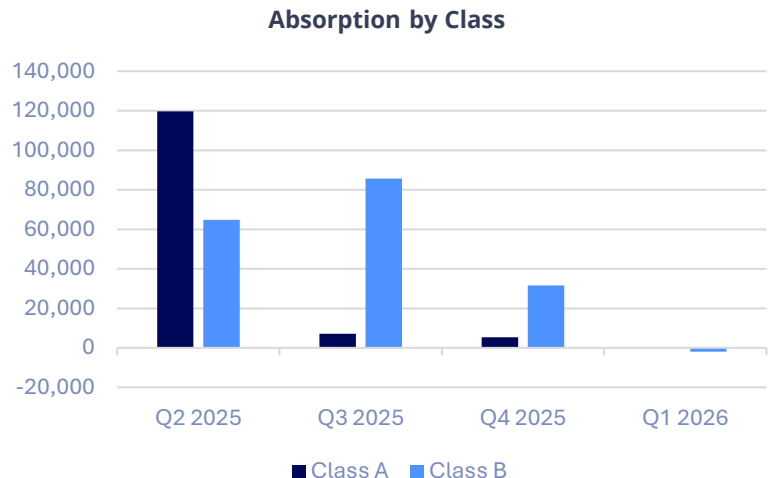
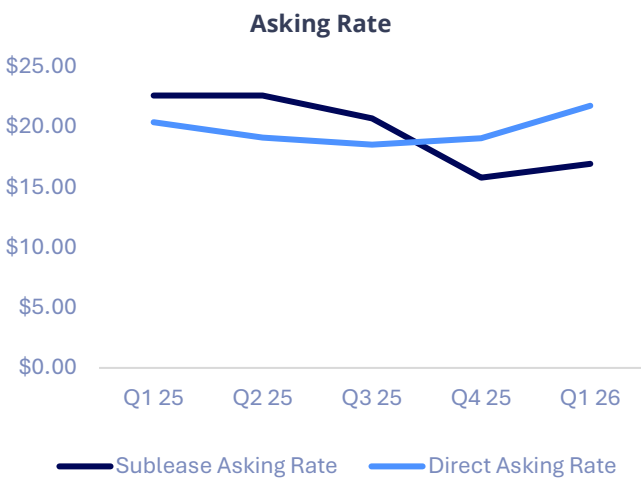


### Submarket Key Takeaways

- The Westerville submarket saw an increase in direct rental rates to \$21.77 FSG.
- The Westerville submarket's biggest sale this quarter occurred at 1855 E Dublin Granville Road where Medsave Urgent Clinic purchased 34,122 square feet for \$1,470,000.
- The two most prominent industries seeking space in the Westerville submarket are Engineering and Healthcare.
- Westerville is a well-established suburban office submarket located northeast of Columbus, offering strong connectivity via I-270 and SR-161. Local government initiatives and economic incentives play a significant role in enhancing the Westerville submarket's appeal. The city actively promotes business growth through various development programs. Healthcare, education, technology and professional services thrive in this dynamic submarket.

Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	826,947	13.72%	14.21%	27.93%	24.06%	28.06%
B	1,591,608	16.93%	1.73%	18.67%	16.89%	22.80%
<b>Total</b>	<b>2,418,555</b>	<b>15.83%</b>	<b>6.00%</b>	<b>21.83%</b>	<b>19.34</b>	<b>24.24%</b>

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	0	0	-	-	\$24.74
B	(1,920)	(1,920)	-	-	\$17.81
<b>Total</b>	<b>(1,920)</b>	<b>(1,920)</b>	<b>-</b>	<b>-</b>	<b>\$21.77</b>



