

# Q4 2025

## COLUMBUS MARKET TRENDS



**NAIG2CRE**

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

Q4 2025

# COLUMBUS OFFICE TRENDS



VACANCY RATE  
**7.3%**



MARKET RENT  
**\$20.98**



AVAILABILITY RATE  
**7.3%**



NET ABSORPTION  
**(18,136)**

## OVERALL MARKET OUTLOOK

The Columbus office market recorded a 7.3% vacancy rate in Q4 2025, reflecting a 1.1% increase over the past year driven by negative net absorption and no new office deliveries. Vacancy now sits above both the five- and ten-year averages and is projected to rise modestly to 7.7% by the end of 2026.

Columbus has approximately 10.5 million SF of office inventory, with about 770,000 SF currently available. There is no office space under construction, a notable slowdown compared to the market's historical development levels. Average asking rents are \$21.00/SF, led by \$26.00/SF for 4 & 5 Star properties, followed by \$22.00/SF for 3 Star and \$19.80/SF for 1 & 2 Star assets. Rents increased 2.3% year over year, outperforming the national average, though growth is expected to moderate to 1.0% by year-end 2026.

## COMPARISON (Q4 2025 vs. Q3 2025)

The Columbus office market saw vacancy rise slightly from 7.2% in Q4 2025 to 7.3% in Q1 2026, driven by continued negative absorption and no new construction. Net absorption weakened from -42,000 SF to -120,000 SF, while available space increased modestly to 770,000 SF. Total inventory edged up to 10.5 million SF, and there remains no office space under construction, well below historical averages. Average asking rents declined from \$22.00/SF to \$21.00/SF, though year-over-year rent growth improved slightly from 2.2% to 2.3%, continuing to outperform national trends. Overall, market conditions softened modestly entering 2026.

Even with a slight uptick in vacancy, the lack of new supply is helping keep the Columbus office market balanced and stable.



**Jack Hayes, SIOR, CCIM**  
Principal | Commercial Advisor  
jhayes@g2cre.com | 706 580 0614



NOTABLE TRANSACTIONS



**SOLD** | 6,302 SF OFFICE BUILDING AT  
5624 WHITESVILLE ROAD  
COLUMBUS, GA 31904



**LEASED** | 3,848 SF OFFICE SPACE AT  
1968 NORTH AVENUE  
COLUMBUS, GA 31901



**LEASED** | 1,360 SF OFFICE SPACE AT  
1220 BROOKSTONE CENTRE PKWY  
COLUMBUS, GA 31904



**SOLD** | 3,365 SF OFFICE BUILDING AT  
4328 ARMOUR ROAD  
COLUMBUS, GA 31906

AVAILABLE PROPERTIES



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



**FOR LEASE** | 6,174 SF OFFICE BUILDING AT  
5201 HAMILTON ROAD  
COLUMBUS, GA 31904



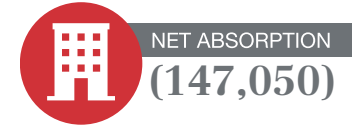
**FOR LEASE** | 1,100 SF OFFICE SPACE AT  
2901 WARM SPRINGS ROAD  
COLUMBUS, GA 31904



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

Q4 2025

# COLUMBUS INDUSTRIAL TRENDS



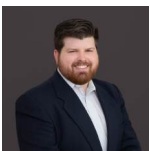
## OVERALL MARKET OUTLOOK

The Columbus industrial market recorded a 5.6% vacancy rate in Q4 2025, down 0.9% year over year as strong net absorption outpaced the lack of new supply. Vacancy remains in line with long-term averages and is forecast to rise modestly to 6.4% by the end of 2026. Columbus contains approximately 26.7 million SF of industrial inventory, with 1.4 million SF currently available and no space under construction, well below historical norms. Average asking rents are \$7.10/SF, led by flex properties, and have increased 2.3% year over year, outperforming the national average and underscoring continued demand for well-located industrial space.

