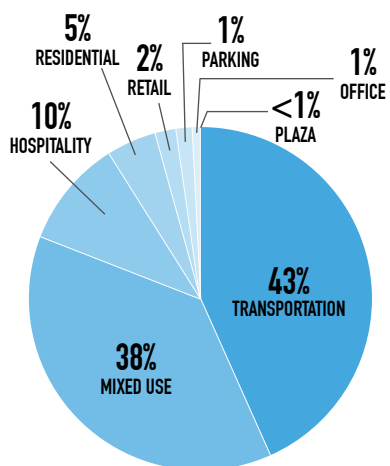
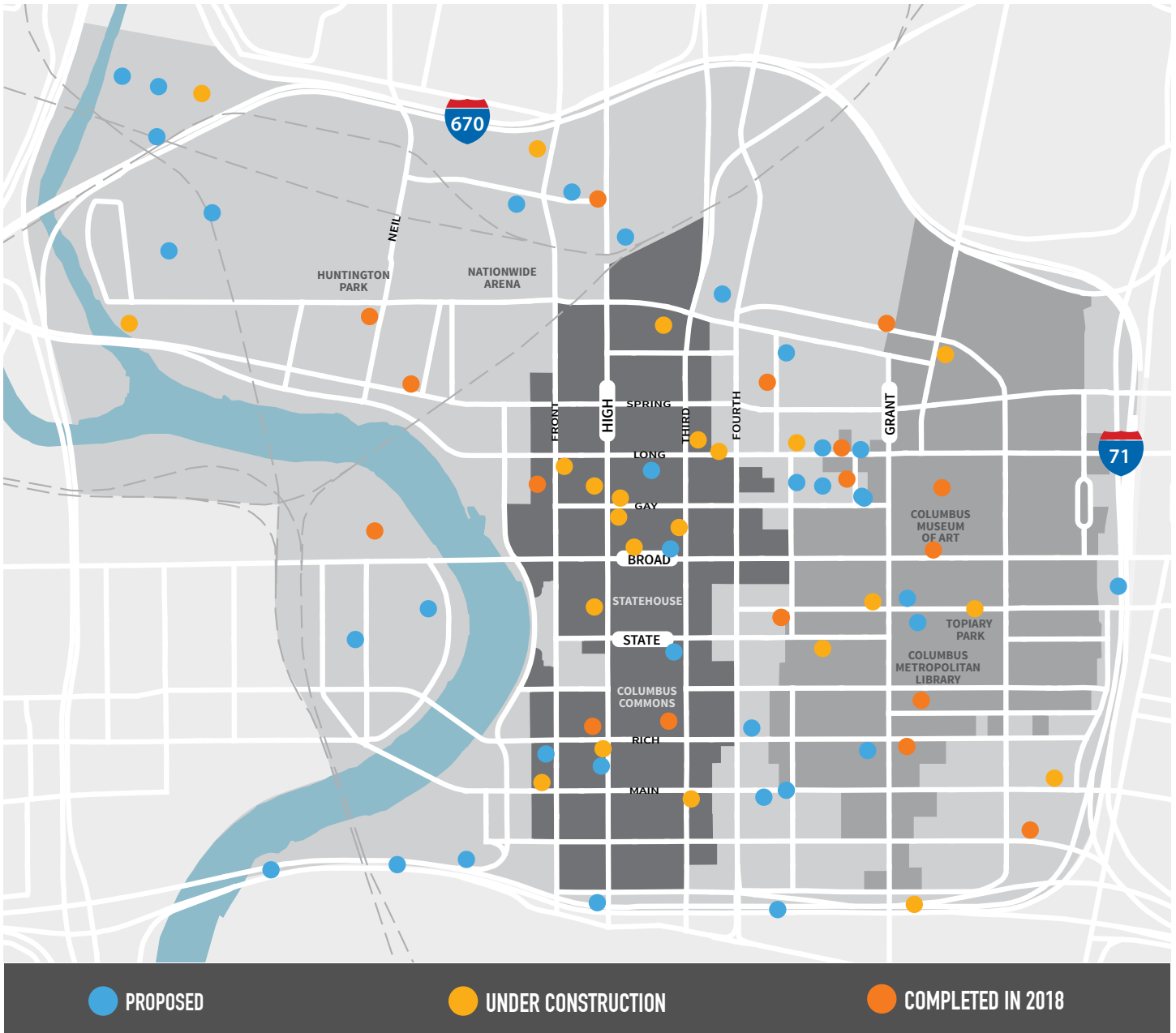
\$299 MILLION COMPLETED IN 2018

Notable Projects

80 on the Commons (\$90 million)
Michael B. Coleman Government Center
(\$60 million)
National Veterans Memorial & Museum
(\$55 million)



MAJOR INVESTMENTS





MAJOR INVESTMENTS

| Proposed Projects | Location | Cost Estimate (Millions) | Use |
|---|------------------------|--------------------------|---------------------------------------|
| Hilton 2.0 | High & Ohio Center Way | \$210 | Hospitality |
| Crew Stadium | W. Nationwide Blvd. | NA | Hospitality |
| Scioto Peninsula Redevelopment | Belle & Broad | \$500 | Mixed Use |
| White Castle Office 2 | 555 W. Goodale St. | \$12 | Office |
| Capitol Square Office Tower Upgrades | 3rd & State | \$3 | Office |
| 266 N. 5th St. | 5th & Naghten | \$0.4 | Office |
| Confluence Village Office and Residential | W. Nationwide Blvd. | NA | Office/Residential |
| Convention Center East Garage | 3rd & Nationwide | \$18 | Parking |
| 6th & Long Garage | 6th & Long | \$6 | Parking/Retail |
| Franklin University Courtyard | Grant & Rich | \$0.5 | Plaza |
| The View on Long | Pearl & Long | \$16 | Residential |
| White Castle Residential 1A & 1B | 555 W. Goodale St. | \$16 | Residential |
| Neighborhood Launch - 6th & Gay | Sixth & Gay | \$4 | Residential |
| White Castle Residential 2A, 2B & 3A | 555 W. Goodale St. | \$12 | Residential |
| 83 Normandy Ave. Residential | Normandy & Gay | \$3 | Residential |
| 220 E. Main St. Apartments | Fifth & Main | \$1 | Residential |
| 92 N. 5th St. Renovation | 5th & Gay | \$0.4 | Residential |
| Market Tower | Park & Spruce | \$120 | Residential/Office/Retail |
| Millennial Tower | Front & Rich | \$150 | Residential/Office/Retail/Hospitality |
| 255 South High Apartments | 255 S. HighSt. | \$18 | Residential/Retail |
| Grant Oak Apartments | Grant & Oak | \$16 | Residential/Retail |
| The Harlow | Fourth & Main | \$15 | Residential/Retail |
| 274 E. Long St. | Neilston & Long | \$1 | Residential/Retail |
| 60 on Broad | Capitol Square | NA | Residential/Retail |
| Cap Law Apartments and Garage | Grant & Oak | NA | Residential/Retail/Parking |
| 4th & Rich Apartments | 4th & Rich | NA | Residential/Retail/Parking |
| COSI Connection Corridor | 333 W. Broad St. | \$40 | Retail |
| 111-115 Vine St. | Armstrong & Vine | \$1 | Retail |
| 70/71 Phase 6B-E - West Interchange | I-70 & 71 | \$280 | Transportation |
| 70/71 Phase 2D - South Innerbelt | I-70 & 71 | \$166 | Transportation |
| 70/71 Phase 4R - Inbound Downtown | I-70 & 71 | \$128 | Transportation |
| 70/71 Phase 5 - 70 East Freeway | I-70 & 71 | \$95 | Transportation |
| 70/71 Phase 6R - Outbound Downtown | I-70 & 71 | \$82 | Transportation |
| 70/71 Phase 3B - East Broad to Long | I-70 & 71 | \$78 | Transportation |
| 70/71 Phase 4B - Fulton & Livingston | I-70 & 71 | \$59 | Transportation |
| TOTAL | | \$2.1 Billion | |

