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COMMERCIAL REAL ESTATE SERVICES

Q3 2026 MARKET REPORTS



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Q3 2026 MARKET REPORTS

FEATURED MARKET REPORTS



INDUSTRIAL



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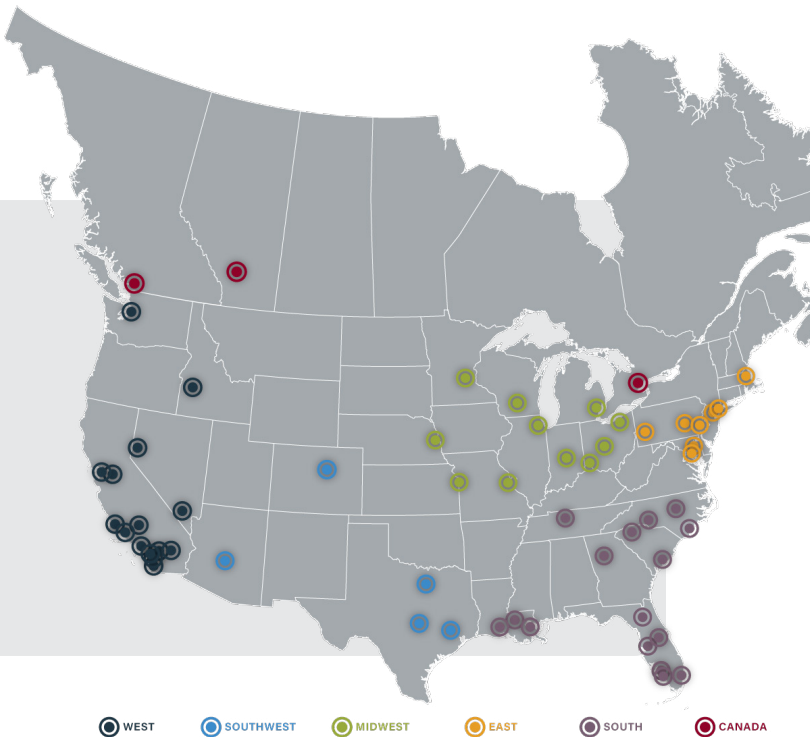
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
INDUSTRIAL OVERVIEW

INDUSTRIAL OVERVIEW: TENANT GROWTH GAINS IN U.S.; SUPPLIES UP IN CANADA

There has been broad general improvement across North American industrial markets, with demand for space rebounding in the United States and increased supply in Canada that has brought the nation's markets into greater balance.

In the U.S., third-quarter net absorption totaled 84,081,618 SF, as more users gradually have set aside tariff and trade concerns that have hobbled tenant expansion since 2023. The Q3 gains are an 89% improvement from 44.4 million SF in Q2 and a year-on-year jump of 172%.

The third quarter's growth brought the year-to-date total to 161.2 million as net absorption has recovered from three years of tepid growth. Despite the increase so far this year, tenant expansion continues to fall short of absorbing the volume of deliveries that total 168.5 million SF this year.

Deliveries have totaled 1.3 billion SF since 2022 against 576.2 million SF of net absorption. The surfeit of space and weak demand has driven up the vacancy rate from 3.9% in 2022 to the current 7.3%.

The successive years of supply outpacing demand have shifted negotiating leverage more in tenants' favor, and average national rents are no longer rising. Annual rent growth still measures 1.3% but quarterly rent growth has gone flat.

Vacancy expansion has been concentrated in warehouse and distribution buildings comprising the logistics industrial subtype. Logistics building vacancy has expanded by over 400 basis points since mid-2022, reaching more than 8.2% today, a decade-plus high. In comparison, vacancies in manufacturing and other specialized buildings, as well as in flex buildings, have increased by only 150 and 270 basis points from their historical lows, respectively.

Still, tariff uncertainty, geopolitical risks and elevated operating cost pressures across the supply chain continue to weigh on most tenant expansion plans. Rising shipping costs tied to tightening trucking capacity, alongside higher fuel costs, are expected to pressure both shippers' and manufacturers' margins.

Meanwhile, Canada's industrial real estate market is moving into a more balanced phase after several years of exceptionally strong demand, rapid construction and historically tight vacancy. Since the second half of 2023, new supply has generally exceeded demand, pushing vacancy up from the very tight 1.5% level seen throughout 2022 to nearly 4.75% by the end of 2025.

New leases and renewals accelerated to about 21 million SF per quarter in the second half of 2025 where it remained through 2026. This level is above the average recorded during the market's peak period from late 2020 to early 2023, suggesting that occupier demand remains durable despite uncertainty around U.S. trade policy and the broader economic outlook.

Since the second half of 2023, new supply has generally exceeded demand, pushing vacancy up from the very tight 1.5% level seen throughout 2022 to nearly 4.75% by the end of 2025. More recently, however, market conditions have started to stabilize. Demand has improved since late 2025, while construction activity slowed sharply, allowing vacancy to edge down to 4.5% in the third quarter of 2026.

LOWEST VACANCY RATE	
LA, Lafayette	2.3%
NE, Lincoln	2.9%
LA, Baton Rouge	3.1%
AB, Calgary	3.3%
FL, Gainesville	3.3%
U.S. Index	7.3%
Canada Index	4.4%

HIGHEST MARKET RENT / SF ANNUAL	
CA, San Francisco	$2.34
NY, New York *	$1.91
CA, San Diego	$1.80
FL, Miami	$1.75
NY, Long Island*	$1.68
U.S. Index	$1.02
Canada Index	$0.96 CAD

HIGHEST MARKET SALE PRICE / SF	
CA, San Francisco	$427
CA, Orange County	$348
CA, San Diego	$315
CA, Los Angeles	$312
NY, New York *	$303
U.S. Index	$160
Canada Index	$195 CAD

MOST SF UNDER CONSTRUCTION SF	
TX, Dallas-Fort Worth	50,206,254
Washington DC	40,629,831
TX, Houston	27,652,246
GA, Atlanta	26,548,543
IL, Chicago	25,796,126
U.S. Index	404,309,248
Canada Index	39,703,306

LARGEST INVENTORY BY SF	
IL, Chicago	1,384,061,736
TX, Dallas-Fort Worth	1,258,683,231
CA, Los Angeles	954,626,662
ON, Toronto	905,959,657
TX, Houston	887,903,788
U.S. Index	19,393,255,647
Canada Index	2,384,858,153

LOWEST MARKET CAP RATE	
BC, Vancouver	4.4%
ON, Toronto	4.8%
CA, Inland Empire	4.9%
CA, Los Angeles	5.4%
CA, Orange County	5.5%
U.S. Index	7.4%
Canada Index	5.7%

** Please note that the statistics represented in these tables are based on CoStar defined market territories and may not all represent the geographic area the label depicts.*

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
INDUSTRIAL OVERVIEW

MARKET	VACANCY RATE	MARKET RENT / SF	MARKET SALE PRICE / SF	SF UNDER CONSTRUCTION	INVENTORY SF	MARKET CAP RATE
AB, Calgary **	3.3%	$0.78	$139	5,070,739	198,317,554	6.8%
AZ, Phoenix	10.5%	$1.11	$191	21,239,946	528,878,642	6.7%
BC, Vancouver **	3.8%	$1.14	$294	2,979,262	287,316,462	4.4%
CA, Bakersfield	7.8%	$0.83	$122	2,090,385	69,668,122	7.4%
CA, East Bay	9.2%	$1.42	$277	666,044	277,555,187	6.0%
CA, Fresno	4.6%	$0.75	$98	480,378	99,602,901	7.7%
CA, Inland Empire	8.9%	$1.02	$258	14,025,734	795,856,130	4.9%
CA, Los Angeles	6.5%	$1.45	$312	3,478,626	954,626,662	5.4%
CA, Orange County	6.3%	$1.61	$348	544,195	304,615,343	5.5%
CA, San Diego	8.6%	$1.80	$315	581,490	212,492,097	6.5%
CA, San Francisco	11.4%	$2.34	$427	319,090	95,684,498	5.6%
CA, San Luis Obispo	4.8%	$1.36	$191	262,427	10,365,148	6.9%
CA, Santa Barbara	3.3%	$1.46	$227	90,144	22,190,062	7.1%
CA, Stockton	7.9%	$0.81	$141	8,910,576	158,276,550	6.3%
CA, Ventura	5.3%	$1.27	$220	1,197,527	76,534,433	6.3%
CO, Denver	9.0%	$0.97	$171	5,498,126	289,456,325	7.7%
DC, Washington	5.7%	$1.62	$267	40,629,831	334,073,710	6.7%
FL, Fort Myers	10.0%	$1.15	$150	1,244,656	46,049,452	8.4%
FL, Gainesville	3.3%	$0.91	$124	36,250	14,643,263	7.9%
FL, Miami	7.8%	$1.75	$280	2,589,410	284,496,388	6.0%
FL, Naples	4.7%	$1.54	$200	58,242	14,714,997	7.7%
FL, Orlando	9.6%	$1.23	$172	4,333,193	215,760,546	6.8%
FL, Tampa	8.3%	$1.05	$155	2,464,802	230,207,685	7.6%
GA, Atlanta	8.4%	$0.85	$130	26,548,543	885,969,998	6.5%
GA, Savannah	11.9%	$0.79	$141	11,401,624	166,143,219	6.8%
ID, Boise	10.4%	$0.90	$139	2,855,237	67,322,111	7.9%
IL, Chicago	5.1%	$0.86	$104	25,796,126	1,384,061,736	8.1%
IN, Indianapolis	7.2%	$0.68	$84	8,297,396	435,934,718	8.4%
KS, Lawrence	2.3%	$0.81	$95	0	9,273,473	9.2%
KS, Topeka	1.8%	$0.51	$56	0	22,830,490	9.9%
LA, Baton Rouge	3.1%	$0.88	$83	3,150,330	49,560,466	9.4%
LA, Lafayette	2.3%	$0.88	$84	0	22,538,427	9.6%
MA, Boston	9.1%	$1.44	$197	2,150,338	373,654,876	7.2%
MD, Baltimore	9.0%	$0.97	$145	3,439,414	273,304,206	7.7%
MI, Detroit	4.4%	$0.75	$75	5,672,253	641,831,087	10.8%
United States Index	7.3%	$1.02	$160	404,309,248	19,393,255,647	7.4%
Canada Index	4.4%	$0.96	$195 CAD	39,703,306	2,384,858,153	5.7%

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
INDUSTRIAL OVERVIEW

MARKET	VACANCY RATE	MARKET RENT / SF	MARKET SALE PRICE / SF	SF UNDER CONSTRUCTION	INVENTORY SF	MARKET CAP RATE
MN, Minneapolis	4.5%	$0.80	$105	9,471,578	441,800,994	8.9%
MO, Kansas City *	6.0%	$0.62	$69	7,241,219	385,279,121	9.5%
MO, Saint Louis	5.4%	$0.62	$71	4,753,214	345,590,918	8.8%
NC, Charlotte	9.3%	$0.86	$120	11,371,429	410,532,675	7.2%
NC, Durham	10.3%	$0.99	$144	2,053,818	61,211,739	7.2%
NC, Raleigh	7.7%	$1.10	$158	5,610,116	112,766,787	7.8%
NE, Lincoln	2.9%	$0.66	$85	573,865	35,374,417	9.4%
NE, Omaha	4.0%	$0.74	$90	2,136,743	119,411,772	9.0%
NJ, Atlantic City	5.6%	$0.96	$90	41,900	10,798,733	8.7%
NJ, Northern New Jersey *	6.2%	$1.41	$208	2,345,934	223,498,537	6.9%
NJ, Trenton	12.7%	$0.95	$182	1,076,075	45,726,746	6.7%
NJ, Vineland	8.3%	$0.71	$78	1,332,000	20,471,081	7.5%
NV, Las Vegas	10.0%	$1.14	$225	6,207,667	201,909,949	5.9%
NV, Reno	13.3%	$0.79	$141	7,104,490	137,858,819	6.3%
NY, Long Island *	5.9%	$1.68	$220	1,354,541	184,406,776	8.4%
NY, New York *	7.7%	$1.91	$303	1,830,731	563,259,852	6.2%
OH, Cincinnati	3.9%	$0.66	$84	1,442,175	370,606,819	8.3%
OH, Cleveland	4.4%	$0.56	$53	579,500	368,612,032	10.6%
OH, Columbus	5.8%	$0.71	$105	24,335,499	394,727,786	7.0%
ON, Toronto **	3.9%	$1.10	$250	16,478,741	905,959,657	4.8%
PA, Harrisburg	5.9%	$0.76	$104	1,264,360	115,458,301	7.2%
PA, Lehigh Valley *	9.6%	$0.82	$131	5,191,939	172,575,026	7.0%
PA, Philadelphia *	8.5%	$1.00	$134	6,785,210	642,096,649	7.3%
PA, Pittsburgh	5.6%	$0.73	$67	833,990	245,317,619	9.0%
SC, Charleston	13.2%	$0.93	$120	3,562,195	120,854,504	7.7%
SC, Greenville	5.8%	$0.63	$71	2,063,906	156,040,176	8.9%
SC, Spartanburg	9.3%	$0.60	$82	1,338,410	130,809,654	8.3%
TN, Nashville	7.4%	$1.04	$132	11,675,283	299,082,035	6.5%
TX, Austin	14.1%	$1.18	$174	17,604,829	185,939,600	7.6%
TX, Dallas-Fort Worth	7.6%	$0.86	$148	50,206,254	1,258,683,231	6.3%
TX, Houston	7.3%	$0.80	$109	27,652,246	887,903,788	7.9%
WA, Seattle	10.4%	$1.26	$243	1,348,396	369,764,534	6.0%
WI, Madison	3.3%	$0.69	$79	4,683,945	81,117,004	8.9%
United States Index	7.3%	$1.02	$160	404,309,248	19,393,255,647	7.4%
Canada Index	4.4%	$0.96	$195 CAD	39,703,306	2,384,858,153	5.7%

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Q3 2026
CALGARY, AB



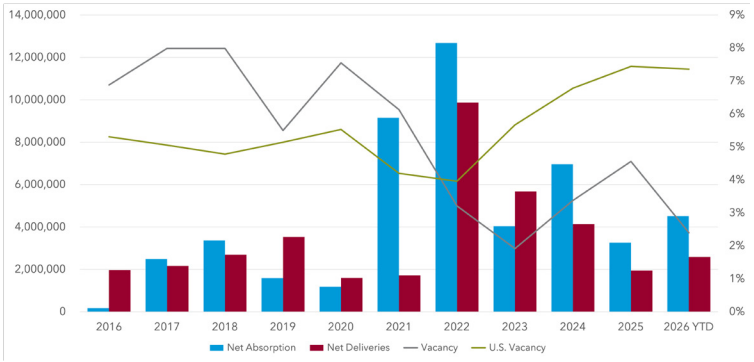
INDUSTRIAL MARKET OVERVIEW

ZACK DUBIEL, *Research Analyst*

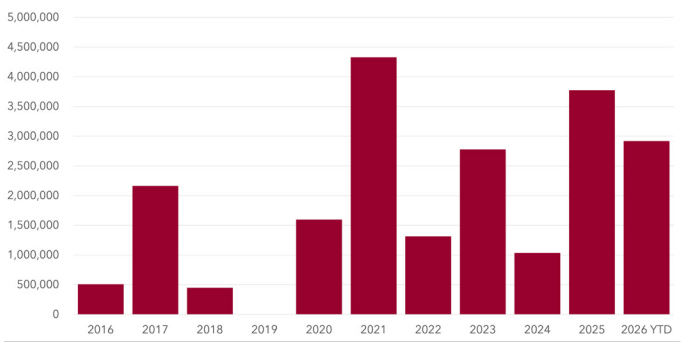
Calgary's industrial market reached new heights in Q3 2026, with vacancy falling to 2.40% from 3.24% in Q2. Net absorption reached 3,357,025 sq. ft., the highest quarterly figure recorded since tracking began in 2014. Big-box activity drove this surge in absorption, highlighted by SLB Canada's three leases totaling 1,352,676 sq. ft. Construction completions totaled 2,591,007 sq. ft., while 2,917,840 million sq. ft. remained under construction. Leasing transactions increased 21% to 136, while sales rose 48% to 62 transactions, reflecting robust demand across both sectors. Average asking lease rates held steady at $11.77, while sale prices reached $262.72 per sq. ft. With vacancy approaching historic lows, limited availability reinforces Calgary's increasingly competitive industrial market.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	3,357,025	1,150,125	8,970	2,482,711	564,217
▼ Vacancy Rate	2.40%	3.03%	3.49%	3.43%	4.06%
▼ Avg NNN Asking Rate PSF	$11.77	$11.79	$11.64	Not Tracked	Not Tracked
▲ Sale Price PSF	$262.72	$261.35	$227.37	$186.48	$188.64
◄ ► Cap Rate	Not Tracked	Not Tracked	Not Tracked	Not Tracked	Not Tracked
▼ Under Construction SF	2,917,840	3,808,201	4,458,662	3,773,322	3,367,792
▲ Inventory SF	181,612,045	177,359,050	177,025,400	176,899,753	174,417,053

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
Hub Logistics Centre Balzac, AB	686,134 SF	$123,750,000 $180.36 PSF	Dream Industrial REIT Anthem Properties Group Ltd.	Class A
283080 Logistics Drive Conrich, AB	423,000 SF	$64,000,000 $151.30 PSF	York Realty Inc. Bal Global Finance Canada Corporation	Class A
292236 Nose Creek Boulevard NE Calgary, AB	266,073 SF	$55,300,000 $207.84 PSF	CanFirst Capital Management Hopewell Development Corporation	Class A

**All numbers shown are in Canadian dollars (CAD)*

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6600 - 72nd Avenue SE Calgary, AB	498,618 SF	Skyline Commercial Real Estate Holdings Inc.	SLB Canada	Oil & Gas Equipment & Services
30 High Plains Trail Balzac, AB	486,000 SF	Calgary Logistics Limited	SLB Canada	Oil & Gas Equipment & Services
5201 - 110th Avenue SE Calgary, AB	368,058 SF	Overdrive Investments Inc.	SLB Canada	Oil & Gas Equipment & Services

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
METRO PHOENIX, AZ



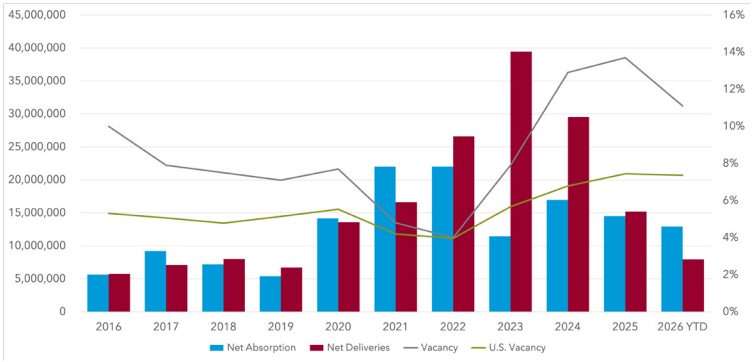
INDUSTRIAL MARKET OVERVIEW

CHRIS MCCHESNEY, *Research Director*

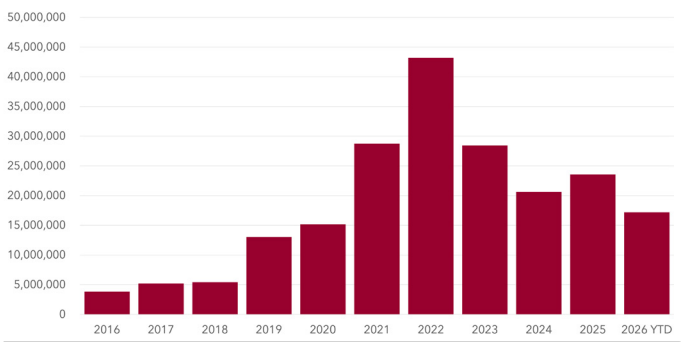
The Phoenix industrial market recorded 3,134,935 SF of net absorption in Q3, while vacancy declined to 11.1%. Deliveries totaled 3,769,831 square feet, and average asking rates rose to $1.12 per square foot NNN. The construction pipeline expanded to a total of 17.2 million square feet, including 14.3 million speculative and 2.9 million build-to-suit or user-driven space. Two of the three largest projects are preleased by DHL. Major leases included DHL's 1,146,518 square feet and S&S Activewear's 497,234-SF Southwest lease at 15600 W. Camelback. Sales totaled $1.451 billion across 172 transactions, with an average price of $193 per square foot. TSMC's investment continues to attract suppliers, supporting long-term industrial demand.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ Qtrly Net Absorption SF	3,134,935	5,181,826	4,306,769	3,444,417	4,256,901
▼ Vacancy Rate	11.10%	11.40%	12.40%	13.70%	13.60%
▲ Avg NNN Asking Rate PSF	$13.44	$12.84	$13.08	$13.32	$13.56
▲ Sale Price PSF	$193.01	$157.70	$182.55	$201.43	$169.60
▼ Cap Rate	5.90%	6.10%	5.80%	6.40%	6.80%
▲ Under Construction SF	17,190,747	16,528,185	15,869,468	11,764,740	20,852,106
▲ Inventory SF	470,121,370	465,520,409	464,675,081	454,741,866	451,714,930

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
16400 & 16500 W. Glendale Ave. Litchfield Park, AZ	1,113,135 SF	$170,250,000 $152.95 PSF	Nuveen Real Estate Lincoln Property Co.	Class A
400 S. 99th Ave. Tolleson, AZ	881,513 SF	$85,273,973 $96.74 PSF	Blue Owl Capital BrightSpire Capital	Class B
670 S. 91st Ave. Tolleson, AZ	417,600 SF	$47,800,000 $114.46 PSF	INDUS Realty Nearon Enterprises	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
7842 N. Reems Rd. Waddell, AZ	1,146,518 SF	VanTrust Real Estate	DHL	Logistics
15600 W. Camelback Rd. Litchfield Park, AZ	497,234 SF	EXT Exeter	S & S Activewear	Wholesale
4021 & 4025 S. Binary Rd. Mesa, AZ	392,956 SF	Dalfen Industrial	Brinkmann Co.	Construction

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Q3 2026
VANCOUVER, BC



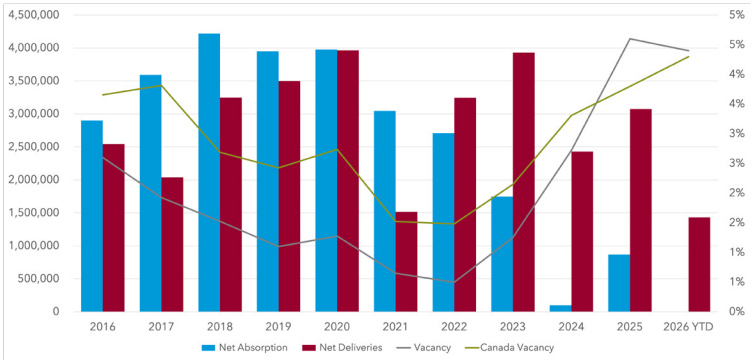
INDUSTRIAL MARKET OVERVIEW

DERRICK GONZALES, *Director of Research*

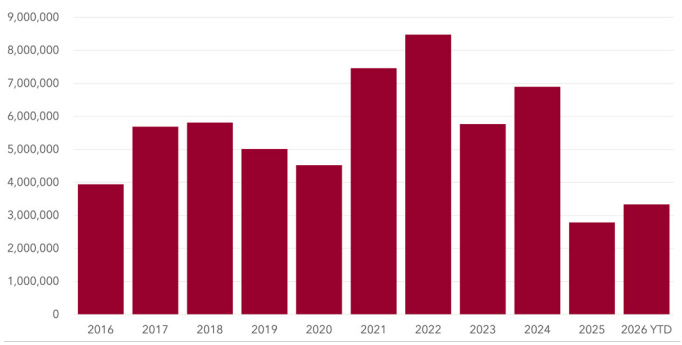
Vancouver's industrial market remains active and strong. Vacancy declined by 10 bps to 4.4% while overall absorption for the quarter totaled 666K, staying in positive territory for the fourth consecutive quarter. Weighted-asking lease rates continue to trend downward 3.0% QoQ and 5.0% YoY, some market availabilities offering tenant-friendly inducements. Despite the ongoing threat of cross-border tariffs, the Vancouver industrial market has remained resilient as characterized by the positive absorption trajectory. Significant demand continues to stem from large-scale warehousing, distribution, and third-party logistics (3PL) users looking to leverage and expand its presence throughout the Vancouver market.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ Qtrly Net Absorption SF	666,611	504,789	889,244	406,237	(213,995)
▼ Vacancy Rate	4.40%	4.50%	4.50%	4.60%	4.30%
▼ Avg NNN Asking Rate PSF	$18.31	$18.86	$19.08	$19.23	$19.18
▼ Sale Price PSF	$479.00	$483.00	$495.00	$487.00	$489.00
◄ ► Cap Rate	4.40%	4.40%	4.20%	4.50%	4.20%
▲ Under Construction SF	3,333,925	3,263,689	2,590,405	2,788,751	4,621,038
▲ Inventory SF	249,993,954	247,845,976	247,601,930	246,793,789	245,672,893

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
8335-8345 Winston Street* Burnaby, BC	85,351 SF	$16,000,000 $375 PSF	Beedie Eland Properties Ltd.	Class B
7861 Hoskins Street Delta, BC	51,696 SF	$20,400,000 $393 PSF	638240 BC Ltd 638240 B.C. LTD.	Class B
3140 Gilmore Diversion Burnaby, BC	16,800 SF	$19,820,000 $1,179 PSF	Redeemer Bible Baptist Tabernacle Private Investor(s)	Class C

**All numbers shown are in Canadian dollars (CAD)*

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
18111 Blundell Road Richmond, BC	411,417 SF	PIRET	Mullen Group	3PL
7848 Hoskins Street & 7861 82nd St Delta, BC	113,608 SF	I.G. Wealth Management Ltd.	Valhalla Packing and Distribution	Warehousing & Distribution
18802 96 Avenue Surrey, BC	74,800 SF	Jordan Enterprises Limited	Titan GMS Limited Partnership	Building Supplies

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
BAKERSFIELD, CA



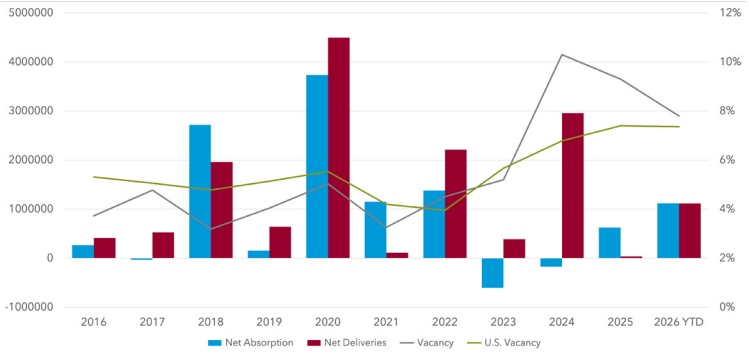
INDUSTRIAL MARKET OVERVIEW

CHAD BROCK, *Managing Principal*

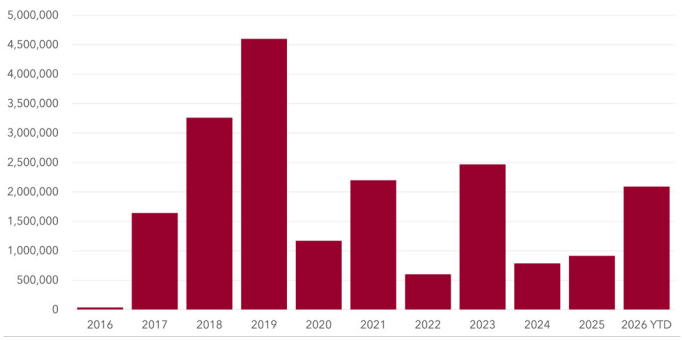
Bakersfield's industrial market showed signs of stabilization in Q3 2026, with vacancy remaining elevated near 8.0% following several years of new supply and softer tenant demand. Leasing momentum has improved, supported by major occupancies including Nestlé's 711,000 SF facility in Arvin and Olde Thompson's 500,000+ SF lease in Shafter. Logistics vacancy has compressed, while specialized manufacturing and flex properties continue to outperform. Average asking rents increased 2.1% year over year, reflecting improving market conditions. Construction activity has moderated significantly, although major developments at Tejon Ranch and Wonderful Logistics Center provide substantial expansion opportunities. Looking ahead, improving demand & limited speculative development should support declining vacancy and modest rent growth.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	1,623,479	1,489,196	(385,265)	624,889	(946,300)
▼ Vacancy Rate	7.80%	9.55%	10.90%	9.30%	10.50%
▼ Avg NNN Asking Rate PSF	$10.04	$10.05	$9.91	$9.77	$9.69
▼ Sale Price PSF	$121.00	$123.00	$120.00	$117.00	$115.00
▲ Cap Rate	7.45%	7.23%	7.30%	7.27%	7.26%
▲ Under Construction SF	2,090,385	510,385	742,683	914,902	1,092,443
▲ Inventory SF	69,741,228	69,442,139	68,636,008	67,248,762	67,219,780

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5104 Express Ave Shafter, CA	1,088,047 SF	$152,330,000 $140 PSF	Amazon Wonderful Company	Class A
3401 N Sillect Ave Bakersfield, CA	67,200 SF	$8,698,500 $129.44 PSF	Dirty Bird Industries 3 G Silllect Partners	Class B
205 Quantico Ave Bakersfield, CA	9,316 SF	$2,300,000 $246.89 PSF	Clarksean LLC D & S Investment LLC	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5104 Express Ave Shafter, CA	1,088,047 SF	Wonderful Company	Amazon	Distribution
6303 Seven Seas Ave Bakersfield, CA	8,900 SF	Al Thomas Champness	Undisclosed	Undisclosed
4500 New Horizon Blvd Bakersfield, CA	8,400 SF	BRAM Investments LLC	Undisclosed	Undisclosed

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
EAST BAY, TRI-VALLEY, CA



INDUSTRIAL MARKET OVERVIEW

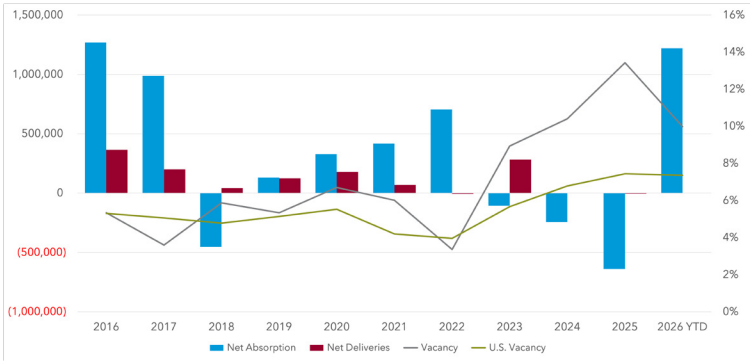
BLAKE DICUS, *Principal*

The Tri-Valley industrial market remained steady through the third quarter, with vacancy beginning to level after rising over the past two years. Lease renewals continued to help stabilize vacancy by keeping existing tenants in place, while demand for new leases remained slower, particularly for spaces over 30,000 square feet, where only a handful of new deals were completed. Smaller spaces continued to see healthier leasing activity. Sales have also slowed, and the most recent interest rate increase has added to the market's headwinds. Even so, properties in strong locations with functional layouts—particularly those with minimal office space and gated yards—continue to attract solid interest.

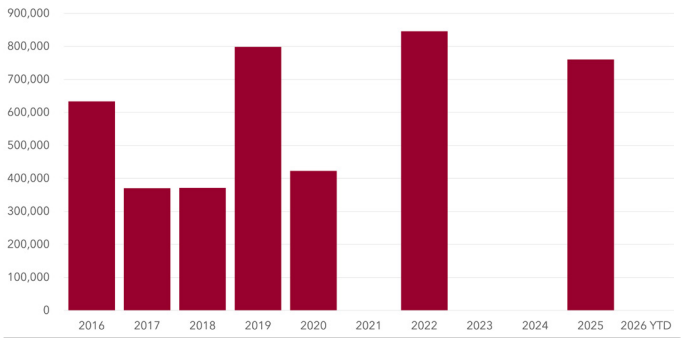
The Tri-Valley area includes the cities of Livermore, Dublin, and Pleasanton

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	1,221,653	829,139	163,439	(639,284)	(570,303)
▼ Vacancy Rate	10.0%	10.2%	13.8%	13.4%	13.6%
▼ Avg NNN Asking Rate PSF	$22.27	$22.57	$22.53	$22.61	$22.62
▼ Sale Price PSF	$316	$318	$317	$318	$323
◄ ► Cap Rate	6.4%	6.4%	6.3%	6.3%	6.2%
◄ ► Under Construction SF	760,216	760,216	760,216	-	-
◄ ► Inventory SF	30,122,956	30,122,956	30,122,956	29,362,740	29,362,740

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
288 Boeing Court Livermore, CA	9,964	$3,285,000 $330 PSF	Paradise Door Jim Vice	Class B
-	-	-	-	-
-	-	-	-	-

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
7356-7364 Marathon Drive Livermore, CA	193,240 SF	Principal	Undisclosed	Undisclosed
151 Lawrence Drive Livermore, CA	56,800 SF	Norm Bailey	Generon IGS Americas	Air Compressor Man-ufacturing
7888 Marathon Drive Livermore, CA	38,459 SF	Overton Moore	Link Fullfilment	3PL Distribution

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
FRESNO, CA



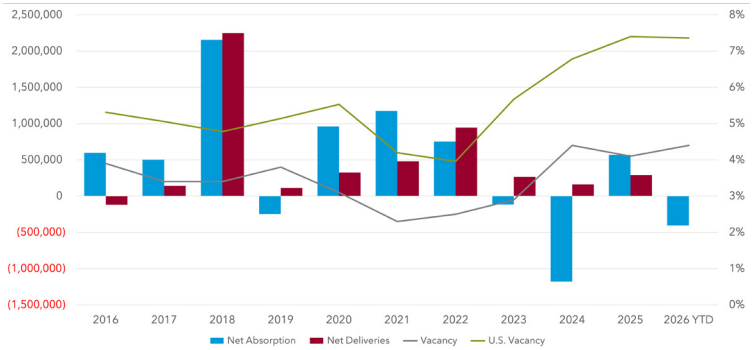
INDUSTRIAL MARKET OVERVIEW

CHAD BROCK, *Managing Principal*

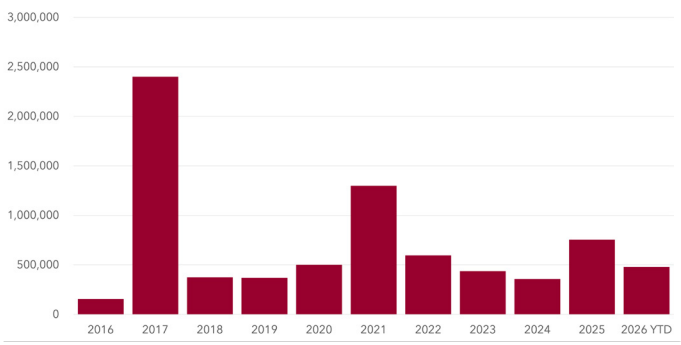
Fresno's industrial market experienced modest softening through Q3 2026, with vacancy rising to approximately 4.6%, above historical averages. Negative net absorption of 630,000 SF over the trailing 12 months, combined with 140,000 SF of new deliveries, contributed to increased availability. Approximately 5.1 million SF remains available, representing 5.1% of total inventory. Construction activity has moderated, with 480,000 SF underway, slightly below historical norms. Average asking rents reached $9.00/SF, reflecting 0.9% annual growth, with logistics properties outperforming other industrial subtypes. Looking ahead, vacancy is expected to remain elevated near 5.0%, while limited new development and gradual demand recovery should support modest rent growth.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	(372,571)	(303,584)	(62,192)	569,024	183,619
▼ Vacancy Rate	4.40%	4.70%	4.20%	4.10%	4.20%
▲ Avg NNN Asking Rate PSF	$9.02	$8.99	$8.88	$8.81	$8.77
▼ Sale Price PSF	$97.00	$98.00	$97.00	$94.00	$93.00
▲ Cap Rate	7.75%	7.55%	7.60%	7.56%	7.55%
▼ Under Construction SF	480,378	482,278	483,128	755,490	50,100
▲ Inventory SF	99,602,901	99,143,480	98,476,023	87,716,914	87,824,218

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1485 Curtis Ave Reedley, CA	94,650 SF	$7,000,000 $73.96 PSF	BioSafe Systems Cal-American Real Estate Management	Class C
4776 E Jensen Ave Fresno, CA	59,736 SF	$13,396,500 $224.26 PSF	Fundamental Income Benford Capital Partners	Class C
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TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
480 E North Ave Fresno, CA	113,600 SF	Diversified Development Group	Undisclosed	Undisclosed
998 N Temperance Ave Clovis, CA	49,379 SF	Enrique H Mata	Undisclosed	Undisclosed
1945 Independence Dr Madera, CA	33,516 SF	Span Development LLC	Undisclosed	Undisclosed

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
INLAND EMPIRE EAST, CA



INDUSTRIAL MARKET OVERVIEW

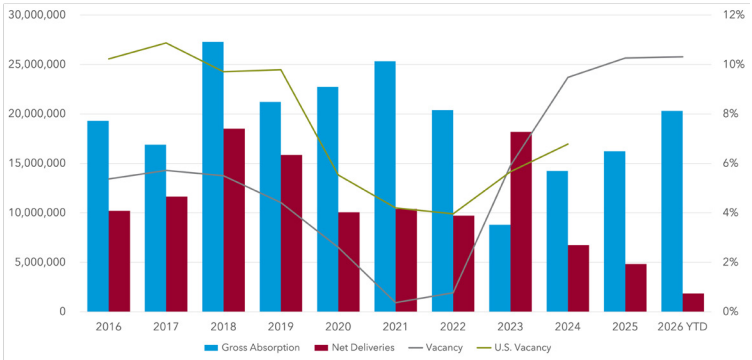
JENNIFER YINGST, *Research and Marketing Manager*

East Valley's industrial market recorded 5,519,711 SF of 12-month gross absorption in Q3 2026. Vacancy declined to 9.2%, from 9.86% in Q2, while average annual NNN asking rent rose to $11.22/SF. Inventory increased to 292.96 million SF, and 1.33 million SF was under construction, down from 1.72 million SF last quarter. The largest leases were in Moreno Valley and Perris, led by Deckers Outdoor at 1.53 million SF, followed by Amazon and Wayfair. The largest sale was 1.01 million SF at 4565 Redlands Ave. in Perris for $193.2 million ($191.62/SF); average sale pricing was $246.69/SF.

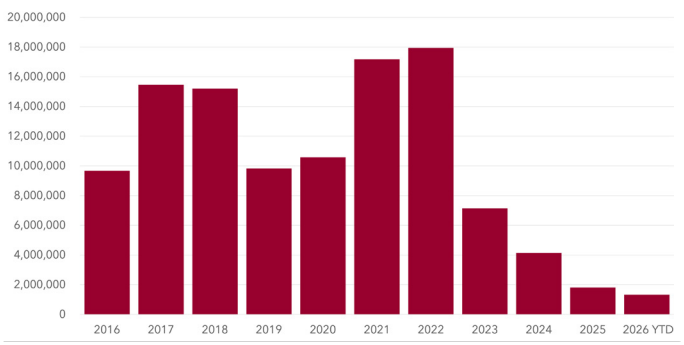
MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo Gross Absorption SF	5,519,711	6,944,301	7,845,657	4,102,197	4,307,405
▼ Vacancy Rate	9.20%	9.86%	10.31%	10.26%	10.20%
▲ Avg NNN Asking Rate PSF	$11.22	$11.04	$11.40	$12.16	$11.87
▼ Sale Price PSF	$246.69	$256.02	$253.72	$226.33	$267.07
◄ ► Cap Rate	*	*	*	*	*
▼ Under Construction SF	1,331,407	1,720,054	1,720,054	1,811,818	2,186,618
▲ Inventory SF	292,960,014	291,733,529	291,747,884	289,376,312	289,223,567

**Please contact Lee & Associates Riverside for Cap Rate Information*

GROSS ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
4565 Redlands Ave Perris, CA	1,008,000 SF	$193,152,500 $191.62 PSF	Prologis Exch 4565 Redlands Ave, LLC Stratford Ranch 1, LLC	Class A
4555 Redlands Ave Perris, CA	599,113 SF	$104,693,000 $174.75 PSF	Prologis Exch 4555 Redlands Ave, LLC Stratford Ranch 1, LLC	Class A
1101 California St Redlands, CA	356,791 SF	$63,300,000 $177.41 PSF	Cape Ann Properties, LLC N Palisade Partners, LLC | LKM Capital Inv, LLC	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
17700 Indian St & 17791 Perris Blvd Moreno Valley, CA	1,530,944 SF	Duke Realty Corporation	Deckers Outdoor	Apparel, Accessories & Footwear
24405 Krameria Ave. Moreno Valley, CA	1,331,763 SF	ProLogis Trust	Amazon	Distribution of goods
3300 Indian Ave. Perris, CA	1,224,874 SF	Prologis, Inc.	Wayfair, Inc.	Distribution of goods

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
INLAND EMPIRE WEST, CA



INDUSTRIAL MARKET OVERVIEW

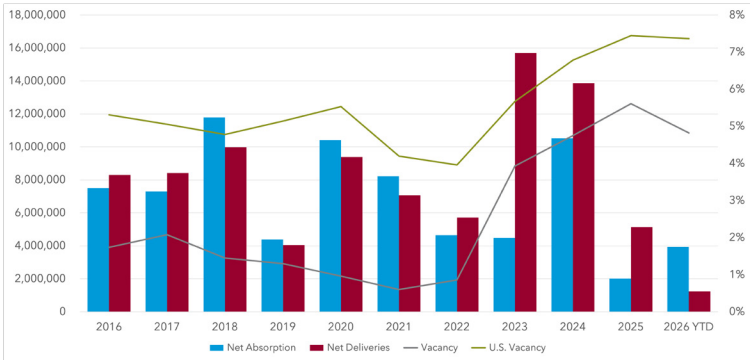
KIMBERLY ROMANIELLO, *Director of Marketing & Research*

Inland Empire West ended the third quarter on a stronger note, with improving fundamentals and significant capital activity reinforcing confidence in the market. One of September's largest transactions was EQT Real Estate's $1.2 billion acquisition of a 5.2 million-square-foot industrial portfolio from Rexford, which included a substantial presence across the West. The investment reflects continued demand for well-positioned industrial assets despite the broader market adjustment seen throughout the year. Combined with improving occupancy trends, stronger transaction activity and a controlled development pipeline, the West entered the final quarter of 2026 with greater stability and positive momentum.

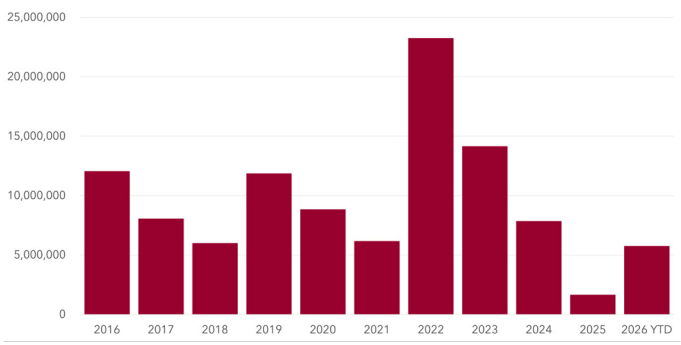
MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	3,937,551	2,555,833	(1,771,969)	2,013,829	3,812,944
▼ Vacancy Rate	4.82%	5.16%	6.09%	5.61%	4.80%
▼ Avg NNN Asking Rate PSF	$12.41	$12.46	$12.58	$11.76	$12.76
▼ Sale Price PSF	$246.07	$258.35	$277.09	$277.53	$272.07
◄ ► Cap Rate	*	*	*	*	*
▲ Under Construction SF	5,762,986	4,112,834	2,639,445	1,659,169	2,794,946
▲ Inventory SF	374,461,666	373,851,186	371,203,629	370,081,050	370,398,973

**Please contact Lee & Associates Ontario for Cap Rate Information*

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
10545 Production Ave Fontana, CA	1,101,840 SF	$193,689,015 $175.79 PSF	EQT Exeter Rexford Industrial	Class A
2825 E Jurupa St Ontario,CA	612,083 SF	$143,874,000 $235.06 PSF	Stomemont Financial Group Link Logistics Real Estate	Class A
6251 Archibald Ave Eastvale,CA	501,649 SF	$148,505,664 $296.04 PSF	EQT Exeter Rexford Industrial	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
9333 Hermosa Ave Rancho Cucamonga, CA	573,000 SF	Nuveen Real Estate	LC Logistics Services, Inc.	Logistics
1002 S Carnegie Ave Ontario, CA	547,395 SF	McDonald Property Group	US Elogistics Services Corp, a New Jersey Corporation	Logistics
1151 Mildred Ave Suite B Ontario, CA	433,359 SF	Alere Property Group, LLC	Alto Systems Inc	3PL

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
LA - CENTRAL, CA



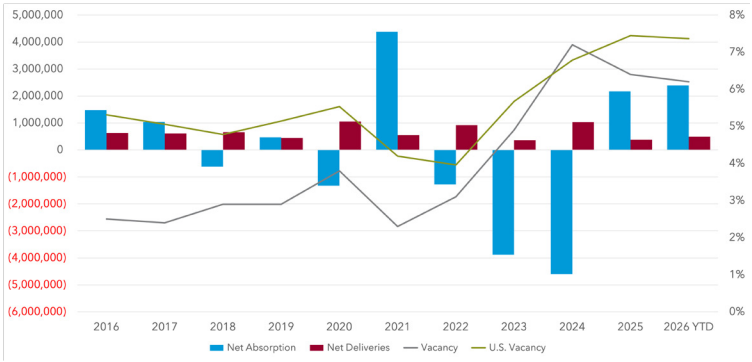
INDUSTRIAL MARKET OVERVIEW

LEJO MAMMEN, *Director of IT & Research*

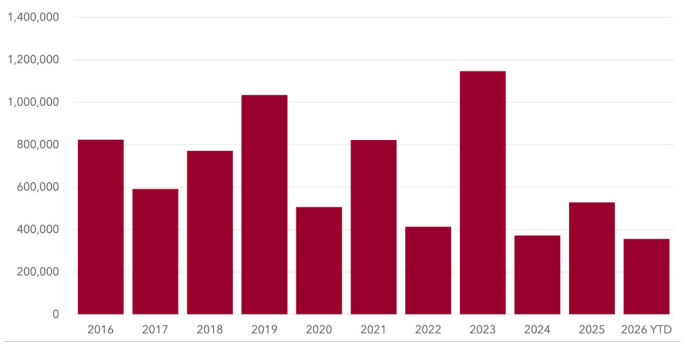
Central Los Angeles' industrial market continued to stabilize in Q3 2026, although conditions remained mixed. Vacancy rose slightly to 6.2%, up from 6.0% in Q2, but improved from 6.9% a year earlier. Annual net absorption reached 649,051 square feet, reversing the negative 476,653 square feet recorded in Q3 2025. Average asking rents increased to $15.48 per square foot annually, a 1.6% quarterly gain, but remained 2.3% below year-ago levels. Meanwhile, the construction pipeline contracted to 355,760 square feet, down 32% from Q2. Investment pricing also softened, with average sale prices declining 8.2% quarterly to $301.56 per square foot. Overall, improving annual fundamentals suggest gradual recovery, despite persistent near-term market pressures.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	649,051	879,750	527,961	1,204,341	(476,653)
▼ Vacancy Rate	6.20%	6.00%	6.30%	6.40%	6.90%
▲ Avg NNN Asking Rate PSF	$15.48	$15.24	$15.24	$15.60	$15.84
▼ Sale Price PSF	$301.56	$328.62	$229.92	$297.93	$238.40
▼ Cap Rate	5.70%	5.80%	5.60%	5.40%	4.20%
▼ Under Construction SF	355,760	522,190	597,710	527,967	527,967
▲ Inventory SF	246,497,964	246,496,954	246,427,259	246,294,242	246,288,417

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
8685 Bowers Ave. South Gate, CA	203,336 SF	$35,800,000 $176 PSF	8565 Bowers Avenue, LLC Hines	Class B
7000 E. Slauson Ave. Commerce, CA	69,123 SF	$18,700,000 $270 PSF	Intrnl Union of Painters & Allied Trades 700 E. Slauson Avenue	Class B
315 Aurora St. Los Angeles, CA	29,943 SF	$11,500,000 $382 PSF	Metabolic Studio 700 E. Slauson Avenue	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3030 S. Atlantic Blvd Vernon, CA	180,601 SF	Magellan Group	AMP Logis	Freight
6000-6050 Rickenbacker Rd Commerce, CA	117,648 SF	DWS Group	Price Zone	Wholesale Importer
2522 E. 37th St. Vernon, CA	83,019 SF	Karney Management	Baby2Baby	Specialized Social Service

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
LA - NORTH, CA



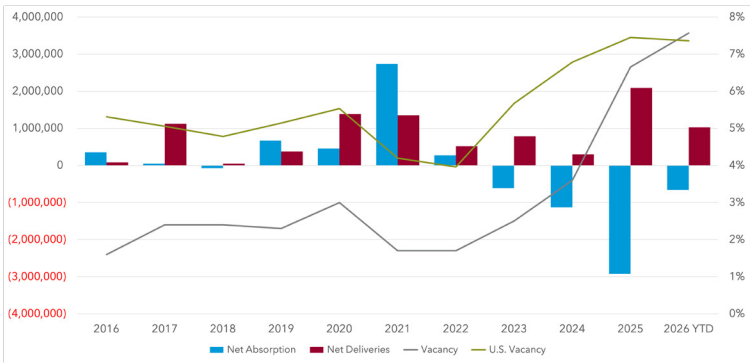
INDUSTRIAL MARKET OVERVIEW

LOS ANGELES NORTH INDUSTRIAL TEAM

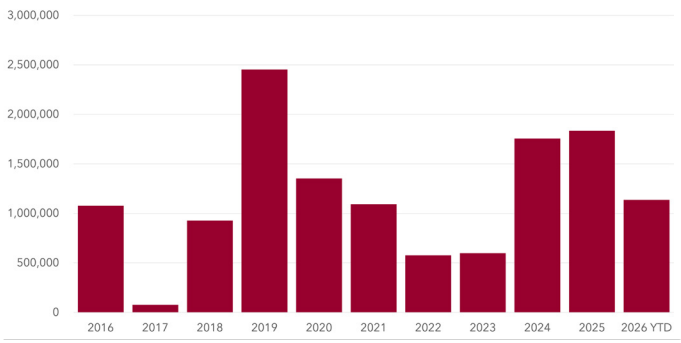
LA North's industrial market showed signs of improvement in Q3, with vacancy edging down to 7.6% and rolling 12-month absorption narrowing to negative 1.5 million square feet. Quarterly absorption turned positive, led by activity in North Hollywood, Burbank and San Fernando Valley. New supply remained limited, with 1.1 million square feet under construction and about 252,000 square feet delivered during the quarter. Asking rents eased slightly to $1.43 per square foot monthly, while sales averaged $232 per square foot. Conditions varied across submarkets: Glendale remained especially tight at 0.8% vacancy, while Antelope Valley and Santa Clarita had the highest vacancy rates.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	(1,472,697)	(3,152,479)	(3,176,890)	(2,922,613)	(2,503,166)
▼ Vacancy Rate	7.6%	7.7%	7.5%	6.7%	5.7%
▼ Avg NNN Asking Rate PSF	$1.43	$1.44	$1.47	$1.51	$1.47
▲ Sale Price PSF	$232.36	$206.59	$261.32	$273.33	$253.00
▲ Cap Rate	6.00%	5.90%	6.30%	5.20%	5.40%
▲ Under Construction SF	1,137,091	1,066,849	833,945	1,835,423	1,553,488
▼ Inventory SF	142,295,387	143,197,082	143,546,107	142,843,304	142,348,936

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
12780 San Fernando Rd Sylmar, CA	100,000 SF	$18,500,000 $185.00 PSF	Xebec Turcobilt Investments	Class B
24911 Avenue Stanford Valencia, CA	67,681 SF	$15,469,000 $228.56 PSF	Medtec Humannity Williams Homes	Class B
*9667 Owensmouth Ave Chatsworth, CA	52,360 SF	$10,600,000 $202.44 PSF	Hummer Properties-Owensmouth LLC Exclusive Real Estate Holdings LLC	Class B

Lee & Associates Transaction

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
24935 Avenue Kearny Valencia, CA	66,130 SF	Rexford Industrial Real-ty, Inc.	The PDA Group	Packaging Distributor
19731 Nordhoff St Northridge, CA	65,000 SF	Cinmark Company	Lennon & Company	Prop Manufacturing
11149 Vanowen St North Hollywood, CA	60,233 SF	Goldrich Kest	Saunders Electric LLC	Electric Power Distri-bution

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
LA - SAN GABRIEL VALLEY, CA



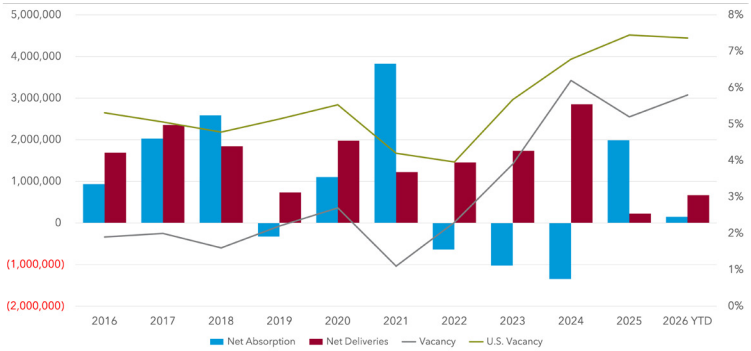
INDUSTRIAL MARKET OVERVIEW

LEJO MAMMEN, *Director of IT & Research*

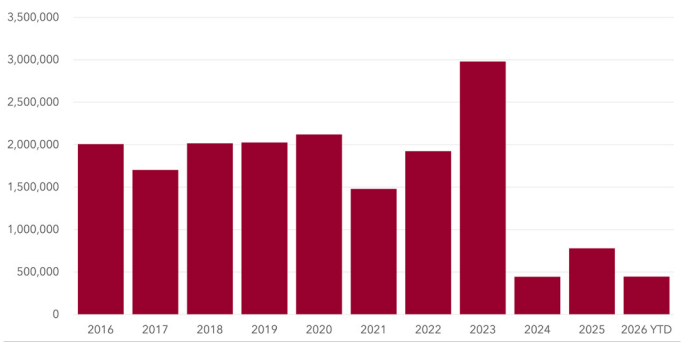
The San Gabriel Valley industrial market showed signs of renewed pressure in Q3 2026, as vacancy climbed to 5.8%, up from 5.4% in Q2 and 5.0% a year earlier. Annual net absorption turned negative at 290,936 square feet, reversing the positive 1.8 million square feet recorded in Q3 2025. Despite weakening occupancy, average asking rents rose to $17.16 per square foot annually, a 4.4% quarterly increase and 10.9% above year-ago levels. Meanwhile, construction activity expanded to 446,164 square feet, up 19.4% from Q2 but down 46.7% annually. Average sale prices declined 1.7% quarterly to $303.73 per square foot. Overall, while rental prices remain resilient, vacancy is rising.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	(290,936)	1,205,159	(1,065,324)	(343,262)	1,816,317
▲ Vacancy Rate	5.80%	5.40%	6.00%	5.20%	5.00%
▲ Avg NNN Asking Rate PSF	$17.16	$16.44	$15.84	$15.00	$15.48
▼ Sale Price PSF	$303.73	$308.91	$332.17	$249.74	$252.72
▼ Cap Rate	8.00%	8.10%	8.00%	6.60%	5.40%
▲ Under Construction SF	446,164	373,533	373,533	778,923	837,423
▼ Inventory SF	175,348,424	178,073,826	178,073,826	177,668,436	177,609,936

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
Walnut Tech Center (11 Buildings) Walnut, CA	200,363 SF	$60,700,000 $303.00 PSF	CIP Real Estate AEW Capital	Class B
San Dimas Commerce Center San Dimas, CA	178,459 SF	$41,000,000 $230.00 PSF	TA Realty Birtcher Anderson	Class B
14250 E. Lomitas Ave City of Industry, CA	66,284 SF	$22,900,000 $345.00 PSF	Marquez Brothers International Pacino Foods	Class B

**Part of a 3-Property Portfolio Sale; **Part of a 2-Property Portfolio Sale*

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
19465-19485 E. Walnut Dr. City of Industry, CA	220,000 SF	Principal Real Estate	SLA	Logistics
2867 Surveyor St. Pomona, CA	116,025 SF	Future Foam	Green Castle Cabinetry	Wood Kitchen Manufacturing
20595 Business Pkwy City of Industry, CA	100,000 SF	Majestic Realty	Confidential	Undisclosed

