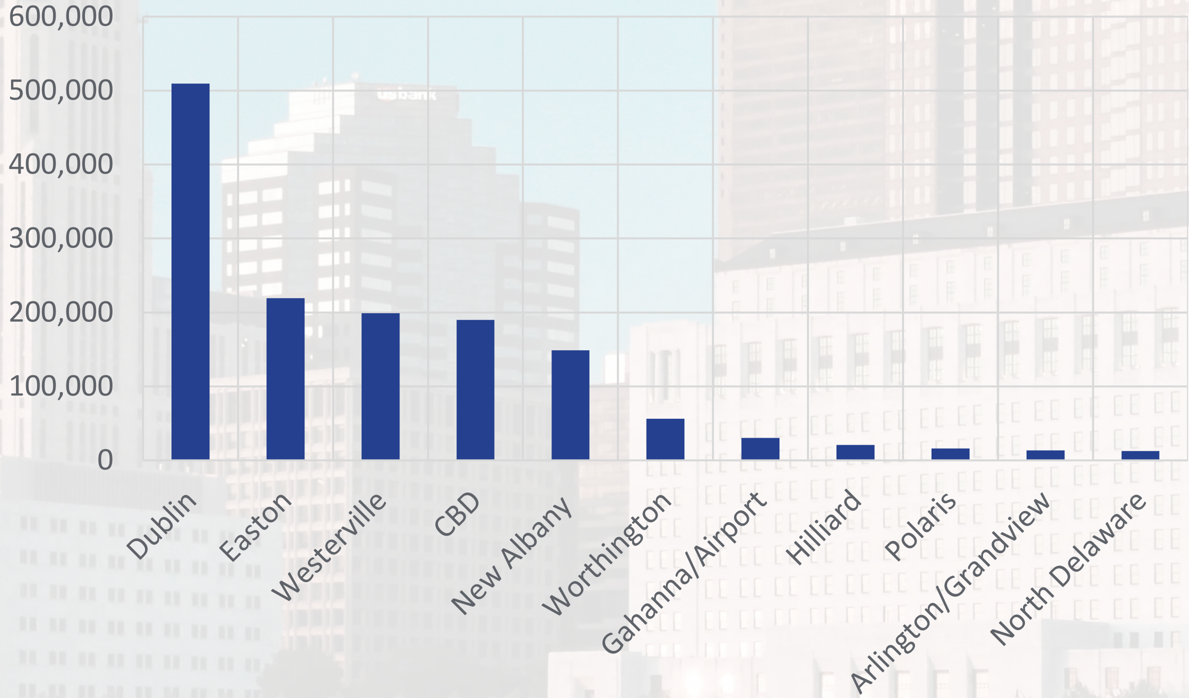
Sublease Activity Report

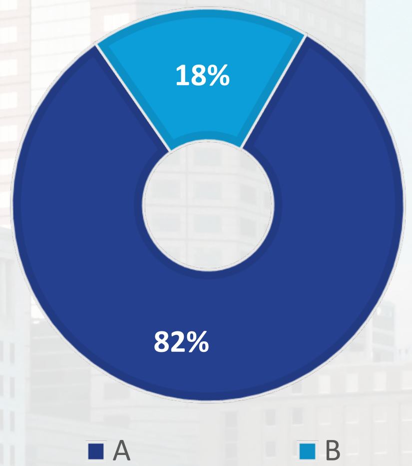
Q3 2025 | Columbus Office

In the Columbus office market, there are currently **43** spaces available for sublease, totaling over **1.4 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.

