Q2 2026

COLUMBUS MARKET TRENDS

NAI G2CRE

114 Enterprise Court | Columbus, GA 31904 | ww.g2cre.com | 706 660 5418

Q2 2026

COLUMBUS OFFICE TRENDS

VACANCY RATE
6.8%

MARKET RENT
$21.54

AVAILABILITY RATE
6.8%

NET ABSORPTION
44,826

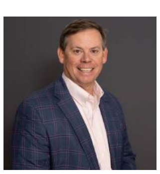
OVERALL MARKET OUTLOOK

The Columbus office market remained relatively stable through the second quarter of 2026, with a 6.8% vacancy rate, up slightly from last year due to negative net absorption and no new office deliveries. The market currently contains 10.4 million SF of office inventory, with 710,000 SF available and no space under construction. Average asking rents increased 1.8% year over year to $22.00/SF, reflecting continued, though moderating, rent growth. Vacancy is expected to end the year at 6.9%, while annual rent growth is forecast at 1.0%.

COMPARISON (Q2 2026 vs. Q1 2026)

Compared to the first quarter of 2026, the Columbus office market showed improvement in the second quarter. Vacancy declined from 7.8% to 6.8%, available space decreased from 850,000 SF to 710,000 SF, and negative net absorption improved significantly from -190,000 SF to -64,000 SF. There continued to be no office space under construction. Average asking rents increased from $21.00/SF to $22.00/SF, while the year-end vacancy forecast improved from 8.1% to 6.9%, indicating a stronger outlook for the Columbus office market.

Columbus' office market gained momentum in the second quarter, with lower vacancy, reduced available space, and rising asking rents. These trends reflect increased market stability and a more optimistic outlook heading into the second half of the year.



Jack Hayes, SIOR, CCIM
Principal | Commercial Advisor
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Source: CoStar Group

NOTABLE TRANSACTIONS

SOLD | 1,441 SF OFFICE BUILDING AT
5734 WINDSOR DRIVE
COLUMBUS, GA 31909

LEASED | 1,711 SF OFFICE SPACE AT
705 17TH STREET
COLUMBUS, GA 31901

LEASED | 1,100 SF OFFICE SPACE AT
3878 EAST BRITT DAVID ROAD
COLUMBUS, GA 31909

LEASED | 6,174 SF OFFICE BUILDING AT
5201 HAMILTON ROAD
COLUMBUS, GA 31904

AVAILABLE PROPERTIES

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

FOR LEASE | 6,208 SF OFFICE BUILDING AT
6480 MILGEN ROAD
COLUMBUS, GA 31907

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

FOR SALE | 44,000 SF OFFICE BUILDING AT
1100 BROOKSTONE CENTRE PKWY
COLUMBUS, GA 31904

Q2 2026

COLUMBUS INDUSTRIAL TRENDS

VACANCY RATE
4.5%

MARKET RENT
$7.18

AVAILABILITY RATE
4.3%

NET ABSORPTION
17,308

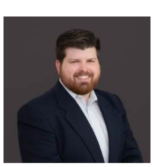
OVERALL MARKET OUTLOOK

The Columbus industrial market remained strong through the second quarter of 2026, with a 4.5% vacancy rate, down significantly from last year due to 530,000 SF of positive net absorption and no new industrial deliveries. The market contains approximately 27.5 million SF of inventory, with 1.2 million SF available and no space currently under construction. Average asking rents increased 2.9% year over year to $7.20/SF, outperforming the national average and reflecting continued demand. Vacancy is forecast to end the year at 5.0%, while annual rent growth is expected to reach 2.5%.

COMPARISON (Q2 2026 vs. Q1 2026)

Compared to the first quarter of 2026, the Columbus industrial market continued to strengthen in the second quarter, with vacancy declining from 4.8% to 4.5% and available space decreasing from 1.3 million SF to 1.2 million SF. While net absorption moderated from 610,000 SF to 530,000 SF, it remained strong, supporting healthy market fundamentals. Average asking rents increased from $7.10/SF to $7.20/SF, and the year-end vacancy forecast improved from 5.3% to 5.0%, reflecting continued demand and a positive outlook for the market.

The Columbus industrial market continues to perform well, with low vacancy, steady rent growth, and sustained tenant demand. These fundamentals reinforce the market's position as one of the strongest commercial sectors in the region.



