



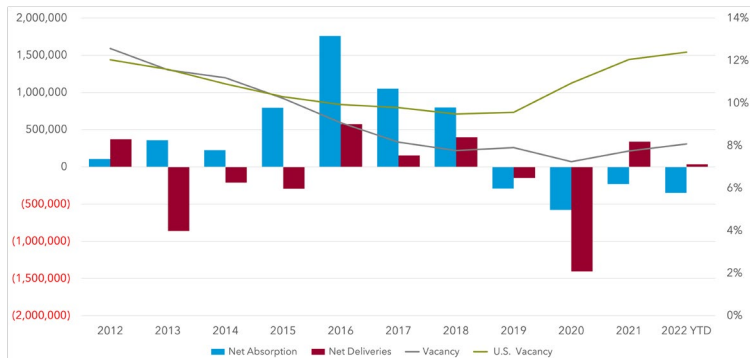
OFFICE MARKET OVERVIEW

ABRAM SCHWARZ, SIOR, *Senior Vice President*

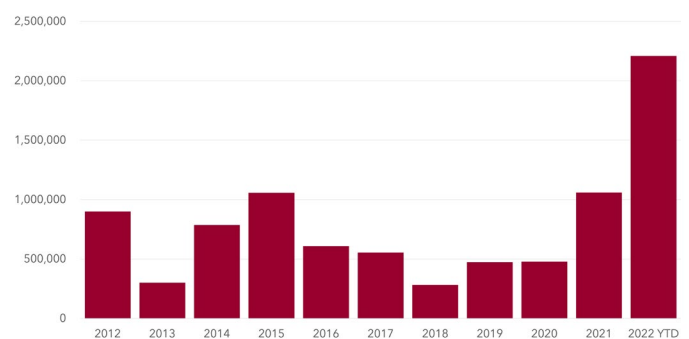
On the heels of the U.C. Berkeley study tracking cell phone data in our country's central business districts, the news that Downtown Cleveland is the third slowest recovery in the nation has more office tenants considering a move to suburban office markets which have started to recover quite quickly. A prominent news station has committed to moving out of the central business district to the Rockside Road Corridor. While most news is positive for the Rockside Road Corridor, other submarkets like the Landerhaven/Landerbrook submarket have been negatively impacted due to the loss of large companies like Progressive and Park Ohio. Available financing has been challenging as the slow return to the office continues.

MARKET INDICATORS	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021
▲ 12 Mo. Net Absorption SF	(149,789)	(428,601)	(163,380)	(230,305)	(899,952)
◀▶ Vacancy Rate	8.10%	8.10%	7.80%	7.80%	7.90%
▼ Avg NNN Asking Rate PSF	\$19.20	\$19.21	\$19.19	\$19.14	\$19.20
▲ SF Under Construction	2,209,107	2,179,107	2,137,507	1,059,607	310,011
▲ Inventory SF	108,543,377	108,514,401	108,514,401	108,507,401	108,525,811

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
4781 Hinkley Industrial Pkwy Cleveland, OH	47,000 SF	\$21,000,000 \$446.81 PSF	Boyd Watterson Asset Management Ray Fogg Corporate Prop LLC	Class A
4781 Richmond Road Warrensville, Hts, OH	45,421 SF	\$13,100,000 \$288.41 PSF	VFXSH, LLC Hemingway at Richmond LLC	Class A
4807 Rockside Road Independence, OH	100,800 SF	\$5,000,000 \$49.60 PSF	Realife Real Estate Group Kamalt Corporation	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
127 Public Square Cleveland, OH	164,828 SF	Millenia Companies	Benesch	Law Firm
200 Public Square Cleveland, OH	31,628 SF	DRA Advisors	Cliffs	Mining
1111 Superior Avenue Cleveland, OH	30,000 SF	Zamir Equities	Osborn Engineering	Engineering