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
LA - SOUTH BAY, CA



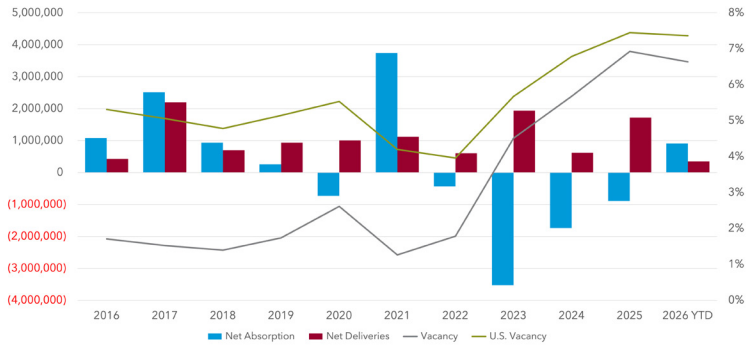
INDUSTRIAL MARKET OVERVIEW

BRANDON CARRILLO, *Principal*

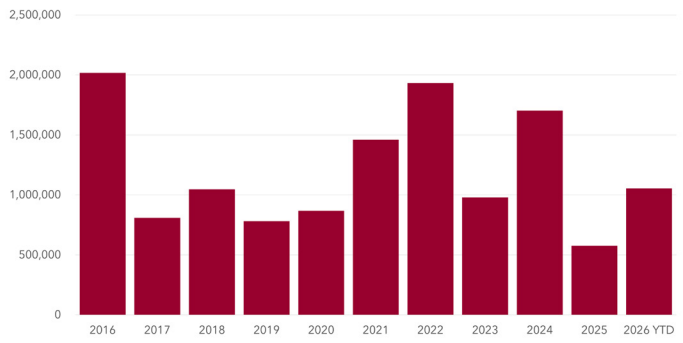
Lease rates held essentially flat at $1.45 PSF per month NNN ($17.40 annually), unchanged from Q2. Median sale prices fell nearly 20%, from $291 to $233 PSF, which suggests buyers are repricing for higher yields even as rents hold. Vacancy held steady at 5.3%. Even so, there is still enough availability to give tenants and buyers room to negotiate. Pricing remains highly property-specific, and new government policy and tax changes are adding uncertainty to valuations.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	847,509	531,247	(1,535,701)	(2,319)	(699,707)
◄ ► Vacancy Rate	5.30%	5.30%	6.40%	6.20%	6.00%
◄ ► Avg NNN Asking Rate PSF	$17.40	$17.40	$17.64	$18.24	$17.76
▼ Sale Price PSF	$233.14	$291.15	$250.00	$250.01	$275.00
▲ Cap Rate	6.80%	N/A	3.60%	1.00%	6.40%
▲ Under Construction SF	779,436	578,851	763,079	575,747	511,838
▲ Inventory SF	201,519,116	201,357,982	201,173,754	201,173,754	201,096,970

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
18500 Crenshaw Blvd Torrance, CA	180,269 SF	$76,500,000 $424.37 PSF	Hines Lift Partners	Class B
860 Sandhill Ave Carson, CA	90,500 SF	$23,000,000 $254.14 PSF	WareSpace JTL Corporation	Class C
23105 Kashiwa Ct Torrance, CA	63,202 SF	$20,500,000 $324.36 PSF	Grand Prix Auto Club LEDtronics Inc.	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3715 Stineman (Bldg 21) Long Beach, CA	101,472 SF	Sares-Regis Group	Confidential	N/A
14220 S Main St (Bridge Point South Bay V) Los Angeles, CA	100,528 SF	Kurv Industrial	California Compounding	Healthcare / Pharmaceutical
14001-14003 Orange Ave Paramount, CA	100,000 SF	Drees Wood Products, Inc. (sublessor)	Jesun Trading (subtenant)	Wholesale Trade / Distribution

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
LA - WEST, CA



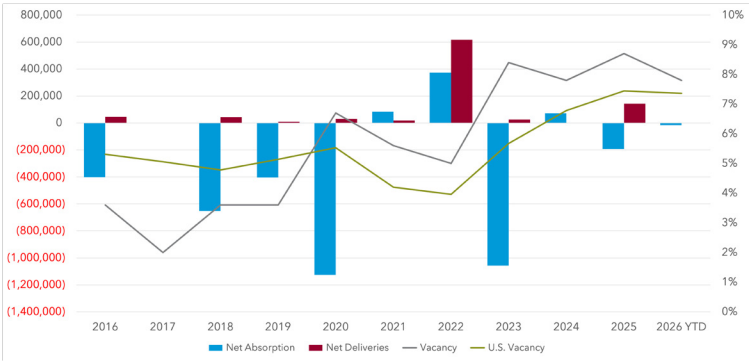
INDUSTRIAL MARKET OVERVIEW

DOUGLAS R. MARSHALL, SIOR, *Principal*

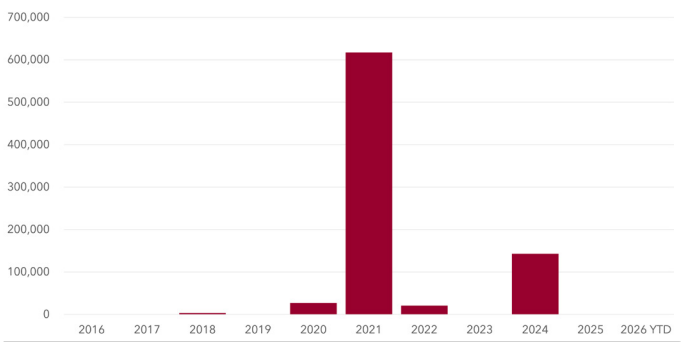
The West Los Angeles/ LAX industrial/ flex marketplace remains soft. Demand, lease prices, and sale prices are down. Buyers want deals reflecting lower $/SF due to substantially high financing costs, city regulations, and economic uncertainty. Tenants want short-term leases, flexibility, lower rents, or free rent to decrease occupancy costs. It is a tenant's market. Overall vacancy is up to approximately 8.5%. Rents range from about $2.00/NNN/SF to $2.25/NNN/SF for industrial or flex space.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	(30,447)	(181,286)	(405,852)	(192,779)	(230,484)
▼ Vacancy Rate	7.70%	8.40%	8.30%	8.70%	8.40%
▼ Avg NNN Asking Rate PSF	$2.74	$2.77	$2.80	$2.82	$2.83
▲ Sale Price PSF	$521.00	$352.00	$456.00	$483.00	$406.00
▲ Cap Rate	5.30%	5.20%	5.20%	5.10%	5.10%
◄ ► Under Construction SF	-	-	-	-	-
▼ Inventory SF	24,600,000	24,800,000	24,800,000	24,800,000	24,900,000

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
9190 Exposition Dr Los Angeles, CA	9,808 SF	$151,000 $153.96 PSF	Jason Upchurch Michael Moshi	Class C
5645 W Adams Blvd Los Angeles, CA	7,500 SF	$2,518,150 $335.75 PSF	Maria Becerra Richard Kriwanek	Class C
5655 W Adams Blvd Los Angeles, CA	7,500 SF	$3,006,124 $400.82 PSF	Robyn Emus Webster Instrument, Inc.	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3624 W Century Blvd Inglewood, CA	80,744 SF	Fortress New Lease REIT	UPS Supply Chain Solutions	Logistics
5301 Beethoven St Los Angeles, CA	47,406 SF	Karney Management Company	Apex Technology Inc.	Aerospace
10150-10200 Jefferson Blvd Culver City, CA	43,167 SF	Undisclosed	Hackman Capital Partners	Undisclosed

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
ORANGE COUNTY, CA



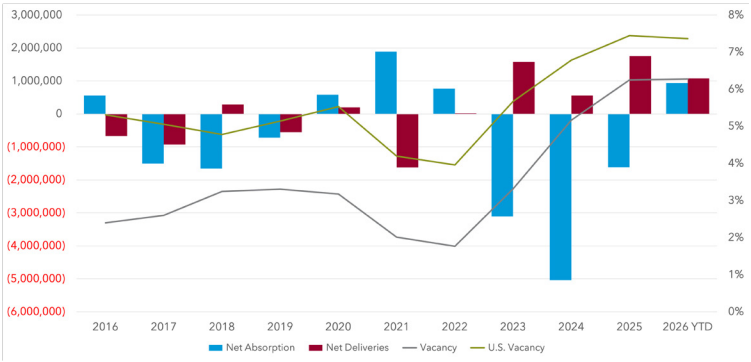
INDUSTRIAL MARKET OVERVIEW

JACK HALEY, *Principal*

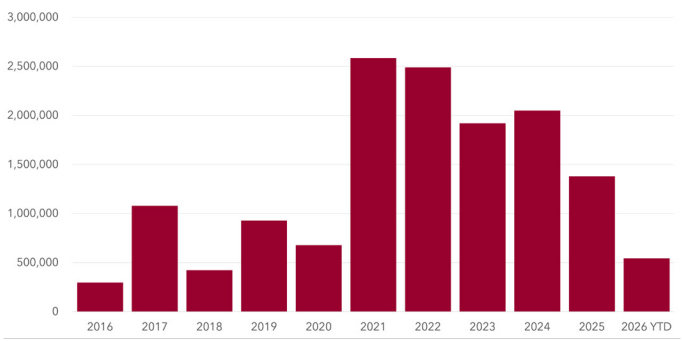
Strong countywide demand for industrial space returned in the third quarter with the most tenant growth for any three-month period since late 2022. A long slide in overall rents also came to a halt. Net absorption totaled 824,188 SF in Q3. There has been positive overall tenant expansion of 1,440,309 SF in three of the last four quarters – a relief for landlords following 11 straight negative quarters during which occupancy declined more than 9.5 million SF. There was healthy Q3 tenant expansion throughout most of the county. The overall vacancy rate ticked downward from 6.9% at midyear to settle at 6.7%. Three newly completed buildings totaling 304,230 SF boosted the county's inventory to 277.7 million SF.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ Qtrly Net Absorption SF	3,961,866	3,191,051	2,679,801	3,302,885	2,963,305
▼ Vacancy Rate	6.30%	6.50%	6.30%	6.20%	6.10%
▲ Avg NNN Asking Rate PSF	$17.52	$17.28	$18.00	$18.24	$18.00
▲ Sale Price PSF	$338.00	$289.00	$364.00	$314.00	$347.00
▼ Cap Rate	3.72%	5.40%	4.87%	6.01%	6.37%
▼ Under Construction SF	544,195	730,438	904,067	1,379,225	2,400,014
▼ Inventory SF	304,053,312	303,763,503	303,420,206	302,974,821	301,954,804

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2323 Main St Irvine, CA	263,988 SF	$75,000,000 $284.10 PSF	Robinson Pharma Inc. Starpointe Ventures	Class A
1500 S Raymond Ave Fullerton, CA	136,218 SF	$50,224,500 $368.71 PSF	Terra Universal Inc. Rexford Industrial Realty, Inc.	Class A
6635 Caballero Blvd Buena Park, CA	92,395 SF	$28,181,000 $305.01 PSF	GuruNanda Rexford Industrial Realty, Inc.	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
18582 Teller Ave Irvine, CA	136,612 SF	BTC III Irvine Commerce Center LP	Unknown	Unknown
1101 Bell Ave Tustin, CA	134,004 SF	Dermody	Anduril	Manufacturing
3335 La Palma Ave Anaheim, CA	132,231 SF	BGO	Norman S Wright Climatec Mechanical Equipment LLC	Unknown

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
SAN FRANCISCO, CA



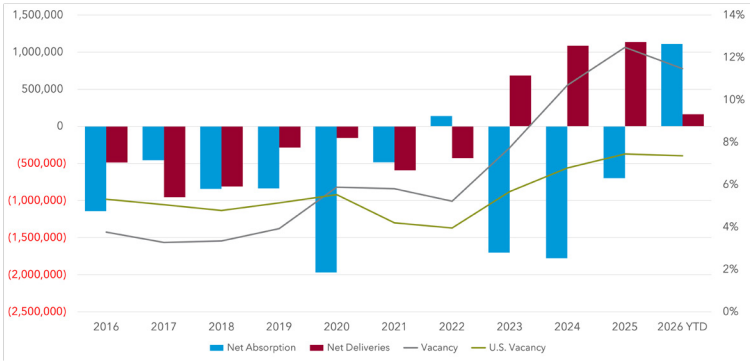
INDUSTRIAL MARKET OVERVIEW

JEFF IDA, *Founding Principal*

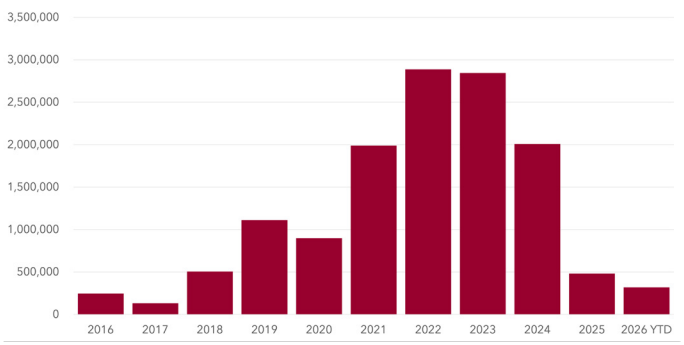
San Francisco's industrial market showed renewed tenant demand in Q3 2026, with 1.33 million square feet of 12-month net absorption. Vacancy held nearly flat from Q2 at 11.4%, while average asking rents remained steady at about $28.02 per square foot annually. The market's vacancy rate has eased from 12.5% in Q4 2025, and construction activity has declined to roughly 319,000 square feet from 1.3 million a year earlier. Major lease activity included Vegiworks at 2050 McKinnon Avenue and Parallax Advanced Research in Brisbane.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	1,327,331	1,328,556	183,497	(698,785)	(1,286,378)
◄ ► Vacancy Rate	11.4%	11.4%	12.1%	12.5%	11.9%
▼ Avg NNN Asking Rent PSF	$28.02	$28.13	$28.01	$27.94	$27.83
▼ Sale Price PSF	$426.00	$431.00	$423.00	$423.00	$423.00
◄ ► Cap Rate	5.60%	5.60%	5.60%	5.60%	5.50%
▼ Under Construction	319,090	501,090	481,410	481,410	1,302,010
▲ Inventory	95,682,698	95,500,698	95,500,698	95,520,132	94,699,532

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
161 Starlite Street South San Francisco, CA	64,103 SF	$16,500,000 $257.40 PSF	WareSpace A&S Realty	Class B
1195 Evans Avenue San Francisco, CA	17,483 SF	$6,590,000 $377.02 PSF	Alere Property Group LLC Acorn Engineering Company	Class C
1300 Van Dyke Avenue San Francisco, CA	11,000 SF	$1,630,000 $170.73 PSF	Joanne Todaro Kluck Trust Farley Family 2012 Revocable Trust	Undisclosed

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2050 McKinnon Avenue San Francisco, CA	112,000 SF	Prologis Inc.	Vegiworks Inc.	Wholesale Distribution
2225 Jerrold Avenue San Francisco, CA	98,614 SF	Tishman Speyer	Withheld	Undisclosed
240 Valley Drive Brisbane, CA	79,400 SF	Prologis Inc.	Parallax Advanced Research	Research and Development

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
SAN LUIS OBISPO, CA



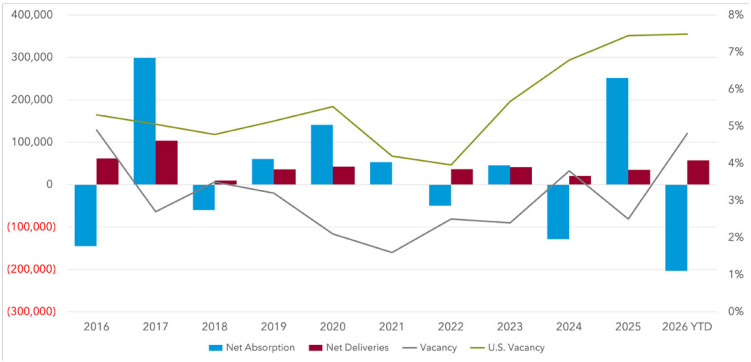
INDUSTRIAL MARKET OVERVIEW

MARTIN INDVIK, *Managing Director, Central Coast*

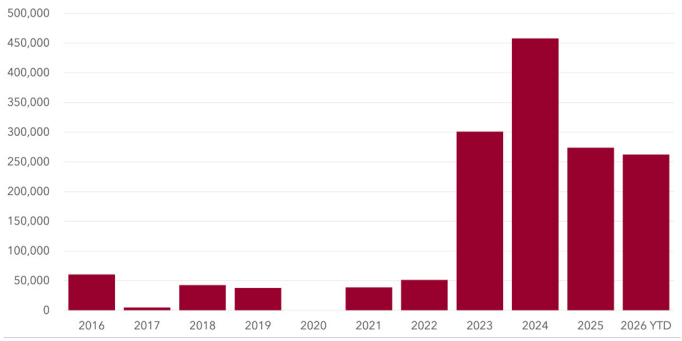
San Luis Obispo's industrial market experienced notable softening through Q3 2026, with vacancy rising to approximately 4.8%, above historical averages. Negative net absorption of 180,000 SF over the trailing 12 months, combined with 42,000 SF of new deliveries, contributed to increased availability. Approximately 570,000 SF remains available, representing 5.3% of total inventory. Construction activity remains slightly above historical norms, with 260,000 SF underway. Average asking rents reached $16.40/SF, reflecting a modest 0.2% annual decline, although flex properties continue to command premium rents. Looking ahead, softer tenant demand and additional supply could place further pressure on occupancy, with vacancy projected to rise and rent growth remaining subdued.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	(180,211)	44,276	124,838	25,478	186,369
▲ Vacancy Rate	4.81%	3.86%	3.61%	2.70%	2.40%
▼ Avg NNN Asking Rate PSF	$16.35	$16.47	$16.27	$16.10	$16.08
▼ Sale Price PSF	$191.00	$193.00	$196.00	$195.00	$197
▲ Cap Rate	6.90%	6.83%	6.80%	6.70%	6.70%
▼ Under Construction SF	262,427	277,095	277,095	274,000	325,000
▲ Inventory SF	10,365,148	10,171,545	10,110,788	10,000,000	9,900,000

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
8981 La Linia Avenue Atascadero, CA	18,484 SF	$2,065,000 $111.72 PSF	Tracy Morgan The Messer Family Trust	Class C
1730 Commerce Way Paso Robles, CA	9,500 SF	$1,200,000 $126.32 PSF	Joslyn Sunbank Company LLC Thomas Schulz	Class C
285 Prado Road San Luis Obispo, CA	8,486 SF	$2,160,000 $254.54 PSF	Andrew Grow Carol Ann Gouveia	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
143 Suburban Road San Luis Obispo, CA	46,242 SF	Covelop	Inspired Flight Technologies	Drone Manufacturing
741 Paso Robles Street Paso Robles, CA	5,800 SF	Obrien Holdings LLC	Undisclosed	Undisclosed
1101-1103 Paso Robles Street Paso Robles, CA	5,000 SF	Ducoing Living Trust	Paso Tile and Stone	Construction Supply

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
SANTA BARBARA, CA



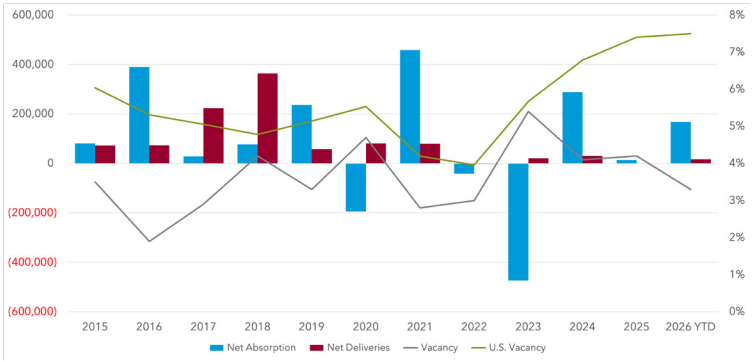
INDUSTRIAL MARKET OVERVIEW

TOM DAVIDSON, *Senior Vice President*

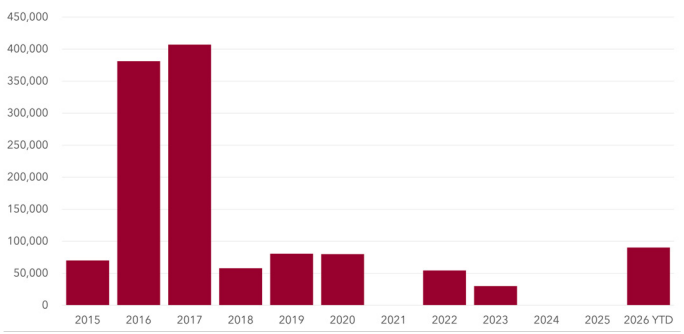
Santa Barbara's industrial market demonstrated improving fundamentals through Q3 2026, with vacancy declining to approximately 3.3%, below historical averages. Positive net absorption of 190,000 SF over the trailing 12 months significantly outpaced limited new deliveries, supporting stronger occupancy levels. Availability remains tight at 4.4%, representing approximately 970,000 SF of available space. Construction activity has increased to 90,000 SF underway, exceeding historical norms but remaining modest relative to total inventory. Average asking rents reached $17.60/SF, remaining flat year over year, with flex properties commanding the highest rates. Looking ahead, limited supply and sustained tenant demand are expected to support stable occupancy and modest rent appreciation.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	194,119	145,345	291,365	(53,007)	(92,671)
▼ Vacancy Rate	3.30%	3.60%	3.30%	4.30%	4.31%
▼ Avg NNN Asking Rate PSF	$17.58	$17.65	$17.44	$17.27	$17.19
▼ Sale Price PSF	$225.35	$228.83	$226.00	$222.00	$220.00
▲ Cap Rate	7.20%	7.00%	7.00%	6.93%	6.92%
▲ Under Construction SF	90,144	19,550	19,550	36,550	43,350
▲ Inventory SF	22,116,811	21,392,539	21,295,871	20,960,264	20,863,331

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
147-153 Castilian Dr Goleta, CA	68,878 SF	$27,451,635 $398.55 PSF	Google Investec	Class B
165 Castilian Dr Goleta, CA	12,620 SF	$5,048,365 $400.03 PSF	Google Investec	Class B
6780 Cortona Dr Goleta, CA	11,792 SF	$4,025,000 $341.33 PSF	La Cumbres Observatory CMC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
432 Commerce Ct Lompoc, CA	16,965 SF	BCA	J K CABINETS	Construction
305 Oak St Santa Maria, CA	11,712 SF	Unknown	Unknown	Unknown
327 E Oak St Santa Maria, CA	7,500 SF	La Brea Ice Company	Unknown	Unknown

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
STOCKTON / CENTRAL VALLEY, CA



INDUSTRIAL MARKET OVERVIEW

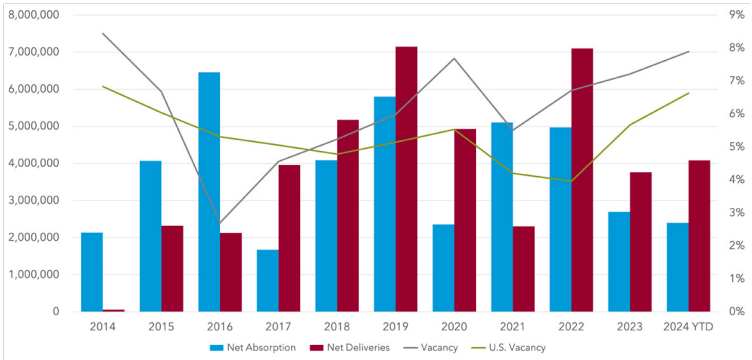
JIM MARTIN, SIOR *Senior Vice President*

3rd quarter 2026 maintained a healthy trend of positive net absorption through a mix of new leases being executed and purchases completed by owner/users. In addition there were notable capital market acquisitions – both leased and vacant – that continue to underscore the strength and desirability of the Central Valley as a solid institutional investment market. This quarter did not see any new deliveries or construction starts with current construction projects nearly balanced between speculative construction and build to suit construction.

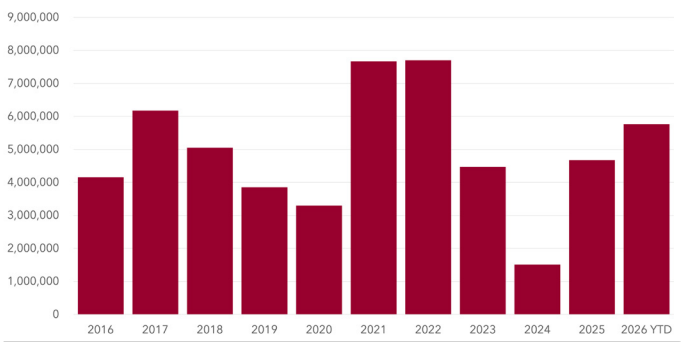
MARKET INDICATORS	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▼ Qtrly Absorption SF	767,732	2,095,455	1,645,575	943,608	92,550
▼ Vacancy Rate	7.45%	7.50%	8.90%	9.10%	8.95%
◄ ► Avg NNN Asking Rent PSF	$8.76	$8.76	$8.76	$8.76	$8.76
▲ Under Construction	7,366,000	5,566,000	5,240,906	2,865,906	2,490,000
▼ Inventory	148,675,350	149,675,350	148,615,150	146,200,500	145,232,000

**Please contact Lee & Associates Stockton for Sale Price and Cap Rate Information*

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1269 E. Grant Line Road Tracy, CA	606,343 SF	$79,100,000 $130.45 PSF	Dermody Trammel Crow	Class A
1919 Boeing Way Stockton, CA	545,836 SF	$74,000,000 $135.57 PSF	BLP Clarion	Class A
16900 W. Schulte Road Tracy, CA	1,877,295 SF	$215,000,000 $114.53 PSF	Blue Owl Capital BrightSpire	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1300 E. Vine Street Lodi, CA	75,200 SF	EQT Exeter	Alliance Material Handling	Warehouse / Distribution
18755 Business Park Ct. Lathrop, CA	390,443 SF	Phelan	Tesla	Warehouse / Distribution
4114 S. Airporty Way Stockton, CA	129,360 SF	Bixby	O'Reilly Auto Parts	Warehouse / Distribution

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
VENTURA COUNTY, CA



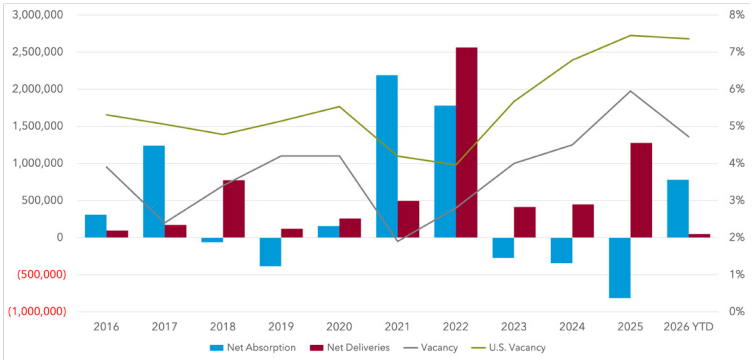
INDUSTRIAL MARKET OVERVIEW

VENTURA COUNTY INDUSTRIAL TEAM

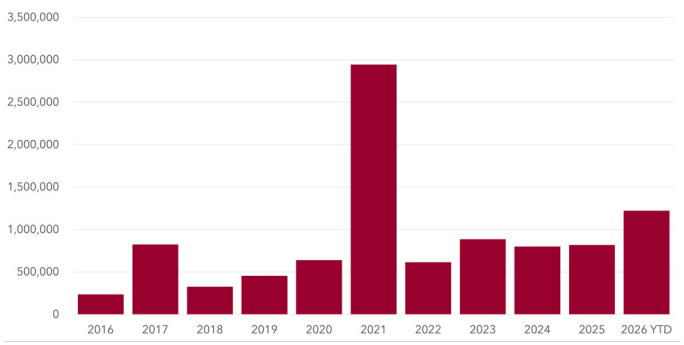
Ventura County's industrial market is showing improving signs of tightness, as vacancy fell to 4.7% in Q3, down from 6.0% a year earlier and well below the national rate of 7.4%. The decline reflects a stronger year to date, with positive net absorption through Q3, reversing the nearly 814,000-square-foot loss recorded in 2025. Construction is also picking up: 1.2 million square feet is underway, the highest level since 2021. With asking rents averaging $1.31 per square foot per month, the market enters the final quarter with improving occupancy but more new supply on the horizon.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	534,120	(560,601)	(165,223)	(814,410)	(698,641)
▼ Vacancy Rate	4.7%	4.9%	5.0%	6.0%	5.4%
▼ Avg NNN Asking Rate PSF	$1.31	$1.32	$1.36	$1.36	$1.43
▲ Sale Price PSF	$343	$210	$242	$164	$216
▲ Cap Rate	6.06%	5.84%	5.06%	6.28%	6.00%
▲ Under Construction SF	1,222,469	1,016,082	891,655	817,730	876,705
▼ Inventory SF	79,020,281	79,309,891	78,465,900	78,842,288	77,983,567

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1111 S Rose Ave Oxnard, CA	70,864 SF	$16,500,000 $232.84 PSF	Advanced Structural Technologies, Inc. Duesenberg Investment Company	Class B
997 Flower Glen St Simi Valley, CA	29,769 SF	$9,050,000 $304.01 PSF	Taran Tactical Innovations Gary Zelman & Noelle Jacqueline	Class B
*905-917 Corporation St Santa Paula, CA	9,000 SF	$7,525,000 $836.11 PSF	EquipmentShare Robert Bunje	Class C

Represented by Lee & Associates

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4120 E Los Angeles Ave Simi Valley, CA	25,786 SF	British Columbia Investment Management Corporation	Undisclosed	Undisclosed
*741 Arcturus Ave Oxnard, CA	24,000 SF	Private Ownership	Undisclosed	Undisclosed
45 W Easy St Simi Valley, CA	22,469 SF	Blackwell Construction, Inc	Undisclosed	Undisclosed

Represented by Lee & Associates

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
DENVER, CO



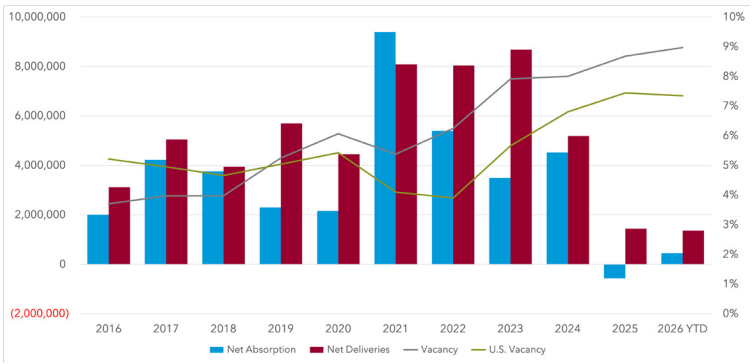
INDUSTRIAL MARKET OVERVIEW

JEFF HEINE, *Principal*

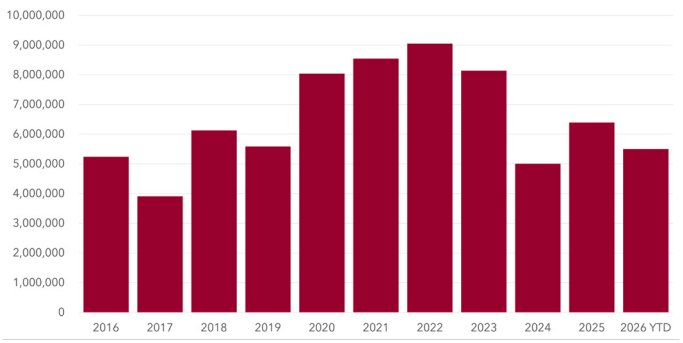
The Denver industrial market showed signs of a turning point in Q3 2026 as construction pulled back sharply and demand began to stabilize. Net absorption returned to positive territory over the past year, led by aerospace and 3PL tenants. Vacancy sits at 9.0% and is expected to peak near 10% early next year, though the pipeline has fallen to 5.3 million SF, roughly half its 2023 high. Asking rents softened 1.4% annually as landlords leaned on concessions and flexibility. Investment activity kept building, with trailing sales volume at $2.0 billion, pricing finding a floor near $169 per SF, and improving lender competition setting up a tighter 2027.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ Net Absorption SF	515,192	2,227,740	(513,228)	(3,653)	1,773,997
▼ Vacancy Rate	9.0%	9.2%	9.2%	8.7%	8.5%
▲ Avg NNN Asking Rate PSF	$11.66	$11.65	$11.64	$11.64	$11.57
▲ Sale Price PSF	$170	$169.00	$168.23	$170.68	$172.24
◄ ► Cap Rate	7.7%	7.7%	7.7%	7.5%	7.5%
▼ Under Construction SF	5,498,126	5,646,761	6,217,880	6,391,067	5,120,597
▼ Inventory SF	289,456,325	289,688,346	287,513,738	286,609,251	285,375,035

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
7450 Clayton St - Building B Denver, CO	290,239 SF	$45,706,929 $157.00 PSF	PCCP & Stonemont Link Logistics Real Estate	Class A
7450 Clayton St - Building C Denver, CO	183,006 SF	$28,731,000 $157.00 PSF	PCCP & Stonemont Link Logistics Real Estate	Class A
22100 E 26th Ave Aurora, CO	406,959 SF	$35,000,000 $86.00 PSF	Banner Real Estate Group ASB Capital Management	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
19500-19550 E 23rd Ave Denver, CO	357,555 SF	CIG	UPS	Transportation
11275 E 40th Ave Denver, CO	355,110 SF	Gillis Thomas	GulfEagle Supply	Building Supply
4353 E Bromley Ln Brighton, CO	215,000 SF	Starboard Realty	Symbia Logistics	3PL

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
DC, WASHINGTON



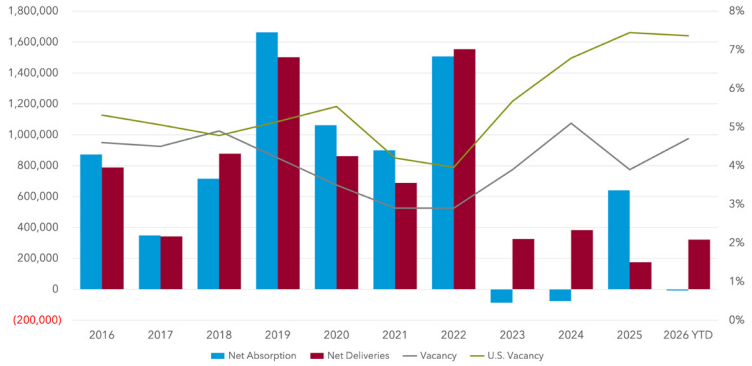
INDUSTRIAL MARKET OVERVIEW

LEE & ASSOCIATES WASHINGTON DC, NORTHERN VIRGINIA

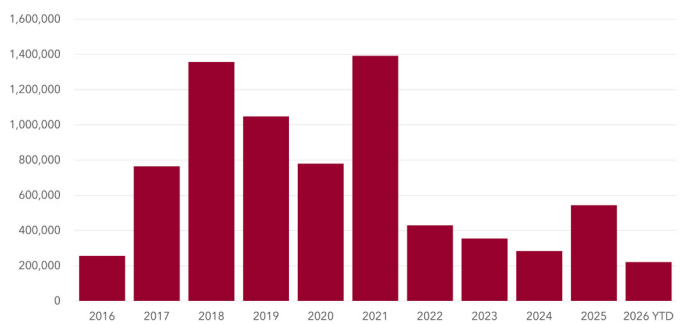
Northern Virginia's industrial market showed modest improvement in Q3 as vacancy declined from the prior quarter and rolling 12-month absorption remained positive. Recent leasing activity included several sizable transactions across Springfield, Sterling and Manassas, reflecting continued demand from logistics and industrial users. Asking rents continued to edge upward, while construction activity slowed from earlier levels, limiting near-term pressure from new supply. With vacancy below 5% and a relatively small amount of space underway, the market appears well-positioned to absorb available space. Conditions may vary by location and property, but the quarter's activity points to steady demand and measured supply growth.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ Net Absorption SF	356,841	130,847	390,883	640,587	516,020
▼ Vacancy Rate	4.70%	5.20%	4.60%	3.90%	4.80%
▲ Avg NNN Asking Rate PSF	$18.31	$17.79	$17.24	$17.33	$17.01
▼ Sale Price PSF	$262	$480	$252	$312	$314
▼ Cap Rate	4.89%	5.00%	5.00%	5.42%	5.00%
◄ ► Under Construction SF	221,380	221,380	485,594	543,834	435,404
◄ ► Inventory SF	38,514,234	38,514,234	38,250,020	38,191,780	38,159,768

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
7398 Ward Park Ln Springfield, Virginia	43,552 SF	$10,075,000 $231.33 PSF	NorthBridge Kadima Industrial Partners	Class C
44900 Falcon Pl Sterling, Virginia	42,806 SF	$13,384,330 $312.67 PSF	WW 44900 Falcon Llc Muhammed Ashraf	Class A
*23480 Rock Haven Way Dulles Town Center, Virginia	40,529 SF	$8,000,000 $197.39 PSF	Aggregate Real Estate Investors Clarke-Hook Corporation	Class B

**Part of a Portfolio Sale*

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
7700 Southern Dr Springfield, Virginia	151,910 SF	BGRE	Veho Tech, Inc.	Freight Transportation Arrangement
45190 Ocean Ct Sterling, Virginia	83,330 SF	JK Moving Services	Not Disclosed	Not Disclosed
7425 Merritt Park Dr Manassas, Virginia	73,588 SF	Merritt Properties	MEI Industrial Solutions	Building Equipment Contractors

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
FORT MYERS, FL



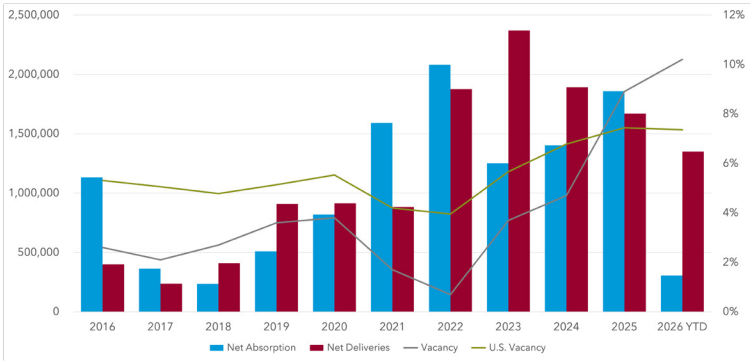
INDUSTRIAL MARKET OVERVIEW

LINDA GARRISON, *Office Manager*

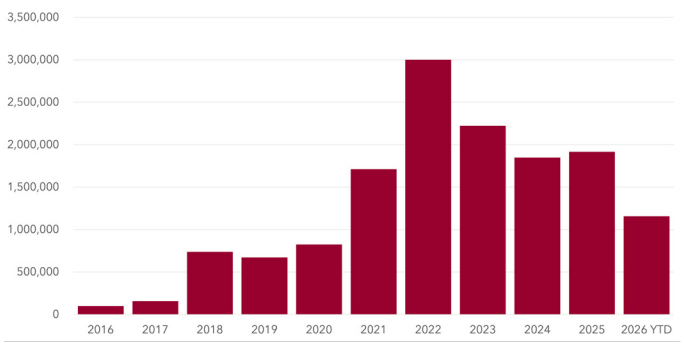
The Fort Myers industrial market in Q3 2026 is characterized by rising vacancy rates due to past construction deliveries, balanced by resilient leasing momentum and selective investor demand. The overall industrial vacancy rate has climbed above 7.2% (up from historical lows), driven largely by new supply deliveries over recent quarters rather than a collapse in demand. Average industrial asking rents remain relatively stable despite softer macro-economic pressures. Following positive absorption early in the year, net absorption has normalized as tenants carefully evaluate space requirements. Sustained regional population growth and ongoing business investment across Lee County keep long-term industrial fundamentals anchored, even as transactional velocity moves at a more disciplined pace.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	1,108,574	268,926	354,399	44,180	576,525
▼ Vacancy Rate	7.25%	9.61%	9.01%	8.91%	8.40%
▲ Avg NNN Asking Rate PSF	$13.75	$13.64	$13.67	$12.94	$14.07
▲ Sale Price PSF	$166.00	$149.00	$146.00	$151.00	$206.00
◄ ► Cap Rate	8.32%	8.32%	8.36%	8.08%	8.30%
▼ Under Construction SF	1,244,714	1,489,105	1,977,040	1,915,474	1,157,474
▲ Inventory SF	46,857,733	45,492,945	38,717,400	40,109,961	38,382,738

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
16500 Oriole Rd Fort Myers, FL	481,933 SF	$65,000,000 $134.87 PSF	CF RE VI, LLC HCC Fort Myers, LLC	Class A
551 Owen Ave N Lehigh Acres, FL	33,725 SF	$6,300,000 $186.81 PSF	FREC Owen Industrial, LLC TZFAT, Inc.	Class B
12090 Metro Pkwy Fort Myers, FL	22,800 SF	$3,800,000 $166.67 PSF	Metro Pkwy Owner, LP Snow Mass Property, LLC	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
9791 Interstate Commerce Dr Fort Myers, FL	320,922 SF	Fort Myers Industrial Owner, LLC	e2Companies, LLC	Energy Equipment
12291 Towne Lake Dr Fort Myers, FL	36,240 SF	Cornerstone Realty Holdings, LLC	Safran Oil Systems	Aerospace Company
16351 Lee Rd Fort Myers, FL	36,000 SF	CP Lee Road, LLC	Walter E Smithe Furniture, Inc.	Furniture Sales

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
GAINESVILLE, FL



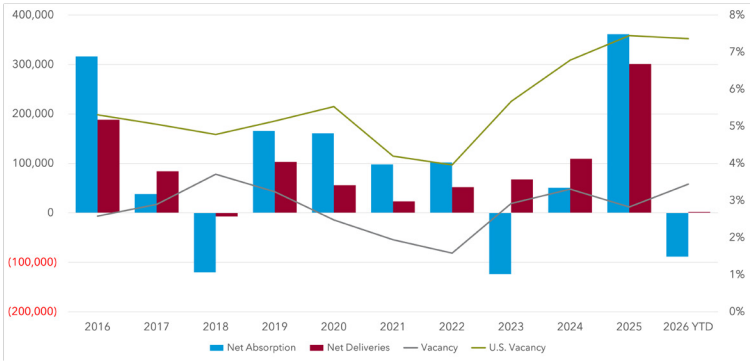
INDUSTRIAL MARKET OVERVIEW

JON THOMAS, *Vice President*

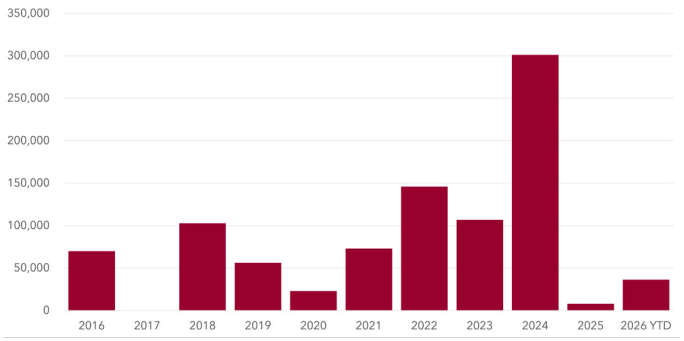
The Gainesville industrial market held steady in the third quarter of 2026, with vacancy at 3.3%, less than half the 7.4% national average. Net absorption remained essentially flat for the quarter, while the trailing 12-month total stands at a positive 279,000 SF. Just 36,250 SF is under construction. On the investment side, activity is normalizing, as $46.2 million in sales over the past year matches the five-year average, though buyers are closing roughly 12% below asking prices. Global Net Lease's $13.5 million acquisition of two Modiv Industrial buildings in Alachua led the period at a 7.6% cap rate, slightly inside the 7.9% market average. Asking rents of $10.93/SF continue to edge higher.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	279,134	34,576	135,865	361,625	139,462
▲ Vacancy Rate	3.3%	3.2%	3.1%	2.8%	5.2%
▲ Avg NNN Asking Rate PSF	$10.93	$10.89	$10.80	$10.71	$10.71
◄ ► Sale Price PSF	$122	$122	$120	$119	$117
◄ ► Cap Rate	7.9%	7.9%	7.9%	7.9%	7.9%
◄ ► Under Construction SF	36,250	36,250	36,250	7,900	7,900
◄ ► Inventory SF	14,645,880	14,645,880	14,645,880	14,644,230	14,644,230

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
13365 Southern Precast Dr Alachua, FL	70,052 SF	$11,174,046 $159.51 PSF	Global Net Lease Modiv Industrial, Inc.	Class C
13351 Progress Blvd Alachua, FL	15,000 SF	$2,075,000 $138.33 PSF	Raymond Suppa The InterMed Group	Class C
7230 W University Ave Alachua, FL	10,022 SF	$1,300,000 $129.71 PSF	Khadija Foundation, Inc 7230 West University Llc	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6621 16th St Gainesville, Florida	8,100 SF	Prestige Realty of NFLA	Gator Moving & Storage	Moving & Storage Services
6515 NW 16th St Gainesville, Florida	7,500 SF	6515 CJ LLC	Grow Good	Beauty Products
3822 55th Pl Gainesville, Florida	3,975 SF	John Kenyon	Not Disclosed	N/A

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
NAPLES, FL



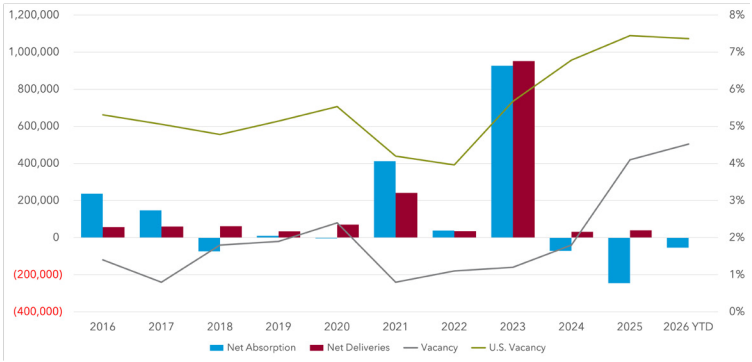
INDUSTRIAL MARKET OVERVIEW

LINDA GARRISON, *Office Manager*

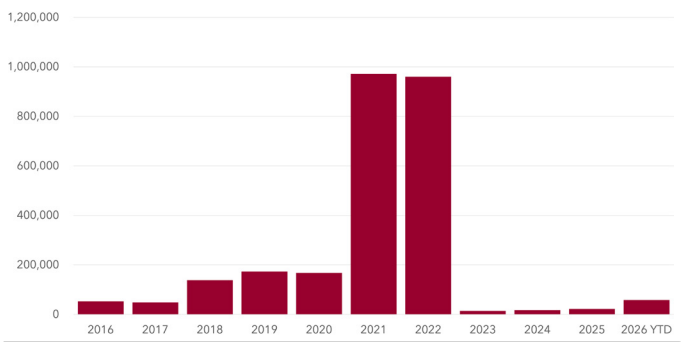
The Naples industrial real estate market in Q3 2026 is transitioning toward a balanced, stabilizing phase following record-breaking mid-year transaction activity and localized supply constraints. Vacancy hovers around 4.5%, up from historic lows of 1% to 2%, as new supply absorbed the market-wide surge from the prior year. Pricing has increased to around $250 PSF, while net lease rates have settled around $19 PSF, making Naples the most expensive industrial submarket in Southwest Florida. Small-bay properties remain the fastest-moving asset class, though tenant demands have shifted-finished office space, climate-controlled warehousing, and adequate parking are now baseline requirements. Larger blocks face direct competition from modern industrial corridors like Alico Road in Fort Myers.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	14,133	(117,120)	(139,014)	(230,177)	(330,786)
▼ Vacancy Rate	4.52%	4.60%	4.54%	4.11%	4.20%
▲ Avg NNN Asking Rate PSF	$18.52	$18.32	$18.29	$17.90	$19.89
▲ Sale Price PSF	$268.00	$197.00	$194.00	$190.00	$357.00
▼ Cap Rate	3.50%	5.70%	7.67%	7.56%	7.60%
▲ Under Construction SF	58,242	33,882	33,882	0	22,086
▲ Inventory SF	14,805,043	14,775,492	14,629,200	13,069,335	13,030,244

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1455 Rail Head Blvd Naples, FL	39,789 SF	$8,000,000 $201.06 PSF	Richardson Commercial Properties, LLC Railhead Boulevard of Naples, LLC	Class B
16150 Performance Way Naples, FL	11,817 SF	$3,433,000 $290.51 PSF	Naples Performance Way, LLC Muller Management, LLC	Class B
5900 Taylor Rd Naples, FL	7,910 SF	$3,499,000 $442.35 PSF	Set In Stone Countertops, Inc. T59 Realty, LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2975 S Horseshoe Dr Naples, FL	9,822 SF	Adler Real Estate Partners	Apollo Metro Solutions, Inc.	Metal Finishing
6000 Taylor Rd Naples, FL	6,500 SF	6000 Taylor Road, LLC	Gulf Printing & Thermography	Commercial Printing
1502 Rail Head Blvd Naples, FL	6,060 SF	Mid South Land Development Corp	North Naples Education Center	Non-Profit Academic Programs

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
ORLANDO, FL



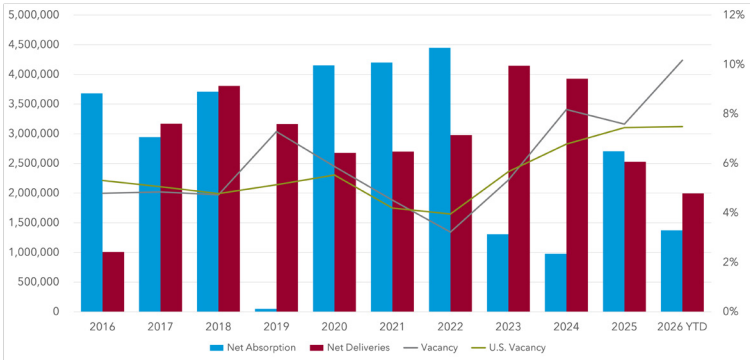
INDUSTRIAL MARKET OVERVIEW

DEREK RIGGLEMAN, SIOR, *Senior Vice President, Principal*

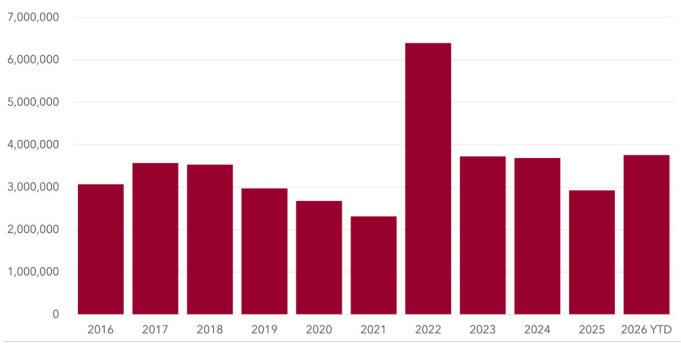
Orlando's industrial market added new supply in Q3 while absorption remained positive. Direct vacancy decreased from Q2, but total vacancy rose to 10.2% as additional sublease space came onto the market. Recently completed buildings also gave occupiers a broader selection of options. Average asking rents moved modestly higher from last quarter but remained below year-ago levels, pointing to steady pricing as availability expands. Construction activity eased from the prior quarter, with about 4.0 million square feet underway. The market is adjusting to a larger inventory, while ongoing tenant demand and a moderated construction pipeline help frame a balanced outlook for occupiers and owners.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	1,132,487	1,205,489	1,931,412	2,705,710	2,435,512
▲ Vacancy Rate	10.2%	9.9%	9.5%	7.6%	7.9%
▲ Avg NNN Asking Rate PSF	$10.41	$10.20	$9.99	$9.64	$10.55
▲ Sale Price PSF	$169	$164	$167	$169	$178
▲ Cap Rate	6.70%	6.50%	6.49%	6.30%	6.58%
▼ Under Construction SF	3,754,560	4,901,430	2,990,250	2,924,760	2,488,410
▲ Inventory SF	141,713,909	141,421,952	139,499,779	139,557,056	139,680,364

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
6800 Kingspointe Pky * Orlando, Florida	176,042 SF	$27,419,800 $155.76 PSF	Stonemont Financial Group Link Logistics Real Estate	Class B
3600 Vineland Rd * Orlando, Florida	116,400 SF	$25,250,000 $216.92 PSF	BKM Capital Partners Link Logistics Real Estate	Class C
1101 N Keller Rd Maitland, Florida	90,716 SF	$20,000,000 $220.47 PSF	Charles Schwab & Co Inc Davis & Harrell, LLC	Class B

**Part of a Portfolio Sale*

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4701 Apopka Logistics Pky Apopka, FL	575,343 SF	Link Logistics Real Estate	Not Disclosed	Not Disclosed
7485 Hazeltine National Dr Orlando, FL	219,000 SF	Ambrose	Not Disclosed	Not Disclosed
2702 Directors Row Orlando, FL	187,196 SF	Link Logistics Real Estate	American Industrial Technologies	Wired Telecommunications Carriers

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
PENSACOLA, FL



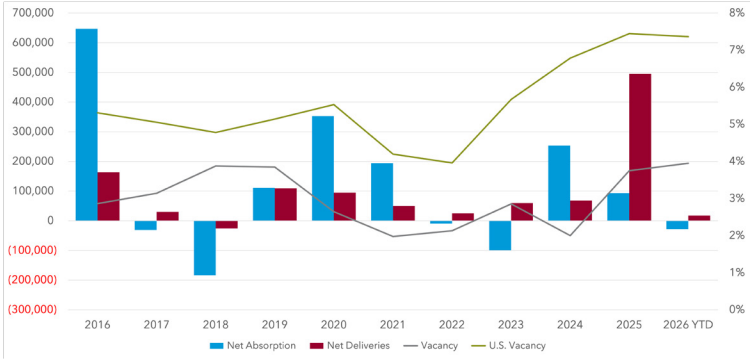
INDUSTRIAL MARKET OVERVIEW

JON THOMAS, *Vice President*

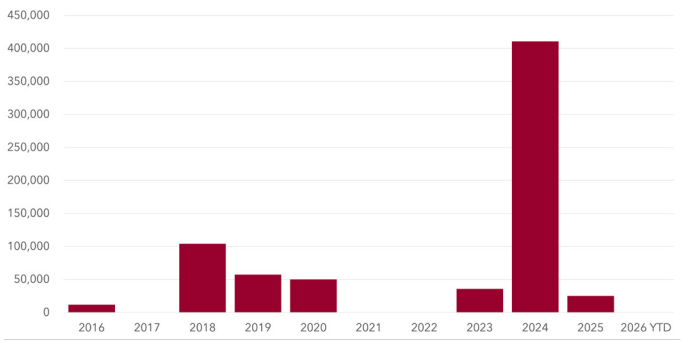
Pensacola's industrial market continues to benefit from the region's deep defense and logistics roots, anchored by Naval Air Station Pensacola – one of only four U.S. installations with both an active runway and a deep-water port – and more than 23,000 military and civilian personnel. Vacancy held near 3.7%, with no new space under construction, a shift from 15,000 SF a quarter ago that should keep supply in check. Asking rents rose to $11.12/SF, up roughly 3% year-over-year. Investment activity stayed steady, with 63 transactions totaling $71.3 million over the past year at an average cap rate of 8.6%, underscoring continued investor confidence in the market's long-term fundamentals.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	(22,602)	(102,226)	139,784	93,049	327,066
◄ ► Vacancy Rate	3.7%	3.7%	3.4%	3.8%	2.3%
▲ Avg NNN Asking Rate PSF	$11.12	$11.08	$10.99	$10.89	$10.77
◄ ► Sale Price PSF	$91	$91	$89	$88	$86
▲ Cap Rate	8.6%	8.5%	8.6%	8.6%	8.6%
▼ Under Construction SF	0	15,000	23,000	25,000	290,752
▲ Inventory SF	22,446,978	22,431,978	22,423,978	22,428,901	22,150,149

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
101 E Roberts Rd Pensacola, FL	53,487 SF	$4,500,000 $84.13 PSF	Big Bayou Developers, LLC Commstructures Inc	Class C
3605 N Davis Hwy Pensacola, FL	18,160 SF	$1,375,000 $75.72 PSF	Rare Properties Llc Phoenix Davis Llc	Class C
4567 Pace Patriot Blvd Milton, FL	9,603 SF	$2,800,000 $257.82 PSF	Young Mens Christian Assoc of NW Florida Inc Hometown Contractors Llc	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3350 Mclemore Dr Pensacola, Florida	45,904 SF	Gulf Coast Building Products	Not Disclosed	N/A
1681 Success Dr Cantonment, Florida	14,545 SF	Fox Environmental Solutions	Not Disclosed	N/A
1301 Government St Pensacola, Florida	12,027 SF	Sunchase Companies	Closet Factory	Nonupholstered Wood Household Furniture Manufacturing

