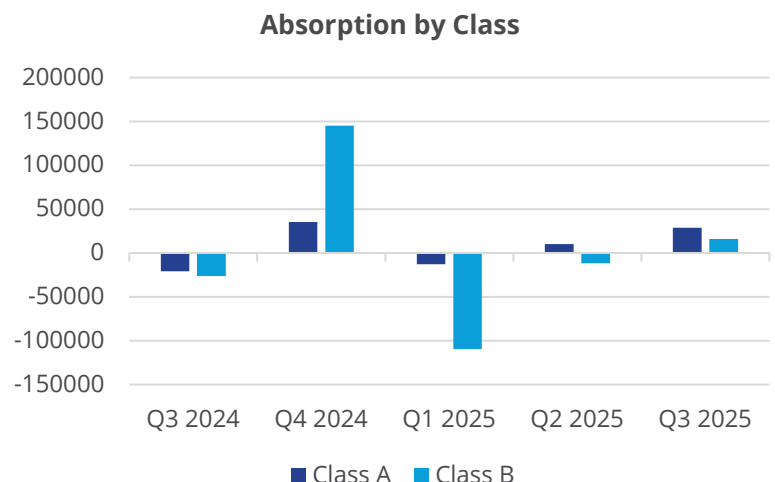
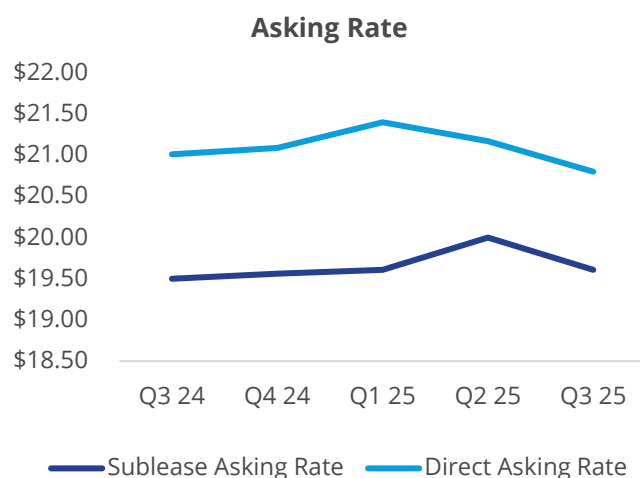


Submarket Key Takeaways

- There are currently 29 office tenants exclusively seeking space in Dublin, with seven requiring 10,000 square feet or more. Dublin consistently ranks among the top three most desired submarkets for tenants seeking office space in the Columbus market.
- The two most prominent industries seeking space in the Dublin submarket are Engineering/Manufacturing and Business Services.
- The largest move-in of the quarter was Whalen and Company, CPAs at 655 Metro PI S for 13,909 square feet.
- The Dublin office market stands out for its strategic location within the Columbus metropolitan area, attracting businesses seeking accessibility and growth opportunities. Its diverse mix of industries, robust economy and supportive business environment contribute to its sustained success in the commercial real estate sector.

Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	4,679,016	26.24%	10.52%	36.76%	33.32%	33.93%
B	4,187,265	19.50%	0.41%	19.91%	17.40%	17.78%
TOTAL	8,866,281	23.06%	5.75%	28.80%	25.80%	26.30%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	28,662	26,111	50,454	-	\$21.41
B	16,019	(105,278)	-	-	\$19.88
TOTAL	44,681	(-79,167)	-	-	\$20.80



Major Employers in Dublin

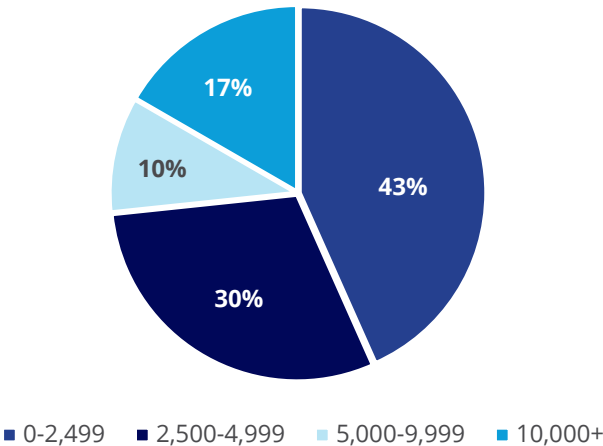


Top Performing Office Buildings

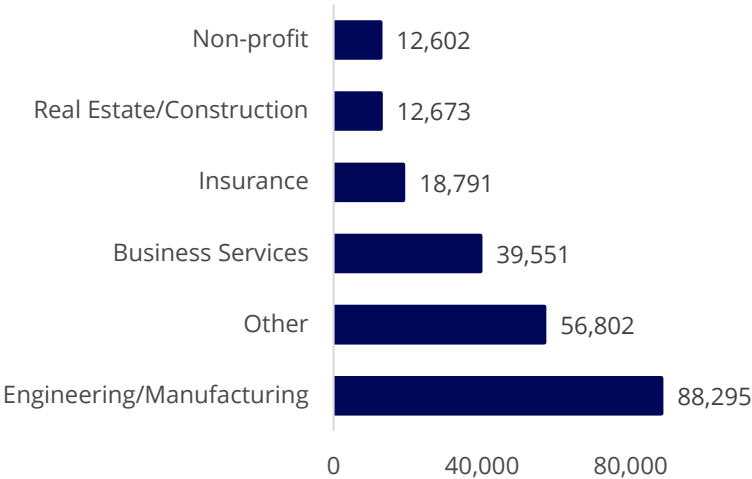
Net Absorption

Building	RBA	Year Built/ Renovated	Net Absorption YTD (SF)	% Leased	Available (SF)
565 Metro Pl S	118,883	2000	21,499	91.14%	10,531
5200 Upper Metro Pl	101,910	1998	15,572	82.08%	18,845
5455 Rings Rd	153,298	1997/2020	11,810	99.13%	1,331

Deals By Size – Q3 2025



SF Leased By Industry – Q3 2025



6 Month Notable Sales Activity

Address	Size	Buyer	Price	Price/SF	Quarter Signed
5000 Tuttle Crossing Blvd	34,985	Pathways Federal Credit Union	\$2,750,000	\$78.61/SF	Q3 25

6 Month Notable Lease Activity

Address	Size	Tenant	Type	Quarter Signed
5200 B Blazer Memorial Pkwy	76,522	Hexion	New Lease	Q3 25
565 Metro Pl S	18,791	Hylant Group, Inc.	Renewal	Q3 25
655 Metro Pl S	13,909	Whalen and Company, CPAs	New Lease	Q2 25
655 Metro Pl S	12,673	PS Executive Centers, Inc.	Renewal	Q3 25
5475 Rings Rd	12,602	National Church Residences	New Lease	Q3 25

Bold/Blue Denotes Colliers Represented Transaction

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