



Columbia
Property Trust



PORTFOLIO SUMMARY

NOVEMBER 2019



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PORTFOLIO OVERVIEW

7.1M

SQUARE FEET¹

97%

PORTFOLIO LEASED¹

6.3

YEARS AVERAGE REMAINING
LEASE TERM^{1,2}



LEED CERTIFIED

75% of portfolio certified¹



ENERGY STAR

87% of portfolio certified¹



WIRED SCORE

69% of portfolio certified¹

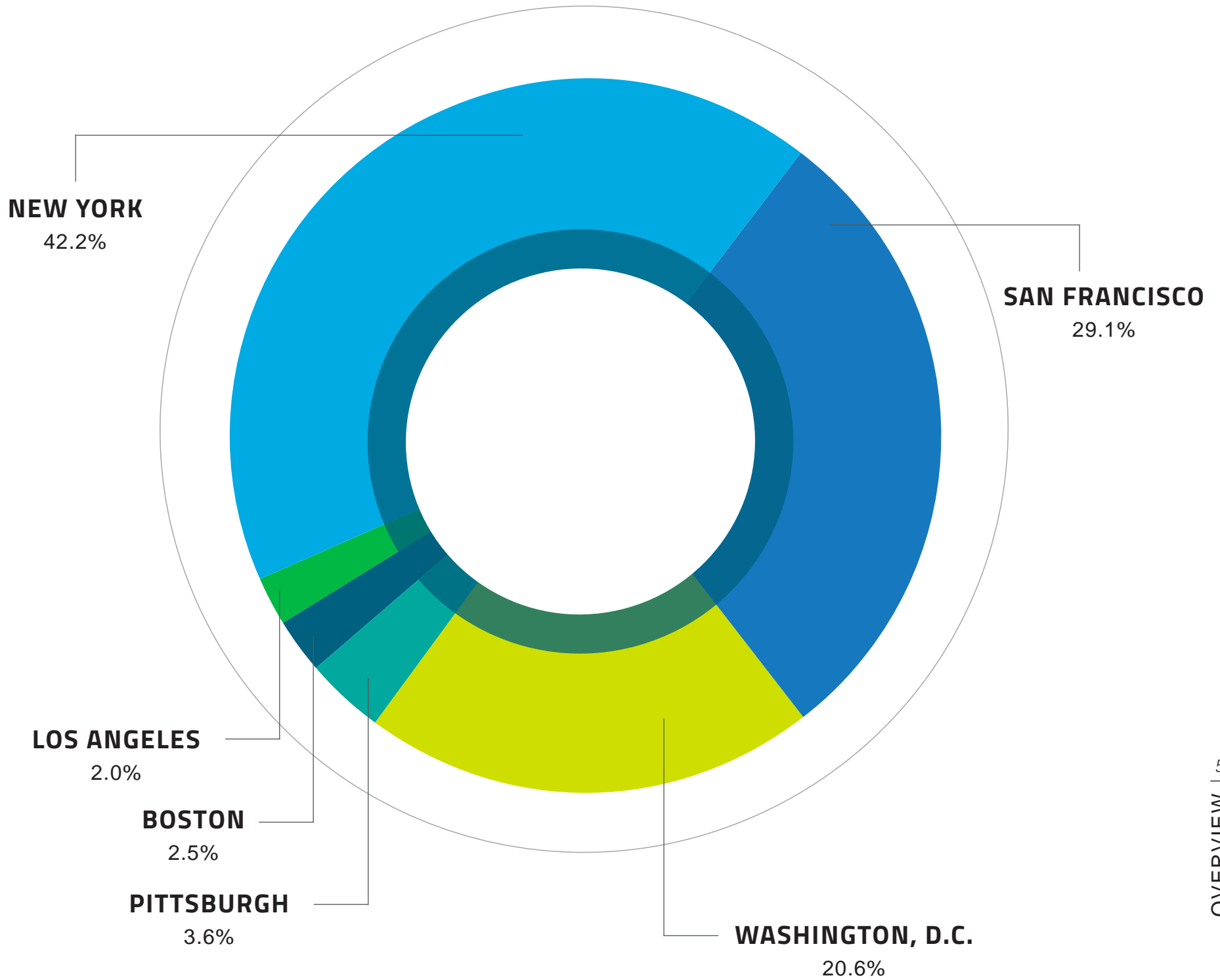
Unless otherwise noted, all data contained herein is as of Sept. 30, 2019 and is at 100% of all properties, including those held through joint venture partnerships; data does not include properties under re-development (149 Madison and 799 Broadway) or 250 Church Street, which is under contract.

¹Based on square feet;

²Based on annualized lease revenue, here and throughout the summary.

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MARKET DISTRIBUTION³



³ Based on gross real estate assets.

