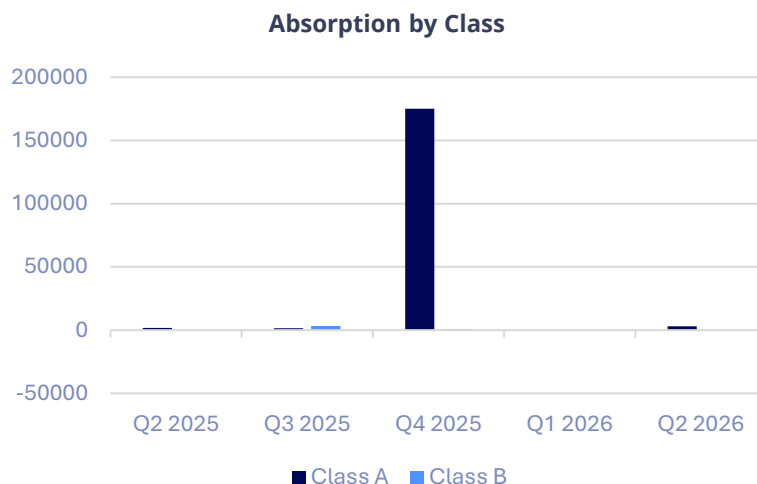
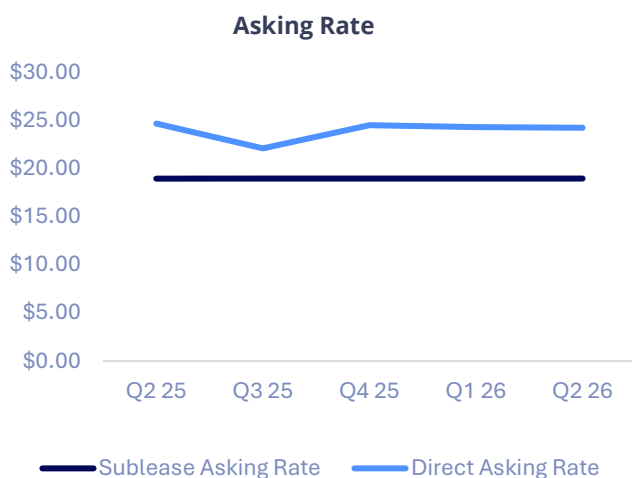


Submarket Key Takeaways

- The average asking rate decreased modestly to \$24.28 FSG, and it has stayed within the \$24-\$25 range for the past two years.
- The vacancy rate for Class A buildings decreased from 23.49% to 22.59%.
- 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	1,389,782	21.58%	0.28%	21.86%	22.59%	23.49%
B	155,656	0.00%	95.58%	95.58%	95.58%	75.79%
Total	1,545,438	19.41%	9.88%	29.29%	29.94%	30.14%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	3,005	2,887	-	-	\$24.28
B	-	-	-	-	-
Total	3,005	2,887	-	-	\$24.28



Major Employers in New Albany

Axium
PLASTICS

Bob Evans
DOWN ON THE FARM®

AEP
TRANSMISSION

amazon

Abercrombie
& Fitch

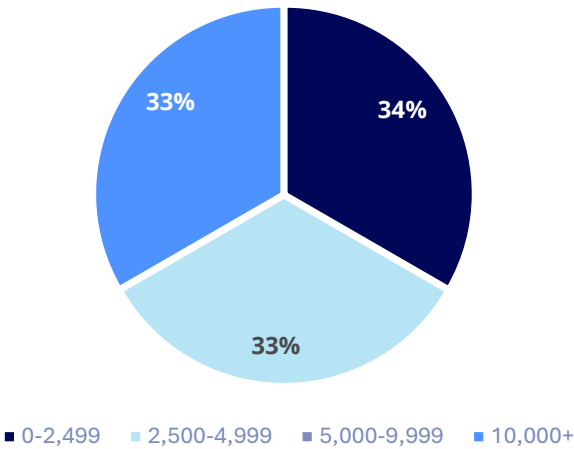
Bath & Body Works®

Top Performing Office Buildings

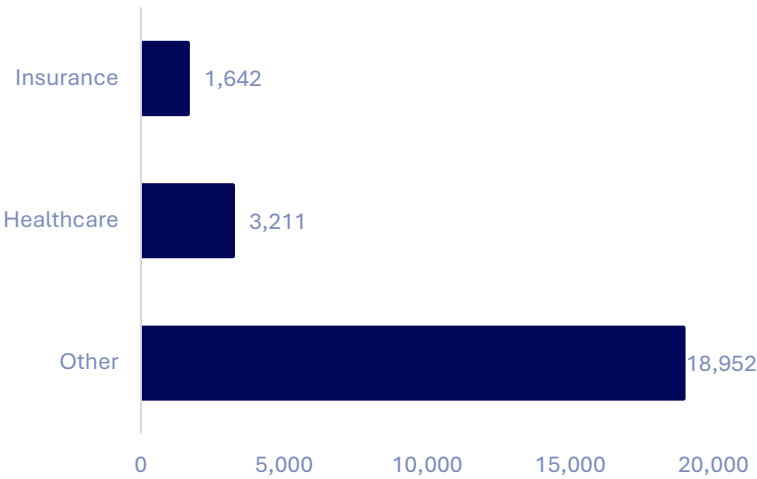
Net Absorption

BUILDING	RBA	YEAR BUILT/ RENOVATED	NEY 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 – Q2 2026



SF Leased By Industry – Q2 2026



6 Month Notable Lease Activity

ADDRESS	SIZE	TENANT	TYPE	QUARTER SIGNED
7795 Walton Pky.	18,952	Undisclosed	New Lease	Q2 26
6455 W Campus Oval	10,612	Mount Carmel Health System	New Lease	Q1 26
6530 W Campus Oval	7,096	Total Renal Care, Inc	Extension	Q1 26

Bold Denotes Colliers Represented Transaction