| Projects Under Construction | Location | Cost Estimate (Millions) | Use |
|---|-------------------------|--------------------------|---------------------------|
| Mitchell Hall at Columbus State Community College | Cleveland & Mt. Vernon | \$34 | Education |
| Canopy by Hilton | 77 E. Nationwide Blvd. | \$24 | Hospitality |
| AC Hotel | 511 Park St. | \$23 | Hospitality |
| White Castle HQ & Garage | 555 W. Goodale St. | \$25 | Office/Parking |
| Rhodes Tower Modernization | Capitol Square | \$50 | Office |
| The Hayden Renovation | Capitol Square | \$19 | Office |
| Riffe Center Upgrades | Capitol Square | \$11 | Office |
| Huntington Center Upgrades | Capitol Square | \$5 | Office |
| 562 E. Main St. | Lester & Main | \$2 | Office |
| 33 N. 3rd St. Renovations | 3rd & Lynn | NA | Office |
| Rise Brands HQ | 4th & Long | \$2 | Office/Parking |
| Former Light Plant | 555 W. Nationwide Blvd. | \$20 | Office/Retail |
| 101 E. Main St. Renovation | Third & Main | \$3 | Office/Retail |
| 44 N. High St. | High & Gay | NA | Office/Retail |
| 330 Oak Street Apartments | 330 E. Oak St | \$10 | Residential |
| Xander on State | Sixth & State | \$35 | Residential/Office/Retail |
| White-Haines/Madison's | High & Gay | \$14 | Residential/Office/Retail |

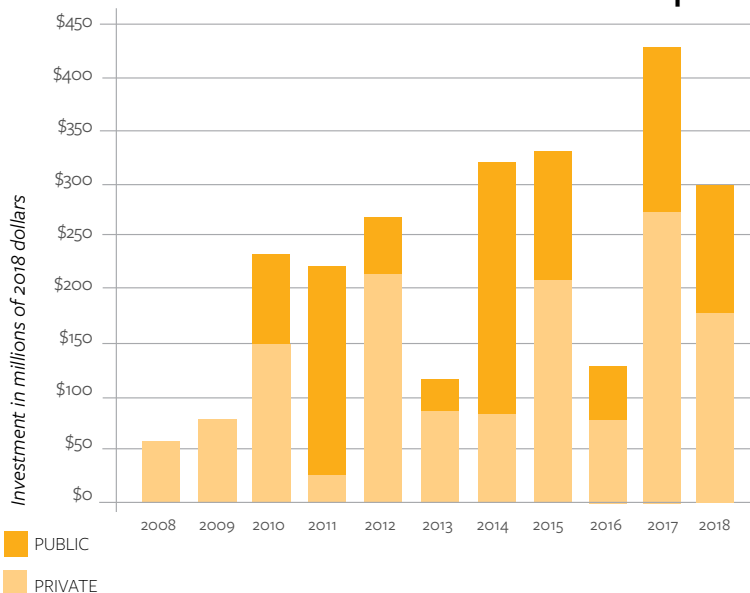


MAJOR INVESTMENTS

| | | | |
|--|------------------|----------------------|--------------------|
| The Nicholas | High & Gay | \$40 | Residential/Retail |
| 230 E. Long St. Apartments | Fifth & Long | \$25 | Residential/Retail |
| Motorists Residential Project | Washington & Oak | \$20 | Residential/Retail |
| 150-156 N. 3rd St. | 3rd & Long | \$15 | Residential/Retail |
| Lifestyle Communities Beatty Block | 213 S. High St. | \$15 | Residential/Retail |
| Lifestyle Communities Matan Block | 261 S. Front St. | \$15 | Residential/Retail |
| Microliving @ Long and Front | 55 W Long St | \$11 | Residential/Retail |
| 70/71 Phase 2E & G - Fulton, Grant & Mound | I-70 & 71 | \$36 | Transportation |
| TOTAL | | \$454 Million | |

| Completed Projects in 2018 | Location | Cost Estimate (Millions) | Use |
|--|--------------------|--------------------------|---------------------------|
| National Veterans Memorial and Museum | Belle & Broad | \$55 | Institutional |
| Michael B. Coleman Government Center | 111 N. Front St. | \$60 | Office |
| Education First Credit Union | Washington & Noble | \$2 | Office |
| 405 E. Town St. | 405 E. Town St. | \$1 | Office |
| Versa Coworking | Neil & Nationwide | \$1 | Office |
| 231 N. Fifth St. Façade Improvements | 231 N. 5th St. | \$0.1 | Office |
| 457-459 N. High St. | High & Vine | \$3 | Office/Retail |
| Grant Medical Center Parking Garage | Grant & Rich | \$19 | Parking |
| Washington Gladden Social Justice Park | Cleveland & Broad | \$2 | Plaza |
| Parks Edge Condominiums Phase II | Arena District | \$31 | Residential |
| Lifestyle Communities Trautman Block | 205 S. High St. | \$15 | Residential |
| The View on Grant | Grant & Mt. Vernon | \$6 | Residential |
| Sixth Street Mews Phase II | Sixth & Gay | \$4 | Residential |
| 65-67 S. Fifth St. | Fifth & Oak | \$2 | Residential |
| 80 on the Commons | 225 S. 3rd St. | \$90 | Residential/Office/Retail |
| The Lear Block | Sixth & Long | \$3 | Residential/Retail |
| Creative Campus Streetscape Improvements | Ninth & Gay | \$8 | Streetscape |
| TOTAL | | \$299 Million | |

Downtown Investments Based on Year Completed



Major Investments 2008-2018

| Year Completed | Private | Public | Total |
|----------------|----------------|----------------|----------------|
| 2008 | \$63 | \$0 | \$63 |
| 2009 | \$768 | \$62 | \$140 |
| 2010 | \$151 | \$79 | \$230 |
| 2011 | \$25 | \$195 | \$221 |
| 2012 | \$213 | \$56 | \$269 |
| 2013 | \$83 | \$33 | \$116 |
| 2014 | \$78 | \$240 | \$319 |
| 2015 | \$213 | \$116 | \$330 |
| 2016 | \$80 | \$50 | \$130 |
| 2017 | \$274 | \$151 | \$425 |
| 2018 | \$176 | \$123 | \$299 |
| TOTAL | \$1,434 | \$1,105 | \$2,540 |

(In Millions of 2018 dollars)



80 on the Commons

Located on the perimeter of John F. Wolfe Columbus Commons, 80 on the Commons combines the amenities of exclusive, high-rise living with the energetic excitement of the city below. Imagine watching national acts on Bicentennial Pavilion from a towering patio or participating in a free fitness class in the park.

