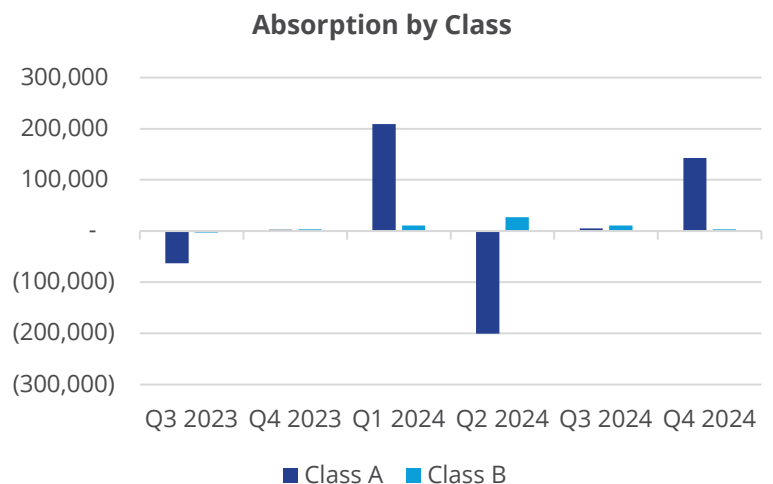
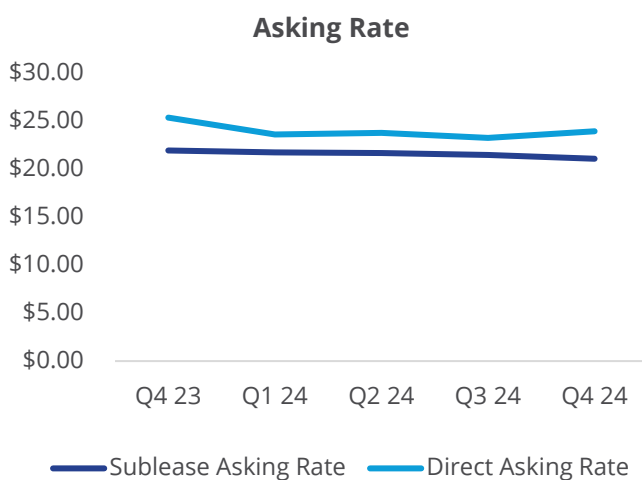


### Submarket Key Takeaways

- The Central Business District (CBD) continues to have one of the lowest vacancy rates in the Columbus market at 14.87%, contrary to most other major metropolitan areas whose CBDs have some of the highest in their markets around the U.S.
- The biggest move-out in the CBD was at 250 S High., where a Lextant moved out of 11,903 sq. ft. The biggest move-in for the CBD was BBI Logistics occupying 600 W Nationwide Blvd.
- The Columbus CBD, with its diverse range of businesses, from large corporations and financial institutions to law firms and government offices, remains a strategic choice. Its prime location, with proximity to key city amenities such as the Ohio Statehouse, cultural institutions, and major hotels, continues to attract businesses seeking prestige and convenience. Despite the challenges posed by shifts in work patterns, such as the rise of remote work, the Columbus CBD's resilience is evident in its ability to continue attracting businesses that value the connectivity, infrastructure, and prestige associated with a downtown location.
- The two most prominent industries seeking space in the CBD submarket are Law Firms and Finance.

Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate
A	7,903,012	19.83%	1.37%	21.20%	19.61%	21.14%
B	9,527,665	12.06%	0.78%	12.84%	10.93%	10.90%
<b>TOTAL</b>	<b>17,430,677</b>	<b>15.59%</b>	<b>1.05%</b>	<b>16.63%</b>	<b>14.87%</b>	<b>15.66%</b>

Class	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg. Direct Asking Rate (FSG)
A	142,872	(52,657)	60,000	144,000	\$23.20
B	3,013	46,401	-	-	\$22.56
<b>TOTAL</b>	<b>139,859</b>	<b>(6,256)</b>	<b>60,000</b>	<b>144,000</b>	<b>\$22.93</b>



### Major Employers in CBD

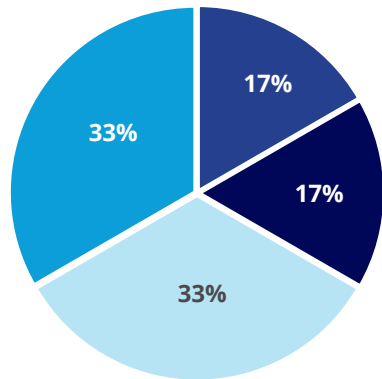


## Top Performing Office Buildings

### Net Absorption

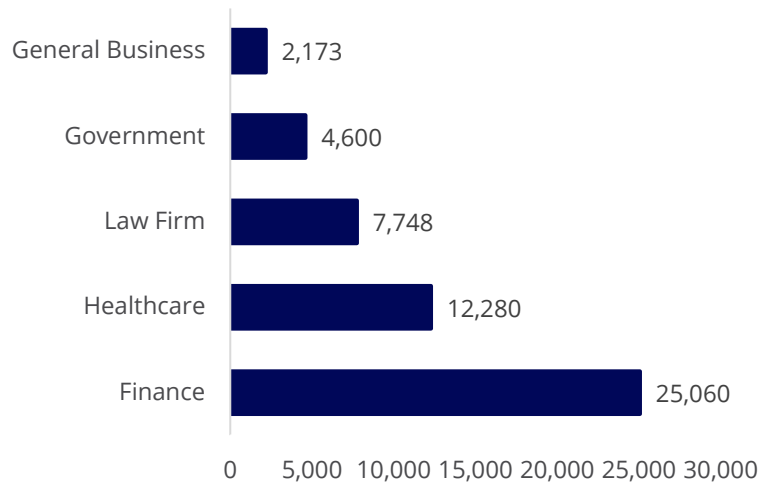
Building	RBA	Year Built/ Renovated	Net Absorption YTD (SF)	% Leased	Available (SF)
600 W Nationwide Blvd	144,000	2024	144,000	100.00%	-
671 S High St	506,330	1976	17,385	89.37%	53,805
65 E State St	495,000	1984/2019	16,950	57.81%	112,270

Deals By Size - Q4 2024



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

SF Leased By Industry - Q4 2024



## 6 Month Notable Sales Activity

Address	Size	Buyer	Price	Price/SF
37 W Broad St	146,000	Downtown Columbus Inc.	\$10,057,625	\$68.89/SF
262-266 S Third St	8,494	Canvaas Consulting LLC	\$1,800,000	\$211.91/SF
423 E Town St	9,400	Corey Jensen	\$1,700,000	\$180.85/SF
206 E State St	10,739	Lee-elle Management LLC	\$600,000	\$55.87/SF
887 S High St	3,714	KCRM LLC	\$465,000	\$125.20/SF

## 6 Month Notable Lease Activity

Address	Size	Tenant	Type
325 John H McConnell Blvd	30,950	Diamond Hill	Renewal
191-199 W Nationwide Blvd	21,536	KPMG, LLC	Renewal
191-199 W Nationwide Blvd	17,546	Stonehenge Partners, Inc.	Renewal
278 N 5th St	12,280	Bio-Medical Applications of Ohio	New Lease
<b>145 E Rich St</b>	<b>10,000</b>	<b>Empora Title</b>	<b>New Lease</b>

**Bold/Blue** Denotes Colliers Represented Transaction

Collin Fitzgerald  
Research Manager | Columbus  
+1 614 436 9800  
collin.fitzgerald@colliers.com

Stephanie Morris  
Senior Research Analyst | Columbus  
+1 949 878 6901  
stephanie.morris@colliers.com

Copyright © 2025 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.