

# Q2 2025

## COLUMBUS MARKET TRENDS



**NAIG2 Commercial**

114 Enterprise Court | Columbus, GA 31904 | [www.g2cre.com](http://www.g2cre.com) | 706 660 5418

Q2 2025

# COLUMBUS OFFICE TRENDS



VACANCY RATE

5.9%



MARKET RENT

\$21.35



AVAILABILITY RATE

6.1%



NET ABSORPTION

3,300

## OVERALL MARKET OUTLOOK

As of Q2 2025, the Columbus, GA office market remains stable, with a vacancy rate of 5.9%, which is in line with its five-year average and slightly above the 10-year average of 5.6%. Over the past year, vacancy decreased by 0.3% due to 34,000 SF of net absorption and no new space delivered. The market currently has 640,000 SF listed as available, resulting in a 6.1% availability rate. No new office space is under construction, a notable drop from the 10-year average of 88,000 SF. Columbus's total office inventory is 10.6 million SF, including 340,000 SF of 4 & 5 Star space and an even split between 3 Star and 1 & 2 Star properties at 5.1 million SF each. Market rents average \$21.00/SF, with higher-end buildings reaching \$25.00/SF. Annual rent growth stands at 2.2%, surpassing the national rate of 0.7%, with the strongest gains seen in 3 Star properties at 2.5%.

## COMPARISON (Q2 2025 vs. Q1 2025)

Between Q1 and Q2 2025, the Columbus, GA office market saw a slight rise in vacancy from 5.1% to 5.9%, as net absorption slowed from 62,000 SF to 34,000 SF. Availability increased from 5.2% to 6.1%, though no new space was delivered or under construction in either quarter. Total inventory remained around 10.6 million SF, with no changes in asset class distribution. Market rents held steady at \$21.00/SF, while annual rent growth increased from 2.0% to 2.2%, continuing to outpace national trends.

The Columbus office market remains stable with steady demand, limited new supply, and rents continuing to trend upward, which are great signs for both landlords and investors.



**Jack Hayes, SIOR, CCIM**

Principal | Commercial Advisor  
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NOTABLE TRANSACTIONS



**LEASED** | 3,256 SF OFFICE BUILDING AT  
2045 CENTRE STONE COURT  
COLUMBUS, GA 31904



**LEASED** | 3,848 SF OFFICE BUILDING AT  
7413 WHITESVILLE ROAD  
COLUMBUS, GA 31904



**LEASED** | 4,225 SF OFFICE SPACE AT  
2000 10<sup>TH</sup> AVENUE  
COLUMBUS, GA 31901



**LEASED** | 1,620 SF OFFICE SPACE AT  
6320 BRADLEY PARK DRIVE  
COLUMBUS, GA 31904

AVAILABLE PROPERTIES



**FOR SALE** | 5,704 SF OFFICE BUILDING AT  
1535 BENNING DRIVE  
COLUMBUS, GA 31903



**FOR LEASE** | 3,360 SF OFFICE BUILDING AT  
1227 6<sup>TH</sup> AVENUE  
COLUMBUS, GA 31904



**FOR LEASE** | 979 SF OFFICE SPACE AT  
6131 GATEWAY ROAD  
COLUMBUS, GA 31909



**FOR SALE** | 6,152 SF OFFICE BUILDING AT  
3822 ROSEMONT DRIVE  
COLUMBUS, GA 31904

Q2 2025

# COLUMBUS INDUSTRIAL TRENDS



VACANCY RATE

7.1%



MARKET RENT

\$7.02



AVAILABILITY RATE

6.9%



NET ABSORPTION

107,250

## OVERALL MARKET OUTLOOK

As of Q2 2025, the Columbus industrial market has a vacancy rate of 7.1%, slightly above its five- and ten-year average of 5.8%. Vacancy remained relatively stable over the past year, with a minimal increase of 0.02% due to -4,700 SF of net absorption and no new deliveries. The market currently has 1.8 million SF available, resulting in a 6.9% availability rate, and no space under construction, which is well below the 10-year average of 67,000 SF. Total inventory stands at 26.0 million SF, including 14.2 million SF of logistics, 4.2 million SF of flex, and 7.6 million SF of specialized space. Market rents average \$7.00/SF, with year-over-year growth of 2.4%, outpacing the national average of 1.7%. Rent growth was strongest in specialized buildings at 2.5%, reflecting the market's continued upward momentum.