Daimler and Kaufman Development joined forces with NBBJ to complete the final phase of development around the Columbus Commons. The 12-story, 281,000 square-foot development sits at Third and Rich streets. This mixed-use building includes ground-floor retail and restaurant space,

five floors of office space, six residential floors housing 121 apartments, incorporating micro-units of 400-square feet. It also includes community and event space.

Apartments lease from \$1200-\$3345 per month. Known for creating great community space, the partners set out to create high-design public spaces that are every bit as enticing as the private residential and commercial areas.

Beautiful and bold, 80 on the Commons offers modern design at the center of everything and embraces the public landscape.



HOUSING & RESIDENTS

| 11

HIGHLIGHTS

Downtown had its 15th consecutive year of population growth as seven new residential buildings opened in 2018. 80 on the Commons filled in the last development site at Columbus Commons and Lifestyle Communities opened LC RiverSouth nearby at High & Rich. Construction continues on two more apartment buildings from Lifestyle Communities in RiverSouth. The Discovery District, on the eastern side of Downtown, will see more than 500 additional residents in the next few years with the completion of Xander on State, apartments at 330 Oak Street and Motorists' new residential development north of Topiary Park.

9,000

RESIDENTS

6,678

RESIDENTIAL UNITS

95%

APARTMENT OCCUPANCY

\$867 MILLION

PROPOSED

3,966 UNITS

PROPOSED

\$200 MILLION

UNDER CONSTRUCTION

1,265 UNITS

UNDER CONSTRUCTION

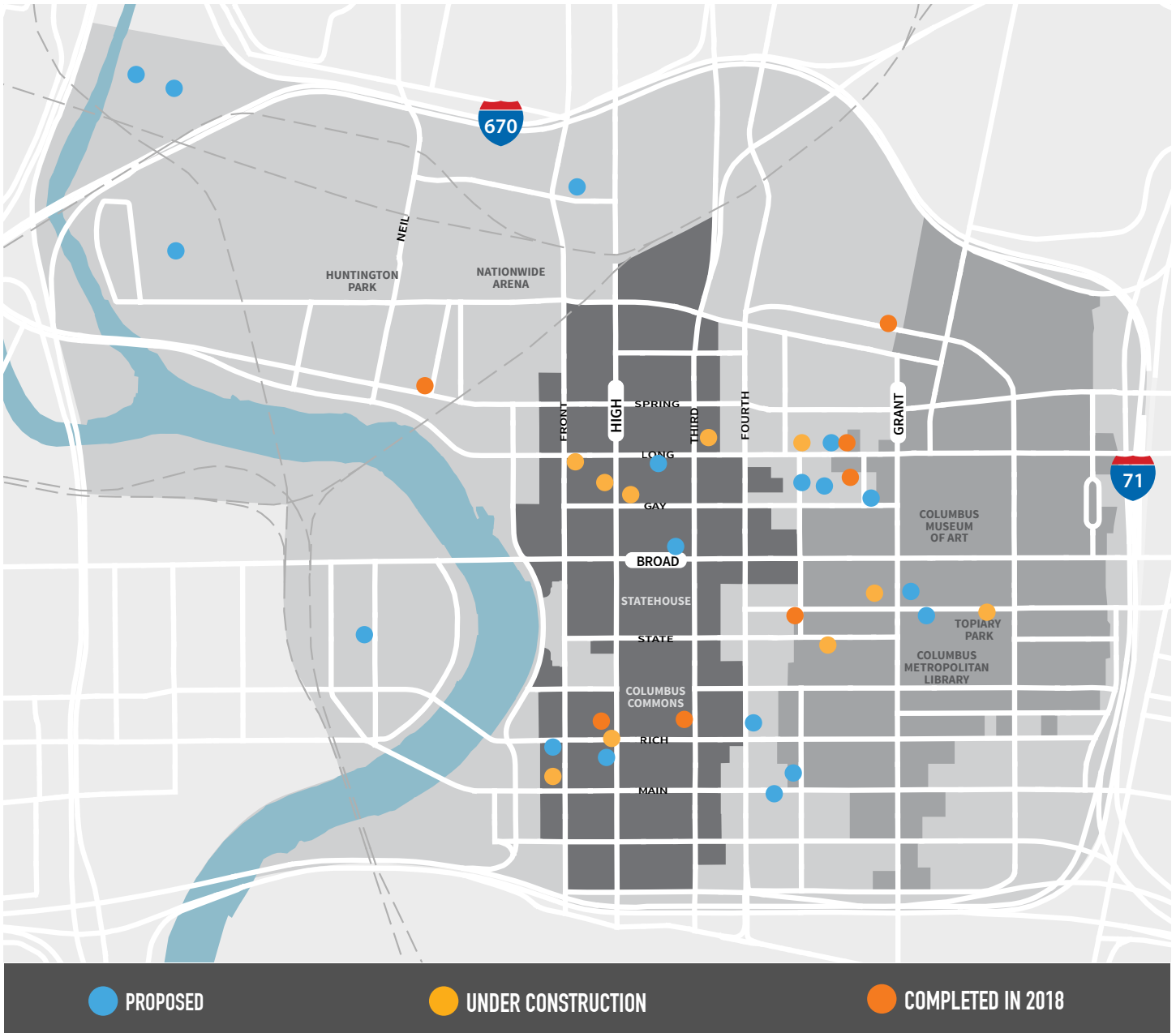
\$150 MILLION

COMPLETED IN 2018

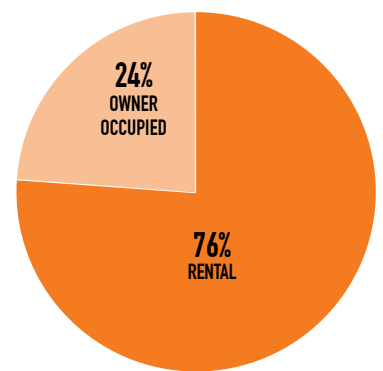
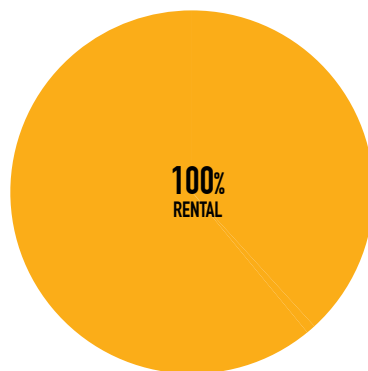
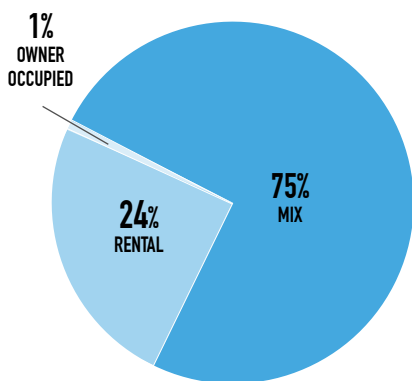
455 UNITS

