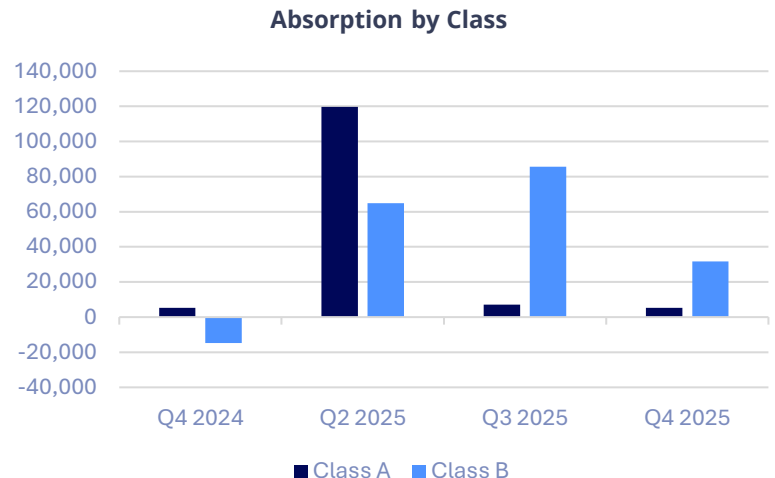
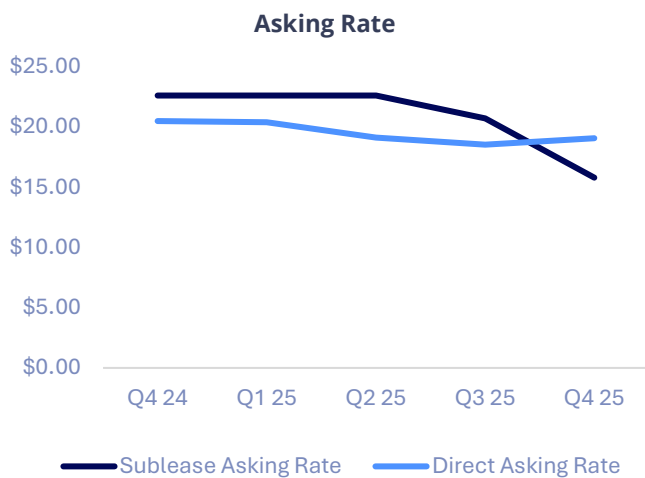


### Submarket Key Takeaways

- The Westerville submarket saw high levels of absorption for the third quarter in a row, mainly driven by tenants occupying Class B spaces.
- The Westerville submarket's biggest sale this quarter occurred at 3208 Morse Rd, where 21,768 square feet was transacted for \$3,500,00.00.
- The two most prominent industries seeking space in the Westerville submarket are Engineering and Healthcare.
- Westerville is a well-established suburban office submarket located northeast of Columbus, offering strong connectivity via I-270 and SR-161. Local government initiatives and economic incentives play a significant role in enhancing the Westerville submarket's appeal. The city actively promotes business growth through various development programs. Healthcare, education, technology and professional services thrive in this dynamic submarket.

Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	709,273	13.41%	16.57%	29.98%	28.06%	28.81%
B	1,868,216	21.89%	2.10%	23.99%	22.80%	24.49%
<b>Total</b>	<b>2,577,489</b>	<b>19.55%</b>	<b>6.08%</b>	<b>25.64%</b>	<b>24.24%</b>	<b>25.68%</b>

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	5,343	59,759	-	-	\$23.51
B	31,624	115,636	-	-	\$18.04
<b>Total</b>	<b>36,967</b>	<b>175,395</b>	<b>-</b>	<b>-</b>	<b>\$19.08</b>



### Major Employers in Westerville

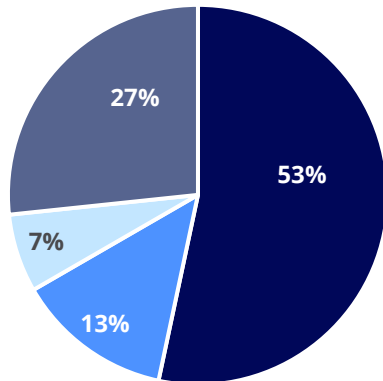


# Top Performing Office Buildings

## Net Absorption

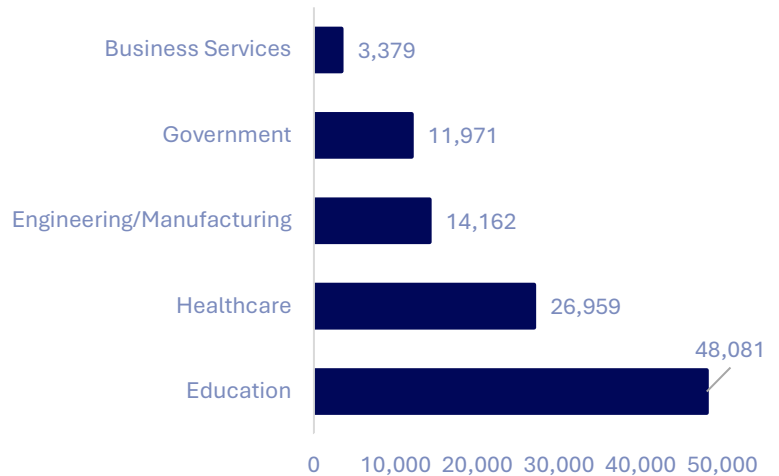
BUILDING	RBA	YEAR BUILT/ RENOVATED	NEY ABSORPTION YTD (SF)	% LEASED	AVAILABLE (SF)
460 Polaris Pkwy	139,000	2009	50,554	100.00%	-
2800 Corporate Exchange Dr	117,674	1988	8,295	71.73%	17,183
774 Park Meadow Rd	29,340	1986	11,972	100.00%	-

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
<b>2500 Corporate Exchange Dr.</b>	<b>91,074</b>	<b>The Village Network</b>	<b>\$4,300,000</b>	<b>\$47.21/SF</b>	<b>Q3 25</b>
<b>3208 Morse Rd.</b>	<b>21,768</b>	<b>3208 Morse LLC</b>	<b>\$3,500,000</b>	<b>\$150.79/SF</b>	<b>Q4 25</b>

**Bold** Denotes Colliers Represented Transaction

## 6 Month Notable Lease Activity

ADDRESS	SIZE	TENANT	TYPE	QUARTER SIGNED
<b>4151 Executive Pky.</b>	<b>48,081</b>	<b>Fortis College</b>	<b>Renewal</b>	<b>Q4 25</b>
742 Brooksedge Blvd.	19,307	Hattie Larlham Center for Children with Disabilities	Expansion	Q4 25
<b>4151 Executive Pky.</b>	<b>14,162</b>	<b>EDG, Inc</b>	<b>Renewal</b>	<b>Q4 25</b>
774 Park Meadow Rd.	11,971	The United States of America	New	Q4 25
701-719 Brooksedge Plaza Dr.	5,921	Undisclosed	New	Q4 25

**Bold** Denotes Colliers Represented Transaction

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