

Columbus High-Rise Report



Q4 2025

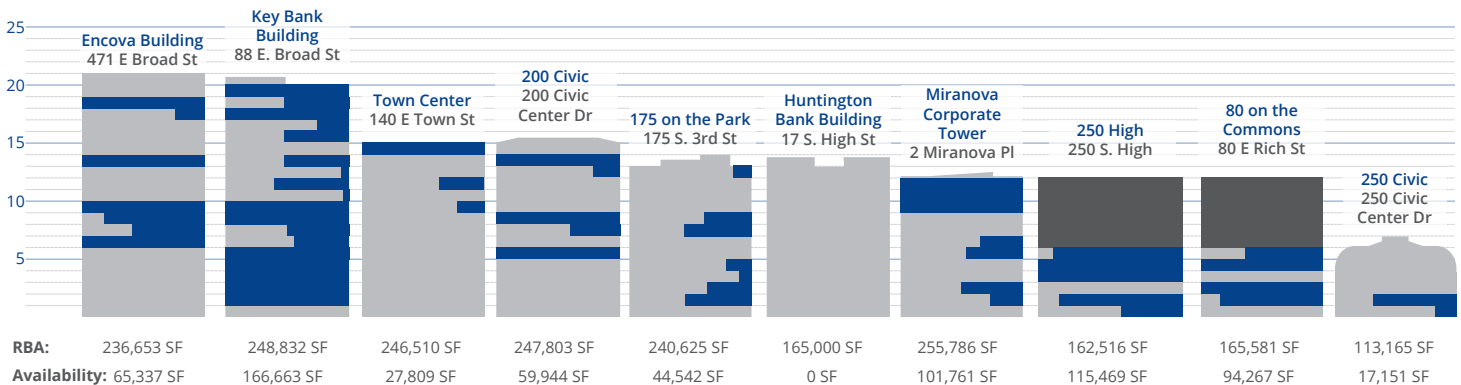
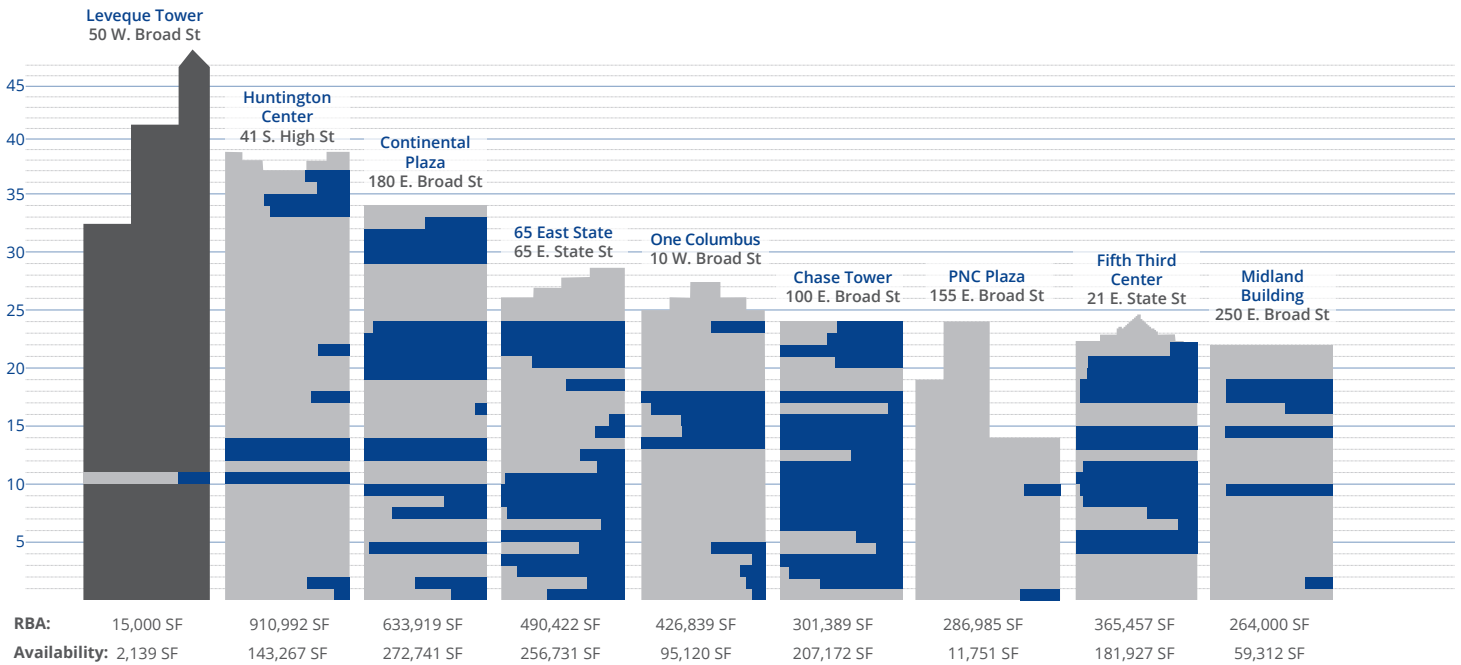


