

Central Ohio Market News



INSIDE THIS ISSUE

- New housing construction changes to alter retail landscape
- Medical leasing and planned expansion strong
- JP Morgan Chase continues expansion

Industrial News

- U.S. Railcar LLC principal Barry Fromm secured the Toledo-Lucas County Port Authority's agreement to sponsor an application seeking federal funding for a multimillion-dollar project to construct a 100,000-square foot factory on 17 acres, with 162 workers hired in the first three years and as many as 200 working there within five years.

- More public money could be coming to an east side rail network to support plans for a cargo facility that could create up to 13 jobs in Columbus. The Ohio Rail Development Commission, considered a grant for improvements to tracks east of Interstate 71 that would boost capacity to a rail yard planned by Wye Transportation Corp., an affiliate of

Yenkin-Majestic Paint Corp. Wye Transportation earlier received a \$2 million forgivable loan from the ODOT to build a rail spur and rail transfer facility near Yenkin-Majestic's east side facility.

- A conservative group is calling for a constitutional amendment to make Ohio a right-to-work state. The Columbus-based 1851 Center for Constitutional Law said the amendment would guarantee that Ohioans can choose whether to be in a labor union and not be forced to pay dues or so-called "fair share" assessments to unions as a condition of employment.

Office & Medical News

- JP Morgan Chase continues to expand in the northern arc. After leasing 70,000 square feet at 1000 Polaris Parkway the firm is very near to completing a 90,000 square foot deal at 440 Polaris Parkway. The deal helped AmerAssist find a better fit at Community Corporate Center, as they moved out of 440 Polaris Parkway into 13,439 square feet at Community Corporate Center.

- The Ohio University Heritage College of Osteopathic Medicine has chosen the three-building office complex at 7001-7003 Post Road in Dublin as its preferred site for a new medical school extension campus. The Resources Committee of Ohio University's Board of Trustees recommended the school attempt to buy the 98,462-square-foot office complex for \$11 million.

In April, the university pledged \$105 million over 16 years to fund construction of the campus in Central Ohio while also adding faculty and research capabilities at the university's Athens campus. In

addition, the college also hopes to negotiate the donation of a neighboring 89-acre tract the city of Dublin owns for future development.

- Hand and Microsurgery Associates will take two of three floors in a 47,000-square-foot medical building, a rapidly developing at Gemini Place Towne Center, north of the Polaris Fashion Place mall.

- State Automobile Mutual Insurance Co. wants to move into the 175 on the Park office building next to Columbus Commons downtown, which could create a big vacancy at the Smith Brothers Hardware Co. building. Columbus has offered the insurer a downtown office incentive valued at \$233,250 over five years as State Auto contemplates leasing 54,000 square feet in the building at 175 S. Third St. State Auto, based at 518 E. Broad St., has proposed signing a seven-year lease and creating 46 new jobs downtown while retaining 809, according to city documents.

Retail News

- The Olentangy Valley Centre, anchored by the Hills Market, was purchased by an affiliate of Bexley-based Stanbery Development. The Franklin County auditor's site values the 11-acre property at \$4.8 million. Locally owned Hills Market occupies 20,000 of the center's 60,000 square feet of retail space.

The market is known for featuring local products and hosting special events; it recently announced it will open a second, smaller location Downtown.

The center also contains two office buildings, one that has 30,000 square feet and one with 25,000 square feet. The smaller of the two, toward the southern end of the property, was approved by Franklin County for a zoning change to housing in 2008.

- Family-owned Goumas Confections has expanded its candy business at a store in New Albany on Market Square. The company, owned by Greg and Socrates Goumas, features hand-dipped chocolates

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Every month, the researchers at Colliers International in Columbus compile the latest business news in Central Ohio. It's difficult to make time during the day to monitor breaking news and to catch every pertinent story, so we make it easy for you to get the information you need to make informed business decisions.

Central Ohio Market News is a publication compiled and researched by the Research Department at Colliers International in Columbus.

Sources: Ohio Department of Development, Business First, The Columbus Dispatch, The Daily Reporter, This Week Daily Newspapers, Wall Street Journal, ColumbusUnderground.com and Costar.

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Development News

- Wagenbrenner Development Inc. is maneuvering to take control of a 29-acre piece of the long-stalled Jeffrey Place project in Italian Village, a tract city officials say is important to the vibrancy of the historic district. Affiliate Jeffrey New Day LLC closed on the purchase of nearly 6 acres along East First Avenue in early November following a sheriff's sale of the land.

- Kaufman Development, recently completed zoning on 37 acres on Central College Road, west of New Albany Road, in Columbus for the Gramercy, a 322-unit complex. Construction began last month on the project, designed by Brian Kent Jones Architects and M&A Architects, with completion set for spring.

- Spurred by complaints of disagreeable odors coming out of drain intakes

around the downtown riverfront, the city of Columbus launched a project to treat sewer gases to eliminate the smell using two facilities on either side of the central city. One is being built on the Whittier Peninsula, and the other is at Neil Avenue and Vine Street on the northern edge of the Arena District. The project will cost \$6 million for both stations.

- Alliance Hospitality Inc. has doubled its interest in the Polaris Centers of Commerce. The Lewis Center hotel management and real estate investment company Oct. 3 bought the 64-suite Best Western Plus-brand Franklin Park Suites at 2045 Polaris Parkway for nearly \$1.2 million through a receiver. It also paid \$1.8 million to Polaris developer NP Ltd. for the property's 3.3 acres.

Economic & Development News

- McGraw-Hill Construction has released a survey of new construction contracts showing nonresidential contracts worth \$50 million entered the pipeline in Franklin, Madison, Licking, Delaware, Morrow, Fairfield, Pickaway and Union counties in September. That represents a 17 percent increase over the \$42.74 million for future projects put under contract in September 2010.

Nonresidential construction contracts through the first nine months of 2011 fell to \$784.83 million, which is 26 percent below the \$1.07 billion mark in 2010. In a separate report, McGraw-Hill Construction expects construction activity to remain flat with the only positive activity coming from an increase of 18 percent multi-family units.

MARKET INDICATORS

Trend	Location	Positive Or Negative Trend	Comments
UNEMPLOYMENT	OHIO	+	The state's unemployment rate dropped to 9.0 percent in October from 9.1 percent in September.
UNEMPLOYMENT	COLUMBUS	+	Central Ohio's unemployment rate fell to X percent in October from 7.6 percent in September.
UNEMPLOYMENT	FRANKLIN	+	The unemployment rate fell to 7.6 percent in October from 7.7 percent in September.
MASS LAYOFFS	OHIO	+	29 employers laid off at least 50 workers in October, totaling 2,616 employees. Compared to 4,985 workers in September from 37 employers
HOME SALES	COLUMBUS	+	Home sales rose in October 2011 compared to October 2010 by 8.6 percent with 1,719 single-family units.
FORECLOSURES	OHIO	+	There were 13,233 foreclosures in October, coming up 1 percent from September and 14 percent better than October 2009.
TECH RANKING	COLUMBUS	+	Forbes Magazine has ranked Columbus one of the best places in the country for tech jobs just behind Baltimore and Seattle

Columbus Directory

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