



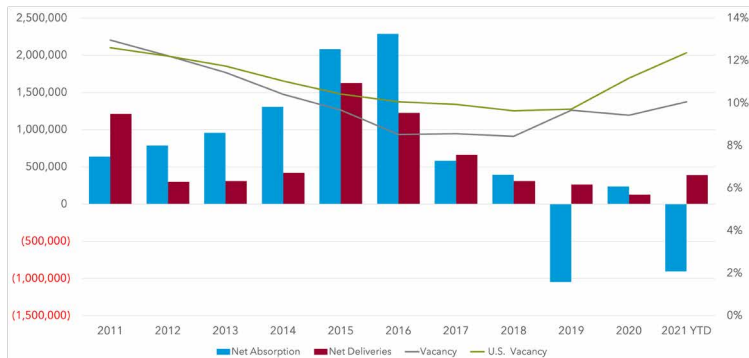
### OFFICE MARKET OVERVIEW

DAN MCDONALD, *Senior Vice President*

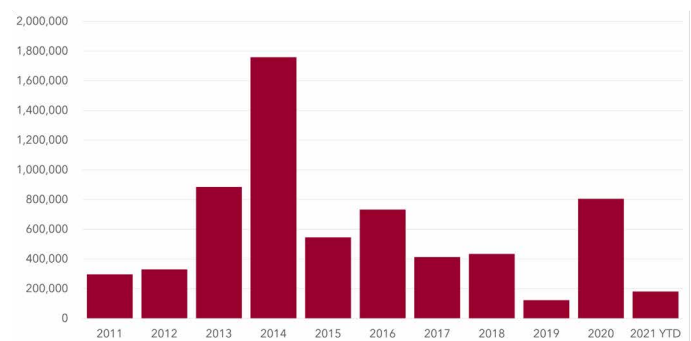
Since the beginning of Covid-19, the Cincinnati office market has been hard to predict. Even with the ending of mask regulations and distancing restrictions, most of the office workforce has stayed at home. Rapid vaccination efforts have shortened the timeline to go back, but many office employees may stay remote for the foreseeable future. After a resilient 2020, the Cincinnati office market experienced a relatively inactive first half of 2021. Year-to-date absorption is at -905,000 square feet, with a vacancy rate of 10.1% and a year-to-date rent growth of 1.1%. Investment activity is also low in the market, with high cap rates showing the amount of risk still perceived in office properties.

MARKET INDICATORS	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020
▼ 12 Mo. Net Absorption SF	(880,696)	(556,957)	236,418	(73,383)	266,217
◀▶ Vacancy Rate	10.0%	10.0%	9.4%	9.5%	9.0%
▲ Avg NNN Asking Rate	\$19.82	\$19.80	\$19.78	\$19.53	\$19.56
▼ SF Under Construction	840,271	1,157,965	1,048,065	997,370	909,427
▲ Inventory SF	104,878,658	104,729,693	104,733,005	104,711,200	104,690,343

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
250 E 5th Street Cincinnati, OH	538,437 SF	\$54,100,000 \$100.48 PSF	Zamir Equities HighBrook Investors	Class A
201 E 5th Street Cincinnati, OH	501,024 SF	\$50,250,000 \$100.29 PSF	Group RMC Hines	Class A
11511 Reed Hartman Hwy Blue Ash, OH	400,296 SF	\$19,500,000 \$48.71 PSF	90 North Real Estate Partners LLP Mercy Health	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2090 Florence Avenue Cincinnati, OH	37,413 SF	Corporex	Union Institute & University	Educational Services
11120 Kenwood Road Cincinnati, OH	15,277 SF	Lee & Associates	Sycamore Schools	Educational Services
12885 Frogtown Connector Road Walton, KY	8,107 SF	Piam Shabehsaz	Volunteers of America	Professional, Scientific, and Technical Services

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