NEW YORK | 6

NEW YORK



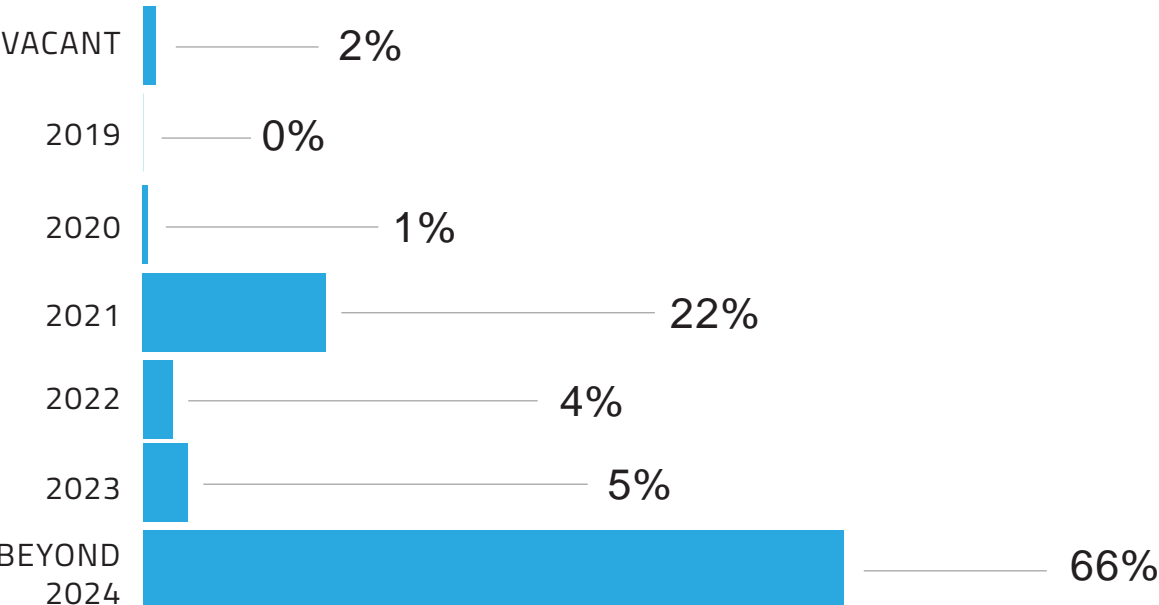


Lower Manhattan, NEW YORK CITY

NEW YORK CITY

MARKET PORTFOLIO OVERVIEW

LEASE EXPIRATIONS



2.2 M

TOTAL
SQUARE FEET

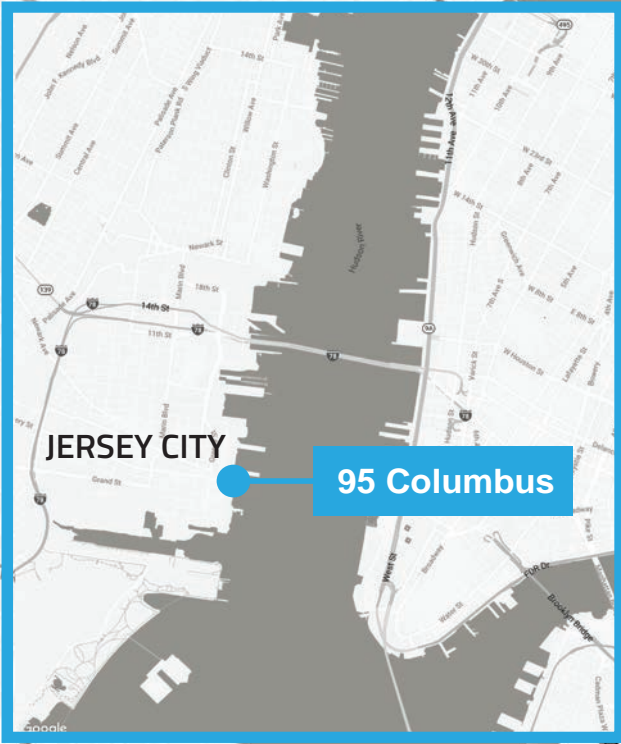


LEASED

7.4

YEARS AVERAGE
REMAINING LEASE TERM

*Columbia is under contract to acquire 250 Church Street through a joint venture.



JERSEY CITY

95 Columbus

HUDSON
YARDS

TIMES SQUARE

229 W. 43rd

MIDTOWN

Penn Station/
Madison Square
Garden

Bryant Park

Grand
Central
Terminal

MIDTOWN
SOUTH

149 Madison

Chelsea
Market

249 W. 17th

218 W. 18th

Madison
Square
Park

315 PAS

114 Fifth

Union
Square
Park

GREENWICH
VILLAGE

799 Broadway

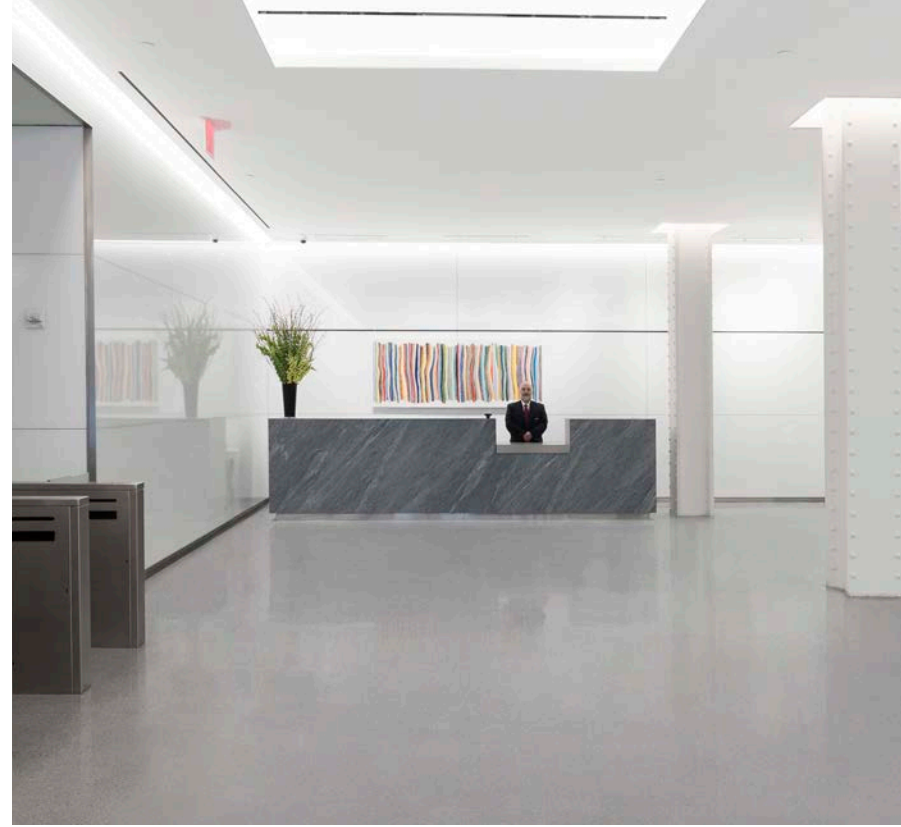
9A

78

TRIBECA

250 Church St.*

315 PARK AVENUE SOUTH



We have fully repositioned 315 Park Avenue South as best in class on PAS, with thoughtful renovations and luxury amenities to capitalize on strong demand in the Midtown South market. With over 220,000 square feet leased since June 2016 at significant rate roll ups, the building is now leased to a strong new roster of tech and finance tenants such as Gemini Trust and PitchBook, and boasts an onsite Equinox gym.

SUBMARKET
Midtown South

YEAR BUILT / RENOVATED
1910 / 2016

YEAR ACQUIRED
2015

RENTABLE SF
332,000

LEASED
100%

AVG. REMAINING LEASE TERM
9.6 years

MAJOR TENANTS
Gemini Trust
PitchBook
BDG Media



Did you know?

315 PAS has history as a technology hub: it formerly housed the Remington Rand company – in its day a leading producer of typewriters, bookkeeping machines, and early computers.



315 / PAS



249 WEST 17TH STREET



Comprising two interconnected buildings in Chelsea, 249 W. 17th Street is home to Twitter's New York office. In late 2018, Twitter renewed for an additional five years in its full current space. The asset's historic architecture and modern, high-style buildout also provide an ideal setting for one of the largest showrooms of the high-end modern furniture chain Room & Board.