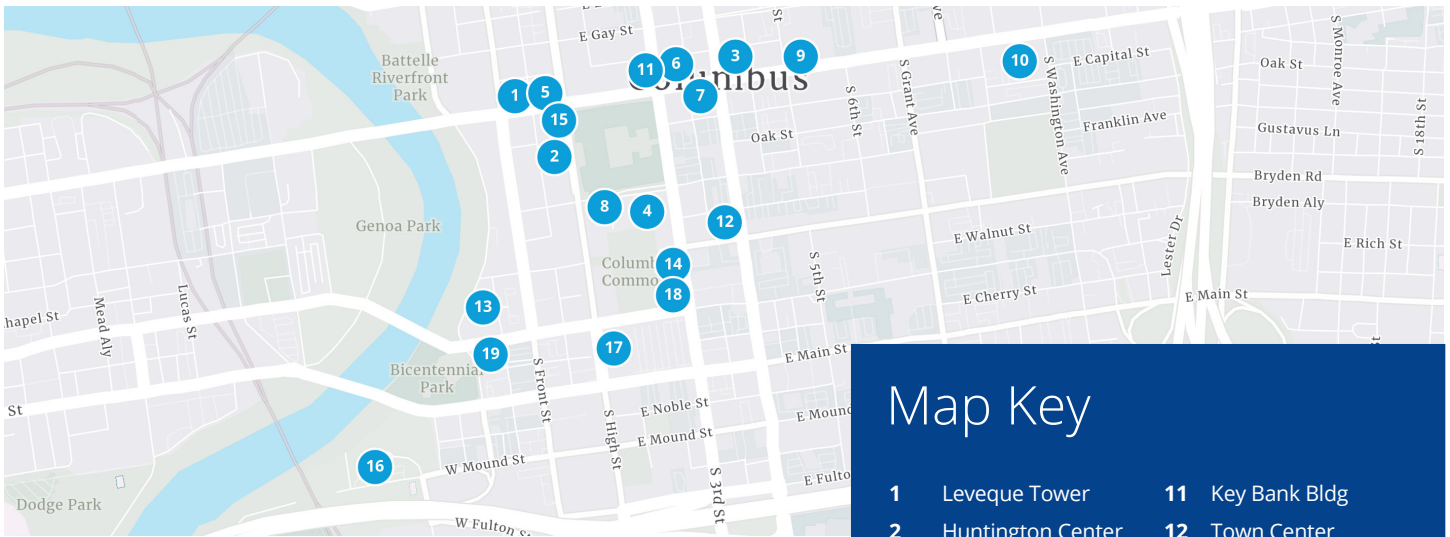
High-Rise Availability CBD Office Buildings

In an effort to provide our clients with a better understanding of the Columbus CBD high-rise market, Colliers | Columbus is pleased to present the fourth quarter Columbus High-Rise Report: a floor-by-floor analysis of nineteen Columbus CBD high-rise building availabilities.

■ = Available Space
(Includes Sublease Space)

■ = Non-Office Space
(Excluded in Availability)





Map Key

- | | | | |
|----|--------------------|----|----------------------|
| 1 | Leveque Tower | 11 | Key Bank Bldg |
| 2 | Huntington Center | 12 | Town Center |
| 3 | Continental Plaza | 13 | 200 Civic |
| 4 | 65 E State | 14 | 175 on the Park |
| 5 | One Columbus | 15 | Huntington Bank Bldg |
| 6 | Chase Tower | 16 | Two Miranova |
| 7 | PNC Plaza | 17 | 250 High |
| 8 | Fifth Third Center | 18 | 80 on the Commons |
| 9 | Midland Bldg | 19 | 250 Civic |
| 10 | Encova Building | | |

Market Statistics

4th Quarter of 2025	CBD	Columbus*
Inventory (SF)	17,618,763	52,942,644
Total Vacancy Rate	15.94%	17.57%
SF Vacant	2,808,431	9,302,023
Year-to-date Net Absorption	117,525	185,125
Average Asking Rate	\$21.33 FSG	\$21.87 FSG

*Represents the CBD submarket as well as the suburban submarkets.

CBD Overview

The Columbus office market continues to adjust to the evolving workplace environment. In the fourth quarter the Columbus office market had 102,955 square feet of positive absorption, and the vacancy rate fell to 17.57 percent. Asking rates increased modestly for an overall full-service gross rate of \$21.87. Vacancy in the CBD decreased to 15.94 percent, which is lower than the overall market's vacancy of 17.57 percent. The CBD currently has 64,838 square feet under construction, which includes the Merchant Building. Several projects have been completed in the CBD over the past few years, such as the first phase of Scioto Peninsula, the Front and Fulton development, the second half of the Gravity project in Franklinton and the renovation of the Municipal Light Building. While construction activity in the CBD has slowed, several projects are underway such as the Capital line project and Gay Street Corridor revitalization. Tenants are continuing to stay active in the CBD, with 28 users representing 396,500 square feet currently searching for space specifically in the urban Columbus area. Columbus can anticipate increased activity throughout 2026 as users become more comfortable entering the market and making decisions regarding their office space.

Mixed-Use Trend

Mixed-use construction has been a major force on the Columbus market, primarily in the Central Business District. Not only are mixed-use developments being constructed from the ground up, but there are also various high-rise office towers downtown that are making the change to multi-use. Projects such as 80 on the Commons, The Hayden and North Market Tower are adding brand new office, retail and multifamily space to the downtown area. Historically 100 percent office, The LeVeque Tower, PNC Plaza, Fifth Third Center and 150 E Gay St have or are in the process of adding retail, multifamily and hotel components. As the demand for "live, work, play" grows, the Columbus CBD submarket can anticipate further mixed-use investment in coming years.

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