



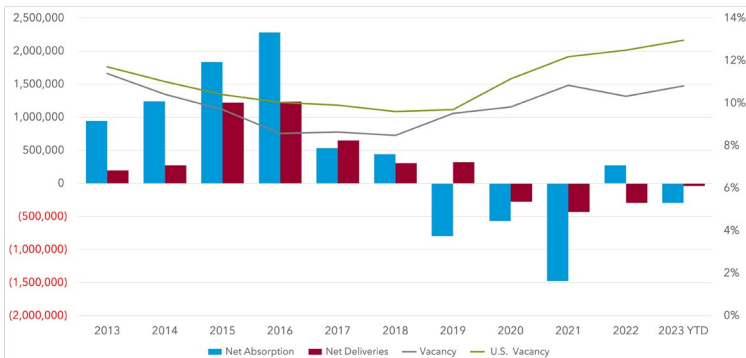
OFFICE MARKET OVERVIEW

DAN MCDONALD, Senior Vice President, Principal

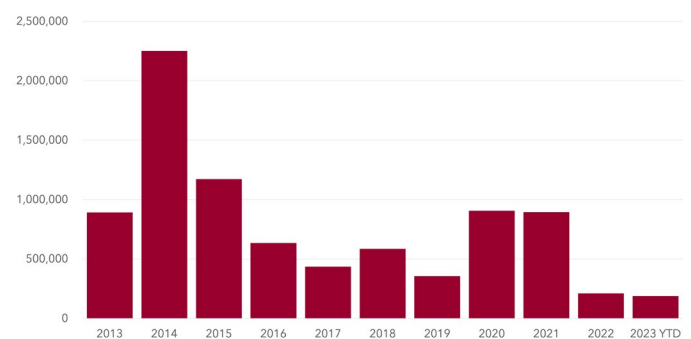
Leasing activity held steady with 281,712 SF of transaction volume in Q1 23 despite negative net absorption. Class A office space across the region accounted for 75.6% of all leases this quarter, with vacancy increasing to 17.8%. A total of 15 new leases were executed in Q1 2023. Suburban submarkets have seen most of the activity with users shrinking their footprints to anticipate their needs post Covid. The only project currently under construction is Corporex's Ovation, in Northern Kentucky, which will be anchored by MegaCorp Logistics occupying 40K SF and expected to move in by the end of Q2 23. The total development will offer 103K SF of Class A office space.

MARKET INDICATORS	Q1 2023	Q4 2022	Q3 2022	Q2 2022	Q1 2022
▼ 12 Mo. Net Absorption SF	(295,269)	274,008	3,986	(749,059)	(1,094,183)
▼ Vacancy Rate	17.8%	18.4%	18.8%	18.7%	17.5%
▲ Avg NNN Asking Rate PSF	\$20.51	\$20.49	\$20.37	\$20.27	\$20.27
▼ SF Under Construction	188,158	211,658	211,658	203,502	730,477
▼ Inventory SF	104,450,766	104,489,887	104,935,329	104,927,485	104,808,133

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
8600-8650 Governors Hill Drive Mason, OH	187,465 SF	\$8,500,000 \$45.34 PSF	Ackermann Group Smith/Hallemann Partners	Class B
2093 Medical Arts Drive Hebron, KY	10,600 SF	\$1,025,000 \$96.70 PSF	Daniel P. Huhn McCloy Realty, LLC	Class C
10191 Evendale Commons Drive Cincinnati, OH	7,848 SF	\$1,177,200 \$150.00 PSF	Seven Hills Anesthesia Anchor Properties, Inc.	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
9025 Centre Pointe Drive West Chester, OH	13,668 SF	Hines	Azelis	Undisclosed
7288-7312 Central Parke Boulevard Mason, OH	13,316 SF	Vigran Brothers Investments	Alphabet of Mason	Undisclosed
4680 Parkway Drive Mason, OH	12,481 SF	Smith/Hallemann Partners	Summit Funding Group	Rental and Leasing Services

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