Columbus **High-Rise Report**

Q2 2026

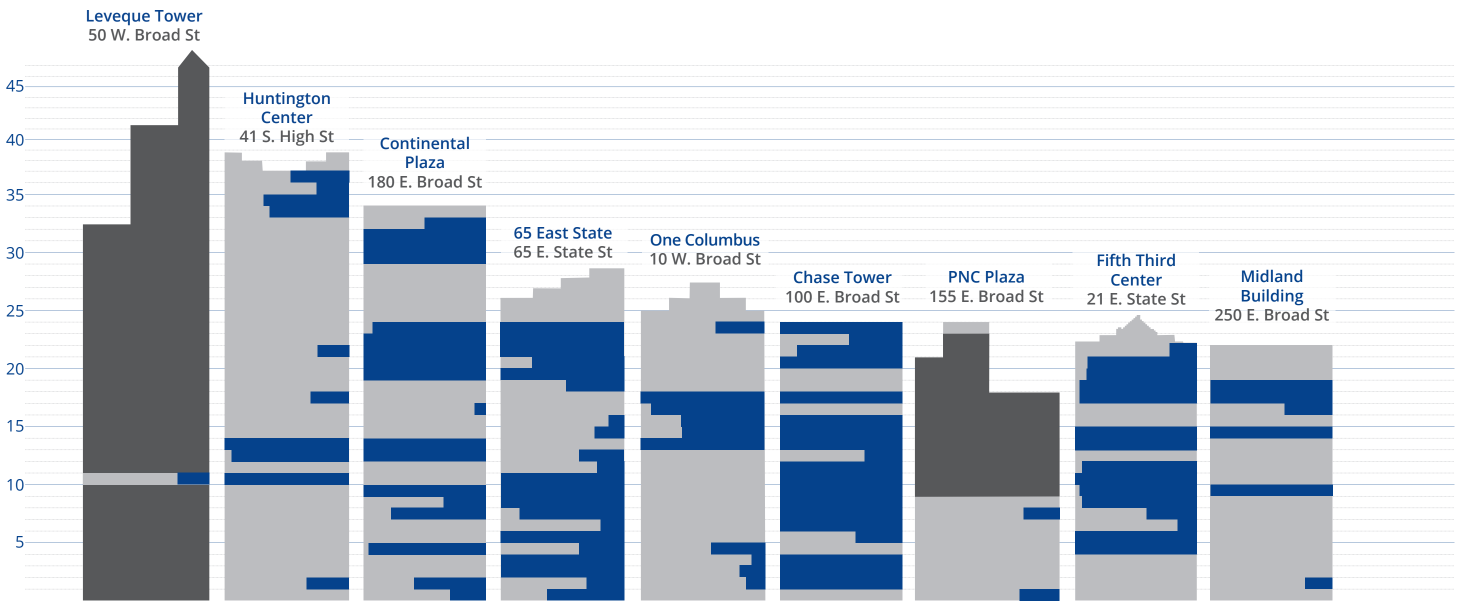
High-Rise Availability

CBD Office Buildings

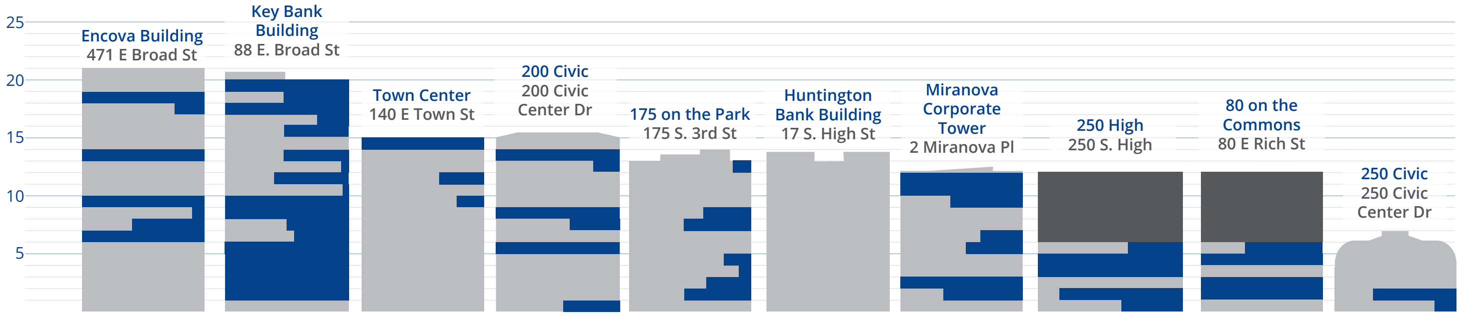
In an effort to provide our clients with a better understanding of the Columbus CBD high-rise market, Colliers | Columbus is pleased to present the second quarter Columbus High-Rise Report: a floor-by-floor analysis of nineteen Columbus CBD high-rise building availabilities.