## COMPARISON (Q2 2025 vs. Q1 2025)

Between Q1 and Q2 2025, the Columbus industrial market showed slight improvement. Vacancy decreased slightly from 7.3% to 7.1%, while availability edged up from 6.8% to 6.9%. Total inventory grew marginally to 26.0 million SF, with flex space increasing. No new construction occurred, staying well below the 10-year average. Rents rose from \$6.80 to \$7.00 per SF, with year-over-year growth improving from 1.8% to 2.4%, driven by stronger gains in logistics and specialized properties.

The Columbus industrial market is showing steady resilience, with stable vacancy, no new construction, and rent growth that continues to outperform the national average.



**Rem Brady**

Partner | Commercial Advisor  
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Source: CoStar Group

NOTABLE TRANSACTIONS



**SOLD** | 46,000 SF WAREHOUSE AT  
1123 52<sup>ND</sup> STREET  
COLUMBUS, GA 31904



**LEASED** | 28,000 SF FLEX SPACE AT  
4848 RIVER ROAD  
COLUMBUS, GA 31904



**LEASED** | 18,000 SF WAREHOUSE AT  
1 AMERICAN CONSUMER WAY  
COLUMBUS, GA 31907



**SOLD** | 8,601 SF WAREHOUSE AT  
1118 VIRGINIA STREET  
COLUMBUS, GA 31901

AVAILABLE PROPERTIES



**FOR SALE** | 2,600 SF WAREHOUSE AT  
326 FORD DRIVE  
COLUMBUS, GA 31907



**FOR LEASE** | 67,925 SF WAREHOUSE AT  
715 9<sup>TH</sup> AVENUE  
COLUMBUS, GA 31904



**FOR LEASE** | 8,000 SF FLEX SPACE AT  
4454 WARMSRING ROAD  
COLUMBUS, GA 31909



**FOR SALE** | 9,736 SF FLEX SPACE AT  
5768 MILLER COURT  
COLUMBUS, GA 31909

Q2 2025

# COLUMBUS RETAIL TRENDS



VACANCY RATE

4.8%



MARKET RENT

\$18.40



AVAILABILITY RATE

4.8%



NET ABSORPTION

(29,118)

## OVERALL MARKET OUTLOOK

As of Q2 2025, the Columbus retail market maintains a vacancy rate of 4.8%, slightly below its five-year average of 4.9%. Over the past year, vacancy increased by 0.4%, driven by -72,000 SF of net absorption and minimal new deliveries. The market's 18.4 million SF inventory spans various retail types, with power centers experiencing the highest vacancy at 11.1%, while malls remain the lowest at 2.5%. Availability stands at 4.8%, with no new retail construction underway—well below the 10-year average. Market rents average \$18.40/SF and have grown 2.8% year-over-year, outpacing the national rate of 1.9%, led by strong rent growth of 4.1% in neighborhood centers.

## COMPARISON (Q2 2025 vs. Q1 2024)

Between Q1 and Q2 2025, the Columbus retail market experienced a slight increase in vacancy from 4.6% to 4.8%, driven by negative net absorption and fewer new deliveries. Availability decreased slightly, while total inventory declined from 19.1 million SF to 18.4 million SF. Vacancy rates varied by subtype, with malls improving significantly and strip centers seeing a small rise. Construction activity paused completely after a small amount in Q1. Market rents remained steady at \$18.40/SF, but year-over-year rent growth slowed from 3.3% in Q1 to 2.8% in Q2, with the strongest slowdown seen in mall properties.

The Columbus retail market remains healthy with stable vacancy and steady rent growth, showing strong demand across key retail centers despite limited new construction.



**Shaun Roberts**

Associate Broker | Commercial Advisor  
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NOTABLE TRANSACTIONS



