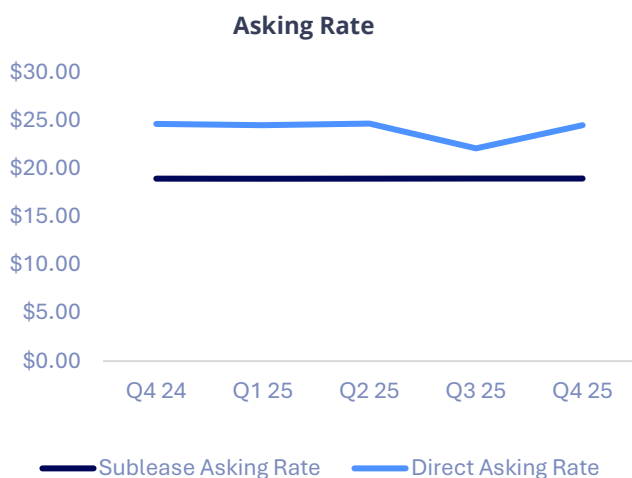


Submarket Key Takeaways

- New Albany's vacancy rate significantly fell in Q4 due to EOG Resources occupying 175,000 square feet at 8111-8131 Smiths Mill Rd.
- The average asking rate increased to \$24.54 FSG, which is the rate it was in Q4 2024 through Q2 2025.
- The most significant sale occurred at 6500 New Albany Rd, in which the City of New Albany purchased the land where the 333,169 square foot Discover Site used to sit.
- Known for its master-planned community and exceptional quality of life, the New Albany submarket attracts diverse businesses, from Fortune 500 companies to innovative startups. The area's office spaces are characterized by high-quality, modern developments, often large landscaped campuses that reflect New Albany's commitment to sustainability and aesthetic excellence. Businesses are drawn to New Albany for its state-of-the-art office facilities and its strategic location near major highways and the John Glenn Columbus International Airport, providing convenient access to national and international markets.

Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	1,261,144	14.87%	11.80%	26.67%	25.70%	39.57%
B	909,963	18.41%	0.00%	18.41%	15.56%	15.64%
Total	2,171,107	16.36%	6.85%	23.21%	21.45%	29.54%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	175,000	162,658	-	-	\$24.59
B	800	4,138	-	-	\$24.49
Total	175,800	166,796	-	-	\$24.54



Major Employers in New Albany

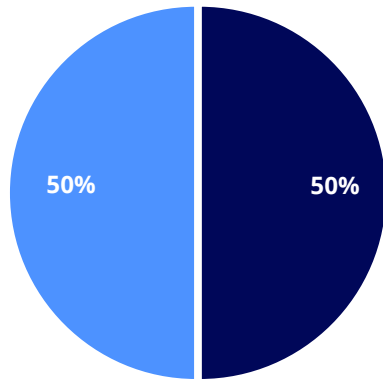


Top Performing Office Buildings

Net Absorption

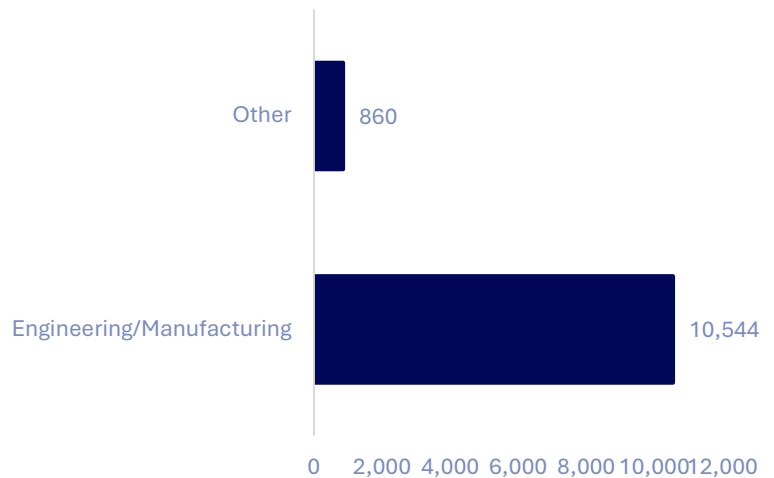
BUILDING	RBA	YEAR BUILT/ RENOVATED	NEY ABSORPTION YTD (SF)	% LEASED	AVAILABLE (SF)
8000 Walton Pkwy.	33,160	2006	-	100.00%	-
7815 Walton Pkwy.	43,362	2015	-	100.00%	-
7800 Walton Pkwy.	54,639	2007	-	100.00%	-

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
6500 New Albany Rd.	333,169	City of New Albany	Not Disclosed	Not Disclosed	Q4 2025
8111-8131 Smiths Mill Rd.	175,000	EOG Resources, Inc.	\$25,662,476	\$146.64/SF	Q3 25

6 Month Notable Lease Activity

ADDRESS	SIZE	TENANT	TYPE	QUARTER SIGNED
6530 W Campus Oval	10,544	Power Engineers. Inc	Renewal	Q4 25
7400 W Campus Rd.	9,320	Kiewit Power Constructors, Co	Renewal	Q3 25
6530 W Campus Oval	1,000	Herbal Science, LLC	Renewal	Q3 25

Bold Denotes Colliers Represented Transaction