

Colliers

MEDICAL OFFICE

Q3 2026

Columbus, OH



Columbus medical office occupancy remained high at 94.7% in the third quarter, although negative absorption and slower recorded leasing activity pointed to more selective tenant demand. Outpatient expansion continues to support the market's longer-term outlook, while existing medical infrastructure and patient access remain central to leasing decisions.

Columbus

OVERALL OCCUPANCY RATE
94.7% ▼ YOY — Forecast

TOTAL SQUARE FEET
24.9M — YOY — Forecast

UNDER CONSTRUCTION (SF)
2.1M ▼ YOY ▼ Forecast

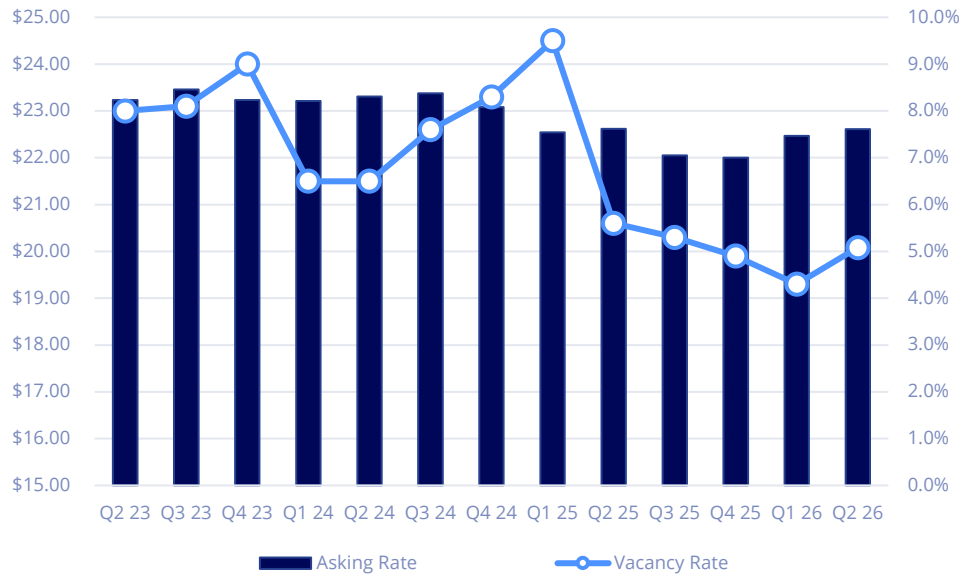
OVERALL ASKING LEASE RATES (FSG)
$22.24/SF ▲ YOY ▲ Forecast

MARKET TRENDS

- **Occupancy and Tenant Retention:** Columbus medical office occupancy decreased to 94.7% from 94.9% in Q2. High replacement and build-out costs continue to favor existing medical space, particularly where providers can preserve patient access and avoid operational disruption. Physicians generally need a compelling financial or clinical reason to relocate, supporting retention at suitable properties.
- **Asking Rents:** Average asking rent declined to $22.24/SF from $22.61/SF in Q2. East recorded the highest submarket average at $27.36/SF, followed by Downtown at $25.23/SF. These averages reflect the mix of available listings. For medical tenants, existing clinical improvements and the cost of opening a location can outweigh differences in quoted rent.
- **Outpatient Expansion:** Ohio State's Outpatient Care Powell opened in August 2026, adding another suburban location for specialty and diagnostic services. OhioHealth's Riverside Women's Center remains scheduled to open in 2027, while Mount Carmel's Dublin campus broadens the region's established healthcare network. These investments may support physician recruitment and demand for complementary outpatient services. They can also redistribute activity from older locations, making nearby leasing opportunities dependent on referral relationships and service needs.

HISTORIC COMPARISON	Q3 2026 Current	Q2 2026 QoQ
Total Inventory (in thousands of SF)	24,907.51	24,926.03
New Supply (in thousands of SF)	-	-
Net Absorption (in thousands of SF)	(57.11)	(24.40)
Overall Vacancy Rate	5.30%	5.08%
Overall Asking Lease Rates (FSG)	$22.24/SF	$22.61/SF

