

Columbus High-Rise Report



Q1 2026

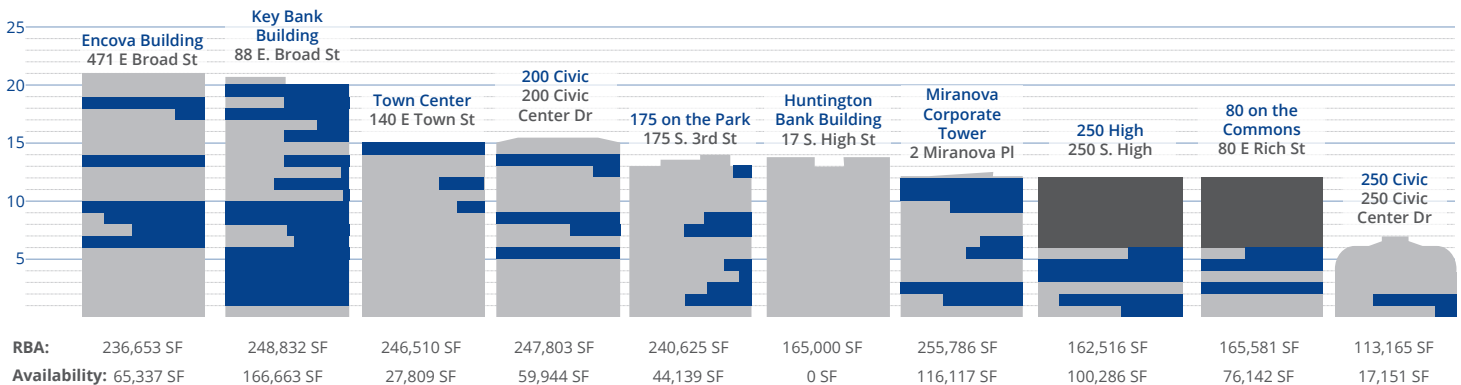
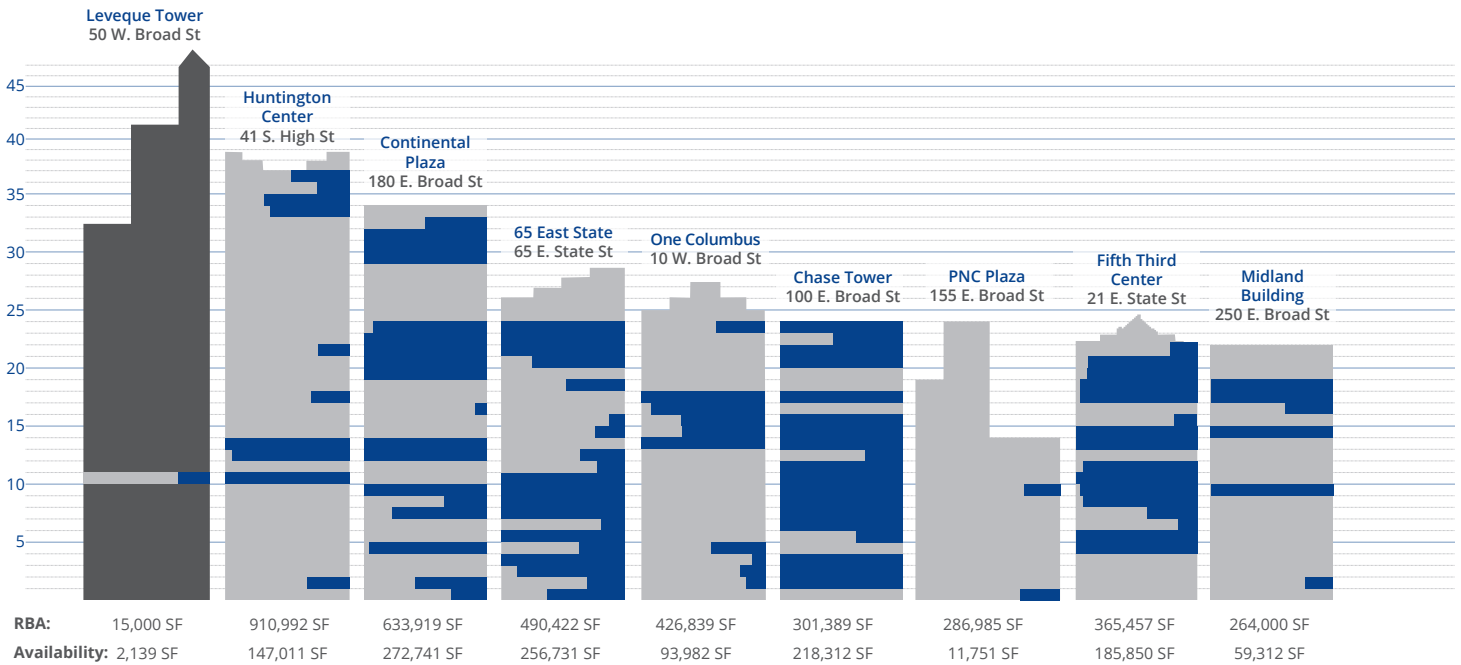