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
SOUTH FLORIDA, FL



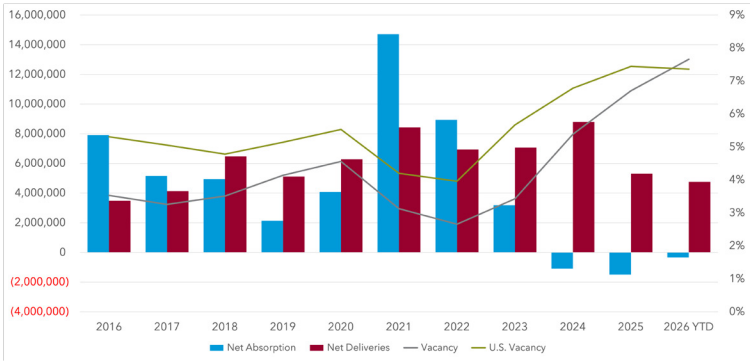
INDUSTRIAL MARKET OVERVIEW

CHRISTIAN BAENA, *Principal*

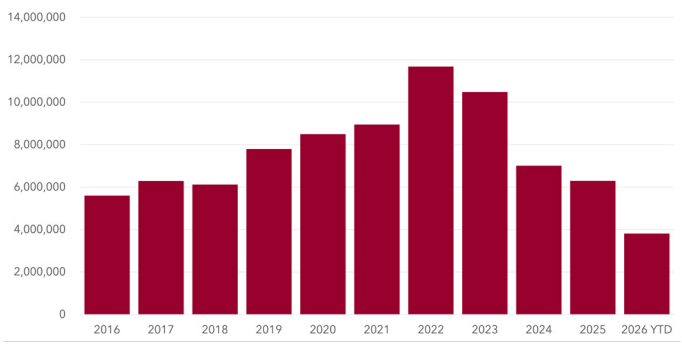
South Florida industrial showed signs of a turn in the third quarter. Twelve-month net absorption moved positive at 527K SF after more than a year of negative absorption, and vacancy edged down to 6.5%. Asking rents reached $17.82 NNN and sales pricing averaged $268 per square foot. The construction pipeline fell to 3.8M SF, down 52% from a year ago, which should limit new supply. Walmart's 235,812 SF lease in Medley and Ares' $65.3M purchase in Hialeah shows continued user and investor demand. Now is a good time for owners and tenants to explore their options.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	526,766	(2,494,705)	(2,594,442)	(1,489,434)	(3,549,202)
▼ Vacancy Rate	6.50%	6.70%	6.40%	5.80%	5.60%
▲ Avg NNN Asking Rate PSF	$17.82	$17.54	$17.47	$17.29	$17.29
▲ Sale Price PSF	$268.00	$266.00	$241.00	$224.00	$214.00
▲ Cap Rate	7.12%	6.89%	6.22%	6.16%	6.32%
▼ Under Construction SF	3,779,370	6,457,442	6,814,929	6,298,030	7,896,536
▲ Inventory SF	499,138,642	496,385,480	495,446,366	494,380,236	492,511,819

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3811 W 108th St Hialeah, FL	229,773 SF	$65,339,061 $284.36 PSF	Ares Management Corporation BGRE	Class A
11900-12198 SW 128th St Miami, FL	218,621 SF	$38,500,000 $176.10 PSF	JPMorgan Chase & Co. Sol & Joann Brown	Class A
1900 NW 92nd Ave Doral, FL	145,553 SF	$48,450,068 $332.87 PSF	Longpoint Realty Partners Brookfield Property Group	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
10900 NW 138th St Medley, FL	235,812 SF	Seagis Property Group LP	Walmart	Merchandise Retailer
1325 NW 129th Ave Miami, FL	164,367 SF	Prologis, Inc.	Withheld	Withheld
12300 NW 32nd Ave Miami, FL	141,000 SF	Prologis, Inc.	Perez Trading Company	Paper Wholesaler

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
TALLAHASSEE, FL



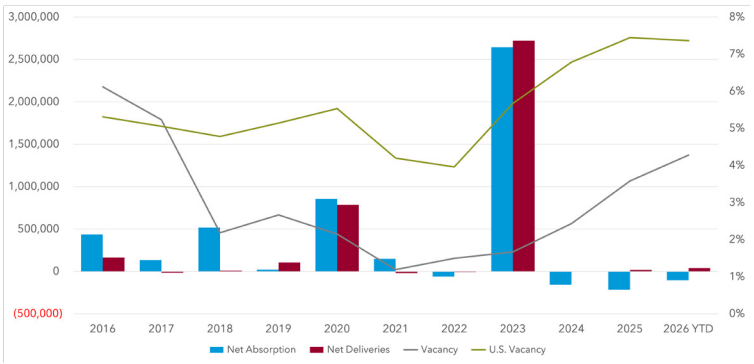
INDUSTRIAL MARKET OVERVIEW

JON THOMAS, *Vice President*

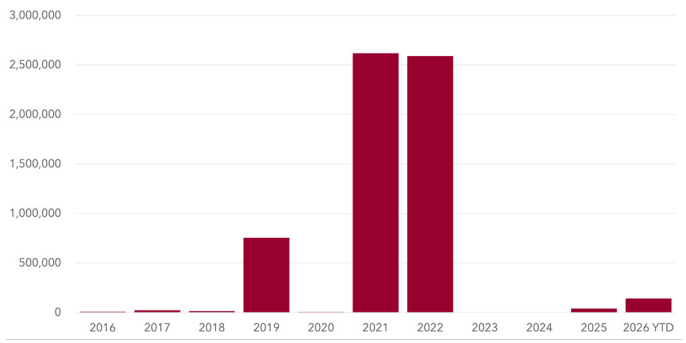
The Tallahassee industrial market continues to navigate soft conditions through the third quarter of 2026, with vacancy climbing to 4.1% – up from 2.8% a year ago and well above the market's historical averages. Net absorption has remained negative for several consecutive quarters, reflecting a market still working through a period of demand adjustment. On a more encouraging note, 140,500 SF is currently under construction, the highest level in recent years and a signal that developers retain confidence in the market's longer-term fundamentals. Rent growth of 3.0% year-over-year continues to outpace the national average of 1.4%, underscoring that landlords retain pricing power despite softer demand. Cap rates have edged up to 8.7%, above the national average of 7.5%, reflecting a market priced for caution.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	(135,491)	(150,613)	(140,992)	(215,997)	(111,164)
◄ ► Vacancy Rate	4.1%	4.1%	3.8%	3.6%	3.0%
▲ Avg NNN Asking Rate PSF	$9.74	$9.71	$9.63	$9.55	$9.45
▲ Sale Price PSF	$114	$112	$111	$110	$108
◄ ► Cap Rate	8.7%	8.7%	8.7%	8.7%	8.7%
▲ Under Construction SF	140,500	60,500	30,500	39,000	87,000
◄ ► Inventory SF	20,372,088	20,372,088	20,372,088	20,333,088	20,289,947

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2929 Hartsfield Rd Tallahassee, FL	27,200 SF	$3,907,600 $143.66 PSF	InLight Real Estate Partners, LLC Ware Group Inc	Class B
2830 Industrial Plaza Dr Tallahassee, FL	12,000 SF	$1,900,000 $158.33 PSF	ZAS COMMERCIAL HOLDINGS LLC HornerXpress	Class C
890 Blountstown Hwy Tallahassee, FL	8,908 SF	$800,000 $89.81 PSF	Gulf Land Company Llc All Florida Electric Of Tallahassee Inc	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
644 Fortune Blvd Midway, Florida	22,500 SF	Steve Hittinger	Canteen Vending Services	Vending Machine Operator
4841 Commonwealth Blvd Tallahassee, Florida	11,570 SF	Paca Development	Not Disclosed	N/A
5040 Tharpe St Tallahassee, Florida	11,250 SF	Excelsior Capital	DalTile	Clay Building Material & Refractories Manufacturing

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
TAMPA BAY, FL



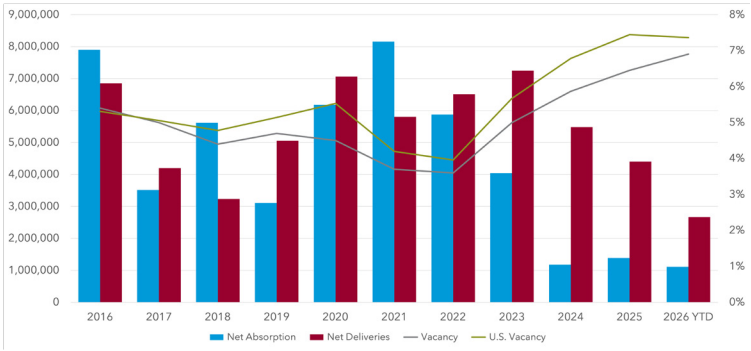
INDUSTRIAL MARKET OVERVIEW

JULIA SILVA, SIOR, *President*

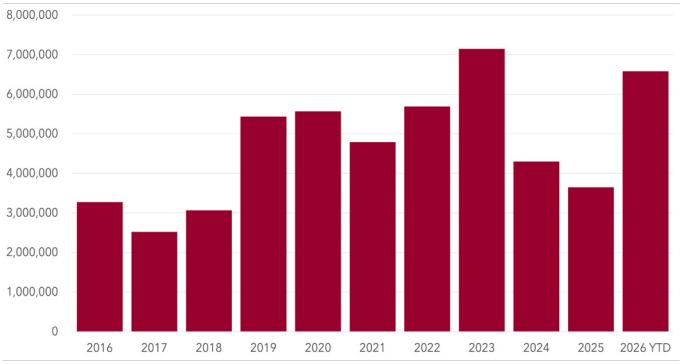
Measured over the 12 months ending Q3 2026, Tampa Bay industrial net absorption totaled 1.43 million square feet, compared with 205,000 square feet in the prior-year period. The largest reported leases were in Lakeland and Plant City, including distribution and building materials users. Asking rents were $11.47 per square foot, slightly above year-ago levels. Reported average sale pricing was $141 per square foot, compared with $121 in Q2. Q3 vacancy was 7.6%, and 3.92 million square feet was under construction. Overall, the data show stronger trailing-year absorption and modest rent growth, alongside rising vacancy and development activity.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	1,431,082	2,697,386	3,066,266	1,386,541	205,404
▲ Vacancy Rate	7.60%	6.70%	6.41%	5.96%	6.20%
▲ Avg NNN Asking Rate PSF	$11.47	$11.45	$11.42	$11.32	$11.38
▲ Sale Price PSF	$141.00	$121.00	$139.00	$138.00	$133.00
▲ Cap Rate	7.46%	7.43%	7.44%	7.30%	7.36%
▲ Under Construction SF	3,916,325	3,466,755	3,001,184	3,373,925	3,470,505
▲ Inventory SF	267,974,598	266,874,038	265,751,034	265,001,724	264,398,782

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1820 Massaro Blvd Tampa, FL	415,717 SF	$56,100,000 $134.95 PSF	Hines Agellan Commercial REIT	Class C
9300 28th St N Pinellas Park, FL*	197,504 SF	$32,100,000 $162.53 PSF	GID Industrial Advisors La Caisse	Class B
2125 Interstate Dr Lakeland, FL*	168,400 SF	$30,372,343 $180.36 PSF	Redfearn Capital DRA Advisors	Class A

**Part of a portfolio sale*

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6850 Firstpark Blvd Lakeland, FL	400,000 SF	Affinius Capital	HD Supply	Wholesale Distribution
Building 100 5360 Allen K Breed Hwy Lakeland, FL	274,040 SF	KKR	World Electric Supply	Wholesale Distribution
2451-2465 S County Line Rd Plant City, FL	216,107 SF	BGO	Polyglass USA	Building Materials Manufacturing

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
ATLANTA, GA



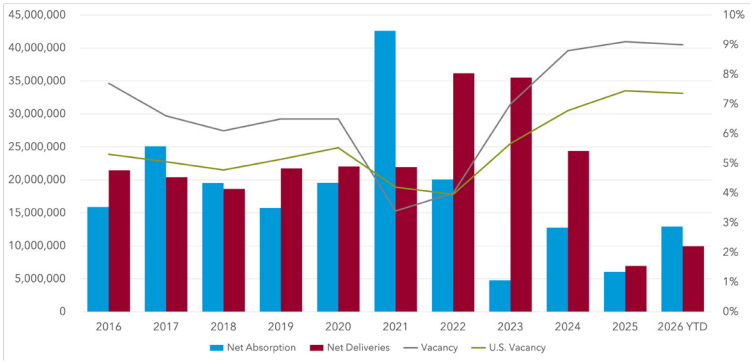
INDUSTRIAL MARKET OVERVIEW

KATE HUNT, *Research Director*

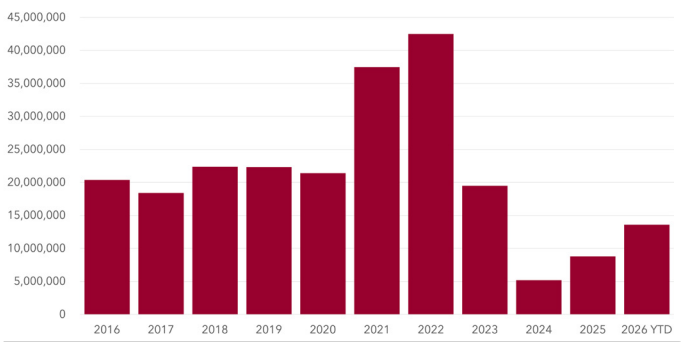
Atlanta's industrial market reached new heights in Q3, posting its strongest leasing quarter on record. Tenants signed nearly 20 million square feet, including three new leases of at least 1 million square feet. New leasing, rather than renewals, drove the record, though many deals closed as the quarter drew to a close and have not yet fully appeared in occupancy data. Net absorption reached a healthy 2.6 million square feet, while vacancy edged up 10 basis points to 9.0% as 2.7 million square feet delivered. Eleven groundbreakings added nearly 4 million square feet to the pipeline. Asking rents rose modestly to $8.49 per square foot, with strong leasing pointing to above-average occupancy gains in the months ahead.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	15,355,194	14,758,574	10,876,289	6,057,640	6,668,822
▲ Vacancy Rate	9.0%	8.9%	8.6%	9.1%	9.5%
▲ Avg NNN Asking Rate PSF	$8.49	$8.39	$8.08	$8.12	$8.01
▲ Sale Price PSF	$137	$126	$118	$118	$118
▲ Cap Rate	6.6%	6.5%	5.8%	6.6%	5.8%
▲ Under Construction SF	13,602,922	12,232,744	11,297,475	8,793,256	6,161,216
▲ Inventory SF	918,576,926	910,995,224	901,499,542	899,878,272	904,933,801

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
830 Ga-42 McDonough, GA	1,116,350 SF	$90,000,137 $80.62 PSF	Highline Warren Zinus	Class B
200 Metcalf Rd Extension Forest Park, GA	910,000 SF	$135,250,000 $148.63 PSF	Digital Realty Trust, Inc. TA Realty	Class A
502 Valentine Industrial Pkwy Ext Pendergrass, GA	800,590 SF	$76,600,000 $95.68 PSF	Ares Management Corporation Affinius Capital LLC	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4505 Derrick Industrial Pky Atlanta, GA	1,039,574 SF	Majestic Realty Co.	Confidential	Confidential
646 Parker Industrial Rd Pendergrass, GA	1,017,900 SF	CBRE Investment Management & Trammell Crow Company	TikTok	Online Retailers & Marketplaces
700 Price Dr Locust Grove, GA	1,000,993 SF	Manulife Investment Man- agement	Google	Computer Processing

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
SAVANNAH, GA



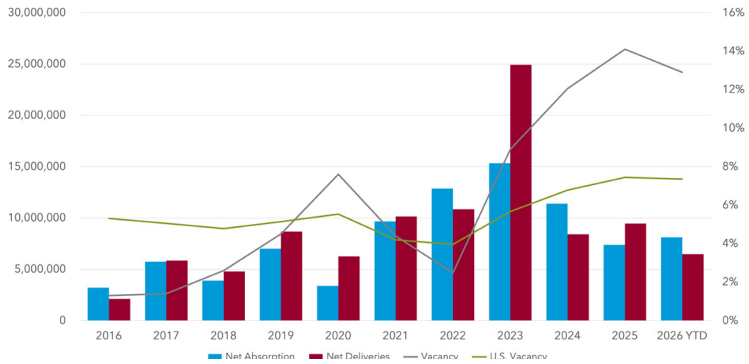
INDUSTRIAL MARKET OVERVIEW

KATE HUNT, *Research Director*

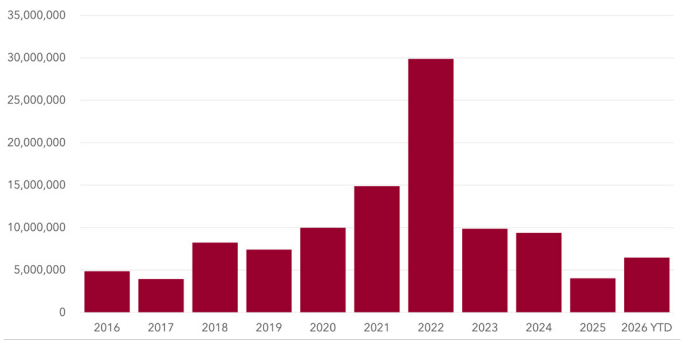
Savannah's industrial market maintained positive momentum, with nearly 1.7 million square feet of net absorption and vacancy edging down to 12.9%. Deliveries slowed from the prior quarter, while 6.5 million square feet remained under construction. Average asking rents eased to $8.33 per square foot, and the average sale price rose to $140 per square foot. The region's manufacturing and logistics base continues to support its long-term outlook. A planned OpenAI data center campus in nearby Effingham County adds a major investment to the area's development story and could attract additional businesses and suppliers over time. For now, positive absorption and lower vacancy point to steady demand as construction activity builds.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	8,940,471	8,324,517	5,716,173	7,382,012	8,852,426
▼ Vacancy Rate	12.9%	13.0%	12.8%	14.1%	14.1%
▼ Avg NNN Asking Rate PSF	$8.33	$8.86	$8.68	$8.54	$8.51
▲ Sale Price PSF	$140.00	$134.00	$131.00	$133.00	$130.00
▼ Cap Rate	6.50%	6.80%	6.80%	6.78%	6.80%
▲ Under Construction SF	6,454,037	4,756,068	4,665,882	4,020,337	5,040,965
▼ Inventory SF	172,712,307	174,029,293	168,317,162	167,637,487	164,398,251

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2512 Belfast Keller Rd Richmond Hill, GA	1,037,309 SF	$99,581,664 $96.00 PSF	Amazoncom Services LLC Belfast Xg Llc	Class A
110 Commerce Pky Black Creek, GA	983,791 SF	$89,525,000 $91.00 PSF	Indu Ell GA Commerce, LLC Gicc Building 1 Owner Llc	Class A
309 Little Hearst Pky Savannah, GA	660,490 SF	$72,075,000 $109.12 PSF	NP Savannah River LLC BREIT SE Industrial Savannah LLC	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
120 Feldspar Dr - Bldg 6 Savannah, GA	769,500 SF	Capital Development Partners	Creative Innovations, Inc	Office Furniture Manufacturing
521 Morgan Lakes Industrial Blvd Pooler, GA	499,200 SF	PGIM	East Coast Warehouse & Distribution	Logistics
Dean Forest Rd - Bldg 3 Garden City, GA	404,957 SF	CenterPoint Properties	Undisclosed	Undisclosed

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
CHICAGO, IL



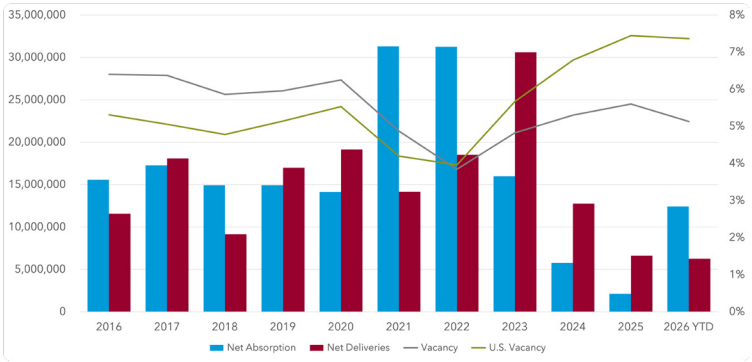
INDUSTRIAL MARKET OVERVIEW

ERIC LOPEZ, *Research Coordinator*

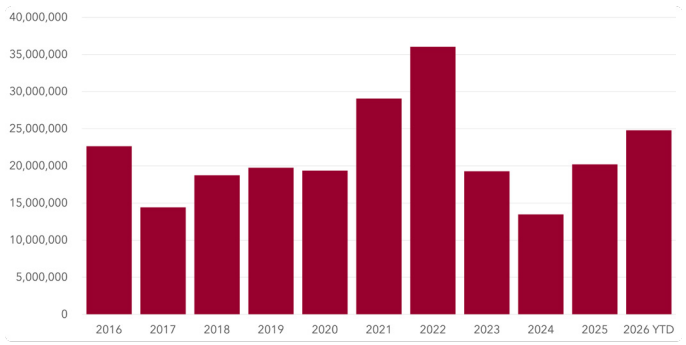
Chicago's industrial market has regained momentum as occupiers move forward with previously deferred leasing decisions and shift from destocking to restocking. Leasing activity is up roughly 20% over the past year, concentrated in newer facilities above 200,000 SF. Deliveries totaled just under 11 million SF in 2025, about 50% below the decade average, though 25.8 million SF is now under construction and roughly 55% is pre-leased. Vacancy stands at 5.1% and should hold near current levels. Asking rents are up 4.4%, outpacing the national average of 1.3%, with the strongest growth in newer logistics space.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	13,137,437	7,814,493	4,011,062	2,127,201	(1,362,876)
▼ Vacancy Rate	5.37%	5.50%	5.48%	5.60%	5.73%
▲ Avg NNN Asking Rent PSF	$10.30	$10.25	$10.15	$9.99	$9.85
▲ Sale Price PSF	$103.58	$102.14	$100.47	$98.89	$97.24
▼ Cap Rate	8.09%	8.12%	8.16%	8.17%	8.18%
▲ Under Construction	24,794,126	23,575,426	22,748,665	20,217,551	16,132,834
▲ Inventory	1,384,061,736	1,380,754,404	1,378,762,461	1,377,813,340	1,375,431,184

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
101 Appliance Way Morris, IL	1,200,000 SF	$133,308,100 $111.09 PSF	North Haven Net REIT Crow Holdings	Class A
1237 W Division St Chicago, IL	1,184,800 SF	$195,000,000 $164.58 PSF	Amazon Logistics Property Company	Class A
1125 Remington Blvd Romeoville, IL	767,161 SF	$86,500,000 $112.75 PSF	Stockbridge Capital Group BGRE	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
Venture Park 65 Crown Point, IN	1,200,000 SF	Venture One Real Estate	Amazon	Retailer
25101 S Ridgeland Ave Monee, IL	879,040 SF	CBRE Investment Man-agement	DHL	Logistics
100 S Milwaukee Ave Vernon Hills, IL	698,360 SF	Learning Resources	Hand2Mind	Educational Services

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
BATON ROUGE, LA



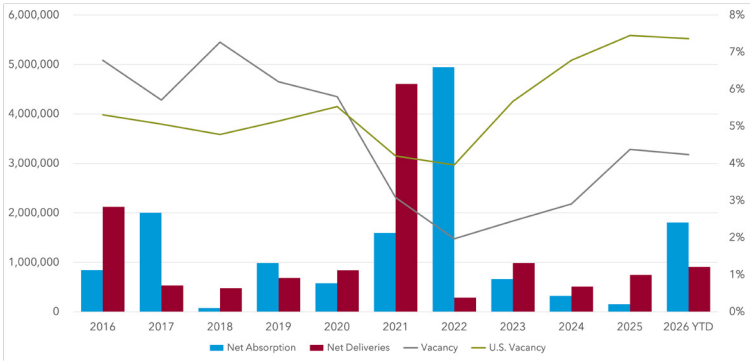
INDUSTRIAL MARKET OVERVIEW

EVAN SCROGGS, SIOR, CCIM, *President*

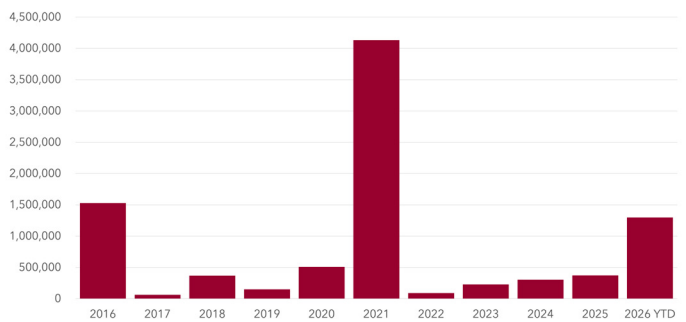
Baton Rouge's industrial market remains tight, with vacancy at 4.2%, well below the U.S. rate of 7.4%. Asking rents edged up to $10.53 per square foot as demand strengthened, with 12-month net absorption reaching 1.1 million square feet. The broader economy is adding momentum: Baton Rouge recorded 438,800 nonfarm jobs in August, up 3.2% year over year. Construction employment posted the strongest growth, while manufacturing employment also increased modestly, supporting the region's industrial base.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	1,112,304	1,439,755	802,133	153,940	(240,929)
▲ Vacancy Rate	4.24%	3.66%	4.45%	4.38%	4.19%
▲ Avg NNN Asking Rent PSF	$10.53	$10.51	$10.32	$10.19	$10.12
◄ ► Sale Price PSF	$83.00	$83.00	$83.00	$80.00	$101.00
◄ ► Cap Rate	9.40%	9.40%	9.40%	9.40%	9.50%
▲ Under Construction	1,298,714	1,063,539	235,175	364,110	310,201
▲ Inventory	39,601,032	39,365,856	39,001,746	38,691,545	38,379,115

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5425 Florida Blvd Baton Rouge, LA	44,716 SF	$2,975,000 $66.53	5425 Florida Blvd, LLC Moran Printings Inc	Class B
9353 Mammoth Ave Baton Rouge, LA	15,000 SF	$2,000,000 $133.33	Bingo Wholesale, Inc. E And D Properties Br LLC	Class A
10441 Mammoth Ave Baton Rouge, LA	5,000 SF	$275,000 $55.00	Undisclosed	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2070 Commercial Dr Port Allen, LA	250,000	Jes Port Allen Land II LLC	Not Disclosed	Food and Beverage
1870 Grand Terre Ln Port Allen, LA	124,600	HSA Commercial Real Estate	Not Disclosed	Not Disclosed
*11965 Lakeland Park Blvd Baton Rouge, LA	20,000	Briar Meads Capital	Confidential	Electrical / Data Related

**Lee & Associates Transaction*

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
LAFAYETTE, LA



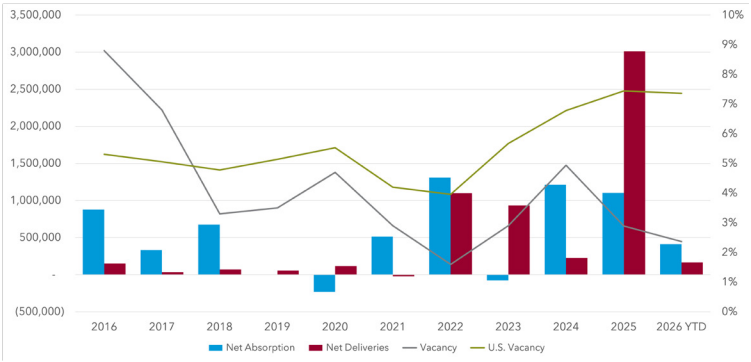
INDUSTRIAL MARKET OVERVIEW

CLINTON SHEPARD, *Principal and Partner*

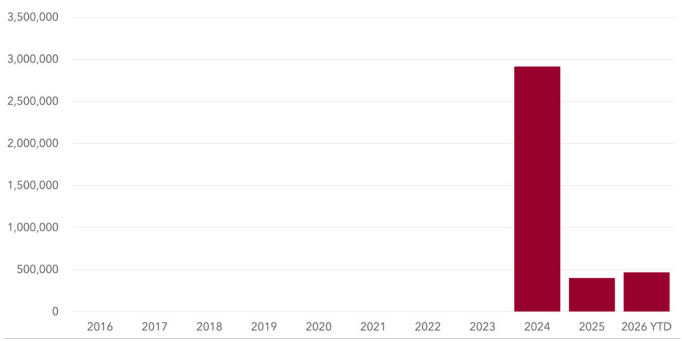
The Greater Lafayette industrial market continued to demonstrate strong fundamentals through Q3 2026, with vacancy declining to 2.37%. Limited quality inventory continues to challenge tenants seeking suitable facilities. Average asking lease rates increased 7.4% year-over-year, while sales pricing strengthened to $95.75/SF and cap rates compressed to 6.72%, driven by several high-quality transactions. Trailing 12-month net absorption remained positive at 219,164 SF, with year-to-date absorption reaching 412,214 SF. Construction activity is gradually increasing, with 165,400 SF currently underway. Looking ahead, historically low vacancy, limited speculative development, and sustained industrial demand should support continued rental growth, although elevated construction costs and limited functional inventory remain obstacles to expansion.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	219,164	240,761	(47,711)	332,629	217,101
▼ Vacancy Rate	2.37%	2.83%	3.97%	2.89%	2.92%
▲ Avg NNN Asking Rent PSF	$9.32	$9.09	$9.53	$8.90	$8.68
▲ Sale Price PSF	$95.75	$79.55	$77.67	$95.14	$54.93
▼ Cap Rate	6.72%	8.86%	8.20%	8.52%	0.00%
▼ Under Construction	165,400	172,100	25,000	153,312	124,145
▲ Inventory	42,073,712	41,901,612	41,876,612	41,723,300	41,599,155

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2211 Grand Prairie Rd New Iberia, LA	554,024 SF	See Broker for Price	LCN Capital Partners Ambrose Property Group	Class A
1149 Smede Hwy Broussard, LA	35,840 SF	$4,715,000 $131.56 PSF	Undisclosed Tempus Realty Partners	Class C
1244 Petroleum Pkwy Broussard, LA	21,560 SF	$3,440,000 $159.55 PSF	Malko Ventures Quality Property Services	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
207 Easy St Lafayette, LA	24,318 SF	PBL Properties LLC	LUS Fiber	Telecommunications
6127 Hwy 90 E Broussard, LA	17,222 SF	Coastal Chemical	Gulfstream Services	Oil & Gas
101 Derrick Dr Broussard, LA	16,205 SF	Davis Montgomery LLC	Stallion Artificial Lift Systems	Oil & Gas

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
NEW ORLEANS, LA



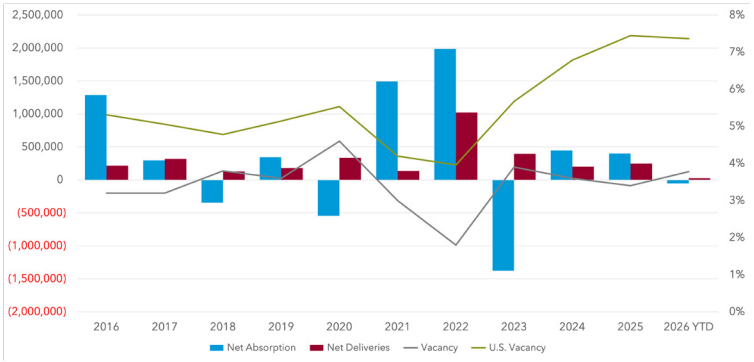
INDUSTRIAL MARKET OVERVIEW

EVAN SCROGGS, SIOR, CCIM, *President*

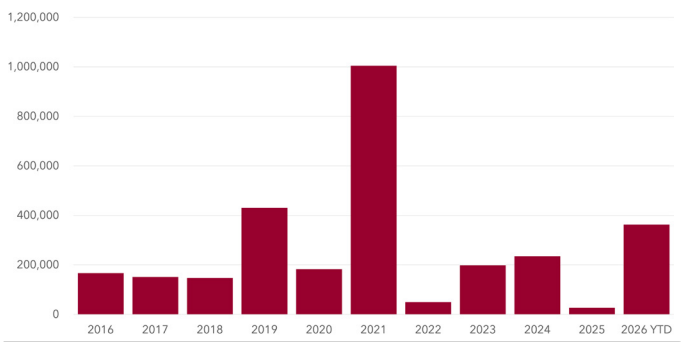
New Orleans' industrial market remains tight, with vacancy at 3.8% despite some softening in demand over the past year. Rising annual asking-rent growth points to continued resilience, particularly for well-located space. Construction is underway on 200,555 square feet at Steel 12's Gulf South Commerce Park in Mandeville, with delivery scheduled for Q1 2027. Rivermark Crossing at Fremaux Park has also announced a 250,000-square-foot speculative project scheduled for delivery in late 2027. The region's longer-term outlook is tied to its port and river-industrial base, along with major investments in energy, manufacturing and logistics. The Louisiana International Terminal is expected to begin construction in late 2026, while projects such as ElementUSA's rare-earth plant add to the region's industrial investment pipeline. Though these projects will take time to translate into lasting tenant demand, they reinforce New Orleans' role as a Gulf Coast trade and distribution hub.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	(408,287)	(9,394)	122,923	400,641	372,422
▲ Vacancy Rate	3.8%	3.4%	3.8%	3.4%	2.9%
▲ Avg NNN Asking Rent PSF	$7.33	$7.19	$7.29	$7.57	$6.86
▼ Sale Price PSF	$60	$65	$70	$92	$120
◄ ► Cap Rate	9.40%	9.40%	9.40%	9.40%	9.40%
▲ Under Construction	363,000	11,400	11,400	27,025	37,125
◄ ► Inventory	84,105,208	84,105,208	84,093,808	84,078,183	84,056,683

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3949 Euphrosine St New Orleans, LA	204,819 SF	$7,000,000 $34.18 PSH	GHK Developments, Inc. Comeaux Furniture & Appliance Inc	Class C
200 James Dr Saint Rose, LA	141,394 SF	Undisclosed	Clc Investments Llc Kongsberg Maritime Inc	Class B
4471 Michoud Blvd New Orleans, LA	35,000 SF	$1,200,000 $34.29 PSF	Undisclosed Robert Blum	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2123 Tchoupitoulas St New Orleans, LA	15,207 SF	Private Owner	Undisclosed	Undisclosed
632 Alvar St New Orleans, LA	11,800 SF	Private Owner	Undisclosed	Undisclosed
71363 Thelma Ln Covington, LA	2,520 SF	Private Owner	Undisclosed	Undisclosed

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
BOSTON, MA



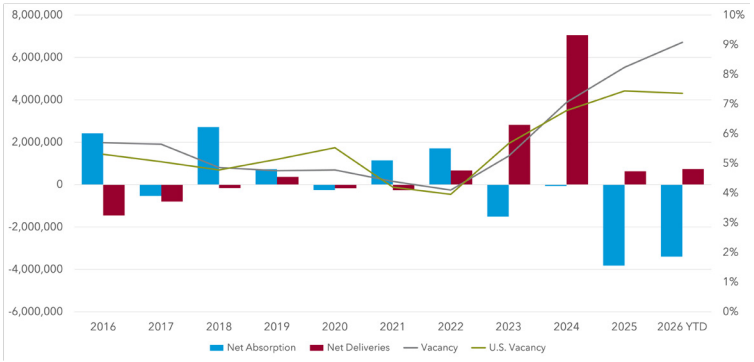
INDUSTRIAL MARKET OVERVIEW

TY JANNEY, *Managing Principal*, ROBERT ELMER, *Managing Principal*

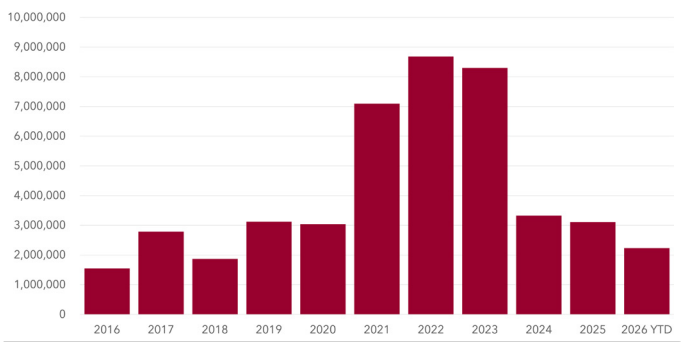
As of Q3, 2026, trailing 12 month leasing volume in the Greater Boston industrial market was 9.5 million square feet, keeping year-to-date activity in line with 2025. Several large tenant givebacks kept absorption at negative 3.3 million square feet and pushed vacancy modestly higher to 9.1%. Asking rents inched upward by 1.7% over Q3 2025. Demand was strongest for flex and manufacturing space, supported by advanced manufacturing, R&D and tough-tech growth. Massachusetts tough-tech companies attracted nearly $6.2 billion in third-quarter venture funding, driving demand from AI, robotics and climate technology sectors. Trade uncertainty continued to temper activity; however, subdued construction and demand-driven development point to a more balanced market heading into 2027.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	(3,438,272)	(3,005,754)	(3,961,809)	(3,821,997)	(3,627,460)
▲ Vacancy Rate	9.1%	8.7%	8.8%	8.2%	8.0%
▼ Avg NNN Asking Rate PSF	$16.85	$16.93	$16.84	$16.77	$16.57
▼ Sale Price PSF	$191.49	$194.51	$184.92	$144.12	$195.29
▲ Cap Rate	6.5%	6.4%	8.8%	8.1%	7.8%
▲ Under Construction SF	2,150,338	1,856,709	2,352,181	3,110,981	3,277,956
▲ Inventory SF	373,828,336	373,687,923	373,914,578	373,269,808	373,088,476

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
9 Progress Road Billerica, MA	77,456 SF	$12,500,000 $161.38	Griffith Properties The Dodge Company	Class C
146 Leland Street Framingham, MA	68,835 SF	$12,250,000 $177.96	Alterra IOS Boston Realty Investment Group, LLC	Class C
1 Westinghouse Plaza Hyde Park, MA	42,000 SF	$7,100,000 $169.05	Calare Properties, Inc. The Beker Foundation	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5 Latti Farm Road Millbury, MA	120,000 SF	Tonuse, Inc.	Solect Energy Development	Solar Electric Power
90 Salem Road North Billerica, MA	115,000 SF	Crow Holdings Industrial	Reframe Systems	Construction
675 Canton Street Norwood, MA	90,210 SF	James Campbell Company, LLC	Veho	3PL

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
MARYLAND, MD



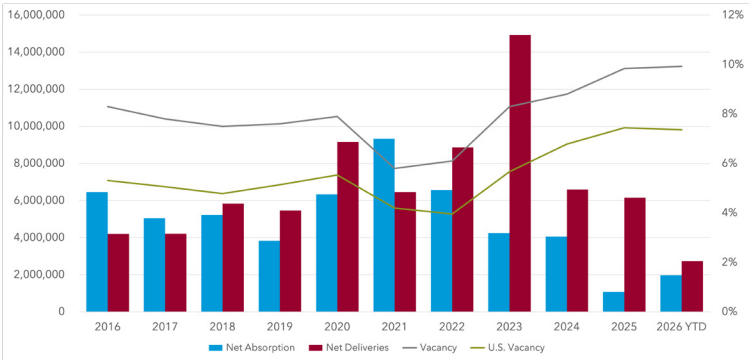
INDUSTRIAL MARKET OVERVIEW

LEE & ASSOCIATES MARYLAND, *Industrial Team*

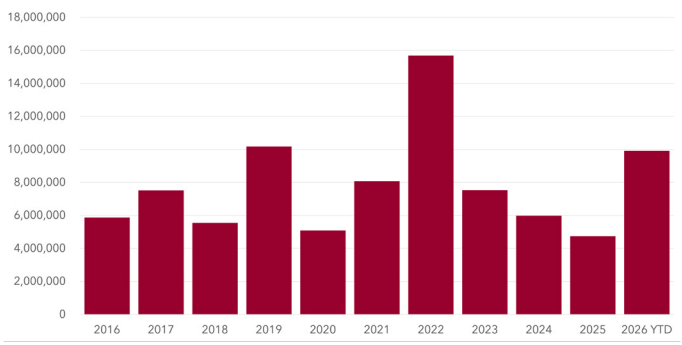
Maryland's industrial market gained momentum in Q3, with vacancy easing to 9.9% and 12-month net absorption climbing to 6.8 million square feet, up from 3.8 million a quarter earlier. The three largest reported leases totaled more than 1.8 million square feet, led by a 730,000-square-foot deal in Hagerstown. Construction is picking up, with nearly 9.9 million square feet underway, more than double the level a year ago and much of the pipeline concentrated along I-95 North. Deliveries totaled 1.3 million square feet. Average asking rents edged down to $10.58 per square foot, as standard industrial rates softened while flex rates continued to rise.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	6,768,512	3,798,054	2,218,034	1,076,053	(4,682,841)
▼ Vacancy Rate	9.92%	10.04%	10.02%	9.84%	10.00%
▼ Avg NNN Asking Rate PSF	$10.58	$10.64	$10.51	$10.33	$10.26
▼ Sale Price PSF	$147	$170	$116	$126	$148
◄ ► Cap Rate	4.00%	4.00%	6.40%	7.80%	8.00%
▲ Under Construction SF	9,917,062	4,807,655	4,109,148	4,744,901	6,947,228
▼ Inventory SF	388,947,379	387,663,563	387,582,103	386,387,410	381,214,769

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
7001 Quad Ave Rosedale, MD	621,144 SF	$91,000,000 $146.50 PSF	Sagard Real Estate LBA Logistics	Class A
8511 Pepco Pl Upper Marlboro, MD	202,976 SF	$56,600,000 $278.85 PSF	Stockbridge Capital Group, LLC TA Realty	Class A
700 Evelyn Ave Linthicum, MD	177,536 SF	$17,750,000 $99.98 PSF	Gavigan's Furniture Camber Real Estate Partners LLC	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
16422 National Pike Hagerstown, Maryland	730,116 SF	Panattoni	Not Disclosed	Not Disclosed
610 Chelsea Rd Aberdeen, Maryland	571,762 SF	Link Logistics	Not Disclosed	Not Disclosed
40 Bethel Church Rd North East, Maryland	502,200 SF	Manulife Financial Corporation	Herr Foods, Inc.	Manufacturing

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
DETROIT, MI



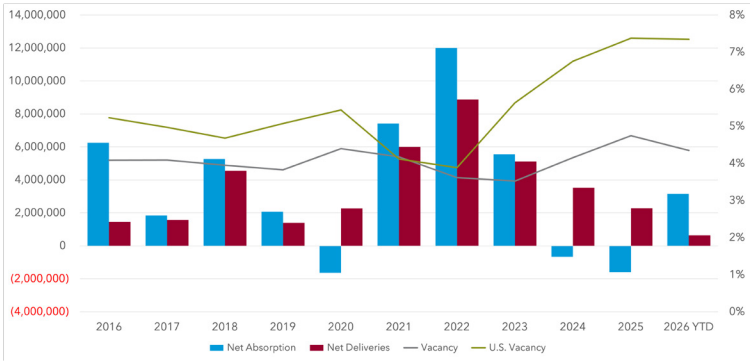
INDUSTRIAL MARKET OVERVIEW

JON SAVOY, CCIM, SIOR, *President*

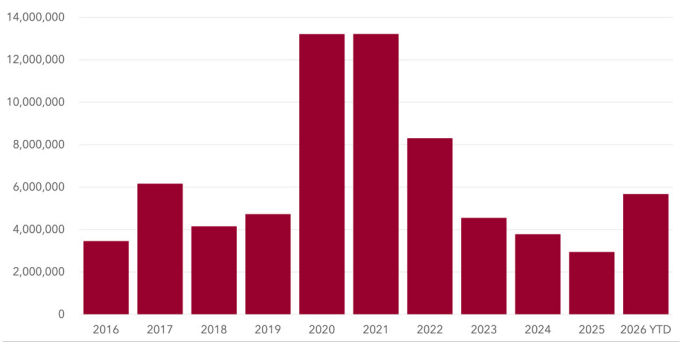
Detroit's industrial market gained momentum in Q3 2026 as tenant demand strengthened and vacancy moved lower. Positive absorption increased significantly from the prior quarter, pointing to healthier leasing activity and renewed confidence among users. Asking rents remained relatively stable, while demand continued to favor functional buildings in strong locations. Construction activity also increased, which should provide additional options as new projects move closer to completion. Overall, improving demand and lower vacancy suggest the market is moving in a healthier direction, though conditions remain selective heading into the final quarter of the year.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	3,645,995	670,938	247,400	(1,592,180)	(2,047,617)
▼ Vacancy Rate	4.4%	4.9%	4.9%	4.7%	4.6%
▼ Avg NNN Asking Rate PSF	$9.06	$9.11	$9.03	$8.97	$8.89
◄ ► Sale Price PSF	$75	$75	$74	$73	$72
◄ ► Cap Rate	10.8%	10.8%	10.8%	10.8%	10.8%
▲ Under Construction SF	5,672,253	3,716,629	2,520,305	2,948,395	4,144,208
▲ Inventory SF	641,843,804	641,797,721	641,749,668	641,205,060	639,599,387

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
70701 Powell Road Romeo, MI	101,297 SF	$7,850,000 $77.49 PSF	Ball Equipment Shelby Enterprises	Class B
35901 Veronica Street Livonia, MI	91,120 SF	$6,486,000 $71.18 PSF	LaFontaine Automotive CMS Michigan	Class C
2110 Executive Hills Court Auburn Hills, MI	80,416 SF	$11,059,200 $137.52 PSF	Oakland County Symmetry Management & Realty	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
42060 Ecorse Road Van Buren Township, MI	615,140 SF	Ashley Capital	Gardner White	Retailer
33340 Trade Center Drive Romulus, MI	312,474 SF	NorthPoint	Amazon	Retailer
10035 Assembly Park Drive Wixom, MI	307,747 SF	NewStreet Properties	Matrix Quality Services	Automation

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
TWIN CITIES, MN



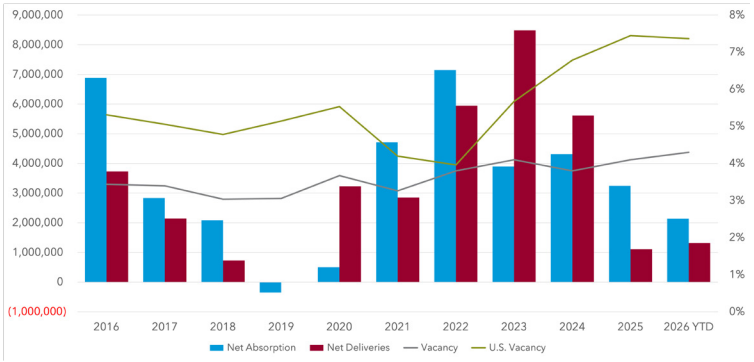
INDUSTRIAL MARKET OVERVIEW

NATHAN ARNOLD, CCIM, *Principal*

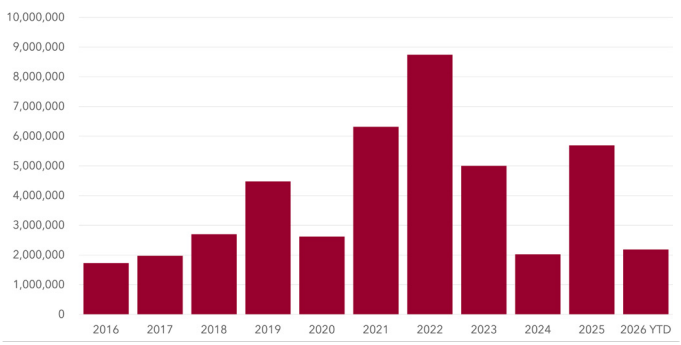
The Minneapolis industrial market posted 1.37 million square feet of 12-month net absorption, while vacancy held at 4.3%. Average sale prices reached $106 per square foot, and 8.75 million square feet remained under construction. Strong absorption and steady vacancy point to continued demand, while the substantial construction pipeline gives occupiers more options to watch as new space comes online. For tenants and owners, the next year will be shaped by where that new supply delivers and how quickly the market absorbs it

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	1,366,992	(408,327)	647,036	2,726,330	3,664,888
▼ Vacancy Rate	4.30%	4.60%	4.30%	4.10%	3.80%
▲ Avg NNN Asking Rate PSF	$9.61	$9.07	$9.58	$9.55	$9.46
◄ ► Sale Price PSF	$106.00	$106.00	$106.00	$105.00	$101.00
▲ Cap Rate	8.80%	8.70%	8.70%	8.60%	8.80%
▲ Under Construction SF	8,750,226	7,778,765	6,704,262	7,025,637	7,616,444
▲ Inventory SF	443,017,773	440,631,346	439,231,974	438,807,143	437,996,331

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2565 Kasota Ave St. Paul, MN	206,665 SF	$10,950,000 $52.98 PSF	Gengar Holdings Hempel	Class C
420 37th Ave NE Minneapolis, MN	130,439 SF	$20,670,000 $158.46 PSF	Pendulum Property Partners Clarion Partners	Class A
7300 36th Ave N (Portfolio Sale) Minneapolis, MN	170,682 SF	$32,870,000 $192.58 PSF	New Mountain Capital Realty Income Corporation	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
11435 Hudson Road Woodbury, MN	238,000 SF	Stotan Industrial	Champions Hall	Sports Industry
7350 Commerce Lane NE Mineapolis, MN	250,117 SF	Endeavor Development	Blu Dot	Furniture
3705 Pheasant Ridge Drive NE Blaine, MN	83,886 SF	Broadway Street Devel-opment	nVent	Electrical

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
CHARLOTTE, NC



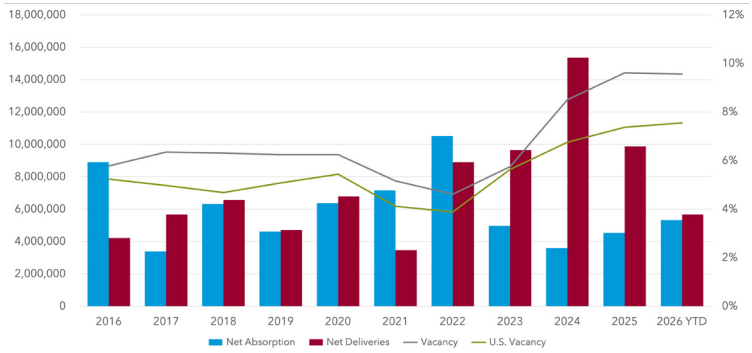
INDUSTRIAL MARKET OVERVIEW

GREG PIERATT, CEO, *Principal,* MATT FRAZEE, *Partner*

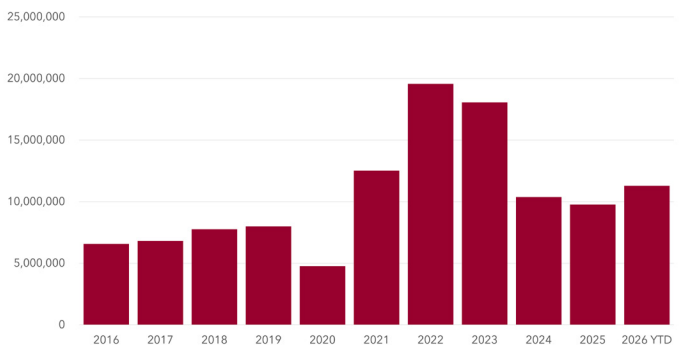
Charlotte's industrial market continued to strengthen through the third quarter as improving tenant demand helped absorb excess inventory and support a gradual recovery in market fundamentals. Vacancy declined to 9.21% while trailing 12-month net absorption surpassed 9.6 million square feet. Leasing activity remained strong among large distribution users, with demand increasingly extending into smaller and mid-sized facilities. Modern industrial properties continue to attract the greatest interest, while older buildings face increased competition and greater pressure to offer concessions. Although the overall construction pipeline remains active, speculative warehouse development has slowed considerably. Overall, improving demand and more disciplined development activity position the market for continued stabilization heading into 2027.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	9,650,221	5,759,797	3,555,189	4,532,822	4,246,348
▼ Vacancy Rate	9.21%	9.51%	9.62%	9.61%	9.40%
▲ Avg NNN Asking Rate PSF	$10.35	$10.30	$10.24	$10.13	$10.09
▲ Sale Price PSF	$120.11	$119.50	$117.60	$113.80	$110.39
▼ Cap Rate	7.21%	7.22%	7.24%	7.31%	7.36%
▲ Under Construction SF	11,383,929	9,706,155	9,671,531	9,763,298	11,782,772
▲ Inventory SF	410,618,046	407,386,858	406,535,074	405,036,994	400,839,504

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1500 Delta Dr Gastonia, NC	878,104 SF	$81,700,000 $93.04 PSF	Link Logistics Real Estate Trinity Capital Advisors	Class A
141 Serviceberry Way Mooresville, NC	723,599 SF	$94,529,073 $130.64 PSF	CBRE Investment Management Link Logistics Real Estate	Class A
12801 Jamesburg Dr Huntersville, NC	559,750 SF	$55,250,000 $98.70 PSF	Link Logistics Real Estate Prologis, Inc	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1415 Peeler Rd Salisbury, NC	472,890 SF	Crow Holdings	American Eagle Outfitters	Retailer
O Woodlake Pky Kings Mountian, NC	378,000 SF	Panattoni	City Electric Supply	Wholesaler
351-355 Crestmont Dr Fort Mill, SC	328,257 SF	Stoltz Real Estate Partners	Legrand North America	Manufacturing

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
DURHAM, NC



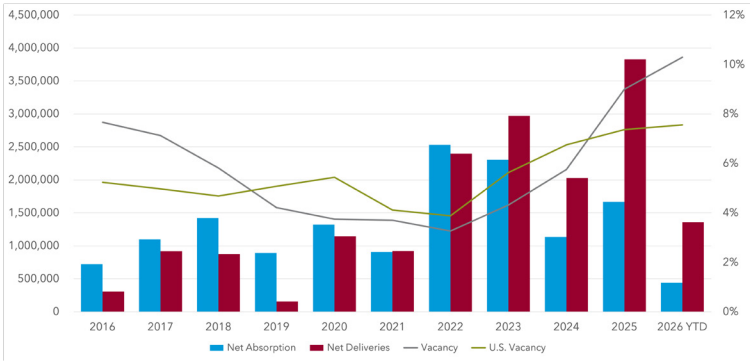
INDUSTRIAL MARKET OVERVIEW

WILL SOSSAMAN, *Broker*

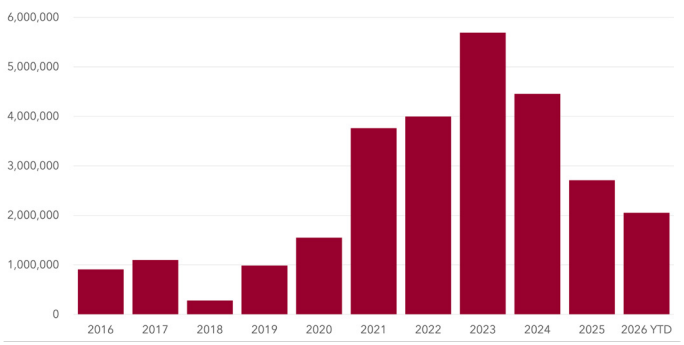
Durham's industrial vacancy climbed to 10.3% in Q3 2026, up from 7.2% a year ago, as new buildings delivered faster than tenants could fill them. About 864,000 SF delivered in the quarter while net absorption was roughly 103,000 SF, leaving 12-month absorption at just 101,125 SF. Owners and investors are looking past the gap: asking rents rose 3.7% over the year to $11.94/SF and sale prices rose 7.7% to $144/SF. Hines added to that bet in June, breaking ground on an 800,000 SF speculative park on the former Wolfspeed site. With 2.1 million SF still under construction, vacancy is likely to stay elevated into 2027.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	101,125	797,273	138,426	1,667,557	2,331,224
▲ Vacancy Rate	10.30%	9.18%	9.96%	9.00%	7.16%
▲ Avg NNN Asking Rate PSF	$11.94	$11.88	$11.76	$11.66	$11.52
▲ Sale Price PSF	$144.34	$143.15	$143.92	$141.55	$134.02
▼ Cap Rate	7.18%	7.19%	7.16%	7.18%	7.29%
▼ Under Construction SF	2,053,818	2,636,464	2,768,464	2,710,485	2,532,123
▲ Inventory SF	61,211,739	60,347,380	60,215,380	59,852,614	59,037,017

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2910 Weck Dr Durham, NC	168,330 SF	undisclosed	Atlanta Property Group DRA Advisors	3 Star Industrial Warehouse
550 Lucy Garrett Rd Roxboro, NC	118,000 SF	$7,450,000 $63.14 PSF	F9 Investments Corp West Egg Real Estate LLC	3 Star Industrial Manufacturing
2710 Weck Dr Durham, NC	108,750 SF	undisclosed	Atlanta Property Group DRA Advisors	3 Star Industrial Warehouse

