LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

# Q3 2026
# CLEVELAND, OH

## OFFICE MARKET OVERVIEW

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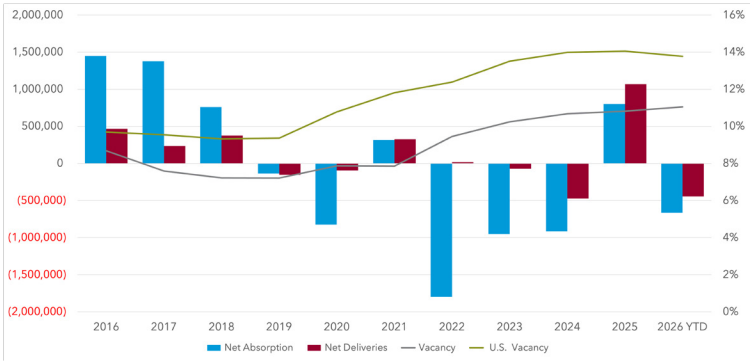
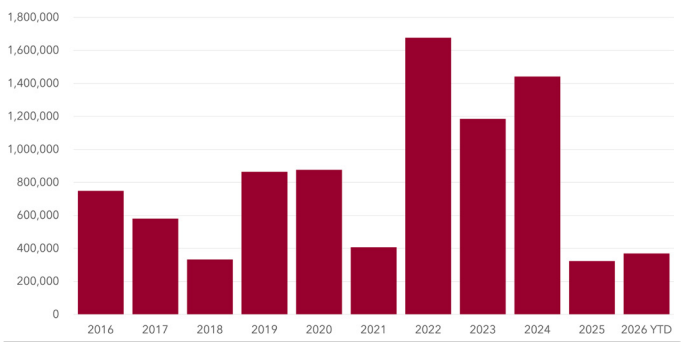
Cleveland's office market remained tenant-favorable in Q3, with elevated vacancy and continued pressure on older Class B assets. Demand remained concentrated in high-quality, amenity-rich Class A space, while office-to-alternative-use conversions continued to reduce overall inventory. Q2 data showed vacancy of 11.1%, with leasing activity of 310,000-361,000 SF. Major Q3 transactions included AmTrust's 60,654-SF lease at 1300 E. 9th Street and several significant distressed office sales highlighted by the Receivership sale of Metropolitan Plaza and Landerbrook Corporate Center, underscoring continued repricing across the market.

| MARKET INDICATORS | Q3 2026 | Q2 2026 | Q1 2026 | Q4 2025 | Q3 2025 |
|---|---|---|---|---|---|
| ▲ 12 Mo. Net Absorption SF | 208,199 | 152,072 | 458,512 | 800,139 | (286,463) |
| ▲ Vacancy Rate | 11.10% | 11.10% | 10.70% | 10.80% | 10.80% |
| ▲ Avg NNN Asking Rate PSF | $20.04 | $20.02 | $20.02 | $20.02 | $19.94 |
| ◄ ► Sale Price PSF | $97.00 | $97.00 | $96.00 | $94.00 | $92.00 |
| ◄ ► Cap Rate | 12.30% | 12.30% | 12.50% | 12.60% | 12.70% |
| ◄ ► Under Construction SF | 369,827 | 369,827 | 373,827 | 322,957 | 1,322,957 |
| ◄ ► Inventory SF | 113,213,473 | 113,213,473 | 113,268,580 | 113,659,142 | 112,676,022 |

### NET ABSORPTION, NET DELIVERIES, & VACANCY




### UNDER CONSTRUCTION




| TOP SALE TRANSACTIONS BY SF | SIZE | SALE PRICE | BUYER / SELLER | BUILDING CLASS |
|---|---|---|---|---|
| Metro Plaza + Landerbrook Corporate Center I,II, III<br>Highland Hills + Mayfield Hts., OH | 539,000 SF | $13,000,000<br>$24.12 PSF | Opus Commercial Real<br>Farbman, Receiver | Class A |
| Ohio Savings Plaza + Park Plaza<br>Cleveland, OH | 560,900 SF | $4,250,000<br>$7.58 PSF | Kassouf Family<br>Walnut Realty Holdings | Class C |
| The Office Place<br>Beachwood, OH | 40,888 SF | $2,400,000<br>$58.70 PSF | Saber Healthcare<br>Realife | Class B |

| TOP LEASE TRANSACTIONS BY SF | SIZE | LANDLORD | TENANT | TENANT INDUSTRY |
|---|---|---|---|---|
| 1360 E. Ninth St.<br>Cleveland, OH | 60,654 SF | Rugby Realty | AmTrust Financial Services | Financial Services |
| 5959 Rockside Woods Blvd.<br>Independence, OH | 25,494 SF | Welty Development | CBIZ | Financial Services |
| 700 W. St. Clair Ave.<br>Cleveland, OH | 7,000 SF | Dalad Group | Kinomatic | Medical Devices |

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