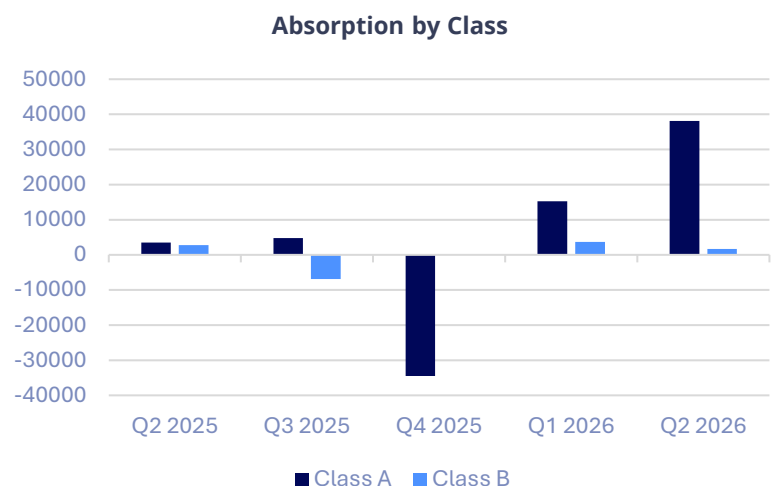
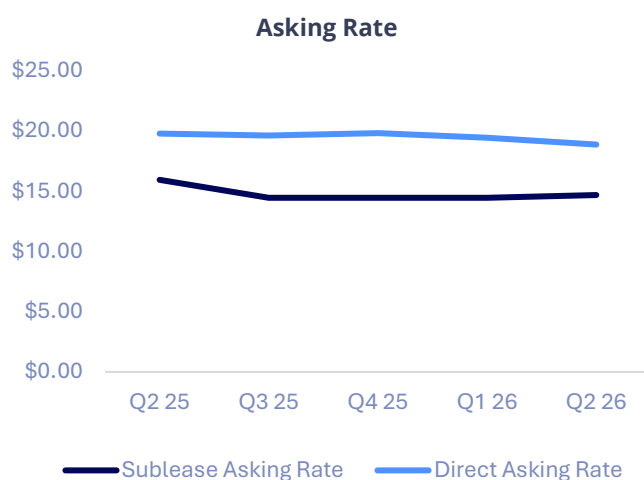


Submarket Key Takeaways

- The Worthington submarket vacancy rate is 26.23%, which is the highest vacancy rate in comparison to the other Columbus suburban submarkets.
- There were a few prominent move-ins in the quarter, including Big Lots occupying 10,180 square feet at 200 E Campus View Blvd.
- The two most prominent industries seeking space in the Worthington submarket are Engineering and Financial Services.
- Worthington, situated just north of Columbus, offers a strategic location with direct access to I-270 and U.S. Route 23, making it highly accessible for businesses. The area boasts a variety of office spaces, including properties along Wilson Bridge Road and High Street, with competitive rental rates compared to neighboring markets. This affordability, combined with a mix of traditional offices and coworking spaces, attracts diverse tenants. Worthington's proximity to Columbus' central business district and its suburban charm make it an appealing choice for companies seeking both convenience and quality of life for their employees.

Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	1,207,576	27.99%	3.17%	31.17%	28.23%	31.39%
B	1,666,017	21.05%	0.80%	21.85%	24.77%	25.50%
Total	2,873,593	23.97%	1.79%	25.76%	26.23%	27.98%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	38,075	53,362	-	-	\$18.92
B	1,641	5,329	-	-	\$18.81
Total	39,716	58,691	-	-	\$18.86



Major Employers in Worthington

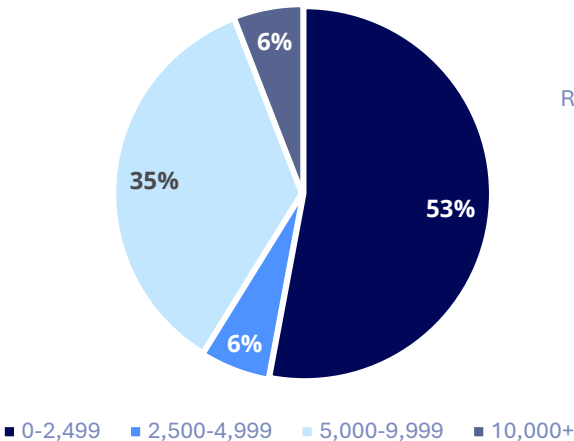


Top Performing Office Buildings

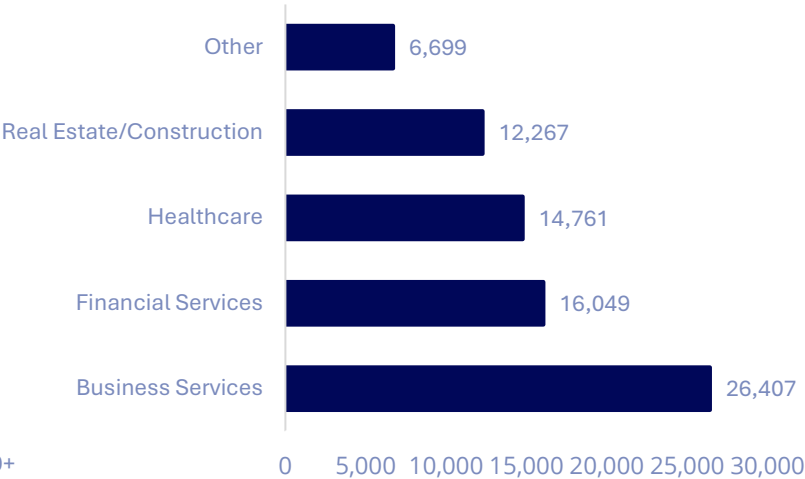
Net Absorption

BUILDING	RBA	YEAR BUILT/ RENOVATED	NEY ABSORPTION YTD (SF)	% LEASED	AVAILABLE (SF)
445 Hutchinson Ave.	256,495	1986/1999	11,111	63.97%	92,417
121 Wilson Bridge Rd.	52,124	2024	9,111	87.22%	6,368
1105 Schrock Rd.	50,418	1983	7,376	72.60%	58,325

Deals By Size – Q2 2026



SF Leased By Industry – Q2 2026



6 Month Notable Sales Activity

ADDRESS	SIZE	BUYER	PRICE	PRICE/SF	QUARTER SIGNED
7420 Worthington Galena Rd.	10,999	Metz, Lewis, Brodman, Must, O'Keefe	\$1,543,500	\$140.33/SF	Q2 26
1000 High St N.	10,180	Sullivan Brothers Inc.	\$1,350,000	\$132.61/SF	Q2 26

6 Month Notable Lease Activity

ADDRESS	SIZE	TENANT	TYPE	QUARTER SIGNED
1105 Schrock Rd.	11,511	Everest Technologies, Inc	Renewal	Q2 26
445 Hutchinson Ave.	11,075	Maxim Healthcare Services, Inc.	Renewal	Q2 26
200 E Campus View Blvd.	10,180	Big Lots	New	Q1 26
445 Hutchinson Ave.	7,644	AWP, Inc.	New	Q1 26
1105 Schrock Rd.	7,376	Jewish Family Services	New	Q1 26

Bold Denotes Colliers Represented Transaction