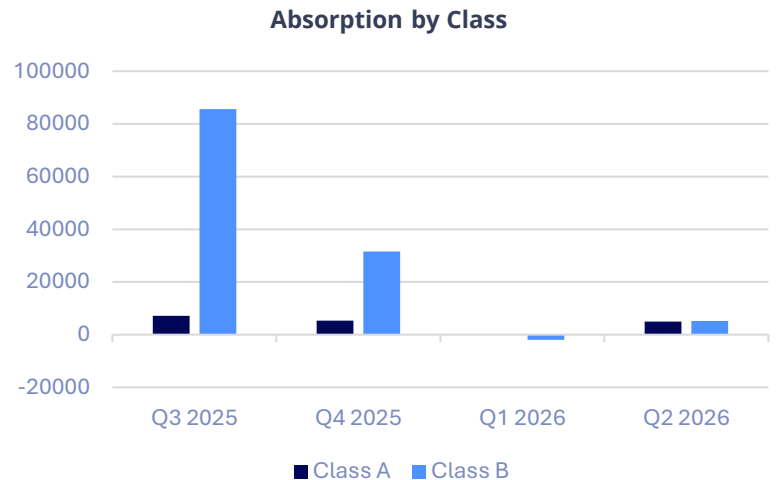
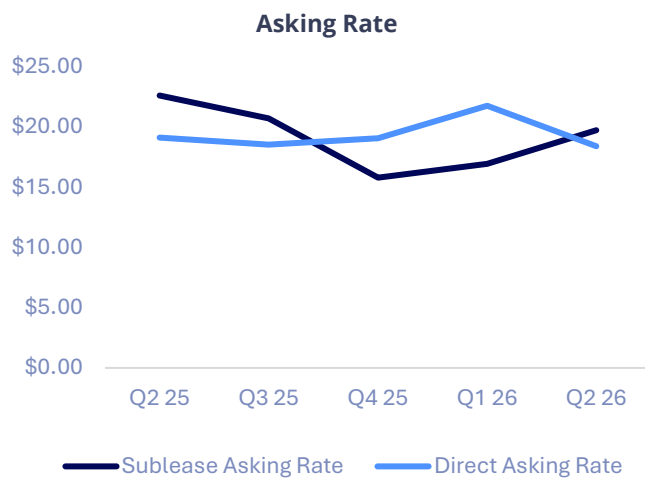


Submarket Key Takeaways

- The Westerville submarket saw multiple large leases signed in Q2, with leasing volume totaling 67,216 square feet.
- The average direct asking rate in the Westerville submarket is \$18.41/SF.
- The two most prominent industries seeking space in the Westerville submarket are Healthcare and Engineering.
- Westerville is a well-established suburban office submarket located northeast of Columbus, offering strong connectivity via I-270 and SR-161. Local government initiatives and economic incentives play a significant role in enhancing the Westerville submarket's appeal. The city actively promotes business growth through various development programs. Healthcare, education, technology and professional services thrive in this dynamic submarket.

Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	826,947	12.69%	13.62%	26.31%	23.47%	24.06%
B	1,591,608	16.52%	1.09%	17.60%	17.90%	16.89%
Total	2,418,555	15.21%	5.37%	20.58%	19.80%	19.34%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	4,926	4,926	-	-	\$19.09
B	5,247	3,327	-	-	\$18.14
Total	10,173	8,253	-	-	\$18.41



Major Employers in Westerville

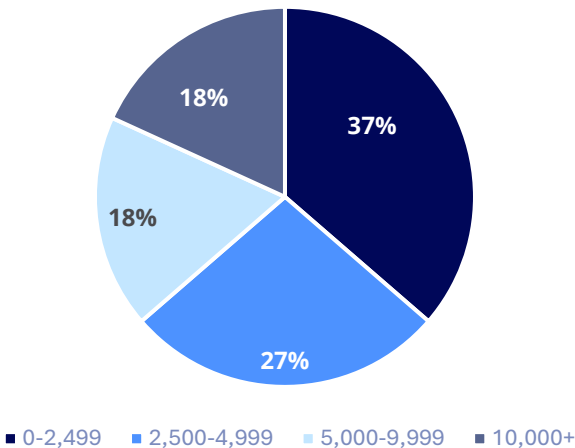


Top Performing Office Buildings

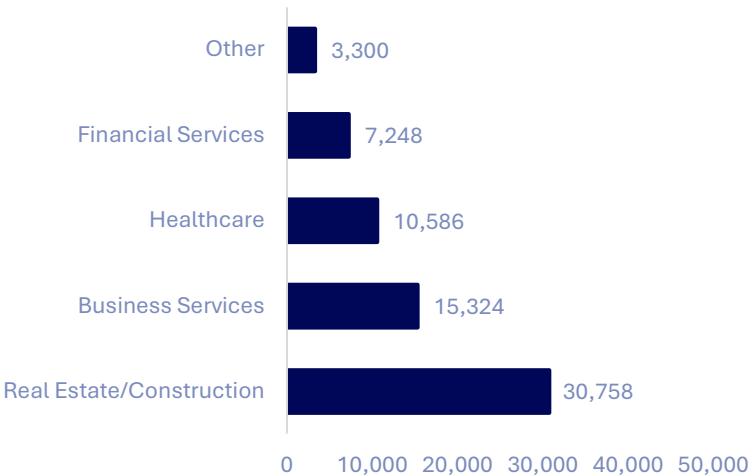
Net Absorption

BUILDING	RBA	YEAR BUILT/ RENOVATED	NEY ABSORPTION YTD (SF)	% LEASED	AVAILABLE (SF)
460 Polaris Pky.	139,000	2009	0	100.00%	-
2800 Corporate Exchange Dr.	117,674	1988	0	84.42%	18,328
380 Polaris Pky.	106,000	2014	0	96.46%	3,757

Deals By Size – Q2 2026



SF Leased By Industry – Q2 2026



6 Month Notable Sales Activity

ADDRESS	SIZE	BUYER	PRICE	PRICE/SF	QUARTER SIGNED
1855 E Dublin Granville Rd.	34,122	Medsave Urgent Clinic	\$1,470,000	\$43.08/SF	Q1 26
1601 Schrock Rd.	10,000	Y&L Commercial Buildings, LLC	\$800,000	\$80.00/SF	Q2 26

Bold Denotes Colliers Represented Transaction

6 Month Notable Lease Activity

ADDRESS	SIZE	TENANT	TYPE	QUARTER SIGNED
701-719 Brooksedge Plaza Dr.	30,758	CBRE	New	Q2 26
460 Polaris Pky.	29,000	Vertiv	Renewal	Q1 26
600 N Cleveland Ave.	13,224	Perry ProTech	New	Q2 26
460 Polaris Pky.	14,162	HW&Co.	New	Q2 26
2400 Corporate Exchange Dr.	6,578	Quality Moments	New	Q2 26

Bold Denotes Colliers Represented Transaction

Stephanie Morris
Senior Research Analyst | Columbus
+1 614 436 9800
stephanie.morris@colliers.com

Jake Lord
Research Analyst | Columbus
+1 614 649 2042
jacob.lord@colliers.com

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