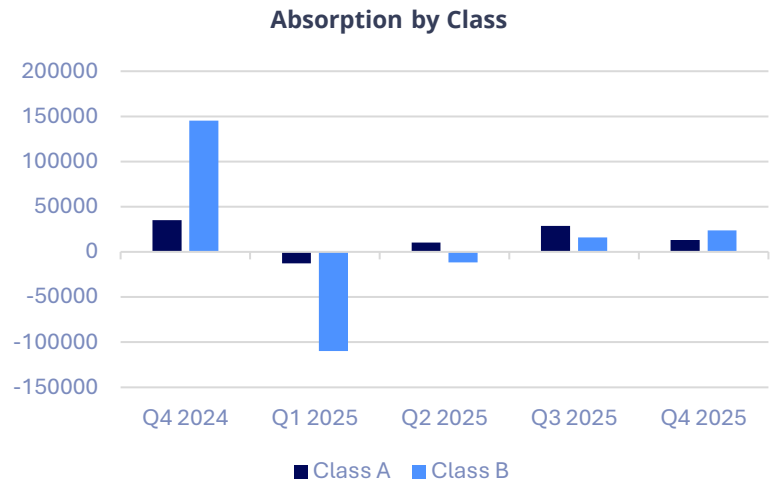
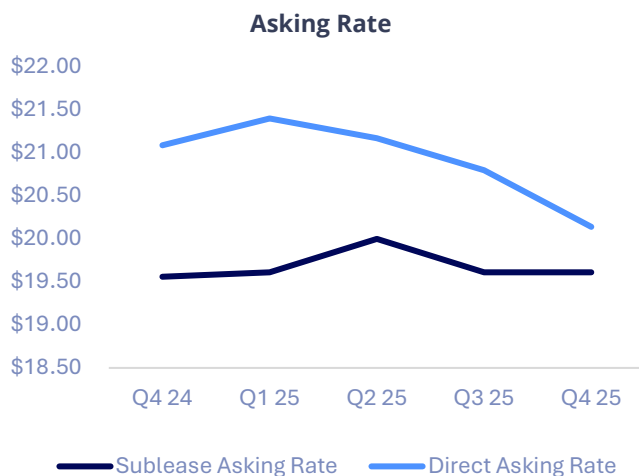


### Submarket Key Takeaways

- There are currently 34 office tenants exclusively seeking space in Dublin, with ten requiring 10,000 square feet or more. Dublin consistently ranks among the top three most desired submarkets for tenants seeking office space in the Columbus market.
- The two most prominent industries seeking space in the Dublin submarket are Healthcare and Insurance.
- The largest move-in of the quarter was CRH Great Lakes at 6555-6564 Longshore St with 12,726 square feet. The biggest move-out was CBTS at 400 Metro PI N at 9,373 square feet.
- The Dublin office market stands out for its strategic location within the Columbus metropolitan area, attracting businesses seeking accessibility and growth opportunities. Its diverse mix of industries, robust economy and supportive business environment contribute to its sustained success in the commercial real estate sector.

Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	4,831,377	23.49%	10.21%	33.70%	33.23%	33.32%
B	3,963,470	17.79%	0.25%	18.05%	17.37%	17.40%
<b>Total</b>	<b>8,794,847</b>	<b>20.92%</b>	<b>5.72%</b>	<b>26.65%</b>	<b>25.54%</b>	<b>25.80%</b>

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	13,302	30,212	104,200	-	\$21.36
B	23,651	(67,927)	-	-	\$18.17
<b>Total</b>	<b>36,953</b>	<b>(37,715)</b>	<b>104,200</b>	<b>-</b>	<b>\$20.14</b>



### Major Employers in Dublin

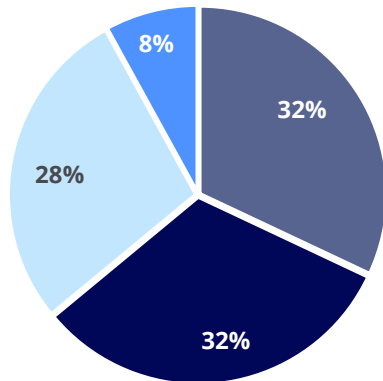


# Top Performing Office Buildings

## Net Absorption

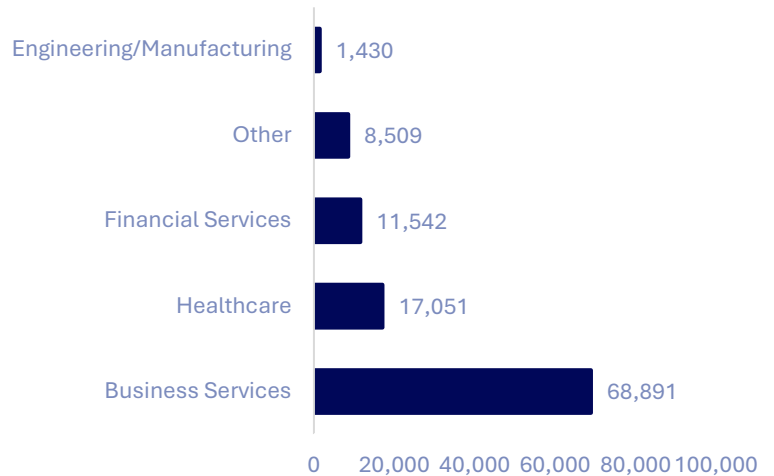
BUILDING	RBA	YEAR BUILT/ RENOVATED	NEY ABSORPTION YTD (SF)	% LEASED	AVAILABLE (SF)
565 Metro Pl. S	118,883	2000	21,499	91.14%	10,531
5200 Upper Metro Pl.	101,910	1998	15,572	68.55%	32,046
5475 Rings Rd.	140,154	1997/2020	13,880	79.42%	28,848

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
5747 Perimeter Dr.	66,120	O'Brien Robinson Development, LLC	\$4,390,000	\$78.61/SF	Q4 25
5000 Tuttle Crossing Blvd.	34,985	Pathways Federal Credit Union	\$2,750,000	\$78.61/SF	Q3 25

## 6 Month Notable Lease Activity

ADDRESS	SIZE	TENANT	TYPE	QUARTER SIGNED
5200 Blazer Memorial Pkwy.	76,522	Hexion	New Lease	Q3 25
<b>7400 Safelite Way</b>	<b>35,444</b>	<b>Safelite Group Inc</b>	<b>Renewal</b>	<b>Q4 25</b>
<b>565 Metro Pl. S</b>	<b>18,791</b>	<b>Hylant Group, Inc.</b>	<b>Renewal</b>	<b>Q3 25</b>
<b>6397 Emerald Pky.</b>	<b>13,688</b>	<b>Undisclosed</b>	<b>New</b>	<b>Q4 25</b>
<b>655 Metro Pl. S</b>	<b>12,673</b>	<b>PS Executive Centers, Inc.</b>	<b>Renewal</b>	<b>Q3 25</b>

**Bold** Denotes Colliers Represented Transaction

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