



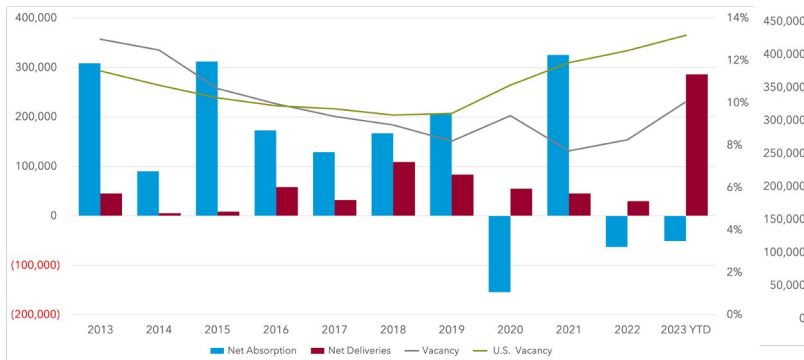
OFFICE MARKET OVERVIEW

LYLE CHAMBERLAIN, *President*

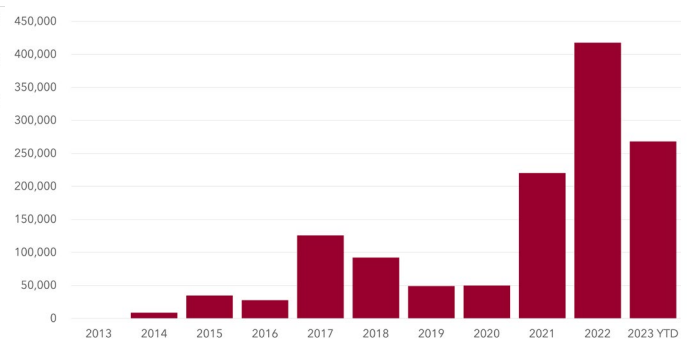
The Office market in Northern Nevada is not dissimilar to other areas of the country. There has been a rise in new office space under construction while the area has experienced negative absorption for the last three quarters. Vacancy has also increased over that period as well. The silver lining in all of this is that our office market is not predicated on the large office users. This has kept the market insulated from the hit many markets have taken when the full floor users have disappeared. Also, Reno is strategically located near the West Coast, and the relative lease rate comparatives give this region a great look when office users are looking to relocate to less expensive areas. The market should remain fairly stable with a good outlook in the near future.

MARKET INDICATORS	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022
▲ 12 Mo. Net Absorption SF	(102,157)	(139,865)	(62,823)	40,048	254,197
▼ Vacancy Rate	10.1%	10.2%	8.3%	7.9%	7.9%
▲ Avg NNN Asking Rate PSF	\$24.30	\$24.27	\$24.14	\$23.91	\$23.74
▲ SF Under Construction	268,021	166,202	417,603	422,731	301,614
◀ ▶ Inventory SF	17,481,540	17,481,540	17,195,289	17,183,460	17,183,460

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
294 Marsh Avenue Reno, NV	8,639 SF	\$2,160,000 \$250.03 PSF	Pellet Construction Stephen T. Glenn	Class C
6148 Mae Ann Avenue Reno, NV	6,800 SF	\$1,650,000 \$242.65 PSF	French Ibinola Properties Cooley Commercial	Class B
6190 Mae Ann Avenue Reno, NV	5,625 SF	\$1,412,000 \$251.02 PSF	NW Health Solutions Lakeside 2001 LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
675 Sierra Rose Reno, NV	7,398 SF	Lee Hancock Construction	Undisclosed	Healthcare
6152 Mae Ann Avenue Reno, NV	6,788 SF	Cooley Trust	Little Hands Daycare	Healthcare
10345 Professional Circle Reno, NV	6,584 SF	Nev Dex Properties	Maxim Healthcare	Healthcare

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