



OFFICE MARKET OVERVIEW

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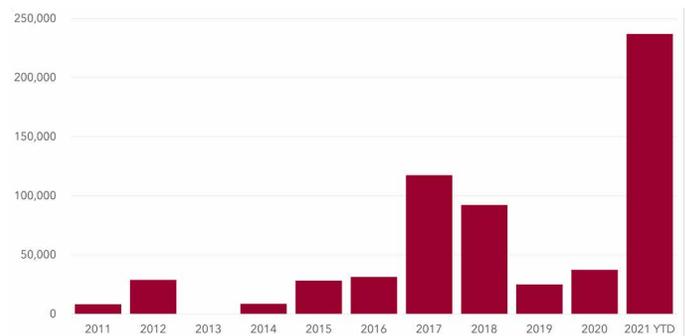
As the Pandemic restrictions are lifted, and people go back to their offices, we are going to start to have a better idea as to if the habits created (stay at home offices and workers) will have lasting effect. This, combined with a significant amount of product under construction will have a big impact on the Office market here. I expect the new construction to attract tenants, even at the "higher than market" rents they will need, but this will be at the direct cost to the existing product, both in rent pressure (downwards) and vacancy. This will be an ongoing discussion as the new product comes to market.

MARKET INDICATORS	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020
▲ 12 Mo. Net Absorption SF	(37,261)	(227,106)	(185,982)	(245,517)	(96,318)
◀▶ Vacancy Rate	9.4%	9.4%	9.5%	9.7%	8.9%
▲ Avg NNN Asking Rate	\$22.72	\$22.55	\$22.48	\$22.11	\$22.31
▼ SF Under Construction	237,021	252,659	37,408	36,151	33,013
▲ Inventory SF	16,840,563	16,824,925	16,824,925	16,804,412	16,791,912

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
245 E Liberty Street Reno, NV	72,864 SF	\$6,400,000 \$87.83 PSF	FAEC fbo 24 Lofts, LLC Stewart A & Kim I Colton	Class B
1000 Sandhill Road Reno, NV	52,100 SF	\$6,600,000 \$126.68 PSF	Stem Express Benjamin F Garfinkle Rvcble Trust	Class B
5560 Kietzke Ln (Multi-Property Sale) Reno, NV	21,500 SF	\$11,509,796 \$535.34 PSF	Remedy Medical Properties Urology Nevada	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
9850 Double R Reno, NV	28,856 SF	Incline Capital Group	Harley Davidson	Retailer
9670 Gateway Reno, NV	17,227 SF	Helio Power	Ridgeline Inc	Prof, Science & Tech Services
7900 Rancharrah Reno, NV	8,651 SF	Reno Land Dev Co	Kimeley-Horn & Associates	Services

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