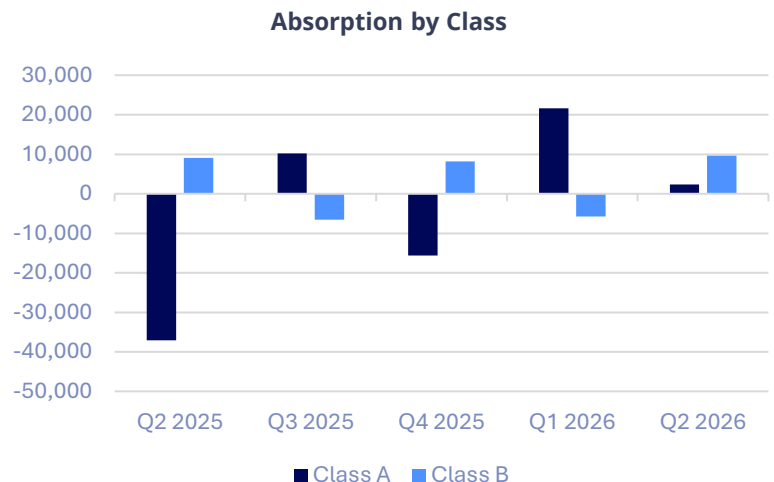
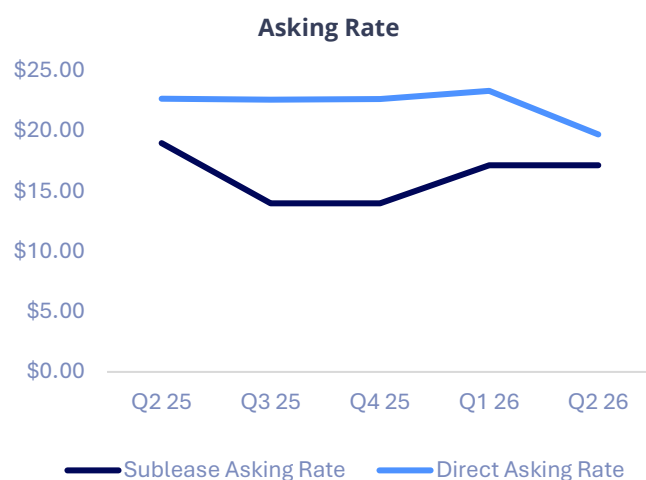


Submarket Key Takeaways

- Polaris' current vacancy rate is 14.76%, which is one of the lowest rates among the suburban submarkets as tenants look to occupy new Class A properties, such as the Galaxy on Ikea Way.
- Positive absorption was recorded at 11,948 square feet, with a few move-ins seen in Class B assets.
- The commercial office market in Polaris is a critical component of the region's business landscape, known for its modern office spaces and strategic location along the I-71 corridor. Polaris, situated just north of downtown Columbus, has developed into a major commercial hub, offering a mix of Class A office buildings, corporate campuses and flexible office spaces designed to meet the needs of various industries. The area's appeal is heightened by Polaris Fashion Place, a large shopping mall that draws significant foot traffic and provides ample amenities for businesses and their employees.

Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	1,746,088	20.61%	2.17%	22.78%	17.99%	18.12%
B	1,018,174	12.30%	0.00%	12.30%	9.21%	10.15%
Total	2,764,262	17.55%	1.37%	18.92%	14.76%	15.19%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	2,332	23,973	-	-	\$20.53
B	9,616	3,854	-	-	\$17.39
Total	11,948	27,827	-	-	\$19.72



Major Employers in Polaris

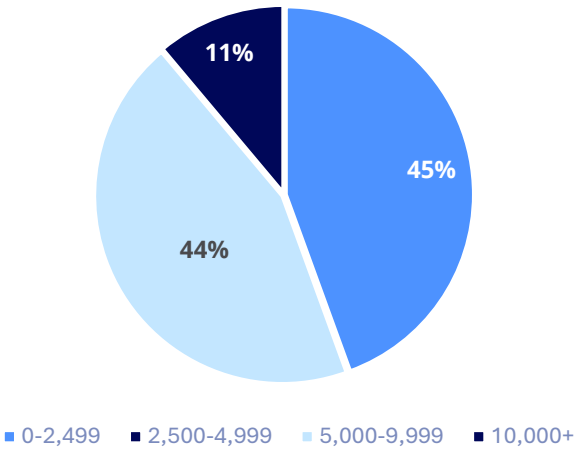


Top Performing Office Buildings

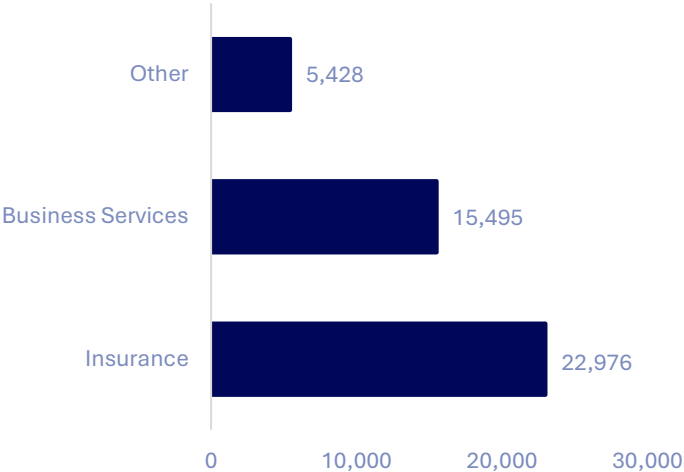
Net Absorption

BUILDING	RBA	YEAR BUILT/ RENOVATED	NEY ABSORPTION YTD (SF)	% LEASED	AVAILABLE (SF)
8922-5988 Lyra Dr.	105,000	2016/2021	22,673	100.00%	0
1900 Polaris Pky.	160,002	1998	0	90.00%	15,996
8999 Gemini Pky.	68,242	1992/2001	4,841	87.63%	8,441

Deals By Size – Q2 2026



SF Leased By Industry – Q2 2026



6 Month Notable Sales Activity

ADDRESS	SIZE	BUYER	PRICE	PRICE/SF	QUARTER SIGNED
The Pointe At Polaris	245,437	DFW Land Real Estate	\$60,200,000	\$245.28	Q2 26

6 Month Notable Lease Activity

ADDRESS	SIZE	TENANT	TYPE	QUARTER SIGNED
8800 Lyra Dr.	13,495	Veeam Software Corporation	Renewal	Q2 26
2130 Ikea Way	7,643	Confidential	New Lease	Q2 26
440 Polaris Pky.	6,812	Cigna Health and Life Insurance Company	Renewal	Q2 26
570 Polaris Pky.	6,281	Bankers Life & Casualty Company	Renewal	Q4 25
8999 Gemini Pky.	4,841	Jumpmind, Inc.	Expansion	Q1 26

Bold Denotes Colliers Represented Transaction

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