VACANCY RATE & DIRECT ASKING RATE

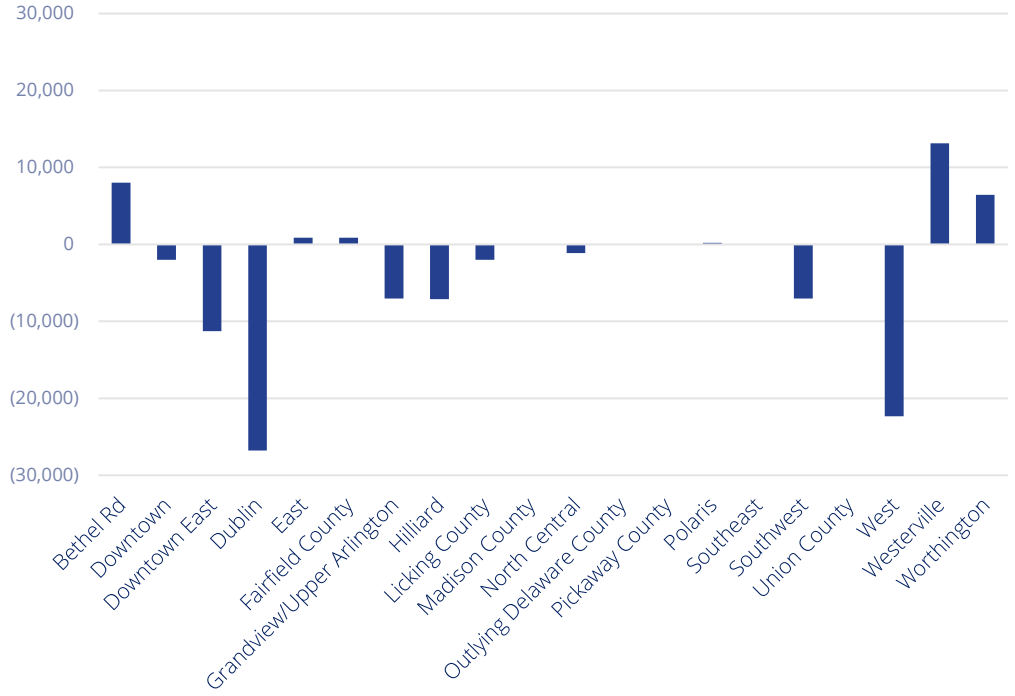


Absorption & Leasing

Columbus medical office recorded negative net absorption of 57,118 SF in Q3, compared with approximately 24,400 SF of negative absorption in Q2. Dublin and West posted the largest net losses, while Westerville and Bethel Road led gains. Property-level occupancy declines totaled 160,675 SF, partially offset by 103,557 SF of gains, indicating that providers continued to occupy space despite the negative market total.

Recorded leasing activity totaled 106,819 SF, down 19.5% from Q2. Specialists accounted for 61.0% of volume, followed by home health and behavioral health providers. Mount Carmel's two notable renewals totaled 47,201 SF, highlighting the importance of tenant retention. Medical build-out costs and operational disruption encourage providers to renew unless relocation offers a compelling advantage. Renewals preserve occupancy, while newly signed leases may contribute to absorption in later quarters.

Absorption by Submarkets

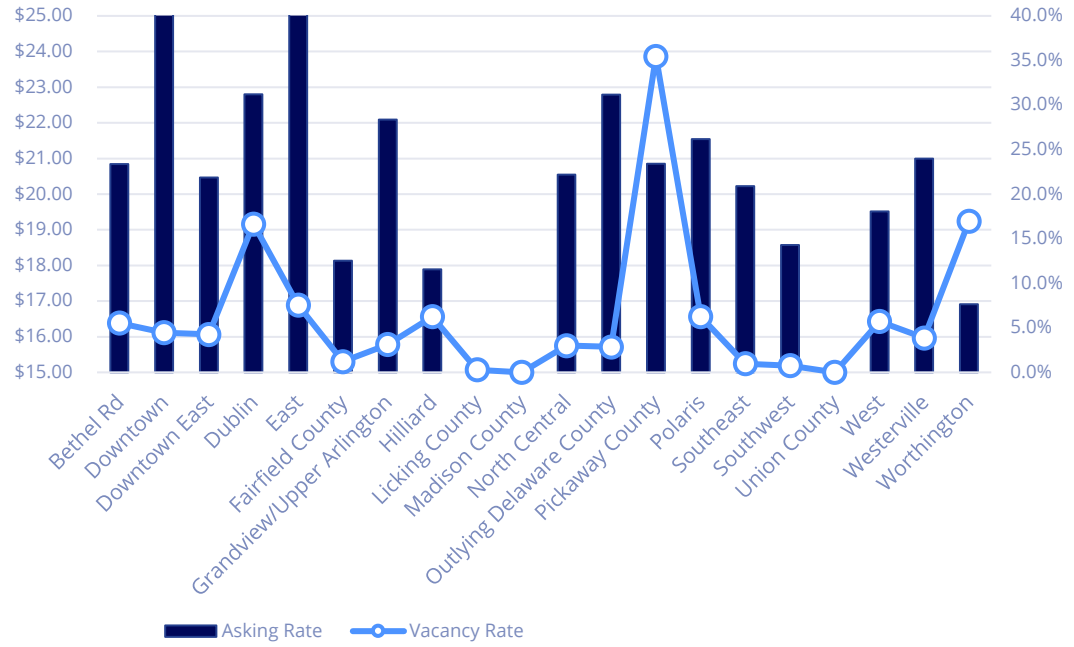


Vacancy & Market Rents

Overall vacancy increased to 5.30% in Q3 from 5.08% in Q2, bringing occupancy to 94.70%. Conditions varied considerably across submarkets. Dublin and Worthington recorded vacancy rates of 16.65% and 16.96%, respectively, while Grandview/Upper Arlington and Westerville remained tighter at 3.12% and 3.87%. These differences give tenants more options in some locations while limiting suitable alternatives in others.

