

A photograph of the Columbus, Ohio skyline across a river. The skyline includes the Leaning Tower of Columbus, the US Bank Tower, and the Columbus City Center. A multi-arched bridge spans the river in the foreground. The sky is blue with scattered clouds.

Why **COLUMBUS**



COLUMBUS



Columbus is the **2nd** largest city in the Midwest and **14th** largest city in the U.S.



Columbus sees **39.3 million** annual visitors.



Current population is **2.1M** and is expected to grow by **500,000** by 2050.



Located in the center of Ohio, Columbus is the 2nd largest city in the Midwest and the 14th largest in the United States. The region, whose population has never declined, is experiencing a period of tremendous growth and boasts some of the best business resources around.

With 52 colleges and universities in the area, the region possesses a young, educated workforce that is expanding at a rate substantially higher than the national average. Columbus is known for retaining this talent, as the city has one of the largest concentration of millennials in the nation and was ranked the #1 place for college grads by SmartAsset.

Columbus is located within a 10-hour drive of 46 percent of the country's population, making it a point of access for businesses and consumers. With access to top transportation networks like John Glenn International Airport, Rickenbacker International Airport, numerous rail terminals and national interstates, Columbus is a certified logistics hub.

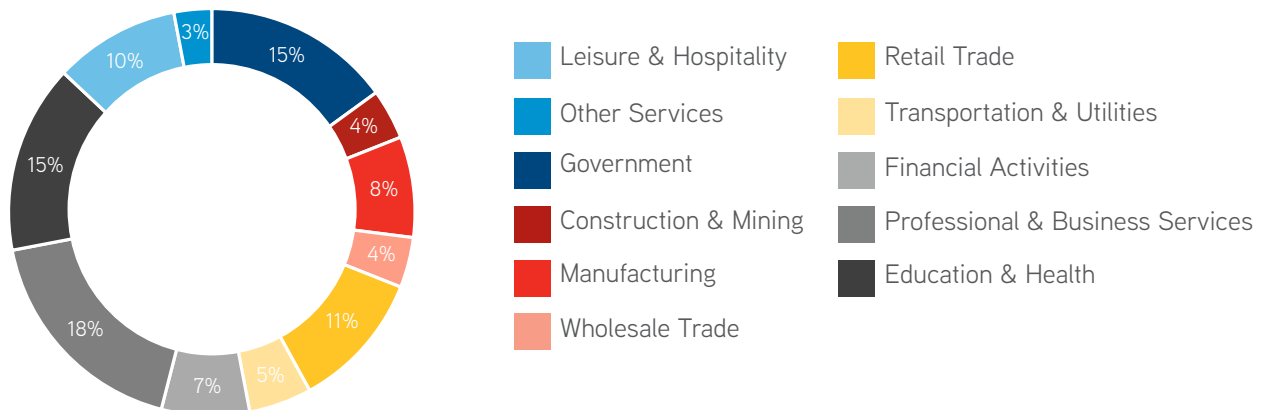
No industry accounts for more than 18 percent of employment, meaning Columbus' economy is more diversified than ever. The area is home to numerous Fortune 1000 and Fortune 500 companies, reinforcing its reputation as a first-class business environment.