COMPLETED IN 2018

Source: US Census ACS 2015, CCSID, DSID



Housing Unit Tenure Breakdown: Owner Occupied Vs. Rental





Proposed

| Proposed | Address | Number Of Units | Tenure |
|---|---------------------|--------------------|----------------|
| Scioto Peninsula Redevelopment | Belle & Broad | 1700 | Mix |
| Confluence Village Office and Residential | W. Nationwide Blvd. | 885 | NA |
| White Castle Residential 1A & 1B | 555 W. Goodale St. | 270 | Rental |
| Market Tower | 45 Spruce St. | 200 | NA |
| Millennial Tower | Front & Rich | 179 | Mix |
| 4th & Rich Apartments | 4th & Rich | 124 | Rental |
| The Harlow | 195 E. Main St. | 121 | Rental |
| 255 South High Apartments | 255 S. High St. | 120 | Rental |
| Grant Oak Apartments | 66 S. Grant Ave. | 120 | Rental |
| White Castle Residential 2A, 2B & 3A | 555 W. Goodale St. | 100 | Rental |
| The View on Long | 55 E. Long St. | 95 | Rental |
| Neighborhood Launch - 6th & Gay | 304 E. Gay St. | 28 | Owner Occupied |
| 220 E. Main St. Apartments | 220 E. Main St. | 14 | Rental |
| 60 on Broad | 60 E. Broad St. | 4 | Owner Occupied |
| 274 E. Long St. | 274 E. Long St. | 3 | Rental |
| 83 Normandy Ave. Residential | 83 Normandy Ave. | 2 | Owner Occupied |
| 92 N. 5th St. Renovation | 92 N. 5th St. | 1 | Owner Occupied |
| Cap Law Apartments and Garage | 56 S. Grant Ave. | NA | Rental |
| | | 3,966 UNITS | |

Under Construction

| Under Construction | Address | Number Of Units | Tenure |
|------------------------------------|-----------------------|--------------------|--------|
| 230 E. Long St. Apartments | 230 E. Long St. | 234 | Rental |
| The Nicholas | 85 N. High St. | 232 | Rental |
| Xander on State | 265 E. State St. | 222 | Rental |
| Lifestyle Communities Matan Block | 261 S. Front St. | 150 | Rental |
| Lifestyle Communities Beatty Block | 229 S. High St. | 121 | Rental |
| 330 Oak Street Apartments | 330 E. Oak St | 93 | Rental |
| 150-156 N. 3rd St. | 150 N. 3rd St. | 79 | Rental |
| Motorists Residential Project | 65 S. Washington Ave. | 68 | Rental |
| Microliving @ Long and Front | 55 W Long St | 36 | Rental |
| White-Haines/Madison's | 72 N. High St. | 30 | Rental |
| TOTAL | | 1,265 UNITS | |

Completed in 2018

| Completed in 2018 | Address | Number Of Units | Tenure |
|----------------------------------|---------------------|------------------|----------------|
| 80 on the Commons | 225 S High St | 125 | Rental |
| Lifestyle Communities RiverSouth | 203 S. High St. | 106 | Rental |
| Parks Edge Condominiums Phase II | 230 W. Spring St. | 81 | Owner Occupied |
| The View on Grant | 358 Mt. Vernon Ave. | 80 | Rental |
| Sixth Street Mews Phase II | Sixth & Gay | 28 | Owner Occupied |
| Lear Block | 155 N. Sixth St. | 26 | Rental |
| 65-67 S. 5th St. | 65 S. 5th St. | 9 | Rental |
| TOTAL | | 455 UNITS | |



Population And Housing Units

| | 2017 | 2018 |
|---------------------|-------|-------|
| Rental | 4,720 | 5,194 |
| Owner Occupied | 1,364 | 1,484 |
| Total Housing Units | 6,084 | 6,678 |
| Population | 8,400 | 9,000 |

Sales of Owner-Occupied Units

| | 2017 | 2018 |
|----------------------------|-----------|-----------|
| Sales of New Units | 74 | 43 |
| Median Sale Price - New | \$614,204 | \$733,693 |
| Median Price/Sq. Ft. - New | \$345 | \$380 |
| Sales of All Units | 212 | 192 |
| Median Sale Price - All | \$387,500 | \$350,000 |
| Median Price/Sq. Ft. - All | \$286 | \$274 |

Downtown Population Comparison

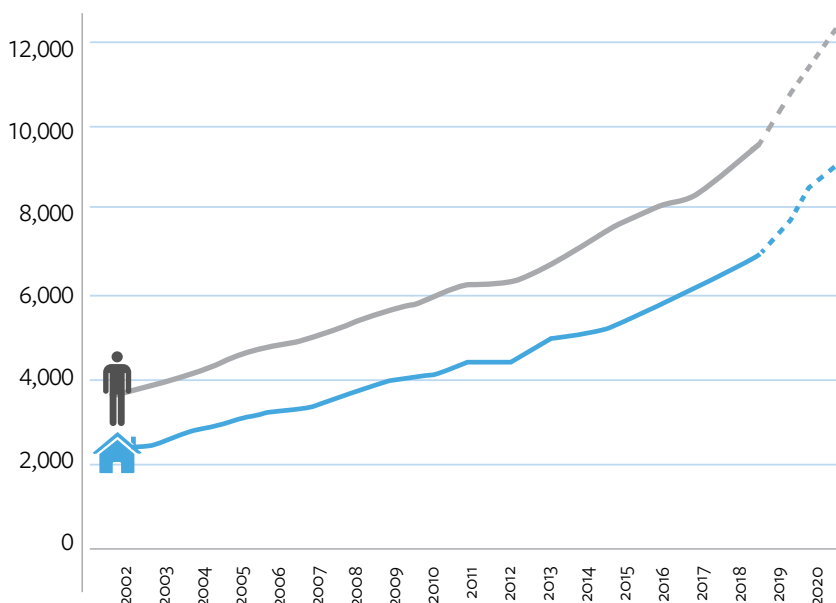
| Area | 2000 Population | 2018 Population | 2018 People Per Acre | Percent Increase | Land Area (Acres) |
|------------|-----------------|-----------------|----------------------|------------------|-------------------|
| Columbus | 3,488 | 9,000 | 6.0 | 158% | 1,500 |
| Cleveland | 11,060 | 16,724 | 12.6 | 51% | 1,332 |
| Cincinnati | 5,340 | 8,607 | 13.3 | 61% | 649 |

Apartment Rents And Occupancy

| Area | Average Rent | | Average Unit SF | | Percent Occupied |
|---------------|------------------|-----------------|-----------------|-----------------|------------------|
| | 1-Br and Smaller | 2-Br and Larger | 1-Br and Larger | 2-Br and Larger | |
| Downtown | \$1,390 | \$1,898 | 736 | 1,262 | 94.6% |
| Central Ohio* | \$780 | \$1,056 | 725 | 1,200 | 95.6% |
| US | \$1,425 | \$1,671 | 755 | 1,130 | 93.6% |

*Excludes downtown area
Source: Vogt Strategic Insights

Downtown Residents and Housing Units 2002-2021 (includes projection)



Source: Franklin County Auditor, Vogt Strategic Insights, CCSID & DSID

| YEAR | Population | Housing Units |
|--------|------------|---------------|
| 2002 | 3,619 | 2,251 |
| 2003 | 3,793 | 2,418 |
| 2004 | 4,078 | 2,764 |
| 2005 | 4,402 | 2,943 |
| 2006 | 4,722 | 3,247 |
| 2007 | 4,943 | 3,356 |
| 2008 | 5,314 | 3,670 |
| 2009 | 5,576 | 3,957 |
| 2010 | 5,991 | 4,127 |
| 2011 | 6,249 | 4,382 |
| 2012 | 6,322 | 4,371 |
| 2013 | 6,675 | 4,984 |
| 2014 | 7,080 | 5,109 |
| 2015 | 7,716 | 5,366 |
| 2016 | 8,100 | 5,743 |
| 2017 | 8,400 | 6,084 |
| 2018 | 9,000 | 6,678 |
| 2019** | 9,925 | 7,165 |
| 2020** | 11,690 | 8,530 |
| 2021** | 12,700 | 9,400 |