Average asking rent declined to $22.24/SF from $22.61/SF in Q2, a decrease of 1.65%. East recorded the highest submarket average at $27.36/SF, followed by Downtown at $25.23/SF. Changes in the mix of available listings influence these averages and do not necessarily indicate comparable reductions at individual properties. Existing clinical improvements, parking and patient access remain important competitive advantages, particularly when they reduce a provider's total relocation cost.

Asking Rates and Vacancy Rates by Submarket



6 Month Notable Sale Activity

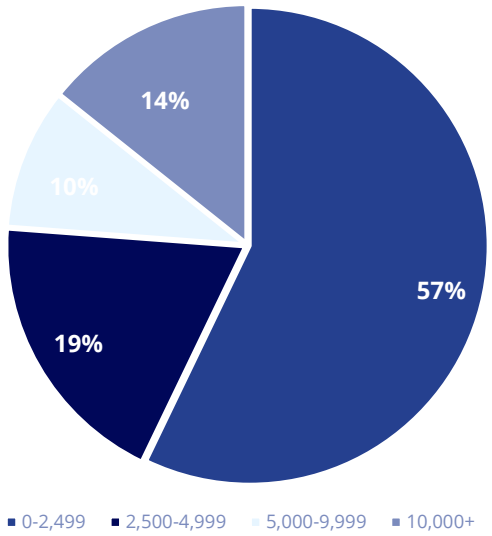
ADDRESS	SIZE	BUYER	PRICE	PRICE/SF	QUARTER SIGNED
7750 Diley Rd.	10,250	Pramod Madala	$2,935,000	$286.34	Q2 26
4079 Gantz Rd.	11,730	OhioHealth	$2,500,000	$213.13	Q3 26
1781 Countryside Dr.	9,954	Jupiter Texas Real Estate Investment Group	$1,655,330	$166.30	Q3 26
1000 High St N.	10,180	Sullivan Builders, Inc.	$1,350,000	$132.62	Q2 26

6 Month Notable Lease Activity

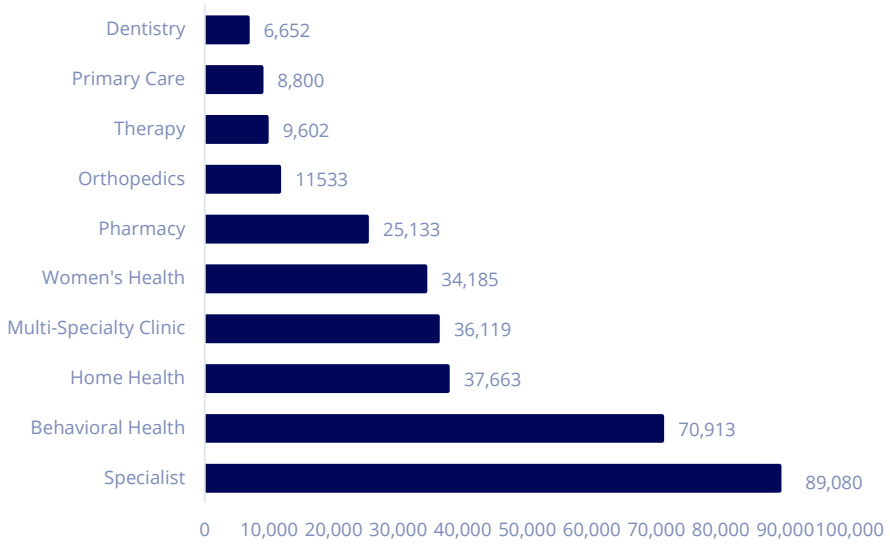
ADDRESS	SIZE	TENANT	TYPE	QUARTER SIGNED
85 McNaughten Rd.	35,388	Mount Carmel Health System	Renewal	Q3 26
3645 Ridge Mill Dr.	24.246	Ohio State University	Renewal	Q2 26
360 S Grant Ave.	15,000	New Heights Recovery Center of Ohio	New Lease	Q2 26
4689-4777 Hilton Corporate Dr.	13,065	Target ABA	New Lease	Q3 26
5965 E Broad St.	11,813	Mount Carmel Health System	Renewal	Q3 26

Bold Denotes Colliers Represented Transaction

Deals By Size – 2026 YTD



SF Leased By Sector – 2026 YTD



Global Stats Boilerplate

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Survey Criteria

Includes all medical office buildings over 5,000 square feet, hospitals, and outpatient facilities.

Additional Notes

Colliers' leasing activity data includes all lease including new leases, renewals, expansions, and occasional sale-leasebacks.

Inventory Adjustment Disclaimer

Colliers' total tracked inventory for Columbus declined by 196,122 square feet in 2026 due to adjustments to tracked inventory and updates to our methodology.

$5.6B+

ANNUAL REVENUE

70

COUNTRIES WE OPERATE IN

$108B+

ASSETS UNDER MANAGEMENT

44,000

LEASE AND SALE TRANSACTIONS

2B

SQUARE FEET MANAGED

24,000

PROFESSIONALS

Number of countries includes affiliates

Market Contacts

Stephanie Morris
Senior Research Analyst
+1 614 436 9800
stephanie.morris@colliers.com

Jake Lord
Research Analyst
+1 614 436 9800
jacob.lord@colliers.com