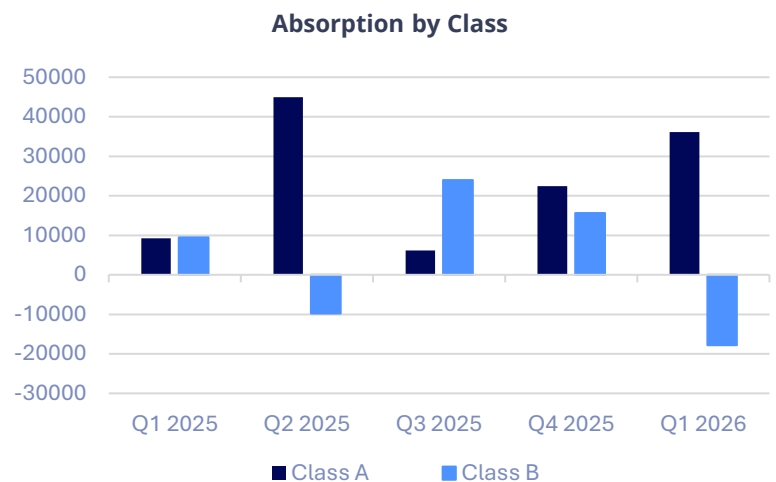
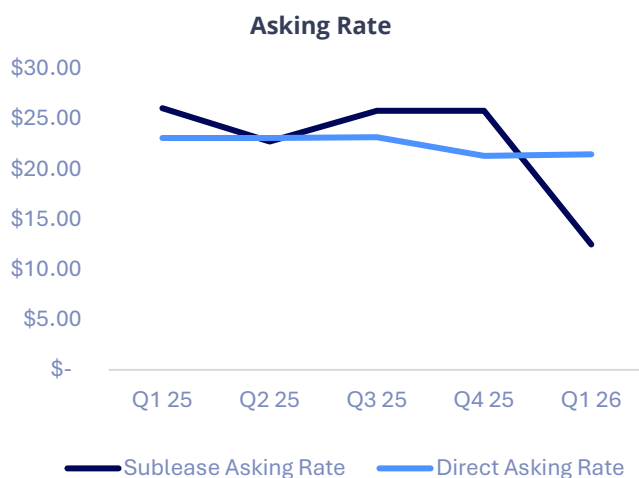


Submarket Key Takeaways

- The Arlington/Grandview submarket continues to have one of the lowest vacancy rates in the Columbus office market, with a current rate of 8.62%. We expect this vacancy rate to modestly decrease as more tenants move into this submarket throughout 2026.
- The most prominent industry seeking space in the Arlington/Grandview submarket is Healthcare.
- The Arlington/Grandview submarket benefits from its strategic location, making it a key player in Columbus' commercial office market. Upper Arlington offers a mix of traditional office spaces and newer, high-quality developments just minutes from downtown Columbus.
- Grandview Heights has emerged as a vibrant hub for creative industries, startups and technology firms. The area's ongoing growth is supported by strong community planning and investment in infrastructure, making it an increasingly attractive option for companies looking for a dynamic environment with easy access to Columbus' CBD.

Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	2,004,181	8.93%	0.00%	8.93%	10.84%	10.84%
B	2,207,524	13.53%	0.08%	13.62%	6.61%	4.66%
Total	4,211,705	11.34%	0.04%	11.39%	8.62%	7.85%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	36,131	36,131	-	-	\$23.31
B	(17,850)	(17,850)	-	-	\$20.57
Total	18,281	10,900	-	-	\$21.48



Major Employers in Arlington/Grandview

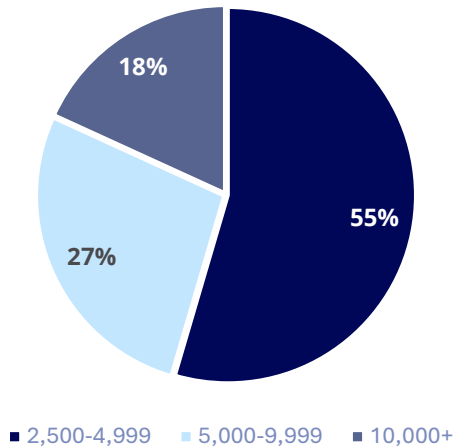


Top Performing Office Buildings

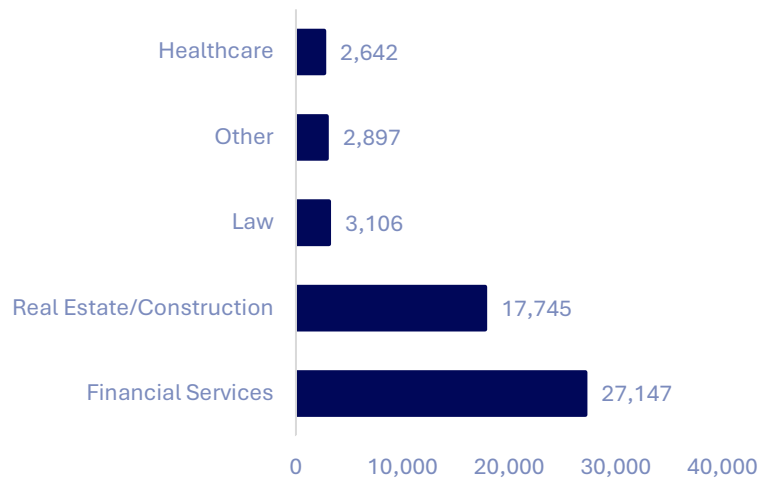
Net Absorption

BUILDING	RBA	YEAR BUILT/ RENOVATED	NEY ABSORPTION YTD (SF)	% LEASED	AVAILABLE (SF)
995 Yard St.	133,000	2017	36,131	74.49%	33,927
800 Yard St.	75,000	2015	12,826	62.34%	28,247
815 Grandview Ave.	24,787	1946 / 1999	3,822	85.59%	3,573

Deals By Size - Q1 2026



SF Leased By Industry - Q1 2026



6 Month Notable Sales Activity

ADDRESS	SIZE	BUYER	PRICE	PRICE/SF	QUARTER SIGNED
1275 Olentangy River Rd.	28,146	Odunukwe Ventures, LLC	\$4,250,000	\$151.00	Q1 26
931 Chatham Ln.	30,039	Ohio Gastroenterology Group, Inc.	\$3,300,000	\$109.86	Q4 25
956-960 King Ave.	8,500	Contrast Church	\$1,626,134	\$191.31	Q4 25

6 Month Notable Lease Activity

ADDRESS	SIZE	TENANT	TYPE	QUARTER SIGNED
955 Yard St.	25,974	Reminger Co., LPA	New Lease	Q4 25
1165 Dublin Rd.	21,136	Copper Run Capital	New Lease	Q1 26
995 Yard St.	18,169	Lazear Capital Partners	New Lease	Q4 25
4845 Knightsbridge Blvd.	13,367	Knightsbridge Surgery Center	Renewal	Q4 25
777 Goodale Blvd.	7,450	Danis Construction	Renewal	Q1 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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