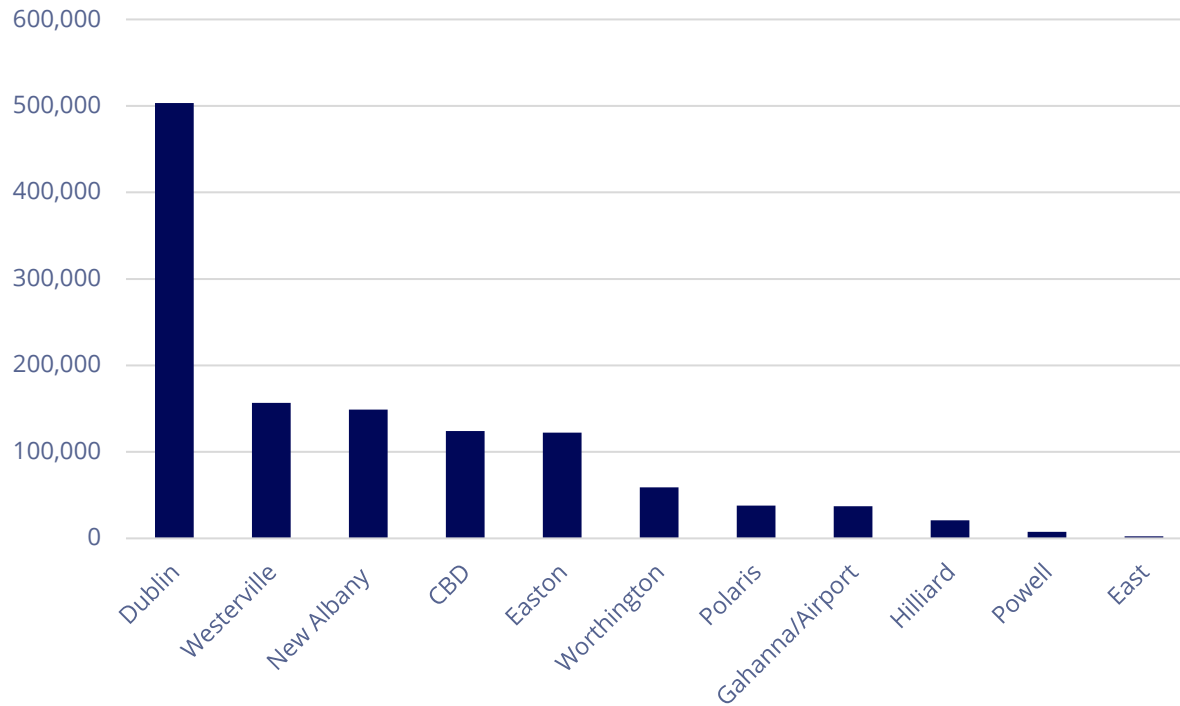


Sublease Activity Report

Q4 2025 | Columbus Office



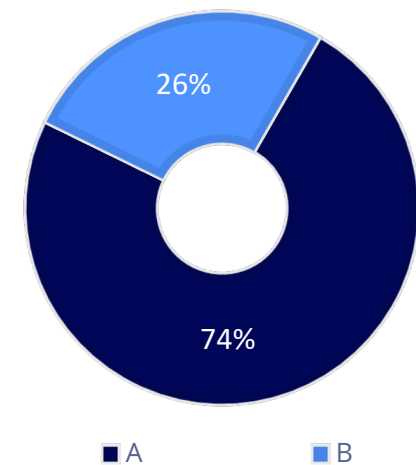
Available Sublease SF By Submarket



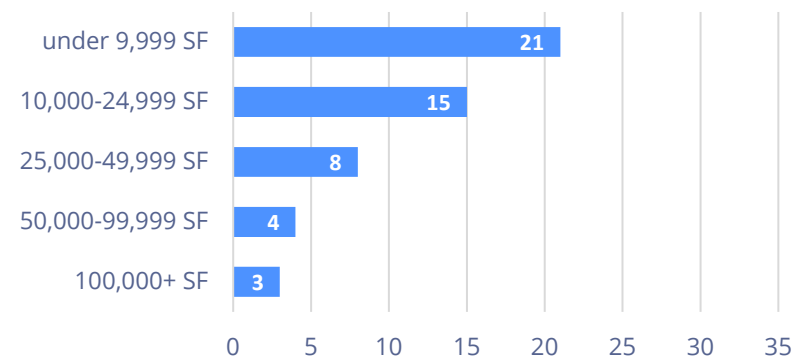
Approximately 41% of available sublease space is concentrated in the Dublin submarket, while the Westerville, New Albany, CBD and Easton submarkets also represent a significant share. The largest available sublease block is at 5100 Rings Rd, where Cardinal Health vacated 406,000 square feet in Q3 2022. The second largest block is located at 5400 New Albany Rd in New Albany, where State Farm vacated 155,656 square feet in Q2 2023. This space has remained fully vacant since then. Overall, sublease availability decreased by nearly 200,000 square feet in Q4 2025, as numerous smaller listings were either leased or converted to direct space after lease expirations. Additionally, a moderately-sized sublease was signed in the North Delaware submarket at 110 Riverbend Ave during Q4 2025.