**LEASED** | 6,580 SF RETAIL SPACE AT  
4491 RIVER ROAD  
COLUMBUS, GA 31904



**LEASED** | 1,711 SF RETAIL SPACE AT  
4600 WARM SPRINGS ROAD  
COLUMBUS, GA 31909



**LEASED** | 1,322 SF RETAIL SPACE AT  
1290 DOUBLE CHURCHES ROAD  
COLUMBUS, GA 31904



**LEASED** | 1,188 SF RETAIL SPACE AT  
3716 GENTIAN BOULEVARD  
COLUMBUS, GA 31907

AVAILABLE PROPERTIES



**FOR SALE** | 1,870 SF RESTAURANT BUILDING AT  
3527 MAGON ROAD  
COLUMBUS, GA 31907



**FOR LEASE** | 3,515-4,100 SF RETAIL SPACES AT  
3744 WOODRUFF ROAD  
COLUMBUS, GA 31904



**FOR LEASE** | 1,500 SF RETAIL SPACE AT  
9315 VETERANS PARKWAY  
COLUMBUS, GA 31909



**FOR SALE** | 4,800 SF RESTAURANT BUILDING AT  
2061 HIGHWAY 280 BYPASS  
PHENIX CITY, AL 36867

Q2 2025

# COLUMBUS MULTIFAMILY TRENDS



VACANCY RATE

10.1%



ASKING RENT

\$1,159



UNITS

21,464



ABSORPTION UNITS

19

## OVERALL MARKET OUTLOOK

In Q2 2025, the Columbus, GA multifamily market experienced elevated vacancy at 10.1%, above the 10-year average of 8.2%, primarily due to the recent delivery of two large communities - Prose Columbus and The Currents at Riverfront Place. With only 134 units under construction, the pace of new supply is slowing, giving the market time to absorb the excess inventory. Rents increased 1.9% over the past year, a slowdown from previous highs but still outpacing the national average. At \$1,160 per month, rents in Columbus remain highly affordable, which is over 35% below the national average. Investment activity has also cooled, with \$48 million in multifamily assets trading over the past year, well below the metro's 10-year average of \$113 million, as higher interest rates and tighter lending standards continue to weigh on transactions.

## COMPARISON (Q2 2025 vs. Q1 2025)

Between Q1 and Q2 2025, the Columbus, GA multifamily market showed slight improvement as vacancy decreased from 10.8% to 10.1%, signaling progress in absorbing recent supply. Rent growth slowed from 2.2% to 1.9% but remained above national averages, with average rents rising from \$1,130 to \$1,160. Investment activity picked up, with \$48 million in multifamily assets trading over the past year compared to just \$13.3 million in Q1, though still below the historical average. With limited new supply ahead, the market appears to be entering a more balanced phase.

Vacancy is still high, but with fewer units under construction and steady demand, the market is heading in the right direction



**Troy Reynolds**

Multifamily Advisor

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AVAILABLE PROPERTIES



**FOR  
SALE**

8.69 ACRES OF LAND FOR  
REDEVELOPMENT  
ATLANTA, GA



**FOR  
SALE**

32 APARTMENT UNITS  
180 STATE DOCKS ROAD  
EUFULA, AL 36027



**FOR  
SALE**

22 SINGLE-FAMILY RESIDENCE UNITS  
23,923 TOTAL SQFT  
MACON, GA



**FOR  
SALE**

4 SINGLE-FAMILY RESIDENCE UNITS  
4,100 TOTAL SQFT  
COLUMBUS, GA



**FOR  
SALE**

MOBILE HOME PARK  
511 COUNTY ROAD 109  
DALEVILLE, AL 36322



**FOR  
SALE**

18 SINGLE-FAMILY RESIDENCE UNITS  
517,491 TOTAL SQFT  
MACON, GA

DEAL OF THE QUARTER



DEAL OF THE QUARTER

## **1800 Samford Trace**

Auburn, Alabama 36830

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Congratulations to Shaun Roberts for successfully representing Piedmont in securing a 7-year lease for a 3,850-square-foot space in Auburn, Alabama. This \$979,000 transaction has been named our Deal of the Quarter. The new location will serve as a doctor's office, enhancing access to quality healthcare in the community. Shaun worked closely with the developer to negotiate and secure a customized buildout tailored to the tenant's needs, ensuring the space will be fully equipped to support their operations. His dedication and expertise helped create a seamless experience for all parties involved.