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
930 Gateway Dr Apex, NC	207,200 SF	Beacon Properties	undisclosed	undisclosed
5 National Way Durham, NC	187,500 SF	JLL Income Property Trust	undisclosed	undisclosed
3860 Brightleaf Ln Apex, NC	150,969 SF	JLL Income Property Trust	undisclosed	undisclosed

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
RALEIGH, NC



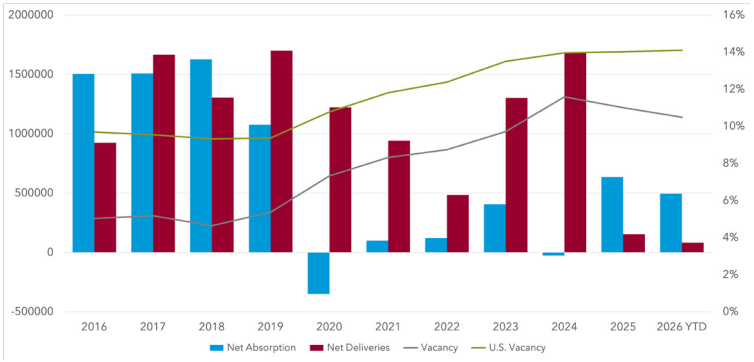
INDUSTRIAL MARKET OVERVIEW

WILL SOSSAMAN, *Broker*

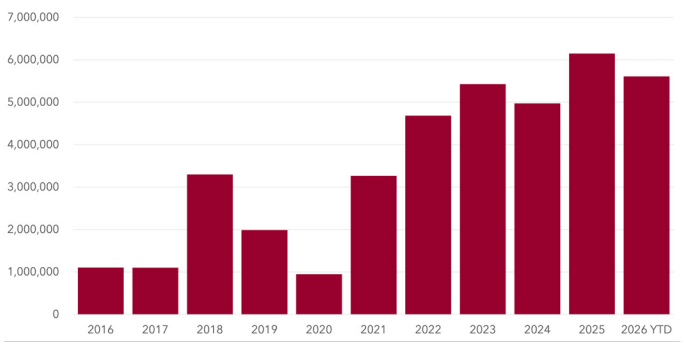
Raleigh's industrial market is absorbing a wave of new supply rather than losing tenants. Twelve-month net absorption reached 2.9 million SF, yet vacancy rose to 7.7% from 6.8% a year ago because 4.0 million SF delivered this year, most of it in Q2. Owners still pushed asking rents up 3.2% to $13.20/SF, well ahead of the 1.3% national pace Lee reported for Q2. Larger users are favoring the I-40 and US-64 corridors south and east of Raleigh, led by a 216,000 SF lease in Garner. With 5.6 million SF still under construction, leasing will need to keep pace to hold vacancy below 8%.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	2,895,717	3,793,791	3,122,719	3,432,184	2,859,156
▼ Vacancy Rate	7.66%	7.71%	6.76%	6.07%	6.76%
▲ Avg NNN Asking Rate PSF	$13.20	$13.14	$13.03	$12.93	$12.79
▲ Sale Price PSF	$157.78	$157.20	$156.35	$154.70	$147.65
◄ ► Cap Rate	7.80%	7.80%	7.79%	7.78%	7.88%
▲ Under Construction SF	5,610,116	4,180,266	5,961,079	6,147,011	5,556,821
▲ Inventory SF	112,819,175	112,673,705	109,775,990	108,809,677	108,616,657

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
255 Eagle Crest Way Garner, NC	625,000 SF	$21,251,000 $34.00 PSF	Johnson Brothers Liquor Company Bagwell Properties	4 Star Industrial Distribution
5724 McCrimmon Pky Morrisville, NC	95,879 SF	$13,200,000 $137.67 PSF	Gala Realty Advisors, LLC Marriner Properties LLC	2 Star Industrial Manufacturing
1526 Brightleaf Blvd Smithfield, NC	93,753 SF	$6,500,000 $69.33 PSF	Prestige Home Solutions APG Companies	3 Star Industrial Warehouse

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
500 N Greenfield Pky Garner, NC	216,164 SF	Longleaf Industrial	Undisclosed	Undisclosed
881 Arrowrock Rd Wendell, NC	132,720 SF	Summit Real Estate Group	Undisclosed	Undisclosed
106 Jeffrey Way Youngsville, NC	50,000 SF	undisclosed	Undisclosed	Undisclosed

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
WILMINGTON, NC



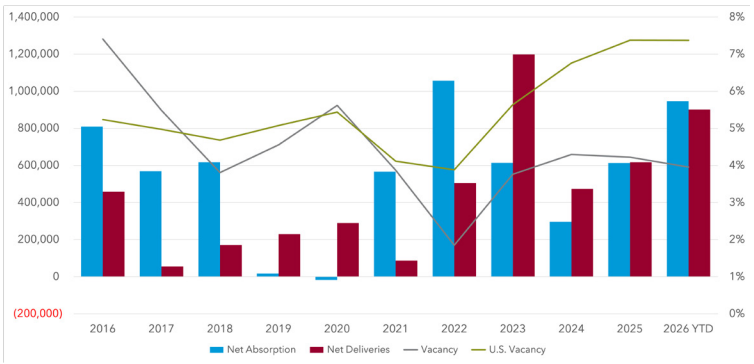
INDUSTRIAL MARKET OVERVIEW

SANDY THORPE, *Managing Director*

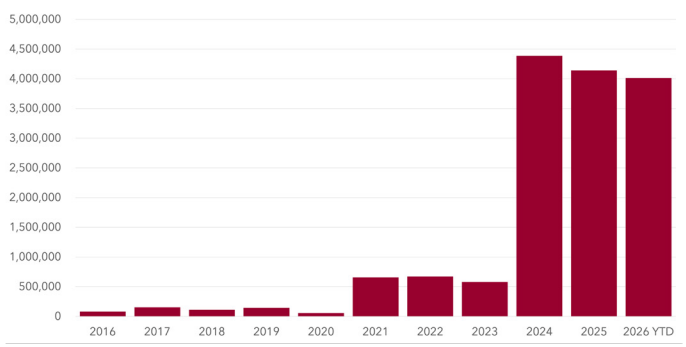
Wilmington's industrial market absorbed a wave of new space in Q3 2026 without losing its footing. About 866,000 SF delivered in the quarter and tenants filled roughly 773,000 SF, so vacancy edged up only to 4.0%, about half the 7.4% U.S. rate. Twelve-month net absorption rose 84% over the year to 1.01 million SF, and asking rents climbed 3.9% to $10.58/SF. Capital is following: New York Life paid $32.8 million for a 2022 warehouse in Leland, and FedEx bought its 213,508 SF Ground hub for $31.75 million. The test ahead is the 4.0 million SF still under construction, equal to 13% of today's inventory.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	1,011,347	272,593	573,807	612,862	548,856
▲ Vacancy Rate	3.96%	3.76%	3.30%	4.22%	4.40%
▲ Avg NNN Asking Rate PSF	$10.58	$10.52	$10.42	$10.32	$10.19
▲ Sale Price PSF	$101.74	$97.84	$97.01	$95.63	$94.26
▼ Cap Rate	7.93%	8.09%	8.07%	8.07%	8.06%
▼ Under Construction SF	4,013,934	4,761,431	4,781,448	4,139,633	3,843,090
▲ Inventory SF	31,417,954	30,552,057	30,532,040	30,516,463	30,506,463

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3811 International Blvd NE Leland, NC	284,580 SF	$32,800,000 $115.26 PSF	New York Life Insurance Company Windsor Commerical	4 Star Industrial Warehouse
3241-3328 Pennington Dr Wilmington, NC	213,508 SF	$31,750,000 $148.71 PSF	FedEx Corporation Setzer Properties	3 Star Industrial Distribution
3870 US Hwy 421 Wilmington, NC	71,035 SF	$10,500,000 $147.81 PSF	KPL Investments Yogasleep	3 Star Industrial Warehouse

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
353 Acme Way Wilmington, NC	30,000 SF	Undisclosed	Protocase Manufacturing USA, Inc.	Manufacturing
3720 US Hwy 421 N Wilmington, NC	20,000 SF	The Treeline Companies	Genuine Parts Company	Wholesaler
1325 Castle Hayne Rd Wilmington, NC	13,800 SF	Dilmar Oil Company	Builder Services Group	Construction

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
NEW JERSEY, NJ



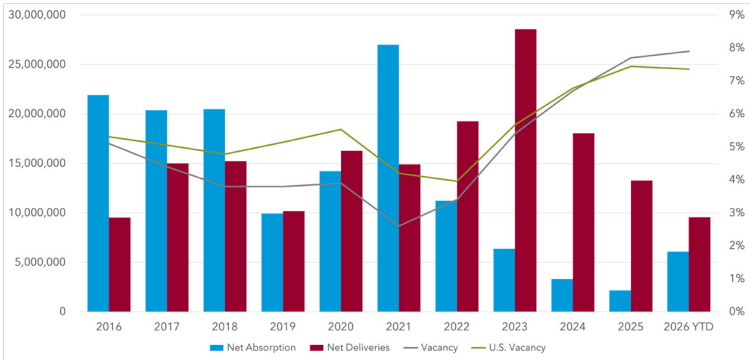
INDUSTRIAL MARKET OVERVIEW

MICHAEL MALMSTONE, *Director of Research and Valuation*

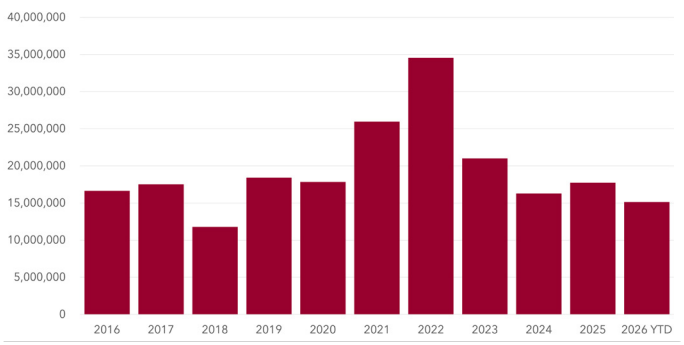
NJ Industrial leasing activity rose 13% QoQ to 14M SF, with 34 leases over 100k SF signed. Three of the five largest leases were renewals. Average asking rents increased $0.27 QoQ to $13.74 PSF NNN. Net absorption climbed 30% to 4M SF, marking the second consecutive positive quarter and lowering vacancy 20 bps to 7.9%. Available sublet space declined 705k SF to 13.8M SF, while overall availability remained at 11.3%. Sales volume increased 30% QoQ to $1.36B, with average pricing rising $30 to $257 PSF. Average cap rates decompressed 110 bps to 6.8%. Active construction increased 1.1M SF to 15.1M SF, although new development remains well below the market's recent peak.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ Qtrly Net Absorption SF	4,000,422	3,072,393	(981,673)	2,101,740	1,440,915
▼ Vacancy Rate	7.9%	8.1%	8.2%	7.7%	7.7%
▲ Avg NNN Asking Rate PSF	$13.74	$13.47	$13.34	$13.28	$13.42
▲ Sale Price PSF	$257.06	$227.26	$195.38	$199.14	$212.66
▲ Cap Rate	6.8%	5.7%	6.3%	6.5%	9.0%
▲ Under Construction SF	15,142,870	14,036,671	13,865,815	17,749,635	14,573,902
▲ Inventory SF	1,072,797,985	1,070,300,316	1,068,324,848	1,063,830,837	1,061,424,455

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
61 Station Road Cranbury, NJ	772,000 SF	$214,500,000 $277.85 PSF	CBRE Investment Management Link Logistics Real Estate	Class A
275 Locke Avenue Woolwich, NJ	262,200 SF	$48,033,649 $183.19 PSF	Realty Income Corporation Dermody	Class A
3 Gateway Boulevard Pedricktown, NJ	213,787 SF	$126,601,493 $592.19 PSF	EQT Real Estate Americold Realty Trust	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
48 Station Road Cranbury, NJ	930,030 SF	Clarion Partners	Wayfair	Online Shopping
50 Veronica Avenue Somerset, NJ	926,392 SF	CalPERS / Sun Life	LG Electronics	Electronic Computers
1 Costco Drive Monroe, NJ	611,320 SF	Heitman	US Elogistics	3PL

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
LAS VEGAS, NV



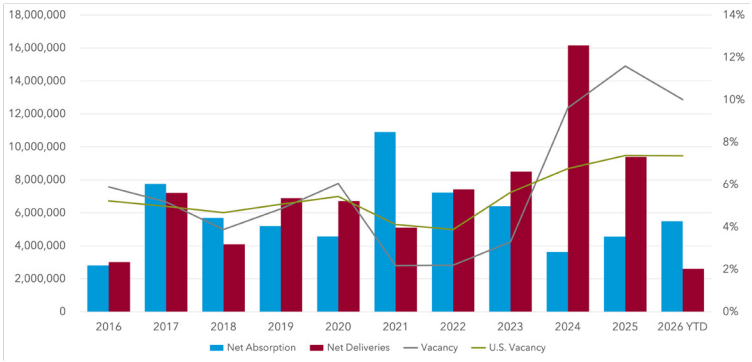
INDUSTRIAL MARKET OVERVIEW

JOHN SHARPE, *President*

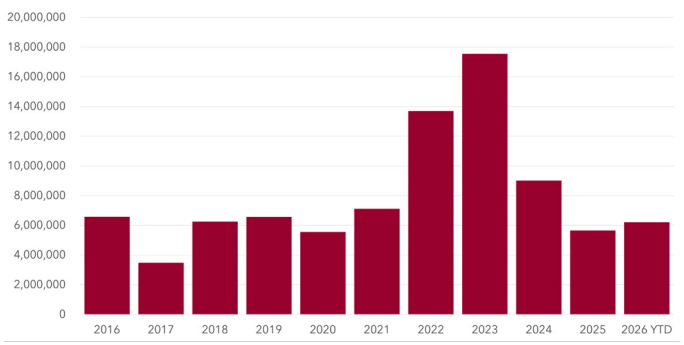
The Las Vegas industrial market faces supply pressures despite solid demand in summer 2026. Leasing has averaged nearly 3 million square feet quarterly, driven by spaces under 100,000 square feet, while demand above 200,000 square feet remains weak. Annual rent growth has slowed and in some submarket fallen. Long-term logistics fundamentals remain favorable, but competition from Phoenix and the Inland Empire has intensified.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	6,608,408	4,526,332	3,699,051	4,566,273	4,479,815
▼ Vacancy Rate	9.91%	10.96%	11.72%	11.59%	11.43%
▼ Avg NNN Asking Rate PSF	$1.14	$1.15	$1.16	$1.15	$1.15
▼ Sale Price PSF	$224.58	$225.01	$223.64	$223.96	$221.86
▲ Cap Rate	5.89%	5.87%	5.86%	5.82%	5.81%
▼ Under Construction SF	6,207,667	7,257,125	6,297,474	5,648,871	6,080,956
▲ Inventory SF	201,909,949	200,458,447	200,125,216	199,301,061	197,913,785

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
West Henderson Business Park Henderson, NV	339,214 SF	$78,800,000 $232.30	Henderson Business Park LLC TA Realty	Class A
Skyport Industrial Park Las Vegas, NV	153,299 SF	$21,250,000 $138.62	BKM Capital Partners TA Realty	Class B
Diablo Logistics Center Las Vegas, NV	143,763 SF	$35,250,000 $245.20	Dalfen Industrial Wade H Cable	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6580 Lindell Rd Las Vegas, NV	105,719 SF	Prologis	Fuse Technical Group	Motion Picture Production
6580 Lindell Rd Las Vegas, NV	41,808 SF	Prologis	Gateway Classic Cars	Car Showroom
7050 S Buffalo Dr Las Vegas, NV	40,455 SF	Clark County Aviation	Les Olson IT	Office equipment

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
RENO, NV



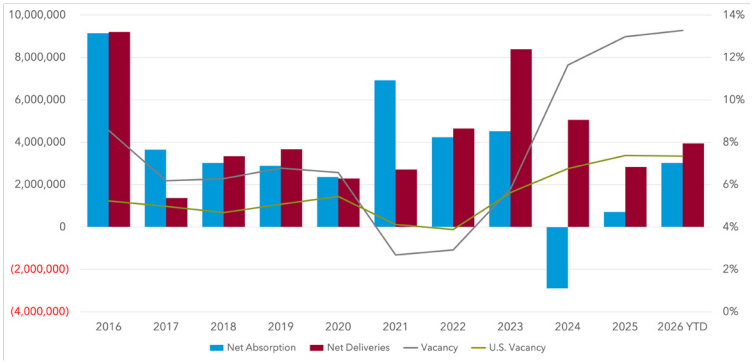
INDUSTRIAL MARKET OVERVIEW

LYLE CHAMBERLAIN, *President*

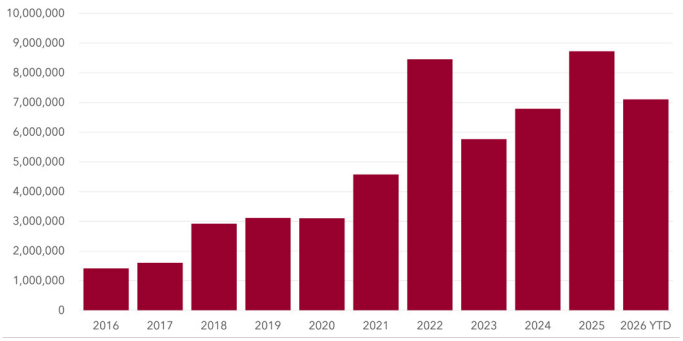
If you just looked at the "Under Construction" in our market for the last 4 years, you could not tell that we had a major Interest change, slow down in the market both nationally and locally, and had a rise in vacancy over that period. The Construction is driven by our unique location of distribution for West Coast service. Sub Lease space has risen, Pre leased space has diminished, but Developers know this will be a "When" problem and likely not an "If". This has, though, put pressure on rates (which have stayed relatively flat) and concessions for the market. It has also put existing space in a poor position to keep tenants without offering rate or improvement concessions as well, and even then, they are often competing with new construction at similar rates to keep tenants. Again, our market will handle it, but the short-term consequences of over construction will keep things dicey.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	1,283,990	1,316,398	2,137,678	708,155	1,810,129
▼ Vacancy Rate	13.6%	13.7%	13.0%	13.0%	10.8%
▼ Avg NNN Asking Rate PSF	$9.44	$9.45	$9.35	$9.22	$9.23
▲ Sale Price PSF	$141.43	$140.54	$138.70	$135.30	$135.17
◄ ► Cap Rate	6.3%	6.3%	6.3%	6.4%	6.3%
▲ Under Construction SF	7,104,490	6,070,096	6,492,768	8,722,916	10,065,889
▲ Inventory SF	137,858,819	137,209,313	136,511,121	133,918,917	132,208,744

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
665 Maestro Dr. (&640 Maestro) Reno, NV	718,791 SF	$118,040,522 $164.22 PSF	Stonemont Financial Link	Class B
45 Vista Blvd Sparks, NV	324,000 SF	$33,000,000 $101.85 PSF	45 Vista NV LLC BT Property LLC	Class B
1150 Southern Way Sparks, NV	40,040 SF	$9,250,000 $231.02 PSF	Erg Aerospace Corp Hsing Hua Cheng	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
475 Lillard Dr. Sparks, NV	276,000 SF	Starwood Real Estate	ACCO	Warehousing
1900 Peru Sparks, NV	108,160 SF	Saxum RE BGO	Confidential	Cold Storage
475 Lillard Dr. Sparks, NV	106,000 SF	Starwood Real Estate	Reno Relo	Moving & Storage

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
CINCINNATI, OH



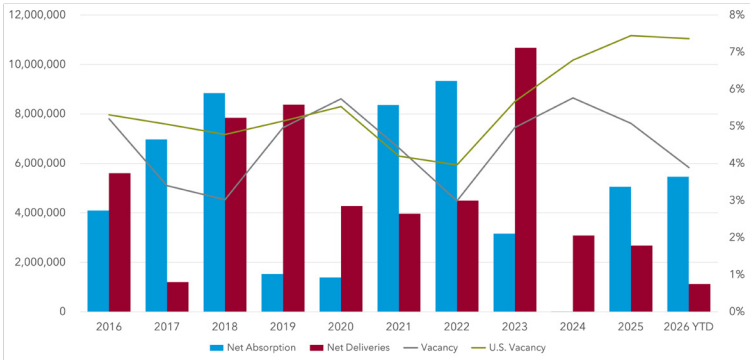
INDUSTRIAL MARKET OVERVIEW

CHAS COOK, *Vice President*

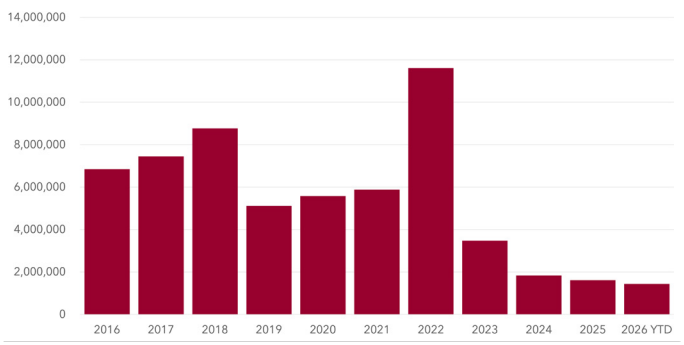
Cincinnati's industrial market remained active through Q3 2026. Tenant demand continues to absorb space, and vacancy stood at approximately 3.6% at quarter-end. Leasing activity has centered on well-located distribution facilities, with Northern Kentucky, West Chester and the Tri-County submarkets seeing notable activity. New construction and recent deliveries are adding options for tenants, but competition remains firm for available space in established locations. Sales activity also remained solid, with market pricing continuing to inch higher for well-located facilities. The region's central location and access to major transportation routes support its role as a distribution hub, with logistics and manufacturing users remaining key sources of demand. With demand holding steady and vacancy trending lower, the Cincinnati market enters the final quarter on solid footing.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	9,613,617	7,033,738	5,166,401	5,060,775	1,934,023
▼ Vacancy Rate	3.64%	4.24%	4.57%	5.08%	5.47%
▲ Avg NNN Asking Rent PSF	$7.97	$7.86	$7.69	$7.58	$7.51
▲ Sale Price PSF	$83.59	$78.44	$77.57	$76.25	$74.12
▼ Cap Rate	8.26%	8.50%	8.50%	8.52%	8.58%
▼ Under Construction	1,442,175	2,336,997	1,502,366	1,613,946	3,468,872
▲ Inventory	370,526,613	369,631,791	369,509,881	369,404,741	367,519,205

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3500 Salzman Rd Middletown, OH	938,000 SF	$55,950,000 $59.65 PSF	InSite Real Estate Kohls Inc	Class A
375 Distribution Cir Fairfield, OH	332,941 SF	$29,050,000 $87.25 PSF	Sealy Distribution Circle LLC Eip-rc 375 Distribution Circle Llc	Class B
95 W Crescentville Rd Springdale, OH	129,515 SF	$9,200,000 $71.03 PSF	The Williamson Group LLC Avon Plant LLC	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1155 Worldwide Blvd Hebron, KY	176,000 SF	Prologis, Inc.	SEKO Logistics	Transportation and Warehousing
1370 Aviation Blvd Hebron, KY	120,623 SF	Transwestern Invest-ment Group	Grove Transportation	Transportation and Warehousing
3720 Langley Dr Hebron, KY	42,000 SF	Prologis, Inc.	Mauer Usa Llc	Manufacturing

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
CLEVELAND, OH



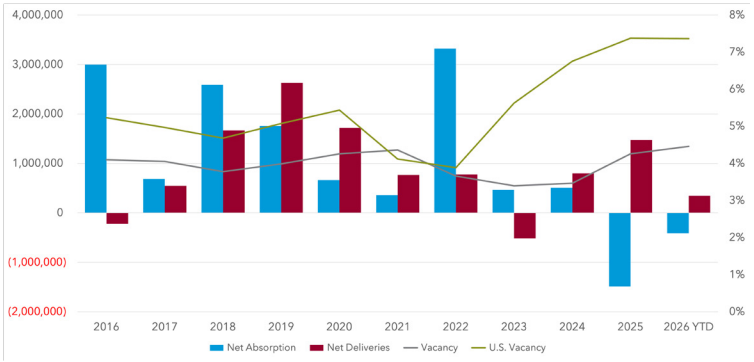
INDUSTRIAL MARKET OVERVIEW

CONNOR KROUSE, *Senior Associate*

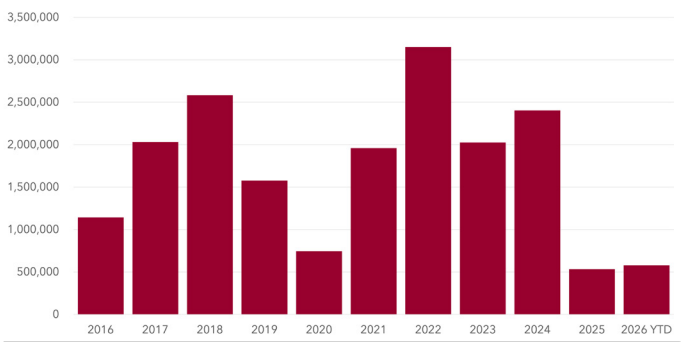
Cleveland's industrial market remained relatively balanced in Q3 2026, supported by tight supply, limited new construction, and steady tenant demand. Vacancy stood at 4.5%, well below the national average, while market asking rents increased 1.7% year over year to roughly $6.70 per square foot. Leasing activity has moderated from recent highs, with renewals representing a larger share of transactions as occupiers remain cautious. Q3 net absorption was negative at approximately 393,000 square feet, though overall market conditions remain stable. Only about 580,000 square feet is currently under construction, representing 0.2% of inventory, with nearly 80% preleased. Constrained development and limited modern industrial space should continue supporting occupancy and rental rates across the Cleveland industrial market.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	(74,989)	4,192	(722,556)	(1,489,400)	(1,421,055)
▲ Vacancy Rate	4.35%	4.20%	4.17%	4.26%	4.02%
▼ Avg NNN Asking Rate PSF	$6.68	$6.73	$6.66	$6.63	$6.56
▼ Sale Price PSF	$53.19	$53.95	$53.06	$51.10	$50.35
▲ Cap Rate	10.6%	10.5%	10.5%	10.7%	10.7%
▲ Under Construction SF	579,500	547,524	346,604	534,049	1,442,149
▲ Inventory SF	368,612,032	368,486,008	368,446,608	368,265,672	367,420,602

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
30301 Carter St Solon, OH 44139	219,574 SF	$20,000,000 $91.09 PSF	Realty Income Corporation Plymouth Industrial REIT, Inc	Class B
18513 Euclid Ave Cleveland, OH 44112	201,500 SF	$2,580,000 $12.80 PSF	RR 18513 Euclid Ave LLC 18901 Euclid Avenue LLC	Class C
16077 Industrial Pky Middlefield, OH 44062	196,414 SF	$6,250,000 $31.82 PSF	Naturepedic Tarkett	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5520 Chevrolet Blvd Parma, OH 44130	392,449 SF	American Postal Infrastructure	Hearn Industrial Services	Transportation
Erico Dr Solon, OH 44139	293,593 SF	General Motors Company	Undisclosed	Distribution
5502 Cass Ave Cleveland, OH 44102	71,943 SF	Carnegie Management and Development Corporation	Laird Technologies	Manufacturing

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
COLUMBUS, OH



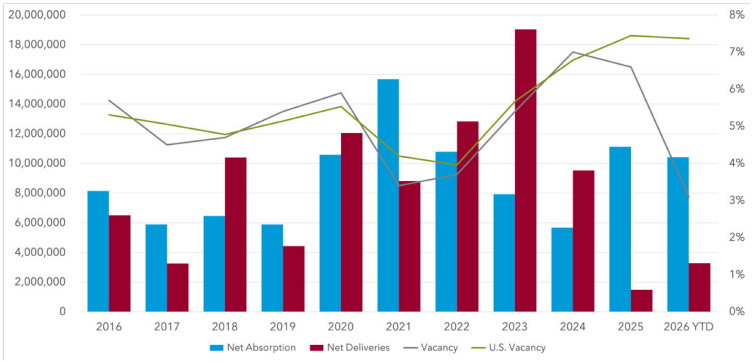
INDUSTRIAL MARKET OVERVIEW

MIKE SPENCER, SIOR, *Founding Principal*

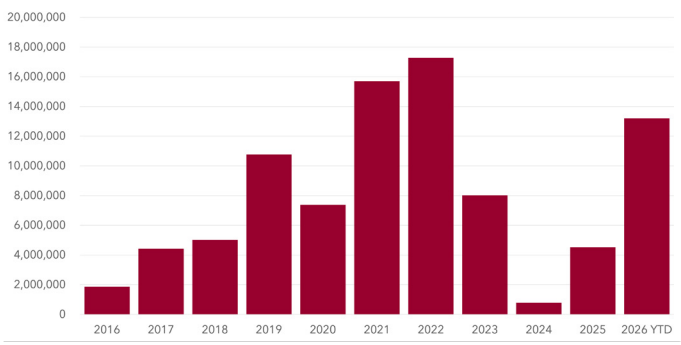
Available inventory is being absorbed at a faster pace. Direct vacancy declined to 3.1%, from 4.9% in Q2 and 7.2% a year earlier. Strongest fundamentals are in newer, institutional-quality product. Class A direct vacancy is now 2.8%, compared with 8.7% in Q2 and 13.2% last year. Rental benchmarks have edged upward. Base rates reached $7.25/SF, compared with $7.09/SF in Q2. Tenant commitments picked up during Q3. The market experienced almost 10 million SF of leasing activity. Completed supply was extremely limited relative to tenant move-ins during Q3. Developers are advancing a sizable amount of new inventory, with 2027 completions potentially resetting the balance between supply and demand.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	3,392,134	2,926,398	4,102,632	3,310,441	2,411,187
▼ Vacancy Rate	3.10%	4.90%	4.50%	6.60%	7.20%
▲ Avg NNN Asking Rate PSF	$7.25	$7.09	$6.99	$6.97	$7.05
▼ Sale Price PSF	$122.00	$125.00	$115.00	$111.00	$109.00
▲ Cap Rate	6.50%	5.95%	6.00%	6.10%	6.15%
▲ Under Construction SF	13,196,557	9,015,392	4,351,301	4,527,760	5,003,680
▲ Inventory SF	374,303,876	373,723,782	377,609,307	376,437,614	370,328,252

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
6241 Shook Rd Columbus, OH	1,589,459 SF	$137,753,120 $86.67 PSF	JP Morgan Asset Mgmt Whirlpool Corp	Class A
9570 Logistics Ct Columbus, OH	972,160 SF	$95,252,237 $97.98 PSF	ARES Mgmt Heitman	Class A
2255 Parsons Ave Columbus, OH	599,040 SF	$81,283,738 $135.69 PSF	Hines Stonemont	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4229 Raymont Ave Columbus, OH	1,027,646 SF	Metlife	Kuehne + Nagel	3PL
220 Park West Dr West Jefferson, OH	845,280 SF	Stockbridge Capital	Kuehne + Nagel	3PL
2235 Spiegel Drive Columbus, OH	516,174 SF	Link Logistics	NFI	3PL

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
TORONTO, ON



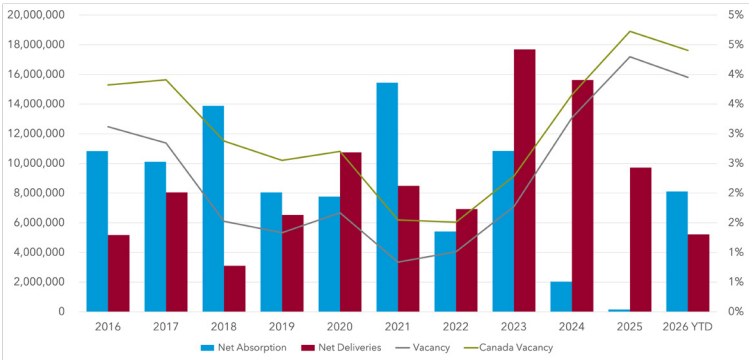
INDUSTRIAL MARKET OVERVIEW

LEE & ASSOCIATES TORONTO, *Real Estate Intelligence Department*

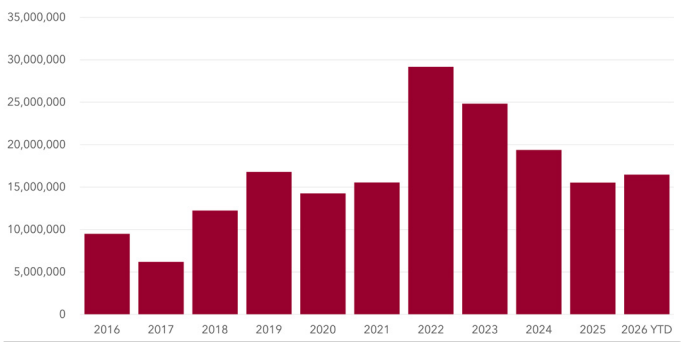
Toronto's industrial market is gradually stabilizing as leasing activity strengthens and absorbs space delivered during the recent development wave. Vacancy has eased, while availability remains elevated. Construction activity has slowed, which should moderate future supply, although planned sites could support a faster development response if demand improves. Rental growth has softened from its post-pandemic pace, but rents remain well above historical levels. Investor interest in high-quality logistics assets remains active as improving fundamentals support confidence. Economic uncertainty and North American trade relations continue to temper the recovery.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	12,515,357	8,094,275	6,025,858	154,243	(874,355)
▼ Vacancy Rate	3.83%	4.06%	3.97%	4.30%	4.52%
▼ Avg NNN Asking Rate PSF	$18.75	$18.98	$18.95	$18.89	$18.78
▼ Sale Price PSF	$356.28	$357.54	$357.51	$355.40	$352.78
◄ ► Cap Rate	4.79%	4.79%	4.78%	4.77%	4.77%
▲ Under Construction SF	16,478,386	16,050,774	15,682,944	15,544,094	14,874,224
▲ Inventory SF	906,192,328	904,130,730	901,984,192	900,975,328	899,631,765

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



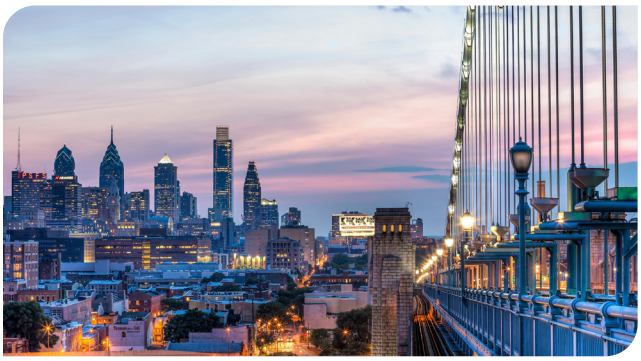
TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
750 Creditstone Rd (Part of a 2 Property Portfolio Sale) - Vaughan	176,535 SF	$58,128,159 $329.27	ZZen Group Dream	Class B
3100 Harvester Rd (Part of a 3 Property Portfolio Sale) Burlington	118,532 SF	$35,700,000 $301.18	CanFirst Capital Management BGO	Class B
1219 Corporate Dr Burlington	103,119 SF	$26,000,000 $252.14	Extrudex Aluminum Pure Industrial	Class B

**All numbers shown are in Canadian dollars (CAD); ** Part of a 5-Property Portfolio; ***Part of a 2-Property Portfolio Sale*

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6500 Campbellville Rd Milton	680,235 SF	Mesa Properties	The Beer Store	Beer, Wine, and Liquor Retailers
200 Aviva Park Dr Vaughan	230,581 SF	Pure Industrial	Grand & Toy	Office Supplies and Stationery Retailers
165 Summerlea Rd Brampton	168,476 SF	Canadian Urban Ltd.	Niche Bakers Corp.	Commercial Bakeries & Frozen Bakery Product Manufacturing

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
SUBURBAN PHILADELPHIA, PA



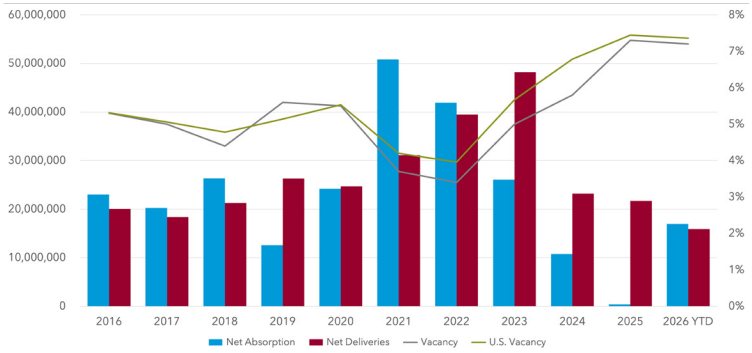
INDUSTRIAL MARKET OVERVIEW

ANDREW MAYER, *Research Analyst*

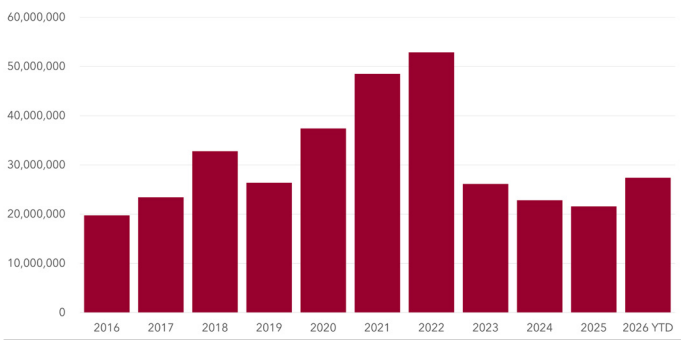
The Eastern Pennsylvania industrial market closed Q3 2026 with fundamentals remaining resilient despite vacancy increasing to 7.5%. Annual net absorption strengthened to 15.4 MSF, supported by continued demand from major logistics and distribution occupiers. Notably, Amazon's large-scale lease commitment reinforced sustained demand for modern industrial facilities across the region. Construction activity remained steady, while capital markets continued to attract institutional investment. Strong leasing momentum and improving absorption support long-term market stability and gradual strengthening of fundamentals across Eastern Pennsylvania.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	15,375,812	13,314,049	5,956,592	367,555	3,186,933
▲ Vacancy Rate	7.50%	7.10%	7.20%	7.30%	7.30%
▲ Avg NNN Asking Rate PSF	$8.64	$8.45	$8.45	$8.33	$8.27
▼ Sale Price PSF	$125.00	$112.00	$132.00	$124.00	$92.00
▲ Cap Rate	7.84%	7.42%	7.40%	6.44%	8.58%
▲ Under Construction SF	26,009,331	25,752,755	21,044,593	21,573,954	20,974,330
▲ Inventory SF	1,337,091,785	1,329,540,153	1,325,745,360	1,322,505,821	1,318,297,910

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
7150 Ambassador Drive Allentown, PA	595,380 SF	$180,552,323 $303.26 PSF	EQT Real Estate Americold Realty Trust	Class A
91 1st Avenue Gouldsboro, PA	351,405 SF	$57,587,578 $163.88 PSF	EQT Real Estate Americold Realty Trust	Class B
275 Cross Farm Lane Conewago, PA	342,000 SF	$51,000,000 $149.12 PSF	Stonemont Financial Link Logistics	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
250 Regional Way York, PA	1,127,142 SF	Northpoint	Amazon	Retailer
2771 North Market Street Elizabethtown, PA	1,085,280 SF	Boohoo	ID Logistics	Transportation & Warehousing
1475 Nitterhouse Drive Chambersburg, PA	863,860 SF	Prologis	Confidential	Confidential

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
WESTERN PENNSYLVANIA, PA



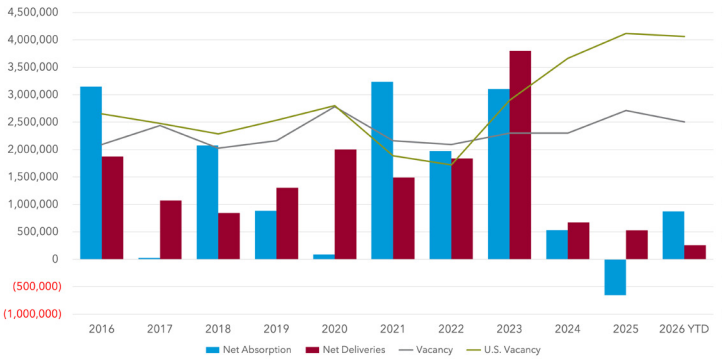
INDUSTRIAL MARKET OVERVIEW

HEATHER KREIGER, CCIM, *Principal, Regional Research Director*

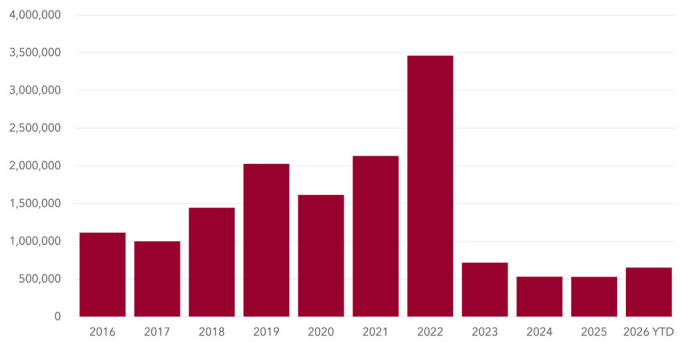
Western Pennsylvania's industrial market remained tight in Q3 2026, with vacancy stable at 5.1% quarter over quarter across 207.0 million square feet of industrial inventory of all sizes, down from 5.4% a year earlier. The market recorded 1.16 million square feet of trailing 12-month net absorption, while 2026 YTD absorption reached 874,000 square feet. Average annual NNN asking rents were $8.05/SF. Sales averaged $84/SF; cap rates were 9.1%. Construction remains limited: 650,740 square feet were under construction at quarter-end, down from 871,340 square feet in Q2. Steady absorption and scarce speculative development have constrained large-block and Class A options. Conditions are expected to remain tight, with a few new projects adding quality Class A space.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	1,161,127	552,756	66,891	(653,491)	(848,835)
◄ ► Vacancy Rate	5.10%	5.10%	5.20%	5.40%	5.40%
▲ Avg NNN Asking Rate PSF	$8.05	$7.98	$8.08	$7.96	$8.80
▲ Sale Price PSF	$84.00	$40.00	$86.00	$65.00	$62.00
◄ ► Cap Rate	9.10%	9.10%	9.00%	9.00%	9.00%
▼ Under Construction SF	650,740	871,340	613,000	528,000	541,482
▲ Inventory SF	206,996,620	206,873,120	206,873,120	206,739,638	206,511,638

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1910 William Flynn Highway Glenshaw, PA	210,000 SF	$12,675,891 $60.36 PSF	NLF Mosaic Portfolio, LLC F orms + Surfaces	Class B
125 East Kensinger Drive Cranberry, PA	70,140 SF	$5,200,000 $74.14 PSF	Annenberg Investments, LTD SMB Bradley	Class B
127 Industry Boulevard North Huntingdon, PA	67,886 SF	$4,500,000 $66.29 PSF	IronHorn Enterprises Joseph T. Ryerson & Son, Inc	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2250 Roswell Drive Pittsburgh, PA	257,991 SF	Maguire Hayden Real Estate Company	Details Pending	Details Pending
737 Waltz Mill Road Ruffs Dale, PA	250,200 SF	Merus, LLC	Details Pending	Details Pending
2251 Sweeney Drive Clinton, PA	175,000 SF	STAG Industrial	Confidential	Confidential

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
GREENVILLE / SPARTANBURG, SC



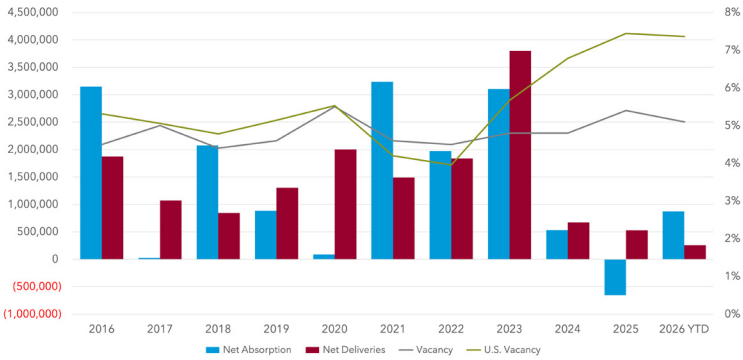
INDUSTRIAL MARKET OVERVIEW

RANDALL BENTLEY, SIOR, CCIM, *President*

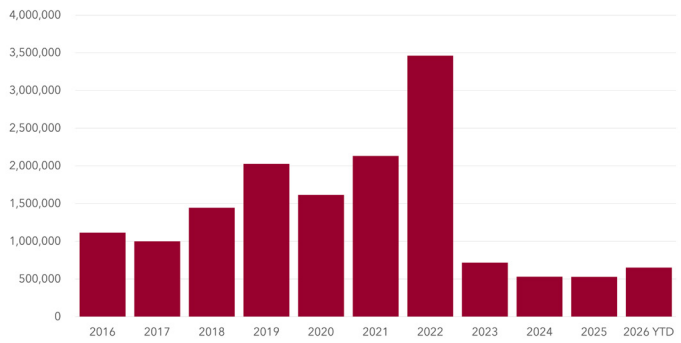
The Upstate industrial market experienced several significant Class A sale and lease transactions during the third quarter of 2026. Notable investment sales included Rockefeller Group's disposition of a 1,020,195-square-foot facility in Spartanburg, fully leased to Amazon and ADUSA, as well as EQT Exeter's sale of a portfolio of industrial properties to LBA Realty. Manufacturing demand remained strong throughout the quarter, highlighted by LEL International's 385,400-square-foot lease in Spartanburg, representing the quarter's largest industrial lease transaction.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	7,062,434	9,259,791	7,748,090	8,289,035	7,228,090
▼ Vacancy Rate	7.50%	7.80%	7.20%	8.00%	8.70%
▲ Avg NNN Asking Rent PSF	$6.25	$6.24	$6.54	$6.47	$6.49
▼ Sale Price PSF	$77.05	$79.02	$78.20	$76.62	$69.93
▲ Cap Rate	7.50%	7.40%	7.20%	8.00%	7.80%
▲ Under Construction	3,402,316	3,200,933	4,245,588	3,078,273	3,448,403
◄ ► Inventory	257,944,654	257,944,654	257,944,654	257,557,504	257,187,504

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2536 Chesnee Hwy Spartanburg, SC	1,020,195 SF	$103,000,000 $100.96 PSF	Manova Partners, Inc. Rockefeller Group	Class A
171 International Park Drive Spartanburg, SC	477,360 SF	$57,600,000 $120 PSF	Invesco Real Estate Brennan Investment	Class A
525 Dunnett Court Spartanburg, SC	316,491 SF	Portfolio Sale Undisclosed	LBA Realty EQT Exeter	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6639 Pottery Road Spartanburg, SC	385,400 SF	EQT Exeter	LEL International Inc.	Manuacturing
40 Tyger River Drive Duncan, SC	222,000 SF	EQT Exeter	Alliance North America	Manufacturing
15 Tyger River Drive Duncan, SC	202,000 SF	EQT Exeter	Comprehensive Logistics	Warehousing

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
NASHVILLE, TN



INDUSTRIAL MARKET OVERVIEW

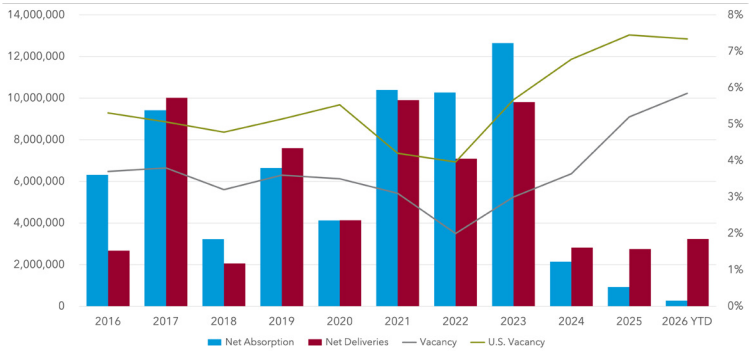
JIM RODRIGUES, SIOR, *President*

Nashville's industrial market had an uptick in activity in Q3, led by major tenant commitments in Lebanon and Mount Juliet and occupancy gains across several submarkets. New construction is also picking up, setting the stage for increased availabilities in 2027. Although vacancy has edged higher as the market absorbs recent deliveries, the ongoing tenant activity points towards an even better Q4 with the year ending with a reduction in vacancy.

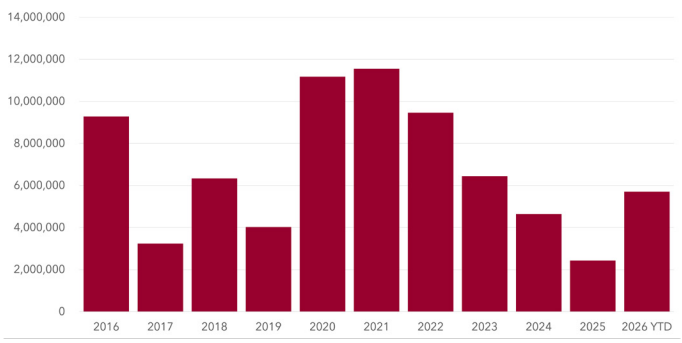
MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	(455,697)	(670,289)	(209,165)	925,136	2,585,470
▲ Vacancy Rate	5.7%	5.5%	5.4%	5.2%	5.0%
▲ Avg NNN Asking Rate PSF	$9.77	$9.54	$9.81	$9.54	$9.81
◄ ► Sale Price PSF	*	*	*	*	*
◄ ► Cap Rate	*	*	*	*	*
▲ Under Construction SF	5,710,491	5,010,777	4,177,530	2,432,547	3,074,266
▲ Inventory SF	279,111,592	278,674,167	276,860,513	276,178,441	275,683,028

**Please contact Lee & Associates Nashville for Sale Price and Cap Rate Information*

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
Creekside Logistics | 8110-8130 Tridon Dr | Smyrna, TN	370,864 SF	$81,750,000 $220.43 PSF	DWS Principal Real Estate Investors	Class A
Eastgate Distribution Center | 7950 Eastgate Blvd | Lebanon, TN	403,750 SF	$53,250,000 $131.89 PSF	TA Realty Stockbridge Capital Group LLC	Class A
4637 Port Royal Rd Spring Hill, TN	330,484 SF	$51,000,000 $154.32 PSF	PCCP Crown Enterprises LLC	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
100 Logistics Dr - Building C Lebanon, TN	786,600 SF	IDI Logistics	Nissan	Distribution
7800 Eastgate Blvd - Building 1 Mount Juliet, TN	403,750 SF	Pattillo Industrial Real Estate	CTDI	Distribution
1655 Marty Robbins Rd - Building 15 Lebanon, TN	400,064 SF	Panattoni Development, CalSTRS	Legrand	Light Manufacturing/ Distribution

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
AUSTIN, TX



INDUSTRIAL MARKET OVERVIEW

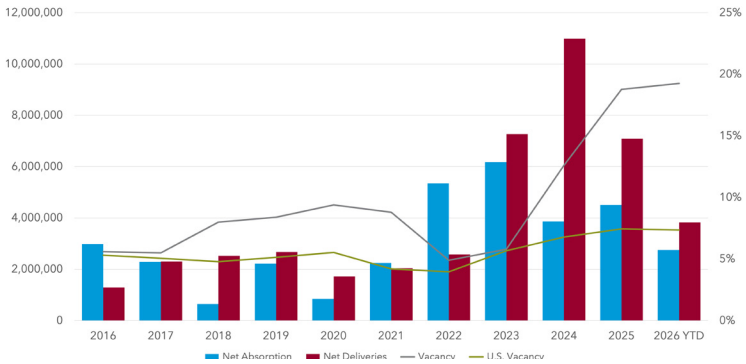
MITCHELL BECKER, *Managing Principal*

Momentum in the Austin industrial market continued into Q3 2026, driven by growing demand from advanced manufacturing, energy infrastructure, and other power-intensive users. These groups are becoming an increasingly significant source of leasing activity, with electrical capacity playing a larger role in site selection. Despite continued deliveries, new construction starts, and reports of slowing data center development, demand remains supported by companies expanding domestic manufacturing operations and the industries serving them. While new supply will continue to place pressure on certain submarkets, tenant demand is expected to keep pace with deliveries, supporting steady absorption and a gradual decline in vacancy rates through the remainder of 2026.

