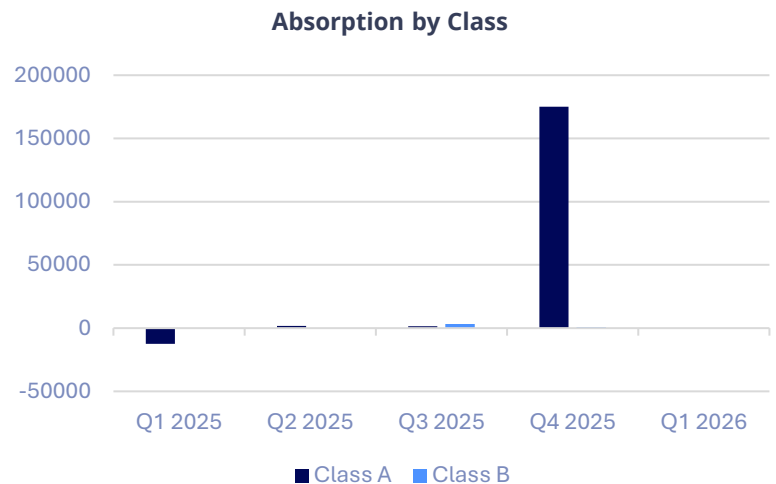
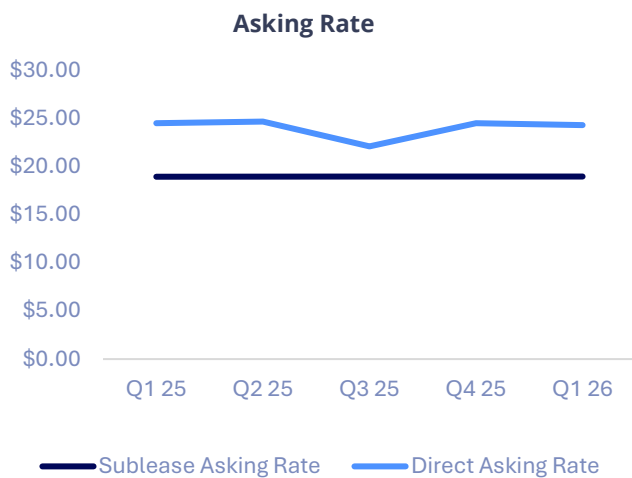


Submarket Key Takeaways

- The average asking rate increased modestly to \$24.36 FSG, and it has stayed within the \$24-\$25 range for the past two years.
- The vacancy rate for Class A buildings decreased over two percentage points from 25.70% to 23.49%.
- 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	1,349,145	23.62%	0.00%	23.62%	23.49%	25.70%
B	196,293	0.00%	75.79%	75.79%	75.79%	15.56%
Total	1,545,438	20.62%	9.63%	30.25%	30.14%	21.45%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	(118)	(118)	-	-	\$25.26
B	-	-	-	-	\$19.00
Total	(118)	(118)	-	-	\$24.36



Major Employers in New Albany

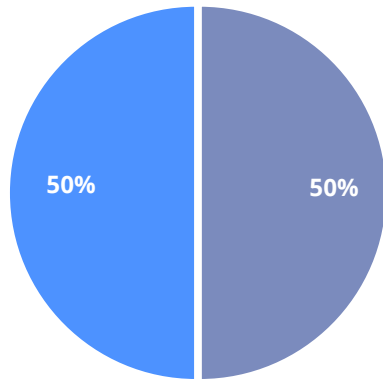


Top Performing Office Buildings

Net Absorption

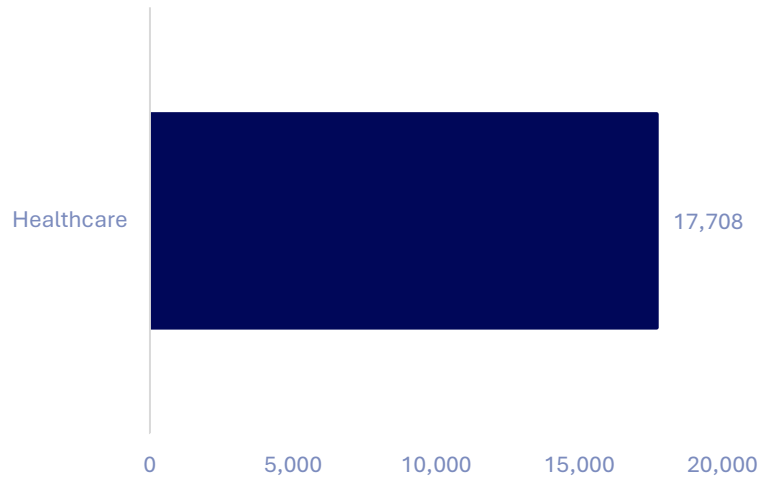
BUILDING	RBA	YEAR BUILT/ RENOVATED	NET ABSORPTION YTD (SF)	% LEASED	AVAILABLE (SF)
8000 Walton Pkwy.	33,160	2006	-	100.00%	-
7815 Walton Pkwy.	43,362	2015	-	100.00%	-
7800 Walton Pkwy.	54,639	2007	-	100.00%	-

Deals By Size – Q4 2025



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

SF Leased By Industry – Q4 2025



6 Month Notable Sales Activity

ADDRESS	SIZE	BUYER	PRICE	PRICE/SF	QUARTER SIGNED
6500 New Albany Rd.	333,169	City of New Albany	Not Disclosed	Not Disclosed	Q4 25

6 Month Notable Lease Activity

ADDRESS	SIZE	TENANT	TYPE	QUARTER SIGNED
6455 W Campus Oval	10,612	Mount Carmel Health System	New Lease	Q1 26
6530 W Campus Oval	10,544	Power Engineers. Inc	Renewal	Q4 25
6530 W Campus Oval	7,096	Total Renal Care, Inc	Extension	Q1 26

Bold Denotes Colliers Represented Transaction