



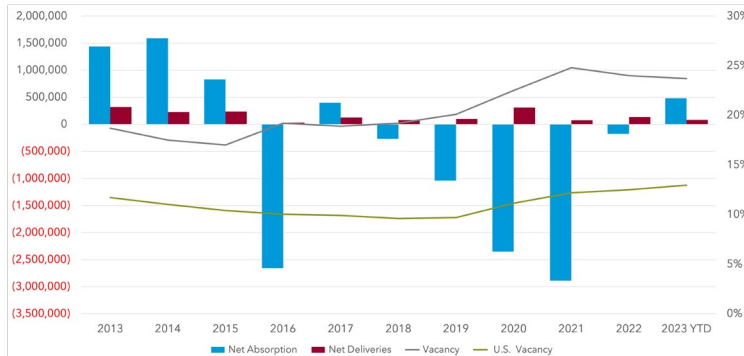
### OFFICE MARKET OVERVIEW

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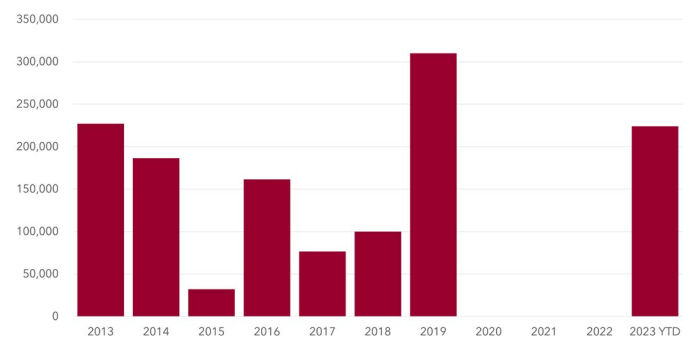
For those actively involved in Chicago's suburban and downtown office markets, the overall health took a small step in correct direction with total suburban vacancy dropping slightly in the suburbs even if only by a fraction of a percent. In the first quarter of 2023, many large corporations needing large blocks of space were able to relocate and take advantage of what are still extremely tenant favored transactions. As construction costs continue to float at all-time highs, tenant expectations of what concession packages should have created a problem. As a result, many landlords have put new lease transactions completely on pause or have requested that tenants fund their own buildout with a net rent reduction given in exchange.

| MARKET INDICATORS          | Q1 2023     | Q4 2022     | Q3 2022     | Q2 2022     | Q1 2022     |
|----------------------------|-------------|-------------|-------------|-------------|-------------|
| ▲ 12 Mo. Net Absorption SF | 480,843     | (350,902)   | 257,484     | 109,009     | (18,973)    |
| ▼ Vacancy Rate             | 23.7%       | 24.0%       | 23.9%       | 23.9%       | 26.0%       |
| ▲ Avg NNN Asking Rate PSF  | \$24.53     | \$24.27     | \$24.18     | \$23.65     | \$24.01     |
| ◀ ▶ SF Under Construction  | -           | -           | -           | -           | -           |
| ▲ Inventory SF             | 128,429,706 | 127,284,517 | 126,988,433 | 127,405,034 | 126,955,460 |

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



| TOP SALE TRANSACTIONS BY SF           | SIZE       | SALE PRICE                   | BUYER / SELLER                                            | BUILDING CLASS |
|---------------------------------------|------------|------------------------------|-----------------------------------------------------------|----------------|
| 21440 Lake Cook Road<br>Deer Park, IL | 341,092 SF | \$59,000,000<br>\$172.97 PSF | MBARK Global<br>Arzan Whealth Limited                     | Class A        |
| 333 E. Lake Street<br>Bloomington, IL | 70,863 SF  | \$3,400,000<br>\$47.98 PSF   | Scottish Rite Cathedral Associates<br>Grace Capital Group | Class B        |
| 1200 Roosevelt Road<br>Glen Ellyn, IL | 48,253 SF  | \$4,175,000<br>\$86.52 PSF   | Urban Commercial Property Group<br>Stahelin Properties    | Class B        |

| TOP LEASE TRANSACTIONS BY SF                   | SIZE      | LANDLORD                | TENANT                                             | TENANT INDUSTRY              |
|------------------------------------------------|-----------|-------------------------|----------------------------------------------------|------------------------------|
| 1 Astellas Way<br>Northbrook, IL               | 77,863 SF | Astellas Pharma US      | CF Industries Holdings, Inc.                       | Manufacturing                |
| 2 Pierce Place<br>Itasca, IL                   | 56,808 SF | Sovereign Partners      | AIT Worldwide Logistics                            | Transportation & Warehousing |
| 7301-7337 N. Lincoln Avenue<br>Lincolnwood, IL | 28,086 SF | Imperial Realty Company | Illinois Department of Central Management Services | Services                     |

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