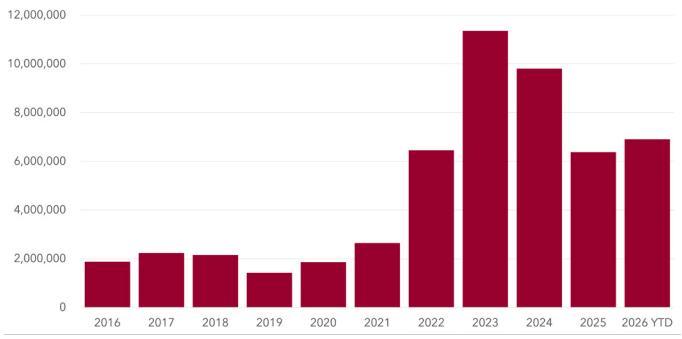
MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	3,151,627	1,700,463	1,064,910	2,744,449	2,195,570
▼ Vacancy Rate	19.26%	19.59%	20.19%	18.78%	18.77%
◄ ► Avg NNN Asking Rent PSF	$-	$-	$-	$-	$-
◄ ► Sale Price PSF	$175.00	$175.00	$175.00	$180.00	$180.00
◄ ► Cap Rate	*	*	*	*	*
▼ Under Construction	6,902,686	7,290,237	6,218,078	6,341,526	6,949,027
▲ Inventory	113,815,727	112,262,899	111,901,195	109,986,706	109,379,205

**Please contact Lee & Associates Austin, TX for Lease Rates and Cap Rate Information*

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
Harris Ridge Business Center Austin, TX	386,000 SF	Undisclosed	EastGroup TA Realty	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
610 Blue Springs Blvd Georgetown, TX	310,366 SF	Molto	Flex	Advanced Manufac-turing
1501 Innovation Blvd Hutto, TX	196,523 SF	Titan	AI Prefab Solutions	Modular Power
6025 FM 973 Del Valle, TX	146,216 SF	Clarius	Amrbosia Energy	Renewable Energy

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
DALLAS-FORT WORTH, TX



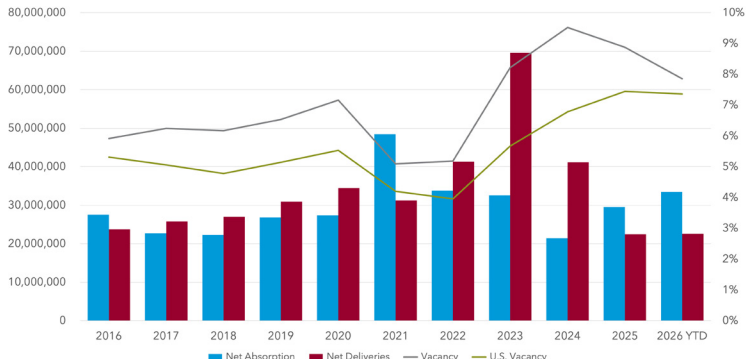
INDUSTRIAL MARKET OVERVIEW

BERNIE DEYO, *Director of GIS & Research*

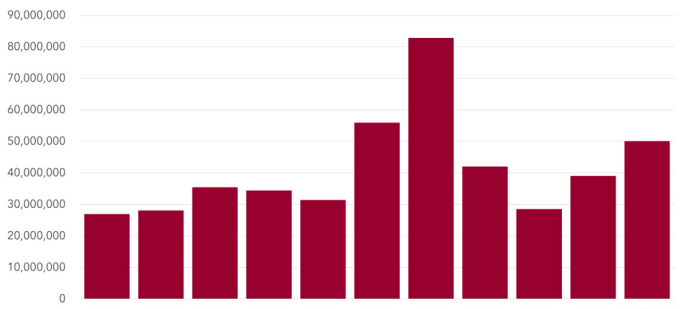
The Dallas-Fort Worth industrial market maintained a steady pace in the third quarter. Net absorption totaled about 15.1 million square feet, ahead of the 10.4 million square feet delivered during the quarter. Vacancy stood at nearly 8.0%, while average asking rent was $9.93 per square foot annually. Leasing remained active, and industrial sales averaged about $147 per square foot. Roughly 50.1 million square feet remained under construction at quarter-end, leaving a sizable pipeline of new space as the year comes to a close.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	41,585,533	32,241,213	31,991,524	29,545,960	24,673,744
▼ Vacancy Rate	7.85%	8.30%	8.45%	8.87%	9.00%
▲ Avg NNN Asking Rent PSF	$ 9.93	$ 9.33	$ 9.51	$ 9.23	$ 8.91
▲ Sale Price PSF	$ 147.46	$ 146.91	$ 145.95	$ 144.96	$ 143.29
▲ Cap Rate	6.32%	6.31%	6.29%	6.27%	6.26%
▲ Under Construction	50,071,984	44,072,252	41,097,391	38,999,157	37,528,174
▲ Inventory	1,258,683,281	1,248,163,970	1,242,447,481	1,235,938,928	1,228,630,741

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2765 Highway 114 Fort Worth, TX	266,152 SF	$ 35,398,216 $133.00 PSF	Alliance Industrial Partners, LLC, a Delaware limited liability company / 2765 HWY 114 LLC c/o Nutri-Bon Distribution Co., Inc.	Class A
5758 and 5750 Park Vista Circle Fort Worth, TX	22,000 SF	$ 3,900,000 $177.27 PSF	Sail Holdings HM Equities	Class C
1450 S Loop 12 Irving, TX	17,235 SF	$ 6,200,000 $359.73 PSF	HOLMBOE INVESTMENT CO LTD NNN REIT, LP	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1701 Timberlake Drive Arlington, TX	160,120 SF	Darren Realty, LLC	MPR Logistics, LLC dba HSS Logis-tics	Third Party Logistics
1213 W Carrier Pkwy Grand Prairie, TX	151,650 SF	ICON OWNER POOL I TEXAS LLC	Gulf Coast Crating, Inc.	Industrial Crating
2951 N Great Southwest Pkwy Grand Prairie, TX	132,805 SF	Prologis	Sold Through	E-Commerce

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
HOUSTON, TX



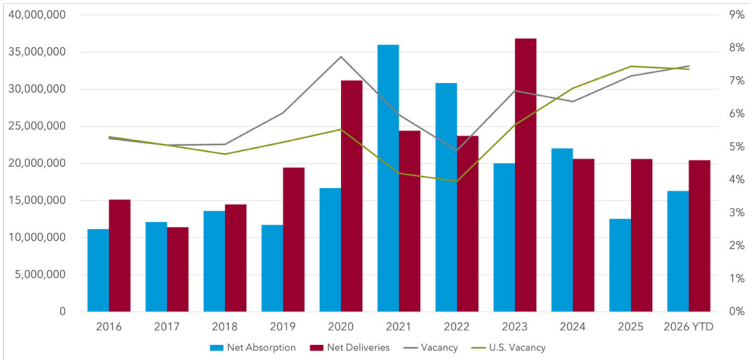
INDUSTRIAL MARKET OVERVIEW

MARY DOETTERL, *Research Director*

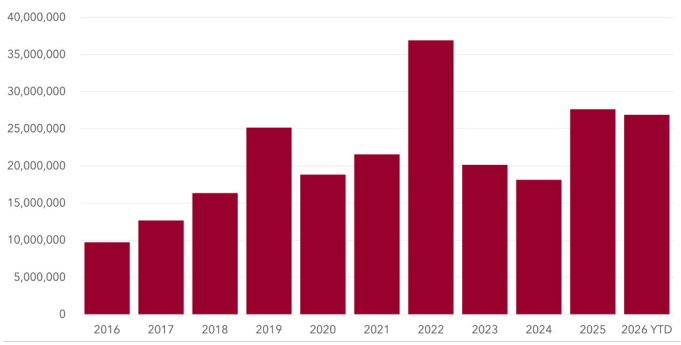
Industrial demand remained robust through Q3 2026, with 12-month net absorption reaching approximately 21.2 million square feet, up from 19.1 million square feet in Q2 2026. Vacancy edged higher to 7.4%, while the construction pipeline declined to 26.9 million square feet from 30.0 million square feet the prior quarter. Overall inventory expanded to approximately 888 million square feet. Average NNN asking rates remained stable at $0.80 per square foot annually, while sales pricing held at $109 per square foot and cap rates remained at 7.9%. The quarter's largest leases were concentrated in Southeast submarket, led by two major Tesla lease transactions.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	21,189,085	19,084,596	15,094,952	12,537,818	12,886,108
▲ Vacancy Rate	7.40%	7.20%	7.20%	7.20%	7.00%
◄ ► Avg NNN Asking Rate PSF	$0.80	$0.80	$0.81	$0.81	$0.81
◄ ► Sale Price PSF	$109.00	$109.00	$109.00	$109.00	$109.00
◄ ► Cap Rate	7.90%	7.90%	7.90%	7.80%	7.80%
▼ Under Construction SF	26,900,000	30,000,000	28,700,000	27,600,000	24,100,000
◄ ► Inventory SF	888,000,000	880,000,000	873,000,000	867,000,000	861,000,000

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
51-101 Esplanade Blvd Houston, TX	702,814 SF	Undisclosed	INDUS Realty Trust Equus Capital Partners	Class A
7551-7561 S Sam Houston Pkwy E Houston, TX	589,280 SF	Undisclosed	EQT Thackeray Partners	Class A
6411 N Eldridge Pkwy Houston, TX	537,375 SF	Undisclosed	Confidential Constellation Real Estate	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
7505 Fisher Rd Baytown, TX	1,218,956 SF	TGS	Tesla	Manufacturing
6500 Nita Way Baytown, TX	800,405 SF	Capital Development Partners	Tesla	Manufacturing
10591 Red Bluff Rd Pasadena, TX	643,118 SF	AEW Capital Management	Spike Electric	Energy

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
PACIFIC NORTHWEST, WA



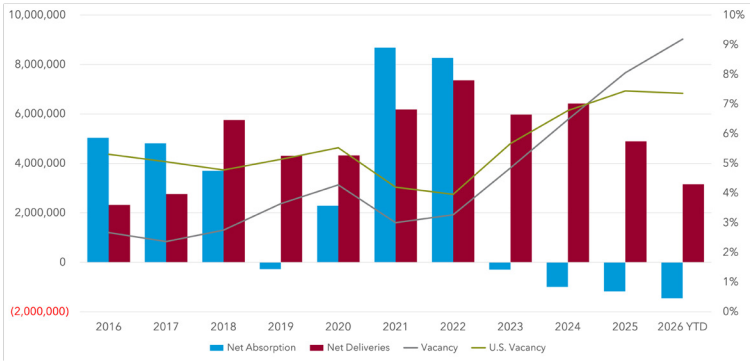
INDUSTRIAL MARKET OVERVIEW

JUSTIN FROELICH, *Associate Vice President*

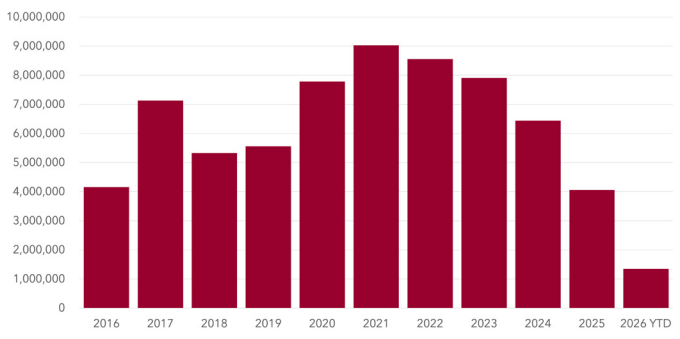
Puget Sound's industrial market showed signs of improved demand in Q3, though vacancy continued to edge higher. Twelve-month net absorption improved to (1.67M SF) from (2.78M SF) in Q2, while vacancy rose to 10.35% from 10.30%, reflecting continued availability across the market. Average NNN asking rents increased to $15.06 PSF annually, and sales pricing rebounded to $221.76 PSF from $198.96. Cap rates compressed to 5.36% from 6.65%, while construction slowed to 1.35M SF from 1.88M SF. Inventory reached 369.76M SF. Tenants retain leverage as landlords compete for occupancy. Overall, absorption improved and new development moderated, though elevated vacancy continues to shape market conditions.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	(1,668,843)	(2,783,044)	(2,025,052)	(1,174,811)	(583,327)
▲ Vacancy Rate	10.35%	10.30%	9.65%	9.22%	8.94%
▲ Avg NNN Asking Rate PSF	$15.06	$14.91	$14.85	$14.74	$14.50
▲ Sale Price PSF	$221.76	$198.96	$231.35	$195.85	$263.04
▼ Cap Rate	5.36%	6.65%	7.59%	5.33%	6.15%
▼ Under Construction SF	1,348,396	1,877,642	3,160,717	4,059,560	5,353,444
▲ Inventory SF	369,764,534	369,258,447	367,974,232	366,609,804	365,895,418

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
4179 70th Ave E Fife, WA	501,250 SF	$108,375,000 $216.21 PSF	REALTY INCOME U.S CORE PLUS 2, LP CLPF - PCCP II, L.P.,	Class B
6920 192nd St E Puyallup, WA	782,773 SF	$174,500,000 $222.93 PSF	BLV II WA 6920 192ND STREET LLC / CH REALTY IX-JV I TACOMA FRED310 E OWNER LP	Class A
2700 Talley Way Kelso, WA	1,185,327 SF	$218,420,000 $184.27 PSF	BEL KELSO I LLC DRI/TCC MID I-5 LLC	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
21202 24th Ave S Des Moines, WA	265,922 SF	Prologis	Blue Origin	Aerospace Manufacturing
7650 S 228th St Kent, WA	291,035 SF	CenterPoint	Cowboy Space	Aerospace / Advanced Manufacturing
1800 S 216th St Des Moines, WA	405,680 SF	Panattoni	Shield AI	Aerospace & Defense

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
MADISON, WI



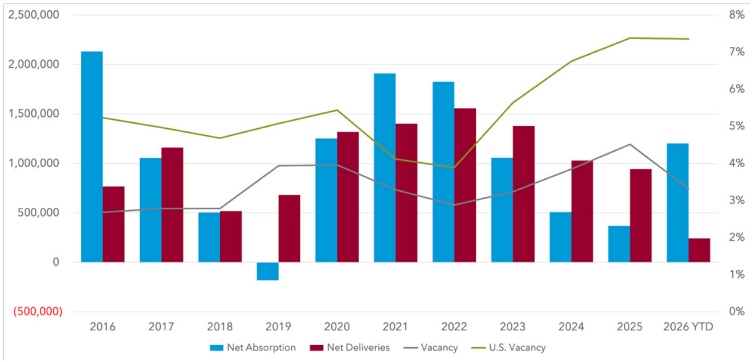
INDUSTRIAL MARKET OVERVIEW

CHRIS ETMANCZYK, *Principal*

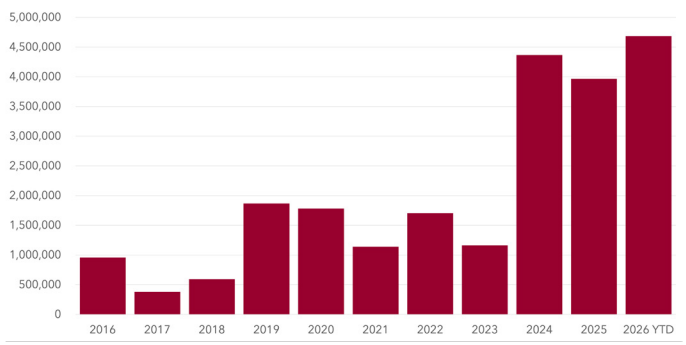
The Madison industrial market continues to strengthen, with vacancy declining to 3.3% in Q3 2026 from 4.2% a year earlier. Demand has accelerated, with 12-month net absorption reaching nearly 1.4 million square feet. Asking rents remain stable, while sales prices and cap rates have held steady. Development activity remains robust. Overall, strong tenant demand and declining vacancy support a positive outlook for Madison's industrial market.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	1,395,995	823,016	601,256	368,708	85,424
▼ Vacancy Rate	3.3%	3.9%	4.1%	4.5%	4.2%
▼ Avg NNN Asking Rate PSF	$8.31	$8.33	$8.32	$8.26	$8.21
◄ ► Sale Price PSF	$79	$79	$78	$77	$77
◄ ► Cap Rate	8.9%	8.9%	8.9%	8.9%	8.9%
▲ Under Construction SF	4,683,945	3,921,718	4,072,062	3,964,462	4,371,273
▲ Inventory SF	81,117,004	81,089,231	80,947,437	80,873,837	80,411,837

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2814 Perry Street Madison, WI	22,500 SF	$1,644,200 $73.08 PSF	Joseph Voell Scott Longua	Class C
4525 Pflaum Road Madison, WI	17,550 SF	$1,725,000 $98.29 PSF	Bradley Peterson Robert Kreul	Class C
2800 Perry Street Madison, WI	12,016 SF	$1,644,200 $136.83 PSF	Joseph Voell Scott Longua	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2041 S. Stoughton Road Madison, WI	26,560 SF	Oakleaf Properties Inc.	Undisclosed	Undisclosed
3517 Beltline Highway Madison, WI	23,395 SF	3517 Beltline Highway LLC	Undisclosed	Undisclosed
4772 McFarland Court McFarland, WI	17,490 SF	Air Temperature Services	Undisclosed	Undisclosed

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
OFFICE OVERVIEW

OFFICE OVERVIEW: U.S. TENANT GROWTH STALLS BUT REMAINS STRONG IN CANADA

The post-pandemic recovery of the North American office market diverged in the third quarter as tenant growth stalled in the United States while Canada notched the most demand in eight years.

Nevertheless, the overall North American office market is posting its best year since the lockdown, with demand for U.S. space on track to halt its six-year slide totaling negative 223 million SF.

After the U.S. market reported 29.7 million SF of expansion across four straight quarters, third-quarter net absorption was negative 4.9 million SF. Seventy percent of the Q3 leasing deficit was in Class B buildings.

As a result, the U.S. vacancy rate has retreated about 20 basis points from its 14% peak reached in 2025. While vacancy remains historically high, the leasing market generally has recovered. The number of lease deals executed year to date was the most in a decade, but the average size remains roughly 15% less than in the late 2010s.

This has occurred despite a general lack of hiring by such traditional office-using employers as information, finance and professional services, which have shed some 600,000 jobs since early 2023.

The recent occupancy rebound is due to more stringent office attendance requirements by many major financial firms in New York, Boston, Dallas, Charlotte and elsewhere. AI-driven startups have produced a leasing surge in San Francisco and the Silicon Valley while helping sustain momentum in New York City. The resurgence is geographically mixed. Leasing volumes remain depressed in many other markets, including Atlanta, Chicago, Los Angeles, Seattle and Washington, DC.

Asset values have stabilized and some investors who forswore the category a few years ago have returned. Private investors have been buyers in nearly half the transactions. Institutional buyers executed roughly a quarter of the recent sales volume and users accounted for about 20% of trades.

Meanwhile, an unprecedented decline in new construction is shrinking the supply of desirable space. With 47.6 million SF underway, the construction pipeline is near its lowest recorded level, lower even than the trough of early 2011. This has been a boon to competitive buildings that are seeing greater demand and real rent growth. On the flip side, vacancies are increasing in buildings nearing obsolescence; buildings at least 25% vacant collectively house 80% of all vacant space.

Third-quarter net absorption in Canada totaled 1.9 million SF and reached 6.2 million SF year to date. New deliveries total more than 2.4 million SF this year. The Q3 vacancy rate settled at 9.6%, down from a peak of 10.4% in mid-2025.

Conditions have improved most visibly in major downtown markets. Demand is strongest for Class A buildings completed since 2015 in central business districts. Toronto's vacancy rate fell to 9.6% in the third quarter of 2026, down from 11.6% in mid-2025.

Space under construction has fallen from 21.4 million square feet in 2021 to 3.6 million SF, while project starts are heading toward a fifth straight annual decline.

LOWEST VACANCY RATE	
LA, Lafayette	2.1%
NC, Wilmington	2.1%
NJ, Vineland	2.2%
SC, Spartanburg	2.4%
GA, Savannah	2.9%
U.S. Index	13.8%
Canada Index	9.6%

HIGHEST MARKET RENT / SF ANNUAL	
NY, New York*	$5.56
CA, San Francisco	$4.89
FL, Miami	$4.74
MA, Boston	$3.92
TX, Austin	$3.73
U.S. Index	$3.15
Canada Index	$2.21 CAD

HIGHEST MARKET SALE PRICE / SF	
NY, New York*	$580
CA, San Francisco	$499
BC, Vancouver	$446
WA, Seattle	$414
FL, Miami	$412
U.S. Index	$280
Canada Index	$226 CAD

MOST SF UNDER CONSTRUCTION SF	
NY, New York*	7,926,604
TX, Dallas-Fort Worth	4,526,138
MA, Boston	4,281,327
FL, Miami	3,260,338
CA, Los Angeles	2,431,337
U.S. Index	47,579,320
Canada Index	3,665,500

LARGEST INVENTORY BY SF	
NY, New York*	858,773,022
Washington DC	501,482,600
IL, Chicago	494,058,199
CA, Los Angeles	438,156,997
TX, Dallas-Fort Worth	418,111,184
U.S. Index	8,262,267,436
Canada Index	863,439,081

LOWEST MARKET CAP RATE	
BC, Vancouver	4.7%
FL, Miami	6.6%
NY, New York*	6.6%
ON, Toronto	6.8%
CA, San Francisco	6.8%
U.S. Index	8.7%
Canada Index	7.6%

** Please note that the statistics represented in these tables are based on CoStar defined market territories and may not all represent the geographic area the label depicts.*

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
OFFICE OVERVIEW

MARKET	VACANCY RATE	MARKET RENT / SF	MARKET SALE PRICE / SF	SF UNDER CONSTRUCTION	INVENTORY SF	MARKET CAP RATE
AB, Calgary **	15.1%	$1.89	$131	266,937	92,624,625	11.9%
AZ, Phoenix	15.8%	$2.60	$222	1,122,571	192,724,350	8.5%
BC, Vancouver **	8.3%	$2.85	$446	1,188,209	97,840,935	4.7%
CA, Bakersfield	10.3%	$2.14	$150	6,700	16,467,715	10.4%
CA, East Bay	16.3%	$3.05	$246	0	117,649,372	7.9%
CA, Fresno	7.4%	$2.02	$177	104,875	31,259,044	9.8%
CA, Inland Empire	4.7%	$2.57	$214	207,361	78,938,541	8.4%
CA, Los Angeles	16.4%	$3.61	$342	2,431,337	438,156,997	7.5%
CA, Orange County	11.6%	$3.04	$278	193,724	155,575,245	7.6%
CA, San Diego	13.8%	$3.47	$305	618,502	125,150,947	8.0%
CA, San Francisco	20.2%	$4.89	$499	1,413,663	201,763,961	6.8%
CA, San Luis Obispo	3.4%	$2.60	$250	0	6,942,080	8.9%
CA, Santa Barbara	5.2%	$3.02	$325	0	13,214,287	7.6%
CA, Stockton	3.8%	$2.12	$180	0	13,305,220	8.8%
CA, Ventura	10.5%	$2.55	$262	12,293	21,493,273	8.4%
CO, Denver	17.9%	$2.57	$226	954,384	184,174,720	8.8%
DC, Washington	17.5%	$3.44	$270	746,106	501,482,600	9.5%
FL, Fort Myers	6.2%	$2.38	$214	74,958	22,143,801	8.0%
FL, Gainesville	6.9%	$1.88	$151	4,500	11,150,038	10.0%
FL, Miami	7.8%	$4.74	$412	3,260,338	119,174,316	6.6%
FL, Naples	4.4%	$3.23	$285	16,744	11,079,376	7.9%
FL, Orlando	9.8%	$2.64	$213	663,247	104,876,726	8.7%
FL, Tampa Bay	9.8%	$2.67	$206	353,352	130,462,687	8.8%
GA, Atlanta	16.6%	$2.54	$199	988,796	330,305,773	8.8%
GA, Savannah	2.9%	$2.71	$203	346,223	12,906,461	9.4%
ID, Boise	6.5%	$1.96	$156	660,170	36,080,202	10.3%
IL, Chicago	6.5%	$1.96	$156	660,170	36,080,202	10.3%
IN, Indianapolis	9.8%	$1.94	$121	1,071,095	110,441,538	10.6%
KS, Lawrence	5.9%	$1.95	$129	80,000	3,351,321	11.0%
KS, Topeka	6.0%	$1.58	$117	0	11,788,399	10.5%
LA, Baton Rouge	6.8%	$1.74	$110	4,000	29,566,790	12.0%
LA, Lafayette	2.1%	$1.76	$101	0	11,726,006	11.9%
MA, Boston	15.6%	$3.92	$403	4,281,327	374,525,969	7.5%
MD, Baltimore	12.2%	$2.06	$143	818,215	147,842,002	10.5%
MI, Detroit	12.3%	$1.84	$128	1,670,865	200,897,154	10.8%
United States Index	13.8%	$3.15	$280	47,579,320	8,262,267,436	8.7%
Canada Index	9.6%	$2.21 CAD	$226 CAD	3,665,500	863,439,081	7.6%

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
OFFICE OVERVIEW

MARKET	VACANCY RATE	MARKET RENT / SF	MARKET SALE PRICE / SF	SF UNDER CONSTRUCTION	INVENTORY SF	MARKET CAP RATE
MN, Minneapolis	12.5%	$2.16	$140	286,191	205,098,400	9.9%
MO, Kansas City *	10.9%	$2.02	$135	1,078,667	129,994,870	10.0%
MO, Saint Louis	10.9%	$2.02	$135	1,078,667	129,994,870	10.0%
NC, Charlotte	12.6%	$2.98	$266	844,951	136,878,915	7.9%
NC, Durham	11.2%	$2.37	$222	25,200	37,925,887	8.7%
NC, Raleigh	10.1%	$2.71	$226	578,555	81,477,413	8.5%
NC, Wilmington	2.1%	$2.23	$180	719,063	15,667,282	9.4%
NE, Lincoln	7.5%	$1.69	$110	12,000	18,671,256	11.0%
NE, Omaha	7.6%	$2.15	$123	1,761,011	48,481,662	11.7%
NJ, Atlantic City	7.9%	$1.93	$138	0	9,359,653	10.9%
NJ, Northern New Jersey *	11.4%	$2.59	$193	273,568	116,050,161	9.5%
NJ, Trenton	12.3%	$2.42	$169	18,603	32,455,313	10.1%
NJ, Vineland	2.2%	$1.72	$98	0	2,813,362	10.7%
NV, Las Vegas	9.0%	$2.54	$272	517,681	68,670,291	8.3%
NV, Reno	6.3%	$2.24	$203	205,069	18,318,267	9.2%
NY, Long Island	7.3%	$2.84	$191	36,299	96,375,976	9.5%
NY, New York *	12.3%	$5.56	$580	7,926,604	858,773,022	6.6%
OH, Cincinnati	8.4%	$1.64	$108	684,700	103,355,877	11.2%
OH, Cleveland	10.1%	$1.67	$98	369,827	113,226,647	12.3%
OH, Columbus	8.6%	$1.83	$103	213,590	118,974,223	11.1%
ON, Toronto **	9.5%	$2.48	$272	1,312,913	286,333,604	6.8%
PA, Harrisburg	5.9%	$1.56	$104	0	38,125,514	12.3%
PA, Lehigh Valley *	7.4%	$1.84	$130	110,500	30,609,651	10.7%
PA, Philadelphia *	11.1%	$2.40	$165	1,708,030	326,383,665	10.1%
PA, Pittsburgh	11.6%	$1.95	$114	220,187	144,316,143	10.9%
SC, Charleston	5.3%	$3.03	$216	363,972	34,768,538	9.2%
SC, Greenville	6.5%	$2.28	$157	272,450	35,155,444	9.5%
SC, Spartanburg	2.4%	$1.88	$131	0	8,567,808	10.4%
TN, Nashville	11.3%	$2.86	$254	959,478	105,737,958	8.1%
TX, Austin	15.9%	$3.73	$318	750,690	140,342,693	7.6%
TX, Dallas-Fort Worth	16.9%	$2.89	$239	4,526,138	418,111,184	8.2%
TX, Houston	19.4%	$2.61	$211	1,557,085	355,233,962	9.5%
WA, Seattle	17.1%	$3.26	$414	1,198,667	237,458,221	7.2%
WI, Madison	6.9%	$1.80	$123	108,041	41,021,325	11.3%
United States Index	13.8%	$3.15	$280	47,579,320	8,262,267,436	8.7%
Canada Index	9.6%	$2.21 CAD	$226 CAD	3,665,500	863,439,081	7.6%

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*** Numbers shown are in Canadian dollars (CAD)*

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
METRO PHOENIX, AZ



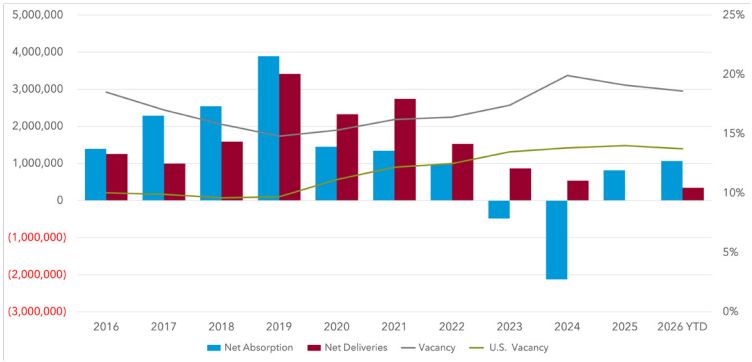
OFFICE MARKET OVERVIEW

CHRIS MCCHESNEY, *Research Director*

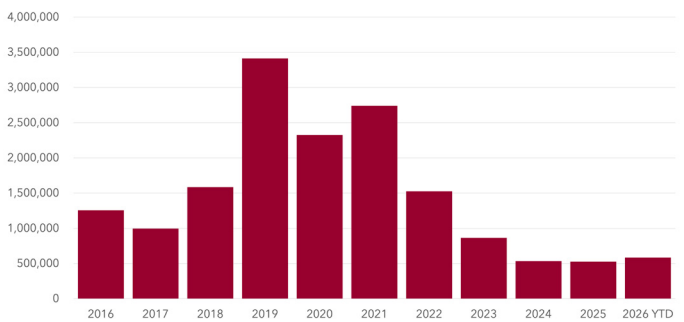
Metro Phoenix's office market continued to gain traction in the third quarter, with 515,453 square feet of net absorption and vacancy moving lower. Year-to-date absorption reached 1,066,416 square feet, while direct vacancy declined to 18.6% and total vacancy fell to 21.6%. Tenant activity remained varied across the Valley, with gains in Paradise Valley, Camelback Corridor, and Midtown helping offset losses in the 44th Street Corridor and Scottsdale Airpark. Q3 deliveries included the build-to-suit completion of Republic Services' headquarters, while construction remained limited. Leasing activity included new commitments, renewals, and subleases, reflecting a range of tenant needs. Overall, continued absorption and lower vacancy point to gradual improvement in market conditions.

MARKET INDICATORS	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▲ Qtrly Net Absorption SF	515,453	359,669	191,294	355,766	120,763
▼ Vacancy Rate	18.60%	18.70%	19.00%	19.10%	19.50%
▲ Avg NNN Asking Rate PSF	$31.33	$31.09	$30.47	$29.81	$29.81
▲ Sale Price PSF	$260.07	$196.75	$170.58	$194.98	$147.50
▲ Cap Rate	7.40%	7.10%	7.20%	7.70%	7.60%
▼ Under Construction SF	584,500	700,025	700,025	527,530	527,530
▲ Inventory SF	110,519,461	110,340,339	110,117,622	111,016,424	111,015,801

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
13450 N. Black Canyon Hwy. Phoenix, AZ	588,192 SF	$28,590,325 $48.61 PSF	RED Development Dimension Realty	Redevelopment
2415 E. Camelback Rd. Phoenix, AZ	222,820 SF	$86,000,000 $385.96 PSF	Southwest Value Ptrs. C-III/Transwestern	Class A
1655 W. Elliot Rd. Gilbert, AZ	115,212 SF	$56,128,000 $487.17 PSF	Syndicated Equities SunCap Property	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
410 & 426 N. 44th St. Tempe, AZ	108,960 SF	Western Alliance	Western Alliance	Financial
1655 W. Alameda Dr. Tempe, AZ	90,924 SF	Asentra Advisors	Lincoln Educational	Educational
5090 N. 40th St. Phoenix, AZ	51,392 SF	Southwest Value Ptrs.	Kudelski Security	Cybersecurity

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
VANCOUVER, BC



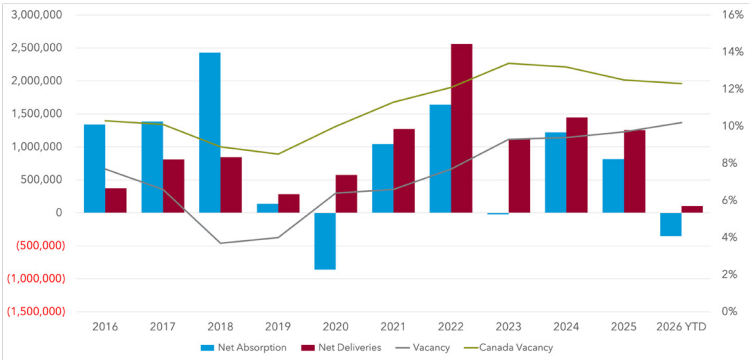
OFFICE MARKET OVERVIEW

FLORENCE MJAMA, *Senior Research Analyst*

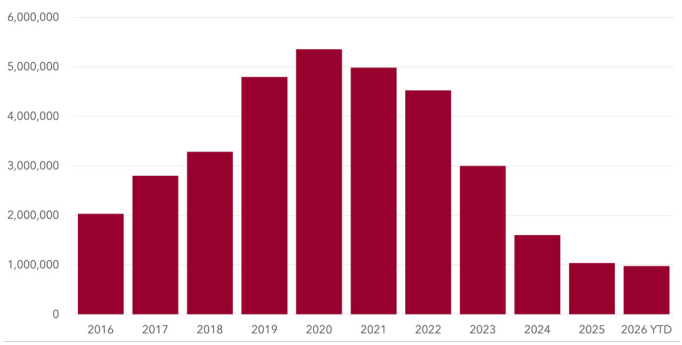
Metro Vancouver's office vacancy rate rose to 10.2%, up 30 basis points from the previous quarter and 80 basis points year over year. Net absorption was negative at 219,312 square feet, largely due to a major technology tenant consolidating its office space. Downtown vacancy stood at 12.9%, with older office buildings facing greater challenges as tenants continued to favour higher-quality space. Sublease space accounted for 14.7% of available space, continuing its downward trend. Approximately 1 million square feet of office space remained under construction, while market conditions continued to vary by submarket and building class. Elevated vacancy and negative absorption point to ongoing challenges for landlords as tenants remain selective about their office space.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ Qtrly Net Absorption SF	(219,312)	(261,639)	115,189	328,977	187,505
▲ Vacancy Rate	10.20%	9.90%	9.50%	9.70%	9.40%
▲ Avg NNN Asking Rent PSF	$49.04	$48.81	$49.00	$48.64	$48.55
▲ Sale Price PSF	$534.00	$477.00	$699.00	$733.00	$529.00
▼ Cap Rate	4.52%	4.72%	4.68%	4.69%	4.68%
▼ Under Construction	977,135	1,060,392	937,846	909,847	944,259
▲ Inventory	69,268,037	68,905,417	68,708,304	68,683,341	67,961,865

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2665 Renfrew Street Vancouver, BC	81,662 SF	$35,000,000 $428.60 PSF	Fraser Academy The Molnar Group	Class B
780 Beatty Street Vancouver, BC	47,344 SF	$18,000,000 $380.20 PSF	Church of Scientology of British Columbia Petrina Enterprises Inc.	Class B
1285 Franklin Street Vancouver, BC	15,169 SF	$9,480,000 $624.96 PSF	Videotron Ltd Freedom Mobile Inc	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
565 Great Northern Way Vancouver, BC	27,957 SF	Low Tide Properties	Qualus Canada	Energy
450 SW Marine Drive Vancouver, BC	21,500 SF	HOOPP Realty Inc.	Townline Group	Development
1075 West Georgia Street Vancouver, BC	13,471 SF	Reliance Properties	D3 Security Management	Technology

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
BAKERSFIELD, CA



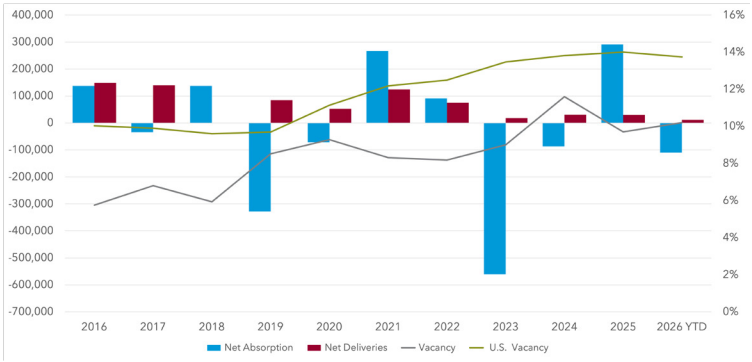
OFFICE MARKET OVERVIEW

ROSS PUSKARICH, *Senior Associate*

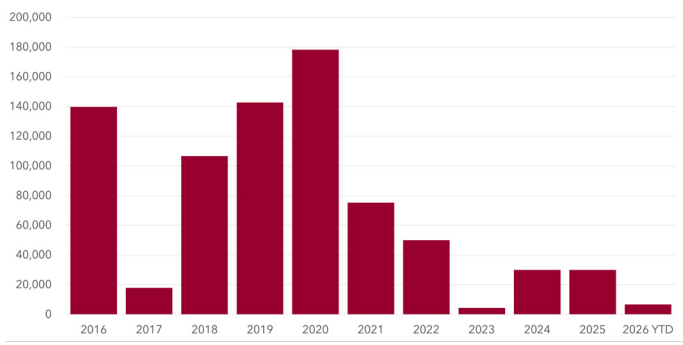
Bakersfield's office market remained relatively stable through Q3 2026, with vacancy hovering near 10.2% and availability at approximately 10.7%, down from its mid-2024 peak. Leasing activity has been relatively balanced, with modest negative net absorption of 46,000 SF over the trailing 12 months. New construction remains limited, with recent development primarily concentrated in medical office properties. Average asking rents reached $26.00/SF on a full-service basis, reflecting 2.8% annual growth while remaining competitive with other California markets. Despite stable fundamentals and limited new supply, tenants continue to maintain negotiating leverage through concessions and elevated tenant improvement allowances, keeping overall occupancy costs attractive.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	(65,981)	(28,363)	82,425	291,102	310,815
▲ Vacancy Rate	10.20%	10.50%	10.00%	9.70%	10.00%
▲ Avg NNN Asking Rent PSF	$26.01	$25.83	$25.47	$25.16	$24.12
▲ Sale Price PSF	$151.00	$144.00	$144.00	$142.00	$151.00
▼ Cap Rate	10.30%	10.66%	10.70%	10.73%	10.40%
▼ Under Construction	6,700	12,730	42,730	30,000	30,000
▲ Inventory	16,468,203	16,417,072	16,279,196	16,296,141	16,213,385

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION

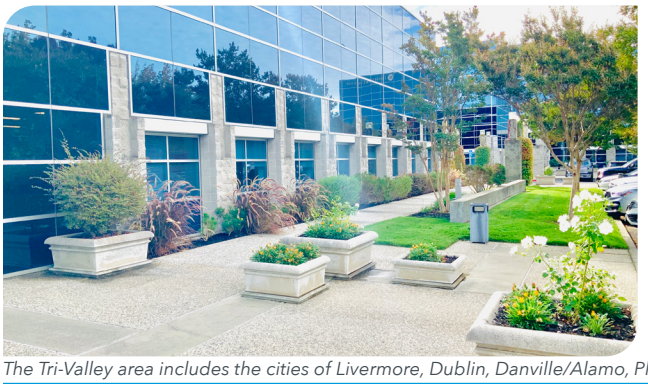


TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
212 Coffee Rd Bakersfield CA	40,000 SF	$9,720,000 $243.00 PSF	Revantage Accelerated Urgent Care	Class A
4949 Buckley Way Bakersfield CA	13,001 SF	$1,500,000 $115.38 PSF	Sukhpreet Sidhu SA Camp Companies	Class C
2234 Girard St Delano, CA	8,913 SF	$2,800,000 $314.15 PSF	Ashkan E. Sefardi Sukhdeep Singh	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5121 Stockdale Hwy Bakersfield, CA	15,000 SF	Richard Ackerman	Clinica Sierra Vista	Health Care
9600 Ming Ave Bakersfield, CA	11,743 SF	Bynum Inc	California Resource Corporation	Oil & Gas
5080 California Ave Bakersfield, CA	5,774 SF	Cardinal Equities LLC	Bigger & Harman, APC	Law Office

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
EAST BAY - TRI-VALLEY, CA



The Tri-Valley area includes the cities of Livermore, Dublin, Danville/Alamo, Pleasanton, San Ramon, Bishop Ranch

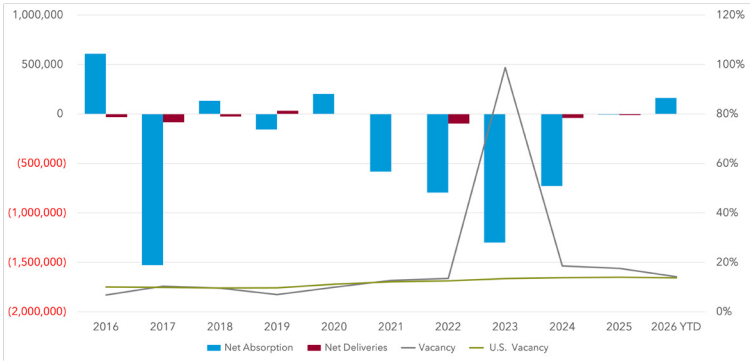
OFFICE MARKET OVERVIEW

MARK RINKLE, CFO, *Principal*

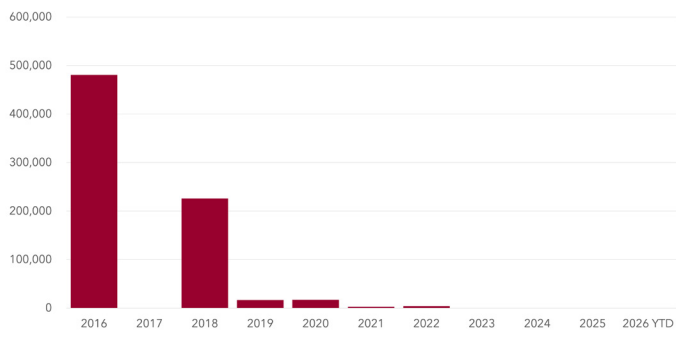
The Tri-Valley office market demonstrated notable improvement in the third quarter of 2026, with vacancy declining sharply to 13.0%, down from 15.1% in Q2 and 16.2% a year earlier. Market rents edged higher to $2.99 per square foot, while total inventory contracted slightly to 27.11 million square feet with no new construction delivered. Although 12-month net absorption remained positive at 196,735 square feet, it came down from the previous quarter's 304,034 square feet. The significant reduction in vacancy suggests strengthening market conditions, although continued tenant caution and evolving workplace strategies may temper the pace of recovery heading into 2027.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	196,735	304,034	(72,707)	221,780	(4,346)
▼ Vacancy Rate	13.04%	15.05%	15.65%	15.53%	16.21%
▲ Avg NNN Asking Rent PSF	$35.83	$35.71	$35.66	$35.61	$35.62
▼ Sale Price PSF	$264	$253.94	$260.71	$261.86	$261.94
▼ Cap Rate	7.60%	7.81%	7.74%	7.74%	7.77%
◄ ► Under Construction	-	-	-	-	-
▼ Inventory	27,107,552	27,132,575	27,183,232	27,183,232	27,183,232

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3000-5000 Executive Parkway San Ramon, CA	677,720 SF	$156,000,000 $690.54 PSF	Lennar/Hearthstone Inc Sunset Dev. Company	Class A/B
2340 Santa Rita Rd Pleasanton, CA	11,150 SF	$4,000,000 $358.74 PSF	Anchor Education John Hallquist	Class B
1024 Serpentine Ln Pleasanton, CA	3,000 SF	$1,203,720 $401.24 PSF	NA NA	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6220 Stoneridge Mall Rd Pleasanton, CA	59,560 SF	Nome Capital Partners	NA	NA
4309 Hacienda Drive Pleasanton, CA	14,569 SF	Shea Homes	NA	NA
4309 Hacienda Drive Pleasanton, CA	9,316 SF	Rimini Street, Inc	NA	NA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
FRESNO, CA



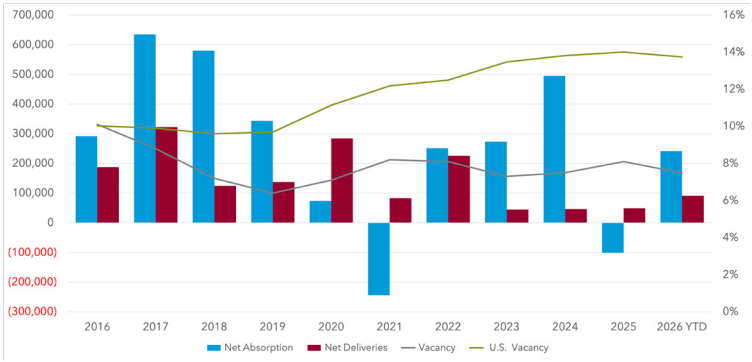
OFFICE MARKET OVERVIEW

ROSS PUSKARICH, *Senior Associate*

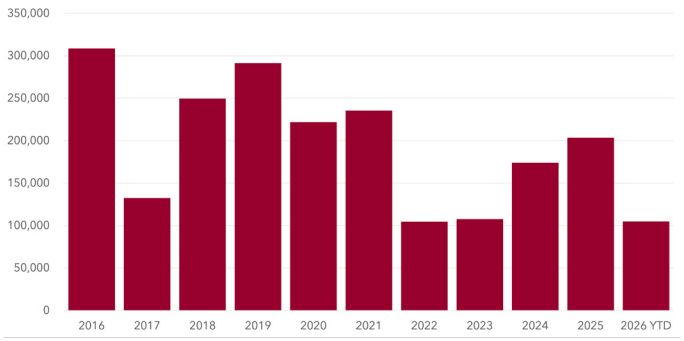
Fresno's office market demonstrated improving fundamentals through Q3 2026, with vacancy declining to approximately 7.5%, in line with historical averages. Positive net absorption of 190,000 SF over the trailing 12 months outpaced 110,000 SF of new deliveries, supporting increased occupancy. Availability stands at 6.4%, representing approximately 2.0 million SF of available space. Construction activity remains subdued, with just 100,000 SF underway, below historical norms. Average asking rents reached $25.00/SF, reflecting 1.3% annual growth, led by stronger performance in mid-tier properties. Looking ahead, continued tenant demand and limited new construction are expected to support stable vacancy and modest rent growth through year-end.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	222,502	326,711	121,631	(101,464)	(117,856)
▲ Vacancy Rate	7.48%	7.10%	7.60%	8.10%	8.10%
▼ Avg NNN Asking Rent PSF	$24.38	$24.50	$24.45	$23.90	$23.60
▲ Sale Price PSF	$177.00	$169.00	$165.00	$163.00	$162.00
▼ Cap Rate	9.74%	10.06%	10.20%	10.23%	10.33%
▼ Under Construction	104,875	167,702	174,326	203,449	168,065
▲ Inventory	31,261,044	31,179,647	30,981,561	29,487,356	29,441,667

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2048 N Fine Ave Fresno, CA	23,308 SF	$3,000,000 $128.71 PSF	Richard Sever Rosenberg Associates	Class C
740 W Alluvial Ave Fresno, CA	16,560 SF	$5,050,000 $304.95 PSF	Quiring General, LLC Jared Martin	Class B
2580 W Shaw Ln Fresno, CA	15,974 SF	$2,200,000 $137.72 PSF	Tony Toribio, MD Fresno County Federal Credit Union	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6051 N Fresno St Fresno, CA	9,956 SF	Assemi Group Inc	Undisclosed	Undisclosed
6121 N Thesta St Fresno, CA	5,408 SF	Wilkins Enterprises	Oasis Eating Disorder Recovery	Health Care & Social Assistance
1911 N Fine Ave Fresno, CA	4,275 SF	University Monterey SPE	Inspire	Health Care & Social Assistance

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
LA - MID-CITIES, CA



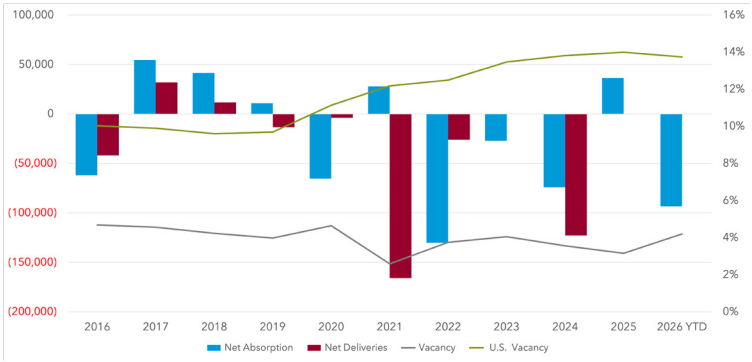
OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

The Mid-Cities office market softened in Q3 2026, with trailing 12-month net absorption reaching negative 55,464 square feet, compared with negative 2,100 square feet in Q2. Vacancy rose to 4.0%, up from 3.4% in the prior quarter and 3.3% a year earlier. Average NNN asking rents declined quarter over quarter to $30.84 per square foot annually, but remained above Q3 2025's $24.96. Average sale pricing increased to $248 per square foot from $244 in Q2, while the average cap rate edged down to 7.83%. No office space was under construction, and inventory totaled 8.9 million square feet.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	(55,464)	(2,100)	(1,417)	68,100	49,331
▲ Vacancy Rate	4.00%	3.40%	3.20%	3.70%	3.30%
▼ Avg Asking Rent PSF	$30.84	$33.48	$27.35	$33.09	$24.96
▲ Sale Price PSF	$248	$244.00	$247.00	$251.00	$257.00
▼ Cap Rate	7.83%	7.90%	8.00%	7.90%	7.90%
◄ ► Inventory	8,900,000	8,900,000	8,800,000	8,800,000	8,881,328

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3480 Live Oak St Huntington Park, CA	3,125 SF	$865,000 $276.80 PSF	Rabbie Banafsheha Mario I & Antonia M Arroyo	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
12016 Telegraph Rd - Bldg 2 Santa Fe Springs, CA	3,204 SF	Hoonie Kang	Undisclosed	Undisclosed
8221 3rd St Downey, CA	2,500 SF	Tony Bral	Undisclosed	Undisclosed
8077 Florence Ave Downey, CA	2,020 SF	Wayne Anastasi	Undisclosed	Undisclosed

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
LA - NORTH, CA



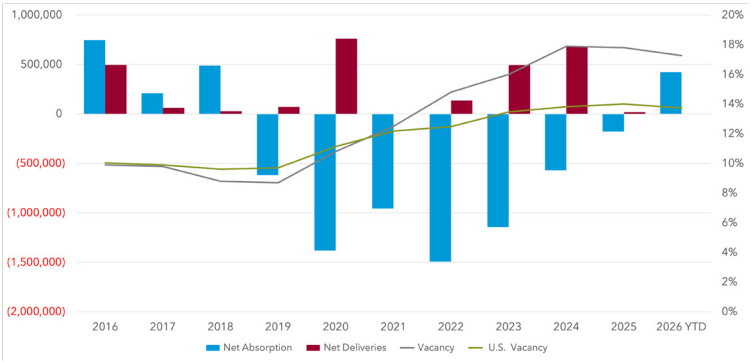
OFFICE MARKET OVERVIEW

LEE & ASSOCIATES LA NORTH

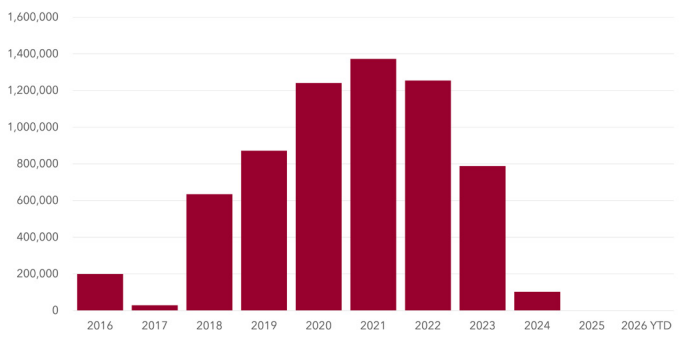
LA North office activity improved in Q3, with tenants taking more space overall and vacancy edging down to 17.3%. The gains were uneven: Encino, Sherman Oaks and Glendale recorded positive quarterly absorption, while several other submarkets continued to give back space. No new office construction is underway, giving existing buildings room to compete for tenants as companies weigh their space needs. Asking rents held near $3.17 per square foot per month. The broader regional economy remains diverse, though growth has moderated, and hiring has softened nationally. That cautious backdrop may keep decisions measured, even as selective demand supports activity across parts of LA North.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
12 Mo. Net Absorption SF	(94,443)	2,804	(545,417)	(177,417)	168,040
Vacancy Rate	17.3%	17.7%	18.2%	17.8%	17.0%
Avg Asking Rent PSF	$3.17	$3.18	$3.16	$3.17	$3.15
Sale Price PSF	$246.66	$257.64	$311.00	$206.00	$186.00
Cap Rate	6.73%	7.76%	7.92%	7.80%	7.87%
Under Construction	-	-	-	-	19,000
Inventory	73,087,983	74,780,386	73,371,204	74,675,649	75,069,141

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
655 N Central Ave Glendale, CA	538,992 SF	$70,000,000 $129.87 PSF	Sunny Hills Management Company, Inc. Divco West Services, LLC	Class A
20700 Ventura Blvd Woodland Hills, CA	86,665 SF	$10,800,000 $124.62 PSF	Undisclosed Jamison Services, Inc.	Class B
525 N Brand Blvd Glendale, CA	48,093 SF	$15,150,000 $315.01 PSF	RA & Associates Ovanessian Family Trust	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
800 N Brand Blvd Glendale, CA	39,982 SF	Beacon Capital Partners	Not Disclosed	Not Disclosed
3400 W Riverside Dr Burbank, CA	28,909 SF	Douglas Emmett	Horvitz & Levy	Attorneys
655 N Central Ave Glendale, CA	23,135 SF	Sunny Hills Manage- ment Company	Garcia Hernández Sawhney, LLP	Attorneys

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
LA - SAN GABRIEL VALLEY, CA



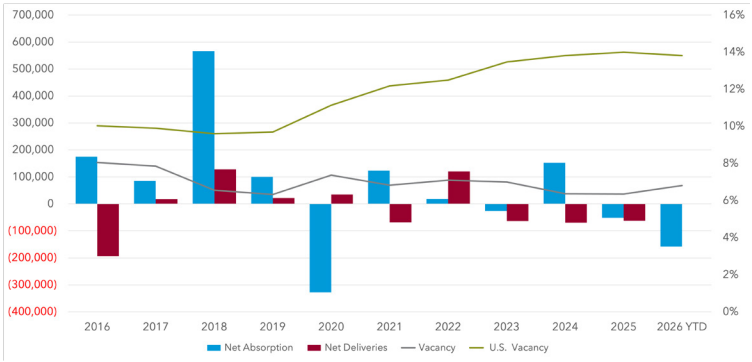
OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

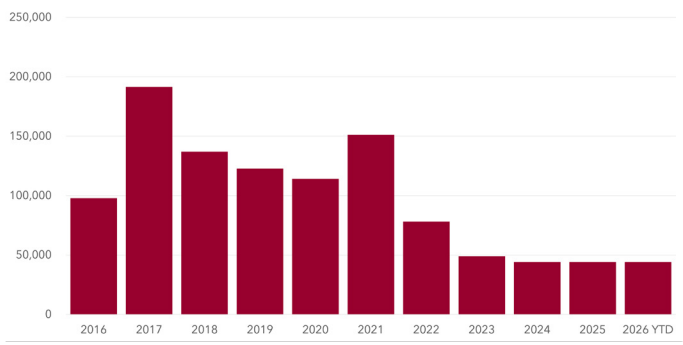
The SGV office market remained stable in Q2 2026, with vacancy holding at 6.6% despite 30,377 square feet of negative 12-month net absorption, reflecting continued cautious tenant demand. Average asking rents increased to $33.00 per square foot NNN annually, while average sale prices softened to $274 per square foot. Approximately 44,100 square feet remains under construction, with inventory totaling 34.4 million square feet. Notable activity included the 10,610-square-foot lease at 1501 W. Cameron Ave in West Covina, where Lee & Associates Pasadena represented the landlord, and the sale of 901 Corporate Center Dr. in Monterey Park, where Lee & Associates Pasadena represented the seller.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	(229K)	(68,332)	(87,800)	78,850	(55,888)
▲ Vacancy Rate	6.80%	6.60%	6.40%	6.00%	6.30%
▲ Avg Asking Rent PSF	$32.85	$28.48	$32.33	$28.56	$27.60
▼ Sale Price PSF	$275.00	$283.00	$280.00	$275.00	$275.00
◄ ► Cap Rate	7.40%	7.40%	7.40%	7.40%	5.69%
◄ ► Under Construction	44.2K	44,200	53,600	53,626	53,626
▼ Inventory	34.4M	34,500,000	34,800,000	34,880,190	34,880,190

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
901 Corporate Center Drive Monterey Park, CA	100,743 SF	$17,700,000 $175.69 PSF	Focus Universal, Inc. Jamison Services, Inc.	Class B
201 Colorado Place Arcadia, CA	8,978 SF	$21,123,000 $2,352.75 PSF	TPG Angelo Gordon & Co., L.P. MW Investment Group	Class C
526 W. Las Tunas Drive San Gabriel, CA	27,592 SF	$7,431,304 $293.50 PSF	Chinatown Service Center 211 LA County	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1333 S. Mayflower Avenue Monrovia, CA	12,316 SF	Chase Partners, Ltd.		
1501 W. Cameron Avenue West Covina, CA	10,610 SF	Stacy Yu		
440 E. Huntington Drive Arcadia, CA	7,099 SF	United Trust Realty Corporation		

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
ORANGE COUNTY, CA



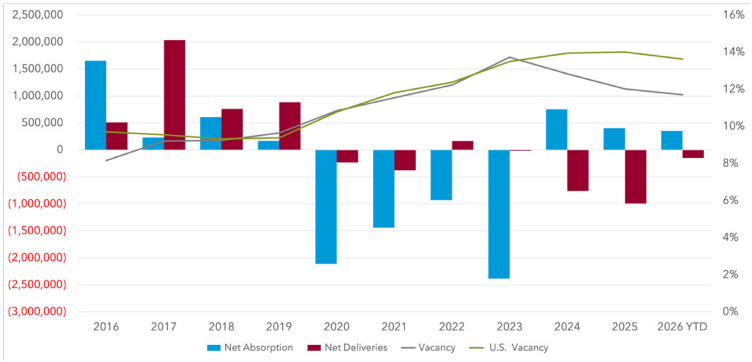
OFFICE MARKET OVERVIEW

MARSHAL VOGT, *President*

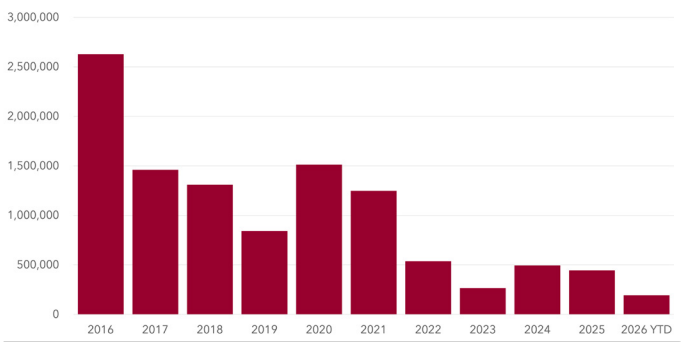
Orange County's office market continued to strengthen in Q3 2026, recording its third consecutive quarter of positive net absorption, bringing annual absorption to 1.1 million square feet. Demand from manufacturing, medical, and pharmaceutical users supported occupancy gains, while leasing activity remained below pre-pandemic levels. Vacancy continued to decline, supported by owner-user acquisitions and the redevelopment of obsolete office properties. Asking rents increased 4.6% year-over-year, with premier buildings outperforming the broader market. Limited new construction and shrinking inventory should support continued stabilization, although modest employment growth and subdued leasing activity remain challenges to sustained recovery and future rent growth.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	1,606,296	1,292,452	781,764	402,123	(777,519)
▼ Vacancy Rate	11.50%	11.60%	11.60%	12.00%	12.80%
▼ Avg Asking Rent PSF	$3.03	$3.04	$2.98	$2.94	$2.90
▼ Sale Price PSF	$279.00	$284.00	$277.00	$272.00	$265.00
▲ Cap Rate	7.60%	7.50%	7.70%	7.80%	7.90%
▼ Under Construction	193,724	256,492	402,834	445,491	458,140
▲ Inventory	155,962,534	155,899,766	155,769,986	156,105,704	156,444,726

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
15101-15191 Alton Pky Irvine, CA	660,893 SF	$325,000,000 $491.76 PSF	Broadcom PRP Real Assets	Class A
100 Bayview Cir Newport Beach, CA	346,335 SF	$98,000,000 $282.96 PSF	Greenlaw Partners Granite Properties	Class A
19000 MacArthur Blvd Irvine, CA	163,714 SF	$26,500,000 $161.87 PSF	KF Partners CM Capital	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
15955 Alton Pky Irvine, CA	104,294 SF	Irvine Company	Taco Bell	Fast Food Restaurant
4000 MacArthur Blvd Newport Beach, CA	102,417 SF	MetLife	Anduril	Defense
19 Technology Dr Irvine, CA	63,507 SF	Irvine Company	Biosnese	Pharmaceutical

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
SAN FRANCISCO, CA



OFFICE MARKET OVERVIEW

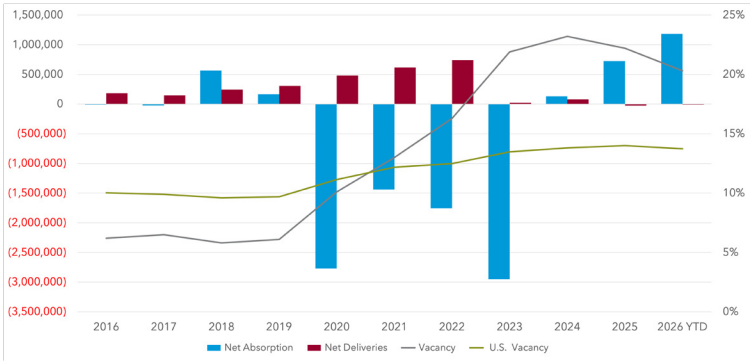
JEFF MOELLER, *President*

San Francisco's Central Business District office market showed signs of improving demand in Q3 2026. The report records 4.27 million square feet of 12-month net absorption, while vacancy declined to 24.6% from 30.2% a year earlier. Average asking rents rose to $50.75 per square foot annually, up from $46.99 in Q3 2025. Notable lease transactions included the City and County of San Francisco at 1455 Market Street, Google at 345 Spear Street, and Anthropic at 300 Howard Street.