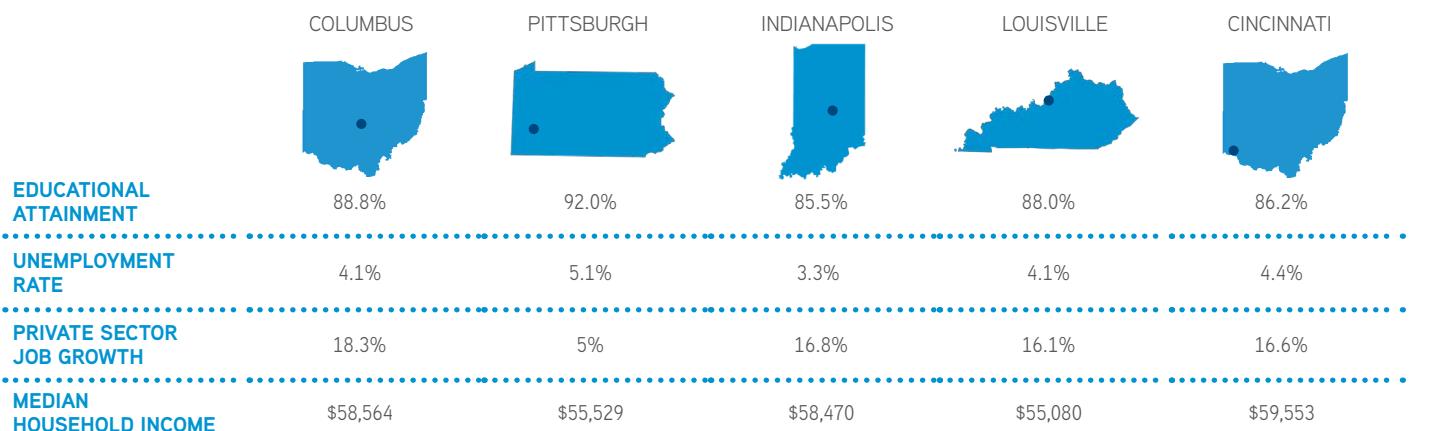
EMPLOYMENT & ECONOMY

Vibrant and progressive, Columbus' dynamic yet stable economy is the envy of many other U.S. and international cities. Its collaborative business environment makes it a place where entrepreneurs can take risks, and small businesses and major corporations can thrive – earning it the distinction as one of the top metros for job creation. Columbus' thriving economy stems from the foundation of a strategic location, skilled workforce and globally-renowned businesses. Job growth remains strong, with the unemployment rate resting at 3.5 percent this year– lower than the national average. Columbus is one of the country's growth leaders, and number one among the Midwest's 10 largest metropolitan areas in both job and GDP growth. With no industry accounting for more than 18 percent of employment, the Columbus economy is diversified and at the forefront of future enterprise.

