LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q4 2022
MADISON, WI

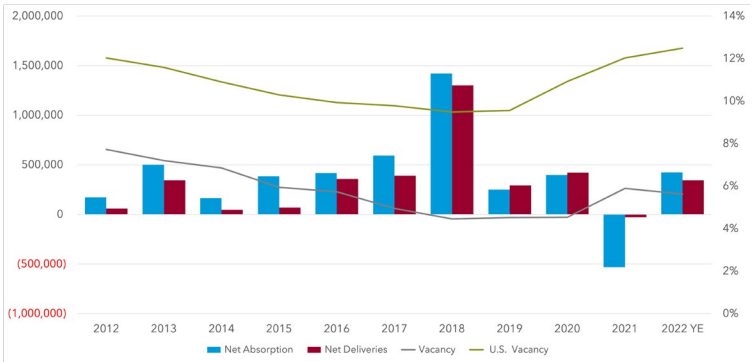
OFFICE MARKET OVERVIEW

CAMP PERRET, *Vice President*

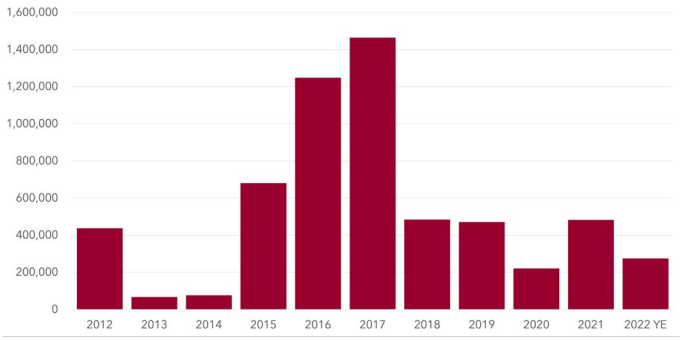
The Madison Office Market remains stable. The market's recovery has been slow but steady, often outperforming the national averages. Vacancy rates continue to decline while rents continue to inch up. Investors are still interested in purchasing in the market with sales up 35% year over year. Forecasts for the Madison Office Market are cautious yet optimistic due to our low 2% unemployment rate.

MARKET INDICATORS	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021
▼ 12 Mo. Net Absorption SF	424,950	471,549	459,888	47,910	(531,838)
▼ Vacancy Rate	5.6%	5.7%	5.5%	5.8%	5.9%
▲ Avg NNN Asking Rate PSF	$22.59	$22.54	$22.44	$22.44	$22.27
▼ SF Under Construction	274,800	305,487	284,792	358,792	482,105
▲ Inventory SF	38,125,201	38,094,514	38,085,209	37,935,209	37,781,209

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2650 Novation Parkway Madison, WI	112,655 SF	$19,750,000 $175.31 PSF	Spirit Realty Capital, Inc. The Alexander Company	Class A
8402 Excelsior Drive Madison, WI	97,724 SF	$11,375,000 $116.40 PSF	Fujifilm Cellular Dynamics, Inc. Deere & Company	Class B
1212 Fourier Drive Madison, WI	30,137 SF	$5,295,748 $175.72 PSF	W Silver Recycling, Inc. Gorman & Company	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2501-2601 W. Beltline Highway Madison, WI	18,195 SF	Arbor Gate Development LLC	OPW, SC - Orthopedic Surgeons	Service
918 Deming Way Madison, WI	13,803 SF	The Gialamas Company, Inc.	Undisclosed	Undisclosed
1532 W. Broadway Madison, WI	9,324 SF	John Forseth	Undisclosed	Undisclosed

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.

The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc., The Economist, U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics, Congressional Budget Office, European Central Bank, GlobeSt.com, CoStar Property, and Lee & Associates Proprietary Data. ©

© Copyright 2022 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com