



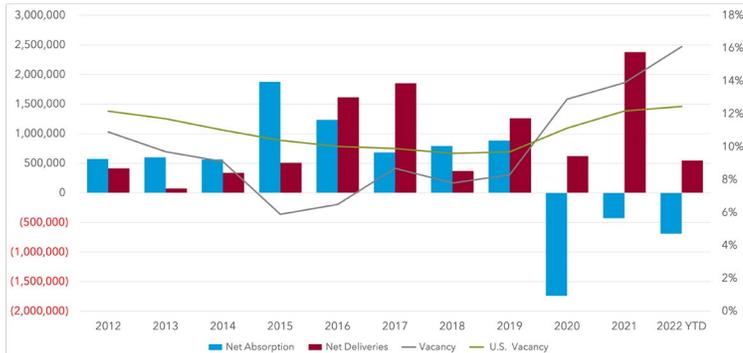
### OFFICE MARKET OVERVIEW

KYLE NEVEAU, Associate

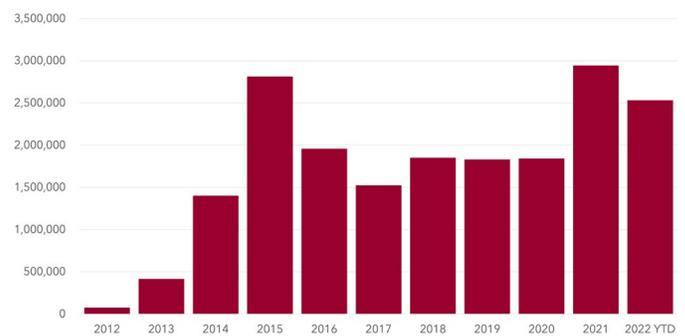
Office demand rebounded during the third quarter as net occupancy gains totaled more than 350,000 SF, the highest level in more than a year. Overall demand in 2022 remains in negative territory, however, at (521,321) SF. The slowdown in overall activity isn't exclusive to Nashville, as office markets around the country adapt to occupier right-sizing strategies. Overall vacancy stands at 16.8%, an increase of more than 300 basis points since Q3 of last year. New construction activity remains elevated (2.5 MSF), highlighted by the delivery of 1221 Broadway in Q3, which introduced nearly 400,000 SF of Class A office space to the downtown submarket.

MARKET INDICATORS	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021
▲ 12 Mo. Net Absorption SF	(640,140)	(1,067,212)	142,958	(428,021)	(988,240)
▲ Vacancy Rate	16.8%	15.9%	14.9%	13.7%	13.5%
▲ Avg NNN Asking Rate PSF	\$29.33	\$29.13	\$28.94	\$29.32	\$29.30
▼ SF Under Construction	2,532,034	2,805,937	2,805,937	2,943,753	836,629
▼ Inventory SF	51,634,621	51,724,623	51,519,881	50,775,536	50,182,246

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



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
814 Church Street Nashville, TN	48,714 SF	\$25,500,000 \$523.46 PSF	Frank Hessel Speedwagon Capital Partners	Class B
220 Athens Way (part of a portfolio) Nashville, TN	134,111 SF	\$24,916,242 \$185.79 PSF	Forum Woodlawn Albany Road RE Partners	Class A
308 Mallory Station Road Nashville, TN	92,530 SF	\$19,500,000 \$210.74 PSF	Stokes, Lydia & Aaron Video Gaming Technologies Inc.	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1221 Broadway Nashville, TN	99,288 SF	GBT Realty	Bradley Arant Boult Cummings	Legal Services
501 Commerce Street Nashville, TN	37,429 SF	Brookfield Properties	Polsinelli	Legal Services
1222 Demonbreun Street Nashville, TN	30,591 SF	Endeavor Real Estate Group	Undisclosed	Undisclosed

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