Employment By Sector

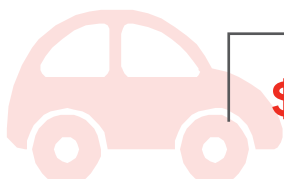


Midwest Metros: How We Stack Up



Source: Bureau of Labor Statistics (average); Columbus 2020

Industry Snapshot: Automotive



\$2.5B

Annual Automotive
Economic Output

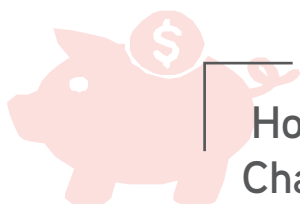
Industry Snapshot: Fashion & Apparel



No. 1

among large U.S. metros
for concentration of apparel
headquarters

Industry Snapshot: Financial & Insurance



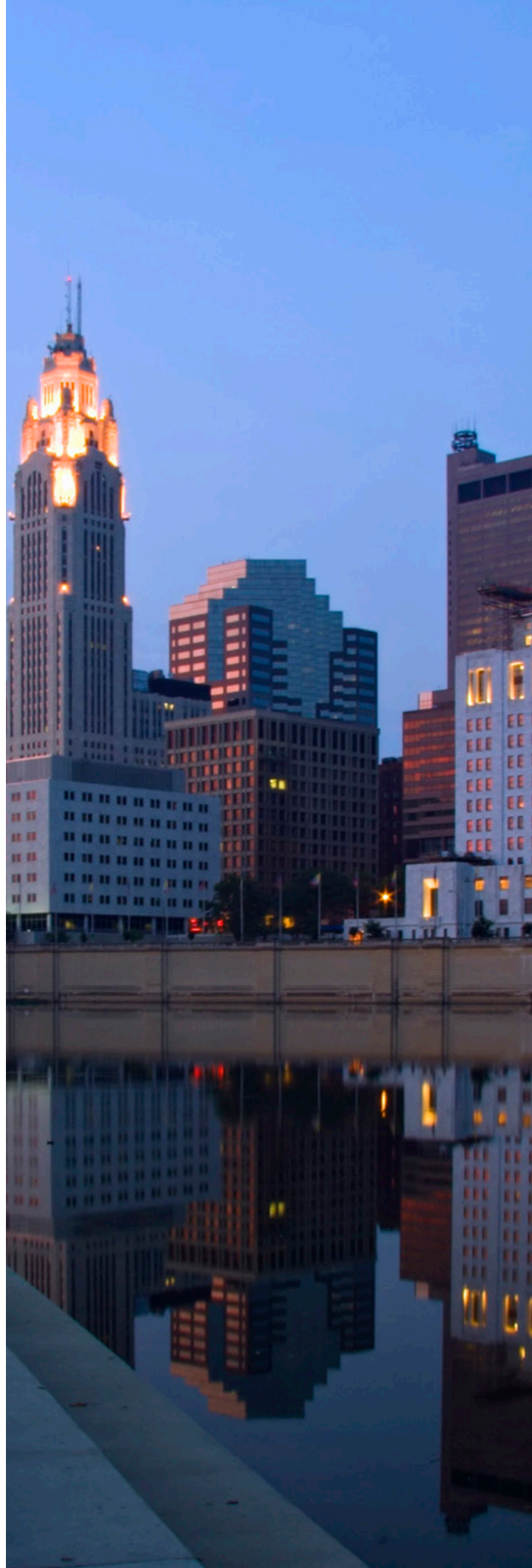
Home to JP Morgan
Chase's **2nd** largest
employment market in the
world and largest facility

Industry Snapshot: Food & Beverage



\$2.2B

Annual Food & Beverage
Economic Output



THRIVING BUSINESS ENVIRONMENT

The region is home to 14 Fortune 1000 companies and five Fortune 500 companies. Referred to as the “test market capital,” Columbus is a national hub for retail and restaurant innovation with the headquarters of firms like Victoria’s Secret, Express, Abercrombie & Fitch, Wendy’s, White Castle and Donato’s Pizza, among many others. Other national chains including McDonald’s, Chipotle and Taco Bell have flocked to the region regularly to test new menu items and technology. National retailers continue to choose Columbus in their expansion plans, while local restaurants and retailers have received national recognition for their innovative concepts. Forbes has also recognized Columbus as the top city in the country for scaling startups.



“The Columbus Region is a place that is attracting business and talent, and building an identity as a place to grow your business and your career.”

– Kenny McDonald
President & CEO, Columbus 2020

LARGEST PRIVATE SECTOR EMPLOYERS IN COLUMBUS	
Company	Full-Time Employees
JPMorgan Chase & Co.	20,475
Nationwide	13,400
Ascena Retail Group, Inc.	11,515
Honda of America Mfg., Inc.	10,701
L Brands Inc.	7,800
Cardinal Health	5,058
Huntington Bancshares Incorporated	5,052
Amazon	4,620
American Electric Power Company, Inc.	3,627
Alliance Data Card Services	3,057

