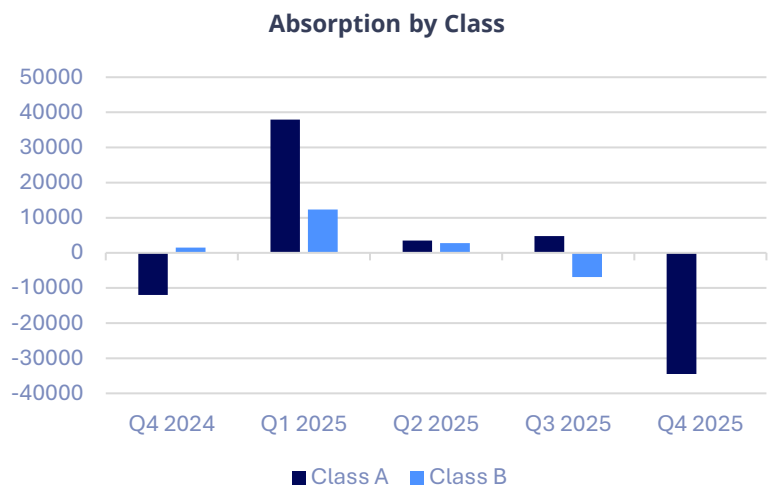


Submarket Key Takeaways

- The Worthington submarket vacancy rate is 27.64%, which is the highest vacancy rate in comparison to the other Columbus suburban submarkets.
- The largest lease signed occurred at 7650 Rivers Edge Dr, where an undisclosed tenant will occupy 13,324 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	40.13%	0.00%	40.13%	38.71%	35.88%
B	1,563,761	18.01%	3.78%	21.80%	18.99%	19.14%
Total	2,785,998	27.72%	2.12%	29.84%	27.64%	26.48%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	(34,514)	(47,734)	-	52,124	\$20.64
B	-	74,273	-	-	\$18.43
Total	(34,514)	26,539	-	52,124	\$19.83



Major Employers in Worthington

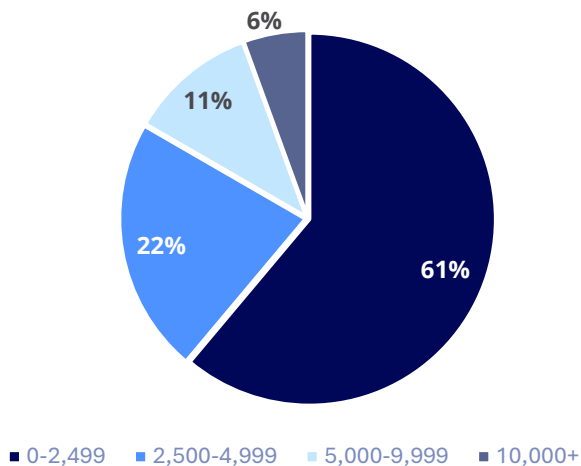


Top Performing Office Buildings

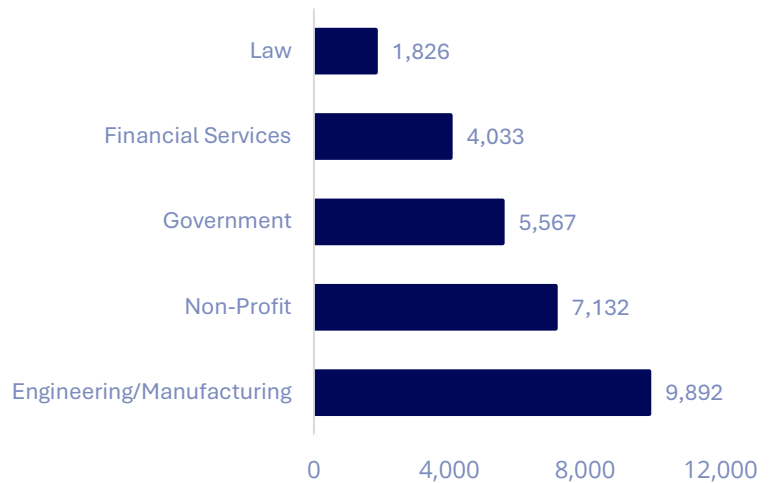
Net Absorption

BUILDING	RBA	YEAR BUILT/ RENOVATED	NEY ABSORPTION YTD (SF)	% LEASED	AVAILABLE (SF)
1105 Schrock Rd.	212,879	1983	53,509	69.14%	65,701
121 Wilson Bridge Rd.	52,124	2024	31,530	74.73%	13,171
600 Lakeview Plaza Blvd.	50,418	1988	16,919	52.73%	23,834

Deals By Size - Q4 2025



SF Leased By Industry - Q4 2025



6 Month Notable Sales Activity

ADDRESS	SIZE	BUYER	PRICE	PRICE/SF	QUARTER SIGNED
Officescape Portfolio (5 Buildings)	343,106	Crawford Hoying	\$18,480,100	\$53.86/SF	Q4 25
8101 N High St	111,800	TW Development Group, LLC	\$3,275,000	\$29.29/SF	Q 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
7650 Rivers Edge Dr.	13,324	Undisclosed	New Lease	Q4 25
1 E Campus View Blvd.	10,667	Undisclosed	New Lease	Q3 25
222 E Campus View Blvd.	9,892	Lvd Acquisitions, LLC	Renewal	Q4 25
1 E Campus View Blvd.	6,345	Fishbeck Engineering	Renewal	Q3 25
220 E Campus View Blvd.	5,567	Franklin County Clerk of Courts	New Lease	Q4 25

Bold Denotes Colliers Represented Transaction

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