



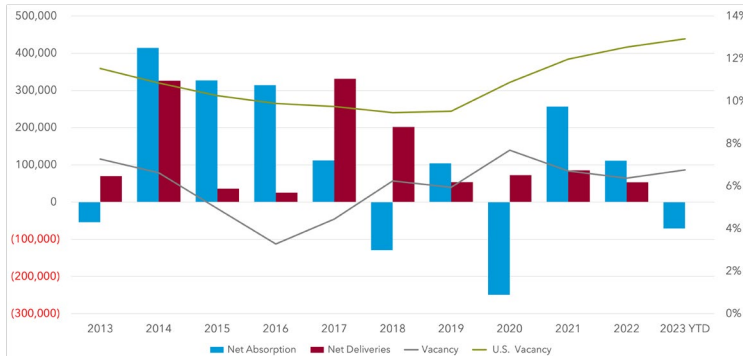
OFFICE MARKET OVERVIEW

BENJAMIN PEARSON, *Principal*

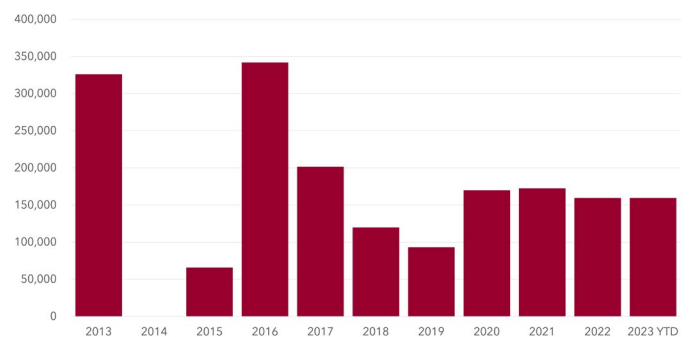
Office rents have continued to increase over the past twelve months by 1.8%. But sales transactions have drastically decreased with only three office sales in the first quarter. The market price which is based on the price movement of all office properties in the metro now sits at \$137 per square foot an improvement from \$133 per square foot.

MARKET INDICATORS	Q1 2023	Q4 2022	Q3 2022	Q2 2022	Q1 2022
▼ 12 Mo. Net Absorption SF	95,911	111,021	156,225	60,884	217,588
▲ Vacancy Rate	6.6%	6.4%	6.3%	6.6%	6.9%
▲ Avg NNN Asking Rate PSF	\$19.08	\$19.03	\$18.99	\$18.83	\$18.73
◀ ▶ SF Under Construction	159,512	159,512	204,512	212,612	202,612
◀ ▶ Inventory SF	18,241,739	18,241,739	18,196,739	18,188,639	18,188,639

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3201 Pioneers Blvd Portfolio Lincoln, NE	37,704 SF	\$4,780,000 \$123.86 PSF	James H Meysenburg Leon A. Olson Trust	Undisclosed
150 NW 40th Street Lincoln, NE	7,152 SF	\$1,100,000 \$153.80 PSF	Plains Equipment Group State Troopers Assoc NE	Undisclosed

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4501 S 70th Street Lincoln, NE	17,406 SF	HSA Commercial RE	Alegent Creighton Clinic	Health Care
8211 S 81st Street Lincoln, NE	9,000 SF	Krueger Development	Undisclosed	Undisclosed
2077 N Street Lincoln, NE	8,481 SF	Speedway Properties	E&A Consulting	Engineering

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