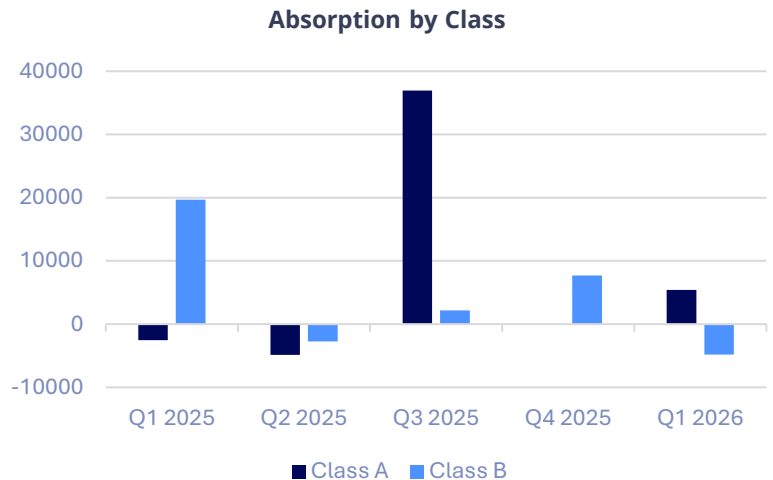


Submarket Key Takeaways

- The Easton vacancy rate increased in Q1 to 18.72%.
- Net absorption for Class A buildings equaled 5,396 square feet due to a few small move-ins throughout the submarket, while Class B absorption was negative.
- The commercial office market in Easton is one of the most dynamic and rapidly evolving in the Columbus metropolitan area. Easton is widely recognized as a premier destination for both shopping and businesses, with its master-planned community offering a blend of retail, dining, entertainment and office spaces. The area's office market is anchored by modern, high-quality developments that cater to a wide range of industries, including finance, technology, healthcare and professional services.

Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	1,707,275	13.04%	6.19%	19.23%	17.20%	5.63%
B	1,061,276	8.89%	1.57%	10.46%	21.15%	32.12%
Total	2,768,551	11.45%	4.42%	15.87%	18.72%	17.07%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	5,396	5,396	-	-	\$25.43
B	(4,787)	(4,787)	-	-	\$21.34
Total	609	609	-	-	\$24.26



Major Employers in Easton

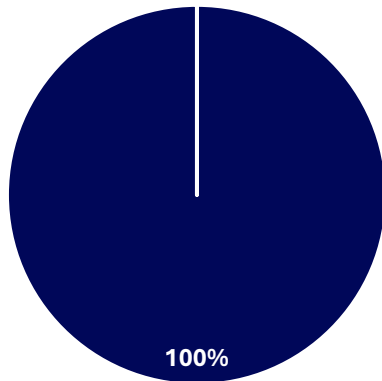


Top Performing Office Buildings

Net Absorption

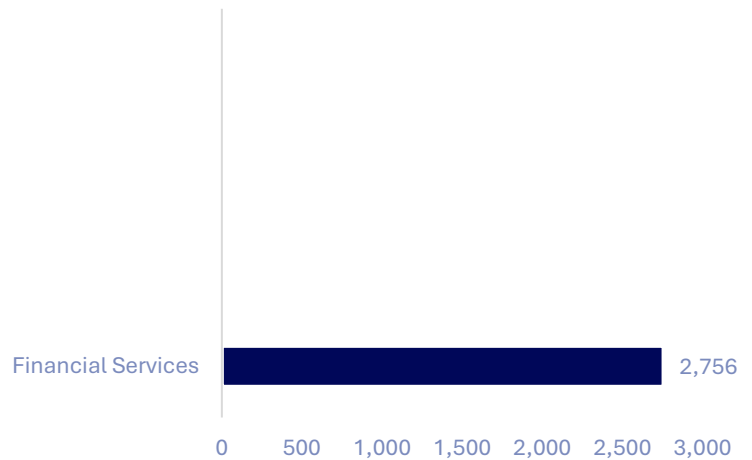
BUILDING	RBA	YEAR BUILT/ RENOVATED	NEY ABSORPTION YTD (SF)	% LEASED	AVAILABLE (SF)
3 Easton Oval	89,265	1995/2021	2,756	71.73%	25,234
1 Easton Oval	125,031	1998	2,640	66.10%	42,383
3435 Stelzer Rd.	238,641	1995	0	6.52%	15,549

Deals By Size - Q1 2026



■ 0-2,499 SF ■ 2,500-4,999 SF ■ 5,000-9,999 SF ■ 10,000+

SF Leased By Industry - Q1 2026



6 Month Notable Sales Activity

ADDRESS	SIZE	BUYER	PRICE	PRICE/SF	QUARTER SIGNED
2 Easton Oval	127,500	IMC Real Estate	\$8,886,352	\$69.70/SF	Q4 25
1 Easton Oval	125,000	IMC Real Estate	\$8,613,648	\$68.91/SF	Q4 25

6 Month Notable Lease Activity

ADDRESS	SIZE	TENANT	TYPE	QUARTER SIGNED
1 Easton Oval	3,994	NFM Lending	Expansion	Q4 25
3 Easton Oval	2,756	Golden Reserve	New	Q1 26