** Projection 2019-2021



Downtown Residential Demographics US Census ACS 2017 Five-Year Estimates

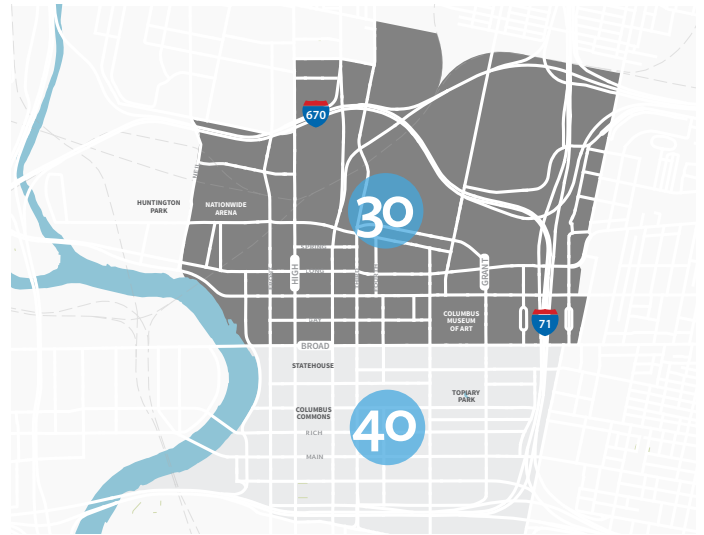
| Race | Downtown Tracts | Franklin County |
|---|-----------------|-----------------|
| One Race | 93% | 96% |
| White | 66% | 68% |
| Black | 21% | 22% |
| American Indian | 0.01% | 0.2% |
| Asian | 5% | 5% |
| Hawaiian | 0% | 0.04% |
| Other | 1% | 1% |
| Two or more races | 7% | 4% |
| Hispanic or Latino origin (of any race) | 4% | 5% |

Commuting Habits

| | | |
|----------------------------|-------|---------|
| Workers 16 years and over | 4,769 | 636,160 |
| Drive Alone | 61% | 81% |
| Carpool | 4% | 8% |
| Public Transportation | 3% | 2% |
| Walk | 24% | 3% |
| Bike | 1.8% | 0.6% |
| Other Means | 1.2% | 0.9% |
| Work at home | 5% | 4% |
| Mean travel time (minutes) | 19.4 | 21.8 |

Educational Attainment

| | | |
|--------------------------------|-------|---------|
| Population 25 years and over | 5,705 | 830,824 |
| High school graduate or higher | 94% | 91% |
| Bachelor's degree or higher | 61% | 46% |



Map of Census Tracts 30 and 40

Data for Tracts 30 and 40 have been combined for this report and referred to as Downtown Tracts to represent the downtown residential population.

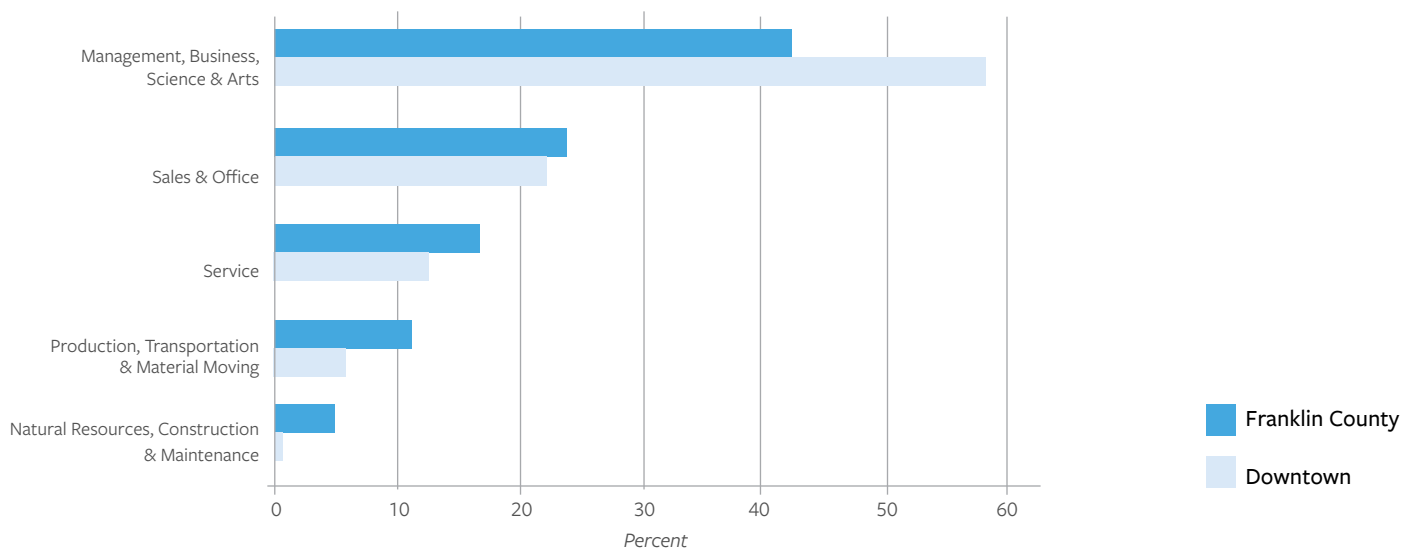
| Population | Downtown Tracts | Franklin County |
|-------------|-----------------|-----------------|
| Total | 7,252 | 1,253,507 |
| Median Age | 30.9 and 35.9 | 34.0 |
| Male/Female | 53% / 47% | 49% / 51% |

Income and Benefits

(In 2017 Inflation-Adjusted Dollars)

| | | |
|-------------------------|-----------------------|----------|
| Median household income | \$55,680 and \$37,574 | \$56,319 |
| Mean household income | \$78,643 | \$76,492 |

Occupation Downtown Tracts 30 & 40





The View on Grant

Industrial meets modern in The View on Grant. Conveniently located within the vibrant Discovery District, the area is defined by top-notch educational institutions and internationally recognized cultural destinations. The View on Grant combines a five-story historic renovated factory with a three-story addition on top.

“JSDI Celmark wanted to create something new that would still set them apart from other properties in the downtown area,” said Mitchell Vallis, property manager of The View on Grant. “The building was actually an old steel pressing factory and has an industrial feel throughout.”

The View on Grant boasts 86 apartments—flex studios, as well as one- and two-bedroom layouts. The studios offer an industrial sliding door, which allows for an entirely open studio feel or a separate bedroom and common area. All the units include open kitchens, large windows and soaring, 12-feet loft ceilings to create a truly open concept.

The building is located at 350 Mt. Vernon Avenue, and is 69 percent leased with rents ranging from \$1050 to \$2500.



HIGHLIGHTS

While downtown had positive absorption for the year, the vacancy rate increased slightly as new space entered the market at 80 on the Commons. The Hayden was awarded a \$1.9 million state historic tax credit for the renovation of the buildings at 16 and 20 E. Broad St. Upgrades to lobbies and tenant amenities are at varying stages of development for many other buildings around Capitol Square including the Huntington Center, One Columbus and the Capitol Square Office Tower.