SUBMARKET
Midtown South

YEAR BUILT / RENOVATED
1909 / 2014

YEAR ACQUIRED
2017

RENTABLE SF
281,000

LEASED
100%

**AVG. REMAINING
LEASE TERM**
11.4 years

MAJOR TENANTS
Twitter
Room & Board



Did you know?

Horse-drawn delivery wagons departed from this former distribution facility with packages from historic department store giants Siegel Cooper and Gimbel Brothers.





218 WEST 18TH STREET



The 12-story former warehouse at 218 West 18th Street in Chelsea has been fully renovated into a boutique, Class-A office building that offers collaborative and creative work environments and an outdoor rooftop terrace. The building holds a diverse mix of tech and creative tenants, including the New York office of beverage and lifestyle company Red Bull. Acclaimed film production company Deluxe Creative Services recently extended its lease through 2031 for the building's penthouse suite, which encompasses 29,500 square feet across the entire 11th and 12th floors as well as the building's private roof deck.

SUBMARKET
Midtown South

YEAR BUILT / RENOVATED
1912 / 2009

YEAR ACQUIRED
2017

RENTABLE SF
166,000

LEASED
100%

**AVG. REMAINING
LEASE TERM**
7.0 years

MAJOR TENANTS
Red Bull
SAE Institute of Technology
Deluxe Creative Services



Did you know?

Red Bull Studios New York, located on the ground floor of 218 W. 18th, uses a vintage microphone from Abbey Road Studios, the London studio where the Beatles famously recorded.



218
W18



WALKER TOWER
WALKERTOWER.COM
212-315-1800

WALKER EXPRESS COMPANY BUILDING

114 FIFTH AVENUE



Epitomizing Manhattan's popular Flatiron District, 114 Fifth Avenue is a landmark office asset that provides sweeping cityscape views and attractive historical architecture. These features, along with its fully modernized, upgraded interiors have attracted leading names in fin-tech to the fully leased building as part of its diverse tenant mix.

SUBMARKET
Midtown South

YEAR BUILT / RENOVATED
1910 / 2014

YEAR ACQUIRED
2017

RENTABLE SF*
351,000

LEASED
100%

**AVG. REMAINING
LEASE TERM**
5.5 years

MAJOR TENANTS
Mastercard
First Look Media
Capital One



Did you know?

Originally known as the Merchants' Exchange Building when it was completed in 1909, 114 Fifth is a contributing building within the Ladies' Mile Historic District and is therefore treated as a New York City Landmark.

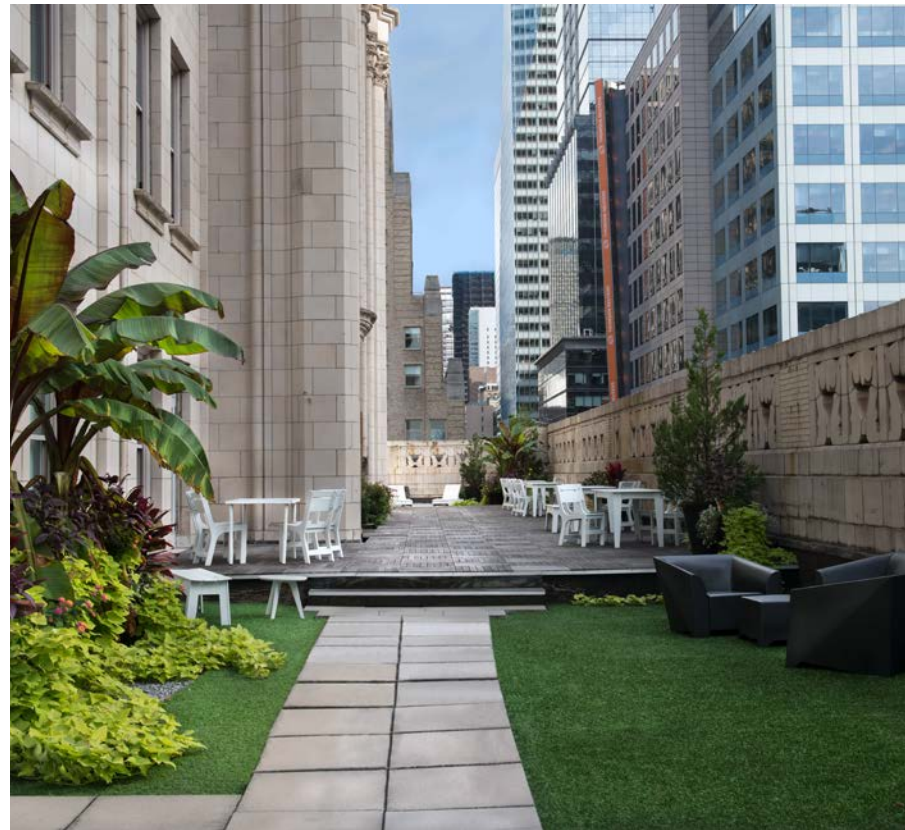
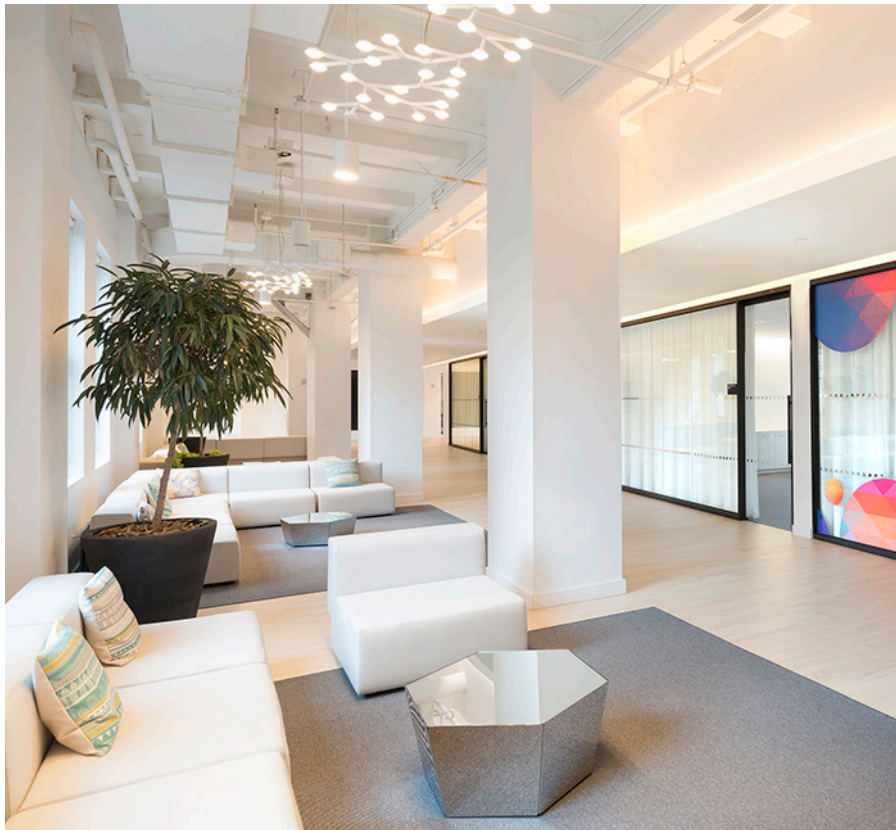
*Represents 100% of 114 Fifth Avenue. Columbia owns a 49.5% interest in the 114 Fifth Avenue Joint Venture.



