



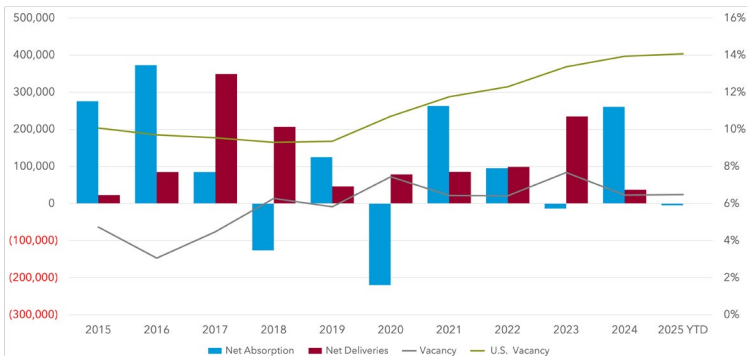
## OFFICE MARKET OVERVIEW

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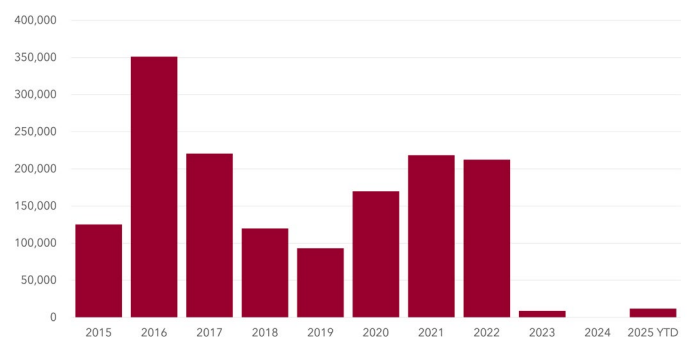
Lincoln's office market remains healthy with a 6.5% vacancy rate and 120,000 SF of positive net absorption over the past year. Rent growth reached 2.0%, above the U.S. average, with market rents averaging \$21.00/SF. Demand was strongest in Downtown Lincoln, where redeveloped assets like The Atrium and Federal Trust Building led leasing momentum. Minimal supply with only 12,000 SF under construction, it has supported stability across all classes. Sales volume totaled \$44.6 million, with pricing averaging \$109/SF and cap rates near 11%, underscoring investor confidence in long-term fundamentals. With limited construction, steady absorption, and growing institutional presence, Lincoln's office sector stands as one of the Midwest's most balanced and resilient secondary markets.

MARKET INDICATORS	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
▲ 12 Mo. Net Absorption SF	89,404	39,310	175,585	260,456	183,422
▼ Vacancy Rate	6.72%	6.99%	6.77%	6.46%	7.06%
▲ Avg NNN Asking Rent PSF	\$20.63	\$20.60	\$20.52	\$20.35	\$20.20
▼ Sale Price PSF	\$108.19	\$110.24	\$110.37	\$110.43	\$110.76
▲ Cap Rate	11.07%	10.91%	10.89%	10.86%	10.83%
▲ Under Construction	12,000	6,000	6,000	-	28,460
◀ ▶ Inventory	18,559,036	18,559,036	18,559,036	18,559,036	18,530,576

### NET ABSORPTION, NET DELIVERIES, & VACANCY



### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1111 O Street Lincoln, NE	76,334 SF	\$5,200,000 \$68.12 PSF	City of Lincoln Southeast Community College	Class B
620 N. 48th Street Lincoln, NE	36,742 SF	\$1,850,000 \$50.35 PSF	Arrow Capital Thompson Realty Group	Class C
1045 Lincoln Mall Lincoln, NE	11,000 SF	\$470,000 \$42.73 PSF	Suite Investments LLC Village Development Lincoln Mall	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1200 N Street Lincoln, NE	26,323 SF	Speedway	Haberfield	Business Services
206 S. 13th Street Lincoln, NE	17,139 SF	Infinite Systems	Haberfield	Business Services
151 N. 8th Street Lincoln, NE	5,803 SF	Speedway	Databank	AI / Data Management

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