LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q4 2022
CINCINNATI, OH

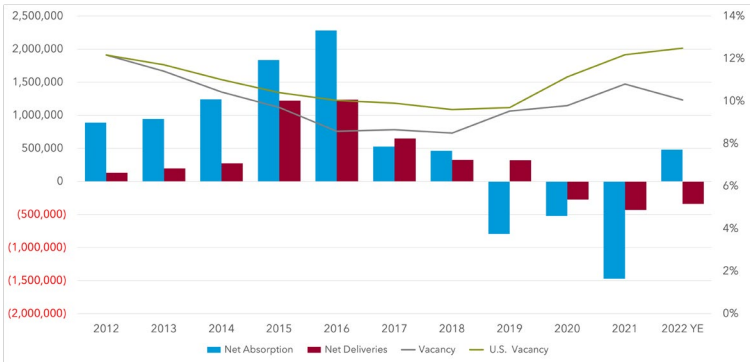
OFFICE MARKET OVERVIEW

GARY FISHER, *Vice President*

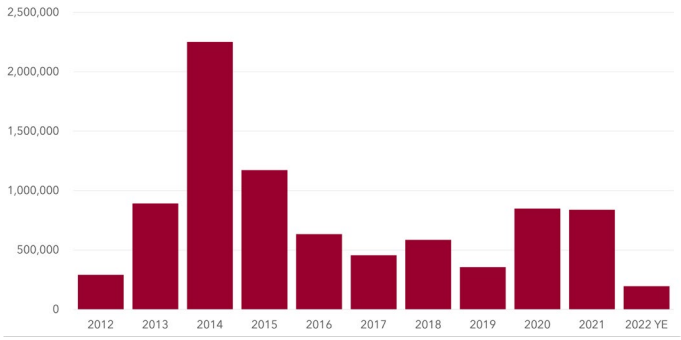
Development activity is limited, with six properties totaling 196,000 SF as of 22Q4. The largest office project underway is the Ovation in Newport and 100,000-SF property which is part of a 25-acre mixed-use development centered around the new AEG/PromoWest Music Venue. In the CBD, office inventory continues to shrink via conversions to multifamily and hotel uses. Recent properties moving in that direction include the iconic Carew Tower (sold out of foreclosure) and 7 W 7th Street (former Macy's offices). Many firms are still shrinking their footprints, often seeking to shed space ahead of lease expirations. Market-wide, available sublease space now totals more than 1.4 million SF, about 2.5 times higher than early 2020 levels.

MARKET INDICATORS	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021
▲ 12 Mo. Net Absorption SF	482,120	(45,115)	(798,040)	(1,138,264)	(1,471,457)
▼ Vacancy Rate	10.1%	10.7%	10.8%	10.8%	10.8%
▲ Avg NNN Asking Rate PSF	$20.28	$20.22	$20.14	$20.14	$20.03
▼ SF Under Construction	195,622	202,662	194,506	737,517	838,477
▼ Inventory SF	104,356,339	104,794,741	104,786,897	104,662,168	104,694,714

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
6440 Aviation Way West Chester, OH	207,389 SF	$22,682,893 $109.37 PSF	Workspace Property Trust Griffin Realty Trust	Class B
25 Atlantic Avenue Erlanger, KY	205,000 SF	$31,300,000 $152.68 PSF	Answers In Genesis Inc Corporex	Class A
6380 Aviation Way West Chester, OH	202,409 SF	$20,274,316 $100.17 PSF	Workspace Property Trust Griffin Realty Trust	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3600-3700 Park 42 Drive Sharonville, OH	39,171 SF	Experimental Holdings Inc	Workhorse	Manufacturing
4605 Duke Drive Mason, OH	19,412 SF	CVG Partners IV LLC	Veterans Affairs	Public Administration
10300 Alliance Road Blue Ash, OH	13,238 SF	Ohio National Financial Services	RetireMed	Health Care and Social Assistance

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