Rem Brady
Partner | Commercial Advisor
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Source: CoStar Group

NOTABLE TRANSACTIONS

SOLD | 264,665 SF WAREHOUSE AT
1150 STATE DOCKS ROAD
EUFAULA, AL 36027

LEASED | 4,500 SF WAREHOUSE AT
6080 COCA COLA BOULEVARD
COLUMBUS, GA 31909

LEASED | 7,263 SF WAREHOUSE SPACE AT
715 9TH AVENUE
COLUMBUS, GA 31901

SOLD | 12,800 SF WAREHOUSE AT
5765 MILLER ROAD
COLUMBUS, GA 31909

AVAILABLE PROPERTIES

FOR SALE | 79,118 SF FLEX SPACE AT
1328 WEBSTER AVENUE
COLUMBUS, GA 31901

FOR LEASE | 12,060 SF WAREHOUSE AT
2500 BLANCHARD BOULEVARD
COLUMBUS, GA 31901

FOR LEASE | 3,361 SF FLEX SPACE AT
4501 REESE ROAD
COLUMBUS, GA 31907

FOR SALE | 1,872 SF WAREHOUSE AT
1321 WEBSTER AVENUE
COLUMBUS, GA 31901

Q2 2026

COLUMBUS RETAIL TRENDS

VACANCY RATE
4.9%

MARKET RENT
$18.84

AVAILABILITY RATE
5.2%

NET ABSORPTION
29,724

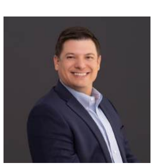
OVERALL MARKET OUTLOOK

The Columbus retail market remained relatively stable in the third quarter of 2026, with a vacancy rate of 4.9%, up 0.4% year over year due to 58,000 square feet of new deliveries and 21,000 square feet of negative net absorption. Vacancy is slightly above the five-year average of 4.5% but remains below the 10-year average of 5.2%, with the market projected to finish the year at 5.1% vacancy. Construction activity has slowed considerably, with just 8,500 square feet currently under construction compared to the historical average of 66,000 square feet. Average asking rents reached $18.80 per square foot, reflecting 1.5% annual growth, while overall rent growth is expected to moderate to 1.0% by year-end.

COMPARISON (Q2 2026 vs. Q1 2026)

The Columbus retail market showed modest improvement from the first to the second quarter of 2026. Vacancy declined from 5.1% to 4.9% as annual negative net absorption improved from 97,000 square feet to 21,000 square feet, despite an increase in new deliveries. Availability remained stable at 5.2%, and construction activity was unchanged at 8,500 square feet. Average asking rents held steady at $18.80 per square foot, although annual rent growth slowed from 2.0% to 1.5%, reflecting a more moderate outlook for the remainder of the year.

The Columbus retail market remained resilient in the second quarter, with vacancy improving despite new space coming online. Stable asking rents and stronger occupancy trends reflect continued demand for quality retail space.



Shaun Roberts
Associate Broker | Commercial Advisor
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Source: CoStar Group

NOTABLE TRANSACTIONS

LEASED | 2,725 SF RETAIL SPACE AT
3885 MILLER ROAD
COLUMBUS, GA 31909

LEASED | 2,450 SF RETAIL SPACE AT
6298 VETERANS PARKWAY
COLUMBUS, GA 31909

SOLD | 7,225 SF RETAIL SPACE AT
3219 HOWARD AVENUE
COLUMBUS, GA 31904

LEASED | 1,000 SF RETAIL SPACE AT
3709 GENTIAN BOULEVARD
COLUMBUS, GA 31907

AVAILABLE PROPERTIES

FOR SALE | 3,696 SF RESTAURANT BUILDING AT
26 MACK STREET
EUFAULA, AL 36027

FOR LEASE | 3,052+ SF RETAIL SPACE AT
7466 BLACKMON ROAD
COLUMBUS, GA 31909

FOR LEASE | 8,100 SF RETAIL SPACE AT
2115 BUENA VISTA ROAD
COLUMBUS, GA 31906

FOR SALE | 816 SF RETAIL BUILDING AT
4337 VICTORY DRIVE
COLUMBUS, GA 31903

Q2 2026

COLUMBUS MULTIFAMILY TRENDS

VACANCY RATE
7.9%

ASKING RENT
$1,204

UNITS
21,959

ABSORPTION UNITS
39

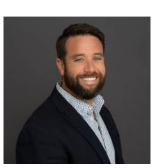
OVERALL MARKET OUTLOOK

The Columbus multifamily market remained healthy in the third quarter of 2026, with vacancy holding at 7.9%, down 1.4 percentage points year over year as 320 units of net absorption outpaced the absence of new deliveries. The market contains approximately 22,000 units, with 640 units currently under construction, representing 2.9% of existing inventory, and 140 units expected to deliver before year-end. Average asking rents reached $1,200 per month, with 3.2% annual rent growth, outperforming the broader Columbus metro, while rent growth is forecast to end the year at 3.1%.