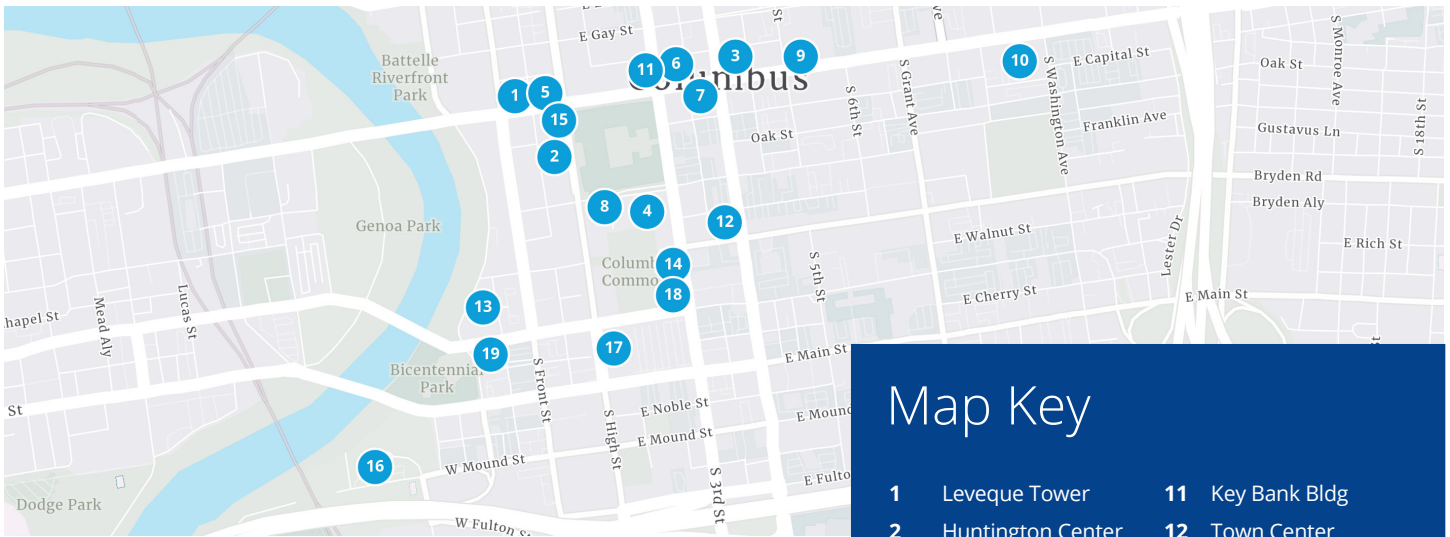
High-Rise Availability CBD Office Buildings

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 first 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

1st Quarter of 2026	CBD	Columbus*
Inventory (SF)	16,488,828	48,876,675
Total Vacancy Rate	18.46%	19.18%
SF Vacant	3,043,838	9,374,546
Year-to-date Net Absorption	10,900	241,167
Average Asking Rate	\$22.21 FSG	\$21.83 FSG

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

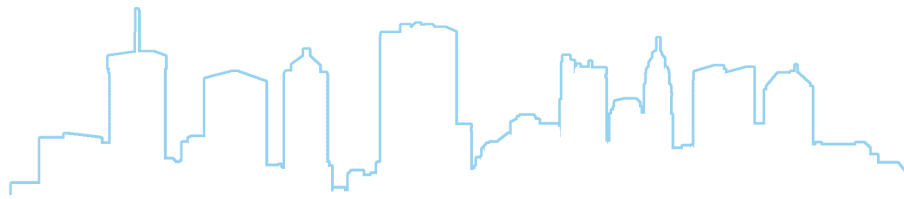
CBD Overview

The Columbus office market continues to adjust to the evolving workplace environment. In the first quarter the Columbus office market had 241,167 square feet of positive absorption, and the vacancy rate was 19.18 percent. Asking rates decreased modestly for an overall full-service gross rate of \$21.83. Vacancy in the CBD increased to 18.46 percent, which is lower than the overall market's vacancy of 19.18 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 21 users representing 271,200 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.

Why Downtown Columbus



5,299 Apartments added since 2015

\$2.1B In proposed projects with
\$1.72B currently under construction

\$5B Invested in Downtown since 2014



85/100

Downtown
Walk Score



4

Universities
Downtown



38,938

Students
Downtown

New census estimates show the Columbus metro area's **population** grew by more than 21,000 in 2025, reaching **2,242,028**, which is double the national growth rate. Since 2020, Columbus has been one of just 21 metro areas nationwide to add more than 100,000 residents.





Population Overview

Foot Traffic

26.9M

Visits, includes 6.7M unique visitors and 11.5M employee visits (+700K employee visits vs. 2024)

Retail

20

New storefronts opened over the past year

Workforce

90,900

Total downtown employment

Hospitality

60.4%

Hotel occupancy, up 2 percentage points from 2024

Apartments

86.9%

Average apartment occupancy rate

Housing

10,395

Residential units, up by 771 from 2024

Residents

13,513

Residents, up from 12,500 in 2024

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