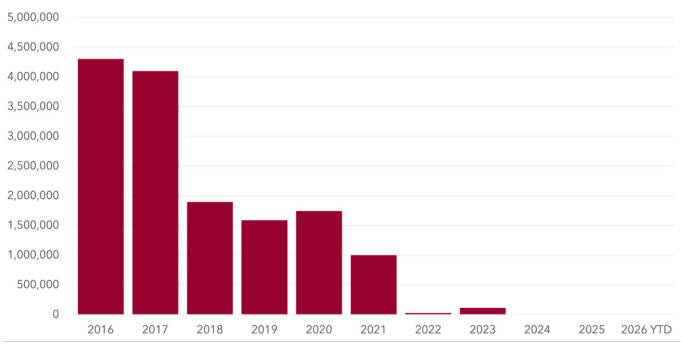
MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	4,274,548	2,648,450	1,641,246	1,617,342	676,853
▼ Vacancy Rate	24.60%	26.10%	27.90%	28.50%	30.20%
▲ Avg NNN Asking Rent PSF	$50.75	$50.49	$49.65	$48.38	$46.99
▲ Sale Price PSF	$459.00	$455.00	$433.00	$432.00	$414.00
◄ ► Cap Rate	7.20%	7.20%	7.30%	7.40%	7.60%
◄ ► Under Construction	-	-	-	-	-
◄ ► Inventory	112,134,593	112,134,593	112,134,593	112,134,593	112,134,593

**Please contact Lee & Associates San Francisco for Cap Rate Information*

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
875 Howard Street San Francisco, CA	188,252 SF	$48,450,000 $257.35 PSF	Seven Equity Group Hudson Pacific Properties	Class B
536 Mission Street San Francisco, CA	141,750 SF	$31,650,000 $223.30 PSF	Lincoln Property Company Golden Gate University	Class C
417 Montgomery Street San Francisco, CA	96,090 SF	$25,200,000 $262.25 PSF	Wheatley Properties Lawrence M. Cushman	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1455 Market Street San Francisco, CA	505,275 SF	Hudson Pacific Properties	City & County of San Francisco	Government
345 Spear Street San Francisco, CA	429, 795 SF	Morgan Stanley & CO LLC	Google	Technology
300 Howard Street San Francisco, CA	419, 172 SF	Blackstone Inc.	Anthropic	Tech/AI

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
SAN LUIS OBISPO, CA



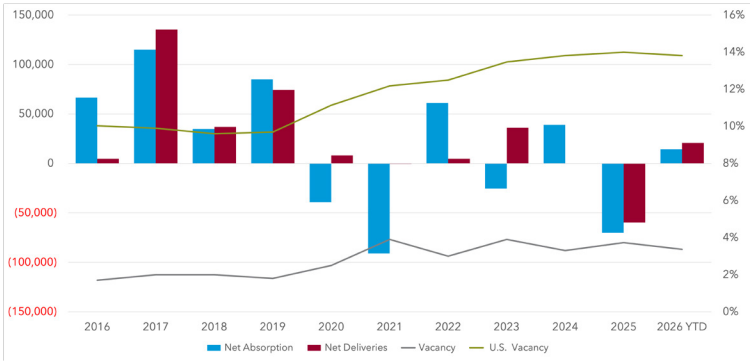
OFFICE MARKET OVERVIEW

AUSTIN CAVINESS, *Senior Associate*

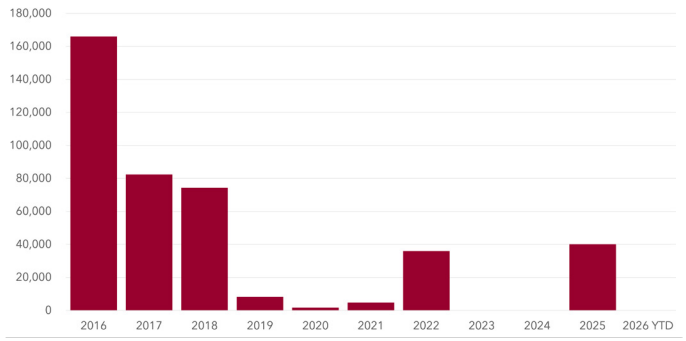
San Luis Obispo's office market remained relatively stable through Q3 2026, with vacancy near 3.4%, consistent with historical averages and reflecting limited available inventory. Negative net absorption of 21,000 SF over the trailing 12 months was partially offset by a reduction in existing inventory. Availability remains tight at 3.9%, representing approximately 270,000 SF of available space. Construction activity is nonexistent, with no new office developments underway, supporting continued supply constraints. Average asking rents reached $31.00/SF, reflecting 2.2% annual growth and modestly outperforming national trends. Looking ahead, limited new supply and relatively stable tenant demand are expected to support consistent occupancy levels and moderate rent growth.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	(19,540)	(48,864)	(90,540)	(92,014)	46,615
▼ Vacancy Rate	3.37%	3.55%	3.96%	3.73%	2.80%
▼ Avg NNN Asking Rent PSF	$31.26	$31.39	$30.52	$30.19	$29.40
▲ Sale Price PSF	$250.00	$245.00	$237.00	$233.00	$236.00
▼ Cap Rate	8.87%	8.89%	9.18%	9.36%	9.40%
▼ Under Construction	-	32,500	35,900	40,150	43,550
▲ Inventory	6,931,656	6,834,147	6,767,820	6,796,776	6,825,293

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2261 Wisteria Lane Paso Robles, CA	31,458 SF	$3,580,000 $113.80 PSF	Michaeljoe Goldstein Dassault Systemes Americas Corp	Class B
2231 Wisteria Lane Paso Robles, CA	28,374 SF	$3,920,000 $138.04 PSF	Michaeljoe Goldstein Dassault Systemes Americas Corp	Class B
1338 Santa Rosa Street San Luis Obispo, CA	5,520 SF	$1,650,000 $298.91 PSF	Dusten S. Perry Jeffrey A. Hiltbrand	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1080 Court Street San Luis Obispo, CA	5,870 SF	Jamestown LP	Undisclosed	Undisclosed
145 Prado Road San Luis Obispo, CA	5,556 SF	Louise T Hughan	Undisclosed	Undisclosed
1880 Santa Barbara Ave San Luis Obispo, CA	3,311 SF	Railroad District LP	Polk Insurance Agency	Insurance

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
SANTA BARBARA, CA



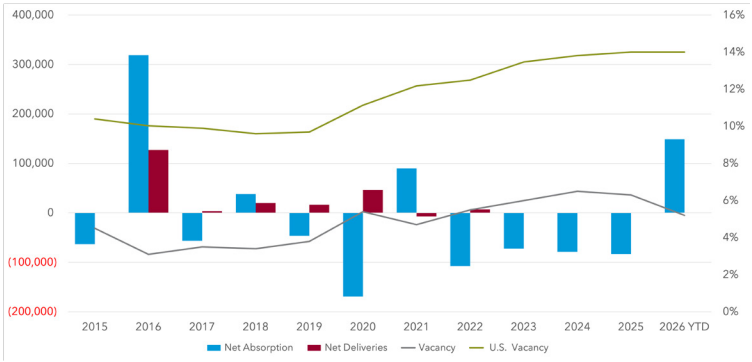
OFFICE MARKET OVERVIEW

CHRISTI VIOR, *Senior Associate*

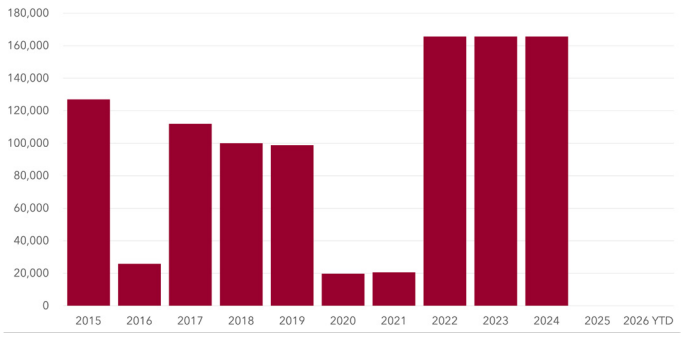
Santa Barbara's office market demonstrated improving fundamentals through Q3 2026, supported by its aerospace, healthcare, and defense-related employment base. Vacancy declined to approximately 5.2%, below the five-year average, as positive net absorption totaled 98,000 SF over the trailing 12 months. Leasing activity reached its highest level since 2021, highlighted by Lockheed Martin's 90,000 SF renewal, although smaller transactions continue to drive most new leasing activity. Limited new construction and constrained availability have supported stable occupancy levels. Average asking rents increased 2.3% year over year, slightly trailing national growth. Looking ahead, minimal supply pressure and steady tenant demand are expected to support stable vacancy and moderate rent appreciation.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	97,945	(89,627)	(76,278)	(55,973)	32,127
▼ Vacancy Rate	5.20%	6.00%	5.90%	6.46%	6.10%
▲ Avg NNN Asking Rent PSF	$37.02	$36.16	$35.87	$35.30	$34.77
▲ Sale Price PSF	$329.51	$323.51	$322.17	$323.00	$316.00
▼ Cap Rate	7.50%	7.60%	7.70%	7.69%	7.76%
◄ ► Under Construction	-	-	-	-	-
▼ Inventory	13,216,543	13,231,978	13,167,413	13,339,944	13,380,733

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5575 Hollister Ave Goleta, CA	18,352 SF	$4,898,822 $266.94 PSF	AJR Capital Kellog Square LLC	Class B
Chapala Lofts (350 Chapala St) Santa Barbara, CA	42,284 SF	$2,395,000 $56.64 PSF	Jeffrey Brookshire Lynda Ballard	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
50 Castilian Dr Goleta, CA	43,655 SF	AppFolio, Inc. (sublessor)	Toyon Research Corporation	Defense / Aerospace R&D
417 Commerce Ct Lompoc, CA	15,785 SF	Sobani	Bechtel National Inc	Engineering & Construction
Santa Maria, CA Fairway Dr	11,046 SF	Gary Gallup	Unknown	Unknown

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
VENTURA COUNTY, CA



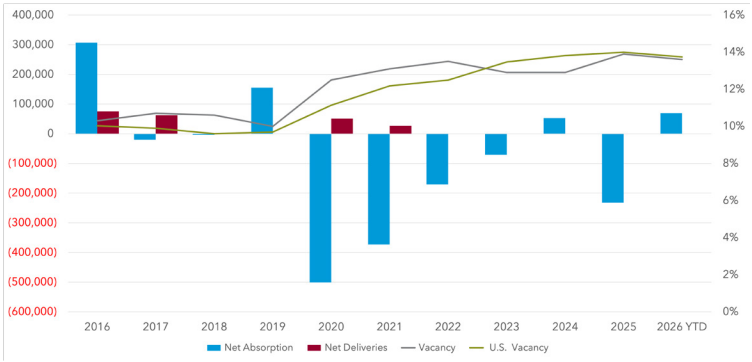
OFFICE MARKET OVERVIEW

LEE & ASSOCIATES VENTURA COUNTY

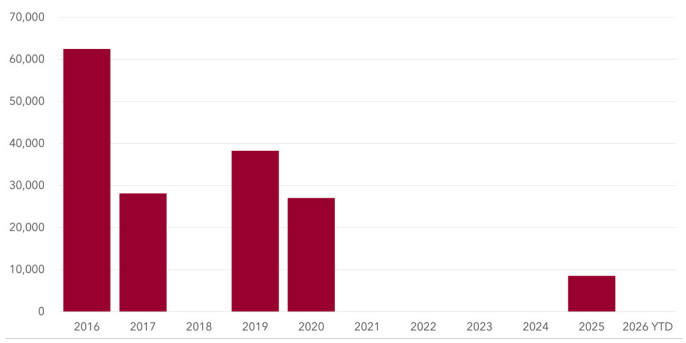
Ventura County's office market showed signs of improving demand in Q3, although performance remained uneven across submarkets. Overall vacancy declined to 13.6%, supported by positive year-to-date absorption despite a modest quarterly loss. Leasing activity totaled approximately 197,000 square feet, with Westlake Village and Newbury/Thousand Oaks accounting for much of the activity. Lower-vacancy markets, including Ventura, Simi Valley/Moorpark and Oxnard/Port Hueneme, continued to demonstrate relative resilience, while Camarillo and Newbury/Thousand Oaks recorded negative absorption. Asking rents held near $2.67 per square foot per month, reflecting continued pricing stability despite elevated availability and limited new construction.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	(153,375)	5,074	(167,202)	(232,600)	42,131
▼ Vacancy Rate	13.60%	14.07%	13.80%	13.90%	13.00%
▼ Avg Asking Rent PSF	$2.67	$2.68	$2.65	$2.67	$2.56
▲ Sale Price PSF	$298.00	$210.00	$209.00	$193.00	$158.00
▲ Cap Rate	8.50%	8.44%	8.60%	8.60%	8.50%
◄ ► Under Construction	-	-	-	8,500	8,500
▲ Inventory	23,166,890	22,861,193	23,803,274	23,625,164	23,924,804

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
6101 Condor Dr Moorpark, CA	129,374 SF	$29,250,000 $226.09 PSF	AeroVironment AXS Opportunity Fund LLC	Class B
816 Camarillo Springs Rd Camarillo, CA	33,328 SF	$4,025,000 $120.77 PSF	Matthew Douglas UFCW Local 770	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
112 S Lakeview Canyon Rd Westlake Village, CA	11,552 SF	A2CM	Undisclosed	Undisclosed
112 S Lakeview Canyon Rd Westlake Village, CA	11,378 SF	A2CM	Undisclosed	Undisclosed
112 S Lakeview Canyon Rd Westlake Village, CA	10,559 SF	A2CM	Undisclosed	Undisclosed

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
DENVER, CO



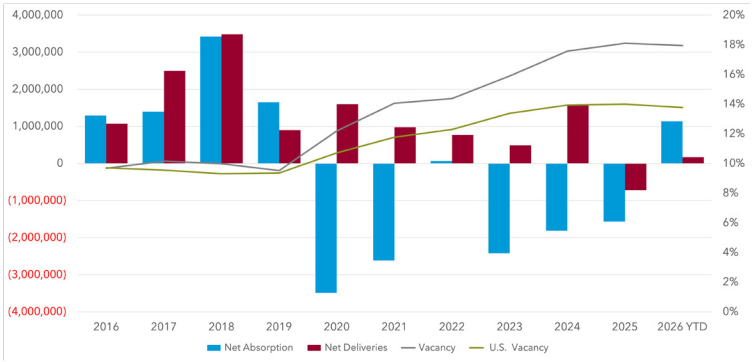
OFFICE MARKET OVERVIEW

KRISTOFF KERR, *Associate*

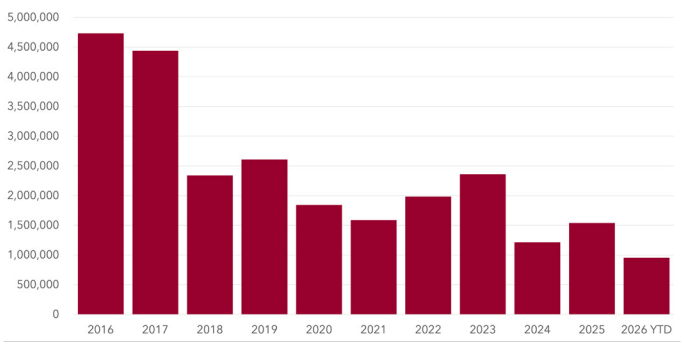
Denver's office market took another high-profile hit this quarter as Optiv Security, the anchor tenant at 1144 15th St. since 2018, vacated its remaining space and moved its headquarters to Leawood, Kansas, even though its lease runs through 2031. Optiv joins a growing list of office tenants making a major exodus, including TIAA, and Palantir. Q3 leasing peaked lifting four-quarter volume to its highest level since Q1 2020. The University of Colorado's acquisition of Independence Plaza, and a planned residential conversion, which is also shrinking inventory and adding to the owner-user demographic. Meanwhile, Cherry Creek continues to lead the state, with 3.5% vacancy and nearly all of the metro's construction pipeline.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	306,862	230,337	(1,205,558)	(1,568,232)	(2,139,516)
▼ Vacancy Rate	17.9%	18.1%	18.1%	18.10%	17.7%
▲ Avg Asking Rent PSF	$30.78	$30.44	$30.10	$30.11	$30.45
▲ Sale Price PSF	$225	$218	$205	$206.00	$213
▼ Cap Rate	8.8%	9.0%	9.30%	9.20%	9.0%
▲ Under Construction	954,384	761,235	1,416,391	1,539,743	1,169,743
▼ Inventory	184,174,720	185,230,084	185,670,702	185,868,819	187,999,477

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
4643 S Ulster St Denver, CO	335,908 SF	$57,250,000 $170.43 PSF	Pauls Corporation Granite Properties, Inc.	Class A
1050 17th St Denver, CO	567,287 SF	$27,950,000 $49.27 PSF	Regents, University of CO Heitman	Class A
6550 & 6560 Greenwood Plaza Blvd Englewood, CO	198,560 SF	$19,356,000 $97.00 PSF	UC Health Franklin St Properties Corp	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
8742 Kendrick Castillo Way Highlands Ranch, CO	190,504 SF	MetLife, Inc	Lockheed Martin Corporation	Aerospace
1201 17th St Denver, CO	52,360 SF	Beacon Capital Partners	Gusto	Software for HR
14143 Denver West Pky Lakewood, CO	32,435 SF	Vista Investment Group, LLC	ME Engineers	Engineering

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
DC, WASHINGTON



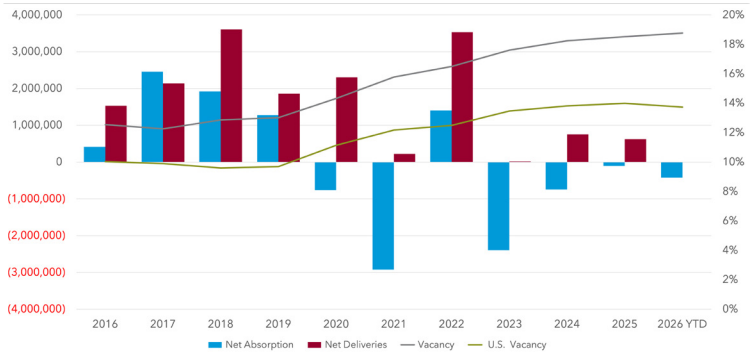
OFFICE MARKET OVERVIEW

LEE & ASSOCIATES DC, NORTHERN VIRGINIA

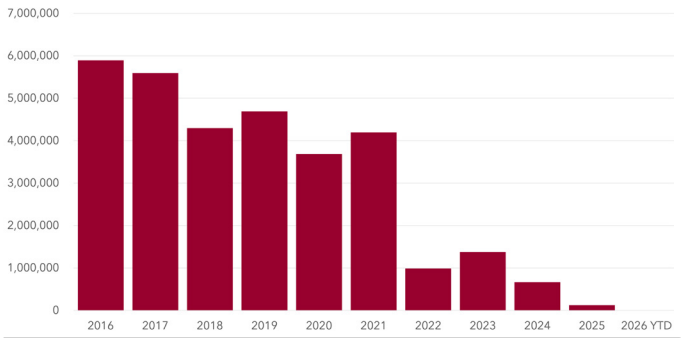
Northern Virginia / DC's office market showed signs of stability in Q3, with vacancy holding nearly unchanged at 18.8%. Trailing 12-month absorption remained negative, reflecting ongoing tenant adjustments, though the vacancy trend has been relatively steady. Asking rents averaged about $36 per square foot annually, remaining above Q1 levels after modestly easing from Q2. No new office space was under construction at quarter-end, giving existing buildings room to absorb demand without added competition from new deliveries. As tenants continue to refine their space needs, stable vacancy and limited new development provide a base for the market to gradually rebalance.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	(457,116)	(114,499)	(962,442)	(103,111)	447,355
▲ Vacancy Rate	18.76%	18.74%	18.86%	18.79%	18.35%
▼ Avg Asking Rent PSF	$36.39	$36.76	$36.22	$35.33	$-
▲ Sale Price PSF	$204	$136	$269	$127	$160
▼ Cap Rate	--	--	8.27%	7.70%	9.24%
◄ ► Under Construction	-	-	-	124,606	524,606
▼ Inventory	218,265,256	218,720,532	218,720,532	218,863,898	217,555,874

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
*7900 Westpark Dr McLean, VA	536,182 SF	$58,390,385.00 $108.90 PSF	Clark Construction Group Brookfield Asset Management, Inc.	Class A
*1676 International Dr McLean, VA	309,318 SF	Not Disclosed Not Disclosed	JSB Capital Group LLC Brandywine Realty Trust	Class B
600 14th St NW Washington, DC	278,000 SF	$126,000,000 $453.24 PSF	Montclif & FCP CommonWealth Partners & CalPERS	Class A

**Part of a Portfolio Sale*

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2033 K St NW Washington, DC	107,224 SF	In-Rel Properties	Sheppard, Mullin, Richter & Hampton LLP	Attorneys
1800 Reston Row Plz Reston, VA	77,601 SF	Comstock Companies	QTS	Computer, Data Processing
12010 Sunset Hills Rd Reston, VA	37,844 SF	BXP	MetroStar	Professional, Scientific, and Technical Services

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
FORT MYERS, FL



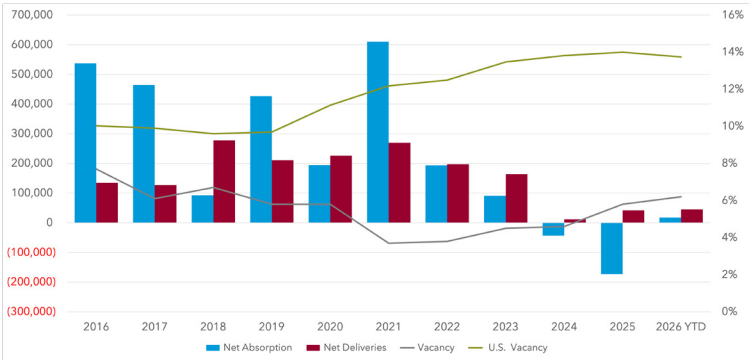
OFFICE MARKET OVERVIEW

LINDA GARRISON, *Office Manager*

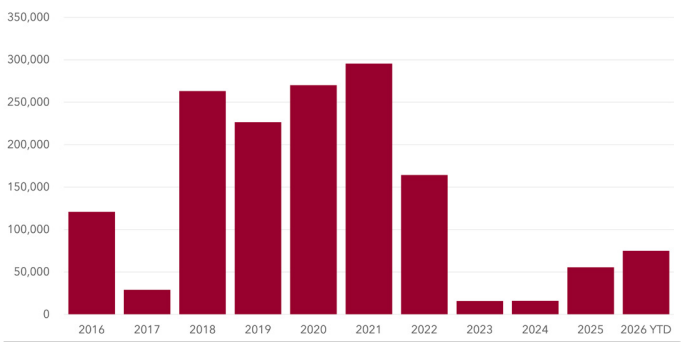
The Fort Myers commercial office market in Q3 2026 continues to operate below its long-run historical vacancy average due to limited new construction. Vacancy tracks around 6.0%. By comparison, neighboring Naples sits at 4.5% (vs. a 7.9% norm) and Punta Gorda at 3.3% (vs. 7.1% norm). New office deliveries remain very restrained across Lee County, keeping supply tight and protecting asset values against broader national downturns. New office deliveries remain very restrained, keeping supply tight and protecting asset values against broader national downturns. Leasing and demand remain heavily supported by local professional services, financial firms, and medical/healthcare-adjacent practices, with small-to-mid-sized tenants driving most of the active requirements.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	(90,009)	(141,486)	(243,083)	(172,879)	(139,000)
▲ Vacancy Rate	6.20%	5.93%	6.05%	6.00%	5.30%
▲ Avg NNN Asking Rent PSF	$28.58	$28.22	$27.74	$27.25	$25.38
▲ Sale Price PSF	$214.00	$207.00	$205.00	$206.00	$187.00
▲ Cap Rate	8.10%	7.30%	8.27%	8.31%	8.87%
▼ Under Construction	74,958	92,691	114,119	55,614	42,816
▲ Inventory	22,529,296	22,372,688	21,721,056	21,722,011	22,165,317

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
24311 Walden Center Dr Bonita Springs, FL	47,236 SF	$8,034,771 $170.10 PSF	Bluestone Terra Partners, LLC Walden Center, LLC	Class A
24301 Walden Center Dr Bonita Springs, FL	47,540 SF	$7,315,229 $153.88 PSF	Bluestone Terra Partners, LLC Walden Center, LLC	Class A
1516 Royal Palm Square Blvd Fort Myers, FL	6,618 SF	$1,700,000 $256.88 PSF	MK Royal Palm, LLC Haas Joint Revocable Trust	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
14651 Jetport Loop Fort Myers, FL	34,797 SF	Knott Realty Group	Zing Patio	Furniture
16120 Lee Rd Fort Myers, FL	8,960 SF	Stonemont Financial Group	Gas Service Center	Propane & Natural Gas
12730 Commonwealth Dr Fort Myers, FL	8,000 SF	Waeber Property Group	JJ Tools	Manufacturing

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
GAINESVILLE, FL



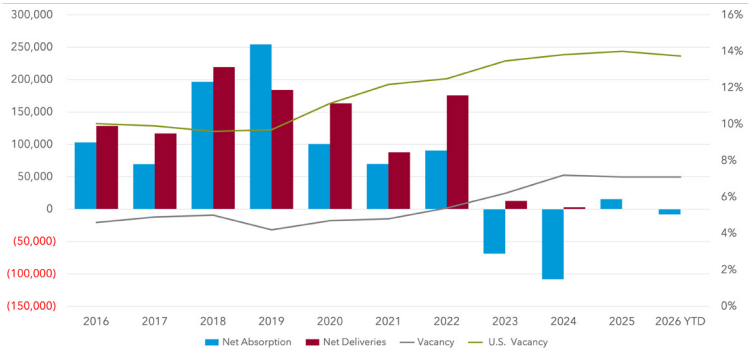
OFFICE MARKET OVERVIEW

CARSON BEERY, *Sales Associate*

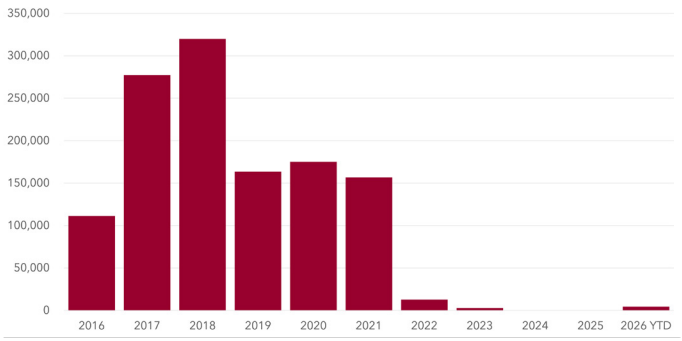
Alachua County's office market softened in Q3 2026. Vacancy rose to 7.8%, up from 7.0% a year ago, but that's still well below the U.S. average of 13.7%. Trailing 12-month net absorption was negative 11,683 SF, the fourth straight negative quarter. Average gross asking rents slipped to $23.96 PSF, down from $24.50. New supply isn't driving the softness. Only 4,500 SF is under construction against a 10.7 million SF inventory, and nothing has delivered since 2024. Sales averaged $172 PSF. The largest was the $11 million ($169 PSF) Class A sale at 2970 SW 50th Terrace. Leasing was mostly small suites, much of it to healthcare tenants.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	(11,683)	(4,537)	(67,084)	(9,572)	36,112
▲ Vacancy Rate	7.80%	7.70%	7.70%	7.10%	7.00%
▼ Avg NNN Asking Rent PSF	$23.96	$24.37	$24.20	$24.84	$24.50
▲ Sale Price PSF	$172.07	$133.87	$230.61	$176.50	$189.74
◄ ► Cap Rate	--	--	--	--	--
◄ ► Under Construction	4,500	4,500	-	-	-
◄ ► Inventory	10,743,480	10,743,480	10,743,480	10,743,480	10,743,480

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2970 SW 50th Terrace Gainesville, FL	65,260 SF	$11,000,000 $168.56 PSF	Southpark Investment Group LLC McRock LLC	Class A
105 NW 75th St, Suite U1,U2, U3 Gainesville, FL	6,073 SF	$1,100,000 $181.13 PSF	Punj & Wu Samarkos Real Estate LLC	Class B
6910 W University Ave, Suite 1 & 3 Gainesville, FL	3,755 SF	$628,900 $167.48 PSF	6910 West LLC EWR Investments LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1179 NW 64th Terrace Gainesville, FL	5,964 SF	North Florida Regional Medical Center Inc.	Lockhart & Associates	Real Estate Consulting
212 NW 135th Way, Suite 20 Newberry, FL	2,589 SF	Mark Warring	Gainesville DPC Physicians	Physicians
2246 NW 40th Terrace Gainesville, FL	2,250 SF	Phynomics LLC	Ambient Nursing Services	Nursing

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
NAPLES, FL



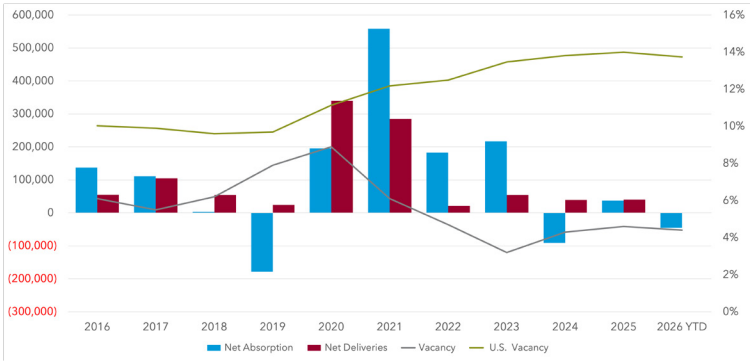
OFFICE MARKET OVERVIEW

LINDA GARRISON, *Office Manager*

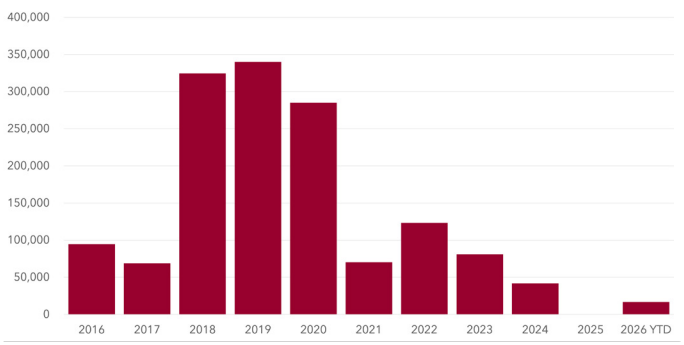
The Naples commercial office market in Q3 2026 remains the tightest and most resilient submarket in Southwest Florida, supported by high-net-worth wealth migration, constrained inventory, and steady demand from wealth management, legal, and financial service firms. The overall office vacancy rate hovers tightly around 4.5%, significantly lower than neighboring Fort Myers (which sits closer to ~9.9% due to speculative new supply). Medical office space remains heavily sought after–averaging $28.00 to $40.00/SF NNN–driven by the area's ongoing healthcare expansion and a growing retired demographic served by systems like NCH and Physicians Regional. Class A office properties maintain high occupancy and pricing power, whereas older Class B and C buildings experience longer marketing times unless updated with modern tech and finishes.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	89,797	139,157	36,470	37,462	(108,000)
▲ Vacancy Rate	4.40%	4.01%	4.86%	4.76%	5.40%
▲ Avg NNN Asking Rent PSF	$38.61	$38.38	$38.42	$37.59	$36.18
▲ Sale Price PSF	$284.00	$274.00	$267.00	$255.00	$251.00
▼ Cap Rate	7.90%	8.15%	8.24%	8.45%	8.58%
◄ ► Under Construction	16,744	16,744	4,000	0	-
◄ ► Inventory	11,177,811	11,177,811	11,122,200	11,217,903	11,173,210

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
800 Laurel Oak Dr Naples, FL	44,168 SF	$24,100,000 $545.64 PSF	Commerce Bank FLP 800, LLC	Class A
720 Goodlette Rd N Naples, FL	35,220 SF	$11,400,000 $323.68 PSF	Lee Health Systems, Inc. 720 Commons, LLC	Class B
711 - 747 5th Ave S Naples, FL	31,257 SF	$1,672,000 $53.49 PSF	MJG Florida Investments, LLC Horseshoe Motor Developers, LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
9132 Strada Pl Naples, FL	11,819 SF	PGIM, Inc.	Wicker Smith	Attorney
9045 Strada Stell Ct Naples, FL	7,091 SF	Wenona 139, LLC	Rockefeller Capital Management	Finance & Insurance
3520 Kraft Rd Naples, FL	6,491 SF	Kraft Office Center, LLC	Onda Housing Group	Administrative

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
SOUTH FLORIDA, FL



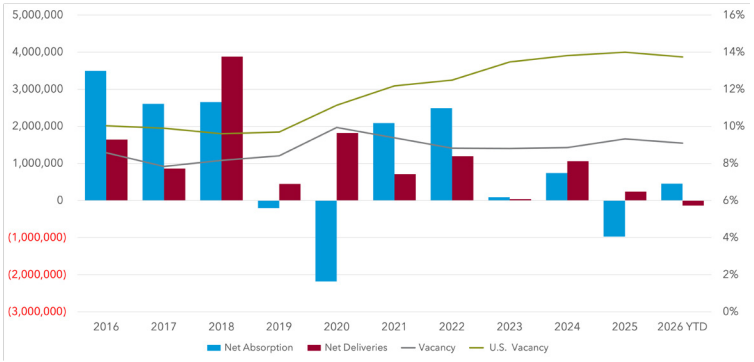
OFFICE MARKET OVERVIEW

WILLIAM DOMSKY, *Principal*

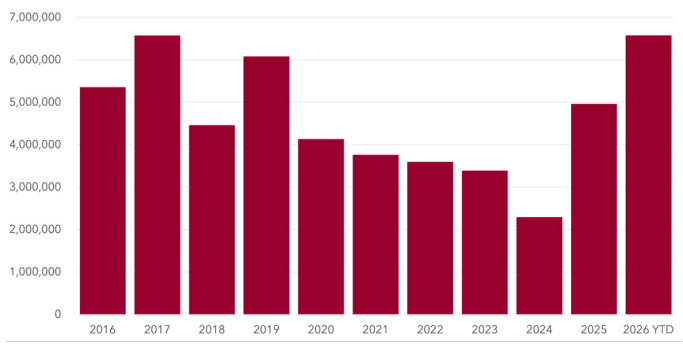
The South Florida office market continues to benefit from the recent trend of billionaires moving to Miami and Palm Beach, relocating their corporate HQs for tax benefits. Low vacancies, record high rental rates and increased absorption are all closely tied to corporate executives purchasing homes in South Florida. 67 billionaires now own homes in Palm Beach County, up from 43 in 2020. Miami Dade is now home to 25 billionaires up from 17 in 2020. This increase in wealth relocation to South Florida is playing a significant role in the local market resilience and capital inflow. Vacancy now at a year low 8.2% and expected to drop below 8% by first quarter of 2027.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	376,922	408,429	(435,669)	(972,395)	(182,007)
▼ Vacancy Rate	8.20%	8.40%	8.50%	8.60%	8.50%
▲ Avg NNN Asking Rent PSF	$41.90	$41.41	$40.79	$39.89	$38.97
▲ Sale Price PSF	$357.00	$253.00	$317.00	$340.00	$270.00
▲ Cap Rate	7.17%	6.54%	5.88%	8.11%	6.55%
▼ Under Construction	6,460,152	6,461,257	6,150,622	4,960,668	4,234,183
▼ Inventory	254,642,040	254,715,210	254,631,590	254,760,609	254,786,199

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
110 SE 6th St Fort Lauderdale, FL	394,830 SF	$89,000,000 $225.41 PSF	Mana Group IP Capital Partners, LLC	Class A
404 Washington Ave Miami Beach, FL	156,752 SF	$31,500,000 $200.95 PSF	RIVANI Trump Group, Ltd.	Class A
5355 Town Center Rd Boca Raton, FL	152,400 SF	$62,000,000 $406.82 PSF	Thor Equities CP Group	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
10 City Pl West Palm Beach, FL	206,722 SF	Related Ross	Undisclosed	Undisclosed
5605 Hiatus Rd Tamarac, FL	136,894 SF	Cabot Properties	Sonny's The CarWash Factory	Car Wash Services
15 City Pl West Palm Beach, FL	90,000 SF	Related Ross	Undisclosed	Undisclosed

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
TAMPA BAY, FL



OFFICE MARKET OVERVIEW

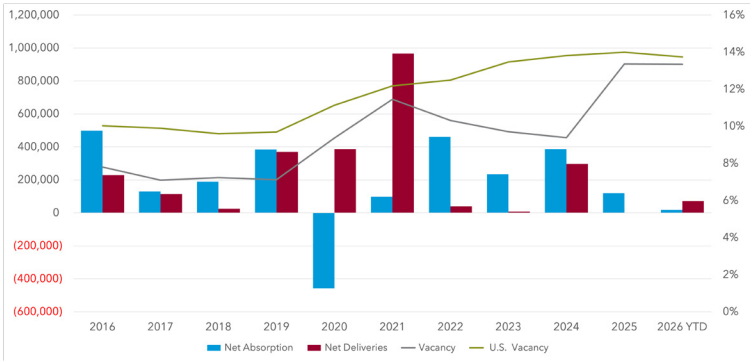
JULIA SILVA, SIOR, *President*

Tampa Bay's office market showed stronger demand momentum in Q3 2026. Trailing 12-month net absorption rose to 233,217 square feet, up from 18,251 a year earlier, and vacancy declined from 13.50% in Q2 to 13.13%. Vacancy remains above its year-ago level of 10.10%, but the quarterly improvement points to firmer occupancy. Average asking rents climbed to $36.52 per square foot, while sales pricing increased to $214 per square foot and the average cap rate held near 8.53%. Construction totaled 142,875 square feet. Major leases included Ferguson's 50,570-square-foot Tampa deal, alongside continued investment activity, including a 130,487-square-foot sale on N. Lois Avenue.

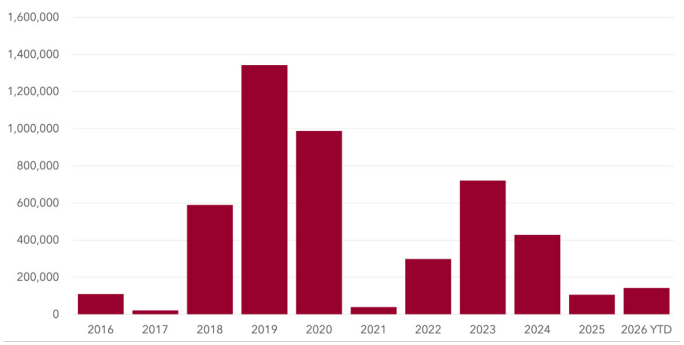
MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	233,217	(29,909)	268,163	119,733	18,251
▼ Vacancy Rate	13.13%	13.50%	13.61%	13.40%	10.10%
▲ Avg Asking Rate PSF	$36.52	$35.78	$35.88	$35.64	$36.81
▲ Sale Price PSF	$214.00	$211.00	$218.00	$175.00	$204.00
▼ Cap Rate	8.53%	8.60%	8.50%	8.60%	8.60%
▲ Under Construction SF	142,875	140,409	212,221	106,338	55,230
▼ Inventory SF	53,926,054	54,478,422	54,478,422	54,478,422	33,517,447

**Inventory covers Downtown Tampa, South Tampa & Westshore; Q4 2025 boundary changes may affect comparisons with prior periods.*

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2002 N Lois Ave Tampa, FL	130,487 SF	$13,300,000 $101.93 PSF	Clover Investment Properties & Lindell Investments Inc. / IP Capital Partners, LLC	Class B
3440 W Dr Martin Luther King Jr Blvd Tampa, FL*	33,822 SF	$15,561,390 $460.10 PSF	Blue Owl Capital Sila Realty Trust	Class B
600 S Magnolia Ave Tampa, FL	20,330 SF	$5,400,000 $265.62 PSF	Edgewater Hyde Park LLC Bay Villa Developers, Inc.	Class B

**Part of a portfolio sale*

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1301 E 4th Ave Tampa, FL	50,570 SF	KETTLER	Ferguson	Plumbing & HVAC Supply
8800 Hidden River Pky Tampa, FL	33,000 SF	Farley White Interests	Pike Electric	Electric Utility
6801 E Hillsborough Ave Tampa, FL	30,230 SF	Suncoast Credit Union	Early Learning Coalition of Southwest Florida	Early Education

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
ATLANTA, GA



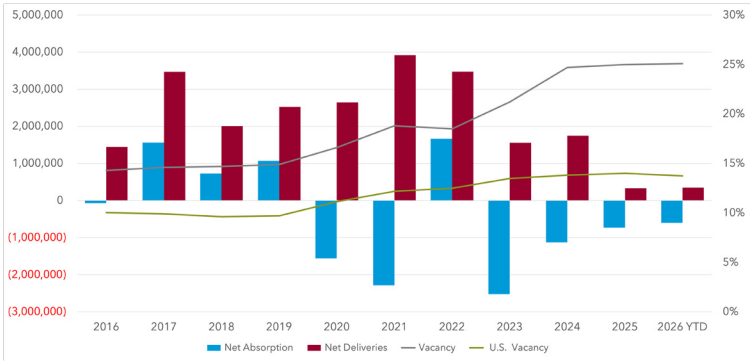
OFFICE MARKET OVERVIEW

KATE HUNT, *Research Director*

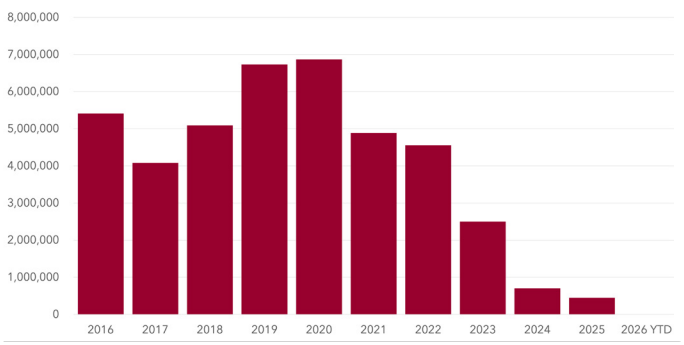
Atlanta's office market maintained a steady pace of leasing in Q3, led by renewals. Because much of the activity came from tenants staying in place, leasing did little to offset space givebacks elsewhere. Net absorption was negative 909,457 square feet, and vacancy rose 40 basis points to 25.1%. The quarter's only delivery was 1072 W Peachtree St NW, a 224,000-square-foot Class A office building. With no office space under construction, the development pipeline has paused after several years of activity. That slowdown gives existing buildings more time to compete for tenants and work through available space. Owners remain focused on aligning their offerings with what tenants value: location, quality and flexibility.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	(503,002)	210,111	(15,073)	(733,208)	(650,995)
▲ Vacancy Rate	25.1%	24.7%	25.1%	25.0%	24.6%
▲ Avg NNN Asking Rate PSF	$31.07	$31.00	$30.89	$30.66	$30.33
▲ Sale Price PSF	$210.00	$209.00	$202.00	$202.00	$199.00
▼ Cap Rate	8.60%	8.62%	8.80%	8.80%	8.80%
▼ Under Construction SF	-	300,000	391,000	450,562	541,389
▲ Inventory SF	186,970,696	185,462,854	187,523,147	194,444,094	192,788,289

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1100-1300 Altmore Ave Atlanta, GA	330,173 SF	$68,500,000 $207.47 PSF	Children's Healthcare of Atlanta The Simpson Organization	Class B
6000-6100 Lake Forrest Dr Atlanta, GA	192,247 SF	$20,750,000 $107.93 PSF	OA Development, Inc. The Ardent Companies	Class B
160 Clairemont Ave Decatur, GA	122,715 SF	$18,500,000 $150.76 PSF	Parmenter Realty Partners TerraCap Management, LLC	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1170 Peachtree St Atlanta, GA	88,000 SF	Cousins Properties & Town Lane	BakerHostetler	Legal Services
1170 Peachtree St Atlanta, GA	48,612 SF	Cousins Properties & Town Lane	Acuity Brands, Inc.	Manufacturing
1175 Peachtree St Atlanta, GA	42,713 SF	Invest Atlanta	Learfield College, LLC	Technology, Advertising, Media & Inforamtion

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
CHICAGO, IL



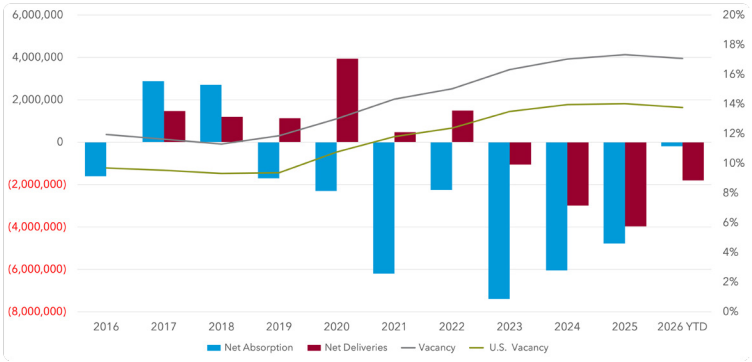
OFFICE MARKET OVERVIEW

ERIC LOPEZ, *Research Coordinator*

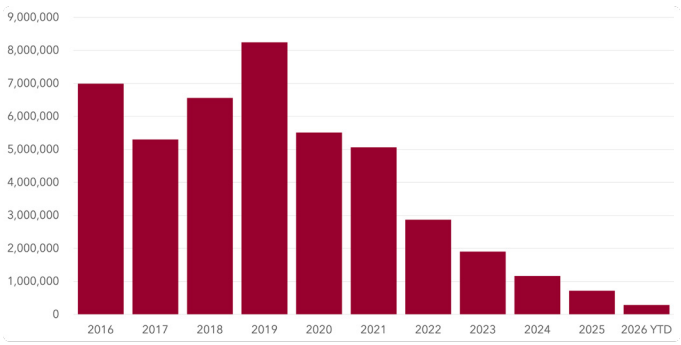
Chicago's office market continues to face demand headwinds from softer office-using employment growth and lower in-office attendance. Net absorption totaled -2.4 million SF over the past 12 months, though annual losses have moderated each year since 2023's roughly 7.5 million SF decline. Leasing favors 4- and 5-Star properties, with Trophy assets in the West Loop and Fulton Market achieving rents above $60 per SF. Meanwhile, demolitions and conversions have removed more inventory than new deliveries have added, holding vacancy near 17%. Vacancy should stay near current levels, and absorption is unlikely to turn positive in the near term.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	(2,481,850)	(2,513,941)	(6,014,863)	(4,778,804)	(5,743,183)
▼ Vacancy Rate	17.05%	17.08%	17.35%	17.33%	17.01%
◄ ► Avg NNN Asking Rate PSF	$29.03	$29.03	$29.04	$28.98	$28.91
▼ Sale Price PSF	$173.29	$173.42	$171.44	$170.55	$168.08
▼ Cap Rate	9.73%	9.74%	9.88%	9.91%	10.05%
▼ Under Construction SF	288,571	294,726	343,979	719,788	761,465
▼ Inventory SF	494,058,199	494,361,045	495,161,427	495,857,619	496,807,114

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
100 W Randolph St Chicago, IL	965,500 SF	$24,000,000 $24.86 PSF	The Prime Group Manulife Financial Corporation	Class B
3800 Golf Rd Rolling Meadows, IL	467,000 SF	$82,000,000 $175.59 PSF	Digital Realty Trust Brennan Investment Group	Class A
300 W Adams St Chicago, IL	254,154 SF	$12,500,000 $49.18 PSF	SVPGlobal 300 West Adams	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
100 W Randolph St Chicago, IL	275,000 SF	The Prime Group	Morningstar	Finance and Insurance
350 N Orleans St Chicago, IL	220,941 SF	Blackstone	Stripe	Finance and Insurance
410 Warrenville Rd Lisle, IL	63,409 SF	Ed Napleton Automotive Group	Sentinel Technologies	Professional, Scientific, and Technical Services

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
KANSAS CITY, KS



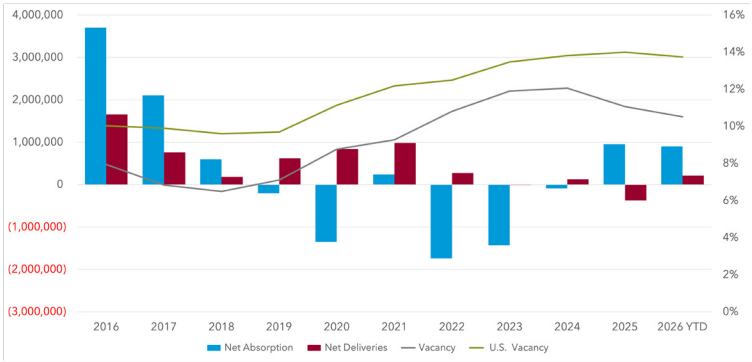
OFFICE MARKET OVERVIEW

MAX LAPKE, *Vice President*

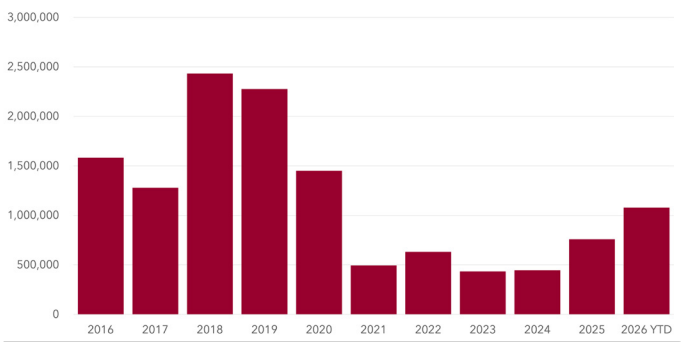
The Kansas City office market continues steadily in Q3 2026 with the vacancy rate hovering around 10.6% (which has been consistent for the past 3 quarters). Flight to quality remains a constant, with tenants favoring Class A space in better locations with more access to amenities. Sublease availability has continued to move lower, which helps landlords compete for new deals easier and aids in total market occupancy. Rental rates have also remained intact and steady for the past 3 quarters at approximately $24.27 PSF. Maintaining or bolstering market rates is still necessary with continued increases in construction costs in the region.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	957,063	1,610,534	1,407,014	954,292	1,085,610
▲ Vacancy Rate	10.6%	10.4%	10.6%	11.1%	11.2%
▼ Avg NNN Asking Rate PSF	$24.27	$24.28	$24.27	$24.24	$24.03
▲ Sale Price PSF	$138	$136	$132	$130	$127
▼ Cap Rate	9.9%	10.0%	10.2%	10.3%	10.5%
▼ Under Construction SF	1,078,667	1,138,667	710,358	759,289	419,539
▲ Inventory SF	129,561,511	129,504,272	129,398,248	129,349,317	129,399,427

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
745 State Ave Kansas City, KS	160,615 SF	$1,000,000 $6.23 PSF	Century Farms Development Lc KDG LLC	Class C
8900 State Line Rd Leawood, KS	84,962 SF	Undisclosed	Matthew Archangeli Radius Agent	Class B
2801 Dr Martin Luther King Jr Blvd Kansas City, MO	60,000 SF	Undisclosed	Purposeful Place LLC Community Builders of Kansas City	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
10201 Abilities Way Kansas City, KS	41,810 SF	Oracle Corporation	Undisclosed	Undisclosed
2323 Grand Blvd Kansas City, MO	29,349 SF	Crain Company	Seigfreid Bingham	Professional, Scientific, and Technical Services
11500 NW Ambassador Dr Kansas City, MO	22,234 SF	Ewing Marion Kauffman Foundation	Rosnet	Professional, Scientific, and Technical Services

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
BOSTON, MA



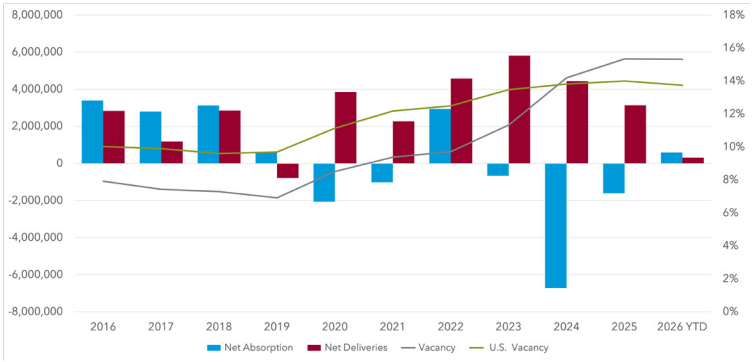
OFFICE MARKET OVERVIEW

ERIC SOLEM, MBA, *Managing Principal, President*

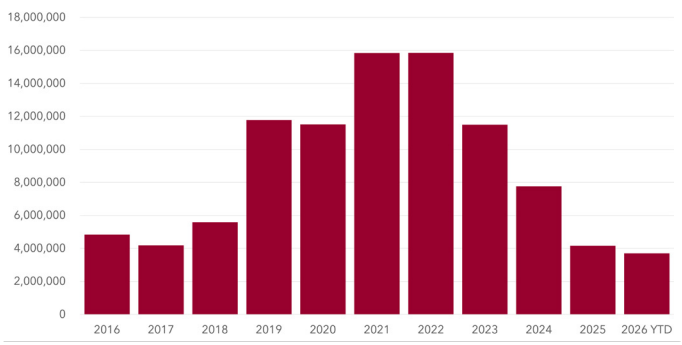
Greater Boston's office market continued a gradual recovery in 3Q26, with nearly 2.0 million square feet of net absorption over the past year. Class A buildings captured 90% of newly occupied space, underscoring the flight to quality. Downtown vacancy eased to 18.5%, though asking rents slipped to $66.12 per square foot. Recent leasing includes JPMorgan Chase's 250,000-square-foot commitment at South Station Tower. Still, Boston vacancy remains elevated at 15.3%, versus 13.6% nationally. Sales show continued repricing: 218–230 Congress Street traded at a 69% discount to its 2015 sale, while a 265 Franklin Street Financial District building sold for $116 million, or $324 per square foot, 32% below its 2006 sale.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	116,092	1,426,127	918,445	(1,604,703)	(1,860,884)
▲ Vacancy Rate	15.4%	15.2%	15.1%	15.3%	15.4%
▲ Avg NNN Asking Rent PSF	$47.53	$47.49	$47.19	$46.93	$46.76
▲ Sale Price PSF	$408.38	$394.14	$395.40	$385.81	$389.79
▼ Cap Rate	7.4%	7.2%	9.7%	6.7%	8.6%
▼ Under Construction	3,708,327	4,295,213	4,122,209	4,162,209	4,030,506
▲ Inventory	374,986,575	374,407,806	374,561,113	374,220,535	374,707,491

