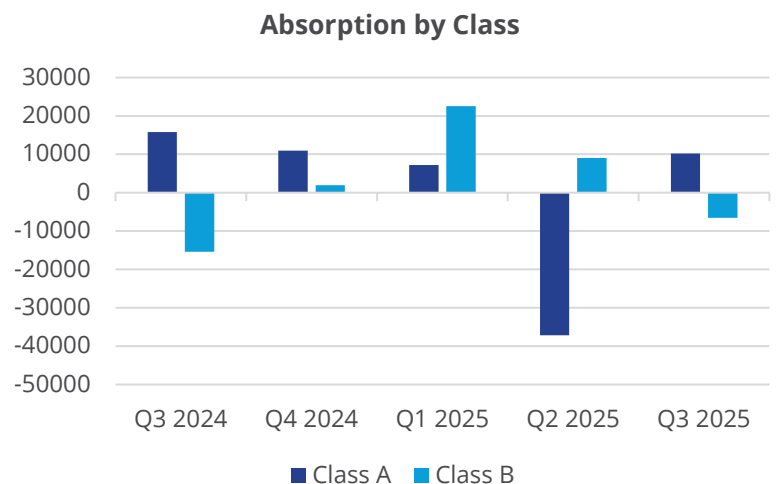
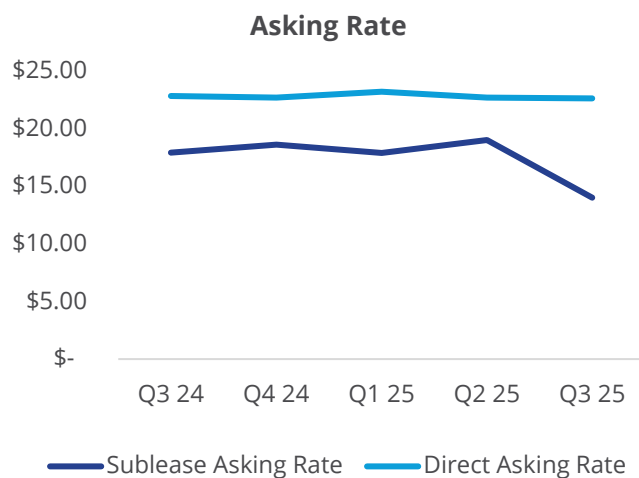


Submarket Key Takeaways

- Polaris' current vacancy rate is 15.49%, which is one of the lowest rates among the suburban submarkets as tenants look to occupy new, Class A properties.
- 570 Polaris Pkwy experienced the most positive absorption this quarter, with Rapid Mortgage occupying 7,402 square feet.
- The commercial office market in Polaris is a critical component of the region's business landscape, known for its modern office spaces and strategic location along the I-71 corridor. Polaris, situated just north of downtown Columbus, has developed into a major commercial hub, offering a mix of Class A office buildings, corporate campuses and flexible office spaces designed to meet the needs of various industries. The area's appeal is heightened by Polaris Fashion Place, a large shopping mall that draws significant foot traffic and provides ample amenities for businesses and their employees.

Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	1,976,895	18.46%	0.82%	19.28%	17.20%	17.72%
B	787,367	14.23%	0.00%	14.23%	11.20%	10.40%
TOTAL	2,764,262	17.26%	0.58%	17.84%	15.49%	15.64%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	10,247	(19,706)	12,762	-	\$22.97
B	(6,582)	25,037	-	-	\$21.43
TOTAL	3,665	5,331	12,762	-	\$22.61



Major Employers in Polaris

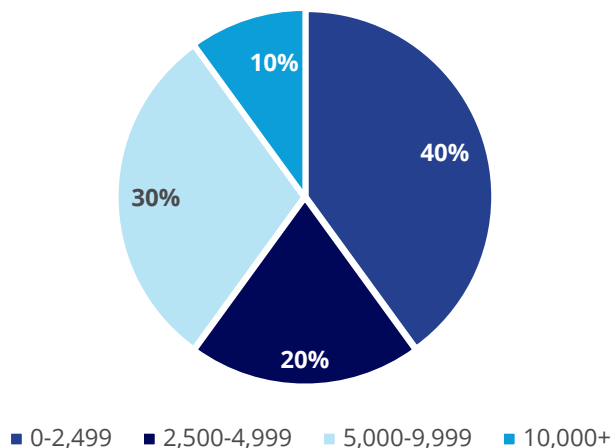


Top Performing Office Buildings

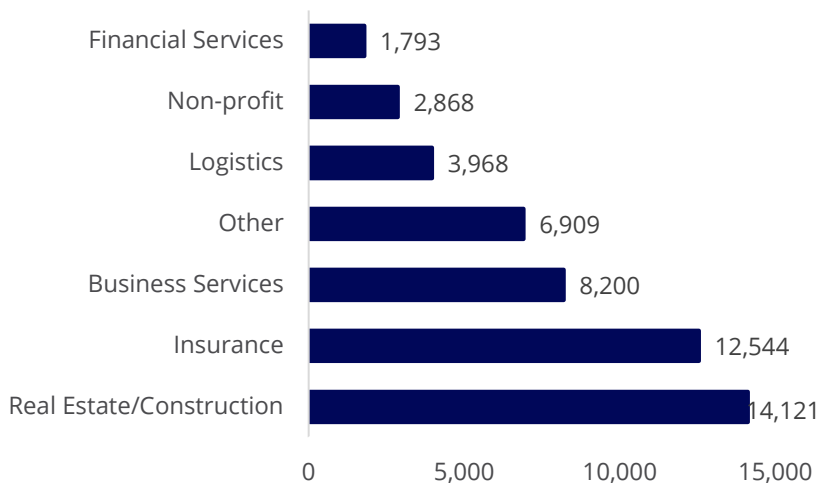
Net Absorption

Building	RBA	Year Built/ Renovated	Net Absorption YTD (SF)	% Leased	Available (SF)
8740 Orion Pl	52,005	2003	19,934	72.26%	14,652
570 Polaris Pkwy	139,938	2002	14,777	100.00%	0
579 Executive Campus Dr	109,685	2004	12,858	94.53%	9,685

Deals By Size – Q3 2025



SF Leased By Industry – Q3 2025



6 Month Notable Sales Activity

Address	Size	Buyer	Price	Price/SF	Quarter Signed
8405 Pulsar Pl	50,050	Whitestone Companies	\$4,500,00	\$89.91/SF	Q3 25
171 Green Meadows Dr S	13,700	Undisclosed	\$651,000	\$47.52/SF	Q2 25

6 Month Notable Lease Activity

Address	Size	Tenant	Type	Quarter Signed
440 Polaris Pkwy	12,544	Cigna Health and Life Insurance	Renewal	Q3 25
8800 Lyra Dr	8,982	Karpinski Engineering, Inc.	Renewal	Q2 25
8800 Lyra Dr	8,605	Adena Commercial, LLC	Renewal	Q3 25
8800 Lyra Dr	8,200	Nimbus Services, Inc.	Renewal	Q3 25

Bold/Blue Denotes Colliers Represented Transaction