



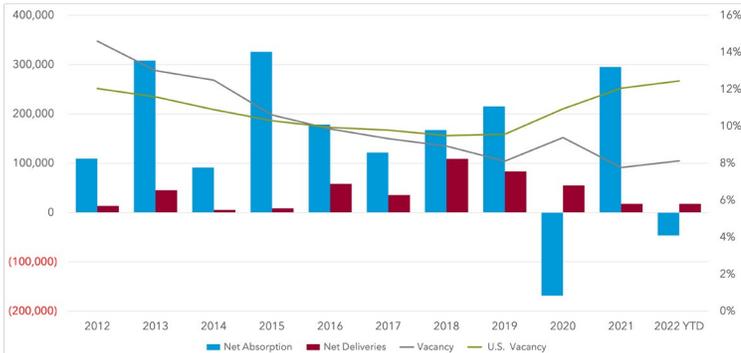
### OFFICE MARKET OVERVIEW

LYLE CHAMBERLAIN, *President*

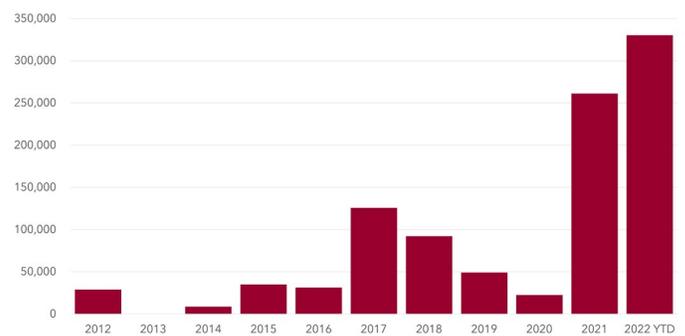
Vacancy and rates are comparative to last quarter, but absorption was lower. Much of the leasing occurred with renewing tenants. With a lot of product scheduled to come on the market soon, along with the rise in interest rates, we could have a bumpy ride ahead unless we see a new influx of users. That is not out of the question with the amount and type of industrial corporate users we are seeing on the Industrial side. Office sales have been strong with users/investors taking advantage of some value add pricing when compared to new construction coming on the market soon. We are hoping that the strong regional economy will move us through this period of higher interest rates and additions of new space otherwise, this sector could sustain some damage (vacancy) moving forward.

MARKET INDICATORS	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021
▼ 12 Mo. Net Absorption SF	9,332	240,656	238,568	295,404	289,364
▲ Vacancy Rate	8.1%	8.0%	8.1%	7.8%	8.0%
▲ Avg NNN Asking Rate PSF	\$24.65	\$24.56	\$24.43	\$23.96	\$23.58
◀▶ SF Under Construction	330,267	330,267	330,267	261,175	282,238
◀▶ Inventory SF	17,268,092	17,268,092	17,268,092	17,250,184	17,233,008

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



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1315 Financial Reno, NV	36,112 SF	\$5,550,000 \$153.69 PSF	Thanh Nguyen RGM Trust	Class B
475 Kirman Reno, NV	16,620 SF	\$1,900,000 \$114.32 PSF	2CN Land & Dev Co Gold Company	Class C
199 E Moana Reno, NV	16,540 SF	\$2,650,000 \$160.22 PSF	OSY LLC Madsen LLC	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
950 Sandhill Reno, NV	21,900 SF	Sandhill Property Co	Scientific Games	Prof & Scientific Ser.
6995 Sierra Center Pkwy Reno, NV	19,941 SF	Roger Bergman	Universal Engineering	Environ Engineering
5411 Kietzke Lane Reno, NV	14,918 SF	Pacific Arizona LLC	Undisclosed	Surgery Center

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