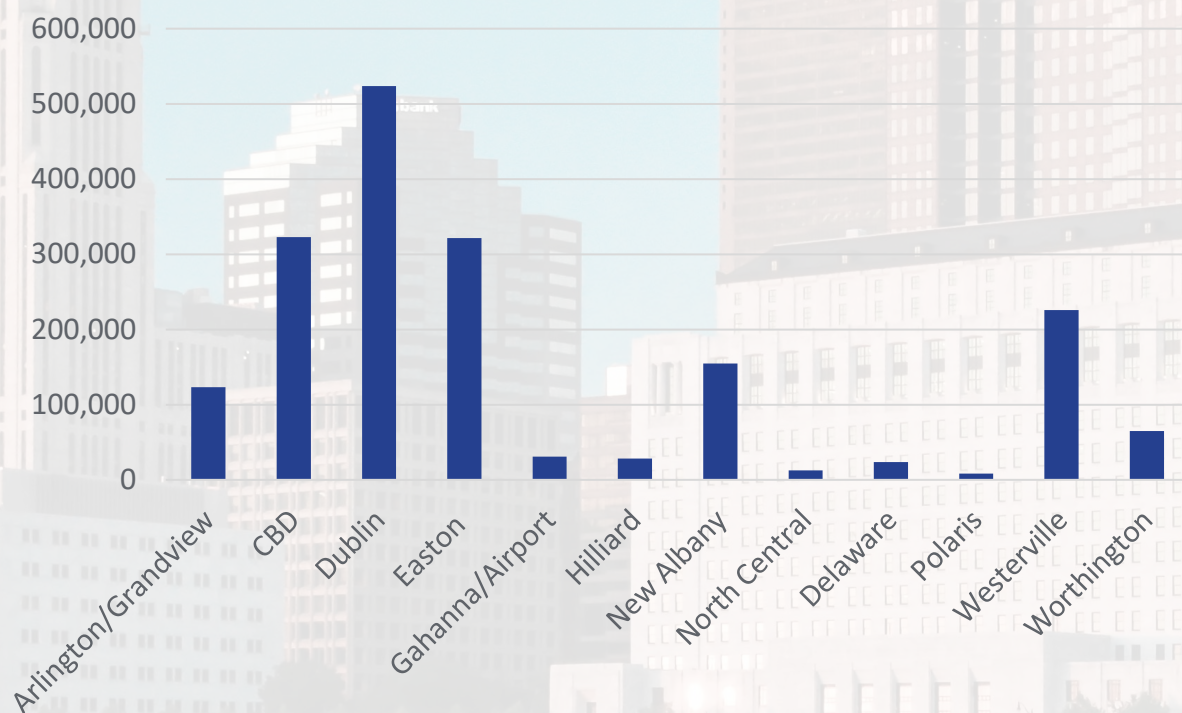


Sublease Activity Report

Q1 2025 | Columbus Office

Colliers

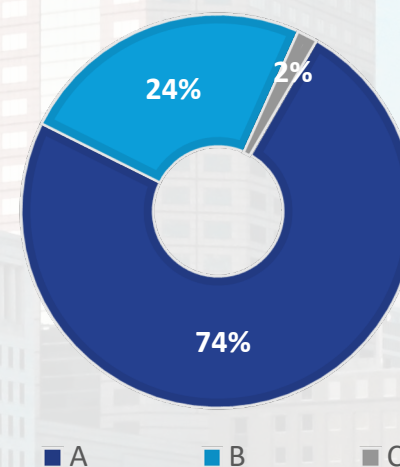
Available Sublease SF By Submarket



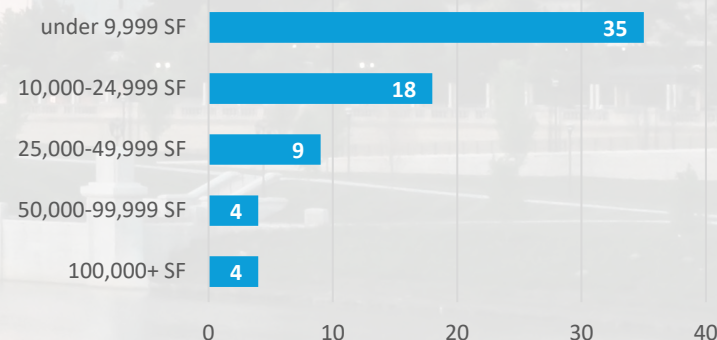
Approximately 1.2 million square feet of available sublease space is concentrated in the Dublin, CBD, and Easton submarkets. The largest sublease block is at 5100 Rings Rd, where Cardinal Health vacated 406,000 square feet in Q3 2022. Additionally, Upstart vacated 240,000 square feet at 3075 Loyalty Circle in Easton in Q2 2023. In Q3 2024, Wells Fargo subleased 67,000 square feet of that space. Overall, sublease availability decreased slightly in Q1 2025 as some listings converted to direct space following lease expirations.

