

Worthington Submarket Office Report

Q3 2025

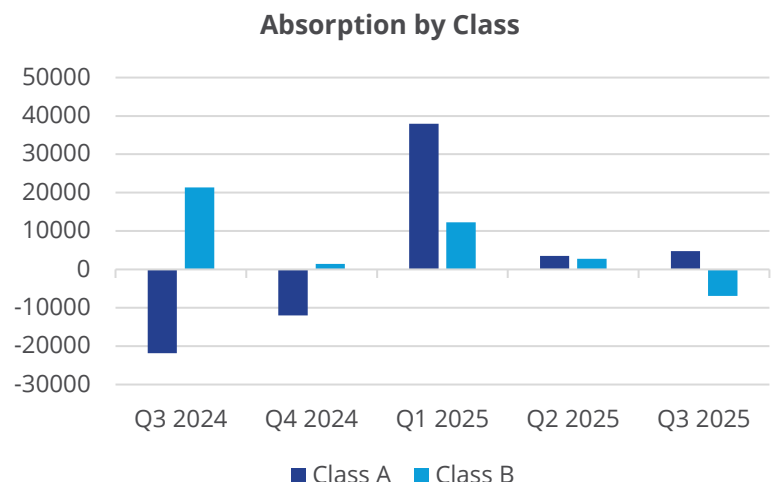
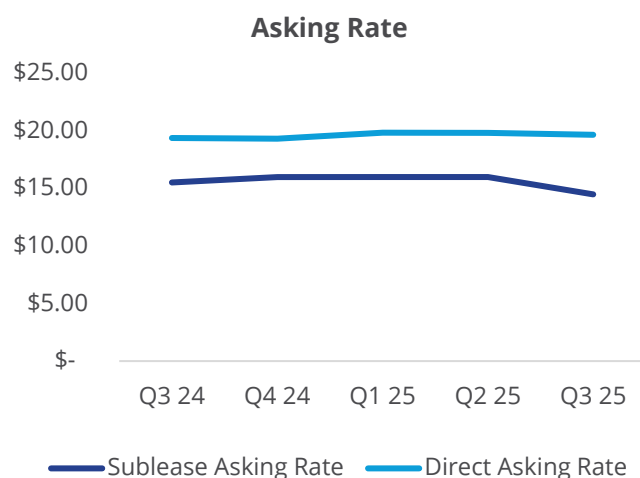
Colliers

Submarket Key Takeaways

- The Worthington submarket vacancy rate is 26.48%, which is the second highest vacancy rate in comparison to the other suburban submarkets.
- The largest lease signed occurred at 1 E Campus View Blvd, where an undisclosed tenant will occupy 10,667 square feet.
- The two most prominent industries seeking space in the Worthington submarket are Healthcare and Technology.
- Worthington, situated just north of Columbus, offers a strategic location with direct access to I-270 and U.S. Route 23, making it highly accessible for businesses. The area boasts a variety of office spaces, including properties along Wilson Bridge Road and High Street, with competitive rental rates compared to neighboring markets. This affordability, combined with a mix of traditional offices and coworking spaces, attracts diverse tenants. Worthington's proximity to Columbus' central business district and its suburban charm make it an appealing choice for companies seeking both convenience and quality of life for their employees.

Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	1,222,237	36.19%	0.00%	36.19%	35.88%	36.27%
B	1,563,761	20.31%	3.60%	23.91%	19.14%	18.69%
TOTAL	2,785,998	27.27%	2.02%	29.29%	26.48%	26.41%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	4,802	(13,220)	-	51,654	\$20.82
B	(6,915)	77,462	-	-	\$17.97
TOTAL	(2,113)	64,242	-	51,654	\$19.63



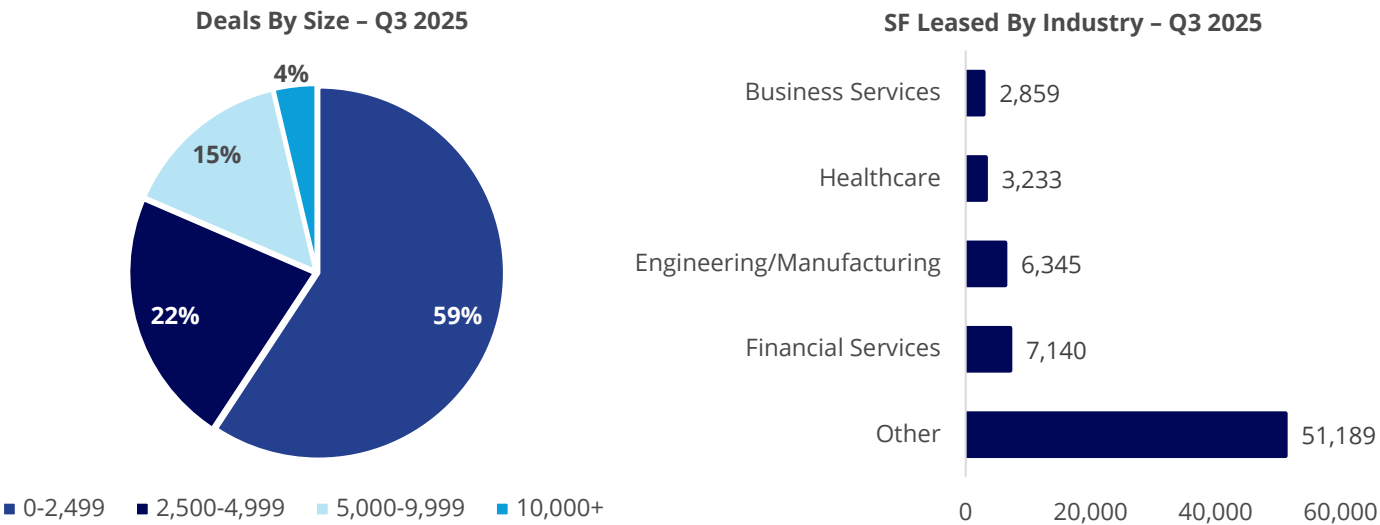
Major Employers in Worthington



Top Performing Office Buildings

Net Absorption

Building	RBA	Year Built/ Renovated	Net Absorption YTD (SF)	% Leased	Available (SF)
1105 Schrock Rd	212,879	1983	53,509	72.30%	58,959
121 Wilson Bridge	52,124	2024	25,279	65.29%	18,091
600 Lakeview Plaza Blvd	50,418	1988	16,919	67.44%	23,834



6 Month Notable Sales Activity

Address	Size	Buyer	Price	Price/SF	Quarter Signed
6641 N High St	21,981	Peak to Peak Properties LLC	\$2,700,000	\$122.83/SF	Q2 25
6649 N High St	18,000	Raghavender Kammari	\$1,550,000	\$86.11/SF	Q3 25

6 Month Notable Lease Activity

Address	Size	Tenant	Type	Quarter Signed
1 E Campus View Blvd	10,667	Undisclosed	New Lease	Q3 25
9200 Worthington Rd	9,696	Entourage Freight Solutions, Inc.	Renewal	Q2 25
8101 N High St	7,941	Exped Software	New Lease	Q2 25
1 E Campus View Blvd	6,345	Fishbeck Engineering	Renewal	Q3 25
8351 N High St	5,816	Connections Education, LLC	New Lease	Q2 25

Bold/Blue Denotes Colliers Represented Transaction