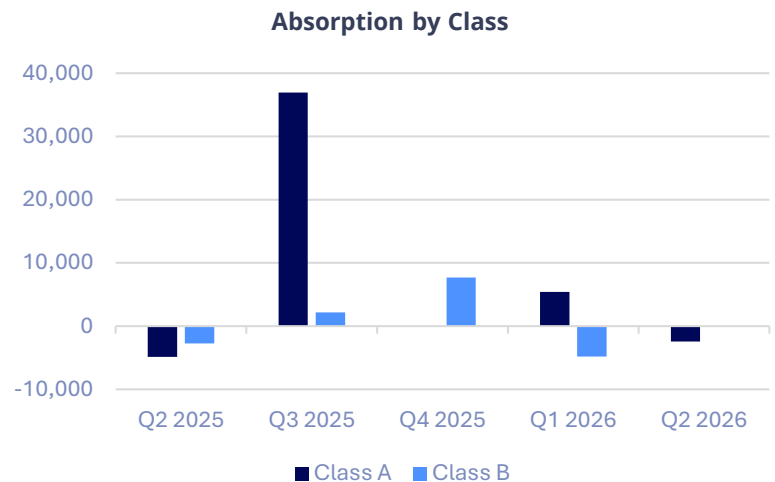


Submarket Key Takeaways

- The Easton vacancy rate modestly increased in Q2 to 18.81%.
- Net absorption was negative 2,427 square feet in Q2, as there were a few small move-ins and move-outs.
- Leasing volume totaled 140,327 square feet in Q2, as activity significantly increased. This was driven by the largest deal of the quarter, where M/I Homes renewed 64,683 square feet of space at 4131 Worth Ave.
- The commercial office market in Easton is one of the most dynamic and rapidly evolving in the Columbus metropolitan area. Easton is widely recognized as a premier destination for both shopping and businesses, with its master-planned community offering a blend of retail, dining, entertainment and office spaces. The area's office market is anchored by modern, high-quality developments that cater to a wide range of industries, including finance, technology, healthcare and professional services.

Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	1,707,275	14.47%	3.97%	18.44%	17.34%	17.20%
B	1,061,276	8.89%	0.00%	8.89%	21.15%	21.15%
Total	2,768,551	12.33%	2.45%	14.78%	18.81%	18.72%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	(2,427)	2,969	-	-	\$25.83
B	-	(4,787)	-	-	\$26.00
Total	(2,427)	(1,818)	-	-	\$25.87



Major Employers in Easton



EXPRESS

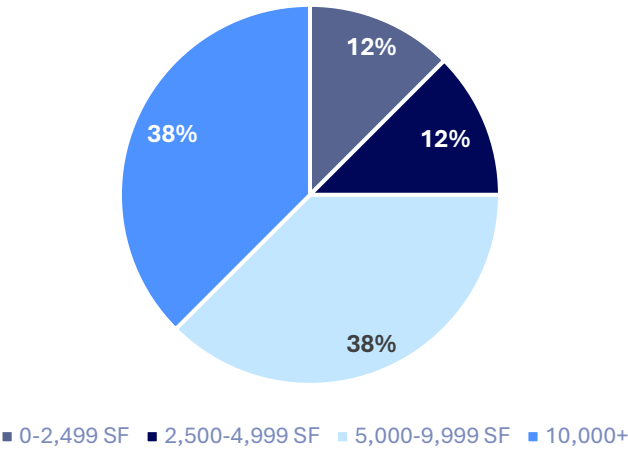


Top Performing Office Buildings

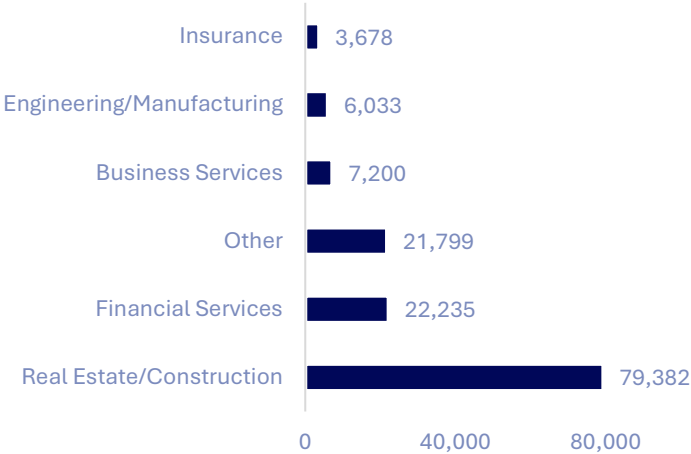
Net Absorption

BUILDING	RBA	YEAR BUILT/ RENOVATED	NEY ABSORPTION YTD (SF)	% LEASED	AVAILABLE (SF)
3 Easton Oval	89,265	1995/2021	5,512	72.60%	25,030
4249 Easton Way	129,562	2003	3,212	71.21%	37,300
1 Easton Oval	125,031	1998	2,640	66.10%	42,383

Deals By Size - Q2 2026



SF Leased By Industry - Q1 2026



6 Month Notable Lease Activity

ADDRESS	SIZE	TENANT	TYPE	QUARTER SIGNED
4131 Worth Ave.	64,683	M/I Homes	Renewal	Q2 26
1 Easton Oval	14,699	Scioto Properties	New	Q2 26
2 Easton Oval	11,976	Ultimus Fund Solutions	Renewal	Q2 26
4449 Easton Way	8,813	Robert W. Baird & Company	New	Q2 26
4400 Easton Commons	7,200	Enterprise Mobility	New	Q2 26