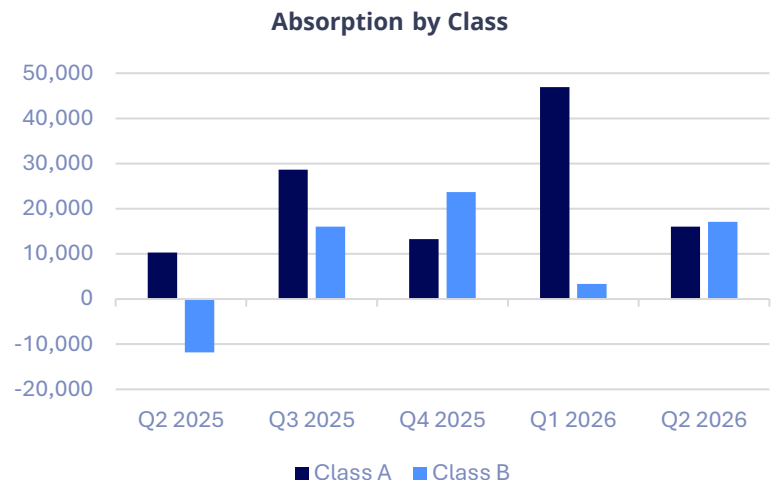
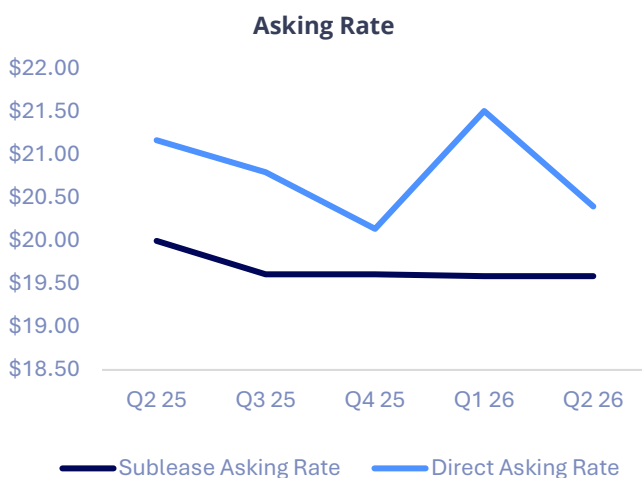


Submarket Key Takeaways

- There are currently 36 office tenants exclusively seeking space in Dublin, with eight requiring 10,000 square feet or more. Dublin consistently ranks among the top three most desired submarkets for tenants seeking office space in the Columbus market.
- The two most prominent industries seeking space in the Dublin submarket are Healthcare and Insurance.
- There were numerous moderate to small move-ins in Q2, leading to positive absorption for both Class A and B assets, indicating persistent flight-to-quality in this suburban submarket.
- The Dublin office market stands out for its strategic location within the Columbus metropolitan area, attracting businesses seeking accessibility and growth opportunities. Its diverse mix of industries, robust economy and supportive business environment contribute to its sustained success in the commercial real estate sector.

Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	5,001,259	25.18%	8.90%	34.08%	33.53%	33.09%
B	3,693,379	12.41%	0.47%	12.88%	16.86%	17.47%
Total	8,694,638	19.75%	5.32%	25.08%	26.44%	26.53%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	16,039	68,481	104,410	-	\$21.05
B	17,061	20,408	-	-	\$18.61
Total	33,100	88,889	104,410	-	\$20.40



Major Employers in Dublin

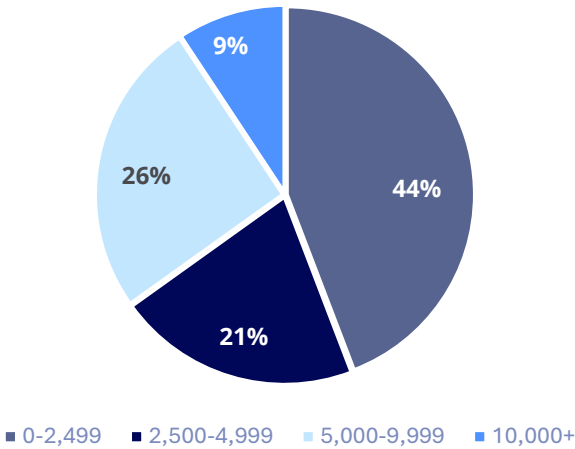


Top Performing Office Buildings

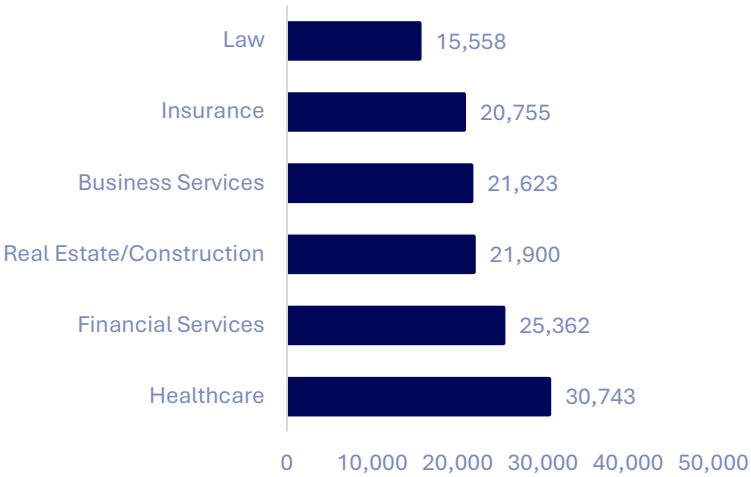
Net Absorption

BUILDING	RBA	YEAR BUILT/ RENOVATED	NEY ABSORPTION YTD (SF)	% LEASED	AVAILABLE (SF)
5900 Parkwood Pl.	164,900	2000	11,852	60.00%	65,960
2500 Farmers Dr.	153,192	1983	11,339	69.24%	47,120
6500 Emerald Pky.	128,280	2001	10,378	55.78%	56,723

Deals By Size - Q2 2026



SF Leased By Industry - Q2 2026



6 Month Notable Sales Activity

ADDRESS	SIZE	BUYER	PRICE	PRICE/SF	QUARTER SIGNED
4789 Rings Rd.	30,899	Dr H. LLC	\$5,060,000	\$163.75/SF	Q1 26
5980 Venture Dr.	5,416	No Hard Feelings Property Group, LLC	\$735,000	\$135.71	Q2 26

Bold Denotes Colliers Represented Transaction

6 Month Notable Lease Activity

ADDRESS	SIZE	TENANT	TYPE	QUARTER SIGNED
5525 Parkcenter Cir.	42,826	Undisclosed	New	Q2 26
5900 Parkwood Pl.	16,168	Rosen USA	New	Q1 26
5525 Parkcenter Cir.	12,752	Hub International Midwest Limited	New	Q2 26
5525 Parkcenter Cir.	11,400	Micware North America	New	Q1 26
5455 Rings Rd.	10,249	Sequoia Financial	Expansion	Q2 26

Bold Denotes Colliers Represented Transaction

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