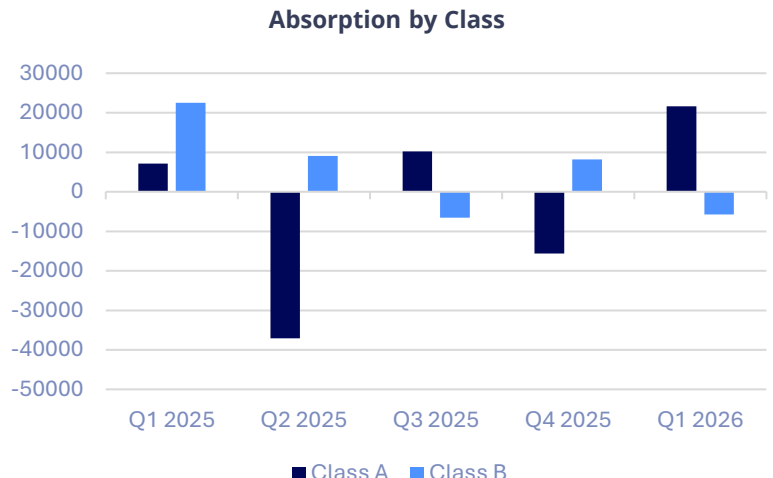
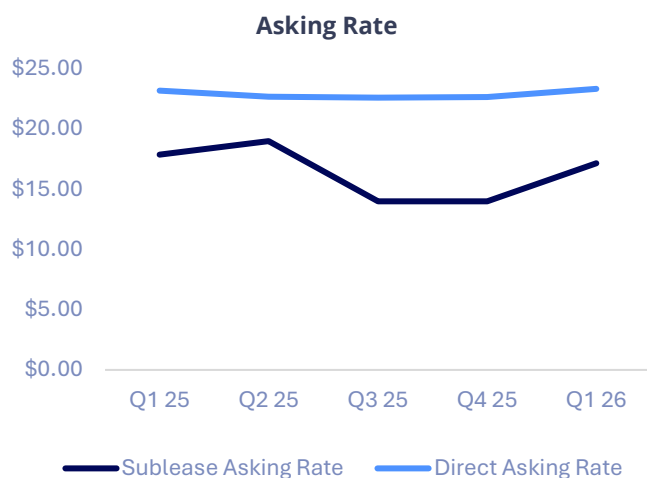


Submarket Key Takeaways

- Polaris' current vacancy rate is 15.19%, which is one of the lowest rates among the suburban submarkets as tenants look to occupy new, Class A properties.
- The direct asking increased to \$23.34 FSG as demand for Class A has increased, while sublease asking rent has also increased in recent quarters.
- 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	1,746,088	20.25%	2.17%	22.42%	18.12%	18.11%
B	1,018,174	12.78%	0.00%	12.78%	10.15%	10.16%
Total	2,764,262	17.50%	1.37%	18.98%	15.19%	15.85%

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	21,641	21,641	-	-	\$24.15
B	(5,762)	(5,762)	-	-	\$22.30
Total	15,879	15,879	-	-	\$23.34



Major Employers in Polaris

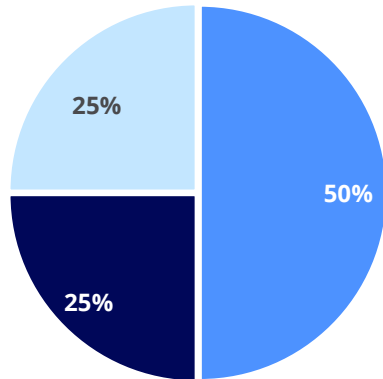


Top Performing Office Buildings

Net Absorption

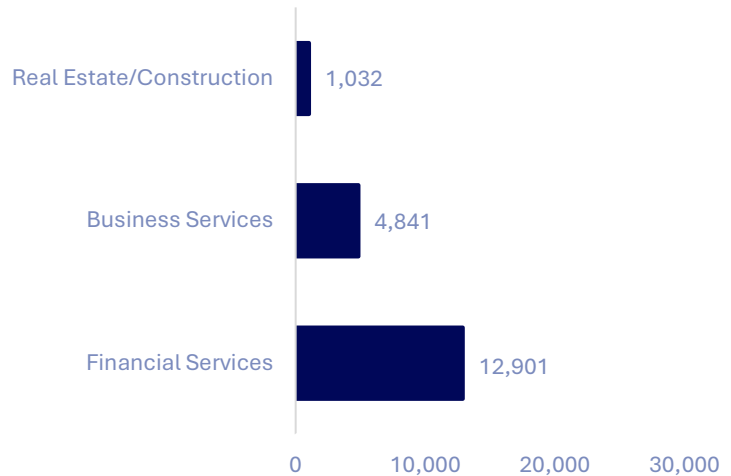
BUILDING	RBA	YEAR BUILT/ RENOVATED	NEY ABSORPTION YTD (SF)	% LEASED	AVAILABLE (SF)
8922-5988 Lyra Dr.	105,000	2016/2021	22,673	100.00%	0
570 Polaris Pky.	139,938	2002	0	95.51%	6,281
579 Executive Campus Dr.	109,685	2004	12,858	94.53%	9,685

Deals By Size - Q1 2026



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

SF Leased By Industry - Q1 2026



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

6 Month Notable Lease Activity

ADDRESS	SIZE	TENANT	TYPE	QUARTER SIGNED
1900 Polaris Pky.	11,445	P/S Executive Centers	Renewal	Q1 26
8800 Lyra Dr.	8,571	Coldwell Banker Real Estate Services, LLC	Renewal	Q4 25
8999 Gemini Pky.	4,841	Jumpmind, Inc.	Expansion	Q1 26
440 Polaris Pky.	3,590	The Judge Group, Inc.	Renewal	Q4 25
1070 Polaris Pky.	1,456	Golden Reserve	New Lease	Q1 26

Bold Denotes Colliers Represented Transaction

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

Jake Lord
Research Analyst | Columbus
+1 614 649 2042
jacob.lord@colliers.com

Copyright © 2026 Colliers Greater Columbus Region
The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained in this report.