



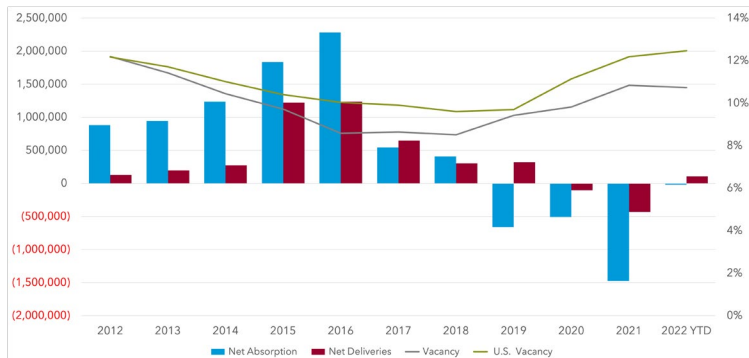
OFFICE MARKET OVERVIEW

WILLIAM SCHNELLER, *Senior Vice President*

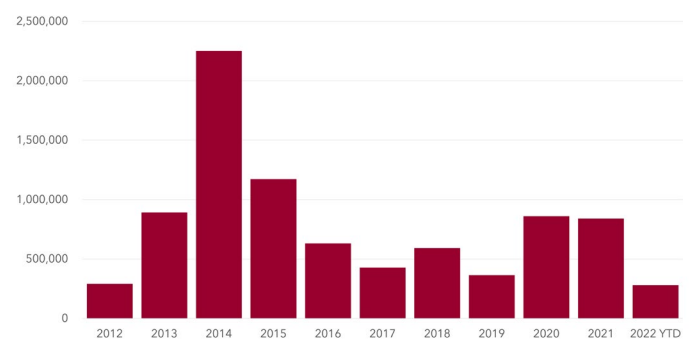
Many office-using tenants chose to shed space ahead of lease expirations, which has caused a surge in sublease availability. In Cincinnati, available sublease space now totals almost 1.5 million SF, about 2.5 times pre-crisis levels and representing 1.4% of inventory. Cincinnati is an affordable office market, with rents averaging \$20/SF as of 22Q3. Higher-rated space averages \$25/SF, about 25% above the market overall. This modest premium encouraged tenants to upgrade their space, supporting strong growth in some of the priciest submarkets until recently. Now, growth represents a much tighter range, although many higher-rent submarkets, including Kenwood and Fairfax/Mt. Lookout, remain near the top of the list.

MARKET INDICATORS	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021
▲ 12 Mo. Net Absorption SF	6,045	(796,042)	(1,134,178)	(1,473,951)	(1,434,783)
▼ Vacancy Rate	10.7%	10.8%	10.8%	10.8%	10.9%
▲ Avg NNN Asking Rate PSF	\$20.24	\$20.18	\$20.16	\$20.05	\$19.89
▼ SF Under Construction	280,522	288,366	730,477	841,477	841,477
▲ Inventory SF	104,247,147	104,239,303	104,111,184	104,140,730	104,506,892

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
495 Vine Street Cincinnati, OH	699,762 SF	\$18,000,000 \$2,572.00 PSF	Victrix LLC Power Realty Advisors	Class A
7 W 7th Street Cincinnati, OH	275,000 SF	\$6,300,000 \$22.91 PSF	PILOT Real Estate Group, LLC Gordon Property Group, LLC	Class B
441 Vine Street Fairfield, OH	270,506 SF	\$18,000,000 \$26.00 PSF	Koch Foods Inc Ambrose Property Group	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2 Crowne Point Court Sharonville, OH	17,773 SF	Neyer Properties, Inc.	ATS Logistics	Transportation and Warehousing
310 Culvert Street Cincinnati, OH	7,658 SF	Mark W Lwyr Reis	Cloverleaf	Educational Services
5155 Financial Way Mason, OH	6,125 SF	Topgun Sales Performance	LGHG	Single Location