= Available Space *(Includes Sublease Space)*

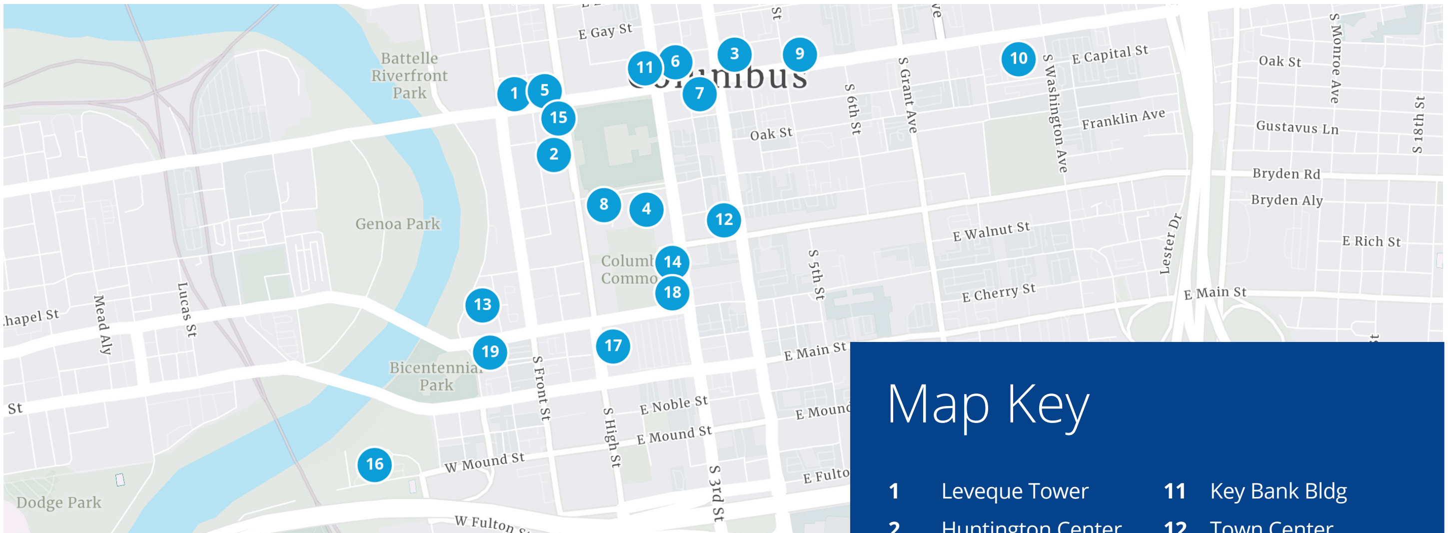
= Non-Office Space *(Excluded in Availability)*



	Leveque Tower	Huntington Center	Continental Plaza	65 East State	One Columbus	Chase Tower	PNC Plaza	Fifth Third Center	Midland Building
RBA:	15,000 SF	910,992 SF	633,919 SF	490,422 SF	426,839 SF	301,389 SF	286,985 SF	365,457 SF	264,000 SF
Availability:	2,139 SF	147,011 SF	272,741 SF	269,181 SF	93,982 SF	214,614 SF	11,751 SF	177,549 SF	59,312 SF



