



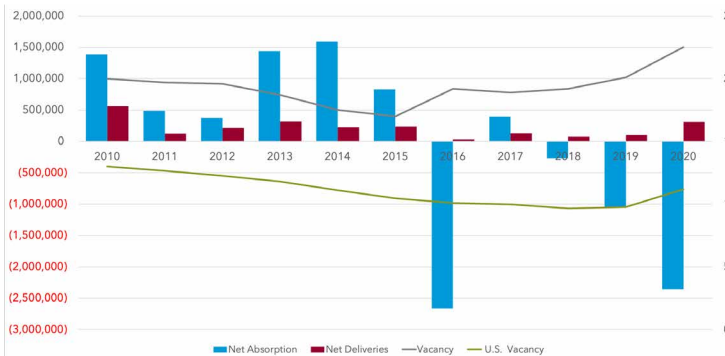
### OFFICE MARKET OVERVIEW

DIANA PEREZ, *Director of Research*

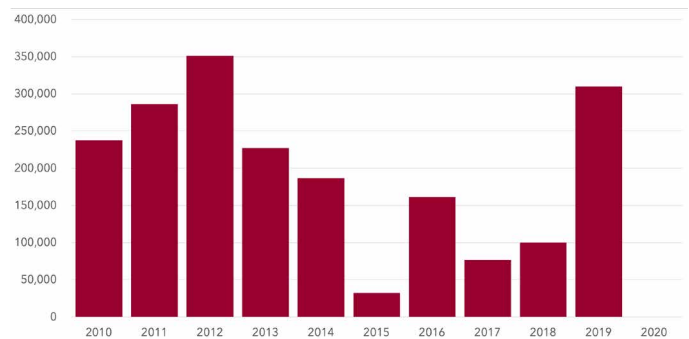
As we move into the tenth month of the COVID-19 pandemic the Chicago office market continues to see a tremendous slowdown in leasing activity. Not only is activity slow, it's safe to say the office market as we know has changed and that change is here to stay. As companies start to plan for post-pandemic way of work, there will most certainly be some sort of hybrid "work from home" initiated for most companies. This will decrease the amount of office space companies will need as they will have more of a "hotel" space for their employees on their days in the office.

MARKET INDICATORS	Q4 2020	Q3 2020	Q2 2020	Q1 2020	Q4 2019
▲ Net Absorption	(665,018) SF	(1,178,498) SF	56,660 SF	(414,723) SF	38,182 SF
▲ Vacancy Rate	22.5%	21.4%	20.4%	20.5%	20.1%
▲ Avg NNN Asking Rate	\$22.77 PSF	\$22.73 PSF	\$21.69 PSF	\$21.43 PSF	\$20.94 PSF
▼ Under Construction	0 SF	210,000 SF	260,000 SF	260,000 SF	310,000 SF
▲ Inventory	127,506,280 SF	127,016,692 SF	126,966,692 SF	126,966,692 SF	126,916,692 SF

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1900 West Field Court Lake Forest, IL	268,000 SF	\$42,885,000.00 \$160.02 PSF	CAI Investments LLC Pactiv Corporation	Class A
3850 N. Wilke Road Arlington Heights, IL	96,000 SF	\$737,892.00 \$7.68 PSF	Wilke Road 3850 LLC PNC Real Estate Finance	Class A
950 Technology Way Libertyville, IL	90,258 SF	Undisclosed	Meadows Corporate II LLC EverWest Real Estate Investors, LLC	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6250 River Road Rosemont, IL	140,831 SF	Hannay Realty Advisors	Reyes Holdings LLC	Food
1101 Skokie Boulevard Northbrook, IL	72,750 SF	Barrington Venture, LLC	Undisclosed	Undisclosed
704-708 Deerpath Drive Vernon Hills, CA	71,089 SF	Concord Development Corporation	Canon Medical Systems USA	Medical

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