


SIGNIFICANT LEASE DEALS

Address	Submarket	SF	Tenant
1730 Minor Ave	Met Park E/Seattle CBD	106,991	WeWork
1301 2nd Ave	Russell Inv/Seattle CBD	78,824	-
2200 1st Ave	South Seattle	75,313	Porch

SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
Submarket	Type of Sale	Cap Rate	Class	Seller
1007 Stewart St	\$330,200,000	\$884.17	373,500	Union Inv RE GmbH
Seattle CBD	Investment	4.35%	Class A	Trammell Crow Co
425 106th Ave NE	\$313,000,000	\$876.97	362,800	Tristar Capital
Bellevue CBD	Investment	4.68%	Class A	Schnitzer West
1101 Dexter Ave N	\$286,000,000	\$826.61	335,000	Tristar Capital
Belltown/Denny Regrade	Investment	4.4%	Class A	Stockbridge Cap Grp

LARGEST DELIVERIES


Address	Submarket	SF	Developer
2200 S. 216th St	Des Moines, WA	483,930	Panattoni Dev Co
255 S. King St	Seattle, WA	208,840	American Life Inc.
5700 172nd St NE	Arlington, WA	41,837	Stillaguamish Tribe

LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
1234 Westlake Ave	Block 20/Seattle	1,100,000	Q2 2019
411 Union St	Rainier Square/Seattle	994,567	Q1 2020
1201 2nd Ave	Seattle	683,030	Q2 2019

TOTAL INDUSTRIAL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q2 2018	7.0%	\$32.74	412,182	202,227,210	6,918,652
Q1 2018	7.1%	\$32.05	1,722,504	202,170,893	6,797,333
Q4 2017	7.8%	\$32.19	613,923	201,696,926	7,259,726
Q3 2017	7.4%	\$31.15	1,663,348	200,268,315	5,543,975
Q2 2017	8.0%	\$31.09	189,602	199,796,228	6,079,562


412,182 **NET ABSORPTION SF**

7.0% **VACANCY**
14,067,113 SF


\$32.74 **AVG. ASKING RATE PSF**

80,477 **DELIVERIES**
2 Buildings


6,918,652 **UNDER CONSTRUCTION**
31 Buildings

SEATTLE OFFICE GROUP

Downtown Seattle, the largest of Seattle/Puget Sound's five markets, has nearly 43% of the total inventory but captured 70% of first-half net absorption with 1.49 million SF. Downtown also dominates the market with 84% of space under construction and nearly half the space completed through Q2. The Eastside market checked in with 272,373 SF of first-half absorption followed by Northend's 201,807 SF, Southend's 114,148 SF and Tacoma's 55,394 SF.