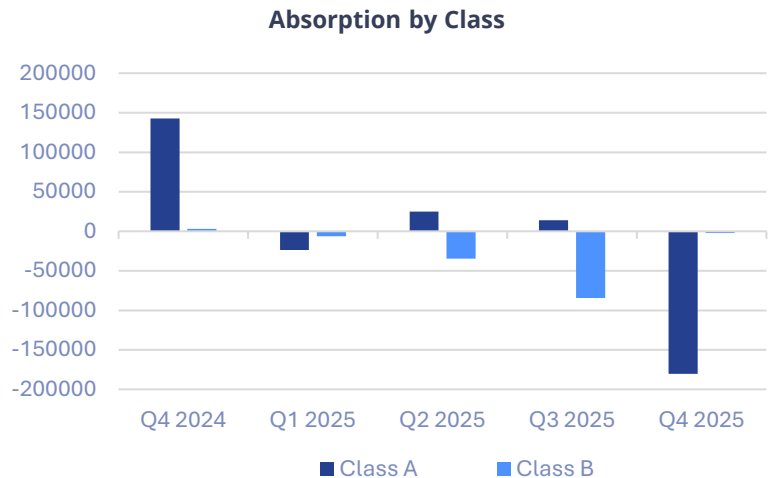


Submarket Key Takeaways

- The Central Business District (CBD) vacancy rate is 15.94%, which is below the market average vacancy rate of 17.57%. The most significant move-in of the quarter was Rev1 Ventures at 330 Rush Alley for 40,000 square feet. A large amount of negative absorption was recorded as well, which was driven by Nationwide Realty Investors renovating 10 W Nationwide Boulevard for multi-tenancy.
- The most prominent industries seeking space in the CBD submarket are Financial Services and Law Firms.
- 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	8,182,978	27.51%	0.67%	28.18%	23.87%	21.61%
B	9,435,785	11.40%	0.68%	12.08%	9.07%	11.43%
Total	17,618,763	18.88%	0.68%	19.56%	15.94%	16.16%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	(180,330)	(207,375)	64,828	-	\$23.84
B	(2,059)	(121,693)	-	-	\$21.36
Total	(182,389)	(329,068)	64,828	-	\$23.04



Major Employers in CBD

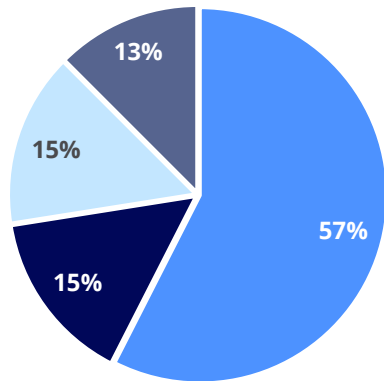


Top Performing Office Buildings

Net Absorption

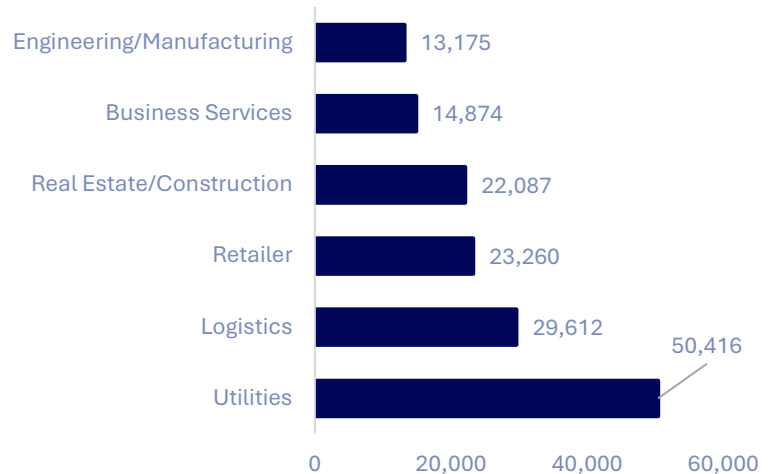
BUILDING	RBA	YEAR BUILT/ RENOVATED	NEY ABSORPTION YTD (SF)	% LEASED	AVAILABLE (SF)
330 Rush Alley.	230,000	2022	58,482	86.78%	30,417
471 E Broad St.	297,000	1973	20,221	74.18%	76,678
2 Miranova Pl.	243,547	2001	16,369	56.37%	101,761

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
525 E Mound St & 390-398 Washington Ave.	54,765	Nationwide Children's	\$5,100,000	\$93.13/SF	Q3 25
161 N Grant Ave.	41,188	Columbus Fashion Alliance	\$3,600,000	\$87.40/SF	Q3 25
14 E Gay St.	13,570	Jeffrey Chaddock	\$2,095,000	\$154.38/SF	Q3 25
398 S Grant Ave.	18,360	National Church Residences	\$1,892,978	\$103.10/SF	Q3 25

6 Month Notable Lease Activity

ADDRESS	SIZE	TENANT	TYPE	QUARTER SIGNED
175 W Nationwide Blvd.	49,431	Columbia Gas	New Lease	Q4 25
2 Miranova Pl.	42,429	AndHealth	Renewal/Expansion	Q3 25
555 S Front St.	30,461	Big Brothers Big Sisters & Godman Guild	New Lease	Q3 25
400 W Nationwide Blvd.	29,612	ODW Logistics	Expansion	Q4 25
2 Miranova Pl.	21,353	Colliers	Renewal	Q3 25

Bold Denotes Colliers Represented Transaction

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