

SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
525 Vine St	CBD	22,555	SW Ohio Reg Transit Auth.
4555 Lake Forest Dr	Blue Ash	7,329	River City Mortgage
4803 Montgomery Rd	Midtown	4,800	Northpointe Dev.

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
10641-10653 Techwoods Blue Ash	\$3,430,000 Investment	\$119.00 -	28,835 Class B	Tia Holdings Blue Ash LLC Woodtech Circle Ltd
300 Main St Cincinnati	\$1,400,000 Investment	\$56.00 -	25,000 Class B	CLC Main St, LLC 300 Main Ltd
9402-9420 Towne Sq Ave Blue Ash	\$875,000 Investment	\$62.80 6.50%	13,934 Class C	Catch All Properties LLC Kurt & Claudia Fisher

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
Sycamore Executive Center	Kenwood	30,000	Myers Y. Cooper Co.
6730 Ruwes Oak Dr	Cincinnati	15,000	Ruwes Oak LLC
2533 Ritchie St	Crescent Springs	2,600	Seelbach & Trauth


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
5310 Medpace Way-Madison Sq	Cincinnati	268,377	Mar 2020
5801 Madison Rd	Cincinnati	45,000	Feb 2020
Oakley Pointe	Cincinnati	40,000	Oct 2020

TOTAL OFFICE MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q4 2019	14.20%	\$18.20	34,684	61,968,022	392,211
Q3 2019	14.10%	\$18.15	138,649	61,948,522	411,711
Q2 2019	14.10%	\$18.30	86,775	61,895,865	544,311
Q1 2019	14.20%	\$18.23	18,253	61,895,865	527,811
Q4 2018	15.20%	\$17.98	(115,876)	62,783,384	493,377

 **34,684** NET ABSORPTION SF

 **14.20%** VACANCY 9,638,599 SF

 **\$18.20** AVG. ASKING RATE PSF GROSS

 **47,500** DELIVERIES 3 Buildings

 **392,211** UNDER CONSTRUCTION 7 Buildings

DAN MCDONALD, Senior Vice President

Q4 2019 had 34,684 SF of positive absorption, finishing the year with just over 400,000 SF in total positive absorption. The biggest leases this year occurred in the CBD, Western & Southern leased 126,000 SF at Columbia Plaza. In Blue Ash, Belcan Staffing leased 123,000 SF at Hawthorne Center. The biggest notable lease for Q4 was SORTA taking 23,000 SF at 525 Vine street. The move is from the former Gwynne Building at 602 Main Street, soon to be converted into a hotel late 2020. Those remaining tenants will impact 2020 absorption, expected to continue to be strong and the overall vacancy rate should continue to drop.