Since the 2020, sublease space has increased significantly. In the Columbus office market, there are currently **70** spaces available for sublease, totaling over **1.8 million** square feet.

Sublease Availability by Building Class



Sublease Availability by Size Range



Largest Subleases Signed in 2024-2025

Property Address	Leased SF	Tenant	Start Date	Submarket	Asking Rent
3075 Loyalty Cir	67,816	Wells Fargo	Q3 2024	Easton	Undisclosed
6767 Longshore St	17,813	Ascend Bridge Park	Q1 2024	Dublin	\$19.91 NNN
550 Polaris Pkwy	11,050	Exact Benefits Group LLC	Q1 2025	Polaris	\$19.00 FSG
401 N Front St	9,721	Impact Tech	Q1 2024	CBD	\$20.00 FSG
5600 Blazer Pkwy	4,992	RxBridge LLC	Q3 2024	Dublin	\$21.90 FSG

Significant Available Subleases in SF

Property Address	Submarket	Building Class	RBA	Sublet Space Available
5100 Rings Rd	Dublin	A	406,000	406,000
3075 Loyalty Cir	Easton	A	240,000	164,870
5400 New Albany Rd	New Albany	A	148,780	148,780
3000 Corporate Exchange Dr	Westerville	A	132,868	132,868
250 S High St	CBD	A	131,224	77,779

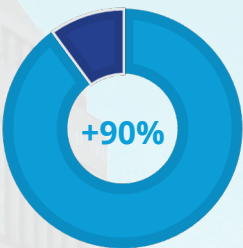
FOR MORE INFORMATION

Collin Fitzgerald
Research Manager
Greater Columbus Region
+1 614 436 9800
collin.fitzgerald@colliers.com

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

Move-In Ready

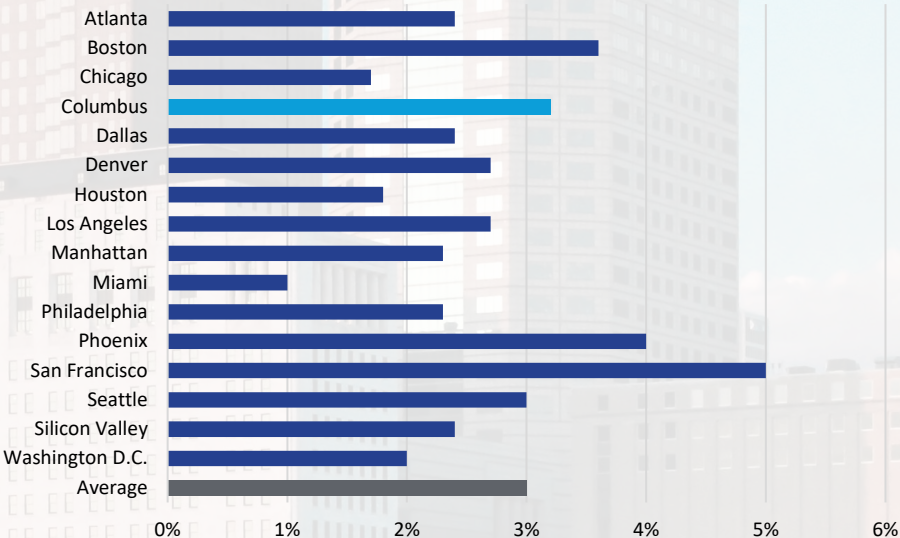
Most available sublease space is move-in ready, offering several advantages for tenants. These spaces eliminate the costs of build-outs, furniture purchases, and IT installations, allowing businesses to move in quickly without waiting for construction or renovations. Additionally, many subleases offer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



Move-In Ready

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

Sublease Availability Rates Q1 2025



Compared to the national average, Columbus has a slightly higher 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.