TOP COMPANIES HEADQUARTERED IN COLUMBUS >>

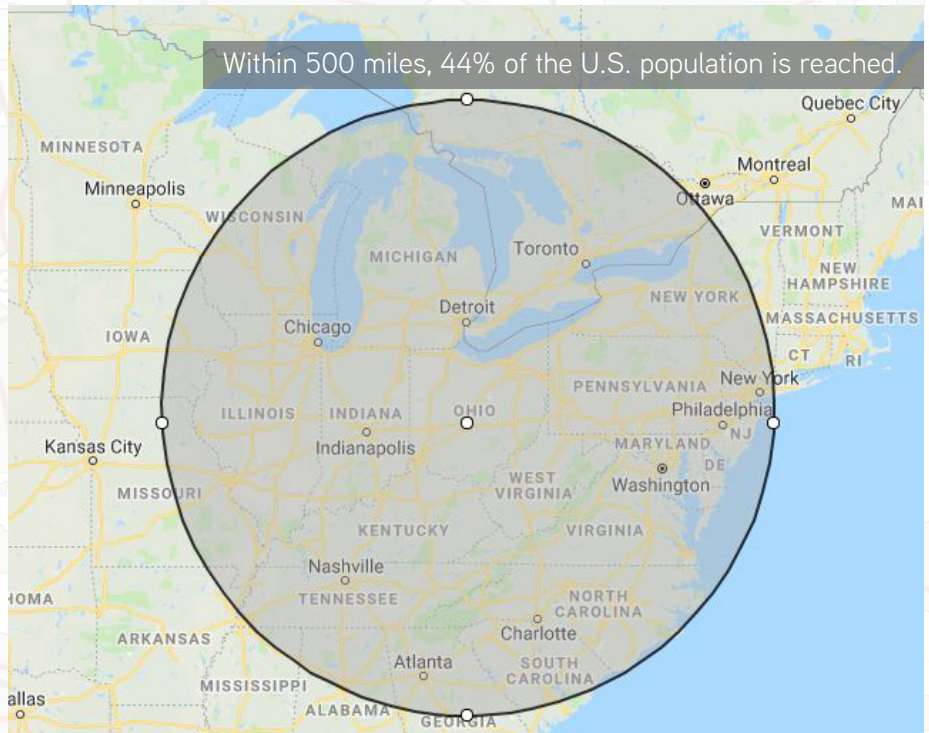


Source: Fortune, 2017 Rankings; Columbus 2020

STRATEGIC LOCATION

The region's strategic location sets it apart from other growing metros. The Columbus region, comprised of 11 counties, is located within a 10-hour drive of nearly half of the U.S. population and is in a prime location for international dealings. The transportation networks provided by John Glenn International Airport, Rickenbacker International Airport and multiple rail terminals fuel these opportunities and grow with the area's ever-changing demands. The Columbus Region has the greatest reach to the U.S. and Canadian populations among all major logistics hubs.

Located in the heart of the most densely populated area of the United States, the Columbus Region is the **No. 1** point of access to U.S. businesses, supply chains and customers.



10-Hour Drive Time U.S. Population Reach

City	Population Reach	Population Percentage
Columbus	150,866,579	46%
Pittsburgh	141,561,962	43%
Indianapolis	129,500,979	40%
Louisville	129,119,352	39%
Memphis	112,938,317	34%

“The Columbus market anticipates continued growth as a primary distribution hub. The crossroads of I-70 and I-71, in conjunction with the availability of large tracts of developable land, make the region attractive for logistics providers and retailers requiring access to half of the U.S. population located within an ten-hour drive of Columbus.”

- Mike Linder
Brokerage Executive Vice President, Colliers International

EDUCATED WORKFORCE

With 52 colleges and universities, Columbus offers access to one of the highest concentrations of higher education in the country. There are 134,000 enrolled students and 22,000 annual graduates. The city has the 8th largest millennial concentration in the U.S., proving that it not only attracts talent, but retains it. Based on job opportunity, entertainment and a low cost of living, SmartAsset recently ranked Columbus the #1 city for college grads.