## COMPARISON (Q4 2025 vs. Q3 2025)

The Columbus industrial market saw vacancy rise from 5.1% in Q3 2025 to 5.6% in Q4 2025 as net absorption slowed from 470,000 SF to 250,000 SF, with no new deliveries in either quarter. Available space remained steady at approximately 1.4 million SF. Total inventory increased to 26.7 million SF, while average asking rents edged up from \$7.00/SF to \$7.10/SF. Year-over-year rent growth held at 2.3%, indicating continued demand despite some moderation entering 2026.

The industrial market remains fundamentally strong. Even with a slight uptick in vacancy, steady rent growth and the absence of new construction are keeping Columbus well positioned as demand continues to normalize.



**Rem Brady**

Partner | Commercial Advisor  
rbrady@g2cre.com | 706 536 0528



NOTABLE TRANSACTIONS



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



**LEASED** | 8,835 SF FLEX SPACE AT  
1074 MARTIN LUTHER KING JR. BLVD  
COLUMBUS, GA 31906



**LEASED** | 15,000 SF FLEX SPACE AT  
6247 WEST HAMILTON PARK RD  
COLUMBUS, GA 31909



**SOLD** | 8,680 SF FLEX SPACE AT  
1040 VETERANS PKWY  
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** | 6,000 SF WAREHOUSE AT  
1522 VETERANS PARKWAY  
COLUMBUS, GA 31901



**FOR SALE** | 17,500 SF FLEX SPACE AT  
1921 CRAWFORD ROAD  
PHENIX CITY, AL 36867

Q4 2025

# COLUMBUS RETAIL TRENDS



VACANCY RATE

4.9%



MARKET RENT

\$18.72



AVAILABILITY RATE

5.0%



NET ABSORPTION

(35,840)

## OVERALL MARKET OUTLOOK

The Columbus retail market recorded a 4.9% vacancy rate in Q4 2025, up 0.4% year over year due to negative net absorption and limited space deliveries. Vacancy remains near historical norms and is projected to rise slightly to 5.1% by year-end 2026. The market includes approximately 18.8 million SF of retail inventory, with 940,000 SF currently available and no retail space under construction, well below long-term averages. Vacancy varies by subtype, with the lowest levels in malls and general retail. Average asking rents are \$18.70/SF, up 2.2% year over year, outpacing national growth, though rent growth is expected to moderate to 1.8% by the end of 2026.

## COMPARISON (Q4 2025 vs. Q3 2025)

The Columbus retail market held steady at a 4.9% vacancy rate from Q3 2025 to Q4 2025, though leasing activity softened. Net absorption declined from -53,000 SF to -81,000 SF, with no new construction in either quarter. Available space increased modestly to 940,000 SF, alongside a small increase in total inventory. Average asking rents rose from \$18.50/SF to \$18.70/SF, and year-over-year rent growth improved slightly from 2.1% to 2.2%, continuing to track above national averages. Overall, the retail market remains stable, supported by limited new supply despite slower absorption.

The retail market remains tight and stable. With vacancy holding steady and no new construction in the pipeline, well-located centers continue to perform even as leasing activity slows slightly.



