



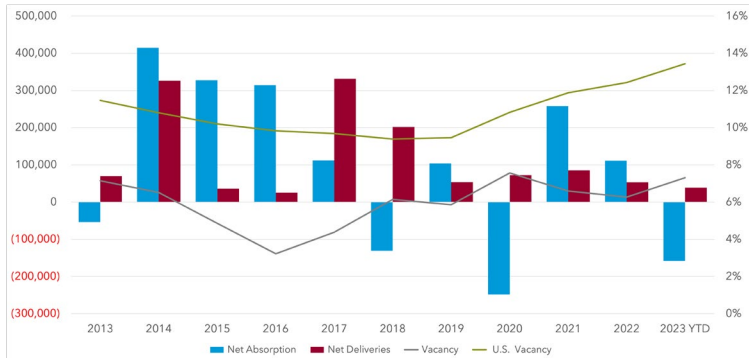
OFFICE MARKET OVERVIEW

BENJAMIN PEARSON, *Principal*

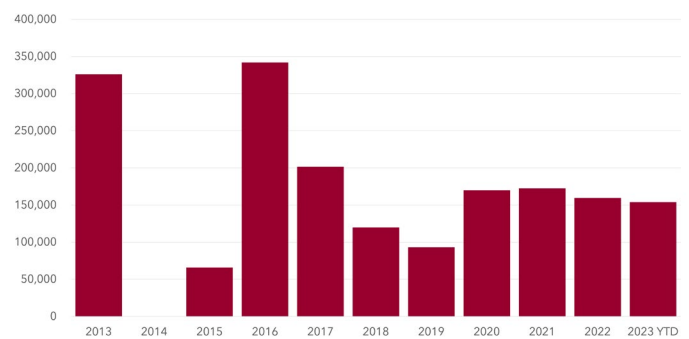
Vacancy in the Lincoln office market is 7.3% and has increased 1.1% over the past 12 months. Meanwhile, the national average increased by 1.2%. During this period, there has been 130,000 SF of negative absorption and 78,000 SF has been delivered. Total availability, which includes sublease space, is 9.0% of all inventory. Lee & Associates Nebraska recently opened our Lincoln office located at Telegraph District. Now located in Omaha and Lincoln, but transacting real estate throughout the country.

MARKET INDICATORS	Q3 2023	Q2 2023	Q1 2023	Q4 2022	Q3 2022
▼ 12 Mo. Net Absorption SF	(102,466)	95,335	93,875	111,021	156,225
▲ Vacancy Rate	7.2%	6.4%	6.5%	6.3%	6.2%
▲ Avg NNN Asking Rate PSF	\$19.12	\$19.09	\$19.01	\$18.85	\$18.81
▼ SF Under Construction	153,932	162,932	192,932	159,512	204,512
▲ Inventory SF	18,603,637	18,594,637	18,564,637	18,564,637	18,519,637

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
475 Fallbrook Boulevard Lincoln, NE	72,750 SF	\$7,850,000 \$107.90 PSF	Nebco. Inc Ameritas Investment Partners	Class B
4911 N. 26th Street Lincoln, NE	13,402 SF	\$1,700,000 \$126.85 PSF	Saline Medical Carnegie Steel Company	Class B
7211 S. 27th Street Lincoln, NE	12,382 SF	\$2,250,000 \$181.72 PSF	Olympus Pines CIP Communities	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6940 O Street Lincoln, NE	11,368 SF	Ameritas Investments	Berry Law	Law Firm
206 S. 13th Street Lincoln, NE	9,396 SF	Infinite Systems	KSB School of Law	Law Firm
2077 N Street Lincoln, NE	6,752 SF	Speedway	Undisclosed	Law Firm