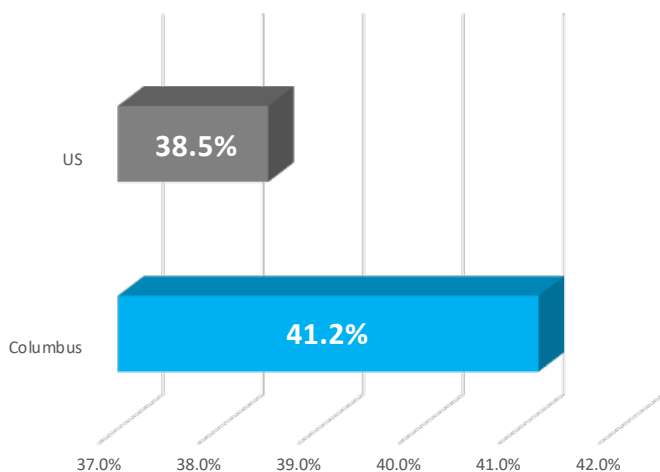
**"No. 1
opportunity city"**
- Forbes

The median age
in Columbus
is **35.2**

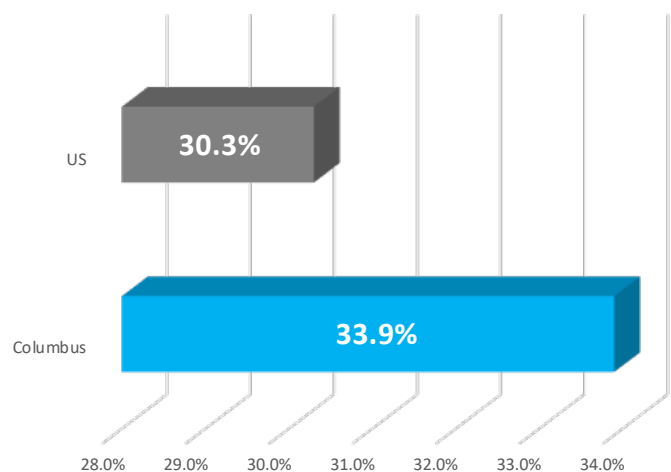


Educational Attainment

% age 25+ with Associate Degree or higher



% age 25+ with Bachelor's Degree or higher



"We are the population center of North America. We are the state capital of a major state. We have the third-largest teaching research university here, giving us a young and educated population and an innate international edge."

- Les Wexner

Founder, Chairman & CEO, L Brands

INFRASTRUCTURE



Source: COTA; Business First; Columbus 2020

Airports



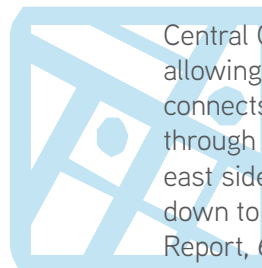
Columbus is home to two airports– John Glenn International Airport and Rickenbacker International Airport. John Glenn Columbus recently underwent an \$80 million renovation and plans to expand in the future to accommodate more than 18 million travelers a year. Rickenbacker, which is one of the only cargo-specific airports in the world, recently added an additional freight operator to keep up with increasing international cargo demand. Together, the two set Columbus apart as a point of access for people and goods from around the world.

COTA



The Central Ohio Transit Authority (COTA) is the region's public transit provider. COTA provides more than 18 million passenger trips each year and has a service area of 1.2 million Central Ohio residents. The company's CBUS is a downtown circulator, providing free bus rides from the Short North to the Brewery District and through downtown. In 2017, the CBUS supplied free transportation to over 2 million residents and visitors. COTA recently announced the C-pass, which allows qualified downtown employees unlimited bus access at no cost.

Highway Access



Central Ohio is intersected by eight major interstates, allowing easy access to various parts of the country. I-70 connects both U.S. coasts, and moves east to west right through downtown Columbus. Going north to south on the east side of Columbus, I-71 connects the Northeast region down to Florida. According to Tripnet's 2016 Urban Road Report, 62% of Columbus roads are in good condition– higher than cities such as Indianapolis, Atlanta, Dallas and Chicago. The region's interstates provide quality travel networks to easily connect Columbus to the rest of the country.

OUTSTANDING PLACE TO LIVE



QUALITY OF LIFE

With premier dining, shopping, entertainment and parks, Columbus provides a high quality of life to its residents. The city is consistently making improvements to create a better environment, and its historic neighborhoods, progressive attitude and growing food scene have been gaining national recognition.



