



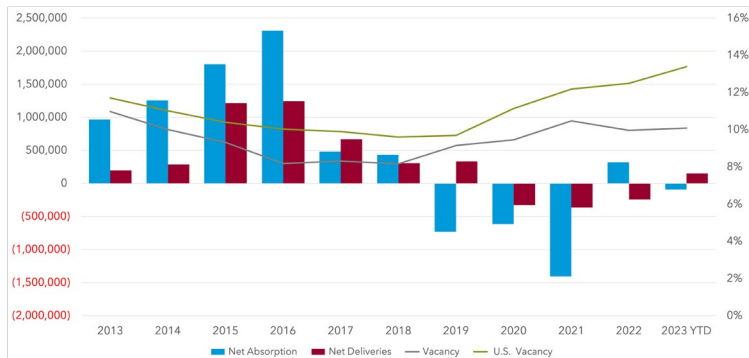
OFFICE MARKET OVERVIEW

DAN MCDONALD, *Senior Vice President, Principal*

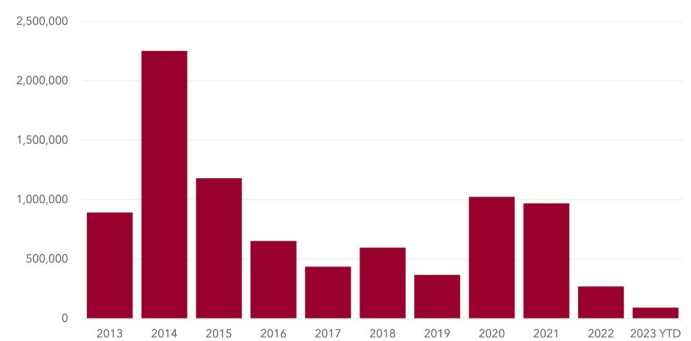
The market vacancy rate continues to increase in Cincinnati. Net absorption continues to be negative on a quarterly basis with new leases being limited in number and overall size. Class A Office has seen the most activity, with tenants seeking amenity-driven options and, in most cases, seeking a significant reduction in space previously occupied. The Central Business District (CBD) has seen little movement in the quarter, but there is an increase in demand, reflected by the number of active requirements and building tours. Outdated buildings have been repurposed for residential and hotel conversions, reflecting positively on the rest of the inventory.

MARKET INDICATORS	Q3 2023	Q2 2023	Q1 2023	Q4 2022	Q3 2022
▲ 12 Mo. Net Absorption SF	(40,181)	(211,343)	(262,281)	320,342	247,837
▼ Vacancy Rate	10.04%	10.19%	10.40%	9.96%	10.25%
▲ Avg NNN Asking Rate PSF	\$20.50	\$20.48	\$20.44	\$20.38	\$20.26
▼ SF Under Construction	91,000	169,364	216,522	270,022	275,022
▲ Inventory SF	104,987,035	104,873,671	104,826,513	104,835,634	105,276,076

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
10475 Reading Road Evendale, OH	65,730 SF	\$11,900,000 \$181.04 PSF	Unity Medical Properties LLC American Healthcare REIT, Inc.	Class B
100 Commercial Drive Fairfield, OH	62,825 SF	\$1,030,000 \$16.39 PSF	Cincinnati Center for Autism SSP-PNG LLC	Class B
1280 Kemper Meadow Drive Forest Park, OH	42,836 SF	\$8,150,000 \$190.26 PSF	Caliber Commercial Properties LLC Vandercar Holdings LLC	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
9987 Carver Road Blue Ash, OH	21,525 SF	VanTrust Real Estate LLC	Element Materials	Services
4270-4300 Glendale Milford Road Cincinnati, OH	15,587 SF	Neyer Properties, Inc.	ElitAire	Services
4555 Lake Forest Drive Blue Ash, OH	12,456 SF	Apollo Management Holdings LP	Callibrity	Professional, Scientific, and Technical Services