	Encova Building	Key Bank Building	Town Center	200 Civic	175 on the Park	Huntington Bank Building	Miranova Corporate Tower	250 High	80 on the Commons	250 Civic
RBA:	236,653 SF	248,832 SF	246,510 SF	247,803 SF	240,625 SF	165,000 SF	255,786 SF	162,516 SF	165,581 SF	113,165 SF
Availability:	56,788 SF	166,663 SF	27,809 SF	67,331 SF	44,139 SF	0 SF	116,117 SF	100,286 SF	96,142 SF	17,151 SF



Market Statistics

2nd Quarter of 2026	CBD	Columbus*
Inventory (SF)	16,461,828	48,809,764
Total Vacancy Rate	18.45%	19.21%
SF Vacant	3,037,207	9,376,355
Year-to-date Net Absorption	7,004	268,431
Average Asking Rate	$22.30 FSG	$21.31 FSG

*Represents the CBD submarket as well as the suburban submarkets.

Map Key

1	Leveque Tower	11	Key Bank Bldg
2	Huntington Center	12	Town Center
3	Continental Plaza	13	200 Civic
4	65 E State	14	175 on the Park
5	One Columbus	15	Huntington Bank Bldg
6	Chase Tower	16	Two Miranova
7	PNC Plaza	17	250 High
8	Fifth Third Center	18	80 on the Commons
9	Midland Bldg	19	250 Civic
10	Encova Building		

CBD Overview

The Columbus office market continues to adjust to the evolving workplace environment. In the second quarter the Columbus office market had 645 square feet of positive absorption, and the vacancy rate was 19.21 percent. Asking rates decreased for an overall full-service gross rate of $21.31. Vacancy in the CBD remained at 18.45 percent, which is lower than the overall market's vacancy of 19.21 percent. The CBD currently has 48,626 square feet under construction, which includes the Merchant Building. Several projects have been completed in the CBD over the past few years, such as the first phase of Scioto Peninsula, the Front and Fulton development, the second half of the Gravity project in Franklinton and the renovation of the Municipal Light Building. While construction activity in the CBD has slowed, several projects are underway such as the Capital line project and Gay Street Corridor revitalization. Tenants are continuing to stay active in the CBD, with 26 users representing 249,700 square feet currently searching for space specifically in the urban Columbus area. Columbus can anticipate increased activity throughout 2026 as users become more comfortable entering the market and making decisions regarding their office space.

Mixed-Use Trend

Mixed-use construction has been a major force on the Columbus market, primarily in the Central Business District. Not only are mixed-use developments being constructed from the ground up, but there are also various high-rise office towers downtown that are making the change to multi-use. Projects such as 80 on the Commons, The Hayden and North Market Tower are adding brand new office, retail and multifamily space to the downtown area. Historically 100 percent office, The LeVeque Tower, PNC Plaza, Fifth Third Center and 150 E Gay St have or are in the process of adding retail, multifamily and hotel components. As the demand for "live, work, play" grows, the Columbus CBD submarket can anticipate further mixed-use investment in coming years.

Why Downtown **Columbus**

5,299 Apartments added since 2015

$2.1B In proposed projects with
$1.72B currently under construction

$5B Invested in Downtown since 2014

85/100
Downtown Walk Score

4
Universities Downtown

38,938
Students Downtown

New census estimates show the Columbus metro area's **population** grew by more than 21,000 in 2025, reaching **2,242,028**, which is double the national growth rate. Since 2020, Columbus has been one of just 21 metro areas nationwide to add more than 100,000 residents.

Population Overview

Foot Traffic
26.9M
Visits, includes 6.7M unique visitors and 11.5M employee visits (+700K employee visits vs. 2024)

Retail
20
New storefronts opened over the past year

Workforce
90,900
Total downtown employment

Hospitality
60.4%
Hotel occupancy, up 2 percentage points from 2024

Apartments
86.9%
Average apartment occupancy rate

Housing
10,395
Residential units, up by 771 from 2024

Residents
13,513
Residents, up from 12,500 in 2024

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