In the Columbus office market, there are currently **41** spaces available for sublease, totaling over **1.2 million** square feet. Sublease availability is steadily declining as it converts to direct availability. Sublease availability peaked in Q3 2023 at 2.1 million square feet.

Sublease Availability by Building Class



Sublease Availability by Size Range



Largest Subleases Signed in 2024-2025

ADDRESS	LEASED SF	TENANT	START DATE	SUBMARKET	ASKING RENT
5475 Rings Rd	32,285	National Church Residences	Q4 2025	Dublin	\$18.00 FSG
3000 Corporate Exchange Dr	15,325	Lower Lights Health	Q2 2025	Westerville	Undisclosed
6555-6564 Longshore St	12,726	CRH Great Lakes	Q4 2025	Dublin	Undisclosed
500 W Broad St	11,416	AppFolio	Q4 2025	Arlington/Grandview	\$23.00 MG
550 Polaris Pky	11,050	Exact Medicare	Q1 2025	Polaris	\$19.00 FSG

Significant Available Subleases in SF

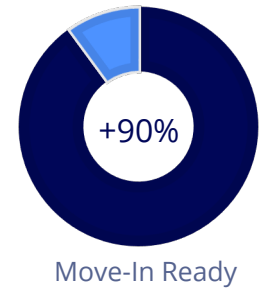
ADDRESS	SUBMARKET	BUILDING CLASS	RBA	SUBLET SPACE AVAILABLE
5100 Rings Rd	Dublin	A	406,000	406,000
5400 New Albany Rd	New Albany	B	155,656	148,780
3000 Corporate Exchange Dr	Westerville	A	161,598	117,543
3075 Loyalty Cir	Easton	A	257,571	67,186
400 Metro Pl N	Dublin	A	91,185	50,966

Predictions

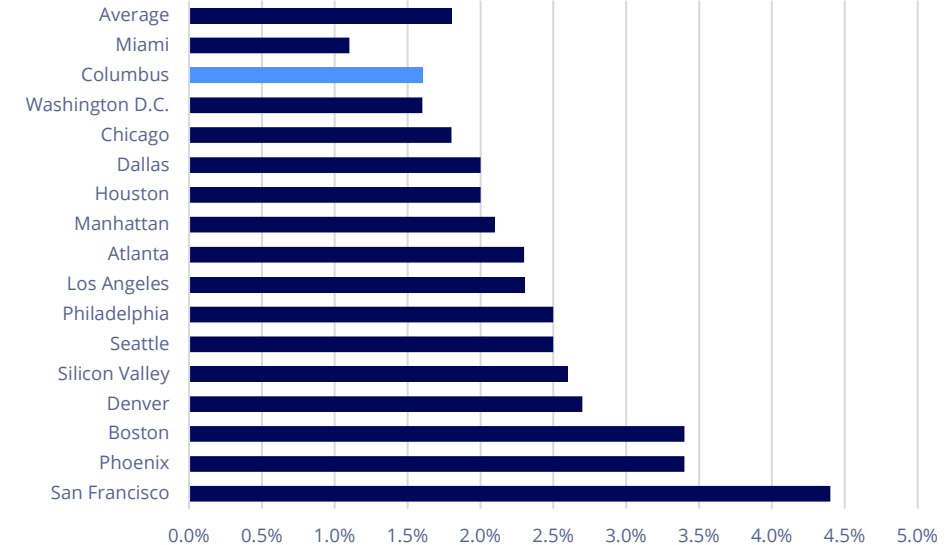
As sublease terms expire, much of this space will transition to direct availability rather than being absorbed. This shift will contribute to rising direct vacancy rates, underscoring the importance of closely monitoring corporate real estate strategies.

Move-In Ready

Most available sublease space is move-in ready, offering several advantages for tenants. These spaces eliminate the costs of build-outs, furniture purchases and IT installations, allowing businesses to move in quickly without waiting for construction or renovations. Additionally, many subleases offer flexible terms, making them an ideal solution for companies in need of transitional space.



Leading U.S. Office Markets Compared to Columbus, OH Sublease Availability Rates Q4 2025



Compared to the national average, Columbus has a slightly lower sublease availability rate.

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

Jake Lord
Research Analyst | Columbus
+1 614 649 2042
Jacob.lord@colliers.com

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