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1 Marina Park Drive Boston, MA	494,938 SF	$435,000,000 $878.90 PSF	Oxford Properties Group Clarion Partners	Class A
265 Franklin Street Boston, MA	358,406 SF	$116,000,000 $323.66 PSF	Synergy Clarendon Group USA, Inc.	Class A
218-230 Congress Street Boston, MA	152,259 SF	$23,700,000 $155.66 PSF	Assembly Investments Northwood Investors LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1325 Boylston Street Boston, MA	100,493 SF	Samuels & Associates Management LLC	The Boston Red Sox	Professional Sports Team
680 Atlantic Avenue Boston, MA	81,765 SF	Hines	Greenberg Traurig	Professional Law Firm
1 Federal Street Boston, MA	57,844 SF	Tishman Speyer	Rubin & Rudman LLP	Professional Law Firm

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
MARYLAND, MD



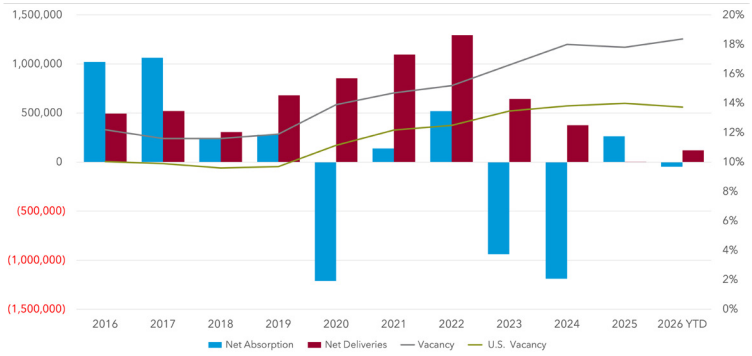
OFFICE MARKET OVERVIEW

LEE & ASSOCIATES MARYLAND

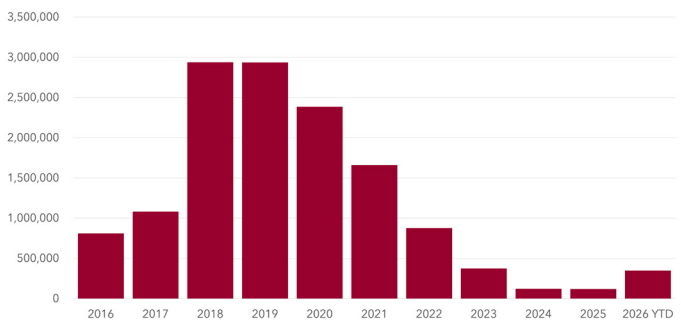
Maryland's office market continued to adjust in Q3. Leasing remained active, particularly in the I-270 Corridor, but tenant demand was uneven across the region and did not translate into broad occupancy gains. The market recorded negative absorption for the quarter, even as its 12-month total remained slightly positive. Class A buildings drew the largest share of leasing, while still accounting for most of the quarter's absorption losses. With no deliveries and only 350,000 square feet under construction, the near-term story is less about a new wave of supply and more about how effectively existing buildings can compete for tenants. Quoted rents averaged $27.79 per square foot.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	241,134	490,649	598,533	263,743	(266,653)
▲ Vacancy Rate	18.37%	18.20%	18.17%	18.37%	18.00%
▼ Avg NNN Asking Rent PSF	$27.79	$28.17	$27.90	$27.31	$27.84
▲ Sale Price PSF	$116	$84	$250	$115	$117
◄ ► Cap Rate	6.00%	6.00%	6.23%	6.74%	8.42%
▲ Under Construction	350,000	-	38,772	120,772	120,772
◄ ► Inventory	100,812,327	100,812,327	100,773,555	100,721,573	100,721,573

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
400 Professional Dr Gaithersburg, MD	129,030 SF	$6,350,000 $49.21 PSF	400 Professional Drive Llc Emergent	Class A
9841 Washingtonian Blvd Gaithersburg, MD	103,360 SF	$11,075,000 $107.15 PSF	Peterson Companies, LC The Brick Companies	Class A
7401 Forbes Blvd Lanham, MD	31,000 SF	$5,225,000 $168.55 PSF	Hakan Tasci Steven Manela	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
12505 Park Potomac Ave Potomac, MD	59,596 SF	Foulger-Pratt Companies	Shulman Rogers	Attorneys
8671 Robert Fulton Dr Columbia, MD	56,444 SF	COPT Defense Properties	Frequentis USA, Inc.	Navigation Equipment
7215 Corporate Ct Frederick, MD	28,000 SF	Urology & Urologic Surgery	EMV Family Care	Health Care and Social Assistance

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
CHARLOTTE, NC



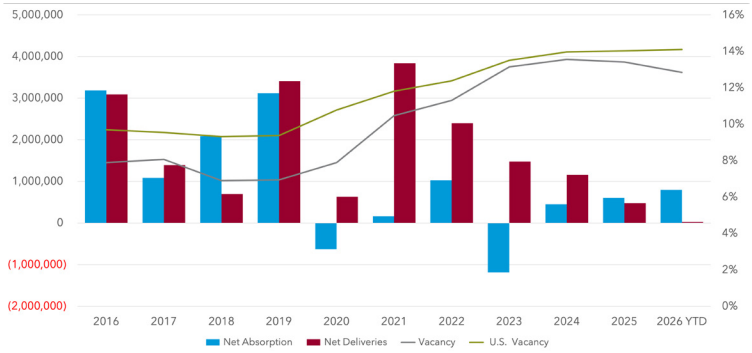
OFFICE MARKET OVERVIEW

GREG PIERATT, CEO, *Principal,* MATT FRAZEE, *Partner*

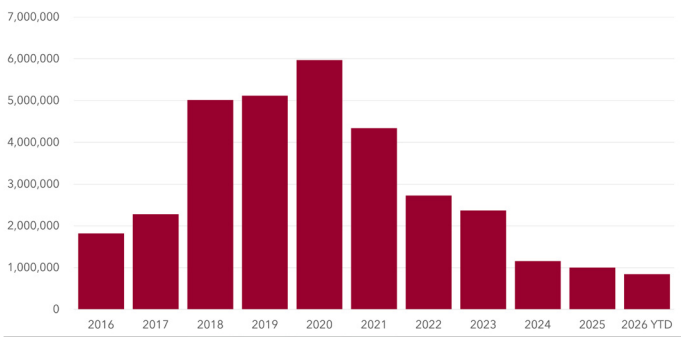
Charlotte's office market continued its recovery through the third quarter as steady leasing activity and positive absorption supported further improvements in market fundamentals. Vacancy declined to 12.68%, while trailing 12-month net absorption surpassed 1.2 million square feet. Corporate expansions and continued investment in the region have helped sustain demand for high-quality office space. With limited availability in newer buildings, recently renovated properties are increasingly attracting tenants seeking modern amenities at more competitive rates. Meanwhile, aging office buildings continue to face leasing challenges. Limited new construction and the ongoing removal of obsolete inventory should help support further market stabilization heading into 2027.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	1,220,311	457,440	405,984	602,441	1,238,811
▼ Vacancy Rate	12.68%	13.06%	13.44%	13.41%	13.89%
▲ Avg NNN Asking Rate PSF	$35.72	$35.48	$35.47	$35.21	$34.67
▼ Sale Price PSF	$266.40	$270.51	$269.79	$253.90	$239.93
▲ Cap Rate	7.89%	7.87%	7.94%	8.19%	8.41%
▲ Under Construction SF	844,951	839,558	921,654	1,003,579	568,975
▼ Inventory SF	136,946,455	136,964,631	137,043,659	136,898,817	137,461,305

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
301 S McDowell St Charlotte, NC	192,287 SF	$24,900,000 $129.49 PSF	Perkins Fund, LP The Fallon Company, LLC	Class B
10714 David Taylor Dr Charlotte, NC	159,487 SF	$24,500,000 $153.62 PSF	Research Park Properties, LLC Cresent Communities, LLC	Class A
5200 77 Center Dr Charlotte, NC	107,925 SF	$12,671,029 $117.41 PSF	Investicore Ares Management Corporation	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
500 S Turner Ave Charlotte, NC	51,428 SF	Portman Holdings	Huber Engineered Woods	Manufacturing
8845 Red Oak Blvd Charlotte, NC	50,000 SF	Engineering Consulting Services	Undisclosed	Undisclosed
9013 Perimeter Woods Dr Charlotte, NC	44,687 SF	Adler Real Estate Partners	Lucid Bots	Robotics & Automation

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
DURHAM, NC



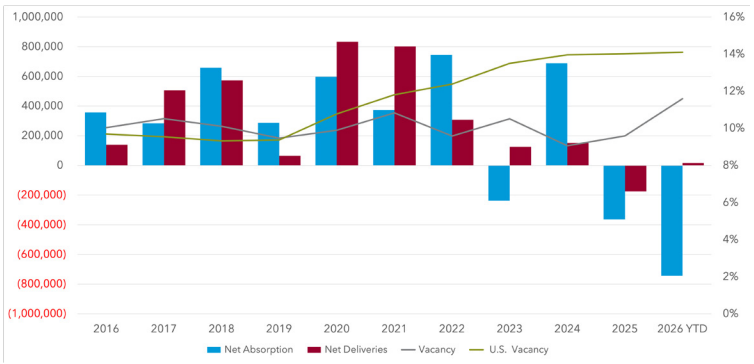
OFFICE MARKET OVERVIEW

MARLENE SPRITZER, SIOR, CCIM, J.D., *Vice President, Principal*

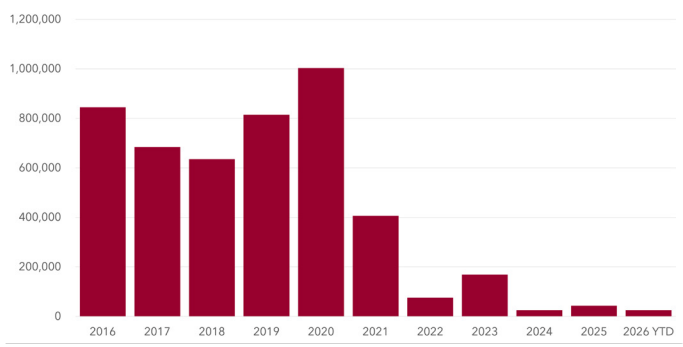
Durham's office market moved the opposite way from Raleigh's in Q3 2026. Tenants gave back roughly 504,000 SF in the quarter alone, deepening 12-month net absorption to a loss of 611,860 SF and lifting vacancy to 11.2% from 9.8% in Q2. With only 25,200 SF under construction, the rise came from move-outs, not new supply. Asking rents held flat at $28.55/SF. Pricing is splitting by quality: Highwoods sold two Creekstone Drive buildings, 160,755 SF combined, for $72/SF, about a third of the $223/SF market average. For tenants, that gap points to more leverage in older suburban buildings.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	(611,860)	(155,947)	(143,492)	(363,412)	(170,015)
▲ Vacancy Rate	11.2%	9.8%	9.1%	9.6%	9.9%
▲ Avg NNN Asking Rent PSF	$28.55	$28.52	$28.40	$28.39	$28.55
▲ Sale Price PSF	$223	$222	$220	$217	$203
◄ ► Cap Rate	8.7%	8.7%	8.8%	8.9%	9.2%
▼ Under Construction	25,200	28,200	43,200	43,200	43,200
▲ Inventory	37,929,104	37,927,496	37,912,496	37,912,496	38,084,043

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
4625 Creekstone Dr Durham, NC	89,392 SF	$5,963,850 $66.72 PSF	Kotarides Highwoods Properties	3 Star Office
4601 Creekstone Dr Durham, NC	71,363 SF	$5,686,150 $79.68 PSF	Kotarides Highwoods Properties	3 Star Office
415 W NC Hwy 54 Durham, NC	6,620 SF	$1,600,000 $241.69 PSF	Liaisons Community Care RHGC Investments	3 Star Office

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2525 Meridian Pky Durham, NC	12,882 SF	Torchlight Investors	Accesso Partners	Real Estate Services
2510 Meridian Pky Durham, NC	12,190 SF	Accesso Partners	Undisclosed	Undisclosed
280 S Mangum St Durham, NC	8,735 SF	Capitol Broadcasting Co	Undisclosed	Undisclosed

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
RALEIGH, NC



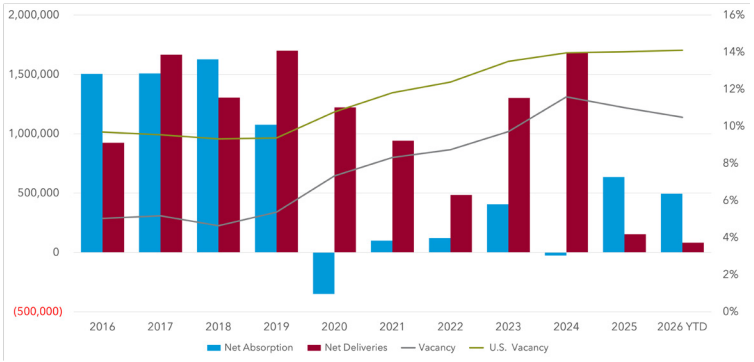
OFFICE MARKET OVERVIEW

MARLENE SPRITZER, SIOR, CCIM, J.D., *Vice President, Principal*

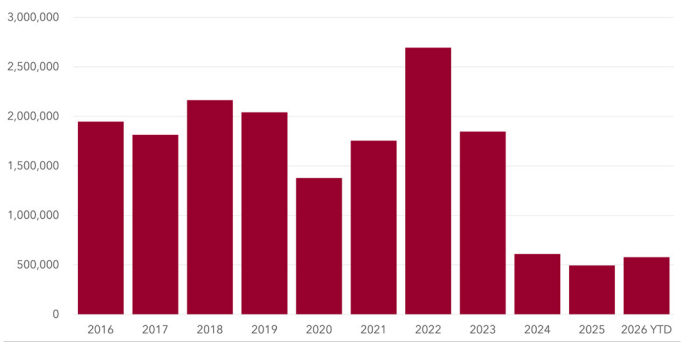
Raleigh's office recovery picked up speed in Q3 2026, with a fourth straight quarter of positive absorption pushing 12-month demand to 1.25 million SF, nearly double the 635,000 SF recorded in 2025. Vacancy fell to 10.0%, more than a point lower than a year ago, and asking rents rose 2.8% to $32.51/SF. Little new space is coming to compete: 579,000 SF is under construction, less than 1% of inventory, anchored by the city's 362,000 SF City Hall due in 2027. Investors have noticed. Sale prices rose 6% over the year and cap rates tightened to 8.5%, even as the Fed raised rates in September.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	1,248,091	1,490,592	542,412	635,477	318,525
▼ Vacancy Rate	10.0%	10.5%	10.9%	11.0%	11.3%
▲ Avg NNN Asking Rent PSF	$32.51	$32.32	$32.32	$31.83	$31.62
▲ Sale Price PSF	$225	$221	$216	$210	$212
▼ Cap Rate	8.5%	8.6%	8.8%	8.9%	8.9%
▲ Under Construction	578,555	556,925	588,645	495,135	683,044
▲ Inventory	81,477,433	81,466,763	81,453,736	81,394,096	81,181,187

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
100 Regency Forest Dr Cary, NC	103,597 SF	$7,792,703 $75.22 PSF	Manoj & Shelley Bhatia Adler Real Estate Partners	3 Star Office
200 Regency Forest Dr Cary, NC	102,991 SF	$7,707,297 $74.83 PSF	Manoj & Shelley Bhatia Adler Real Estate Partners	3 Star Office
11125 Forest Pines Dr Raleigh, NC	65,653 SF	$10,950,000 $166.79 PSF	Celebration Church Shengjing Li	3 Star Office

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4101 Capital Blvd Raleigh, NC	66,000 SF	PMT Capital	NC Division of Employment Security	Public Administration
500 Gregson Dr Cary, NC	50,000 SF	Serac Capital Partners	American Airlines Credit Union	Finance
3005 Carrington Mill Blvd Morrisville, NC	36,705 SF	CapitaLand Ltd	General Atomics	Manufacturing

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
WILMINGTON, NC



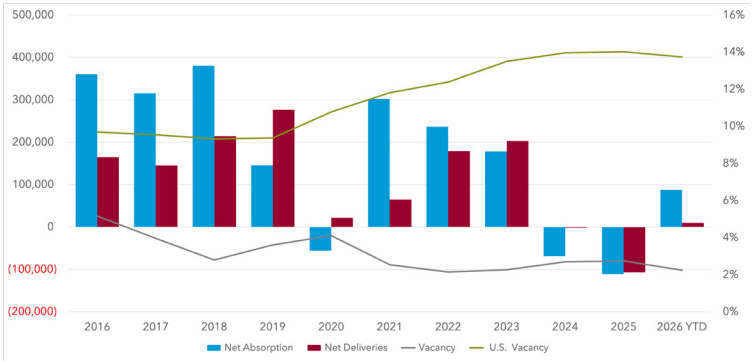
OFFICE MARKET OVERVIEW

LANNIN BRADDOCK, *Senior Director*

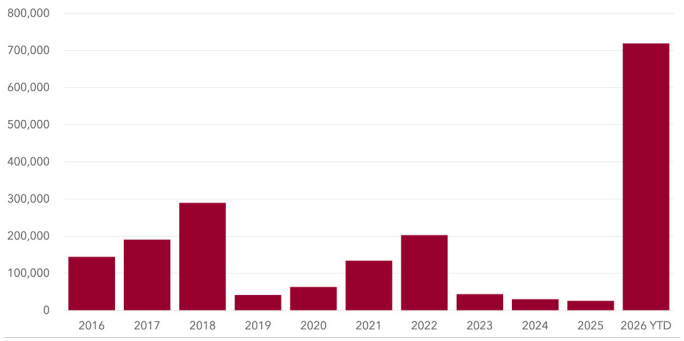
Wilmington's office market turned the corner in Q3 2026. Tenants filled roughly 62,000 SF in the quarter, lifting 12-month net absorption to a positive 36,810 SF after a year of negative readings. Vacancy fell to 2.2%, a fraction of the 13.7% U.S. rate, and asking rents rose 1.6% to $27.22/SF. The largest leases came at 929 N Front Street, where Thermo Fisher Scientific renewed 57,000 SF and 1001 Military Cutoff Road, where NVR took 14,340 SF. Supply is the new variable: 719,000 SF is under construction, the most since at least 2016, up from just 26,000 SF at the end of 2025.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	36,810	(62,729)	(56,440)	(111,093)	(199,663)
▼ Vacancy Rate	2.2%	2.6%	2.5%	2.7%	2.4%
▲ Avg NNN Asking Rent PSF	$27.22	$27.11	$27.04	$26.90	$26.80
▲ Sale Price PSF	$181.46	$178.44	$175.33	$170.29	$167.60
▼ Cap Rate	9.3%	9.4%	9.55%	9.69%	9.80%
◄ ► Under Construction	719,063	719,063	729,063	26,000	33,500
◄ ► Inventory	15,667,282	15,667,282	15,657,282	15,657,282	15,649,782

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1410 Commonwealth Dr Wilmington, NC	57,955 SF	$2,397,000 $41.36 PSF	Pd Properties Llc Station Land Llc	2 Star Office
2739 Iron Gate Dr Wilmington, NC	20,000 SF	$11,240,000 $562.00 PSF	Hammes BMT Properties	3 Star Office
8840 Old Georgetown Rd SW Sunset Beach, NC	14,774 SF	$3,100,000 $208.00 PSF	Town of Calabash Virginia Williamson Building LLC	3 Star Office

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
929 N Front St Wilmington, NC	57,000 SF	City of Wilmington	Thermo Fisher Scientific	Scientific
1001 Military Cutoff Rd Wilmington, NC	14,340 SF	Military Cutoff Associates	NVR, Inc.	Construction
1001 Military Cutoff Rd Wilmington, NC	10,339 SF	Military Cutoff Associates	Dynamic Engineering Consultants	Engineering Services

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
NEW JERSEY, NJ



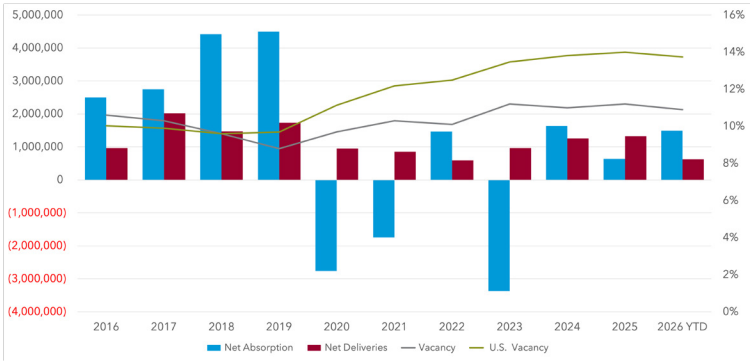
OFFICE MARKET OVERVIEW

MICHAEL MALMSTONE, *Director of Research and Valuation*

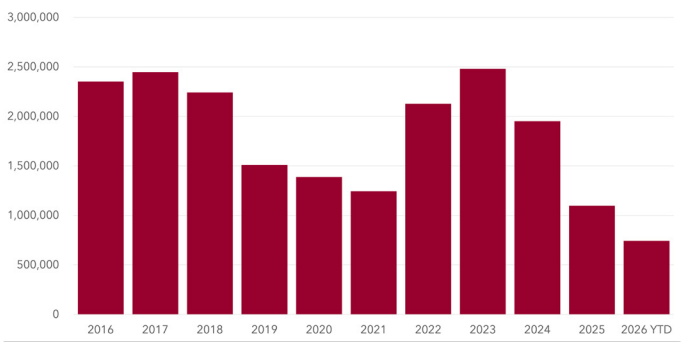
Q3 leasing activity rose 1% QoQ to 2.8M SF, while lease-up time increased to 10 months. Major leases involved financial, biotech and healthcare tenants. Gross asking rents rose $0.44 to $29.33 PSF. Net absorption remained positive at 291k SF, lowering vacancy 10 bps to 10.9%. NJ unemployment fell to 4.3% in August, down 120 bps YoY. Sales volume declined 43% QoQ to $308MM, while average pricing nearly doubled to $213 PSF and cap rates compressed 60 bps to 7.2%. Distressed assets and redevelopment opportunities continued to influence sales. Outpatient healthcare demand encouraged conventional office conversions. Active construction declined to 744k SF amid limited development and tighter financing conditions, as the Fed raised rates 25 bps to 3.75%–4.00%, its first hike since 2023.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ Qtrly Net Absorption SF	291,304	279,309	921,971	1,203,260	(898,445)
▼ Vacancy Rate	10.9%	11.0%	10.9%	11.2%	11.4%
▲ Avg GRS Asking Rate PSF	$29.33	$28.89	$28.88	$28.77	$28.50
▲ Sale Price PSF	$213.46	$110.90	$121.54	$126.24	$118.79
▼ Cap Rate	7.2%	7.8%	7.7%	7.8%	7.6%
▼ Under Construction SF	743,503	762,458	1,058,093	1,098,157	1,515,217
▲ Inventory SF	408,658,596	408,631,072	408,099,437	408,033,487	407,604,900

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
500 Atrium Drive Somerset, NJ	137,500 SF	$15,276,299 $111.10 PSF	ARES Madison Realties	Class A
140 Park Avenue Florham Park, NJ	100,000 SF	$33,888,901 $338.89 PSF	JLL Income Property Trust JLL Exchange	Class A
2035 Lincoln Highway Edison, NJ	98,566 SF	$11,707,198 $118.78 PSF	Amit Poonia Friendwell Management USA, LLC	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
210 Hudson Street Jersey City, NJ	207,424 SF	601W Companies	Professional Sports Authenticator (Collectors Holdings)	Business Services
499 Washington Boulevard Jersey City, NJ	139,080 SF	LeFrak	Fidelity Investor Center	Financial Services
15 Vreeland Road Florham Park, NJ	133,021 SF	Algin Management	CACI International Inc.	Computer System Design

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
LAS VEGAS, NV



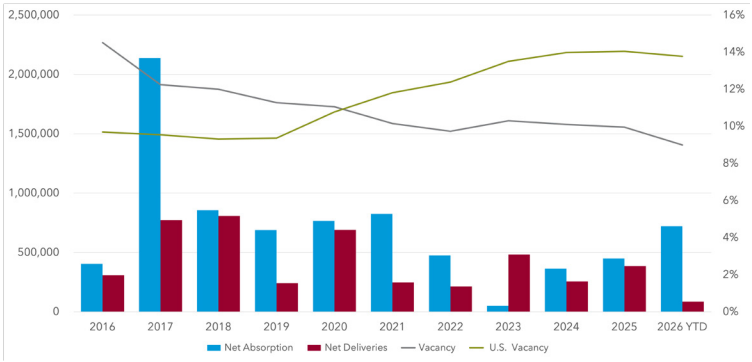
OFFICE MARKET OVERVIEW

DAVID BAUMAN, SIOR, CCIM, *Principal*

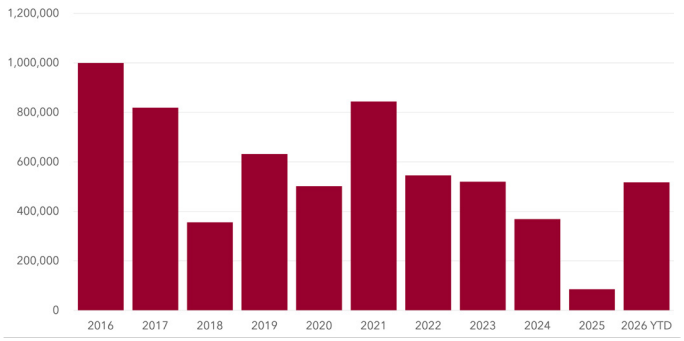
Las Vegas maintains a low office vacancy rate among major U.S. markets at 9.1%, largely avoiding the negative absorption seen nationally. Limited technology exposure and an economy centered on leisure and hospitality have reduced downsizing risks. Medical offices remain resilient and the strongest category overall. Demand is strongest in the Summerlin and Henderson areas, particularly along Interstate 215. Tenants have continued to leave the Strip corridor towards these two markets. Smaller suites between 1,500 and 3,000 square feet account for one-third of recent leases, while few deals exceed 30,000 square feet. Annual rent growth has moderated to 2.7%, though five-year gains of 25.3% exceed national growth. Investment remains limited outside medical offices.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	872,332	546,066	538,293	448,955	364,223
▼ Vacancy Rate	9.05%	9.86%	10.12%	9.95%	10.17%
◄ ► Avg NNN Asking Rate PSF	$2.54	$2.54	$2.53	$2.50	$2.48
▲ Sale Price PSF	$271.57	$269.04	$268.67	$258.37	$248.18
▼ Cap Rate	8.27%	8.33%	8.39%	8.55%	8.76%
▲ Under Construction SF	517,681	476,474	139,198	86,077	122,117
◄ ► Inventory SF	68,666,691	68,666,691	68,621,293	68,580,614	68,544,574

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
6355 S Buffalo Dr Las Vegas, NV	222,268 SF	$46,000,000 $206.96 PSF	Haig S. Bagerdjian Peakstone Realty Trust	Class A
MGM Airport Corporate Center Las Vegas, NV	174,769 SF	$22,000,000 $125.88 PSF	Local Asset Management Peakstone Realty Trust	Class B
Sahara Rancho Corporate Center Las Vegas, NV	121,903 SF	$13,200,000 $108.28 PSF	Michael Poura Dr David Steinberg	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
8488 Rozita Lee Ave Las Vegas, NV	31,401 SF	Matter Uncommons	Kiln	Real Estate
2360 Corporate Cir Henderson, NV	16,083 SF	JMA Ventures	AtkinsRealis	Engineering Services
701 N Green Valley Pkwy Henderson, NV	15,138 SF	Ted Suhl	Netowrk Media	Motion Picture Production

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
RENO, NV



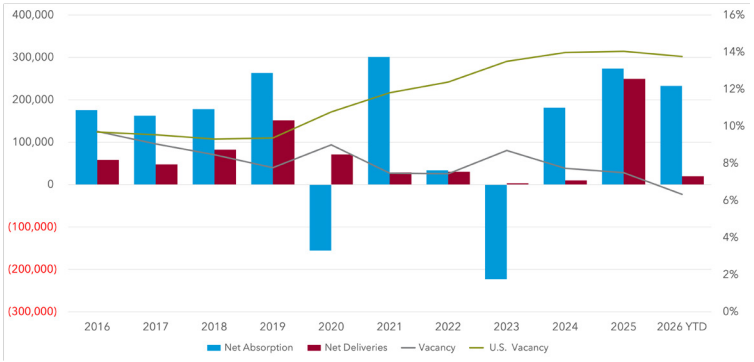
OFFICE MARKET OVERVIEW

LYLE CHAMBERLAIN, *President*

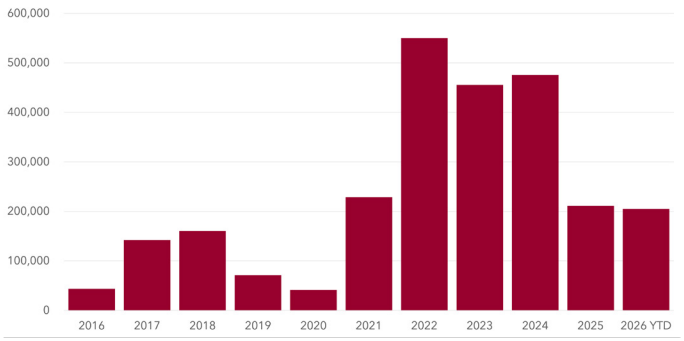
Vacancy numbers in Office for the Northern Nevada market do not tell the whole story. With a low 6.3% vacancy rate, you would expect that there might be construction projects just minutes away from going vertical and that lease rates would have to be on the rise. Further investigation would, however, tell you that our low vacancy is due to a lack of new construction generally and that the rise you might expect in rates is just not there telling you that our market, while healthy, just does not command the rates which justify new construction, and while space is tight, you can still find what you need. And although new projects usually fill up at the rates which do justify the construction, the metrics do not show on paper that you should be building. I believe that this trend is changing, and albeit slower than developers wish, will get things moving here soon.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	221,429	199,561	162,235	274,044	448,370
▼ Vacancy Rate	6.3%	6.9%	7.1%	7.5%	7.4%
▲ Avg NNN Asking Rate PSF	$26.89	$26.85	$26.84	$26.66	$26.42
▼ Sale Price PSF	$202.73	$204.94	$203.10	$196.14	$192.04
▲ Cap Rate	9.2%	9.1%	9.2%	9.4%	9.5%
▼ Under Construction SF	205,069	219,051	219,051	211,251	211,251
▲ Inventory SF	18,318,267	18,298,267	18,298,267	18,298,267	18,298,267

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2597 Mill St Reno, NV	97,000 SF	$6,995,000 $72.11 PSF	Rollin & Teris Smith Eric Litak	Class C
3189 Mill St Reno, NV	12,691 SF	$3,195,000 $251.75 PSF	Justin Baldwin Hallmark Investments	Class C
1095 E Taylor St Reno, NV	7,770 SF	$1,820,000 $234.23 PSF	Smothered Pancakes NV ASSN 7th Day Adventist	Class C

**Part of a 3-Building Portfolio*

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6140 Plumas St Reno, NV	14,617 SF	Ormat Technologies	I80 Gold	Mining
10615 Professional Cir Reno, NV	7,508 SF	NevDex	REMAX	RE Office
639 Isbell Rd Reno, NV	6,328 SF	Korh-Tallman Trust	United Way	Non Profit

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
NEW YORK, NY



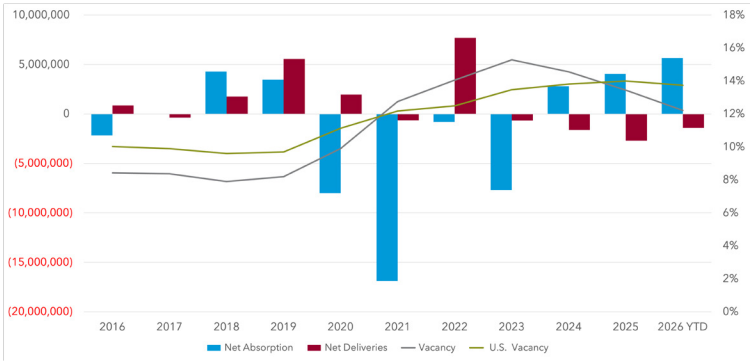
OFFICE MARKET OVERVIEW

VALERIA SYANCHUK, *Director of Research*

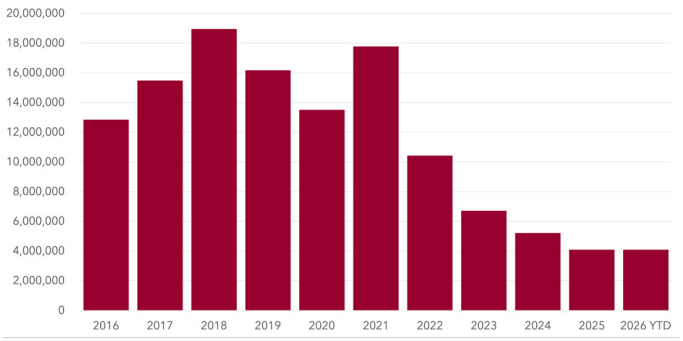
The New York City office market continued to tighten in the third quarter of 2026. Vacancy fell to 12.42%, down 48 basis points from the prior quarter and 121 basis points year over year, while trailing 12-month net absorption totaled 5.1 million square feet. Asking rents rose 3.0% from a year ago to $79.90 per square foot, and the construction pipeline has nearly doubled over that period to 6.1 million square feet. Proskauer Rose signed the quarter's largest lease, 478,000 square feet at 11 Times Square, and 600 Third Avenue was the largest sale at $245.0 million.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	5,065,274	6,707,692	6,327,642	4,056,136	5,618,750
▼ Vacancy Rate	12.42%	12.90%	13.10%	13.45%	13.63%
▲ Avg NNN Asking Rate PSF	$79.90	$79.82	$79.42	$78.56	$77.61
◄ ► Sale Price PSF	$539.77	$539.77	$640.58	$346.36	$559.51
◄ ► Cap Rate	7.43%	7.43%	5.70%	5.88%	4.50%
◄ ► Under Construction SF	6,087,930	6,087,930	4,137,905	4,088,913	3,093,232
◄ ► Inventory SF	574,076,594	574,076,594	575,005,034	575,034,204	576,107,416

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
600 Third Avenue New York, NY	579,511 SF	$245,000,000 $422.77 PSF	L&L Infinite L&L Holding Company/Blackrock	Class A
1441 Broadway New York, NY	554,308 SF	$238,190,529 $429.71 PSF	60 Guilders LLC/Sentry Realty L.H. Charney Associates	Class A
1 Whitehall Street New York, NY	360,861 SF	$104,500,000 $289.59 PSF	Metro Loft Mngmnt/Quantum Pacific Group LoanCore Capital	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
11 Times Square New York, NY	478,000 SF	SJP Properties	Proskauer Rose	Legal Services
330 Hudson Street New York, NY	446,684 SF	AEW Capital Management	Anthropic	TAMI
1221 Avenue of the Americas New York, NY	244,185 SF	Rockefeller Group	NBCUniversal	TAMI

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
CINCINNATI, OH



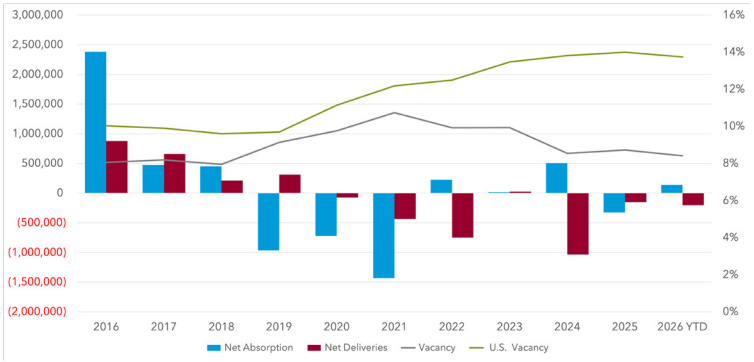
OFFICE MARKET OVERVIEW

STEWART DEVITT, *Senior Vice President*

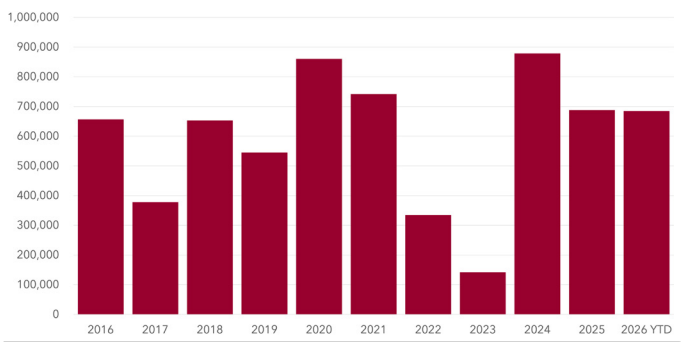
Cincinnati's office market remained relatively stable in Q3 2026, although tenant demand remained modest, with 12-month net absorption of -17,963 SF. Vacancy held at 8.4%, while average NNN asking rent reached $19.59/SF, reflecting restrained supply growth and limited pricing movement. Investment activity continued to show measured improvement, with sales pricing at $108.28/SF and an 11.2% cap rate. Only 684,700 SF was under construction within the market's 103,353,573 SF inventory, reinforcing a constrained development pipeline. Leasing remained selective as tenants continue to right-size footprints, while limited new supply supports relatively stable market conditions.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	(17,963)	(285,906)	(173,192)	(326,731)	(283,583)
▼ Vacancy Rate	8.43%	8.44%	8.56%	8.72%	8.52%
▲ Avg NNN Asking Rent PSF	$19.59	$19.63	$19.55	$19.46	$19.45
▲ Sale Price PSF	$108.28	$108.23	$107.09	$103.98	$100.51
▼ Cap Rate	11.18%	11.20%	11.33%	11.50%	11.76%
▼ Under Construction	684,700	688,700	684,375	688,075	711,855
▲ Inventory	103,353,573	103,323,573	103,501,498	103,556,552	103,475,412

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
222 E Central Pky Cincinnati, OH	249,800 SF	$12,131,951 $48.57 PSF	Alms & Doepke Building Llc Anderson Township	Class B
3 Crowne Point Ct Sharonville, OH	81,084 SF	$2,100,000 $25.90 PSF	Baker Construction HJH Investments	Class B
6847 Cintas Blvd Mason, OH	43,955 SF	$3,000,000 $68.25 PSF	Cintas Corporation Neyer/office I Llc	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
312 Walnut St Cincinnati, OH	21,086 SF	Mayerson Company	Merus LLC	Construction
525 Vine St Cincinnati, OH	19,063 SF	Group RMC	Divisions Maintenance Group	Professional, Scientific, and Technical Services
1881 Dixie Hwy Fort Wright, KY	11,293 SF	Balanced Property Solutions	Kokosing	Construction

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
CLEVELAND, OH



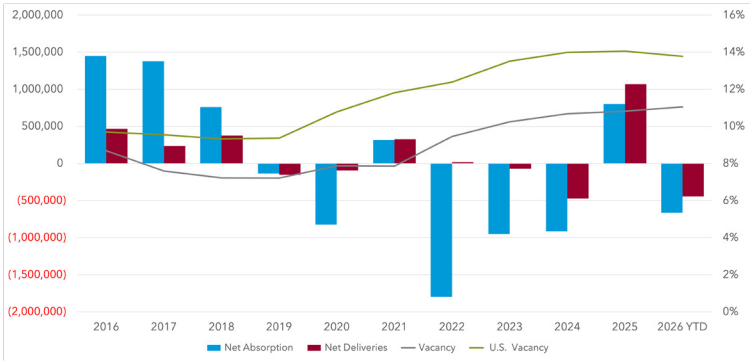
OFFICE MARKET OVERVIEW

ABRAM SCHWARZ, SIOR, *Partner*

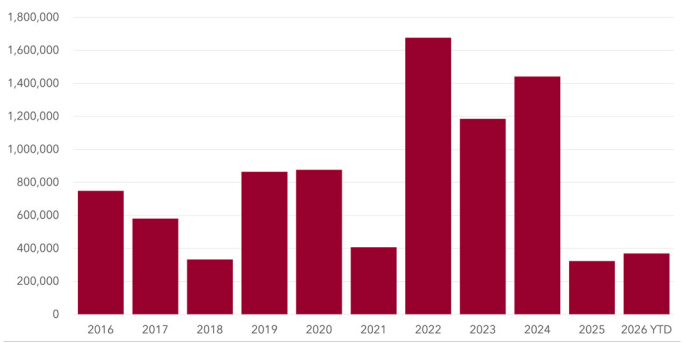
Cleveland's office market remained tenant-favorable in Q3, with elevated vacancy and continued pressure on older Class B assets. Demand remained concentrated in high-quality, amenity-rich Class A space, while office-to-alternative-use conversions continued to reduce overall inventory. Q2 data showed 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 Highland Hills + Mayfield Hts., OH	539,000 SF	$13,000,000 $24.12 PSF	Opus Commercial Real Farbman, Receiver	Class A
Ohio Savings Plaza + Park Plaza Cleveland, OH	560,900 SF	$4,250,000 $7.58 PSF	Kassouf Family Walnut Realty Holdings	Class C
The Office Place Beachwood, OH	40,888 SF	$2,400,000 $58.70 PSF	Saber Healthcare Realife	Class B

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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
COLUMBUS, OH



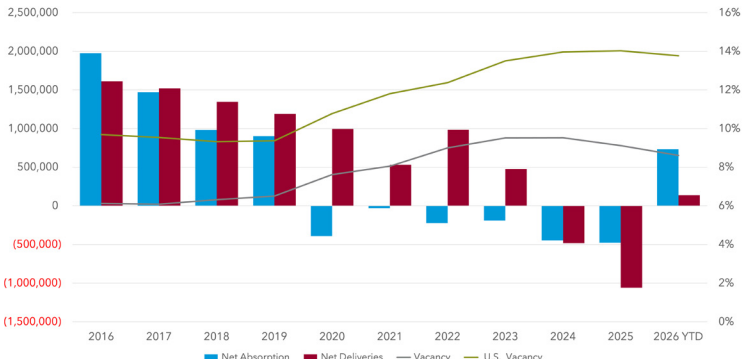
OFFICE MARKET OVERVIEW

AARON LEWANDOWSKI, *Associate*

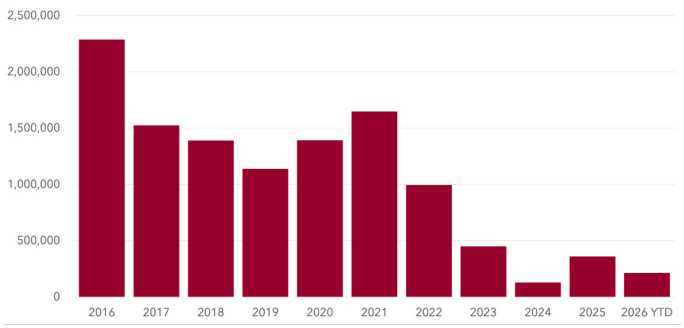
Columbus' office market continued to gain stability in Q3 2026. Vacancy declined for a third consecutive quarter, while leasing demand remained active and trailing 12-month absorption stayed strong. Asking rents held firm, suggesting landlords continue to maintain pricing despite ongoing differences among buildings and submarkets. Development activity remained limited, keeping new supply in check as existing space is gradually absorbed. Investment pricing and cap rates were unchanged from the prior quarter, pointing to a steady sales environment. Overall, the market is moving in a healthier direction, with improving occupancy and stable rents. The recovery remains uneven, so building quality, location and tenant appeal continue to shape leasing and investment outcomes.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	988,180	1,016,838	546,301	(477,539)	(866,800)
▼ Vacancy Rate	8.60%	8.90%	9.00%	9.10%	9.40%
◄ ► Avg NNN Asking Rate PSF	$21.96	$21.96	$21.92	$21.80	$21.55
◄ ► Sale Price PSF	$103.00	$103.00	$102.00	$101.00	$99.00
◄ ► Cap Rate	11.10%	11.10%	11.20%	11.30%	11.50%
◄ ► Under Construction SF	213,590	213,590	252,384	359,734	243,784
▼ Inventory SF	118,974,223	118,985,793	118,944,024	118,836,674	118,836,674

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
4960 E Dublin Granville Rd Columbus, OH	133,000 SF	$22,500,000 $169.17 PSF	Ohio Health The Daimler Group Inc.	Class A
200 E Campus View Blvd Columbus, OH	115,236 SF	$4,350,000 $37.75 PSF	DRK HJH Investments	Class B
5450 Frantz Rd Dublin, OH	65,744 SF	$3,780,280 $57.50 PSF	Ruscilli Construction Co. The Fiore Companies	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1050 Yard St Columbus, OH	86,125 SF	Nationwide Realty Investors	Sedgwick Global	Insurance, Risk Management, & Claims
6860 Longshore St Columbus, OH	83,000 SF	Daimler Group Inc.	Northwest Bank	Financial Services & Commercial Banking
85 McNaughen Rd Columbus, OH	35,388 SF	Healthcare Realty Trust Inc.	Mount Carmel Health System	Healthcare

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
TORONTO, ON



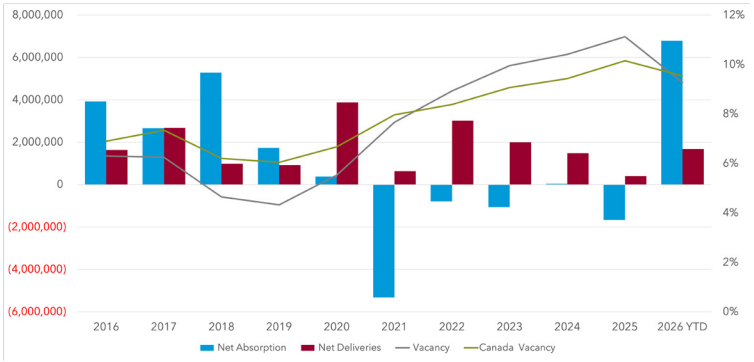
OFFICE MARKET OVERVIEW

LEE & ASSOCIATES TORONTO, *Real Estate Intelligence Department*

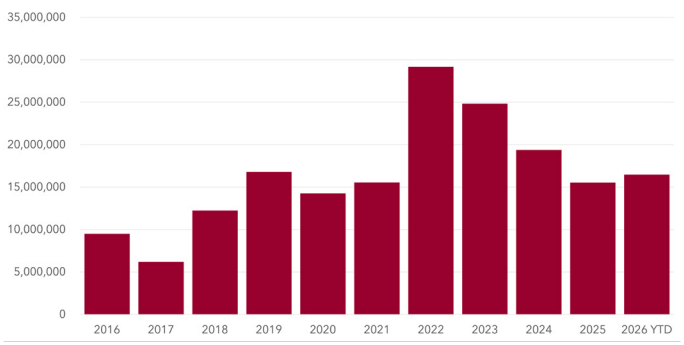
Toronto's office market is showing signs of stabilization, with vacancy and availability easing despite the delivery of its final major pre-pandemic development. Strong preleasing helped absorb new supply and support confidence in the downtown market. Declining sublet availability suggests fewer tenants are looking to shed space, while broader leasing activity points to improving demand from smaller occupiers. Net effective rents are beginning to recover, particularly in high-quality buildings, as landlords reduce incentives and regain pricing power. With new construction subdued and investor interest strengthening, Toronto's office market appears to be entering an early phase of recovery.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	6,439,643	5,853,172	1,963,797	(1,664,675)	(2,603,519)
▼ Vacancy Rate	9.53%	9.98%	10.31%	11.13%	11.25%
▲ Avg NNN Asking Rate PSF	$42.54	$42.51	$42.32	$42.17	$42.15
▲ Sale Price PSF	$389.90	$384.27	$381.63	$377.31	$366.30
▼ Cap Rate	6.73%	6.76%	6.80%	6.83%	6.91%
▼ Under Construction SF	1,312,913	1,511,062	3,252,035	3,354,529	3,423,874
▲ Inventory SF	286,360,807	286,264,867	284,542,941	284,675,405	284,626,942

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



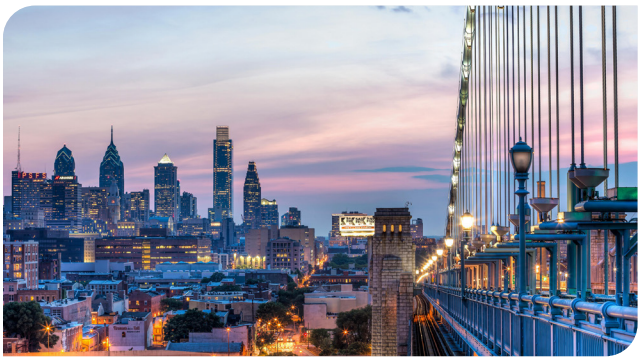
TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
25 Sheppard Ave W Toronto	390,277 SF	$81,500,000 $208.83 PSF	Infrastructure Ontario H&R REIT	Class A
123 Front St W Toronto	344,393 SF	$243,622,000 $707.40 PSF	GWL Realty Advisors Inc. Oxford Properties Group	Class A
26-32 Wellington St E Toronto	176,360 SF	$75,500,000 $428.10 PSF	BGO H&R REIT	Class A

**All numbers shown are in Canadian dollars (CAD)*

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
483 Bay St Toronto	81,124 SF	Northam Realty	The Ministry of the Attorney General	Legislative Bodies
8133 Warden Ave Markham	33,758 SF	The Remington Group	BrokerLink	Insurance Agencies and Brokerages
1855 Buckhorn Gate Mississauga	27,817 SF	BGO	Undisclosed	Undisclosed

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
SUBURBAN PHILADELPHIA, PA



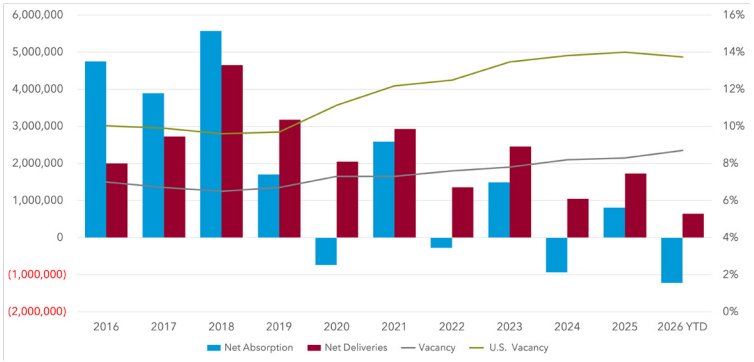
OFFICE MARKET OVERVIEW

ANDREW MAYER, *Research Analyst*

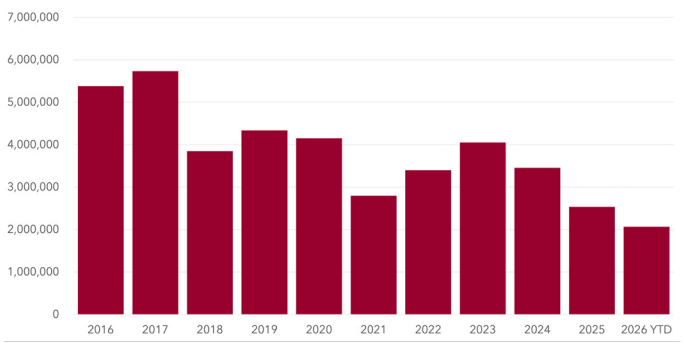
The Eastern Pennsylvania office market closed Q3 2026 with fundamentals remaining challenged as vacancy edged higher to 8.6%. Annual net absorption declined to negative 1.1 MSF, reflecting continued tenant consolidations and evolving space requirements. Leasing activity remained concentrated in well-located properties, while Vanguard's 322,740 SF sale-leaseback in Wayne highlighted alternative capital strategies among major occupiers. New construction remained limited, and investment activity continued to be selective. Persistent demand challenges and flight-to-quality trends suggest a gradual, uneven recovery across the region.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	(1,141,465)	(175,762)	(24,433)	809,614	1,395,135
▲ Vacancy Rate	8.60%	8.50%	8.40%	8.30%	8.10%
▼ Avg NNN Asking Rent PSF	$23.11	$23.45	$23.50	$23.45	$23.39
▲ Sale Price PSF	$198.00	$99.00	$107.00	$103.00	$122.00
▲ Cap Rate	8.54%	7.73%	7.79%	9.15%	8.39%
▼ Under Construction	2,052,083	2,063,789	2,028,789	2,534,930	3,106,032
▲ Inventory	485,044,511	484,994,452	484,944,452	484,399,376	483,634,432

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3151 Market Street Philadelphia, PA	441,000 SF	$240,000,000 $544.22 PSF	Burlington Brandywine Realty Trust	Class A
8800 Tinicum Boulevard Philadelphia, PA	441,000 SF	$42,000,000 $95.24 PSF	City of Philadelphia Office Properties Income Trust	Class B
1041 West Valley Road Wayne, PA	322,740 SF	$17,044,098 $52.81 PSF	E Kahn Development Corp Vanguard	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1041 West Valley Road Wayne, PA	322,740 SF	E Kahn Development Corp	Vanguard	Finance & Insurance
3805 West Chester Pike Newtown Square, PA	109,209 SF	Equus Capital Partners	Sunoco	Retailer
3440 Market Street Philadelphia, PA	101,502 SF	Ventas	University of Pennsylvania	Educational Services

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
WESTERN PENNSYLVANIA, PA



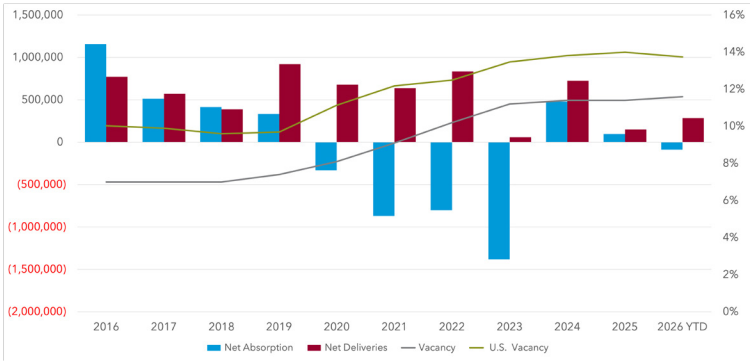
OFFICE MARKET OVERVIEW

HEATHER KREIGER, CCIM, *Regional Research Director, Principal*

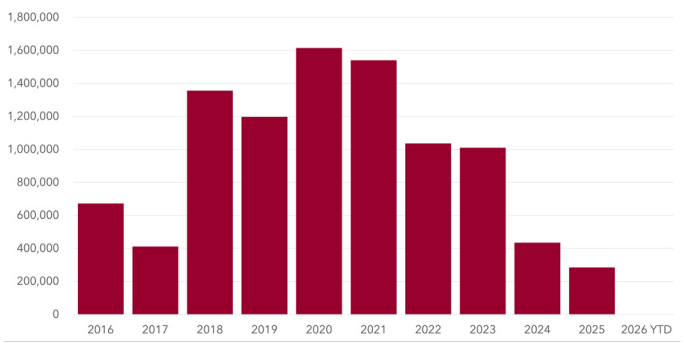
Western Pennsylvania's office market showed modest stabilization in Q3 2026. Vacancy declined to 11.6%, down 20 basis points quarter over quarter and 10 basis points year over year, across the region's 141.7 million square feet of office inventory. Trailing 12-month net absorption was positive 298,456 square feet, although 2026 year-to-date absorption remained negative 87,421 square feet. Average annual NNN asking rents remained stable at $25.25 per square foot, unchanged from a year earlier. No office space was under construction at quarter-end, following 285,000 square feet under construction in late 2025. Average sale pricing was $55.94 per square foot, and cap rates averaged 10.9%.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	298,456	388,667	241,731	97,692	(141,292)
▼ Vacancy Rate	11.60%	11.80%	11.70%	11.40%	11.70%
▲ Avg NNN Asking Rate PSF	$25.62	$25.43	$25.16	$25.21	$25.25
▼ Sale Price PSF	$55.94	$74.00	$120.00	$74.00	$85.00
◄ ► Cap Rate	10.90%	10.90%	10.90%	11.10%	11.40%
◄ ► Under Construction SF	-	-	-	285,000	285,000
◄ ► Inventory SF	141,654,506	141,654,506	141,654,506	141,369,506	141,369,506

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5700 Corporate Drive Pittsburgh, PA	107,495 SF	$3,312,960 $30.82 PSF	CSB Holdings Zell Holdings	Class B
1187 Thorn Run Road Coraopolis, PA	103,200 SF	$1,560,450 $15.12 PSF	Speerco LNR Partners	Class B
5800 Corporate Drive Pittsburgh, PA	95,292 SF	$3,725,424 $39.09 PSF	CSB Holdings Zell Holdings	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4300 Lytle Street, Building C Pittsburgh, PA	66,385 SF	RIDC of Southwestern PA	Hellbender	Professional, Scientific, and Technical Services
One PPG Place Pittsburgh, PA	64,360 SF	Highwoods Properties, Inc	Details Pending	Details Pending
800 Commonwealth Drive Warrendale, PA	36,058 SF	Sampson Morris Group	Emerson Power & Water Solutions	Manufacturer

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
GREENVILLE / SPARTANBURG, SC