**Shaun Roberts**

Commercial Advisor | Associate Broker  
sroberts@g2cre.com | 706 615 6484



Source: CoStar Group

NOTABLE TRANSACTIONS



**LEASED** | 4,800 SF RETAIL SPACE AT  
2061 US HWY 280 BYPASS  
PHENIX CITY, AL 36867



**LEASED** | 1,750 SF RETAIL SPACE AT  
3709 GENTIAN BLVD, SUITE 17  
COLUMBUS, GA 31907



**SOLD** | 6,312 SF RETAIL SPACE AT  
1012 BROADWAY  
COLUMBUS, GA 31901



**LEASED** | 1,332 SF RETAIL SPACE AT  
1290 DOUBLE CHURCHES RD  
COLUMBUS, GA 31904

AVAILABLE PROPERTIES



**FOR SALE** | 8,090 SF RESTAURANT BUILDING AT  
3040 CAPPS WAY  
OPELIKA, AL 36804



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



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



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

Q4 2025

# COLUMBUS MULTIFAMILY TRENDS



VACANCY RATE

8.0%



ASKING RENT

\$1,142



UNITS

21,731



ABSORPTION UNITS

11

## OVERALL MARKET OUTLOOK

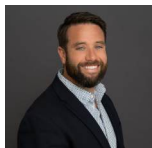
The multifamily market has experienced volatility due to a wave of new supply delivered in 2024. Vacancy currently sits at 8.0%, down roughly 120 basis points since early 2025, as newly delivered units continue to lease up. Demand has remained consistent, with positive absorption in most recent quarters and 640 units absorbed over the past year. With only 130 units under construction, the pace of new deliveries is slowing, allowing the market time to stabilize. Average rents of \$1,150 per month remain highly affordable—more than 35% below the national average and significantly lower than larger Southeast metros such as Atlanta. While rent growth has cooled to 0.8% annually, it is expected to strengthen as excess supply is absorbed and market conditions tighten.

## COMPARISON (Q4 2025 vs. Q3 2025)

In Columbus, multifamily vacancy fell from 9.6% in Q3 2025 to about 8.0% by Q4 2025 as new units delivered in 2024 continued to lease up. Demand strengthened, with net absorption increasing and construction remaining limited at 130 units, helping the market stabilize.

Average rents slipped slightly from \$1,160 to \$1,150, and annual rent growth eased from 0.9% to 0.8%, though Columbus remains highly affordable and continues to outperform many larger Southeast markets.

Vacancy is trending down as new units lease up, and with limited construction ahead, the Columbus multifamily market is moving toward tighter conditions.



**Troy Reynolds**

Multifamily Advisor

treynolds@g2cre.com | 706 616 3400



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  
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

## **7300 Blackmon Road** Columbus, GA 31909

---

Congratulations to Jack Hayes, SIOR, CCIM, and David C. Johnson for successfully representing the landlord in the lease of 7300 Blackmon Road. The lease at 7300 Blackmon Road represents a complex, institutional-quality \$3.9 million transaction. Representing the landlord, G2 Commercial Real Estate secured a 10-year, full-service lease with the State of Georgia for the Georgia Vocational Rehabilitation Agency (GVRA) and the Georgia Department of Revenue (DOR). Following more than 18 months of coordination and extensive government approvals, the State selected the property over competing sites. The 12,750 SF lease delivers long-term, government-backed income, reduces rollover risk, and strengthens the property's institutional profile.

**Congratulations to Jack Hayes, SIOR, CCIM, and David C. Johnson on this transaction!**

## Stronger Together:

### G2 Companies Launches Unified Platform

G2 Commercial Real Estate has announced the merger of its brokerage services with G2 Multifamily and RENTsmart, forming a unified organization known as G2 Companies, effective January 1, 2026. This strategic alignment brings brokerage, multifamily, and property management operations together under one coordinated platform, enhancing operational efficiency and creating a more seamless service experience for clients.

Led by CEO Jack Hayes, G2 Companies is positioned for continued growth through integrated teams, streamlined systems, and a unified brand structure. The transition will be structured, steady, and transparent, with ongoing communication to clients, partners, and stakeholders throughout the process.



## Dancing for a Cure

### Amy D. Gill Takes the Dance Floor for Alzheimer's Awareness

We're proud to share that Amy D. Gill, Partner and Commercial Advisor at G2, will be taking the dance floor this March as a participant in Alzheimer's Dancing Stars of Columbus. The event brings together local professionals to compete in a ballroom-style dance competition, all while raising critical funds and awareness for Alzheimer's care, education, and research. Each dancer partners with a professional instructor and fundraises leading up to the event, with every dollar supporting the fight against Alzheimer's disease.

Amy's participation reflects her commitment to giving back to the community and supporting a cause that impacts so many families. Donations in support of Amy's fundraising efforts can be made by visiting the Dancing Stars of Columbus website, where contributions directly benefit local Alzheimer's initiatives. We're excited to cheer Amy on and support this meaningful cause.





## 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.

13

REAL ESTATE  
PROFESSIONALS

3

PERSON  
PROPERTY  
MANAGEMENT  
TEAM

6

PERSON  
BROKERAGE  
SUPPORT TEAM

150

YEARS COLLECTIVE  
EXPERIENCE



**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



**Lakshmi Karthik**  
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



# NAIG2CRE

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