



SIGNIFICANT LEASE DEALS

Address	Submarket/City	SF	Tenant
320 108th Ave NE	Bellevue CBD	377,000	Amazon
1201 2nd Ave, 2+U	Seattle CBD	200,000	Indeed
1201 2nd Ave 2+U	Seattle CBD	91,000	Spaces

SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
City	Type of Sale	Cap Rate	Class	Seller
10220 NE Points Dr	\$134,500,000	\$473.00	284,313	Clarion Partners
Plaza Yarrow Bay, Kirkland	Fee	-	Class A	Kilroy Realty
500 Yale Ave N	\$52,350,000	\$699.00	71,400	Clarion Partners
Seattle-South Lake Union	Fee	4.5%	Class A	Stars R.E. Investments
110 110th Ave NE	\$111,200,000	\$468.00	231,600	ScanlonKemperBard
110 Atrium, Bellevue CBD	Fee	-	Class A	Talon (private capital)

LARGEST DELIVERIES


Property	Submarket/City	SF	Developer
-	-	-	-
-	-	-	-
-	-	-	-


LARGEST UNDER CONSTRUCTION


Address	Submarket/City	SF	Delivery Date
1234 Westlake Ave Block 20	S. Lake Union/Seattle	1,100,000	Q2 2019
Rainier Square 401 Union St	CBD/Seattle	994,567	Q1 2020
1201 wnd Ave 2+U	CBD/Seattle	686,908	Q3 2019

TOTAL OFFICE MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q4 2018	6.1%	\$32.63	1,366,972	203,351,002	8,386,009
Q3 2018	6.8%	\$32.99	712,546	203,351,002	7,659,803
Q2 2018	7.1%	\$32.72	305,997	203,254,035	7,424,059
Q1 2018	7.2%	\$32.01	1,942,535	203,187,718	7,345,736
Q4 2017	7.8%	\$32.12	641,782	202,513,796	8,023,336

 **NET ABSORPTION SF**
1,366,972

 **VACANCY**
6.1% 12,397,976 SF

 **AVG. ASKING RATE PSF**
\$32.63

 **DELIVERIES**
0 Buildings

 **UNDER CONSTRUCTION**
8,386,009 35 Buildings

MACGREGOR MILLER

Senior Managing Director, Partner

Technology tenants including Amazon, Facebook and Google continue to drive the exceptionally strong Seattle and Eastside office markets to low vacancy rates of 5.7% and 4.6% respectively. Absorption totaled 1.366 MM SF for the Puget Sound market area in the 4th quarter taking YTD absorption to 4.3 MM SF. Most remarkably, of the 7.88 MM SF of space that is announced or under construction, nearly 70% is pre-leased or rumored to be pre-leased. This continuing demand will undoubtedly launch several new projects that have been on the drawing board.