114 FIFTH



229 WEST 43RD STREET



The transformed former *New York Times* building continues to serve a new generation of media icons. Fully renovated after the *Times*' departure in 2007, the building today features 16 floors of modern office space, and houses major tech and creative tenants. Chief among them is Snap Inc., which has its New York office in nearly a third of the building.

SUBMARKET
Times Square

LEASED
93%

YEAR BUILT / RENOVATED
1912-1947 / 2015

**AVG. REMAINING
LEASE TERM**
8.0 years

YEAR ACQUIRED
2015

MAJOR TENANTS
Yahoo!/Verizon
Snap Inc.

RENTABLE SF
482,000



Did you know?

The *New York Times*' Pulitzer Prize-winning articles on the Pentagon Papers were typeset in a hidden room on the 9th floor at 229 W. 43rd – just one of countless secrets the building housed during its century as “The Times Building.”





229 WEST 43



149 MADISON AVENUE



With a prime corner location and distinctive architectural features, this century-old building is being fully renovated to serve as a modern, boutique office, providing an ideal home for tenants seeking high-end creative space in Midtown South. Columbia is collaborating on this redevelopment with WeWork, which in late 2018 signed a lease for all of the office space at the 12-story building and plans to open the location in 2020. Columbia is also renovating the storefront and façade to position it as the best available corner in the coveted NoMad district.

SUBMARKET

Midtown South

YEAR BUILT / RENOVATED

1916 / 2019

YEAR ACQUIRED

2017

RENTABLE SF

121,000

LEASED

95%

AVG. REMAINING LEASE TERM

16.6 years

MAJOR TENANTS

WeWork



Did you know?

In the 1930's, 149 Madison housed Dell Publishers, a comic book company that helped launch *Dick Tracy*, *Little Orphan Annie* and other historic comic strips.



799 BROADWAY



Columbia has partnered with the Normandy Real Estate team to develop and market 799 Broadway, a new 12-story, loft-style office building at the convergence of Union Square and Greenwich Village. Construction is already underway on this ground-up development, designed by Perkins+Will to be the premier office building south of 14th Street, boasting great transit access, unique design, modern efficiency and neighborhood appeal.

SUBMARKET

Midtown South

YEAR ACQUIRED / BUILT

2018 / Delivering early 2021

ARCHITECT

Perkins+Will

RENTABLE SF*

182,000

KEY FEATURES

- Floor plates ranging from 3,600 to 22,000 SF
- Floor-to-ceiling glass
- Multiple private terraces
- 15' ceilings
- High-end amenities, including a striking modern lobby and courtyard, shared rooftop terrace, and cellar lounge

*Represents 100% of planned office building at 799 Broadway, which is owned by a joint venture between Columbia and Normandy Real Estate Fund IV, LLC. Columbia is under contract to acquire Normandy Real Estate Management, a transaction that will include acquisition of Normandy's general partnership interest in Fund IV.



Did you know?

799 Broadway will stand on the site of the former St. Denis Hotel, where several historic moments took place during the late 19th century, including Alexander Graham Bell's first demonstration of the telephone in New York.



799
BROADWAY



95 COLUMBUS

95 CHRISTOPHER COLUMBUS DRIVE



Conveniently located in the heart of Jersey City, 95 Columbus offers direct transit access to Manhattan's Financial District and spectacular downtown views. Among the largest tenants in the 19-story, Class-A office building are Pershing, a subsidiary of BNY Mellon, and Quality Technology Services, a data center provider.

SUBMARKET

Jersey City / Hudson Waterfront

YEAR BUILT / RENOVATED

1989

YEAR ACQUIRED

2006

RENTABLE SF

630,000

LEASED

100%

AVG. REMAINING LEASE TERM

3.0 years

MAJOR TENANTS

Pershing
Quality Technology Services



Did you know?

Rather than a 13th floor, 95 Columbus has a Floor 12A, allegedly named for the bomber group with which one of the original owners flew in Vietnam.



95
COLUMBUS



101 FRANKLIN (UNDER CONTRACT)

formerly 250 Church Street



Columbia will work with the Normandy Real Estate team on a full redevelopment of 101 Franklin (formerly 250 Church Street), a 16-story office building in TriBeCa between Franklin and Leonard Streets. Acclaimed architect Rafael Viñoly has already been engaged and is creating preliminary plans for a complete transformation of the 1948 building. The building is currently under contract, with closing expected December 2019.

SUBMARKET

TriBeCa

SCHEDULE

Occupancy expected late 2021

ARCHITECT

Rafael Viñoly Architects

RENTABLE SF*

235,000

KEY FEATURES

- Floor plates from 8,300 to 16,500 SF
- Extremely desirable residential and amenity base
- Plans included a reimagined building exterior, relocated lobby on Franklin or Leonard, and retail on Church
- Walking distance to World Trade Center transit hub and immediate access to Franklin Street Station

*Represents 100% of 101 Franklin. After closing, 101 Franklin will be owned by a joint venture between Columbia and Normandy Real Estate Fund IV, LLC. Columbia is also under contract to acquire Normandy Real Estate Management, a transaction that will include acquisition of Normandy's general partnership interest in Fund IV.



