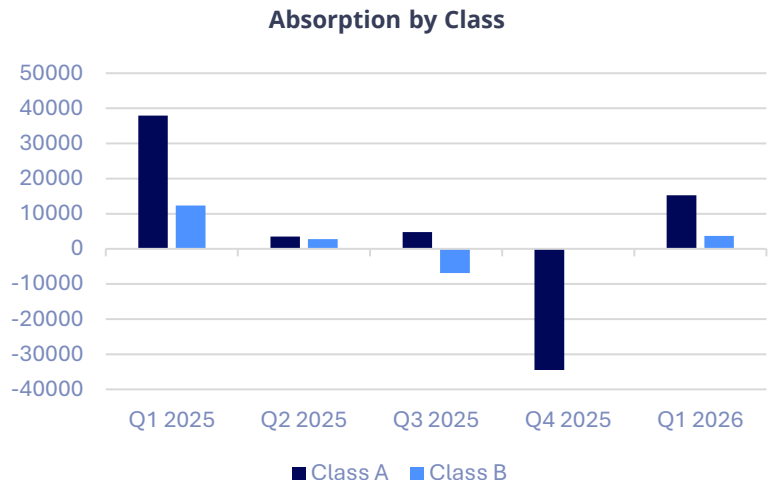
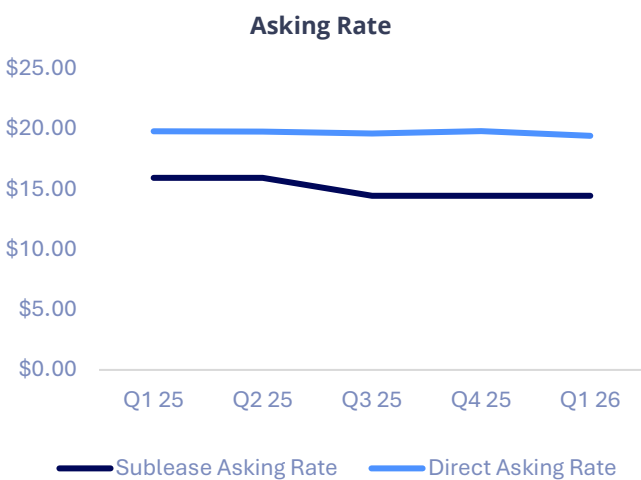


Submarket Key Takeaways

- The Worthington submarket vacancy rate is 27.98%, which is the highest vacancy rate in comparison to the other Columbus suburban submarkets.
- There were a few prominent move-ins in the quarter, including AWP, Inc. occupying 7,741 square feet at 445 Hutchinson Ave.
- The two most prominent industries seeking space in the Worthington submarket are Healthcare and Financial Services.
- Worthington, situated just north of Columbus, offers a strategic location with direct access to I-270 and U.S. Route 23, making it highly accessible for businesses. The area boasts a variety of office spaces, including properties along Wilson Bridge Road and High Street, with competitive rental rates compared to neighboring markets. This affordability, combined with a mix of traditional offices and coworking spaces, attracts diverse tenants. Worthington's proximity to Columbus' central business district and its suburban charm make it an appealing choice for companies seeking both convenience and quality of life for their employees.

Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	1,207,576	29.85%	3.17%	33.02%	31.39%	38.71%
B	1,666,017	21.07%	1.08%	22.15%	25.50%	18.99%
Total	2,873,593	24.76%	1.96%	26.72%	27.98%	27.64%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	15,287	15,287	-	-	\$22.05
B	3,688	3,688	-	-	\$18.25
Total	18,975	18,975	-	-	\$19.44



Major Employers in Worthington

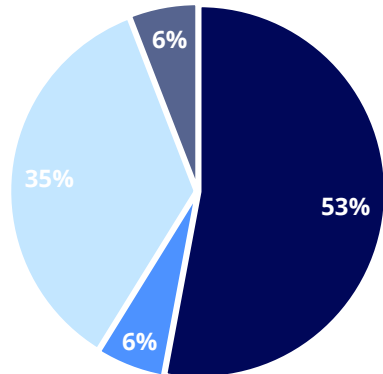


Top Performing Office Buildings

Net Absorption

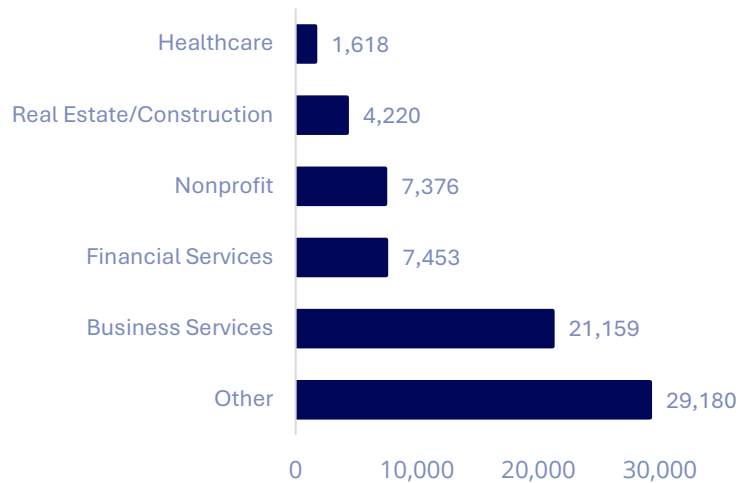
BUILDING	RBA	YEAR BUILT/ RENOVATED	NEY ABSORPTION YTD (SF)	% LEASED	AVAILABLE (SF)
445 Hutchinson Ave.	256,495	1986/1999	7,741	65.52%	88,441
121 Wilson Bridge Rd.	52,124	2024	4,781	87.80%	6,368
150 E Campus View Blvd.	50,418	1987/2006	0	96.19%	5,129

Deals By Size - Q1 2026



■ 0-2,499 ■ 2,500-4,999 ■ 5,000-9,999 ■ 10,000+

SF Leased By Industry - Q1 2026



6 Month Notable Sales Activity

ADDRESS	SIZE	BUYER	PRICE	PRICE/SF	QUARTER SIGNED
Officescape Portfolio (5 Buildings)	343,106	Crawford Hoying	\$18,480,100	\$53.86/SF	Q4 25
8101 N High St.	111,800	TW Development Group, LLC	\$3,275,000	\$29.29/SF	Q4 25

6 Month Notable Lease Activity

ADDRESS	SIZE	TENANT	TYPE	QUARTER SIGNED
200 E Campus View Blvd.	10,180	Big Lots	New	Q1 26
222 E Campus View Blvd.	9,892	Lvd Acquisitions, LLC	Renewal	Q4 25
445 Hutchinson Ave.	7,644	AWP, Inc.	New	Q1 26
1105 Schrock Rd.	7,376	Jewish Family Services	New	Q1 26
121 Wilson Bridge Rd.	6,803	Cleverley & Associates	New	Q1 26

Bold Denotes Colliers Represented Transaction

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