ART

Columbus has built a reputation as a haven for art-lovers and creatives alike. The Short North Arts District offers a plethora of art, from galleries to music venues to boutiques. The neighborhood even features a "Gallery Hop" once a month, where visitors celebrate art with gallery exhibitions, street performers and special events. Ohio Magazine ranked the celebration as "The Best Arts Event in the State."



ENTERTAINMENT

There are multiple entertainment districts across the city, from the brand-new Bridge Park neighborhood in Dublin to the bustling Arena District in the heart of downtown. Music also plays a huge part in Columbus, as there are several arenas, music halls, and bars specifically for music lovers.



SPORTS

No matter the season, there will be a sporting event to enjoy, as the region is home to several professional teams such as the Blue Jackets, Crew and Clippers. With a championship-winning football team and 37 other sports programs to watch, The Ohio State Buckeyes are a huge source of Columbus pride.



COST OF LIVING

Despite growing at a rapid pace, Columbus maintains one of the most reasonable costs of living in the country. The city boasts a cost of living that is 10 percent more affordable than the U.S. average, meaning your money stretches further here than in other growing metros. CNN/Money Magazine recently rated Columbus a “top ten most livable city.”



PARKS & TRAILS

Columbus is home to 19 metro parks around the region, totaling 27,500 acres of land specifically dedicated to nature preservation. The Scioto Audubon metro park sits on land that was once used for industrial purposes but now is a flourishing greenspace for rock climbing or sledding during the winter.



NOTABLE DEVELOPMENTS

Office

Construction in the office market has seen steady growth in recent years. Whether the development is new construction or renovation of an existing building, the overarching trend is mixed-use space. The demand for properties that are entirely office has decreased, as professionals now want to work in the same place they live, eat and play.

Industrial

Warehouse and distribution space remains the biggest driver in the industrial market. Columbus' proximity to major interstates and a cargo airport have added an influx of new warehouse construction in the region. There is a good mix of build-to-suit and speculative development, and construction numbers for these property types will continue to grow into the next few years.

Retail

Retail is a large part of Columbus' identity, as it has been dubbed the "test market capital" of the country. New construction of retail space continues throughout the city as out-of-town retailers recognize Columbus as a great location to expand business. Nearly every new mixed-use development includes a retail portion and leasing for this space is strong.

Multi-family

The desire to live downtown has grown recently, and with that multi-family construction has surged as well. Many new apartment complexes and condominiums have either completed or began construction this year, and rents are stronger than ever. New multifamily developments in other areas like Polaris and Dublin are also popular, demonstrating the interest throughout the region as well.

Office

The Reach on Goodale



Downtown mixed-use development with the new White Castle offices and 70,000 square feet of speculative office space.

Office

DHL HQ



145,000-square-foot office property in Westerville that will be the new home for DHL's headquarters.

Industrial

1860 Walcutt Road



Speculative development made up of 291,600 square feet of warehouse space just west of the CSX Intermodal Terminal.

Industrial

Kohl's BTS



Build-to-suit warehouse in Etna consisting of 1.2 million square feet of industrial space that will be occupied by Kohl's.

Retail

Bridge Park



Dublin's walkable mixed-use neighborhood development with over 300,000 square feet of first-class retail space.

