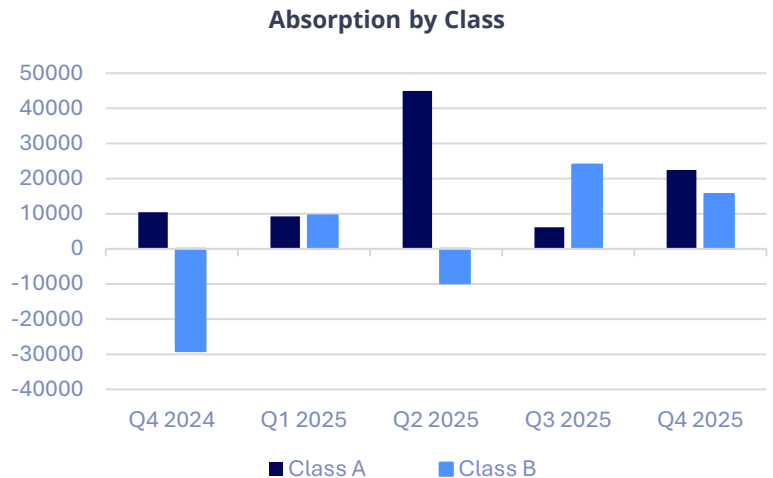
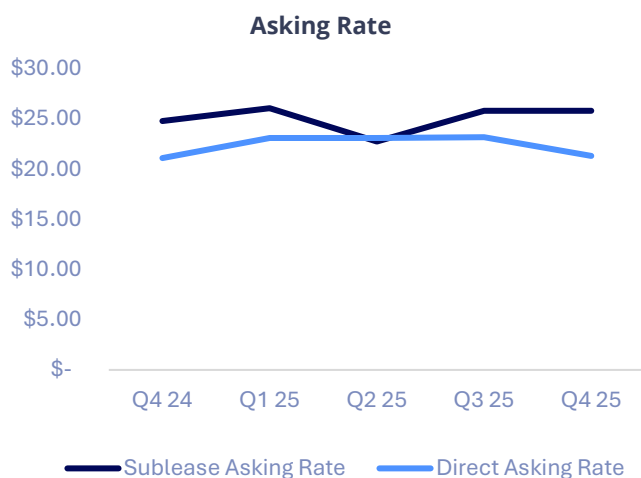


Submarket Key Takeaways

- The Arlington/Grandview submarket continues to have one of the lowest vacancy rates in the Columbus office market, with a current rate of 7.85%. We expect this vacancy rate to modestly decrease as more tenants move into this submarket throughout 2026.
- The most prominent industry seeking space in the Arlington/Grandview submarket is Healthcare.
- The Arlington/Grandview submarket benefits from its strategic location, making it a key player in Columbus' commercial office market. Upper Arlington offers a mix of traditional office spaces and newer, high-quality developments just minutes from downtown Columbus.
- Grandview Heights has emerged as a vibrant hub for creative industries, startups and technology firms. The area's ongoing growth is supported by strong community planning and investment in infrastructure, making it an increasingly attractive option for companies looking for a dynamic environment with easy access to Columbus' CBD.

Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	1,978,395	9.09%	0.58%	9.67%	11.77%	12.91%
B	2,428,533	12.24%	0.08%	12.32%	4.66%	5.31%
Total	4,406,928	10.83%	0.30%	11.13%	7.85%	8.72%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	22,418	61,682	-	-	\$23.09
B	15,662	55,843	-	-	\$20.27
Total	38,080	117,525	-	-	\$21.33



Major Employers in Arlington/Grandview

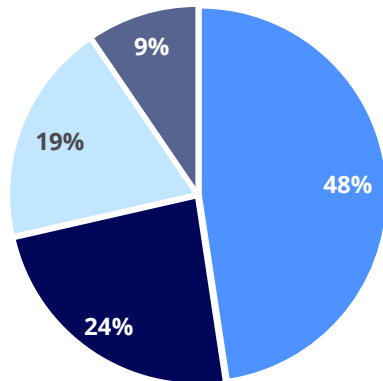


Top Performing Office Buildings

Net Absorption

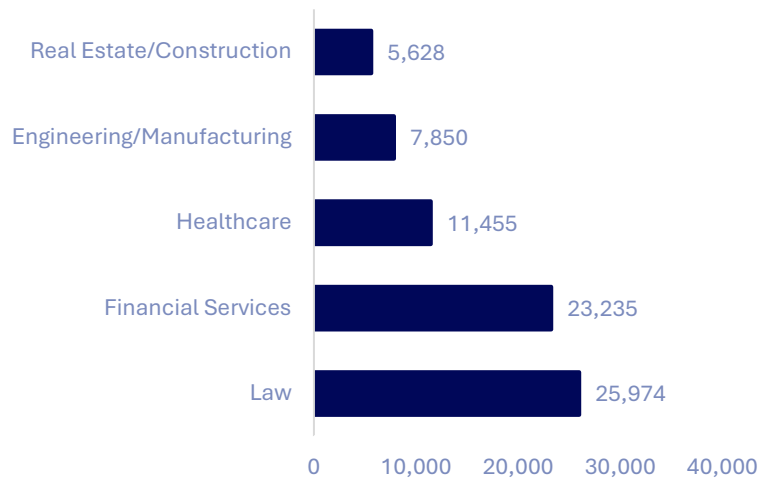
BUILDING	RBA	YEAR BUILT/ RENOVATED	NEY ABSORPTION YTD (SF)	% LEASED	AVAILABLE (SF)
995 Yard St.	133,000	2017	40,652	74.49%	33,927
2323 W 5th Ave.	106,840	1976/2001	31,744	69.85%	32,211
4830 Knightsbridge Blvd.	35,746	1989	13,252	84.90%	5,286

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
1387-1395 W 5th Ave.	16,432	Unique Realty Consultants	\$1,300,000	\$79.11	Q3 25
2015 W 5th Ave.	16,000	Charles P. Knight	\$499,000	\$31.19	Q3 25

6 Month Notable Lease Activity

ADDRESS	SIZE	TENANT	TYPE	QUARTER SIGNED
995 Yard St.	29,000	Plante Moran	New Lease	Q3 25
955 Yard St.	25,974	Reminger Co., LPA	New Lease	Q4 25
995 Yard St.	18,169	Lazear Capital Partners	New Lease	Q4 25
4845 Knightsbridge Blvd.	13,367	Knightsbridge Surgery Center	Renewal	Q3 25
440-500 W Broad St.	11,416	Appfolio	Sublease	Q3 25

Bold Denotes Colliers Represented Transaction

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