

Downtown Submarket Map

Columbus, Ohio – November 2015



Downtown Submarket Statistics

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Submarket	Bldgs	Total SF	Occ SF	Occ %	Vac SF	Vac %	Avg Rate	Sales	Volume	Sale SF	Avg PSF	New Devlp
Arena	51	4,206,409	3,987,629	95%	218,780	5%	\$24.05	1	\$1,850,000	7,215	\$256.41	4
Brewery	63	1,621,304	1,481,326	91%	139,978	9%	\$18.20	4	\$1,192,500	12,860	\$92.73	2
Cap Square	137	10,928,158	10,142,327	93%	785,831	7%	\$18.22	6	\$6,855,028	139,540	\$49.13	2
Downtown South	125	3,794,582	3,495,974	92%	298,608	8%	\$22.09	12	\$7,901,200	145,593	\$54.27	3
German Village	72	427,956	369,462	86%	58,494	14%	\$18.20	4	\$1,908,000	14,724	\$129.58	1
Discovery District	59	1,561,631	1,475,523	94%	86,108	6%	\$12.84	8	\$5,193,700	95,702	\$54.27	1
Italian Village	11	389,422	382,422	98%	7,000	2%	\$15.50	2	\$8,750,000	162,956	\$53.70	3
N High Street	16	3,354,615	3,322,971	99%	31,644	1%	\$22.69	1	\$1,500,000	37,941	\$39.54	1
Short North	33	317,553	317,553	100%	0	0%	\$19.17	1	\$750,000	7,350	\$102.04	6
Victorian Village	9	407,986	405,484	99%	2,502	1%	\$17.95	1	\$1,900,000	30,912	\$61.46	1
Warehouse District	23	804,887	599,767	75%	205,120	25%	\$15.86	1	\$1,300,000	28,648	\$45.38	1

Submarket	Population	Income	Edu ¹
Arena	843	\$72,489	70.6%
Brewery	1,233	\$100,924	81.2%
Cap Square	603	\$93,491	64.3%
Downtown South	608	\$35,859	32.5%
German Village	6,070	\$90,667	67.2%
Discovery District	3,531	\$41,802	37.9%
Italian Village	2,361	\$59,974	68.3%
N High Street	272	\$94,362	72.5%
Short North	1,639	\$70,031	76.3%
Victorian Village	3,476	\$78,044	77.5%
Warehouse District	19	\$98,438	70.6%

¹Bachelor's Degree or higher



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Arena District

- Class A Office District (low vacancy)
- Most Amenities within Downtown
- 4 Hotels, more planned

Brewery District

- Experiencing Revitalization
- HQ to Grange Ins & Red Roof Inn
- High Income & Upscale Apartments

Cap Square

- Home to the Ohio Statehouse
- CBD Center, major office district
- 3 Hotels

Downtown South

- Home to Scioto Mile Development
- Franklin County Courthouse
- 2 Hotels, including historic Westin

German Village

- Historic residential area, brick streets
- Cultural Restaurants, Schiller Park
- 4 Boutique Hotels, many B&Bs

Discovery District

- Col Metropolitan Library, Art Museum
- CSCC, CCAD, Law School, Hospitals
- 2 Hotels

Italian Village

- Former Manufacturing Area
- Many Residential Developments
- State Library of Ohio

N High Street

- Greater Columbus Convention Center
- Generally an office district
- 5 Hotels

Short North

- World Famous Arts District
- Large variety of Restaurants & Nightlife
- 2 Hotels, more in development

Victorian Village

- Dense residential just south of OSU
- Goodale and Thompson Parks
- 3 Hotels

Warehouse District

- Area of ongoing redevelopment
- Few restaurants and breweries
- 1 Hotel, 1 planned



The information contained herein has been obtained from real estate databases, media publications or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to completing any transaction.