**Congratulations to Shaun Roberts on this transaction!**

# Growing Our Team to Better Serve You:

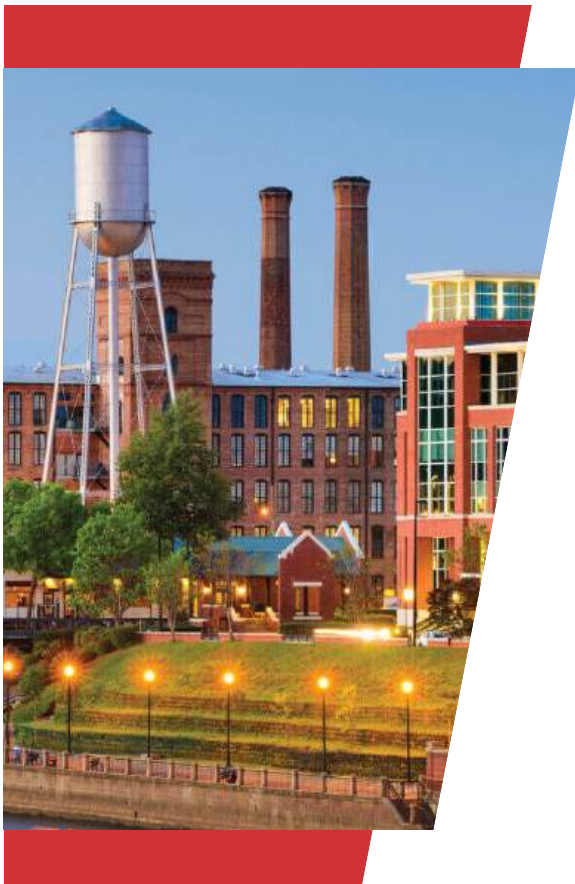
## Meet Our New Key Account Manager

We're proud to welcome Roy Hightower to the NAI G2 team! Roy brings over 20 years of executive leadership experience in finance, healthcare operations, and technology strategy, providing a strong, data-driven perspective on commercial real estate. His background includes leadership roles at Lennar Homes, the Medical University of South Carolina, and Encompass Health, where he managed complex contracts and financial portfolios.



A Columbus native with advanced degrees in Health Services Administration and Computer Science, Roy is deeply connected to the community and active in professional organizations. Outside of work, he enjoys spending time with family and mentoring young professionals.

Roy's expertise and dedication further enhance our ability to deliver strategic, insightful solutions for our clients across all markets.



**NAI**G2 Commercial

# OVER 1.2 MILLION SF MANAGED

Real estate management can be complicated, but we make it easy. With over 1.2 million square feet under our care, we've developed proven systems to streamline the process.

Our experienced team takes care of every detail, so you can focus on what matters most.



## YOUR TRUSTED PARTNERS IN COLUMBUS

Our team of professionals have decades of combined experience in commercial leasing and sales, development, project, and property management. We offer our clients comprehensive brokerage and management services designed to meet their goals, and our objectives are simple: Serve our client's real estate needs, maximize asset value, and protect their real estate investment.

As an NAI Global Member, we give you local-market leading insights combined with access to the single largest, most powerful network of owner-operated commercial real estate firms with 5,100 brokers in 400 local offices across 43 countries – all actively managed to perform for you.

Like all NAI firms, we are owner-operated, local market leaders and deeply rooted in our community. We have far more at stake than the average commercial real estate brokerage: our entire existence depends on your total satisfaction and the strength of our relationship with you. Our highly personal and unwavering commitment to service excellence can't be duplicated anywhere else and is the powerful common thread that runs through all NAI Member firms – setting us and the entire NAI Global network far apart from the competition.

As an independent firm, we have enormous freedom to act quickly and think creatively on your behalf. And as an NAI Global Member firm, we have instant and total access to the world of best practices shared by fellow local market leaders in 43 countries around the world. We call this the Power of Collective Independence: Independent firms collectively united to achieve extraordinary results for you both locally and globally through creativity, collaboration, and the consistent delivery of exceptional knowledge and service that only owner-operated, market-leading firms can provide.



REAL ESTATE  
PROFESSIONALS



PERSON  
PROPERTY  
MANAGEMENT  
TEAM



PERSON  
BROKERAGE  
SUPPORT TEAM



YEARS COLLECTIVE  
EXPERIENCE



**David C. Johnson**  
Principal  
Managing Broker



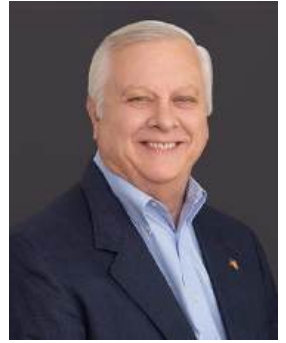
**Jack Hayes, SIOR, CCIM**  
Principal  
Commercial Advisor



**Christina Vogler**  
Chief Operations Officer



**Rem Brady**  
Partner  
Commercial Advisor



**Dave Jackson**  
Partner  
Commercial Advisor



**Amy D. Gill**  
Partner  
Commercial Advisor



**Lakshmi Karthik**  
Partner  
Commercial Advisor



**Shaun Roberts**  
Associate Broker  
Commercial Advisor



**Ashley Wheeler**  
Real Estate Advisor



**Troy Reynolds**  
Multifamily Advisor



**Mike Cosmah**  
Multifamily Advisor



**Ticer Wilson**  
Commercial Advisor



**Raymond Blair, Jr.**  
Commercial Advisor



**Roy Hightower**  
Key Account Manager



**Brittany Millspaugh**  
Brokerage Manager



**Kate Eberhardt**  
Marketing Manager



**Sarah Parrish, CPM**  
Property Manager



**Kara Maxwell**  
Property Manager



**Chris Patterson**  
Maintenance Technician



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