TRIBECA EAST HISTORIC DISTRICT
WHITE ST

TRIBECA EAST HISTORIC DISTRICT
CHURCH ST

ONE WAY



CD + U
sale
TODAY

COMP



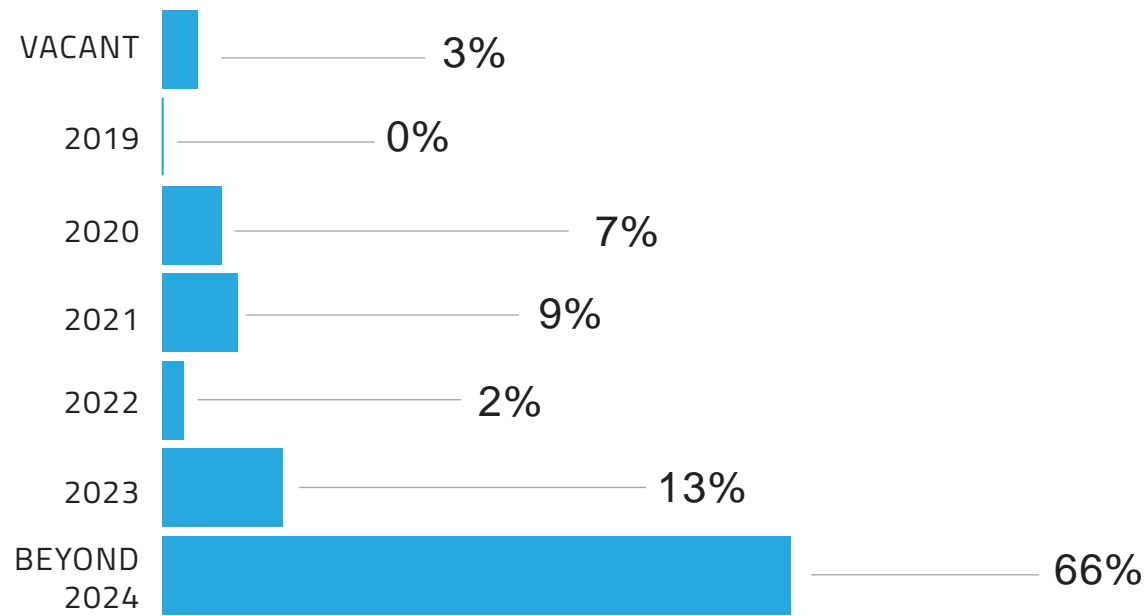
SAN FRANCISCO



SAN FRANCISCO

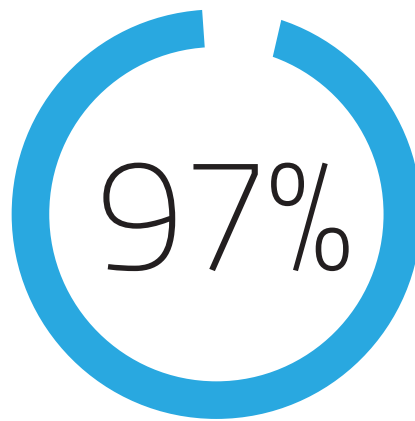
MARKET PORTFOLIO OVERVIEW

LEASE EXPIRATIONS



2.0 M

TOTAL
SQUARE FEET



LEASED

4.9

YEARS AVERAGE
REMAINING LEASE TERM



SAN FRANCISCO

OAKLAND

PALO ALTO

University Circle

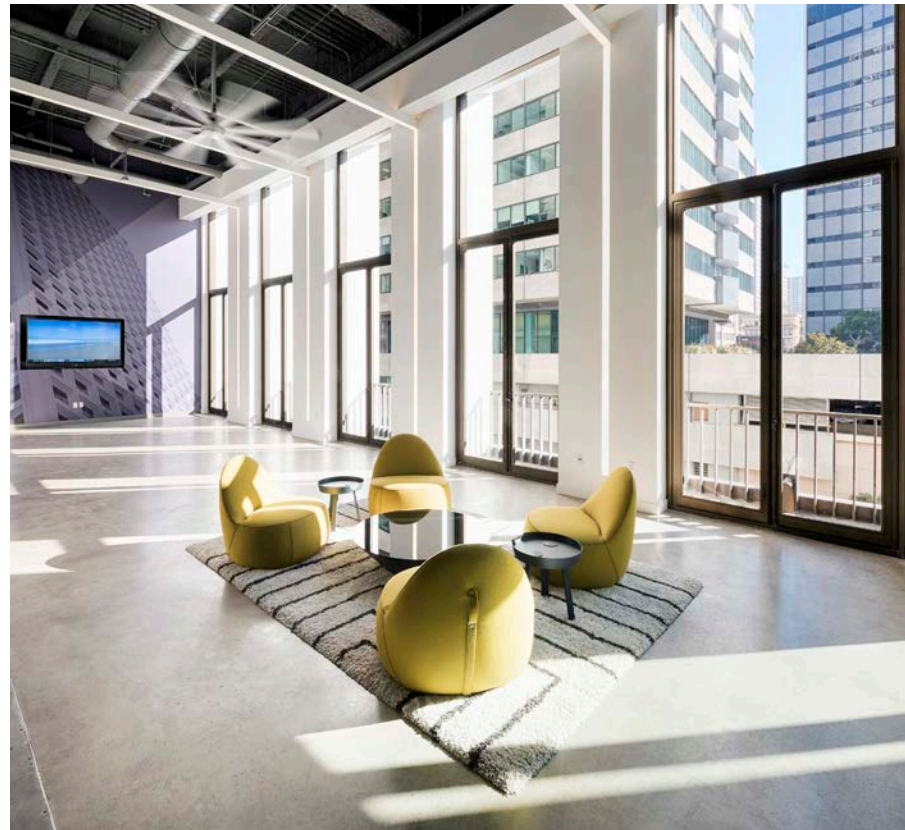
650 California

333 Market

221 Main

FINANCIAL DISTRICT

650 CALIFORNIA STREET



This iconic office tower continues to attract tech, creative, and financial tenants alike with its mid-century modern style. Since the beginning of 2017, Columbia has leased more than 300,000 square feet at near triple-digit rent rollups at the building, which has been recognized by *Architectural Digest* for having the #2 “Breathtaking Office View” in the world.

SUBMARKET
North Financial District

LEASED
97%

YEAR BUILT / RENOVATED
1964 / 2015

**AVG. REMAINING
LEASE TERM**
6.1 years

YEAR ACQUIRED
2014

RENTABLE SF
380,000

MAJOR TENANTS
Affirm
Credit Suisse
WeWork



Did you know?

California's tallest building at the time of its construction, 650 California has appeared prominently in myriad movies and TV shows set in San Francisco, such as *Rise of the Planet of the Apes*, *San Andreas*, “Full House,” and “The Doris Day Show.”



650 CALIFORNIA



221 MAIN STREET



With Bay views and a South of Market address, 221 Main Street has remained a top contender in one of the nation's most competitive office markets, attracting 127,000 square feet of new and renewal leasing since the start of 2017. The building offers luxury amenities, a spacious outdoor terrace, a new state-of-the-art conference center and tenant lounge, and a stunning LED entrance display.