Multi-family

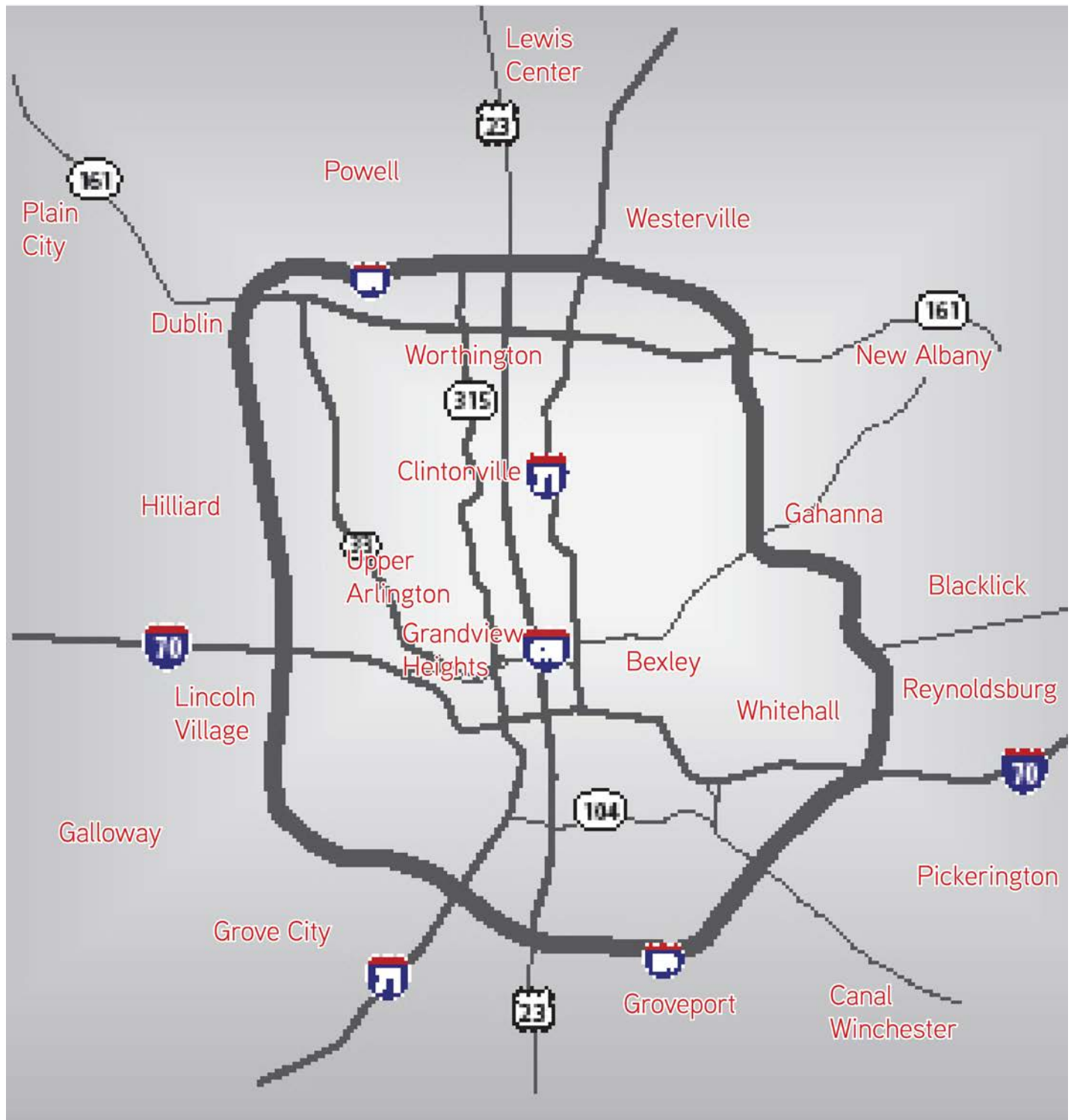
Gravity



New construction of mixed-use space including 232 luxury apartments in the growing Franklinton neighborhood.

COLUMBUS SUBURBS

There is more that makes Columbus special than the downtown area. The city center is surrounded by booming suburbs, all offering different amenities to residents and visitors alike. Shown here are just a few of the many exciting neighborhoods surrounding downtown.



COLLIERS | COLUMBUS



A commercial real estate lease or sale is often a landmark event, and an opportunity to further advance your business. Colliers recognizes that exceptional results require more than just transactional expertise. To guide our clients through each step, we've built an integrated platform of complimentary services to achieve your business goals.



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