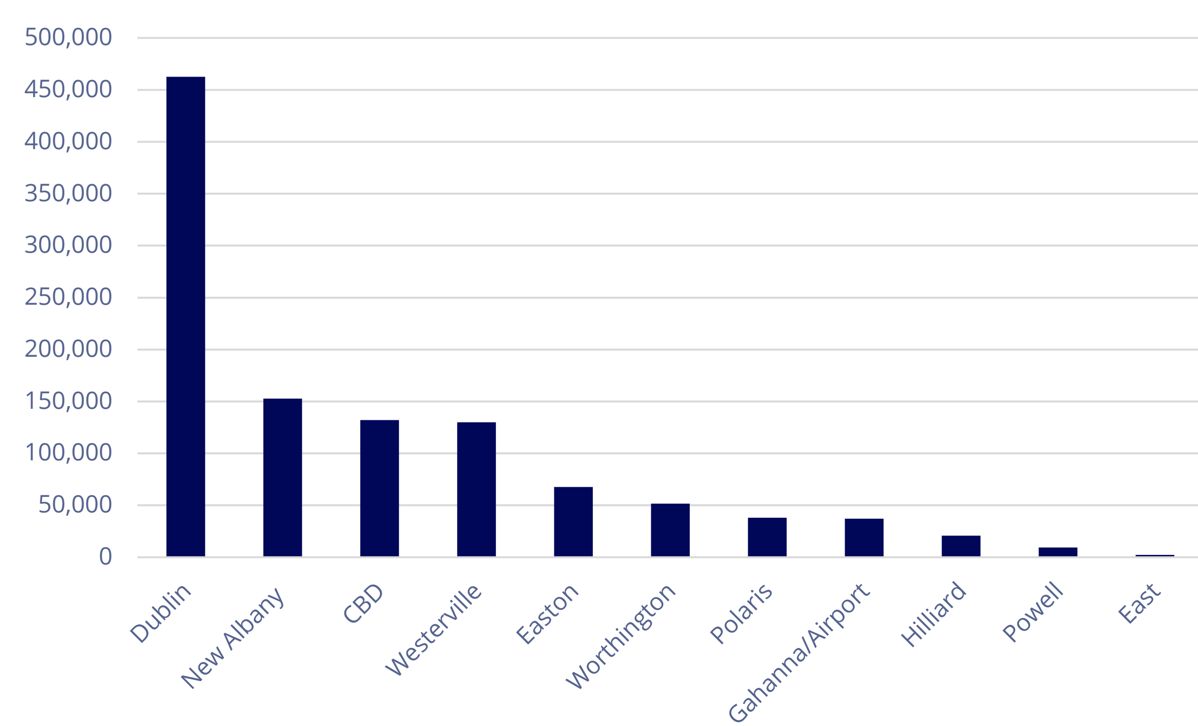
Sublease Activity Report

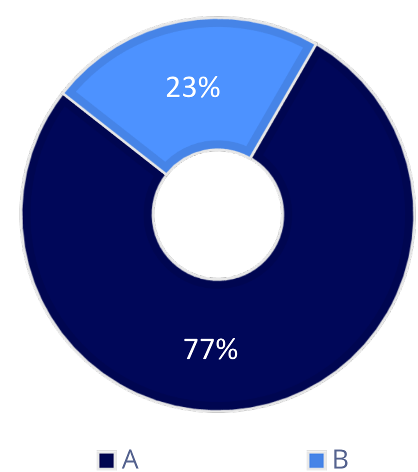
Q2 2026 | Columbus Office

In the Columbus office market, there are currently **36** spaces available for sublease, totaling to **1.1 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.

Available Sublease SF By Submarket

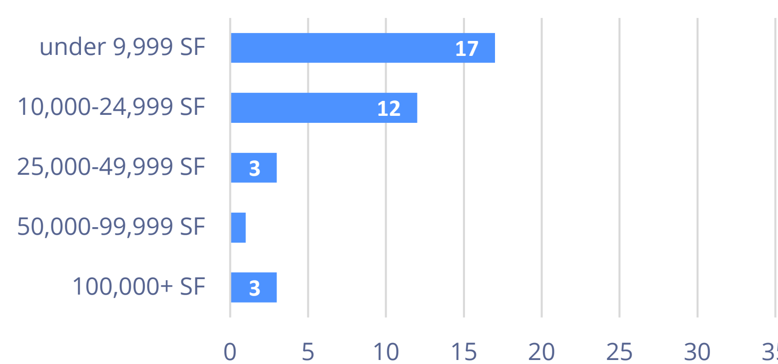


Sublease Availability by Building Class



Approximately 42% 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 Overall, sublease availability decreased modestly to 1.1 million square feet, as space was withdrawn or converted to direct in Q2. No major subleases were signed in the quarter, though some activity was observed.

Sublease Availability by Size Range

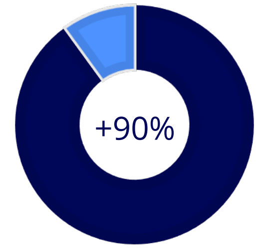


Largest Subleases Signed in 2025-2026

ADDRESS	LEASED SF	TENANT	START DATE	SUBMARKET	ASKING RENT
5475 Rings Rd.	32,285	National Church Residences	Q4 2025	Dublin	$18.00 FSG
80 E Rich St.	18,815	Gifthealth	Q1 2026	CBD	$22.00 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

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.



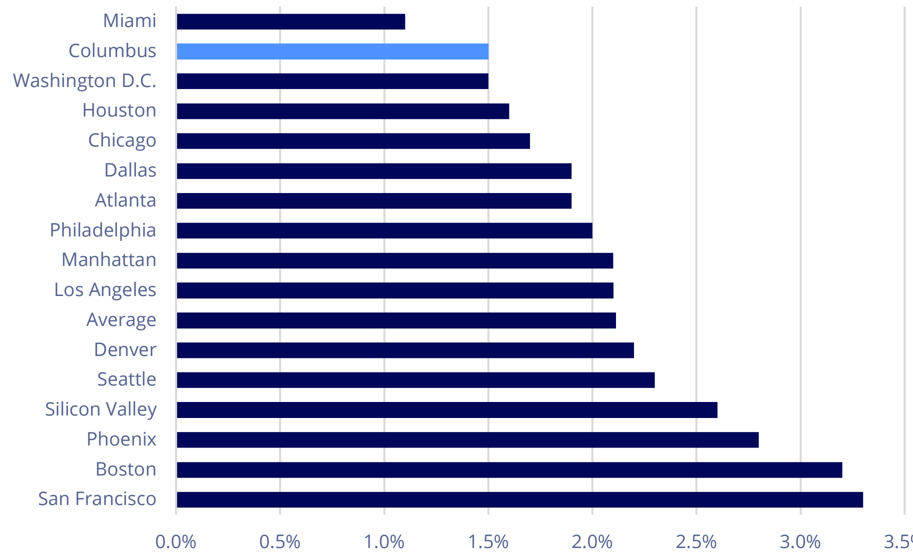
Move-In Ready

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
1105 Schrock Rd.	Worthington	A	212,879	38,302

Leading U.S. Office Markets Compared to Columbus, OH

Sublease Availability Rates Q2 2026



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

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.

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