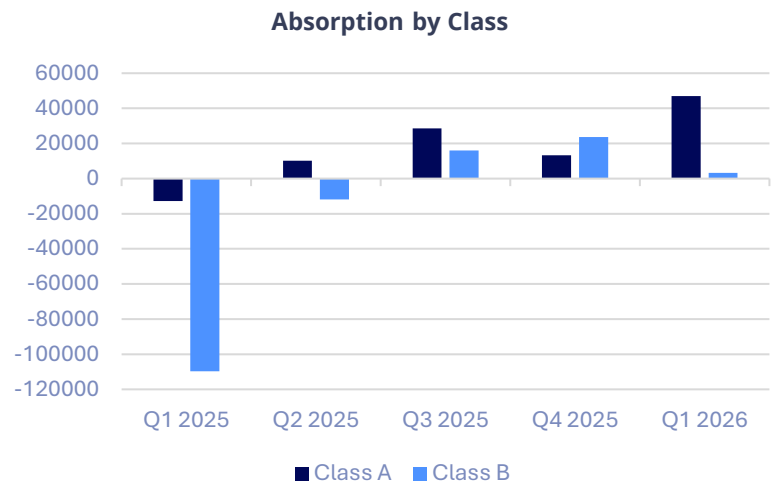
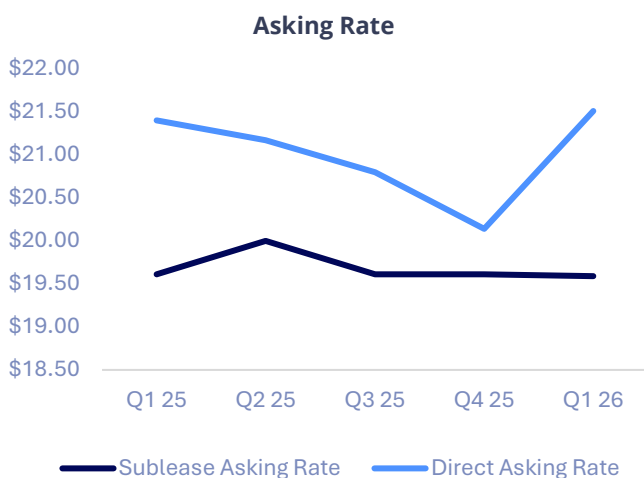


Submarket Key Takeaways

- There are currently 45 office tenants exclusively seeking space in Dublin, with eleven requiring 10,000 square feet or more. Dublin consistently ranks among the top three most desired submarkets for tenants seeking office space in the Columbus market.
- The two most prominent industries seeking space in the Dublin submarket are Healthcare and Insurance.
- The largest move-in of the quarter was OnceCompass Holdings at 5900 Parkwood Place with 11,852 square feet. Class A buildings saw 46,905 square feet worth of positive absorption, indicating persistent flight-to-quality in the suburban submarkets.
- The Dublin office market stands out for its strategic location within the Columbus metropolitan area, attracting businesses seeking accessibility and growth opportunities. Its diverse mix of industries, robust economy and supportive business environment contribute to its sustained success in the commercial real estate sector.

Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	5,101,259	26.15%	8.96%	35.11%	33.09%	32.23%
B	3,693,379	16.61%	1.28%	17.89%	17.47%	17.37%
Total	8,794,638	22.14%	5.73%	27.88%	26.53%	25.54%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	46,905	46,905	104,200	-	\$25.74
B	3,347	3,347	-	-	\$20.00
Total	50,252	50,252	104,200	-	\$21.51



Major Employers in Dublin

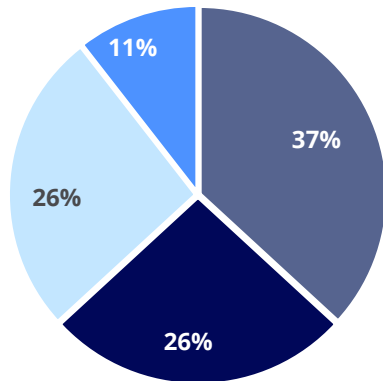


Top Performing Office Buildings

Net Absorption

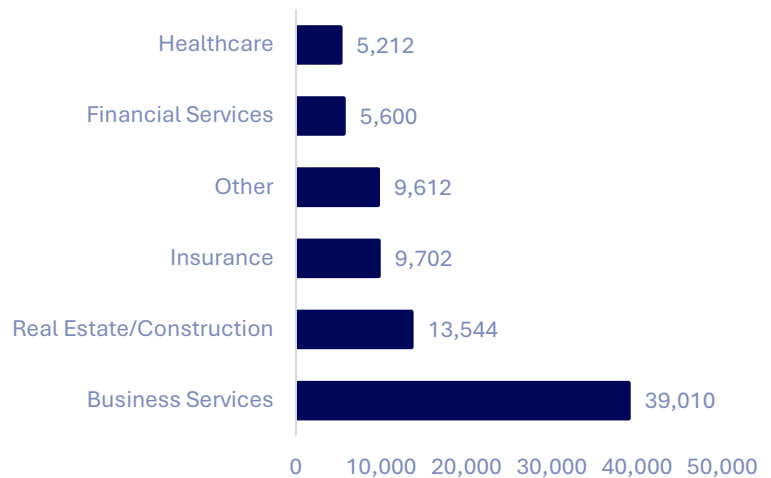
BUILDING	RBA	YEAR BUILT/ RENOVATED	NEY ABSORPTION YTD (SF)	% LEASED	AVAILABLE (SF)
5900 Parkwood Pl.	164,900	2000	11,852	60.04%	65,889
4540-4548 Bridge Park Ave.	80,860	2017	7,688	100.00%	0
6500 Emerald Pky.	128,280	2001	6,807	52.59%	60,694

Deals By Size - Q1 2026



■ 0-2,499 ■ 2,500-4,999 ■ 5,000-9,999 ■ 10,000+

SF Leased By Industry - Q1 2026



6 Month Notable Sales Activity

ADDRESS	SIZE	BUYER	PRICE	PRICE/SF	QUARTER SIGNED
4789 Rings Rd.	30,899	Dr H. LLC	\$5,060,000	\$163.75/SF	Q1 26
5747 Perimeter Dr.	66,120	O'Brien Robinson Development, LLC	\$4,390,000	\$78.61/SF	Q4 25

Bold Denotes Colliers Represented Transaction

6 Month Notable Lease Activity

ADDRESS	SIZE	TENANT	TYPE	QUARTER SIGNED
7400 Safelite Way	35,444	Safelite Group Inc	Renewal	Q4 25
5900 Parkwood Pl.	16,168	Rosen USA	New	Q1 26
6397 Emerald Pky.	13,688	Undisclosed	New	Q4 25
5525 Parkcenter Cir.	11,400	Micware North America	New	Q1 26
5475 Rings Rd.	8,063	Virtusa Corporation	New	Q4 25

Bold Denotes Colliers Represented Transaction

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