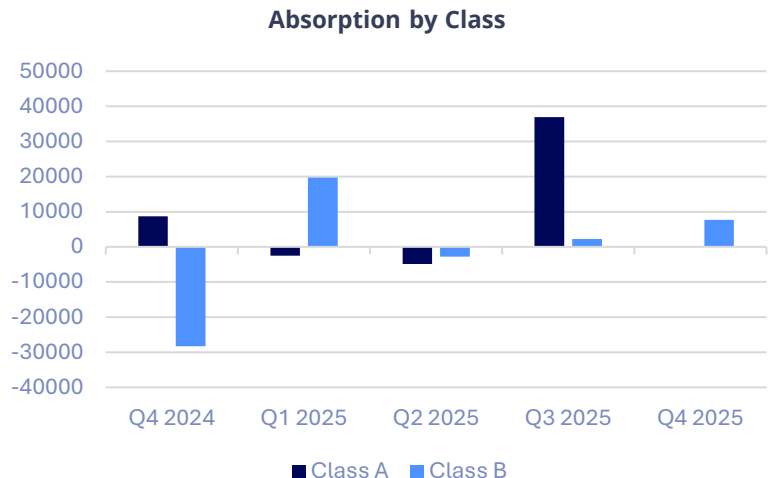
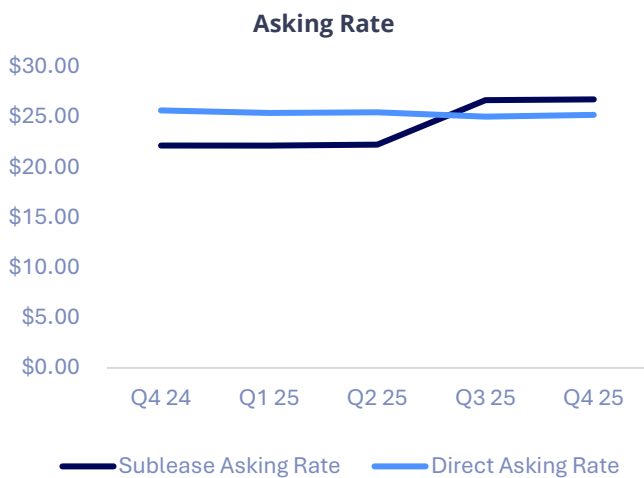


Submarket Key Takeaways

- The Easton vacancy rate decreased in Q4 to 17.07%.
- Net absorption increased modestly in Q4 to 7,687 square feet, which was driven Argent Institutional Trust Co. occupying 7,687 square feet at 4343 Easton Commons.
- The commercial office market in Easton is one of the most dynamic and rapidly evolving in the Columbus metropolitan area. Easton is widely recognized as a premier destination for both shopping and businesses, with its master-planned community offering a blend of retail, dining, entertainment and office spaces. The area's office market is anchored by modern, high-quality developments that cater to a wide range of industries, including finance, technology, healthcare and professional services.

Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	1,640,660	1.49%	6.07%	7.56%	5.63%	11.54%
B	1,247,573	21.40%	1.82%	23.23%	32.12%	32.74%
Total	2,888,233	10.09%	4.23%	14.33%	17.07%	20.70%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	-	29,570	-	-	\$27.50
B	7,687	26,823	-	-	\$24.99
Total	7,687	56,393	-	-	\$25.20



Major Employers in Easton

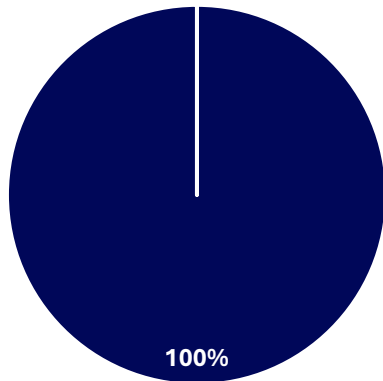


Top Performing Office Buildings

Net Absorption

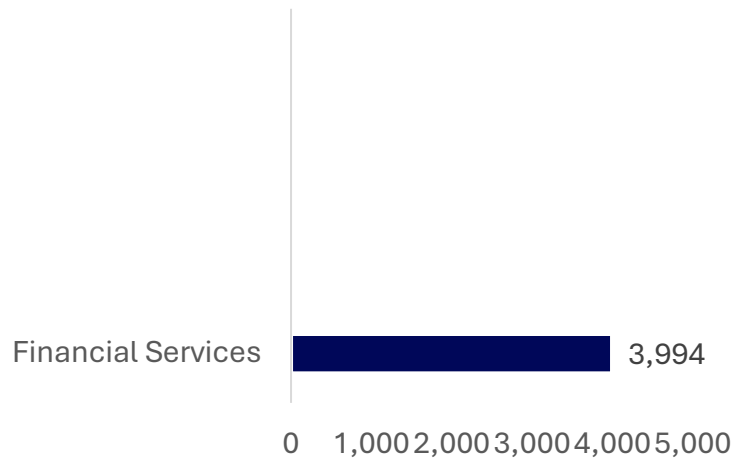
BUILDING	RBA	YEAR BUILT/ RENOVATED	NEY ABSORPTION YTD (SF)	% LEASED	AVAILABLE (SF)
3435 Stelzer Rd.	238,641	1995	27,284	93.48%	15,549
4131 Worth Ave.	109,000	2020	16,027	100.00%	0
2 Easton Oval	128,674	1997	14,058	60.89%	51,612

Deals By Size - Q4 2025



■ 0-2,499 SF ■ 2,500-4,999 SF ■ 5,000-9,999 SF ■ 10,000+

SF Leased By Industry - Q4 2025



6 Month Notable Sales Activity

ADDRESS	SIZE	BUYER	PRICE	PRICE/SF	QUARTER SIGNED
2 Easton Oval	127,500	IMC Real Estate	\$8,886,352	\$69.70/SF	Q4 25
1 Easton Oval	125,000	IMC Real Estate	\$8,613,648	\$68.91/SF	Q4 25

6 Month Notable Lease Activity

ADDRESS	SIZE	TENANT	TYPE	QUARTER SIGNED
4349 Easton Way	38,980	Centene Management Company, LLC	Renewal	Q3 25
4343 Easton Commons	7,687	Argent Institutional Trust Co.	New Lease	Q3 25
4030 Easton Station	4,159	Blush Aesthetics, LLC	New Lease	Q3 25
1 Easton Oval	3,994	NFM Lending	Expansion	Q4 25
4249 Easton Way	3,673	Harrison Donaldson Attorney at Law	Renewal	Q3 25

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