



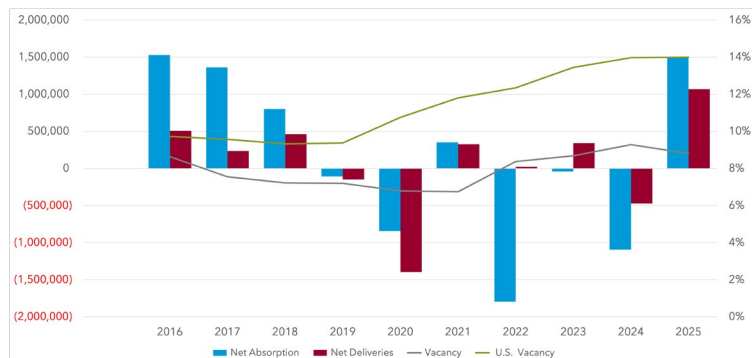
OFFICE MARKET OVERVIEW

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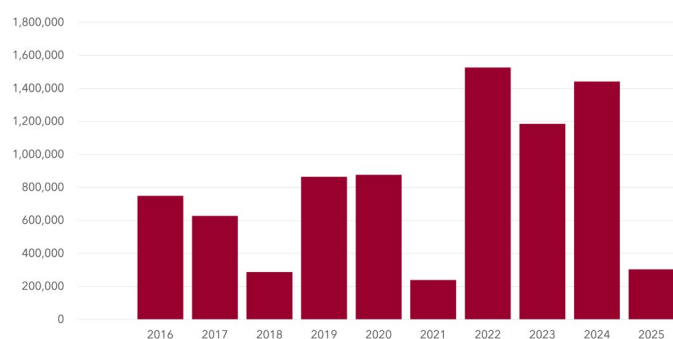
The Cleveland office market remains relatively stable heading into 2026. Limited new deliveries and office-to-multifamily conversions have helped offset post-pandemic occupancy losses, keeping vacancy at 8.8% versus the national average of 14.1%. Leasing activity has picked up, driven largely by smaller, client-facing tenants, benefiting suburban markets such as Independence and Brecksville over downtown. Newer buildings continue to outperform, capturing most recent net absorption, while older properties lag. Rent growth remains muted amid demand uncertainty and weak job growth, rising just 0.3% year over year. With a historically low construction pipeline, overall market conditions are expected to remain relatively steady despite modest vacancy increases.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	1,501,166	(477,423)	(909,464)	(933,347)	(1,094,276)
▼ Vacancy Rate	8.80%	9.60%	9.50%	9.30%	9.30%
◀ ▶ Avg NNN Asking Rate PSF	\$19.95	\$19.95	\$19.94	\$19.89	\$19.88
◀ ▶ Sale Price PSF	\$92.00	\$92.00	\$92.00	\$91.00	\$90.00
◀ ▶ Cap Rate	12.80%	12.80%	12.70%	12.70%	12.80%
▼ Under Construction SF	303,465	1,303,465	1,299,465	1,314,588	1,441,841
▲ Inventory SF	112,634,869	111,651,749	111,652,795	111,694,207	111,566,954

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
11201 Shaker Boulevard Cleveland, OH	40,713 SF	\$2,700,000 \$66.32 PSF	Cleveland Rocks LP Superior Road Apartments LLC	Class C
17535 Rosbough Drive Middleburgh Heights, OH	39,228 SF	\$1,200,000 \$30.59 PSF	Scioto Propertes LLC Broadmore Invesco Ohio LLC	Class C
4763-4775 Munson Street Canton, OH	35,760 SF	\$3,600,000 \$100.67 PSF	JJ & W XXII Ltd. WSRS Properties LLC	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
901/1001 Lakeside Avenue Cleveland, OH	382,000 SF	Hertz Investment Group	Jones Day	Legal
Valor Acres Brecksville, OH	24,000 SF	VA Current LLC	Hylant	Financial Services
Galaxy Corporate Center Warrensville Heights, OH	19,322 SF	Galaxy Corporate Holdings	Solutions at Work	Social Work

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