SUBMARKET
South Financial District

LEASED
100%

YEAR BUILT / RENOVATED
1974 / 2017

AVG. REMAINING LEASE TERM
4.1 years

YEAR ACQUIRED
2014

MAJOR TENANTS
DocuSign
Prosper Marketplace

RENTABLE SF
383,000



Did you know?

In 2019, 221 Main won the Building Owner and Managers' Association (BOMA) prestigious "The Office Building of the Year" (TOBY) Award at both the local Bay Area and Pacific Southwest regional levels, presented for both building quality and excellence in building management.





221 MAIN



333 MARKET STREET



333 Market Street is located just five blocks from the San Francisco Bay and iconic Ferry Building, adjacent to a BART rapid transit station, and two blocks from San Francisco's new Transbay Terminal. The 33-story office tower is fully leased to Wells Fargo Bank and serves as its primary office facility.

SUBMARKET
Financial District

YEAR BUILT / RENOVATED
1979 / 2007

YEAR ACQUIRED
2012

RENTABLE SF*
656,000

LEASED
100%

**AVG. REMAINING
LEASE TERM**
7.1 years

MAJOR TENANTS
Wells Fargo Bank



Did you know?

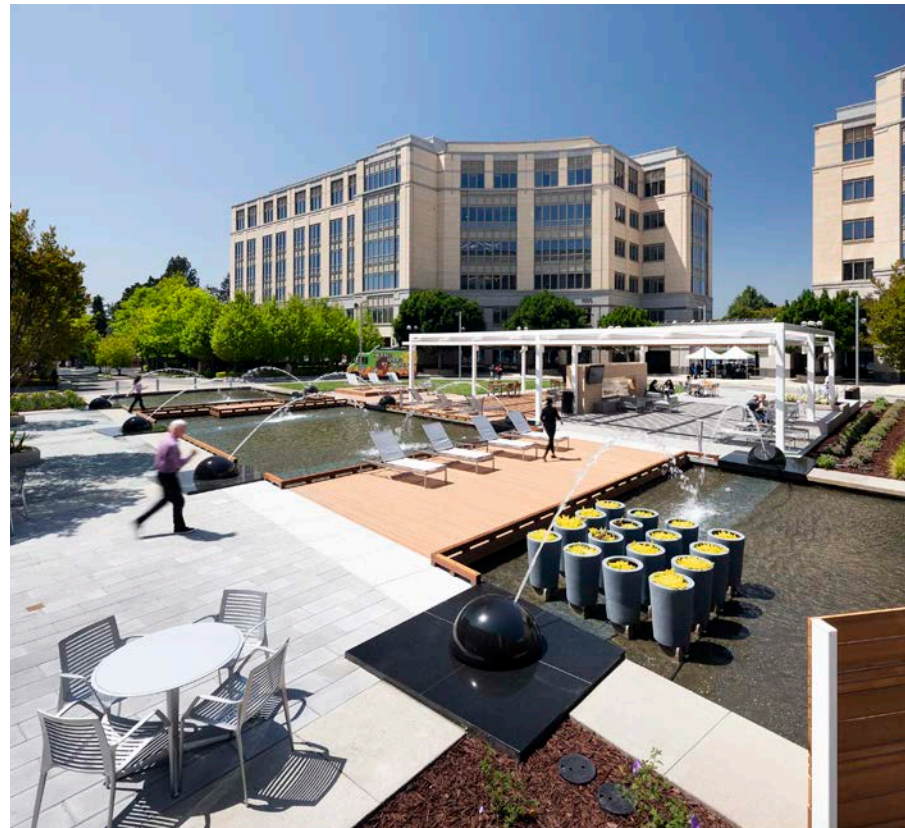
333 Market is a quintessential San Francisco tower – it was developed by former Giants owner Walter Shorenstein and designed by Gin D. Wong, the influential midcentury architect behind numerous West Coast buildings, including the Transamerica Pyramid and LAX Theme Building.

*Represents 100% of 333 Market Street. Columbia owns a 55% interest in the 333 Market Street Joint Venture.



UNIVERSITY CIRCLE

1900, 1950 & 2000 UNIVERSITY AVENUE



One of the premier office addresses in Silicon Valley, University Circle boasts the Four Seasons Hotel Silicon Valley onsite (separately owned) and a large central courtyard, which was recently enhanced with a communal outdoor event area that incorporates the campus's expansive water feature. The three-building campus commands some of the highest rents in Columbia's portfolio and houses tenants ranging from major law firms to leading banking and technology companies.

SUBMARKET

Palo Alto

LEASED

90%

YEAR BUILT / RENOVATED

2001, 2002 and 2003

AVG. REMAINING LEASE TERM

3.2 years

YEAR ACQUIRED

2005

MAJOR TENANTS

DLA Piper US

Amazon Web Services

RENTABLE SF*

452,000



Did you know?

University Circle is built on a site originally known as Whiskey Gulch, an infamous moniker the area received for serving as the place where students and others in the communities surrounding Stanford University – then a “dry” school – could go to buy alcohol.

*Represents 100% of University Circle. Columbia owns a 55% interest in the University Circle Joint Venture.







WASHINGTON, D.C. | 48

WASHINGTON, D.C.

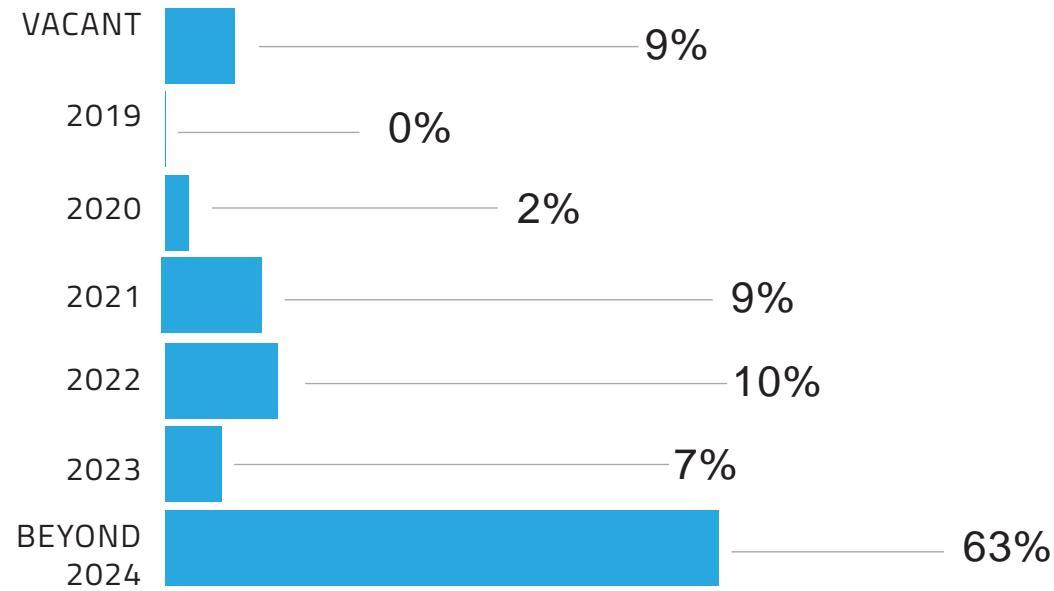


View of Dupont Circle, WASHINGTON, D.C.