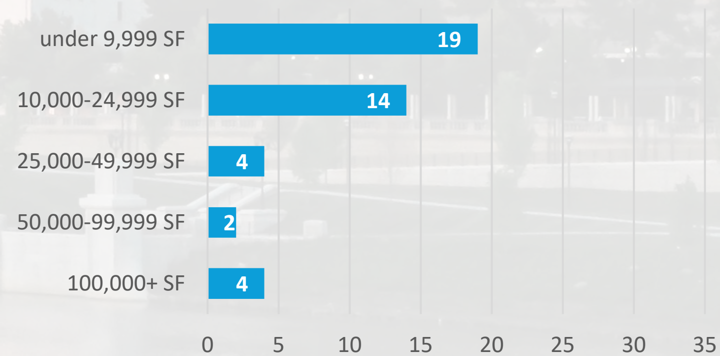
Available Sublease SF By Submarket



Sublease Availability by Building Class



Sublease Availability by Size Range



Approximately 36% of available sublease space is concentrated in the Dublin submarket, while the Easton, Westerville and CBD 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 3075 Loyalty Cir in Easton, where Upstart vacated 240,000 square feet in Q2 2023. In Q3 2024, Wells Fargo subleased 67,000 square feet of this space. Overall, sublease availability decreased by nearly 300,000 square feet in Q3 2025, as numerous smaller listings were either leased or converted to direct space after lease expirations. Additionally, a moderately-sized sublease was signed in the Arlington/Grandview submarket at 500 W Broad St during Q3 2025.

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
3000 Corporate Exchange Dr	15,325	Lower Lights Health	Q2 2025	Westerville	Undisclosed
6555-6564 Longshore St	12,726	CRH Great Lakes	Q2 2025	Dublin	Undisclosed
500 W Broad St	11,416	AppFolio	Q4 2025	Arlington/ Grandview	$23.00 MG

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	242,064	164,870
5400 New Albany Rd	New Albany	A	155,656	148,780
3000 Corporate Exchange Dr	Westerville	A	161,598	117,543
80 E Rich St	CBD	A	173,254	62.040

FOR MORE INFORMATION

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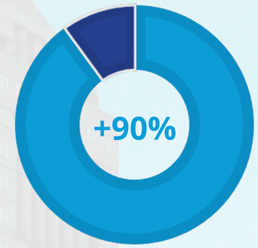
Move-In Ready

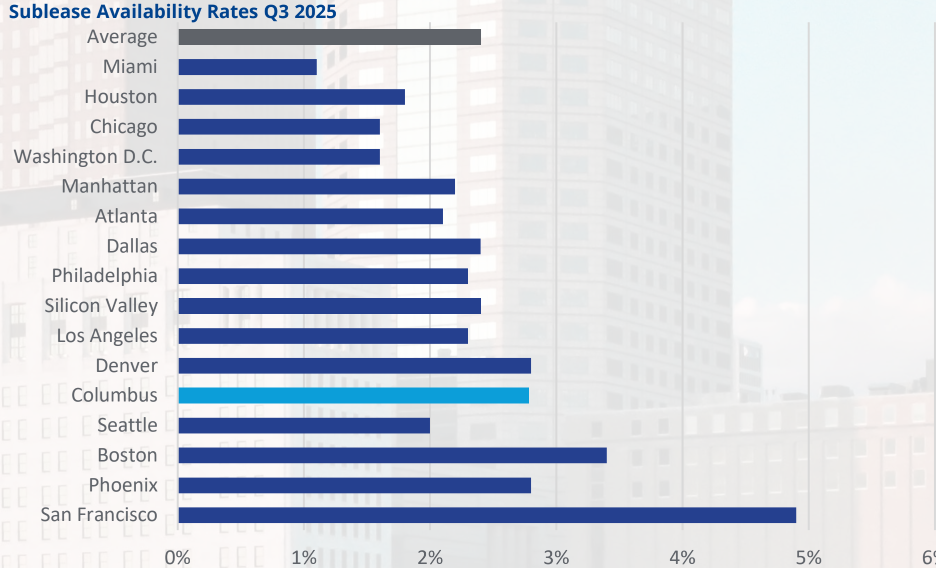
Most available sublease space is move-in ready, offering several advantages for tenants. These spaces eliminate the costs of build-outs, furniture purchases and IT installations, allowing businesses to move in quickly without waiting for construction or renovations. Additionally, many subleases offer 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 Q3 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.