



OFFICE MARKET OVERVIEW

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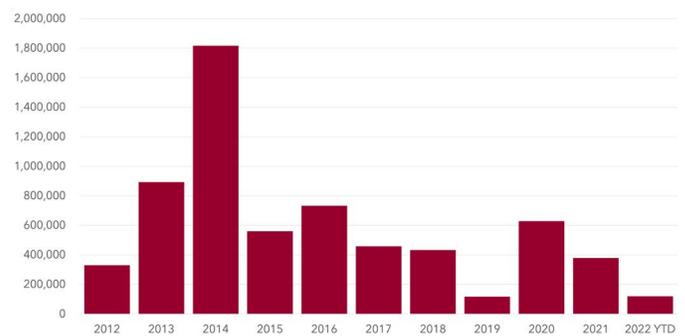
The Cincinnati office-using sector employment levels have recovered relatively quickly, with employment sitting modestly above February 2020 levels. Many are still working remotely, however, and the bleeding in the area's office market continued even as jobs returned. Nationally, demand returned to positive territory in 21Q3, but in Cincinnati, net absorption remained in the red through early 2022. Absorption moved back into the black in 22Q2, but it remains negative on a 12-month basis, with 1.3 million SF of space returning to the market on the net. The vacancy rate is now 10.7%, up 60 basis points year over year.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	(1,395,933)	(1,727,485)	(1,472,926)	(1,183,859)	(908,534)
▼ Vacancy Rate	10.73%	10.79%	10.23%	10.32%	10.01%
▲ Avg NNN Asking Rate PSF	\$20.04	\$20.00	\$19.91	\$19.78	\$19.68
▼ SF Under Construction	288,366	686,477	797,477	797,477	845,515
▲ Inventory SF	103,772,132	103,688,013	103,717,559	104,083,721	104,322,362

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
895 Central Avenue Cincinnati, OH	164,263 SF	\$6,083,875 \$37.04 PSF	Lakeland West Capital, LLC Neyer Properties, Inc.	Class B
4608 E. Galbraith Road Cincinnati, OH	43,705 SF	\$9,875,000 \$225.95 PSF	Evergreen Medical Properties Quantum Investments & Mgmt	Class B
11262 Cornell Park Drive Cincinnati, OH	26,757 SF	\$1,480,500 \$55.33 PSF	Kevin Bernhardt St. Media Group International, Inc.	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
200 W 3rd Street Newport, KY	40,000 SF	Corporex	MegaCorp Logistics	Transportation and Warehousing
10300 Alliance Road Cincinnati, OH	25,702 SF	Ohio National Financial Services	Quest Defense	Professional, Scientific, and Technical Services
221-235 W 12th Street Cincinnati, OH	15,202 SF	Grandin Properties	Baxters North America	Wholesaler

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