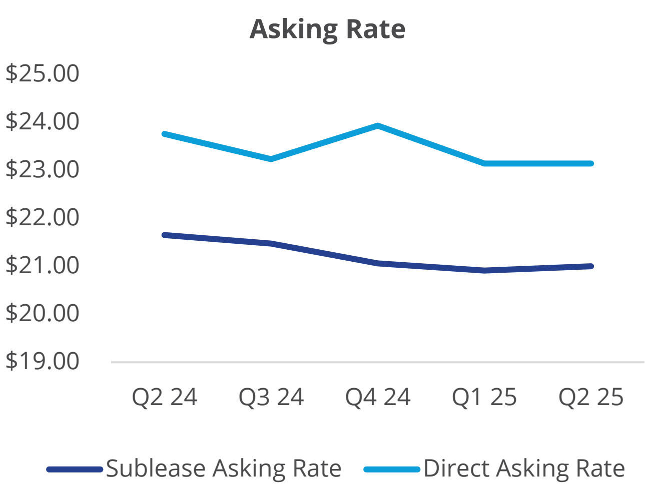
CBD Submarket Office Report
Q2 2025

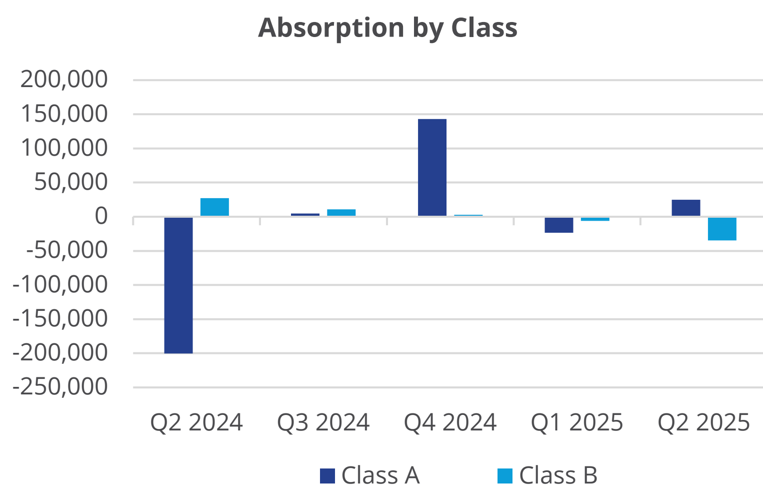
Submarket Key Takeaways

- The Central Business District (CBD) vacancy rate is 16.51%, which is roughly 1.6% lower than the national average.
- The most significant move-in of the quarter was Rev1 Ventures occupying 44,391 square feet at 330 Rush Alley. The biggest move-out in the CBD was at 580 N 4th St., where Broad Street Partners moved out of 17,070 square feet.
- The most prominent industries seeking space in the CBD submarket are Law Firms and Healthcare.
- 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	8,133,012	26.88%	2.65%	29.53%	22.53%	23.39%
B	9,527,665	13.32%	0.80%	14.11%	11.37%	11.00%
TOTAL	17,660,677	19.56%	1.65%	21.21%	16.51%	16.71%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	69,465	24,360	60,000	-	$23.66
B	-34,730	(41,536)	-	-	$22.04
TOTAL	34,735	(17,176)	60,000	-	$23.07





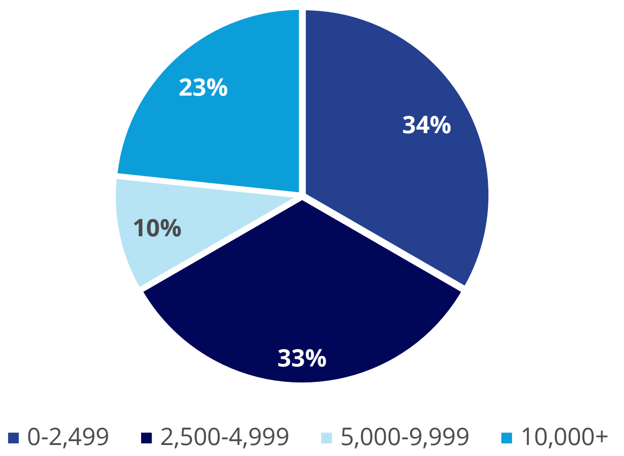
Major Employers in CBD

Top Performing Office Buildings

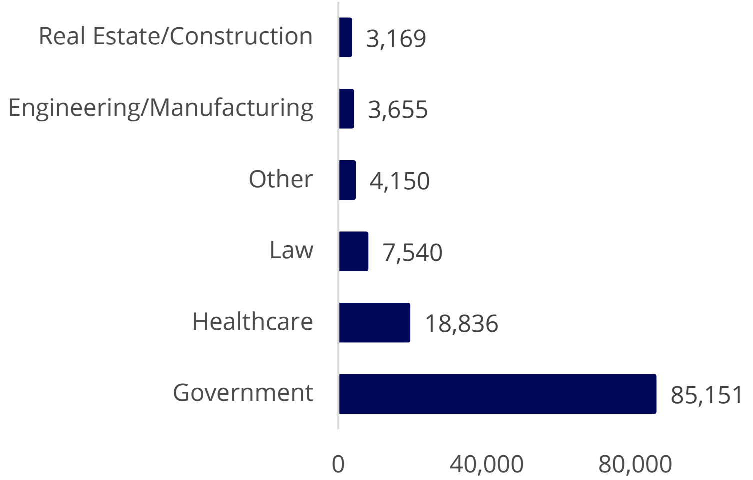
Net Absorption

Building100	RBA	Year Built/ Renovated	Net Absorption YTD (SF)	% Leased	Available (SF)
330 Rush Alley	230,000	2022	44,391	80.65%	44,508
300 Marconi Blvd	59,841	1940/1995	4,670	81.3%	11,193
155 E Broad St	360,000	1976/1997	4,084	98.4%	5,727

Deals By Size – Q2 2025



SF Leased By Industry – Q2 2025



6 Month Notable Sales Activity

Address	Size	Buyer	Price	Price/SF	Quarter Signed
2 Miranova Pl	243,527	Douglas Capital Partners & Allied Capital & Development	$13,155,000	$54.02/SF	Q1 25
101 E Town St	66,373	150 Commerce Holdings LLC	$8,300,000	$125.05/SF	Q1 25
195 N Grant Ave	39,082	Columbus Metropolitan Housing Authority	$4,000,000	$102.35/SF	Q1 25
601 S High St	9,900	ZP OH Columbus LLC	$2,534,000	$255.96/SF	Q2 25
211 S 5th St	13,037	Forward Health LLC	$800,000	$61.36/SF	Q2 25

6 Month Notable Lease Activity

Address	Size	Tenant	Type	Quarter Signed
330 Rush Alley	44,391	Rev1 Ventures	New Lease	Q1 25
100 E Broad St	**23,413**	**Ohio Casino Control**	**Renewal**	**Q2 25**
65 E State St	**15,132**	**Ohio Consumer Council**	**Renewal**	**Q2 25**
65 E State St	**14,962**	**State Employment Relations Board**	**Renewal**	**Q2 25**
585 Front St	11,987	Total Quality Logistics	Renewal	Q1 25

Bold/Blue Denotes Colliers Represented Transaction

Stephanie Morris
Senior Research Analyst | Columbus
+1 614 436 9800
stephanie.morris@colliers.com