85,248

WORKERS

14.9%

OFFICE VACANCY RATE

41%

DOWNTOWN WORKERS LIVING IN
THE CITY OF COLUMBUS

SELECT COMMERCIAL LEASES

- Root Insurance, 80 on the Commons, 65,000 sq. ft.
- Chipotle Corporate Offices, 333 W. Nationwide Blvd., 31,000 sq. ft.
- AEP, 80 on the Commons, 11,000 sq. ft.



Quarterly Data (Class A, B, & C)

| | 1Q 2017 | 2Q 2017 | 3Q 2017 | 4Q 2017 | 1Q 2018 | 2Q 2018 | 3Q 2018 | 4Q 2018 |
|----------------|---------|----------|-----------|---------|----------|----------|---------|---------|
| Net Absorption | (1,608) | (35,025) | (110,076) | 9,506 | (98,464) | (10,497) | 98,924 | 109,442 |
| Vacancy Rate | 12.0% | 12.3% | 13.2% | 13.3% | 14.2% | 14.3% | 14.7% | 14.9% |

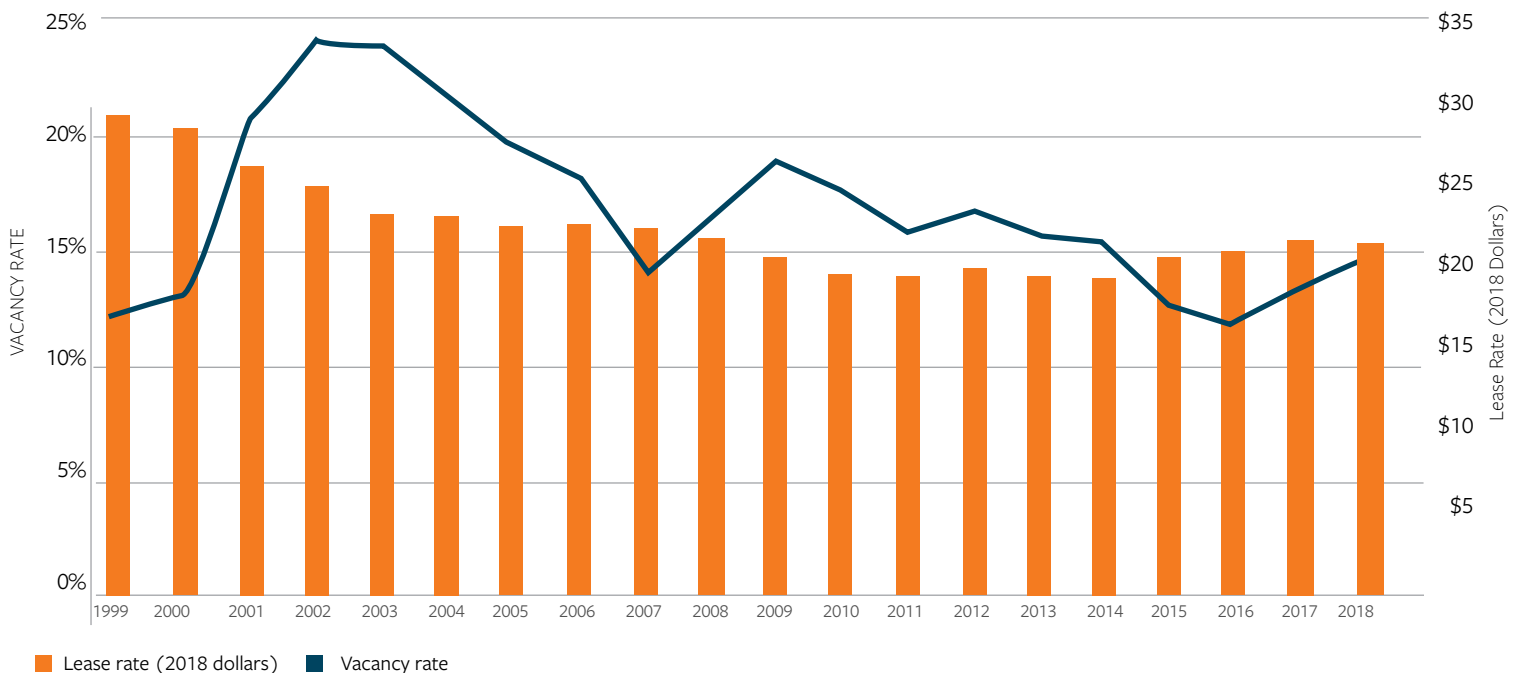
Comparison with other Downtowns (Class A, B, & C)

| City | Net Rentable Building Area (SF) | Vacancy Rate | 2018 Net Absorption | Average Lease Rate |
|------------------------|---------------------------------|--------------|---------------------|--------------------|
| Columbus | 12,425,533 | 14.9% | 99,405 | \$21.34 |
| Cleveland (A & B only) | 16,053,932 | 21.3% | (20,313) | \$19.56 |
| Cincinnati | 12,312,860 | 14.8% | 263,417 | \$21.31 |
| Indianapolis | 11,934,183 | 13.0% | 188,456 | \$22.19 |
| Nashville | 9,444,639 | 7.8% | 517,131 | \$28.64 |

Comparison with Suburban Market (Class A, B, & C)

| Location | Net Rentable Building Area (SF) | Vacancy Rate | 2018 Net Absorption | Average Lease Rate |
|-------------------|---------------------------------|--------------|---------------------|--------------------|
| Downtown Columbus | 12,425,533 | 14.9% | 99,405 | \$21.34 |
| Suburban Columbus | 24,119,699 | 14.9% | 272,232 | \$18.79 |

Downtown Office Vacancy Rates And Lease Rates 1999-2018





EMPLOYMENT & OFFICE MARKET

| | Downtown | | Franklin County | | Metro | |
|----------------|----------|-------|-----------------|-------|---------|-------|
| Total All Jobs | Count | Share | Count | Share | Count | Share |
| | 85,248 | 100% | 739,538 | 100% | 999,665 | 100% |

Jobs by Worker Age

| | | | | | | |
|-------------------|--------|-----|---------|-----|---------|-----|
| Age 29 or younger | 14,415 | 17% | 180,003 | 24% | 245,964 | 25% |
| Age 30 to 54 | 51,456 | 60% | 414,450 | 56% | 555,513 | 56% |
| Age 55 or older | 19,377 | 23% | 145,085 | 20% | 198,188 | 20% |

Jobs by Earnings

| | | | | | | |
|------------------------------|--------|-----|---------|-----|---------|-----|
| \$15,000 per year or less | 11,879 | 14% | 166,757 | 23% | 233,930 | 23% |
| \$15,000 - \$40,000 per year | 19,383 | 23% | 244,703 | 33% | 334,697 | 34% |
| \$40,000 per year or more | 53,986 | 63% | 328,078 | 44% | 431,038 | 43% |

Jobs By Worker Race

| | | | | | | |
|---|--------|-------|---------|-------|---------|--------|
| White Alone | 69,258 | 81% | 592,367 | 80% | 827,885 | 83% |
| Black or African American Alone | 12,563 | 15% | 114,349 | 16% | 130,828 | 13% |
| American Indian or Alaska Native Alone | 150 | 0.2% | 1,801 | 0.2% | 2,449 | 0.002% |
| Asian Alone | 2,331 | 3% | 21,188 | 3% | 25,953 | 3% |
| Native Hawaiian or Other Pacific Islander Alone | 29 | 0.03% | 364 | 0.05% | 467 | 0.05% |
| Two or More Race Groups | 917 | 1% | 9,469 | 1% | 12,083 | 1% |

