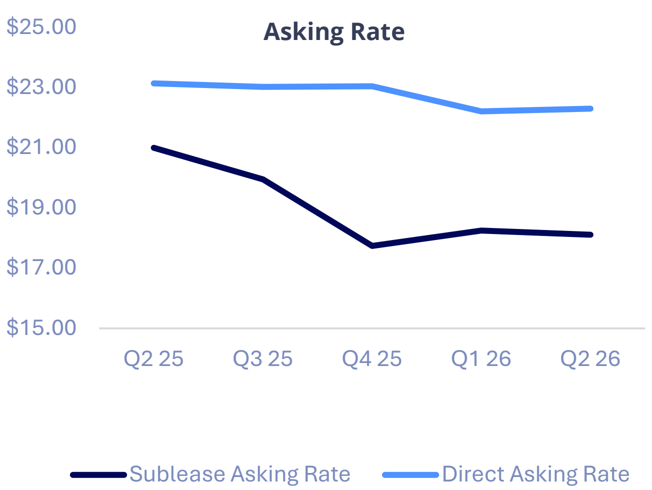
CBD Submarket Office Report
Q2 2026

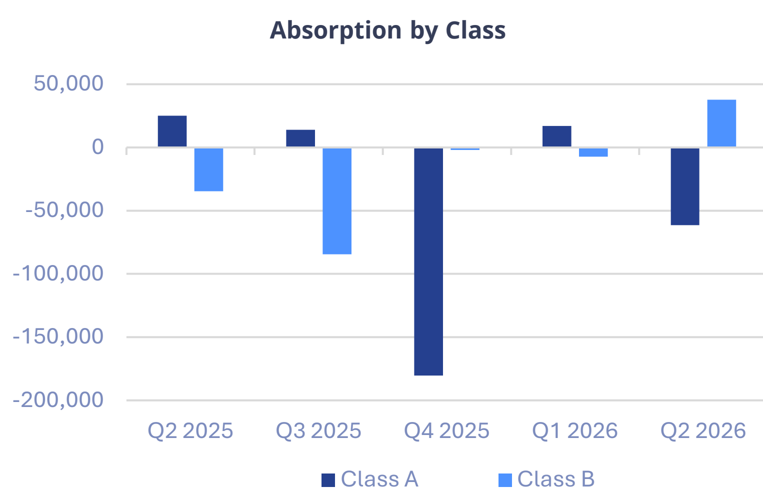
Submarket Key Takeaways

- The Central Business District (CBD) vacancy rate is 18.45%, which is below the market average vacancy rate of 19.18%. There were a few significant move-ins during the quarter, including Columbia Gas occupying 50,000 square feet at 175 W Nationwide Blvd and New Heights Recovery Center of Ohio occupying over 15,000 square feet at 360 S Grant Ave.
- The most prominent industries seeking space in the CBD submarket are Law and Engineering.
- Overall negative absorption was influenced by Plante Moran vacating 28,427 square feet at 250 S High St.
- 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	22.13%	0.97%	23.09%	21.07%	20.77%
B	6,204,162	13.19%	0.53%	13.72%	14.12%	14.67%
Total	**16,461,828**	**18.76%**	**0.80%**	**19.56%**	**18.45%**	**18.46%**

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	(61,549)	(29,373)	48,626	-	$23.01
B	37,756	36,377	-	-	$20.33
Total	**(23,793)**	**7,004**	**48,626**	**-**	**$22.30**





Major Employers in CBD

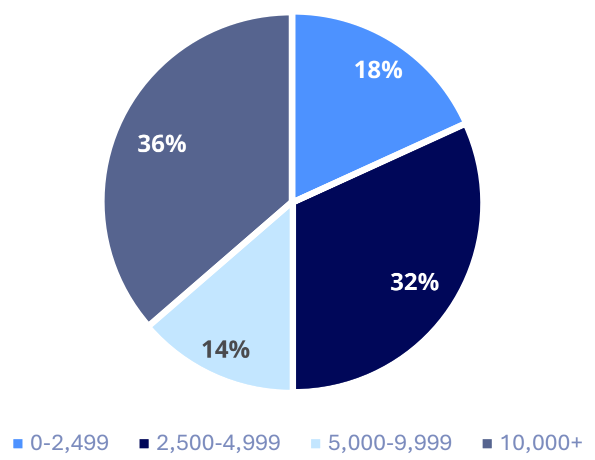
AEP Nationwide Ohio.gov Huntington Bank Nationwide Children's Cameron Mitchell Restaurants

Top Performing Office Buildings

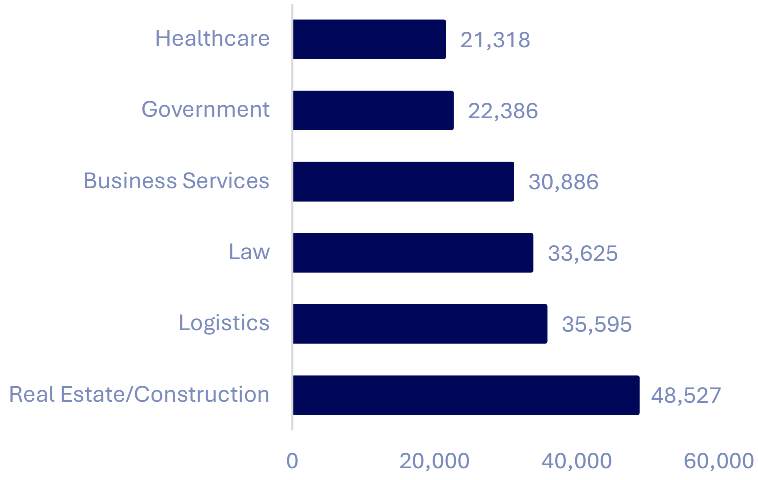
Net Absorption

BUILDING	RBA	YEAR BUILT/ RENOVATED	NEY ABSORPTION YTD (SF)	% LEASED	AVAILABLE (SF)
471 E Broad St.	297,000	1973/2023	16,742	77.06%	68,129
440-500 W Broad St.	206,568	2019	11,416	100.00%	0
250 Civic Center Dr.	114,440	1998	11,147	85.01%	17,151

Deals By Size – Q2 2026



SF Leased By Industry – Q2 2026



6 Month Notable Sales Activity

ADDRESS	SIZE	BUYER	PRICE	PRICE/SF	QUARTER SIGNED
88 E Broad St.	256,720	88 E. Broad Street Holdings LLC.	$5,100,000	$19.87	Q2 26
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
65 E State St.	**50,089**	**Kegler Brown Hill & Ritter Co**	**Renewal**	**Q1 26**
671 S High St.	35,595	Total Quality Logistics	New Lease	Q2 26
2 Miranova Pl.	**33,625**	**Isaac Wiles**	**Renewal**	**Q2 26**
250 E Broad St.	23,730	Paul J. Ford & Co.	Renewal	Q2 26
580 N 4th St.	17,070	The Shipyard	New	Q2 26

Bold Denotes Colliers Represented Transaction

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