



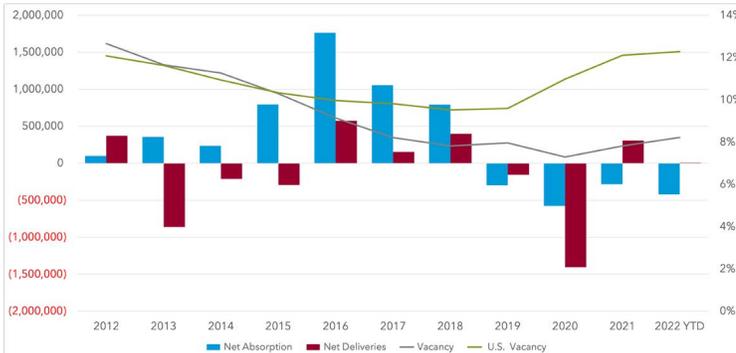
### OFFICE MARKET OVERVIEW

ABRAM SCHWARZ, SIOR, *Senior Vice President*

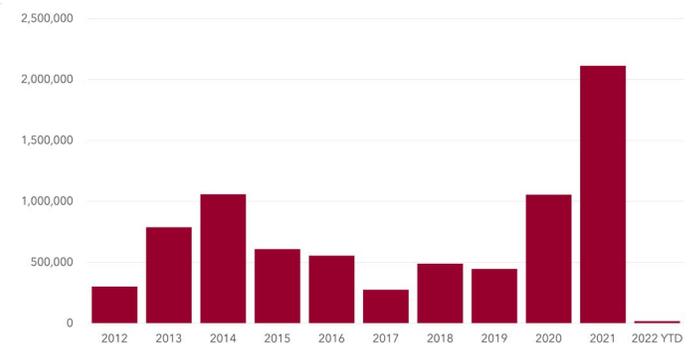
The Cleveland Office Market, is has slowed during Q2 2022 for a variety of factors. A combination of rising fuel costs affecting the construction costs, labor shortages, and employees cost to commute has stalled activity crawling out of the pandemic. Landlords are finding it harder to be creative as rental rates have been flat, although the cost of tenant fit out has only increased with the rising construction costs. Employers are battling whether or not to require their employees to return to the office regularly or to allow their employees to continue to work from home and save on fuel costs.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	(253,751)	(159,736)	(282,822)	(952,269)	(905,714)
▲ Vacancy Rate	8.0%	7.8%	7.8%	8.0%	7.6%
▲ Avg NNN Asking Rate PSF	\$19.21	\$19.19	\$19.15	\$19.18	\$19.26
▼ SF Under Construction	17,600	2,112,507	1,054,607	305,011	221,350
◀▶ Inventory SF	107,736,567	107,736,567	107,729,567	107,747,977	107,617,977

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



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
Chagrin Highlands 1 & 2 Beachwood, OH	225,000 SF	\$39,000,000 \$173.33 PSF	Kawa Capital Management Shelbourne Global	Class A
1801 Superior Avenue Cleveland, OH	235,312 SF	\$12,350,000 \$52.48 PSF	ICP Forest City Publishing Co.	Class A
30455 Solon Road Solon, OH	41,236 SF	\$8,269,310 \$200.54 PSF	Warner Lusardi Trust Geis Companies	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1 American Boulevard Westlake, OH	27,400 SF	Stark Enterprises	Palmer Holland	Chemical
1400 W. 10th Street Cleveland, OH	10,000 SF	Joel Scheer	Sterling Associates	Consulting
9445 Rockside Road Valley View, OH	9,763 SF	Property Advisors	Centuri Healthcare	Health and Social Services

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