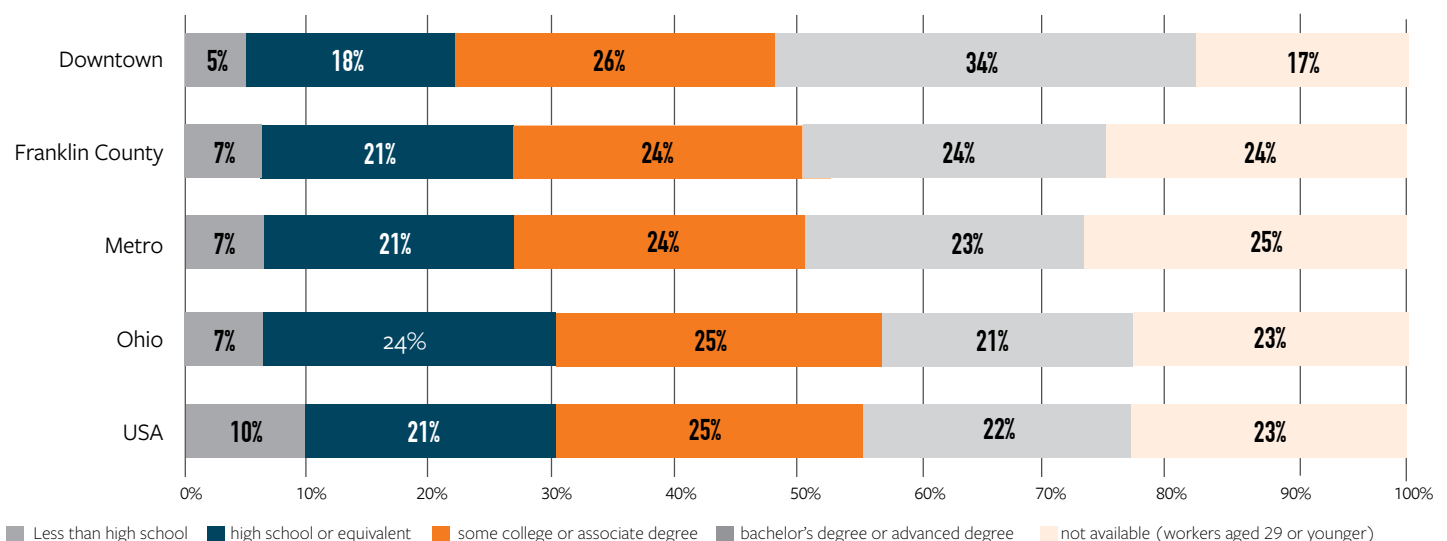
Jobs by Worker Ethnicity

| | | | | | | |
|------------------------|--------|-----|---------|-----|---------|-----|
| Not Hispanic or Latino | 83,459 | 98% | 719,137 | 97% | 973,843 | 97% |
| Hispanic or Latino | 1,789 | 2% | 20,401 | 3% | 25,822 | 3% |

Jobs by Worker Sex

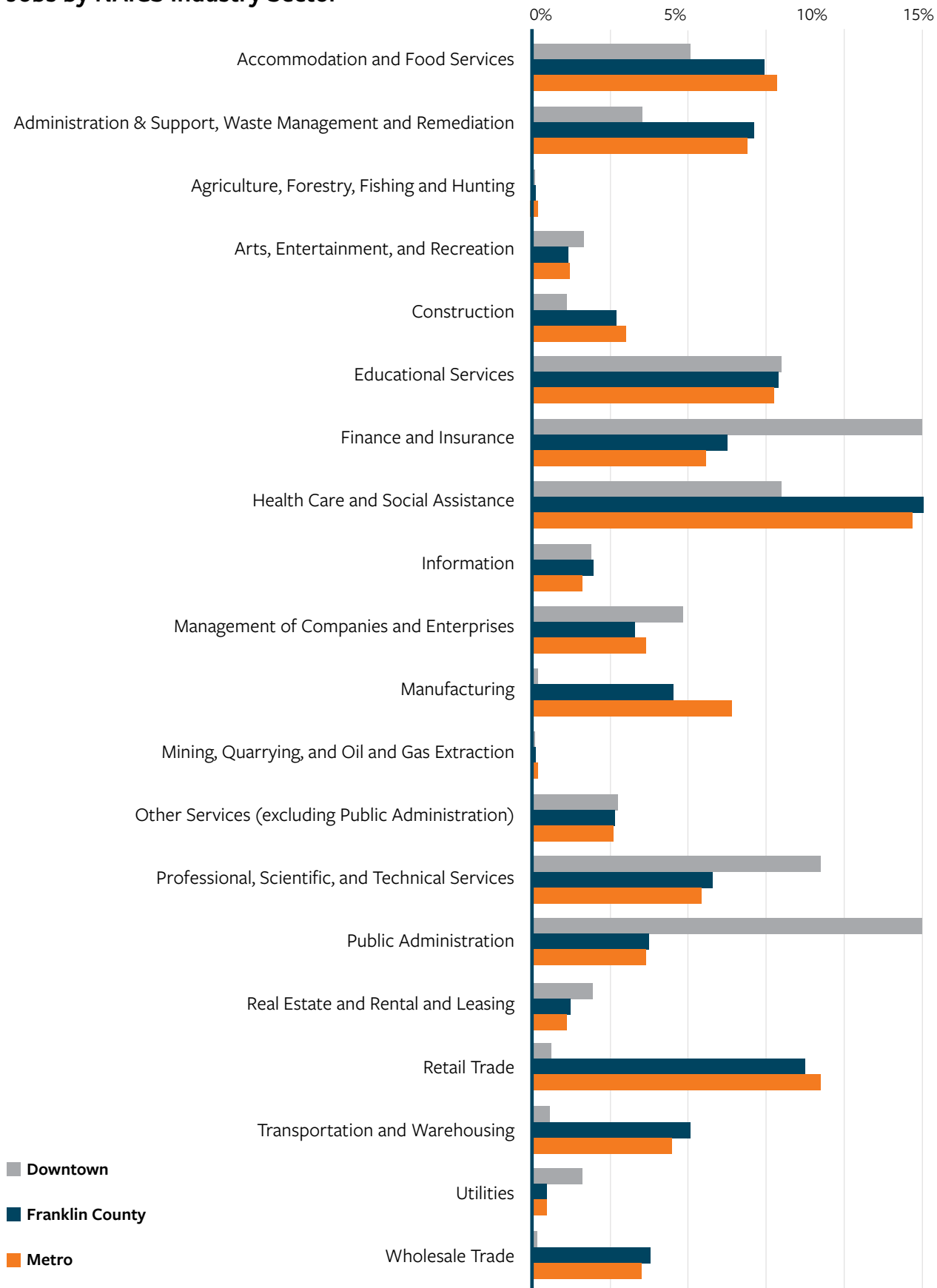
| | | | | | | |
|--------|--------|-----|---------|-------|---------|-----|
| Male | 40,661 | 48% | 365,823 | 49.5% | 498,993 | 50% |
| Female | 44,587 | 52% | 373,715 | 50.5% | 500,672 | 50% |

Jobs By Worker Educational Attainment





Jobs by NAICS Industry Sector



Source: US Census Bureau, OnTheMap Application, 2015



HIGHLIGHTS

Enrollment remains strong at downtown's colleges and universities with more than 33,000 students pursuing higher education. Columbus State's School of Hospitality Management and Culinary Arts in Cameron Mitchell Hall is a game changer in meeting the workforce needs of the growing hospitality industry. Housed downtown, it will offer real estate and economic development opportunities in the Discovery District for years to come.

