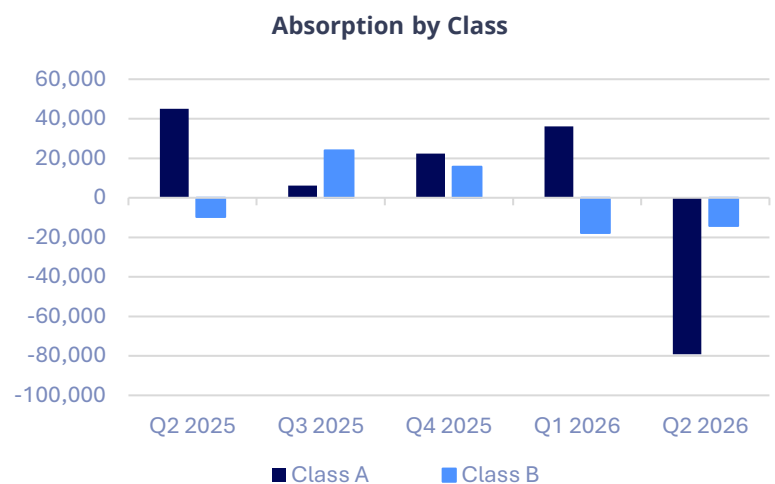
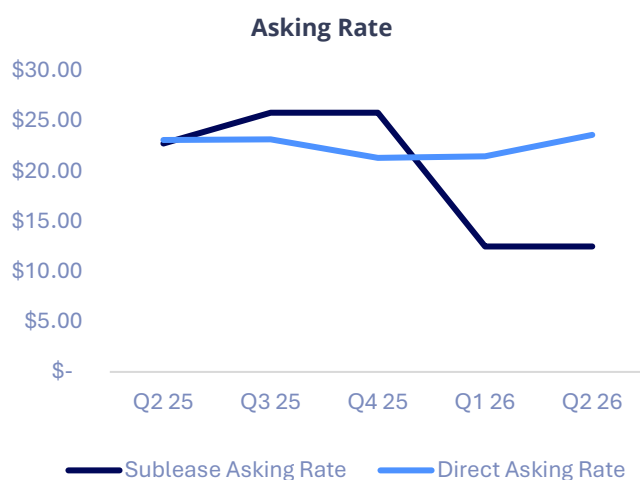


Submarket Key Takeaways

- The Arlington/Grandview submarket continues to have one of the lowest vacancy rates in the Columbus office market, with a current rate of 10.95%. Vacancy increased by over 2% quarter-over-quarter as 1050 Yard St underwent renovation to become leasable for multiple tenants.
- The most prominent industry seeking space in the Arlington/Grandview submarket is Healthcare.
- The Arlington/Grandview submarket benefits from its strategic location, making it a key player in Columbus' commercial office market. Upper Arlington offers a mix of traditional office spaces and newer, high-quality developments just minutes from downtown Columbus.
- Grandview Heights has emerged as a vibrant hub for creative industries, startups and technology firms. The area's ongoing growth is supported by strong community planning and investment in infrastructure, making it an increasingly attractive option for companies looking for a dynamic environment with easy access to Columbus' CBD.

Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	2,004,181	12.96%	0.00%	12.96%	15.25%	10.84%
B	2,251,713	10.01%	0.08%	10.09%	7.12%	6.61%
Total	4,255,894	11.40%	0.04%	11.44%	10.95%	8.62%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	(79,203)	(43,072)	-	-	\$26.24
B	(14,288)	(32,138)	-	-	\$20.61
Total	(93,491)	(75,210)	-	-	\$23.62



Major Employers in Arlington/Grandview

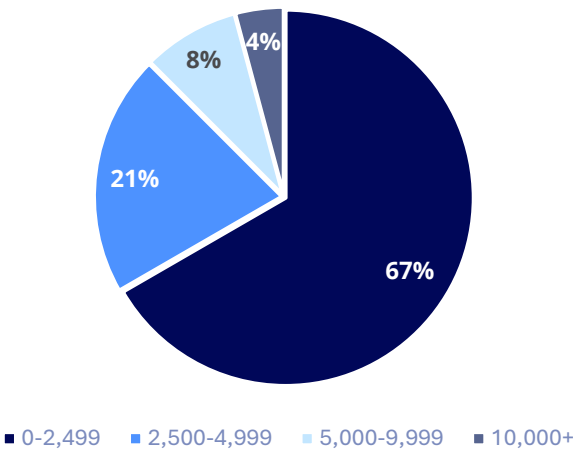


Top Performing Office Buildings

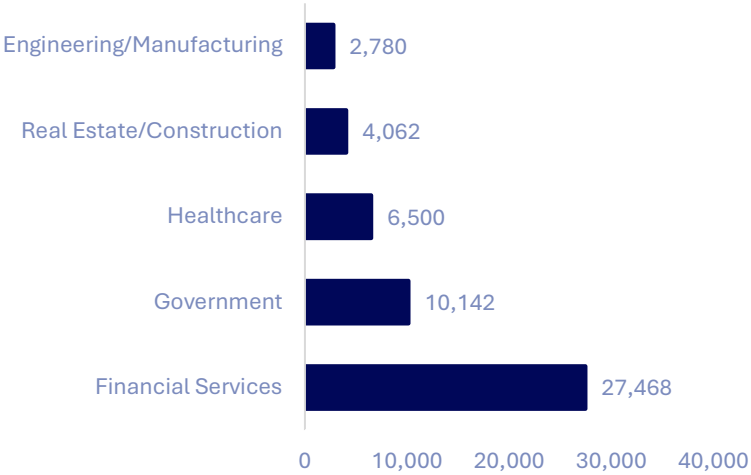
Net Absorption

BUILDING	RBA	YEAR BUILT/ RENOVATED	NEY ABSORPTION YTD (SF)	% LEASED	AVAILABLE (SF)
995 Yard St.	133,000	2017	70,611	90.97%	12,005
955 Yard St.	133,000	2018	25,000	87.98%	15,980
800 Yard St.	75,000	2015	12,826	62.34%	28,247

Deals By Size - Q2 2026



SF Leased By Industry - Q2 2026



6 Month Notable Sales Activity

ADDRESS	SIZE	BUYER	PRICE	PRICE/SF	QUARTER SIGNED
1275 Olentangy River Rd.	28,146	J3 Capital Group, LLC	\$4,250,000	\$151.00	Q1 26

6 Month Notable Lease Activity

ADDRESS	SIZE	TENANT	TYPE	QUARTER SIGNED
1050 Yard St.	27,468	Schneider Downs	New Lease	Q2 26
1165 Dublin Rd.	21,136	Copper Run Capital	New Lease	Q1 26
955 Yard St.	10,295	MA Design	Expansion	Q1 26
1650 Watermark Dr.	10,142	Franklin County Board of Developmental Disabilities	Renewal	Q2 26
777 Goodale Blvd.	7,450	Danis Construction	Renewal	Q1 26

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