COMPARISON (Q2 2026 vs. Q1 2026)

The Columbus multifamily market continued to strengthen from the first to the second quarter of 2026. Vacancy declined from 8.4% to 7.9% as demand remained strong, with 320 units of net absorption and no new deliveries. The construction pipeline expanded from 134 units to 640 units, though development activity remains modest relative to existing inventory. Average asking rents increased from $1,170 to $1,200 per month, while annual rent growth accelerated from 1.1% to 3.2%, reflecting tightening market conditions and continued demand.

The Columbus multifamily market continues to benefit from strong demand and limited new supply. As vacancy declines and rents continue to grow, the market remains well-positioned for owners, investors, and developers.



Troy Reynolds
Multifamily Advisor
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Source: CoStar Group

AVAILABLE PROPERTIES

FOR SALE | 8.69 ACRES OF LAND FOR REDEVELOPMENT
ATLANTA, GA

FOR SALE | 32 APARTMENT UNITS
180 STATE DOCKS ROAD
EUFAULA, AL 36027

FOR SALE | DUPLEXES IN PHENIX CITY
7,484 TOTAL SQFT
PHENIX CITY, AL

FOR SALE | COLUMBUS 4 PORTFOLIO
51,912 TOTAL SQFT
COLUMBUS, GA

FOR SALE | COLUMBUS RENTAL PORTFOLIO
72 SINGLE-FAMILY UNITS
COLUMBUS, GA

FOR SALE | FOUNTAIN VIEW APARTMENTS
731 WINSTON ROAD
COLUMBUS, GA 31903

DEAL OF THE QUARTER

6145 & 6231 Crystal Drive

Columbus, GA 31907

NAI G2 Commercial Real Estate is pleased to announce the successful completion of a strateigc joint venture involving the multifamily communities located at 6145 and 6231 Crystal Drive. Representing a transaction valued at approximately $3.4 million, the partnership brought together experienced investors with a shared vision for the property's future. Through careful coordination and relationship-building, the venture was structured to support the continued growth, stability, and long-term success of the asset while creating value for all parties involved.

Troy Reynolds played a key role in bringing together the investment partners and facilitating the transaction, helping guide the process from introduction to closing. This partnership reflects the value of aligning the right investors, operators, and opportunities to achieve shared real esstate objectives

Congratulations to Troy Reynolds on successfully facilitating this $3.4 million transaction and delivering a solution that created value for all parties involved.

15 Years Strong:

Thank You for Growing With Us

This May, G2 Commercial Real Estate proudly celebrated 15 years of serving the Columbus community and beyond. Since opening our doors in 2011, we have remained committed to helping businesses, investors, and property owners achieve their commercial real estate goals through trusted expertise, local market knowledge, and exceptional service.

Over the past 15 years, we've had the privilege of building lasting relationships, supporting the growth of our community, and assisting clients through every stage of the commercial real estate process. This milestone reflects not only our team's dedication but also the trust and confidence our clients and partners have placed in us throughout the years.

We are grateful to everyone who has been part of our journey. Thank you for your continued support, and we look forward to serving our community and helping our clients succeed for many years to come.

Click here for a look inside our company's history!

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.

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REAL ESTATE PROFESSIONALS

3
PERSON PROPERTY MANAGEMENT TEAM

6
PERSON BROKERAGE SUPPORT TEAM

150
YEARS COLLECTIVE EXPERIENCE

OUR TEAM

David C. Johnson
Principal
Managing Broker

Jack Hayes, SIOR, CCIM
Principal
Commercial Advisor

Rem Brady
Partner
Commercial Advisor

Dave Jackson
Partner
Commercial Advisor

Amy D. Gill
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
Commercial Advisor

Kate Garner
Director of Marketing

Brittany Millspaugh
Brokerage Manager

Anna Grace Keller
Brokerage Administrator

Sarah Parrish, CPM
Property Manager

Kara Maxwell
Property Manager

Chris Patterson
Maintenance Technician


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