



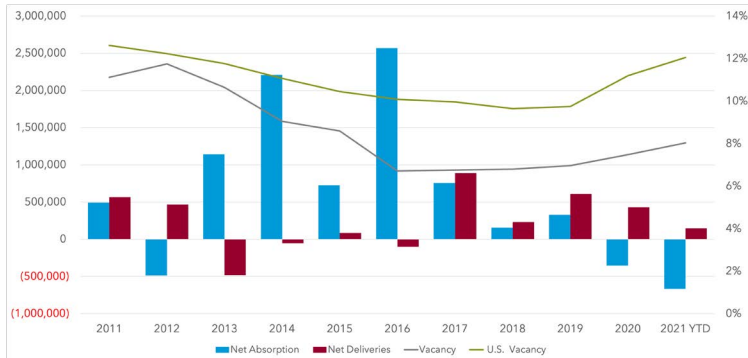
OFFICE MARKET OVERVIEW

STUART WISEHEART, *Vice President*

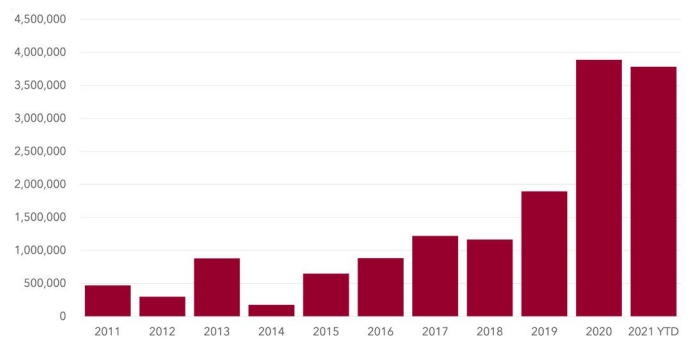
The frequent question is always asking how market looks after a full year of the pandemic. After an initial 5% drop of average rates to \$20.90 in Q2-2020, average rates have held steady with almost no changes through the the first quarter of 2021. Vacancy rates, on the other hand, have had a steady 11.5% increase evenly spread over the four quarters but still holding at a somewhat expected 8%. Optimism for rising rates is still mixed due to the loss of 200,000 SF of occupants keeping competition for tenants high and rates low, but stabilizing or improving economic conditions provide optimism for some rate recovery. Owner-occupant and investment sales remains 77% below prior quarters with no significant increase anticipated in the near quarters.

MARKET INDICATORS	Q1 2021	Q4 2020	Q3 2020	Q2 2020	Q1 2020
▼ Net Absorption SF	(659,148)	(352,186)	566,854	901,965	475,094
▲ Vacancy Rate	7.9%	7.5%	7.4%	7.0%	7.1%
◀▶ Avg NNN Asking Rate	\$20.91 PSF	\$20.91 PSF	\$20.93 PSF	\$21.09 PSF	\$21.19 PSF
▼ SF Under Construction	3,736,001	3,887,185	3,835,285	3,973,251	2,533,071
▲ Inventory SF	144,735,214	144,587,520	144,571,883	144,429,583	144,181,763

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1415 Olive Street St. Louis, MO	180,000 SF	Undisclosed	St. Louis City St. Louis City Library	Class C
326 S 21st Street St. Louis, MO	43,400 SF	\$6,000,000 \$138.25 PSF	Owner-Occupant Behner, Inc.	Class B
2327 Chouteau Avenue St. Louis, MO	33,341 SF	\$6,800,000 \$203.95 PSF	SUS Properties, LLC Green Street Properties	Class A - MOB

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
710 N. Tucker St. Louis, MO	43,137 SF	The Globe Building	Stereotaxis, Inc.	Electromedical Mfg.
635 Maryville Center Drive St. Louis, MO	20,265 SF	Vanderbilt Office Properties	MTM	Medical Transport
16090 Swingley Ridge Road Chesterfield, MO	19,241 SF	Burkhill Real Estate	Undisclosed	Undisclosed

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