WASHINGTON, D.C.

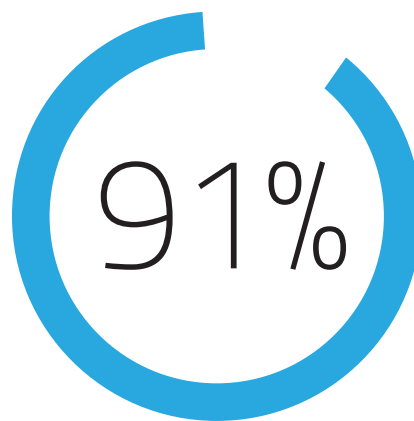
MARKET PORTFOLIO OVERVIEW

LEASE EXPIRATIONS



1.5 M

**TOTAL
SQUARE FEET**



LEASED

6.1

**YEARS AVERAGE
REMAINING LEASE TERM**

DUPONT CIRCLE

1800 M Street

PENN QUARTER

Market Square

National Mall

United States Capitol

80 M Street

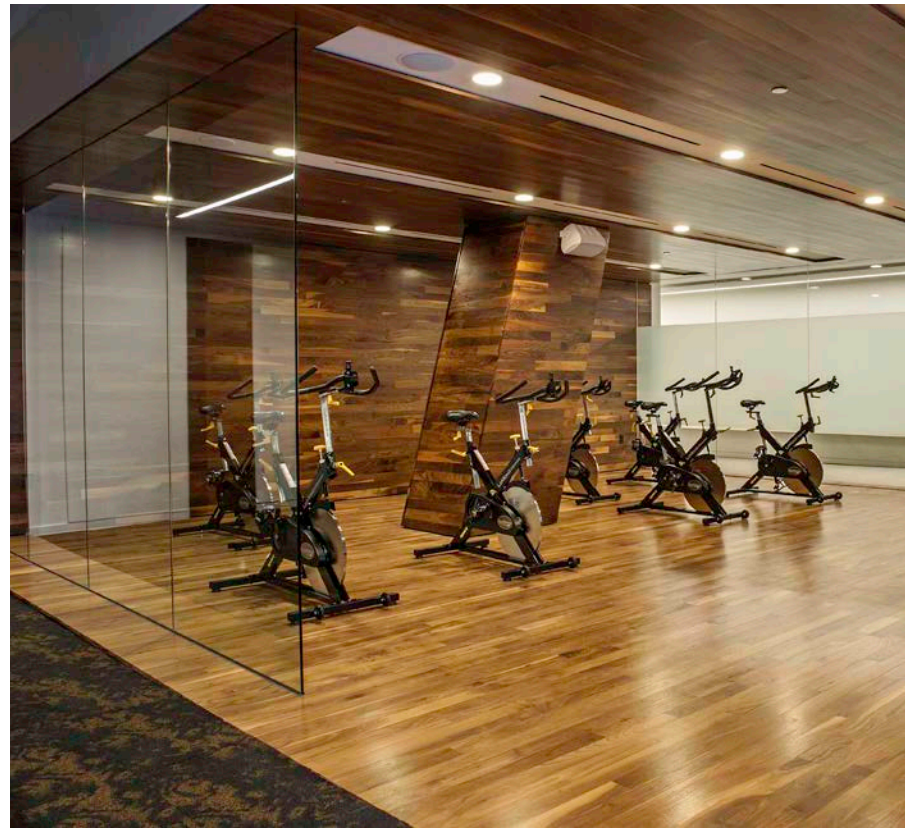
NAVY YARD

Nationals Park

National Landing

CRYSTAL CITY

1800 M STREET



Located in D.C.'s "Golden Triangle," 1800 M Street offers walkability to one of the city's most amenity-rich neighborhoods and transit access. Fully modernized, 1800 M Street is a luxurious destination, with dual lobbies, a roof deck, interior courtyard, new storefronts, and a best-in-class fitness center. Strikingly designed spec suites have helped to continue driving leasing at the property.

SUBMARKET
Central Business District

LEASED
97%

YEAR BUILT / RENOVATED
1975 / 2016

AVG. REMAINING LEASE TERM
7.0 years

YEAR ACQUIRED
2017

MAJOR TENANTS
Berkley Research Group
Zuckerman Spaeder

RENTABLE SF*
565,000



Did you know?

At over 8,000 square feet, 1800 M Street's state-of-the-art fitness center is one of the largest in all of Washington, D.C.

*Represents 100% of 1800 M Street. Columbia owns a 55% interest in the 1800 M Street Joint Venture.



1800 
STREET



MARKET SQUARE

701 & 801 PENNSYLVANIA AVENUE NW



An icon of D.C. office space, Market Square curves around the U.S. Navy Memorial on Pennsylvania Avenue. Recent renovations -- including a new conference center, updated lobby, best-in-class fitness center, and new roof deck with breathtaking skyline views -- have given this property one of the best rent rolls in the country. More than 30 Fortune 500 companies office at the property, following nearly 150,000 square feet of leasing at Market Square since the beginning of last year.

SUBMARKET

East End

YEAR BUILT / RENOVATED

1990 / 2016

YEAR ACQUIRED

2011

RENTABLE SF*

696,000

LEASED

91%

AVG. REMAINING LEASE TERM

5.7 years

MAJOR TENANTS

Edison Electric Institute
United Healthcare
Mintz Levin



Did you know?

Today's Market Square complex is the culmination of President John F. Kennedy's vision to re-develop "America's Main Street," and these acres have been known as "Market Square" and served as a center for consumer trade since 1801.

*Represents 100% of Market Square buildings. Columbia owns a 51% interest in the Market Square Joint Venture.



MARKET

SQUARE



80 M STREET



A new hospitality-inspired lobby, outdoor terrace and lounge have driven the lease-up of 80 M Street in D.C.'s Capitol Riverfront neighborhood. The building, which overlooks the new Washington Nationals baseball stadium, has seen more than 200,000 square feet of signed leases since July 2016.

