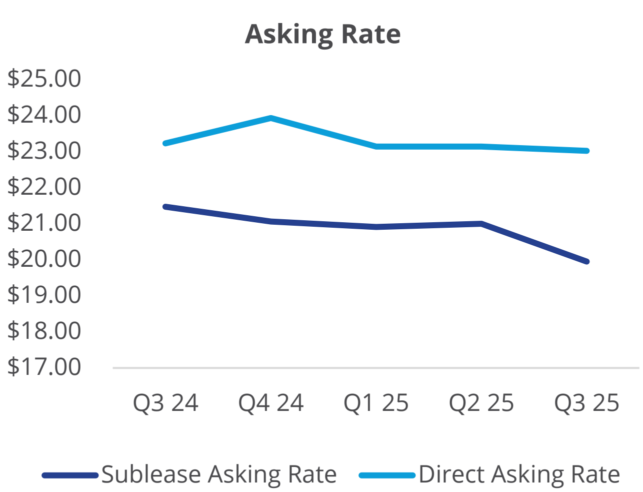
# CBD Submarket Office Report
Q3 2025

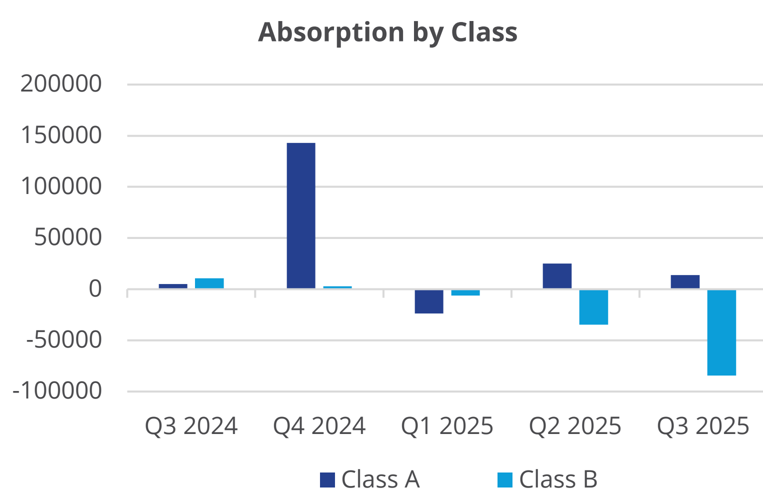
### Submarket Key Takeaways

- The Central Business District (CBD) vacancy rate is 16.16%. The most significant move-in of the quarter was Ohio Casino Control at 100 E Broad St for 23,413 square feet. The biggest move-out in the CBD was at 168-170 N High St, where the United States Bankruptcy Count moved out of 55,195 square feet.
- The most prominent industries seeking space in the CBD submarket are Healthcare and Law Firms.
- The Columbus CBD, with its diverse range of businesses, from large corporations and financial institutions to law firms and government offices, remains a strategic choice. Its prime location, with proximity to key city amenities such as the Ohio Statehouse, cultural institutions, and major hotels, continues to attract businesses seeking prestige and convenience. Despite the challenges posed by shifts in work patterns, such as the rise of remote work, the Columbus CBD's resilience is evident in its ability to continue attracting businesses that value the connectivity, infrastructure, and prestige associated with a downtown location.

| Class | Total Inventory SF | Direct Availability Rate | Sublease Availability Rate | Availability Rate | Total Vacancy Rate | Previous Vacancy Rate |
|---|---|---|---|---|---|---|
| A | 8,182,978 | 25.88% | 1.43% | 27.32% | 21.61% | 21.92 |
| B | 9,435,785 | 13.81% | 0.77% | 14.58% | 11.43% | 10.53% |
| TOTAL | 17,618,763 | 19.42% | 1.08% | 20.50% | 16.16% | 15.80% |

| Class | Net Absorption Current | Net Absorption YTD | Under Construction | Deliveries YTD | Avg. Direct Asking Rate (FSG) |
|---|---|---|---|---|---|
| A | 13,892 | (22,697) | 64,828 | - | $23.76 |
| B | (84,522) | (119,634) | - | - | $21.81 |
| TOTAL | (70,630) | (142,331) | 64,828 | - | $23.07 |




