



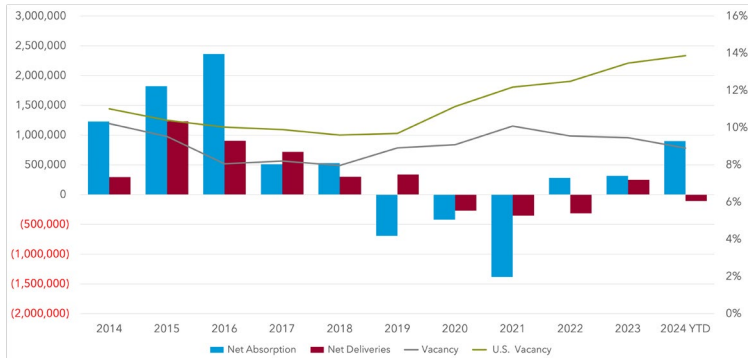
OFFICE MARKET OVERVIEW

GARY FISHER, *Vice President*

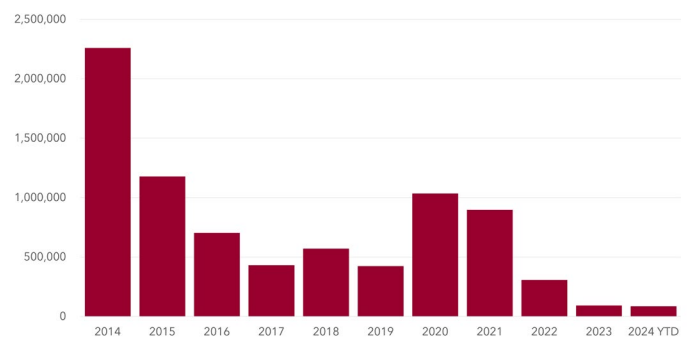
Cincinnati's leasing market is stable. Vacancy averages 9.2%, lower than 13.8% nationally due to few new deliveries, and positive net absorption. New leases average 3,800 sf, 4.5% below pre-2020, suggesting less downsizing vs national trends. Growth in office jobs mirrors the 8% national rate. Inventory is 0.5% lower than in 2020, and newer is better, as properties built since 2020 are 80% occupied. Downsizing examples include Unlimited Systems and Pepsi, which relocated to Montgomery Quarter. Rent growth slowed to 0.9% year-over-year, above national averages. Interest rates and material costs limit new construction projects, ensuring stable vacancy near term. Repurposing the 2nd floor of Sak's former downtown store into HQ offices of Paycor is underway.

MARKET INDICATORS	Q2 2024	Q1 2024	Q4 2023	Q3 2023	Q2 2023
▼ 12 Mo. Net Absorption SF	667,700	850,111	316,563	(14,694)	(68,113)
▼ Vacancy Rate	9.1%	9.3%	9.5%	9.7%	9.7%
▲ Avg NNN Asking Rate PSF	\$21.19	\$21.14	\$21.08	\$21.00	\$21.00
▼ SF Under Construction	86,000	92,000	92,000	142,652	162,390
▼ Inventory SF	105,375,097	105,482,989	105,482,989	105,432,337	105,326,599

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
101-103 Knightsbridge Drive Hamilton, OH	408,194 SF	\$11,200,000 \$27.44 PSF	Miami University Of Ohio Vor Technology Park LLC	Class B
211-219 W. 4th Street Cincinnati, OH	55,842 SF	\$1,400,000 \$25.07 PSF	Model Group The Loring Group	Class B
644 Eden Park Drive Cincinnati, OH	36,600 SF	\$8,710,800 \$238.00 PSF	Children's Hospital Medical Center Laser Spine Institute	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
9987 Carver Road Blue Ash, OH	37,104 SF	VanTrust Real Estate LLC	Sheakley	Professional, Scientific, and Technical Services
101 W. Fifth Street Cincinnati, OH	36,319 SF	City of Cincinnati Planning and Buildings	Paycor	Services
659 Van Meter Street Cincinnati, OH	10,500 SF	Hixson Architecture Engineering Interiors	CostQuest	Services

