



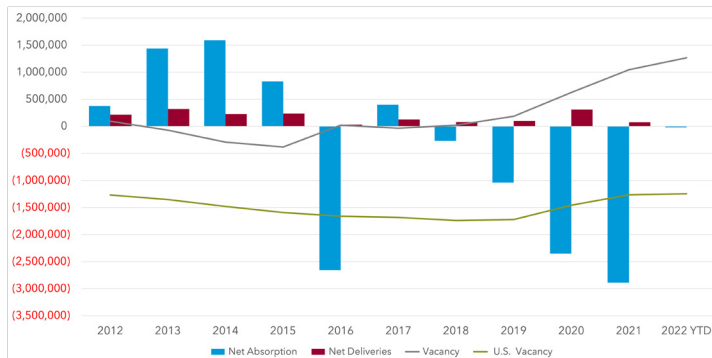
OFFICE MARKET OVERVIEW

DIANA PEREZ, *Director of Research*

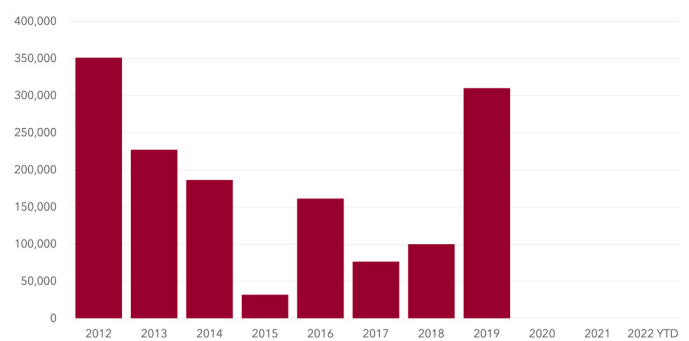
For those actively involved in Chicago's suburban markets, the overall landscape suffered as hopes of an early year surge failed to materialize. In the later portion of 2021, as vaccination levels steadily increased, there was great optimism that tenants would begin to have a stronger confidence in how office space would factor into their 2022 strategy. However, the Omicron variant's spread through the holiday season and beginning months of 2022, halted the projected spike of activity the market was expected to experience at the onset of this year. Only a fraction of leasing activity occurred in Q1 2022 in comparison with previous quarters.

MARKET INDICATORS	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
▲ 12 Mo. Net Absorption SF	(18,973)	(966,611)	(1,960,823)	(2,719,133)	(514,819)
▲ Vacancy Rate	26.0%	24.8%	23.9%	19.3%	22.8%
▲ Avg NNN Asking Rate PSF	\$24.01	\$22.85	\$23.28	\$23.04	\$23.83
◀ ▶ SF Under Construction	0	0	0	0	50,220
▲ Inventory SF	126,955,460	125,792,396	125,974,873	125,681,944	126,542,335

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
35 W. Wacker Drive Chicago, IL	1,118,042 SF	\$415,000,000 \$371.18 PSF	Opal Holdings UBS Wealth Management	Class A
2 Pierce Place Itasca, IL	489,876 SF	\$24,000,000 \$48.99 PSF	Sovereign Partners Piedmont Office Realty Trust, Inc.	Class A
200 W. Jackson Boulevard Chicago, IL	487,436 SF	\$130,000,000 \$266.70 PSF	Nightingale Properties LLC Angelo, Gordon & Co.	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
150 S. Saunders Road Lake Forest, IL	160,085 SF	Newsweb LLC	Undisclosed	Undisclosed
3500 Lacey Road Downers Grove, IL	133,077 SF	KORE Investments LLC	Health Care Services Corp	Health Care
433 W. Van Buren Street Chicago, IL	52,500 SF	The 601W Companies	VillageMD	Health Care

