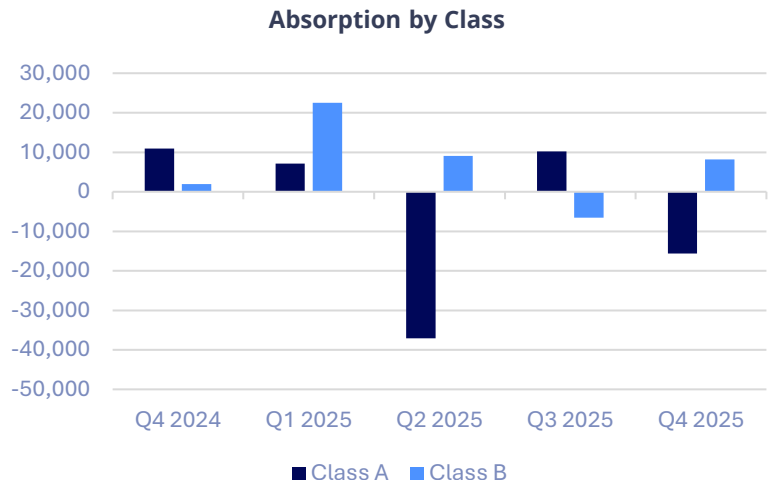
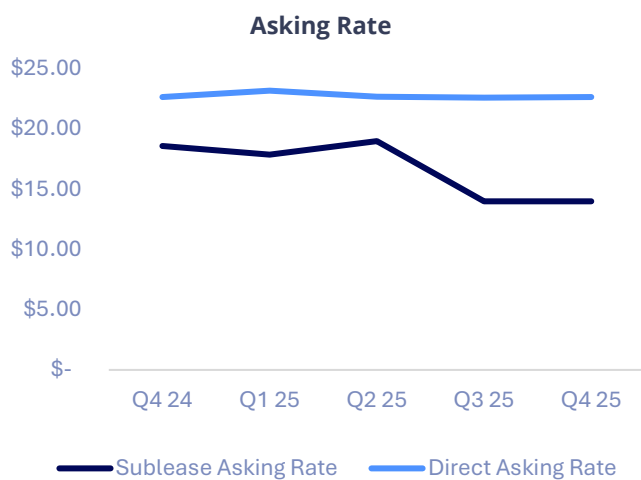


Submarket Key Takeaways

- Polaris' current vacancy rate is 15.85%, which is one of the lowest rates among the suburban submarkets as tenants look to occupy new, Class A properties.
- The direct asking rent has been stable at around \$22.00 FSG for over a year, while sublease asking rent has recently decreased.
- The commercial office market in Polaris is a critical component of the region's business landscape, known for its modern office spaces and strategic location along the I-71 corridor. Polaris, situated just north of downtown Columbus, has developed into a major commercial hub, offering a mix of Class A office buildings, corporate campuses and flexible office spaces designed to meet the needs of various industries. The area's appeal is heightened by Polaris Fashion Place, a large shopping mall that draws significant foot traffic and provides ample amenities for businesses and their employees.

Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	1,989,657	19.13%	1.91%	21.03%	18.11%	17.20%
B	787,367	13.70%	0.00%	13.70%	10.16%	11.20%
Total	2,777,024	17.59%	1.37%	18.95%	15.85%	15.49%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	(15,652)	(27,144)	-	12,762	\$22.97
B	8,187	32,224	-	-	\$21.49
Total	(7,465)	6,080	-	12,762	\$22.65



Major Employers in Polaris

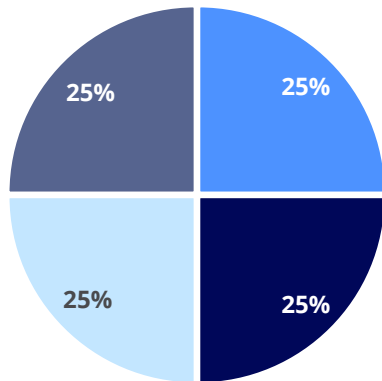


Top Performing Office Buildings

Net Absorption

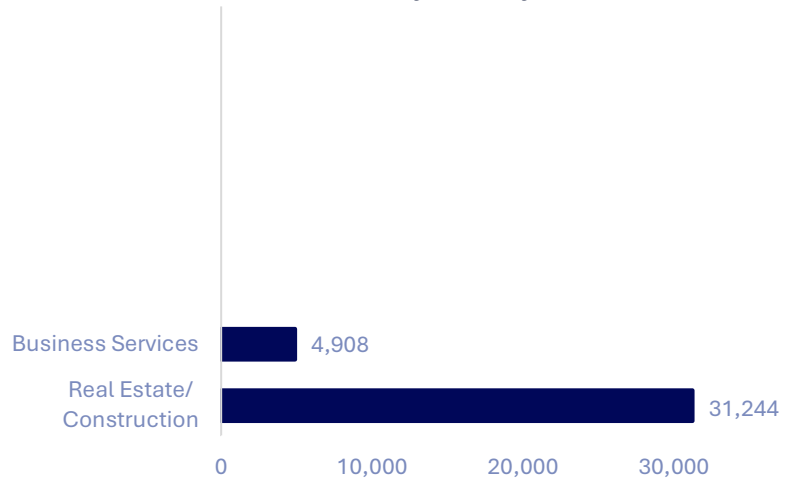
BUILDING	RBA	YEAR BUILT/ RENOVATED	NEY ABSORPTION YTD (SF)	% LEASED	AVAILABLE (SF)
8740 Orion Pl.	52,005	2003	24,818	81.22%	9,768
570 Polaris Pky.	139,938	2002	14,777	100.00%	0
579 Executive Campus Dr.	109,685	2004	12,858	94.53%	9,685

Deals By Size - Q4 2025



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

SF Leased By Industry - Q4 2025



6 Month Notable Sales Activity

ADDRESS	SIZE	BUYER	PRICE	PRICE/SF	QUARTER SIGNED
440 Polaris Pky.	139,500	Rockford Homes	\$12,700,000	\$91.04/SF	Q4 25
8405 Pulsar Pl.	50,050	Whitestone Companies	\$4,500,00	\$89.91/SF	Q3 25

6 Month Notable Lease Activity

ADDRESS	SIZE	TENANT	TYPE	QUARTER SIGNED
440 Polaris Pky.	12,544	Cigna Health and Life Insurance	Renewal	Q3 25
8800 Lyra Dr.	8,605	Adena Commercial, LLC	Renewal	Q3 25
8800 Lyra Dr.	8,571	Coldwell Banker Real Estate Services, LLC	Renewal	Q4 25
8800 Lyra Dr.	8,200	Nimbis Services, Inc.	Renewal	Q3 25
440 Polaris Pky.	3,590	The Judge Group, Inc.	Renewal	Q4 25

Bold Denotes Colliers Represented Transaction

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