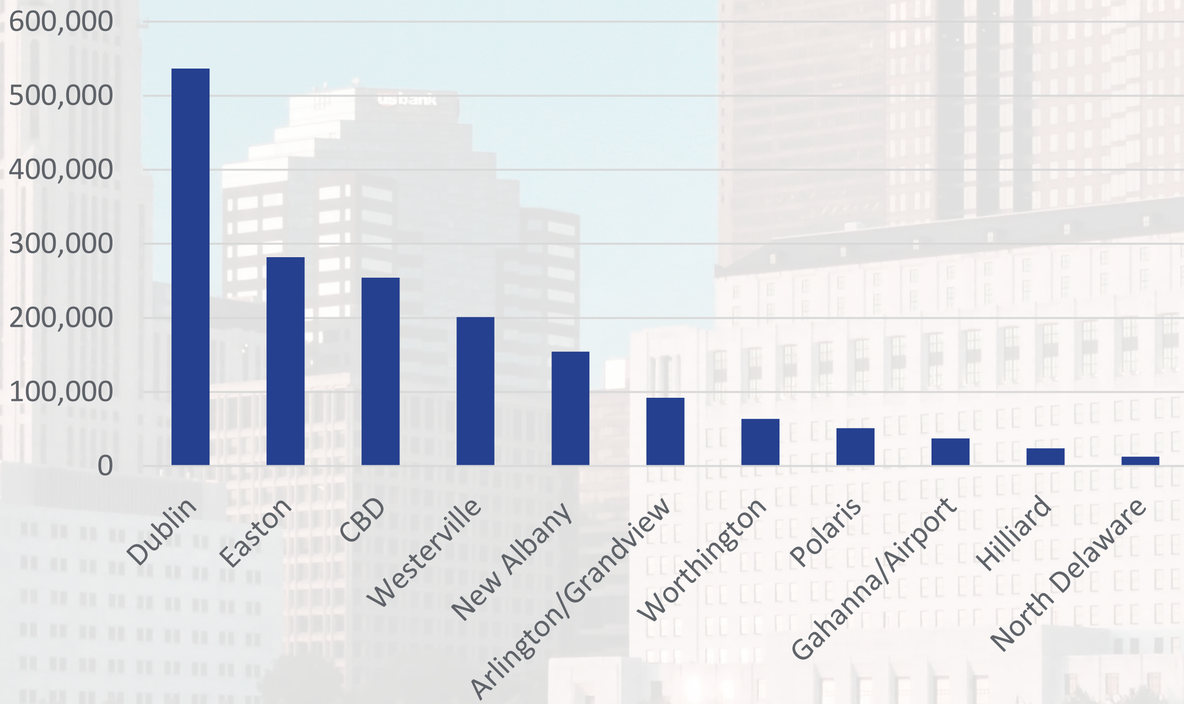
Sublease Activity Report

Q2 2025 | Columbus Office

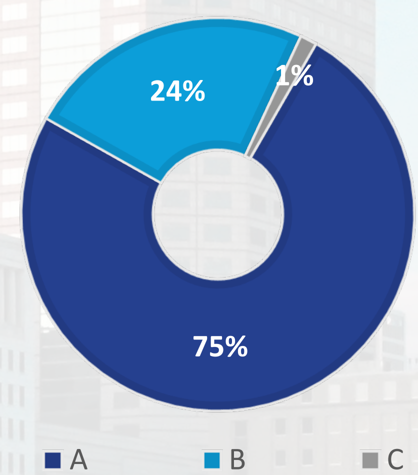
Colliers

In the Columbus office market, there are currently **68** spaces available for sublease, totaling over **1.7 million** square feet. Sublease availability is steadily declining as it converts to direct availability. Sublease availability peaked in Q3 2023 at 2.1 million square feet.