4 INSTITUTIONS WITH **33,457** STUDENTS

COLUMBUS STATE COMMUNITY COLLEGE

27,204 STUDENTS

TOP MAJOR: NURSING

FRANKLIN UNIVERSITY

4,753 STUDENTS

TOP MAJOR: BUSINESS

COLUMBUS COLLEGE OF ART & DESIGN

1,075 STUDENTS

TOP MAJOR: COMMERCIAL/ADVERTISING ART

CAPITAL UNIVERSITY LAW SCHOOL

425 STUDENTS

TOP MAJOR: JURIS DOCTOR



Cameron Mitchell Hall at Columbus State Community College

Cameron Mitchell Hall, which will become the home of the School of Hospitality Management and Culinary Arts at Columbus Community College, provides a national model of public-private partnerships. Cameron Mitchell and David Miller of Cameron Mitchell Restaurants are leading private-sector investment with a plan to raise \$10 million, and Columbus State Community College, the State of Ohio and City of Columbus have all committed funding.

“Mitchell Hall is a first of its kind in the United States and will be transformational for Columbus State and the Discovery District. We were excited by the opportunity to work under the leadership of Dr. Harrison, in partnership with a community icon like Cameron Mitchell, to create pathways toward exceptional student success and expansive workforce development opportunities for its students,” said

Michael Bongiorno, managing director and design principal at DesignGroup. “Mitchell Hall aligns with our company philosophy of impact-driven architecture and deepens our commitment to Columbus and the quality of its physical landscape.”

This project launches Columbus State’s master plan and will spur economic development along Cleveland Avenue in the Discovery District. Columbus State currently offers culinary and hospitality programs in restaurant and foodservice management, culinary apprenticeship, baking and pastry arts, and hotel, tourism and event management. Adding hotel management, hotel administration and apprentice sommelier as part of this project will take programming to a whole new level—all with state-of-the-art teaching kitchens, a culinary theatre, an innovation kitchen and classrooms.



HIGHLIGHTS

Restaurants dominate Downtown's retail sector with little progress in attracting other tenants. In 2018, Downtown welcomed 11 new businesses, eight of which are restaurants. Meanwhile six businesses closed. While retail demand continues to grow as Downtown adds residents and attractions, the challenge continues to be an unproven market for chain retail and a lack of appropriate space for independent retail.

5

NET NEW RETAILERS

11

AVERAGE NET NEW RETAILERS
EACH YEAR SINCE 2009

2,110

AVERAGE SQUARE FEET
OF NEW LEASES IN 2018

NEW BUSINESSES:

| | |
|-----------------------------------|---------------------|
| The Goat @ LC | 219 S. High St. |
| Rio Fresh | 50 N. High St. |
| Oasis Face Bar | 20 E. Gay St. |
| Lash Spa Studio | 49 N. High St. |
| Pecan Penny's | 113 E. Main St. |
| BurgerIM | 121 S. High St. |
| Criollo | 51 E. Gay St. |
| Viiza Pizza | 4 E. Broad St. |
| Don Rey Cigar | 1 E. Gay St. |
| Barroluco | 47 N. Pearl St. |
| Stauf's | 350 Mt. Vernon Ave. |
| OH Pizza and Brew (relocation) | 88 N. Broad St. |



HIGHLIGHTS

The National Veterans Memorial and Museum opened Fall 2018 and welcomed dignitaries like General Colin Powell. Columbus continues to pop up on “Best Of” lists across the country, and no doubt the newly renovated Palace Theatre will help spur even more attention. Listed on the National Register of Historic Place, the 92-year-old theater received a facelift as part of an ongoing \$6.5 million capital campaign to fund a full renovation of the theatre.

10 MILLION

DOWNTOWN VISITORS IN 2018

900,000

VISITORS TO NATIONWIDE ARENA

16

HOTELS DOWNTOWN

4,056

HOTEL ROOMS DOWNTOWN

217

HOTEL ROOMS UNDER CONSTRUCTION

307

HOTEL ROOMS PROPOSED

70.1%

HOTEL OCCUPANCY DOWNTOWN

\$149.64

DOWNTOWN AVERAGE DAILY RATE

Source: Experience Columbus, CCSID, DSID



National Veterans Memorial and Museum

The National Veterans Memorial and Museum (NVMM) is the only place where the stories of our veterans, their families and the fallen are told together across all branches of service and all eras of conflict. This 53,000-square-foot cultural institution stands as a place of inspiration for all visitors to come together and unite in a goal to serve their communities and country.

Inside the museum, visitors embark on a narrative journey, following exhibitions that focus on the people—the soldier, sailor, airman, Marine, Coastguardsman and their families—from answering the call to life after military service. Individual stories and shared experiences are illustrated through

personal artifacts, quotes, letters, imagery and powerful films of veterans telling their unique story in their own words. Together, these elements link our national story to the larger context of world events since our country's earliest days and demonstrate the importance of veterans in shaping our history.

The Columbus Downtown Development Corporation (CDDC) served as the project manager, overseeing the development, construction and fundraising for the Museum, which opened October 27, 2018 on the Scioto Peninsula in Downtown Columbus.



HIGHLIGHTS

The Downtown C-pass program launched in June and allows thousands of downtown workers to ride COTA for free thanks to funding from property owners and generous supporters. Columbus said a sad goodbye to the car2go rideshare program, but other forms of alternative transportation can help people navigate car-free, including downtown scooter rentals from Lime and Bird.

CENTRAL OHIO TRANSIT AUTHORITY (COTA)

18,913,789 RIDES IN 2018

17% INCREASE IN RUSH HOUR RIDERSHIP

COGO BIKE SHARE

72 STATIONS

40,716 TRIPS TAKEN IN 2018

43215 TOP ZIP CODE

DOWNTOWN C-PASS

524,709 RIDES

13,500 EMPLOYEES ENROLLED

408 COMPANIES PARTICIPATING



Downtown C-pass

Thanks to a partnership between Capital Crossroads Special Improvement District (SID) property owners, the Mid-Ohio Regional Planning Commission (MORPC) and the Central Ohio Transit Authority (COTA), eligible companies can offer employees free, unlimited access to COTA service. The C-pass allows users to ride any bus, any day, any time. The program launched June 1 to ease downtown's parking crunch.

Over 400 companies have enrolled in the program, and among them are the 50 largest employers downtown, including the City of Columbus, Franklin County and Huntington Bank.

"This is an unprecedented program, and we're really pleased with the progress," said Kacey Brankamp, program director. "Once we received the 'green light' last year, the SID and its partners implemented the program in a mere six months, including building and integrating two new software systems. I'm really proud of our team."

A six-month status report shows more than 500,000 trips have been taken using C-pass. COTA reports a 17% increase in Rush Hour routes offering express service from suburbs to downtown. More information about the C-pass program can be found at **DowntownCpass.com**.

SEE SOMEONE WHO NEEDS HELP DOWNTOWN?

CALL OR TEXT FOR A DOWNTOWN OUTREACH SPECIALIST

(614) 228-5718



CARING
CONNECTIONS

Last year, Downtown outreach specialists helped nearly 200 people find housing or access social services.