SUBMARKET

Capitol Riverfront

LEASED

83%

YEAR BUILT / RENOVATED

2001 / 2017

AVG. REMAINING LEASE TERM

5.5 years

YEAR ACQUIRED

2004

MAJOR TENANTS

WeWork

RENTABLE SF

286,000

Engility



Did you know?

Naval heritage, a vibrant community, and the new Washington Nationals stadium all helped Navy Yard / Capitol Riverfront recently earn the #2 spot on *Forbes'* list of the "12 Coolest Neighborhoods Around the World" in 2018.

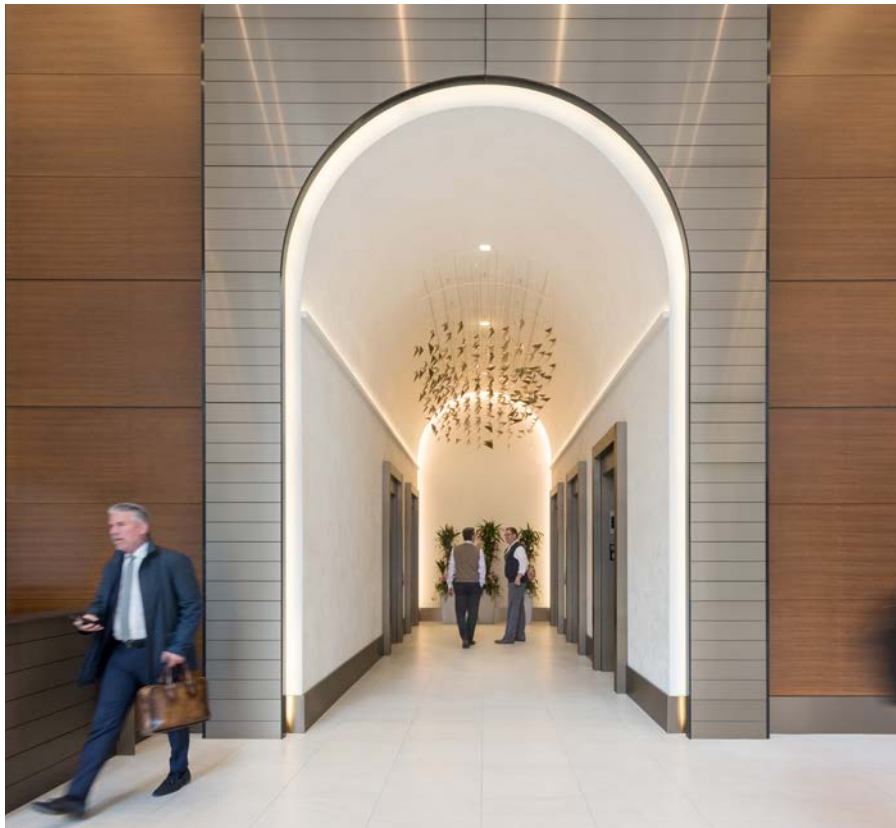


80M
STREET



116 HUNTINGTON AVENUE

BOSTON, MA



Thoughtful renovations and new amenities have repositioned 116 Huntington as a boutique office destination for traditional and creative tenants alike. Additional renovations highlight the building's penthouse floors, which feature panoramic views, a distinctive oculus window, and new outdoor terraces. These enhancements have helped us bring the building to 100% leased, with over 100,000 square feet of leasing since early 2017, including a new lease for the top two floors with Silversmith Capital Partners signed earlier this year.

SUBMARKET

Back Bay

YEAR BUILT / RENOVATED

1991 / 2016

YEAR ACQUIRED

2015

RENTABLE SF

272,000

LEASED

100%

AVG. REMAINING LEASE TERM

4.6 years

MAJOR TENANTS

American Tower
Silversmith Capital Partners
GE Healthcare



Did you know?

Local favorite Jaho Coffee Roasters opened at 116 Huntington in the fall of 2018. This Back Bay location serves students and professionals alike, adding a high-end, high traffic amenity to the building.





I I 6



116

PASADENA CORPORATE PARK

3465 & 3475 E. FOOTHILL BOULEVARD, PASADENA (LOS ANGELES), CA



This Class-A campus, which includes two three-story office buildings, is located just northeast of Los Angeles in one of the city's most popular and affluent suburbs, Pasadena, home to the Rose Bowl stadium. Major tenants include Green Dot, a provider of low-cost banking and payment solutions, and Tetra Tech, an environmental consulting and engineering firm, which recently renewed its 61,000 square feet for an additional five years.

SUBMARKET

Pasadena

YEAR BUILT / RENOVATED

1961 and 1965 / 1999-2001

YEAR ACQUIRED

2007

RENTABLE SF

262,000

LEASED

94%

AVG. REMAINING LEASE TERM

3.7 years

MAJOR TENANTS

Green Dot Corporation
Tetra Tech



CRANBERRY WOODS

1000 WESTINGHOUSE DRIVE, CRANBERRY WOODS (PITTSBURGH), PA



In 2017, Columbia renewed Westinghouse Electric Company in all 824,000 square feet of the Cranberry Woods complex, which serves as the company's corporate headquarters. The Class-A office property consists of a five-story office building connected to two four-story buildings.

SUBMARKET
Cranberry Township

YEAR BUILT / RENOVATED
2009 - 2010

YEAR ACQUIRED
2010

RENTABLE SF
824,000

LEASED
100%

**AVG. REMAINING
LEASE TERM**
13.2 years

MAJOR TENANTS
Westinghouse





Columbia Property Trust (NYSE: CXP) creates value through owning, operating and developing Class-A office buildings in high-barrier U.S. office markets, primarily New York, San Francisco, and Washington D.C. Columbia is deeply experienced in transactions, asset management and repositioning, leasing, and property management. It employs these competencies to grow value across its high-quality, well-leased portfolio of 17 properties that contain over seven million rentable square feet, as well as one property under development. Columbia has investment-grade ratings from both Moody's and Standard & Poor's.

For more information, please visit www.columbia.reit.

CORPORATE OFFICES

NEW YORK

HEADQUARTERS

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New York, NY 10010

ATLANTA

1170 Peachtree Street NE

Suite 600

Atlanta, GA 30309

MARKET OFFICES

SAN FRANCISCO

650 California Street

Suite 200

San Francisco, CA 94108

WASHINGTON, D.C.

701 Pennsylvania Avenue NW

Suite 560

Washington, DC 20004



Union Square Park, New York City



WWW.COLUMBIA.REIT