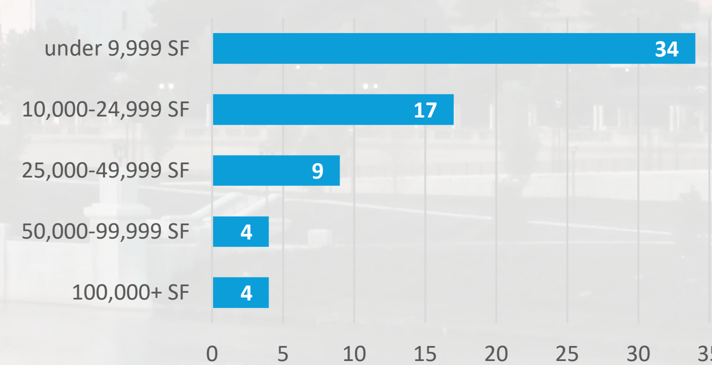
Available Sublease SF By Submarket



Sublease Availability by Building Class



Sublease Availability by Size Range



Approximately 63% of available sublease space is concentrated in the Dublin, Easton and CBD submarkets. The largest sublease block is at 5100 Rings Rd, where Cardinal Health vacated 406,000 square feet in Q3 2022. The second largest block on the market is located at 5400 New Albany Rd where State Farm vacated 148,780 square feet. In Q3 2024, Wells Fargo subleased 67,000 square feet of that space. Overall, sublease availability decreased slightly in Q2 2025 as some listings converted to direct space following lease expirations. Additionally, two subleases were signed in the Dublin and Westerville submarkets.

Largest Subleases Signed in 2024-2025

Property Address	Leased SF	Tenant	Start Date	Submarket	Asking Rent
3075 Loyalty Cir	67,816	Wells Fargo	Q3 2024	Easton	Undisclosed
6767 Longshore St	17,813	Ascend Bridge Park	Q1 2024	Dublin	$19.91 NNN
3000 Corporate Exchange Dr	15,325	Lower Lights Health	Q2 2025	Westerville	Undisclosed
6555-6564 Longshore St	12,726	CRH Great Lakes	Q2 2025	Dublin	Undisclosed
550 Polaris Pkwy	11,050	Exact Benefits Group LLC	Q1 2025	Polaris	$19.00 FSG

Significant Available Subleases in SF

Property Address	Submarket	Building Class	RBA	Sublet Space Available
5100 Rings Rd	Dublin	A	406,000	406,000
5400 New Albany Rd	New Albany	A	148,780	148,780
3075 Loyalty Cir	Easton	A	242,064	135,632
3000 Corporate Exchange Dr	Westerville	A	132,868	117,543
250 S High St	CBD	A	131,224	77,779

FOR MORE INFORMATION

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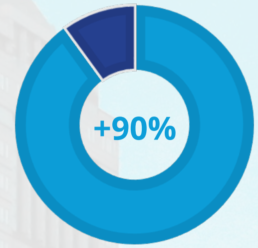
Move-In Ready

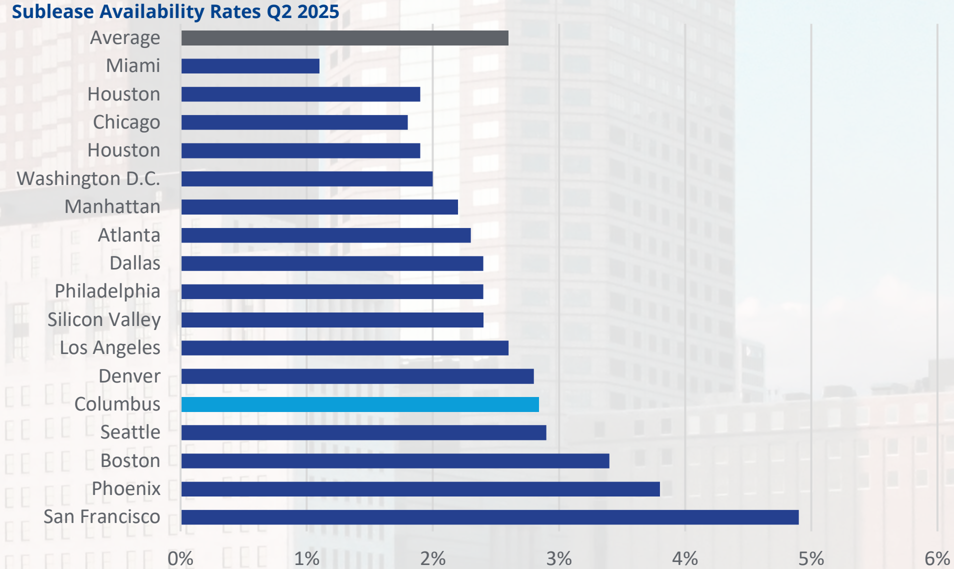
Most available sublease space is move-in ready, offering several advantages for tenants. These spaces eliminate the costs of build-outs, furniture purchases and IT installations, allowing businesses to move in quickly without waiting for construction or renovations. Additionally, many subleases offer flexible terms, making them an ideal solution for companies in need of transitional space.



Move-In Ready

Leading U.S. Office Markets Compared to Columbus, OH

Sublease Availability Rates Q2 2025



Compared to the national average, Columbus has a slightly higher sublease availability rate.

Predictions

As sublease terms expire, much of this space will transition to direct availability rather than being absorbed. This shift will contribute to rising direct vacancy rates, underscoring the importance of closely monitoring corporate real estate strategies.