### Major Employers in Westerville

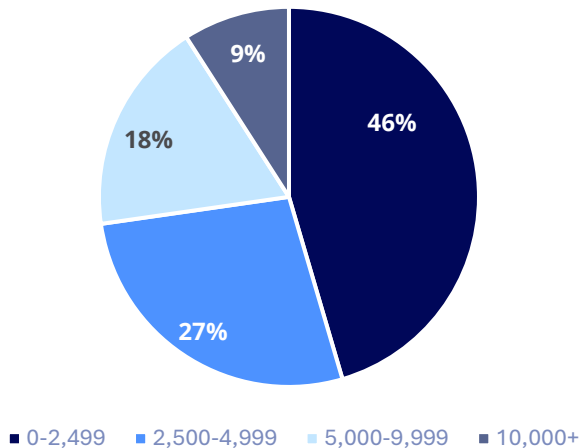


# Top Performing Office Buildings

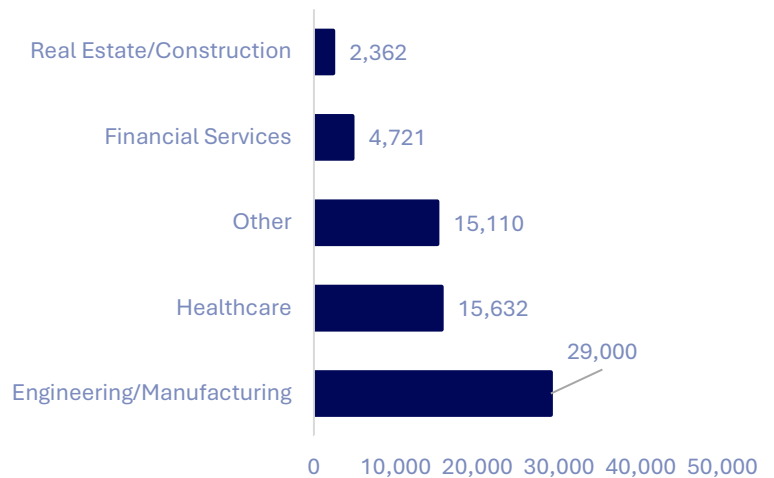
## Net Absorption

BUILDING	RBA	YEAR BUILT/ RENOVATED	NEY ABSORPTION YTD (SF)	% LEASED	AVAILABLE (SF)
460 Polaris Pky.	139,000	2009	0	100.00%	-
2800 Corporate Exchange Dr.	117,674	1988	0	84.42%	18,328
380 Polaris Pky.	106,000	2014	0	96.46%	3,757

Deals By Size – Q1 2026



SF Leased By Industry – Q1 2026



## 6 Month Notable Sales Activity

ADDRESS	SIZE	BUYER	PRICE	PRICE/SF	QUARTER SIGNED
<b>3208 Morse Rd.</b>	<b>21,768</b>	<b>Safe Electric</b>	<b>\$3,500,000</b>	<b>\$150.79/SF</b>	<b>Q4 25</b>
1395 E Dublin Granville Rd.	35,903	Magnus Blue	\$2,175,000	\$60.58/SF	Q4 25
1855 E Dublin Granville Rd.	34,122	Medsave Urgent Clinic	\$1,470,000	\$43.08/SF	Q1 26

**Bold** Denotes Colliers Represented Transaction

## 6 Month Notable Lease Activity

ADDRESS	SIZE	TENANT	TYPE	QUARTER SIGNED
<b>4151 Executive Pky.</b>	<b>48,081</b>	<b>Fortis College</b>	<b>Renewal</b>	<b>Q4 25</b>
460 Polaris Pky.	29,000	Vertiv	Renewal	Q1 26
742 Brooksedge Blvd.	19,307	Hattie Larlham Center for Children with Disabilities	Expansion	Q4 25
<b>4151 Executive Pky.</b>	<b>14,162</b>	<b>EDG, Inc</b>	<b>Renewal</b>	<b>Q4 25</b>
774 Park Meadow Rd.	11,971	The United States of America	New	Q4 25

**Bold** Denotes Colliers Represented Transaction

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