### Major Employers in CBD

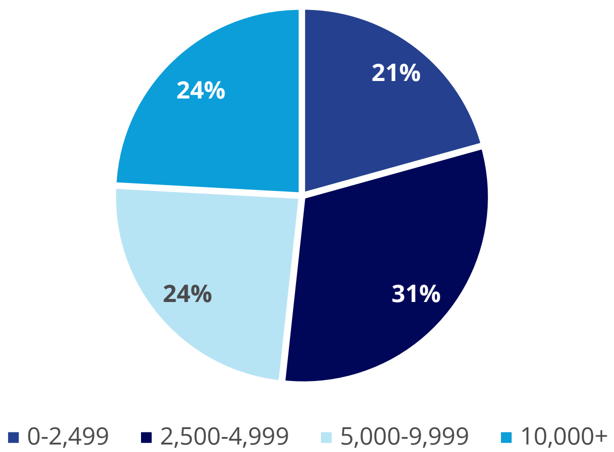
AEP · Nationwide · Ohio.gov · Huntington Bank · Nationwide Children's · Cameron Mitchell Restaurants

## Top Performing Office Buildings

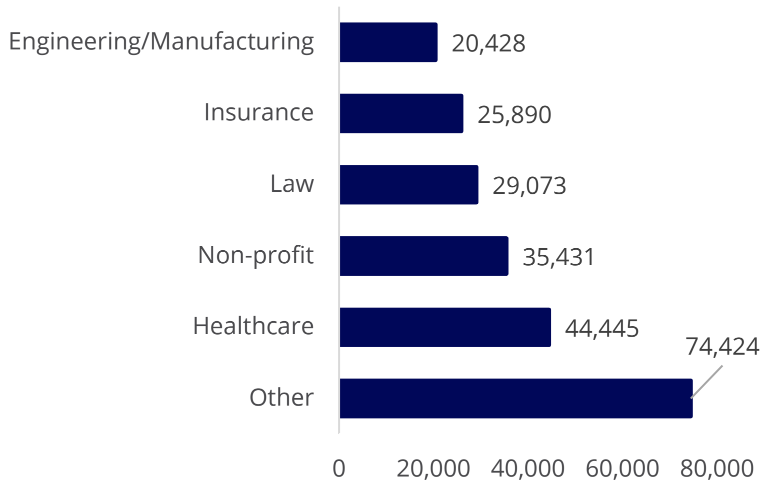
### Net Absorption

| Building | RBA | Year Built/ Renovated | Net Absorption YTD (SF) | % Leased | Available (SF) |
|---|---|---|---|---|---|
| 471 E Broad St | 297,000 | 1973 | 26,498 | 71.42% | 84,871 |
| 330 Rush Alley | 230,000 | 2022 | 14,091 | 86.78% | 30,417 |
| 2 Miranova Pl | 243,547 | 2001 | 13,062 | 59.21% | 101,012 |

Deals By Size – Q3 2025




SF Leased By Industry – Q3 2025




## 6 Month Notable Sales Activity

| Address | Size | Buyer | Price | Price/SF | Quarter Signed |
|---|---|---|---|---|---|
| 525 E Mound St & 390-398 Washington Ave | 54,765 | Nationwide Children's | $5,100.000 | $93.13/SF | Q3 25 |
| 161 N Grant Ave | 41,188 | Columbus Fashion Alliance | $3,600,000 | $87.40/SF | Q3 25 |
| 601 S High St | 9,900 | ZP OH Columbus LLC | $2,534,000 | $255.96/SF | Q2 25 |
| 14 E Gay St | 13,570 | Jeffrey Chaddock | $2,095,000 | $154.38/SF | Q3 25 |
| 398 S Grant Ave | 18,360 | National Church Residences | $1,892,978 | $103.10/SF | Q3 25 |

## 6 Month Notable Lease Activity

| Address | Size | Tenant | Type | Quarter Signed |
|---|---|---|---|---|
| **2 Miranova Pl** | **42,429** | **AndHealth** | **Renewal and Expansion** | **Q3 25** |
| 555 S Front St | 30,461 | Big Brothers Big Sisters & Godman Guild | New Lease | Q3 25 |
| **100 E Broad St** | **23,413** | **Ohio Casino Control** | **Renewal** | **Q2 25** |
| **2 Miranova Pl** | **21,353** | **Colliers** | **Renewal** | **Q3 25** |
| 10 W Nationwide Blvd | 20,000 | CBRE | New Lease | Q3 25 |

**Bold/Blue** Denotes Colliers Represented Transaction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