Arlington/Grandview Submarket Office Report
Q3 2025

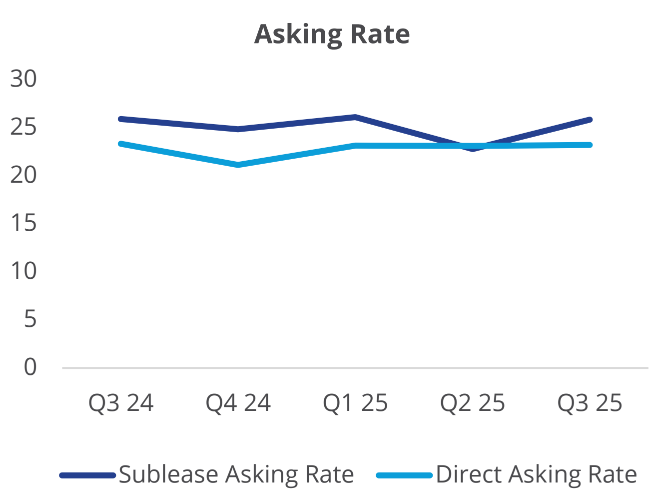
Colliers

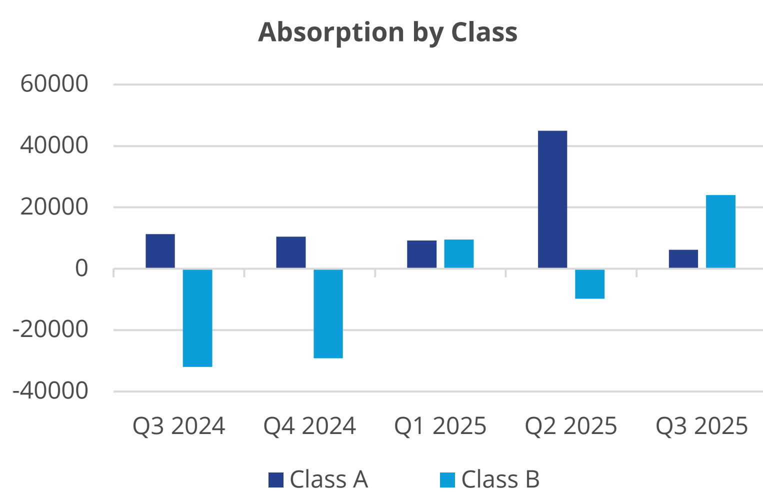
Submarket Key Takeaways

- The Arlington/Grandview submarket continues to have one of the lowest vacancy rates in the Columbus office market, with a current rate of 4.96%. We expect this vacancy rate to remain steady throughout the remainder of 2025.
- The most prominent industries seeking space in the Arlington/Grandview submarket are Financial Services and Engineering/Manufacturing.
- The Arlington/Grandview submarket benefits from its strategic location, making it a key player in Columbus' commercial office market. Upper Arlington offers a mix of traditional office spaces and newer, high-quality developments just minutes from downtown Columbus.
- Grandview Heights has emerged as a vibrant hub for creative industries, startups and technology firms. The area's ongoing growth is supported by strong community planning and investment in infrastructure, making it an increasingly attractive option for companies looking for a dynamic environment with easy access to Columbus' CBD.

Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	1,712,395	3.48%	0.67%	4.15%	4.46%	4.82%
B	2,428,533	10.24%	0.08%	10.31%	5.31%	6.29%
TOTAL	4,140,928	7.44%	0.32%	7.76%	4.96%	5.69%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	6,156	19,367	-	-	$23.90
B	23,984	40,181	-	-	$23.01
TOTAL	30,140	59,548	-	-	$23.19





Major Employers in Arlington/Grandview

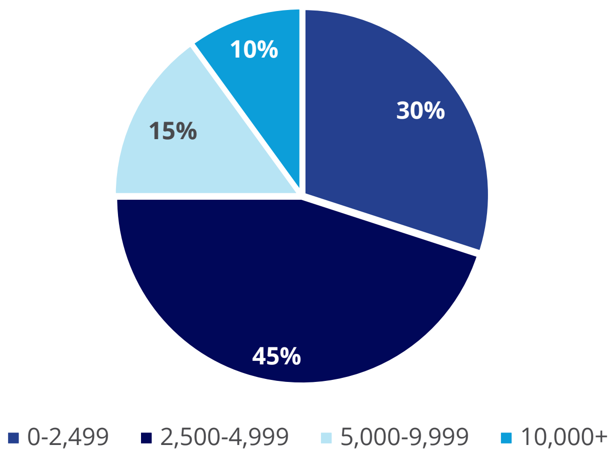
The Ohio State University · Nationwide · covermymeds · Deloitte. · Mount Carmel (A Member of Trinity Health) · goodwill columbus

Top Performing Office Buildings

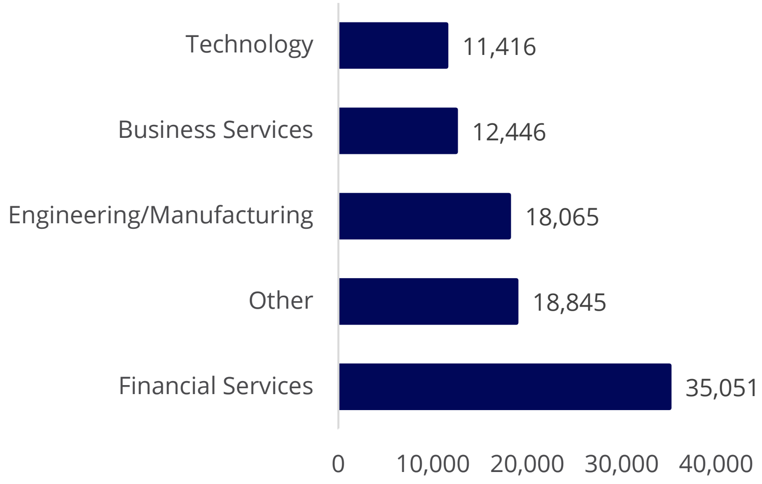
Net Absorption

Building	RBA	Year Built/ Renovated	Net Absorption YTD (SF)	% Leased	Available (SF)
2323 W 5th Ave	106,840	1976/2001	31,744	84.03%	17,058
4830 Knightsbridge Blvd	35,746	1989	15,973	100%	0
2939 Kenny Rd	27,464	1970	8,468	94.14%	1,610

Deals By Size – Q3 2025



SF Leased By Industry – Q3 2025



6 Month Notable Sales Activity

Address	Size	Buyer	Price	Price/SF	Quarter Signed
1387-1395 W 5th Ave	16,432	Unique Realty Consultants	$1,300,000	$79.11	Q3
2015 W 5th Ave	16,000	Charles P. Knight	$499,000	$31.19	Q3

6 Month Notable Lease Activity

Address	Size	Tenant	Type	Quarter Signed
995 Yard St	29,000	Plante Moran	New Lease	Q3 25
1400 Goodale Blvd	15,944	King Business Interiors	Renewal	Q2 25
995 Yard St	14,808	VIUM Capital	New Lease	Q2 25
4845 Knightsbridge Blvd	**13,367**	**Knightsbridge Surgery Center**	**Renewal**	**Q3 25**
440-500 W Broad St	11,416	Appfolio	Sublease	Q3 25

Bold/Blue Denotes Colliers Represented Transaction

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