

New Albany Submarket Office Report

Q3 2025

Colliers

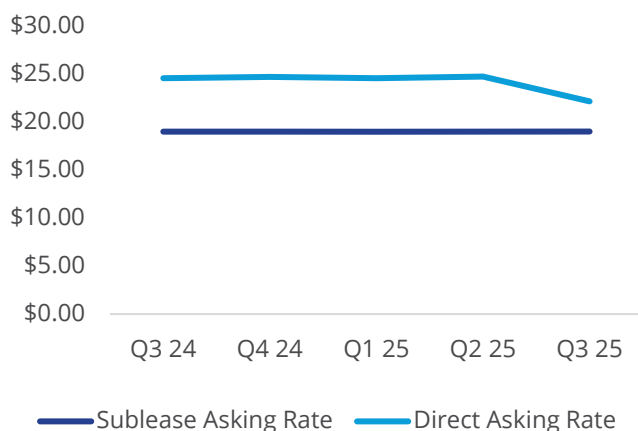
Submarket Key Takeaways

- New Albany has one of the higher vacancy rates in the Columbus market at 29.54%.
- The average asking rate is currently \$22.14 FSG, seeing a decrease for the first time in a year.
- The most significant sale occurred at 8111-8131 Smiths Mill Rd, where EOG Resources, Inc. acquired 175,000 square feet for \$25,662,476.
- Known for its master-planned community and exceptional quality of life, the New Albany submarket attracts diverse businesses, from Fortune 500 companies to innovative startups. The area's office spaces are characterized by high-quality, modern developments, often large landscaped campuses that reflect New Albany's commitment to sustainability and aesthetic excellence. Businesses are drawn to New Albany for its state-of-the-art office facilities and its strategic location near major highways and the John Glenn Columbus International Airport, providing convenient access to national and international markets.

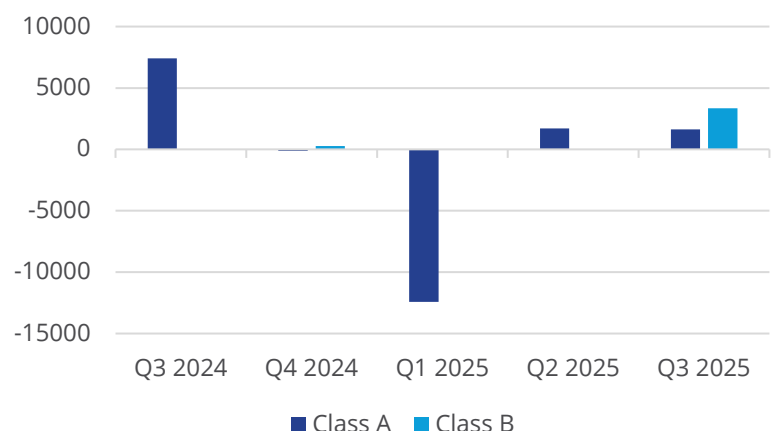
Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	1,261,144	28.75%	11.80%	40.55%	39.57%	39.57%
B	909,963	18.41%	0.00%	18.41%	15.64%	15.82%
TOTAL	2,171,107	24.42%	6.85%	31.27%	29.54%	29.62%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	-	(12,342)	-	-	\$21.05
B	1,625	3,338	-	-	\$24.49
TOTAL	1,625	(9,004)	-	-	\$22.14

Asking Rate



Absorption by Class



Major Employers in New Albany

Axium
PLASTICS

lower™
.COM

AEP
TRANSMISSION

amazon

Abercrombie
& Fitch

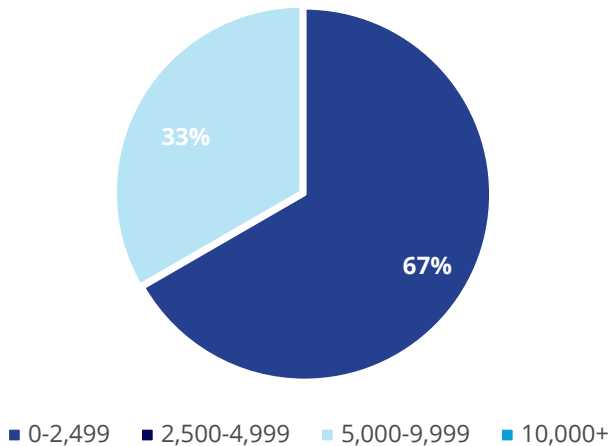
Bath & Body Works®

Top Performing Office Buildings

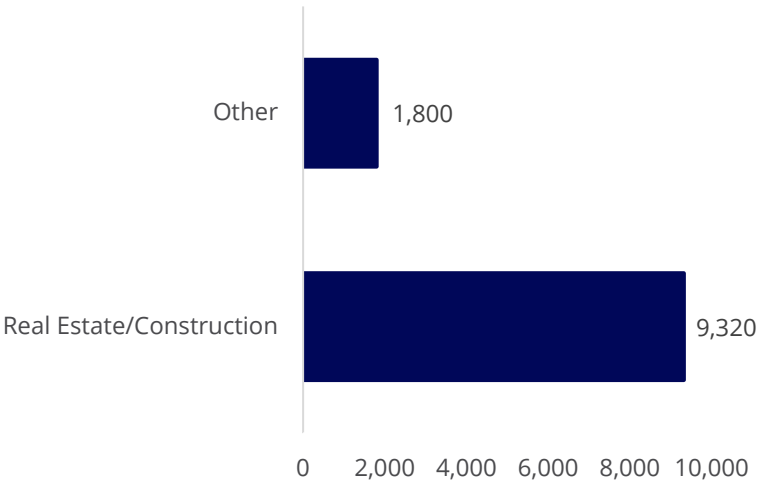
Net Absorption

Building	RBA	Year Built/ Renovated	Net Absorption YTD (SF)	% Leased	Available (SF)
8000 Walton Pkwy	33,160	2006	-	100.00%	-
7815 Walton Pkwy	43,362	2015	-	100.00%	-
7800 Walton Pkwy	54,639	2007	-	100.00%	-

Deals By Size – Q3 2025



SF Leased By Industry – Q2 2025



6 Month Notable Sales Activity

Address	Size	Buyer	Price	Price/SF	Quarter Signed
8111-8131 Smiths Mill Rd	175,000	EOG Resources, Inc.	\$25,662,476	\$146.64/SF	Q3 25

6 Month Notable Lease Activity

Address	Size	Tenant	Type	Quarter Signed
7400 W Campus Rd	9,320	Kiewit Power Constructors, Co	Renewal	Q2 25
6530 W Campus Oval	1,000	Herbal Science, LLC	Renewal	Q2 25

Bold/Blue Denotes Colliers Represented Transaction