


**SIGNIFICANT LEASE DEALS**

Address	Submarket/City	Square Feet	Tenant
1288 123rd Ave NE	Bellevue	324,999	Facebook
1110 3rd Ave	Seattle CBD	130,876	FBI
9911 Willows Rd	Redmond	80,980	Facebook

**SIGNIFICANT BUILDING SALES**

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
801 5th Ave Seattle CBD	\$458,000,000 Investment	\$888.00 4.8%	515,518 Class A	KKR Fifth & Columbia Investors
11025 NE 8th St Bellevue	\$395,309,627 Investment	\$795.00 -	497,000 Class A	Invesco Real Estate Principal/PNC Realty Adv
NE 4th & 108th Bellevue CBD	\$742,000,000 Fee	\$809.00 -	916,576 Class A	KKR Hines

**LARGEST DELIVERIES**

Address	Submarket/City	SF	Developer
1201 2nd Ave	Seattle	686,908	Skanska
1448 NW Market	Seattle	202,000	Martin Selig R.E.
1525 11th Ave	Seattle	85,991	Legacy Comm'l


**LARGEST UNDER CONSTRUCTION**

Address	Submarket/City	SF	Delivery Date
1324 Westlake Ave	Seattle	1,100,000	Feb 2020
2200 7th Ave	Seattle	876,000	Nov 2020
1301 5th Ave	Seattle	801,000	Sept 2020

**TOTAL OFFICE MARKET STATISTICS**


	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q4 2019	5.90%	\$34.22	973,272	207,644,045	8,779,338
Q3 2019	5.90%	\$34.43	1,386,710	206,678,404	8,207,285
Q2 2019	6.30%	\$33.67	1,859,049	205,983,909	8,311,232
Q1 2019	6.60%	\$33.14	(334)	204,738,155	9,227,377
Q4 2018	6.20%	\$32.61	1,287,161	203,936,450	10,010,516


**973,272** NET ABSORPTION  
SF


**5.9%** VACANCY  
12,211,149 SF


**\$34.22** AVG. ASKING RATE  
PSF GROSS


**987,899** DELIVERIES  
5 Buildings


**8,779,338** UNDER  
CONSTRUCTION  
28 Buildings

**MACGREGOR MILLER**, Principal  
**TOM BROWN**, Principal

The Seattle Office Market continues to be extremely tight with record low vacancies and increasing rents. New leasing in Q4 slowed a bit but only because of exceptional leasing activity through the first part of the year by Amazon, Facebook, Google and other tech companies. 29 Buildings under construction are 74% preleased and there are only a limited number of new office projects in the pipeline much of it in the Bellevue / Eastside markets. Investor interest in the Seattle office market accelerated in the Q4 with over \$6 billion in sales. The impact of WeWork's pull back from earlier commitments is yet to be fully determined but may be helpful in providing a boost to the supply of office space for expanding CBD tenants.