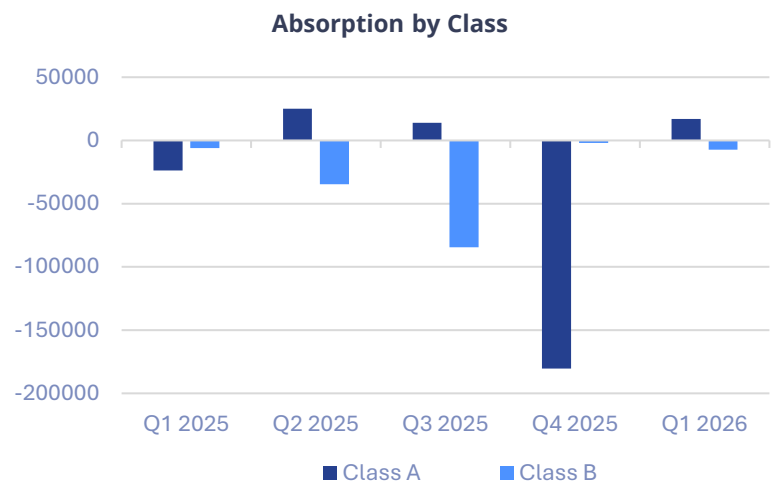
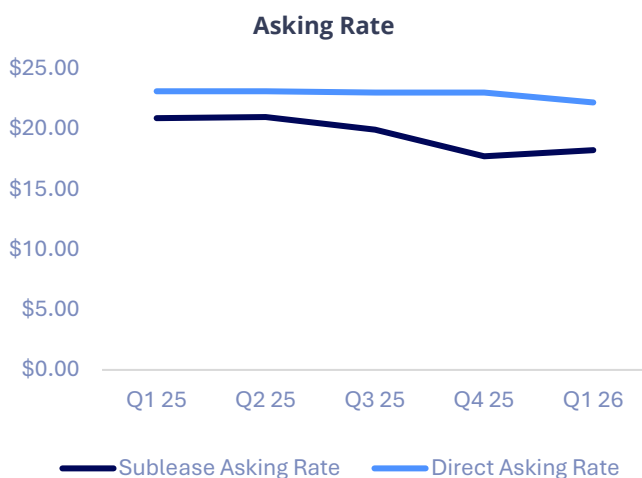


### Submarket Key Takeaways

- The Central Business District (CBD) vacancy rate is 18.46%, which is below the market average vacancy rate of 19.18%. There were a few significant move-ins during the quarter, including Gifhealth occupying over 18,000 square feet at 80 E Rich St. and Lower.com expanding for over 9,000 square feet at 711 N High St. Negative absorption of 7,278 square observed for Class B buildings tempered overall absorption seen in the CBD during the quarter.
- The most prominent industries seeking space in the CBD submarket are Law and Healthcare.
- The Columbus CBD, with its diverse range of businesses, from large corporations and financial institutions to law firms and government offices, remains a strategic choice. Its prime location, with proximity to key city amenities such as the Ohio Statehouse, cultural institutions, and major hotels, continues to attract businesses seeking prestige and convenience. Despite the challenges posed by shifts in work patterns, such as the rise of remote work, the Columbus CBD's resilience is evident in its ability to continue attracting businesses that value the connectivity, infrastructure, and prestige associated with a downtown location.

Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	10,257,666	24.17%	1.00%	25.16%	20.77%	21.61%
B	6,231,162	15.09%	0.36%	15.46%	14.67%	11.43%
<b>Total</b>	<b>16,488,828</b>	<b>20.74%</b>	<b>0.76%</b>	<b>21.49%</b>	<b>18.46%</b>	<b>16.16%</b>

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	16,993	16,993	64,828	-	\$23.60
B	(7,278)	(7,278)	-	-	\$20.33
<b>Total</b>	<b>9,715</b>	<b>9,715</b>	<b>64,828</b>	<b>-</b>	<b>\$22.21</b>



### Major Employers in CBD

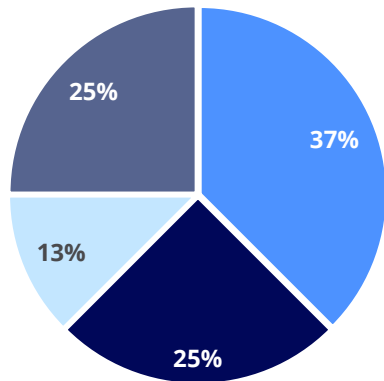


# Top Performing Office Buildings

## Net Absorption

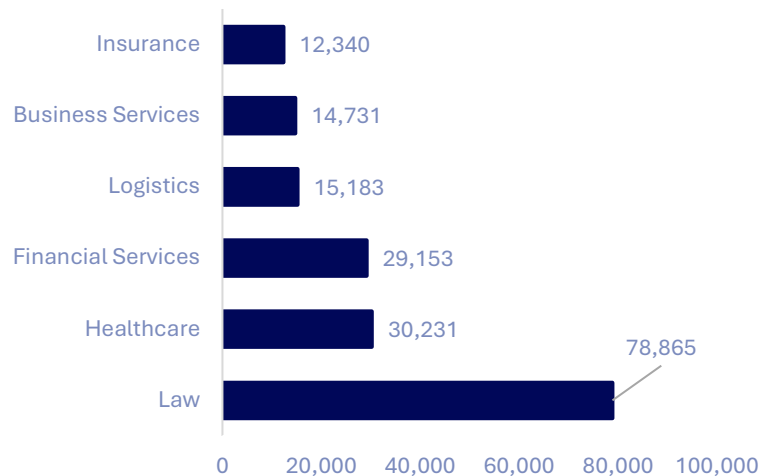
BUILDING	RBA	YEAR BUILT/ RENOVATED	NEY ABSORPTION YTD (SF)	% LEASED	AVAILABLE (SF)
250 Civic Center Dr	114,440	1998	11,147	85.01%	101,761
440-500 W Broad St.	206,568	2019	11,416	100.00%	0
711 N High St.	133,425	2019	9,266	80.47%	101,761

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
383 N Front St.	30,000	Nationwide Realty Investors	\$2,530,000	\$84.33/SF	Q1 26
341-345 S 3rd St.	26,136	The Full Del Monte, LLC	\$2,100,000	\$80.35/SF	Q1 26
363 E Town St.	14,385	OhioHealth	\$1,900,000	\$132.08/SF	Q1 26
211 N 5th St	21,000	Construction One, Inc.	\$1,000,000	\$47.62/SF	Q1 26

## 6 Month Notable Lease Activity

ADDRESS	SIZE	TENANT	TYPE	QUARTER SIGNED
<b>65 E State St.</b>	<b>50,089</b>	<b>Kegler Brown Hill &amp; Ritter Co</b>	<b>Renewal</b>	<b>Q1 26</b>
175 W Nationwide Blvd.	49,431	Columbia Gas	New Lease	Q4 25
400 W Nationwide Blvd.	29,612	ODW Logistics	Expansion	Q4 25
711 N High St.	24,712	Lower.com	Expansion	Q1 26
80 E Rich St.	18,815	Gifthealth	Sublease	Q1 26

**Bold** Denotes Colliers Represented Transaction

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