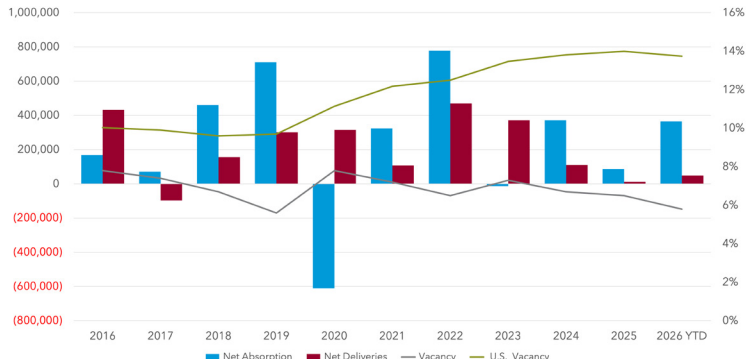
OFFICE MARKET OVERVIEW

DARATH MACKIE, CCIM, *Vice President*

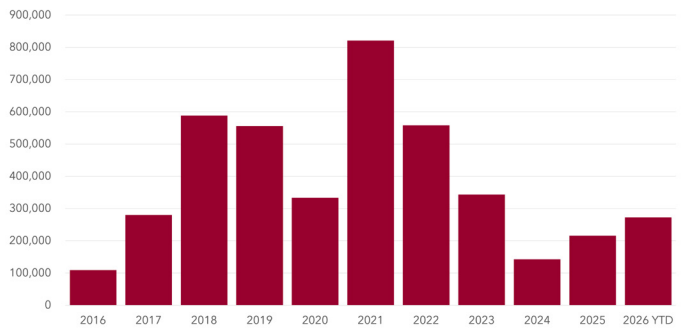
The Greenville-Spartanburg office market strengthened in Q3 2026, with vacancy declining to 5.8% from 6.1% last quarter and 6.6% one year ago. Twelve-month net absorption reached 492,152 square feet, reflecting improved demand. Average annual NNN asking rents held steady at $26.46 per square foot, while sales pricing increased to $152.23 per square foot. Cap rates declined to 7.0%, compared with 7.8% in Q2. Construction activity decreased to 122,321 square feet, limiting the near-term supply pipeline. Notable activity included a 29,263-square-foot lease at 220 North Main Street and the $35.3 million sale of Independence Corporate Park.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	492,152	305,103	142,967	86,242	124,789
▼ Vacancy Rate	5.80%	6.10%	6.40%	6.50%	6.60%
◄ ► Avg NNN Asking Rent PSF	$26.46	$26.46	$26.33	$25.99	$25.88
▲ Sale Price PSF	$152.23	$151.49	$149.37	$145.36	$142.83
▼ Cap Rate	7.00%	7.80%	7.60%	7.00%	8.30%
▼ Under Construction	122,321	215,506	195,506	195,506	272,450
▼ Inventory	43,848,860	43,924,876	43,954,084	43,929,710	43,973,459

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
Independence Corporate Park Greenville, SC	304,470 SF	$35,295,000 $115.92 PSF	Tribe513 Properties Tso Icp Lp	Class B
430 Woodruff Road Greenville, SC	39,179 SF	$5,800,000 $148.04 PSF	Flex 430 LLC Woodruff Properties	Class B
234-236 Union Street Spartanburg, SC	23,331 SF	$1,780,000 $76.29 PSF	JACS Capital Partners Project R.E.S.T.	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
220 N Main Street Floor 3 & 6 Greenville, SC	29,263 SF	Auro Hotels	Confidential	Municipality
110 Frederick Street Greenville, SC	15,201 SF	Fli Frederick LLC	Confidential	Unknown
501 River Street Greenville, SC	10,500 SF	Hughes Investments	Tru North Wealth Advisors	Financial Advisors

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
NASHVILLE, TN



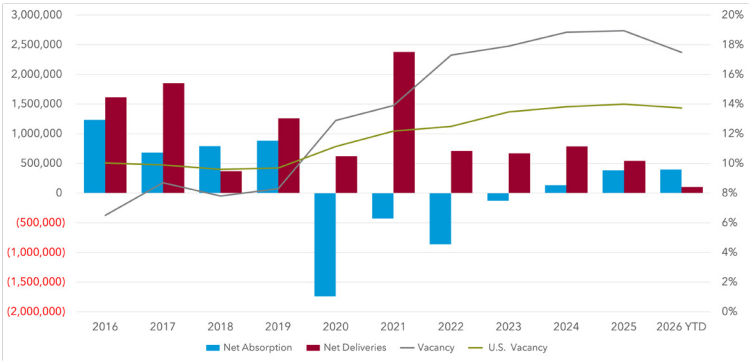
OFFICE MARKET OVERVIEW

HUNTER PILGREEN, *Associate* and LIS NORTON, *Associate*

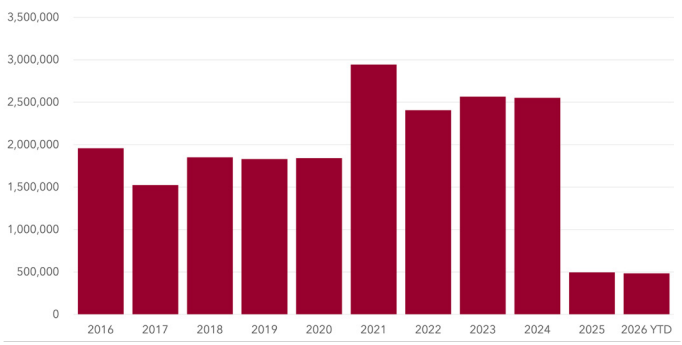
Nashville's office market continued to gain ground in Q3, with vacancy falling to 17.5%, its lowest level in nearly four years and down from 20.2% a year earlier. Performance diverged by building class: Class A posted 264,000 square feet of positive absorption, while Class B gave back more than 534,000 square feet. That split suggests tenants continue to favor newer, higher-quality space even as the broader market works through availability. Recent leases by EY, Metro Nashville and Creative Artists Agency reflect demand from professional services, government and entertainment. Construction remains limited, with about 484,000 square feet underway. Asking rents averaged $32.89 per square foot, with Class A at $37.48.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	914,666	1,244,365	711,678	385,688	(221,631)
▼ Vacancy Rate	17.48%	18.59%	19.24%	18.94%	20.15%
◄ ► Avg NNN Asking Rate PSF	$32.89	$32.89	$33.56	$32.74	$31.46
▲ Sale Price PSF	$272.00	$266.00	$246.00	$243.00	$199.00
◄ ► Cap Rate	7.80%	7.80%	8.20%	8.20%	8.90%
▼ Under Construction SF	483,930	556,370	511,707	495,707	853,093
▲ Inventory SF	58,696,594	57,979,125	59,997,261	59,891,643	59,074,407

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
30 Burton Hills Blvd Nashville, TN	100,630 SF	$24,870,000 $247.14 PSF	Concord Companies Eakin Partners	Class A
648 Grassmere Park Dr Nashville, TN	228,887 SF	$13,212,764 $57.73 PSF	DC BLOX Market Street Enterprises	Class B
5121 Maryland Way Brentwood, TN	30,123 SF	$7,900,000 $262.26 PSF	WesBanco Bank, Inc. Ozburn & Company	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
818 18th Ave S Nashville, TN	63,188 SF	AEW Capital Management	Ernst & Young	Accounting & Bookkeeping
1283 Murfreesboro Pike Nashville, TN	63,136 SF	Private Ownership	Metropolitan Government of Nashville & Davidson	Government
21 Platform Way S Nashville, TN	60,747 SF	Southwest Value Partners	Creative Artists Agency	Business Services

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
HOUSTON, TX



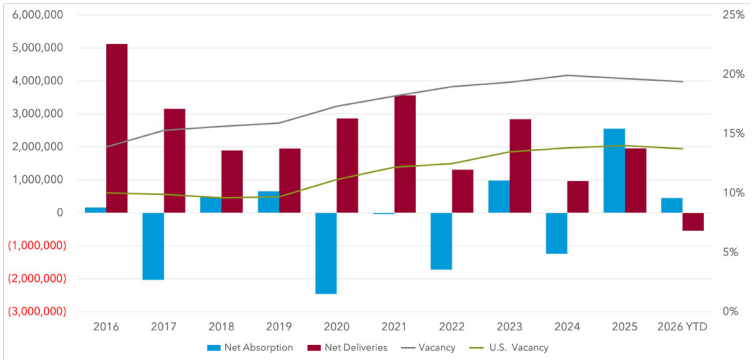
OFFICE MARKET OVERVIEW

MARY DOETTERL, *Research Director*

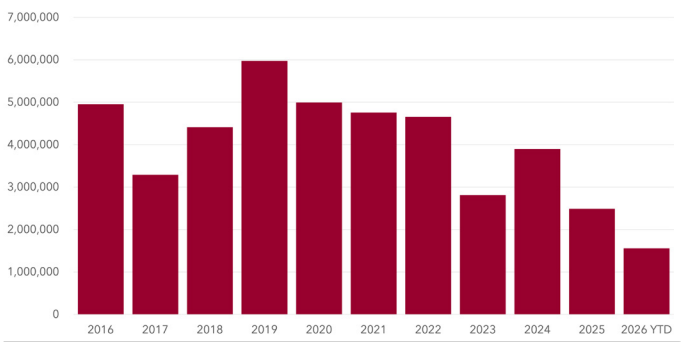
Office fundamentals remained relatively stable through Q3 2026, although demand moderated as 12-month net absorption declined to approximately 811,000 square feet from 1.5 million square feet in Q2 2026. Vacancy held steady at 19.4%, while average NNN asking rents edged down to $2.60 per square foot annually from $2.62 in the prior quarter. Sales pricing also moderated slightly to $210 per square foot, while cap rates remained unchanged at 9.5% and improved from 9.9% one year earlier. The construction pipeline remained limited at approximately 1.6 million square feet, well below the 2.9 million square feet underway in Q3 2025.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	811,242	1,513,047	1,873,516	2,554,854	1,271,924
◄ ► Vacancy Rate	19.40%	19.40%	19.70%	19.60%	19.70%
▼ Avg NNN Asking Rate PSF	$2.60	$2.62	$2.59	$2.59	$2.58
▼ Sale Price PSF	$210.00	$213.00	$210.00	$206.00	$196.00
◄ ► Cap Rate	9.50%	9.50%	9.60%	9.70%	9.90%
◄ ► Under Construction SF	1,600,000	1,600,000	1,700,000	2,500,000	2,900,000
◄ ► Inventory SF	355,000,000	355,000,000	356,000,000	356,000,000	355,000,000

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2800 Post Oak Blvd Houston, TX	1,452,818 SF	Undisclosed	The Williams Companies Invesco/MetLife	Class A
1201 Louisiana St Houston, TX	834,000 SF	Undisclosed	The Wideman Company Brookfield	Class A
737-777 N Eldridge Pkwy Houston, TX	828,784 SF	Undisclosed	Fuller Realty Granite Properties, Inc.	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4425 Westway Park Blvd Houston, TX	86,743 SF	Prinicpal Real Estate Investors	Harris County Flood Control District	Utilities
500 Dallas St Houston, TX	52,234 SF	BGRE	Target Hospitality	Retailer
12140 Wickchester Ln Houston, TX	50,380 SF	Stena	Michel's Corporation (Sublease)	Construction

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
PACIFIC NORTHWEST, WA



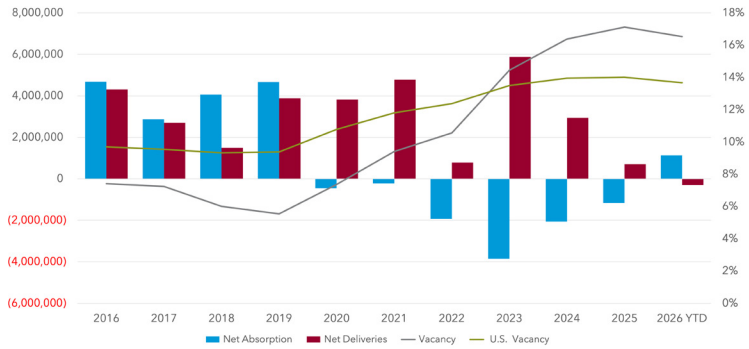
OFFICE MARKET OVERVIEW

ALEX MUIR, *Senior Vice President*

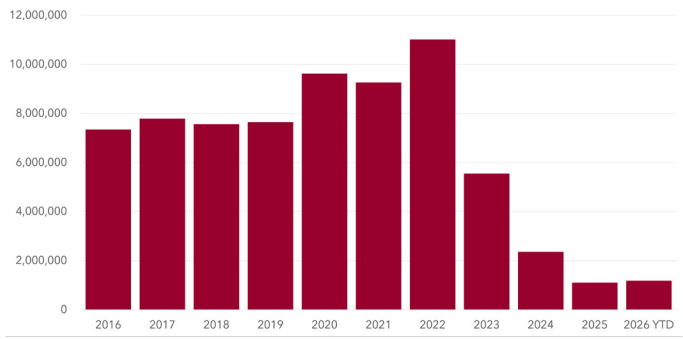
Vacancy dropped slightly quarter-over-quarter, with 2026 on pace to be the best year for net absorption since 2021. The wave of Bay Area tech companies growing in the region continued. Databricks' lease of more than 142,000 square feet in Four106, a new development in the Bellevue CBD, was the largest of the quarter. Its presence has surpassed 270,000 square feet in Puget Sound, with the company establishing large offices in both Seattle and Bellevue. The three largest sales of Q3 are emblematic of what's driving investment activity; namely medical office buildings, owner-users, and local value-add investors acquiring downtown properties at steep discounts. While these trends should continue, there are several large core and core-plus transactions that should also close before year-end.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	1,249,561	20,861	(1,255,752)	(1,166,102)	(2,641,617)
▼ Vacancy Rate	16.94%	17.15%	17.19%	17.11%	17.37%
▼ Avg FSG Asking Rent PSF	$39.38	$39.42	$39.32	$38.93	$38.55
▲ Sale Price PSF	$422.18	$420.44	$409.12	$399.40	$397.77
▼ Cap Rate	7.15%	7.19%	7.35%	7.44%	7.49%
▼ Under Construction	1,182,667	1,205,567	1,145,427	1,103,834	1,850,532
▼ Inventory	237,694,674	237,906,774	237,962,687	237,997,480	237,415,749

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
11800 NE 128th St Kirkland, WA	99,694 SF	$69,868,000 $701 PSF	EvergreenHealth Harrison Street Asset Management	Class B
901 5th Ave Seattle, WA	541,190 SF	$48,335,000 $89 PSF	GT Capital / The Benaroya Company Vanbarton Group	Class A
32275 32nd Ave S Federal Way, WA	187,612 SF	$18,000,000 $96 PSF	Fred Hutchinson Cancer Center Realty Income	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
350 106th Ave NE Bellevue, WA	142,223 SF	Patrinely / Dune Real Estate Partners	Databricks	Technology
920 5th Ave Seattle, WA	112,000 SF	BXP	Davis Wright Tremaine LLP	Law Firm
601 108th Ave NE Bellevue, WA	46,475 SF	Kilroy	Crusoe	Technology

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
MADISON, WI



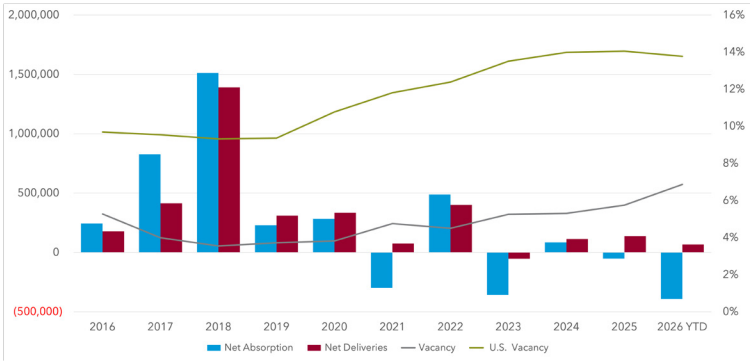
OFFICE MARKET OVERVIEW

CHRIS ETMANCZYK, *Principal*

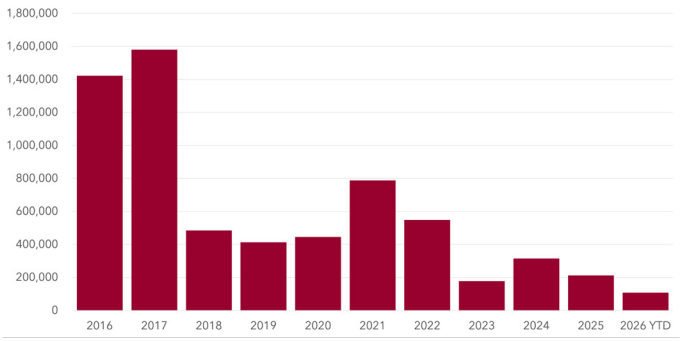
The Madison office market continues to soften, with vacancy rising slightly to 6.8% and net absorption reaching negative 310,182 square feet over the past 12 months. Despite weakening demand, average asking rents and sale prices remained stable. New construction has declined significantly to 108,041 square feet, reflecting a slowdown in development activity. Overall, rising vacancy and negative absorption indicate continued challenges for the office sector, while limited new construction may help stabilize market conditions over time.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	(310,182)	(105,946)	(39,891)	(51,346)	(84,617)
▲ Vacancy Rate	6.8%	6.7%	6.7%	5.8%	5.7%
▲ Avg NNN Asking Rent PSF	$21.55	$21.53	$21.48	$21.33	$21.47
◄ ► Sale Price PSF	$123	$123	$120	$115	$112
◄ ► Cap Rate	11.3%	11.3%	11.5%	11.7%	12.0%
▼ Under Construction	108,041	152,041	208,041	212,000	259,133
▼ Inventory	41,018,925	41,019,565	40,963,565	40,951,565	40,865,732

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
501 E. Washington Avenue Madison, WI	18,308 SF	$6,625,000 $361.86 PSF	Bear Development LLC WMC Foundation Inc.	Class B
8446 Excelsior Drive Madison, WI	17,878 SF	$1,900,000 $106.28 PSF	Mortgage Forward LLC QRL Financial Services	Class B
202 W. Cottage Grove Road Cottage Grove, WI	13,300 SF	$1,413,266 $106.26 PSF	WMW Enterprises LLC Daniel Kessenich	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
8401 Greenway Boulevard Middleton, WI	24,183 SF	RFA Asset Management	Cyclomedia Technology	Computer, Date Processing
525 Junction Road Madison, WI	23,380 SF	RFA Asset Management	FAC Services	Business Services
2758 Dairy Drive Madison, WI	12,000 SF	CSI Construction Services	Milestone Democratic School	School

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
RETAIL OVERVIEW

RETAIL OVERVIEW: REBOUND CONTINUTES AMID LOW VACANCIES, SUPPLY

Demand for North American retail space continued to rebound with strong third-quarter merchant expansion in the United States and across-the-board gains in Canada. U.S. net absorption for Q3 was 9,969,407 SF, bringing the year-to-date total to 15,360,897 SF – a turnaround from 2025 when overall tenant growth virtually was flat. The overall Q3 vacancy rate settled at 4.3% and remains near historic lows. Available space remains scarce and retailer demand continues to exceed supply across many markets.

The recovery has been broad-based across formats, tenants and regions. The improvement was driven by a combination of stronger move-in activity, slowing closure-related move-outs and continued backfilling of space vacated during the prior 12 to 18 months. Retailers continued expanding in value-oriented, grocery, off-price, fitness, restaurant and service-oriented categories. The signing pace for future store openings remained elevated. And continues to outpace closures nationally, extending a years-long trend.

The most important force supporting fundamentals remains the sector's limited supply. Construction starts remain near decade lows despite vacancy rates that would historically support a larger development cycle.

Leasing fundamentals remain exceptionally tight. Available retail space remains well below long-term averages despite several years of slower demand growth and intermittent increases in retailer closures. Increasingly, the primary obstacle to stronger absorption is not retailer willingness to expand but a shrinking inventory of quality availabilities. Elevated construction and financing costs, combined with a widening gap between achievable rents and replacement costs, continue to suppress speculative development for most markets.

Geographically, performance remains uneven. Several Sun Belt markets continue to generate strong rent gains, while a number of Midwest markets have begun reaccelerating after years of slower growth as excess availability has been absorbed. At the same time, supply-constrained coastal markets continue to benefit from limited development opportunities and persistent barriers to new construction. Dallas Fort Worth, Houston, Phoenix, Austin and several Florida metros account for a disproportionate share of the national pipeline.

The primary challenge remains project feasibility. Construction costs remain elevated, financing remains expensive and in-place rents remain insufficient to justify speculative development in large portions of the country. In many markets, developers would require rents well above prevailing market levels to support acceptable returns. Canadian net absorption in Q3 was 215,048 SF for a year-to-date total of 2,256,112 SF – about 10% less than the 10-year average. Quarterly construction starts have hovered around 1 million SF for six straight quarters, roughly half the pre-pandemic pace. Approximately 5.1 million SF is under construction nationwide.

Performance varies by format. Neighborhood and strip retail continue to outperform because of their concentration of grocery stores, pharmacies, healthcare providers, fitness operators, daycare facilities and other need-based services. Enclosed shopping malls face a more difficult adjustment following 96 Hudson Bay store closures, which created substantial vacancies that will take time to absorb. Clothing retailers have become less important sources of demand, while food and beverage operators and experiential concepts continue to support well-located properties.

LOWEST VACANCY RATE	
NC, Wilmington	1.5%
NC, Durham	2.1%
WI, Madison	2.1%
NE, Lincoln	2.2%
ON, Toronto	2.3%
U.S. Index	4.4%
Canada Index	2.5%

HIGHEST MARKET RENT / SF ANNUAL	
NY, New York*	$4.54
FL, Miami	$4.20
CA, San Francisco	$3.71
CA, Orange County	$3.29
NY, Long Island	$3.20
U.S. Index	$2.17
Canada Index	$1.87 CAD

HIGHEST MARKET SALE PRICE / SF	
CA, San Francisco	$520
BC, Vancouver	$516 CAD
NY, New York*	$496
FL, Miami	$453
CA, Orange County	$445
U.S. Index	$247
Canada Index	$311 CAD

MOST SF UNDER CONSTRUCTION SF	
TX, Dallas-Fort Worth	7,228,029
TX, Houston	5,130,386
TX, Austin	3,194,121
AZ, Phoenix	2,392,180
AB, Calgary	1,909,011
U.S. Index	55,774,786
Canada Index	4,903,675

LARGEST INVENTORY BY SF	
IL, Chicago	549,617,243
TX, Dallas-Fort Worth	472,832,698
NY, New York*	448,421,323
CA, Los Angeles	446,577,844
TX, Houston	442,808,300
U.S. Index	11,750,343,845
Canada Index	803,932,591

LOWEST MARKET CAP RATE	
BC, Vancouver	4.6%
ON, Toronto	5.1%
CA, San Francisco	5.5%
CA, Orange County	5.5%
FL, Miami	5.7%
U.S. Index	7.3%
Canada Index	5.7%

** Please note that the statistics represented in these tables are based on CoStar defined market territories and may not all represent the geographic area the label depicts.*

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
RETAIL OVERVIEW

MARKET	VACANCY RATE	MARKET RENT / SF	MARKET SALE PRICE / SF	SF UNDER CONSTRUCTION	INVENTORY SF	MARKET CAP RATE
AB, Calgary **	2.5%	$1.79	$249	1,909,011	78,380,401	6.6%
AZ, Phoenix	4.6%	$2.26	$266	2,392,180	248,328,525	6.9%
BC, Vancouver **	2.7%	$2.35	$516	494,152	119,392,552	4.6%
CA, Bakersfield	5.2%	$1.70	$226	360,651	37,565,104	7.0%
CA, East Bay	5.8%	$2.85	$334	60,251	122,251,415	6.1%
CA, Fresno	5.3%	$1.65	$195	390,793	56,791,791	7.5%
CA, Inland Empire	6.0%	$2.29	$289	1,072,339	204,035,474	6.6%
CA, Los Angeles	5.9%	$3.08	$402	701,060	446,577,844	6.0%
CA, Orange County	3.3%	$3.29	$445	319,686	143,279,301	5.5%
CA, San Diego	4.3%	$3.00	$397	95,982	137,475,126	5.9%
CA, San Francisco	5.6%	$3.71	$520	104,301	75,803,080	5.5%
CA, San Luis Obispo	4.3%	$2.40	$313	167,737	15,644,510	6.4%
CA, Santa Barbara	4.1%	$2.69	$311	5,640	25,522,344	7.0%
CA, Stockton	4.8%	$1.90	$204	118,651	31,887,385	7.6%
CA, Ventura	5.7%	$2.50	$300	163,397	40,418,634	6.6%
CO, Denver	4.4%	$2.29	$275	1,573,994	163,930,537	6.8%
DC, Washington	4.7%	$2.97	$334	1,160,724	259,164,654	7.0%
FL, Fort Myers	3.4%	$1.94	$257	408,024	49,673,499	6.8%
FL, Gainesville	4.4%	$2.09	$211	22,400	21,238,634	7.5%
FL, Miami	3.1%	$4.20	$453	1,279,524	140,282,643	5.7%
FL, Naples	4.3%	$2.53	$355	67,787	23,745,376	5.9%
FL, Orlando	3.9%	$2.59	$286	818,900	158,601,548	6.7%
FL, Tampa Bay	3.7%	$2.30	$273	935,633	174,791,464	6.7%
GA, Atlanta	4.5%	$2.03	$225	1,216,661	370,900,395	7.4%
GA, Savannah	3.1%	$2.16	$237	148,831	28,323,760	7.9%
ID, Boise	3.3%	$1.59	$237	542,880	44,349,806	6.9%
IL, Chicago	5.0%	$1.89	$189	1,833,481	549,617,243	8.2%
IN, Indianapolis	3.3%	$1.70	$180	803,655	132,355,691	7.9%
KS, Lawrence	3.1%	$1.43	$179	0	7,007,026	8.2%
KS, Topeka	3.6%	$0.95	$138	0	13,849,101	9.2%
LA, Baton Rouge	3.4%	$1.55	$148	130,010	49,820,680	8.6%
LA, Lafayette	4.2%	$1.67	$155	124,000	24,027,644	8.7%
MA, Boston	2.7%	$2.40	$269	575,479	237,773,471	6.8%
MD, Baltimore	5.4%	$2.13	$206	231,363	143,545,202	7.9%
MI, Detroit	4.7%	$1.59	$131	810,000	263,989,848	8.6%
United States Index	4.4%	$2.17	$247	55,774,786	11,750,343,845	7.3%
Canada Index	2.5%	$1.87 CAD	$311 CAD	4,903,675	803,932,591	5.7%

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
RETAIL OVERVIEW

MARKET	VACANCY RATE	MARKET RENT / SF	MARKET SALE PRICE / SF	SF UNDER CONSTRUCTION	INVENTORY SF	MARKET CAP RATE
MN, Minneapolis	2.6%	$1.85	$179	432,794	204,170,051	7.7%
MO, Kansas City*	4.8%	$1.66	$175	498,305	134,865,100	8.2%
MO, Saint Louis	3.8%	$1.47	$143	486,016	177,297,631	9.0%
NC, Charlotte	3.3%	$2.27	$256	1,483,368	154,641,998	6.9%
NC, Durham	2.1%	$2.12	$231	463,986	30,965,509	8.5%
NC, Raleigh	2.7%	$2.44	$269	539,810	77,036,107	7.0%
NC, Wilmington	1.5%	$1.77	$202	1,185,486	34,968,296	7.1%
NE, Lincoln	2.2%	$1.26	$147	709,076	21,072,713	7.9%
NE, Omaha	4.2%	$1.55	$171	1,271,242	65,804,459	7.9%
NJ, Atlantic City	4.0%	$1.65	$182	112,160	25,598,604	7.8%
NJ, Northern New Jersey *	3.3%	$2.34	$235	237,194	109,970,573	7.4%
NJ, Trenton	3.8%	$1.95	$194	16,896	21,746,648	8.5%
NJ, Vineland	2.6%	$1.30	$140	2,800	8,636,680	8.6%
NV, Las Vegas	5.0%	$2.92	$330	1,615,856	123,100,715	6.5%
NV, Reno	3.9%	$1.90	$237	18,091	30,502,114	7.3%
NY, Long Island	4.3%	$3.20	$331	926,764	155,504,684	6.9%
NY, New York *	4.0%	$4.54	$496	1,144,108	448,421,323	6.2%
OH, Cincinnati	4.1%	$1.49	$142	999,127	134,482,852	8.3%
OH, Cleveland	5.0%	$1.35	$115	115,044	147,254,686	8.8%
OH, Columbus	3.9%	$1.81	$166	152,389	121,166,950	8.3%
ON, Toronto **	2.3%	$2.18	$366	576,408	295,914,487	5.1%
PA, Harrisburg	4.4%	$1.43	$142	97,895	35,525,467	8.4%
PA, Lehigh Valley *	4.3%	$1.46	$146	5,585	49,730,242	9.4%
PA, Philadelphia *	4.2%	$1.86	$182	654,148	338,657,132	7.9%
PA, Pittsburgh	4.3%	$1.31	$134	319,639	162,614,685	8.5%
SC, Charleston	3.2%	$2.24	$271	204,189	48,943,119	6.9%
SC, Greenville	3.5%	$1.60	$185	186,817	64,482,300	7.3%
SC, Spartanburg	3.0%	$1.31	$146	174,441	26,022,109	8.2%
TN, Nashville	3.3%	$2.63	$298	855,975	124,589,650	6.3%
TX, Austin	3.5%	$2.61	$328	3,194,121	127,667,992	6.5%
TX, Dallas-Fort Worth	5.1%	$2.13	$276	7,228,029	472,832,698	6.9%
TX, Houston	5.4%	$2.08	$256	5,130,386	442,808,300	7.4%
WA, Seattle	4.2%	$2.51	$329	146,067	173,674,210	6.5%
WI, Madison	2.1%	$1.45	$164	32,794	42,269,182	7.7%
United States Index	4.4%	$2.17	$247	55,774,786	11,750,343,845	7.3%
Canada Index	2.5%	$1.87 CAD	$311 CAD	4,903,675	803,932,591	5.7%

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*** Numbers shown are in Canadian dollars (CAD)*

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
PHOENIX, AZ



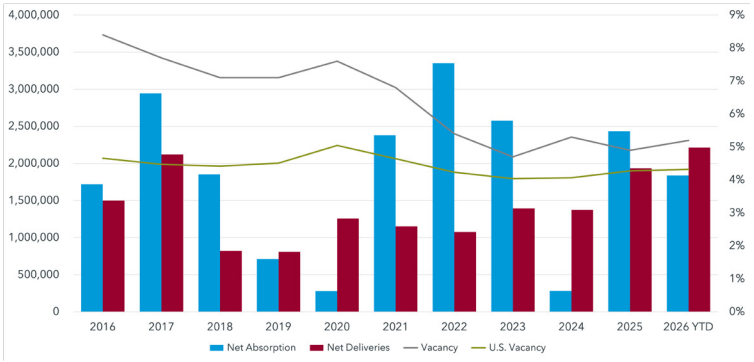
RETAIL MARKET OVERVIEW

CHRIS MCCHESNEY, *Research Director*

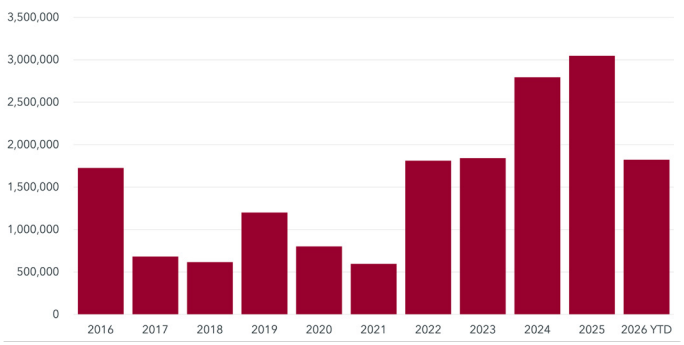
The Phoenix retail market remained active during the third quarter of 2026, recording 331,137 square feet of positive net absorption. Vacancy edged up to 5.2%, while average NNN asking rents increased to $19.56 per square foot. The development pipeline continued to contract, with 1,822,796 square feet under construction, down from the prior quarter. Overall market inventory grew to 173,169,542 square feet. Leasing activity included Safeway's 64,000-square-foot deal in Gilbert, Amped Fitness' 44,615-square-foot lease in Mesa, and Goodwill's 27,957-square-foot space in Glendale. Rising rents and continued absorption indicate resilient tenant demand, though the vacancy increase bears watching as the market adjusts to new supply and tenants pursue suitable space throughout Phoenix.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ Qtrly Net Absorption SF	331,137	990,948	509,591	704,491	381,417
▲ Vacancy Rate	5.20%	5.10%	5.00%	4.90%	5.10%
▲ Avg NNN Asking Rate PSF	$19.56	$19.08	$18.36	$18.12	$17.88
▲ Sale Price PSF	$328.34	$298.39	$317.25	$306.22	$224.80
▼ Cap Rate	6.30%	6.40%	6.30%	6.10%	7.10%
▼ Under Construction SF	1,822,796	2,067,284	2,375,016	3,047,510	2,606,789
▲ Inventory SF	173,169,542	172,922,088	171,977,891	171,279,591	170,801,437

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1800-1916 E. Baseline Rd. Mesa, AZ	129,315 SF	$19,500,000 $150.79 PSF	Arileus Capital Schneider Trust	Multi-Tenant
1421-1441 S. Signal Butte Rd. Mesa, AZ	97,300 SF	$26,206,206 $269.33 PSF	NETSTREIT Corp. SimonCRE	Multi-Tenant
SWC Bell Rd. & Civic Center Dr. Surprise, AZ	50,250 SF	$27,050,000 $538.31 PSF	Crow Holdings SimonCRE	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3960 S. Val Vista Rd. Gilbert, AZ	64,000 SF	Thompson Thrift	Safeway	Grocery
1840 W. Broadway Rd. Mesa, AZ	44,615 SF	Manila Oriental Market	Amped Fitness	Gym
5820 W. Greenway Rd. Glendale, AZ	27,957 SF	MM George	Goodwill	Nonprofit

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
VANCOUVER, BC



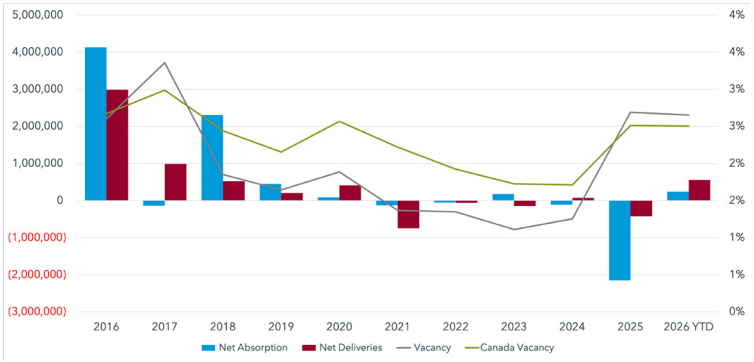
RETAIL MARKET OVERVIEW

DERRICK GONZALES, *Director of Research*

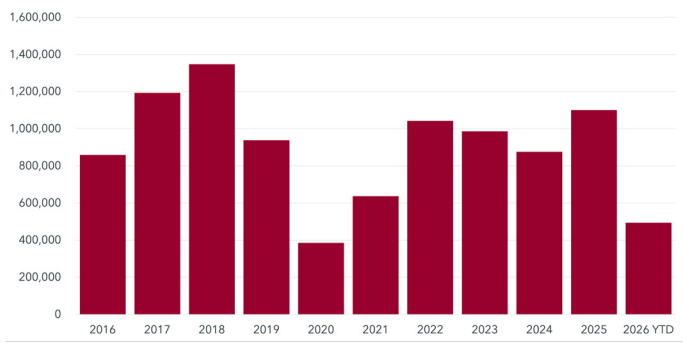
Metro Vancouver's retail market remains tight, with vacancy at 2.6%, down 10 basis points quarter-over-quarter but up 10 basis points year-over-year. Year-to-date net absorption has reached a five-year high of 532,460 square feet, reflecting the market's adjustment following Hudson's Bay's exit from the Canadian market. Average asking rents rose to $40.51 per square foot, up 2% quarter-over-quarter and 4% year-over-year. Transit-oriented development and major infrastructure investment continue to shape retail redevelopment, favouring grocery-anchored centres and destination-driven, experiential formats over traditional mall configurations.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	274,290	242,281	(1,623,051)	(2,151,753)	(1,934,140)
▼ Vacancy Rate	2.6%	2.7%	2.6%	2.7%	2.5%
▲ Avg NNN Asking Rate PSF	$40.18	$39.46	$38.97	$38.78	$38.58
▲ Sale Price PSF	$736	$723	$715	$712	$713
◄ ► Cap Rate	4.6%	4.6%	4.6%	4.6%	4.6%
▼ Under Construction SF	494,152	499,282	1,140,608	1,100,726	854,884
▼ Inventory SF	119,392,919	119,496,381	118,852,711	118,972,807	118,984,562

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
5335 Kingsway Burnaby, BC	47,775 SF	$38,500,000 $805.86 PSF	Loblaws Arbutus Properties	Single-Tenant
7093 King George Boulevard Surrey, BC	48,900 SF	$26,800,000 $548.00 PSF	Oviedo Properties Newton Square Properties (2016) Ltd.	Multi-Tenant
400 Main Street Vancouver, BC	25,916 SF	$3,000,000 $148.00 PSF	1500203 BC Ltd. Royal Bank of Canada	Single-Tenant

**All numbers shown are in Canadian dollars (CAD)*

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
377 Penticton Street Vancouver, BC	21,452 SF	Hastings Sunrise Development Limited	Fresh St. Market	Grocery
585 Como Lake Avenue Coquitlam, BC	4,209 SF	Marcon Elmwood	Sungiven Foods	Grocery
16081 24 Avenue Surrey, BC	1,433 SF	Surrey South Shopping Centres Ltd.	Body Energy Club	Health and Wellness

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Q3 2026
BAKERSFIELD, CA



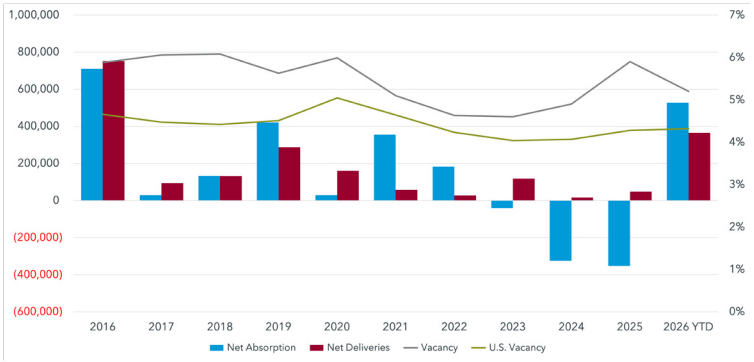
RETAIL MARKET OVERVIEW

AMANDA BROCK, *Senior Executive Vice President, Principal*

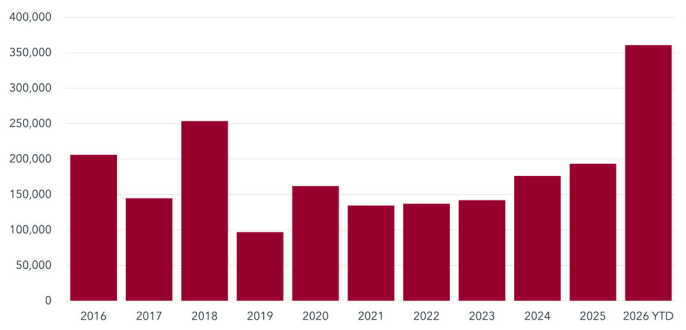
Bakersfield's retail market demonstrated improving fundamentals through Q3 2026, with availability declining to approximately 5.6% from a recent peak of 6.0%, though remaining above the national average. Leasing momentum has strengthened, generating 570,000 SF of positive net absorption over the trailing 12 months, supported by two new Target stores and continued demand for smaller retail spaces. Despite improving occupancy, elevated availability has limited annual rent growth to 0.8%. Construction activity remains moderate, with approximately 360,000 SF underway and additional projects planned in growing retail corridors. Looking ahead, continued tenant demand and measured development activity are expected to support gradual vacancy reductions and market stabilization.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	575,944	344,991	85,627	(352,806)	(410,852)
◄ ► Vacancy Rate	5.20%	5.20%	5.50%	5.90%	6.10%
▲ Avg NNN Asking Rate PSF	$20.51	$20.26	$20.07	$19.92	$19.87
▼ Sale Price PSF	$226.00	$236.00	$212.00	$216.00	$219.00
▲ Cap Rate	6.98%	6.80%	7.20%	7.00%	6.90%
▲ Under Construction SF	360,651	8,630	55,918	193,353	193,353
▲ Inventory SF	37,614,689	37,477,429	36,332,195	35,845,889	35,682,873

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
4300-4492 Ming Ave Bakersfield, CA	132,469 SF	$22,000,000 $166.08 PSF	Citivest Realty Services Inc Peter P Bollinger Investment Company, LLC	Multi-Tenant
1700 High St Delano, CA	33,200 SF	$5,200,000 $156.63 PSF	Thomas Properties Aw Pottery USA Inc	Single-Tenant
2400 Wible Rd Bakersfield, CA	21,094 SF	$4,070,000 $192.95 PSF	Rasbinder Sing Coker Ellsworth	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
803 Tucker Rd Tehachapi, CA	3,600 SF	Gregory & Jeffrey Gibbons	Kern Regional	Medical
5101-5145 Ming Ave Bakersfield, CA	3,570 SF	SRK Investment, Inc.	Kern Valley Medical College	Education
540 Tucker Rd Tehachapi, CA	3,272 SF	Tacos Superior Holdings LLC	Dutch Bros	Food Services

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Q3 2026
EAST BAY, CA



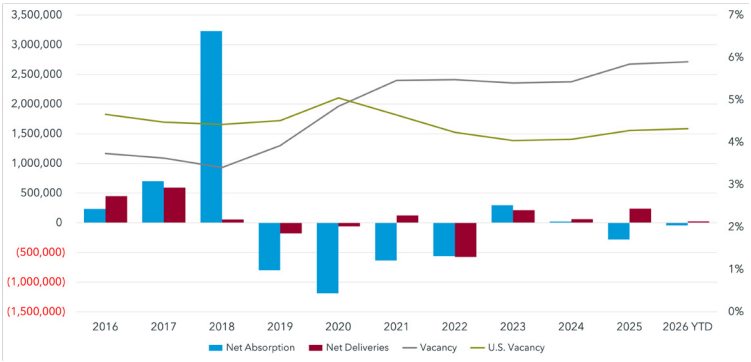
RETAIL MARKET OVERVIEW

JESSICA MAUSER, *President*

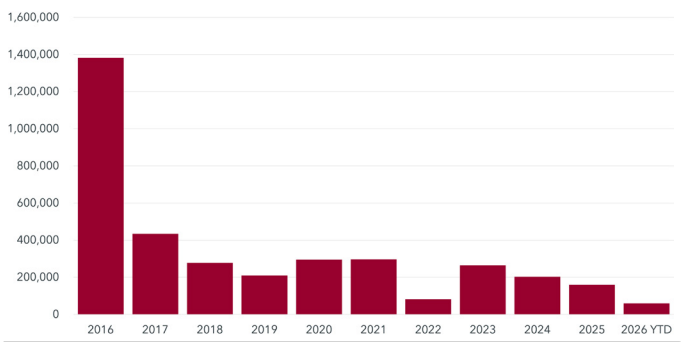
The East Bay retail market remained steady through Q3 2026, supported by limited construction and consistent demand. Vacancy held near 5.9%, and asking rents reached approximately $34.24 per square foot triple-net. Well-located properties attract interest for visibility, access, parking, and strong demographics. Limited new inventory keeps competition strong. Service businesses, fitness and wellness concepts, food and beverage operators, and medical providers support leasing. Landlords are rethinking larger spaces as shopping centers adapt to changing consumer habits. Investors prioritize location, tenant quality, lease structure, and income stability. Limited supply, established population centers, and demand for in-person services should continue supporting the market. Understanding trade areas and choosing the right location remains essential for landlords and tenants.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	(47,512)	(232,264)	(306,454)	(279,833)	213,487
▼ Vacancy Rate	5.90%	5.90%	5.80%	5.80%	5.70%
▲ Avg NNN Asking Rate PSF	$34.24	$33.71	$33.95	$33.65	$33.47
◄ ► Sale Price PSF	$333.00	$330.00	$333.00	$333.00	$333.00
▼ Cap Rate	6.10%	6.20%	6.10%	6.10%	6.00%
▼ Under Construction SF	60,251	62,251	88,059	106,409	180,088
▲ Inventory SF	122,231,884	122,229,884	122,204,076	122,210,575	122,142,096

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
22555 Mission Blvd Hayward, CA	67,722 SF	$14,930,000 $220.46 PSF	Intelli LLC Oak Street Real Estate Capital	Multi-Tenant
690 Bernal Avenue Pleasanton, CA	59,285 SF	Undisclosed	Sterling Organization Invesco Ltd.	Multi-Tenant
2717-2721 N Main Street Walnut Creek, CA	36,613 SF	Undisclosed	Sonic Automotive Fletcher Jones Automotvie Group	Undisclosed

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
200 Newpark Mall Newark, CA	70,000 SF	Excel Property Manage-ment	Former Macy's	Retail
1551 Sycamore Hercules, CA	31,631 SF	Bradenburg Properties	Goodwill	Reail
3190-4251 Klose Way Richmond, CA	25,246 SF	Primestor Development, Inc	Undisclosed	Undisclosed

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
FRESNO, CA



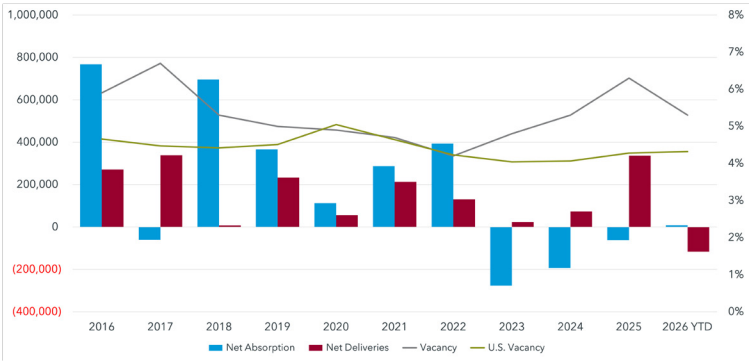
RETAIL MARKET OVERVIEW

AMANDA BROCK, *Senior Executive Vice President, Principal*

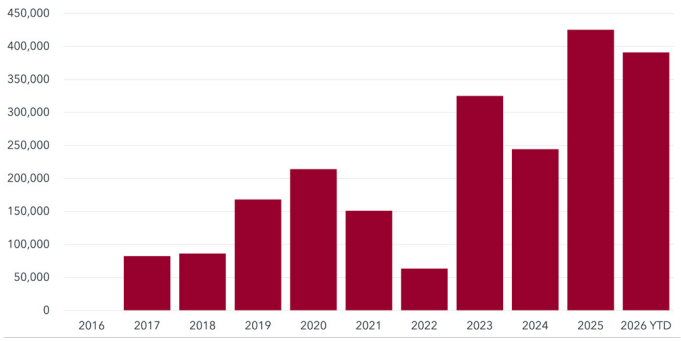
Fresno's retail market demonstrated modest improvement through Q3 2026, with vacancy declining to approximately 5.3%, though remaining above historical averages. Positive net absorption of 130,000 SF over the trailing 12 months supported improving occupancy, while availability stands at 5.9%, representing approximately 3.4 million SF. Performance varies across retail subtypes, with power centers maintaining exceptionally low vacancy while malls and neighborhood centers face elevated availability. Construction activity remains above historical norms, with 390,000 SF underway. Average asking rents reached $19.80/SF, reflecting 0.9% annual growth, trailing national trends. Looking ahead, steady tenant demand and continued development activity are expected to support relatively stable vacancy and modest rent growth.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	78,949	319,172	133,344	(62,052)	(381,963)
▼ Vacancy Rate	5.30%	5.50%	5.70%	6.30%	5.70%
▲ Avg NNN Asking Rate PSF	$19.84	$19.58	$19.49	$19.59	$19.47
▲ Sale Price PSF	$194.00	$200.00	$199.00	$200.00	$201.00
▲ Cap Rate	7.57%	7.38%	7.40%	7.31%	7.22%
▲ Under Construction SF	390,793	333,610	407,821	425,242	537,038
▼ Inventory SF	56,791,216	57,054,117	57,064,712	49,915,528	49,495,790

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
6648-6750 N Cedar Ave Fresno, CA	118,617 SF	$20,850,000 $175.78	Pacific Castle Greater Heights Financial & Realty	Multi-Tenant
7015 N West Ave Fresno, CA	14,820 SF	$4,500,000 $303.64	JB Fitness Rudy Family NonGST Exempt Q-Tip Trust	Single-Tenant
560 W Shaw Ave Clovis, CA	4,847 SF	$4,716,000 $972.97	Grissom Family McNellis Partners	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2448-2456 N Clovis Ave	16,969 SF	Trinity Solar	Dethrone Mixed Martial Arts	Sports & Recreation
1110 N Gateway Dr Madera, CA	7,145 SF	Michael Stark	Undisclosed	Undisclosed
663 W Nees Ave Fresno, CA	5,396 SF	YI Ranches LP	Undisclosed	Undisclosed

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
LA - TRI-CITIES, CA



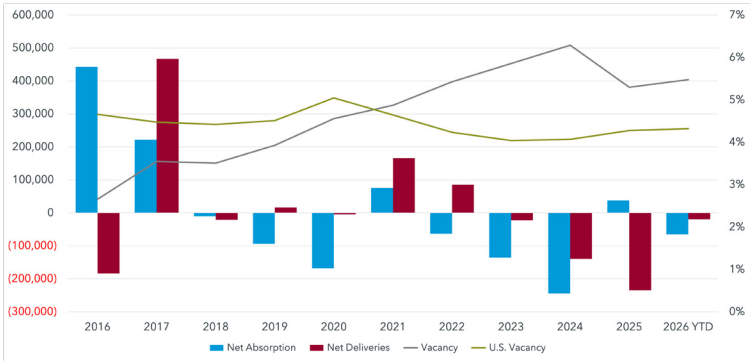
RETAIL MARKET OVERVIEW

JODI SHOEMAKE, *Founding Principal*

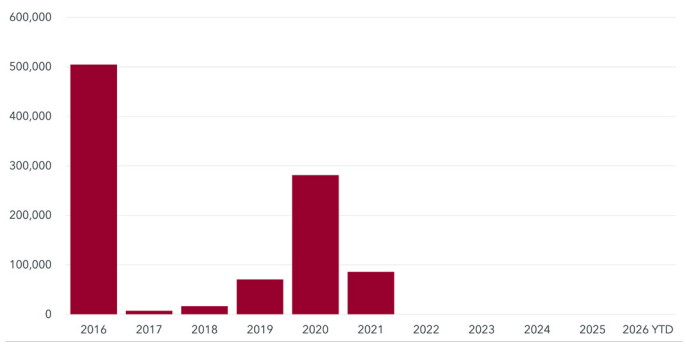
Retail activity across the LA/Tri-Cities submarket cooled in Q3 2026. It recorded 27,900 square feet of negative 12-month absorption, and vacancy rose to 5.5% from 5.4% last quarter, but remains below the 5.7% rate a year ago. Asking rents continued to move higher, averaging $42.05 per square foot annually, while average sales prices slipped to $387 per square foot. Pasadena's largest lease was Jon's Market at 16,755 square feet. Year-to-date absorption totaled negative 65,190 square feet.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	(27.9K)	(3.7K)	-565	10,700	21,174
▲ Vacancy Rate	5.50%	5.40%	5.30%	5.30%	5.70%
▲ Avg NNN Asking Rate PSF	$42.05	$41.71	$43.78	$41.36	$41.71
▼ Sale Price PSF	$387	$391	$414	$407.00	$412.00
▲ Cap Rate	6.10%	6.00%	5.80%	5.80%	5.70%
▼ Under Construction SF	-	16.9K	16,900	8,500	8,500
◄ ► Inventory SF	26M	26M	25,500,000	25,700,000	25,223,301

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
6401 San Fernando Rd Glendale, CA	17,888 SF	$6,000,000 $335.42 PSF	Dollar Tree Sarah Silk	Single-Tenant
1700 W Glenoaks Blvd Glendale, CA	16,000 SF	$4,367,500 $272.97 PSF	Zareh Issakhanian Samuel Manoukian	Multi-Tenant
1975 Lincoln Ave Pasadena, CA	5,709 SF	$3,050,000 $534.24 PSF	1975 Lincoln Llc Susanne Hollis Inc.	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1038 E Colorado Blvd Pasadena, CA	16,755 SF	Charles Company	Jon's Market	Grocery
495-505 S Lake Ave Pasadena, CA	9,500 SF	Rodeo Enterprises	Ann Taylor/Talbots Renewal	Apparel
561 E Green St Pasadena, CA	8,773 SF	Charles Company	Restaurant	Food & Beverage

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
SAN DIEGO NORTH COUNTY, CA



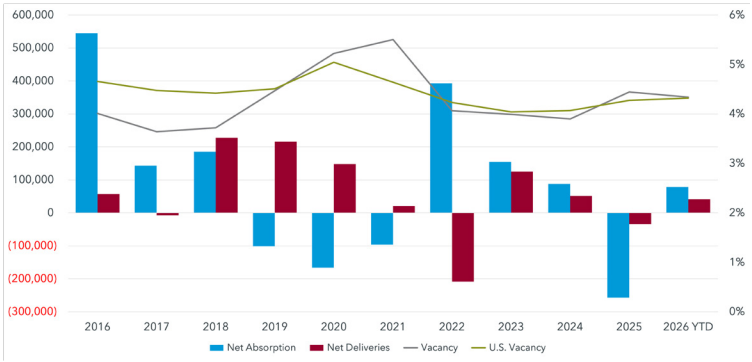
RETAIL MARKET OVERVIEW

ASHLEY OLSON, *Research Associate*

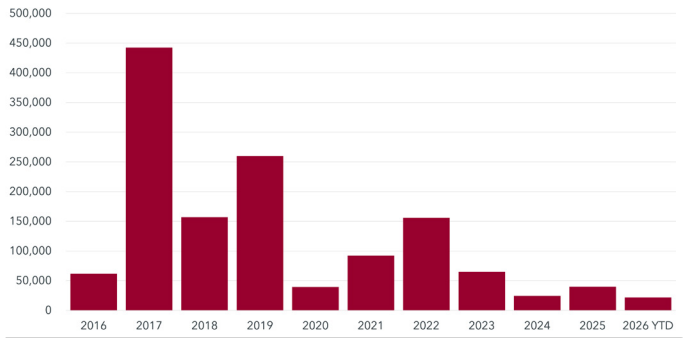
North County's retail market tightened further in Q3 2026. Vacancy fell 10 basis points to 4.4%, and 12-month net absorption stayed positive at 51,458 SF. Average NNN asking rents rose to $27.36/SF annually, up 5.6% year over year. Grocers led leasing, with Trader Joe's taking 8,630 SF in San Marcos and a Halal grocery store taking 11,458 SF in Escondido. Sales activity was strong, driven by Edens' $280M acquisition of The Forum at Carlsbad. The average sale price climbed $341 to $872/SF, and cap rates compressed 42 basis points to 5.1%. New supply remains limited, with only 21,885 SF under construction, the lowest level in a decade.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	51,458	40,524	(52,561)	51,992	(84,995)
▼ Vacancy Rate	4.40%	4.50%	4.60%	4.40%	4.60%
▲ Avg NNN Asking Rate PSF	$27.36	$27.24	$27.36	$26.88	$25.92
▲ Sale Price PSF	$872.00	$531.00	$251.00	$406.00	$612.00
▼ Cap Rate	5.10%	5.52%	6.06%	5.60%	4.82%
▼ Under Construction SF	21,885	54,016	47,532	39,932	39,346
▲ Inventory SF	41,204,748	41,172,617	41,165,666	41,163,266	41,168,675

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
The Forum at Carlsbad (Calle Barcelona)* Carlsbad, CA	264,987 SF	$280,000,000 $1,056.66	Carlsbad (Edens) LLC Trea Nw Forum at Carlsbad Owner LLC	Multi-Tenant
940 S Santa Fe Ave Vista, CA	27,300 SF	$5,200,000 $190.48	Badrani Investments Corp SK Vista LLC	Multi-Tenant
263 S Coast Hwy Oceanside, CA	10,000 SF	$2,996,968 $299.70	McEniry Holdings, LLC Mils & Matthews General Partnership	Single-Tenant

**Part of a portfolio sale*

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
611-627 N Broadway Escondido, CA	11,458 SF	Parkstone companies	Halal Grocery Store	Grocery store
222 N City Dr San Marcos, CA	8,630 SF	Sea Breeze Properties	Trader Joes	Grocery store
2177 Vista Way Oceanside, CA	6,777 SF	Benjamin W White Esq.	Former Mimi's Bistro	Restaurant

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
SAN FRANCISCO, CA



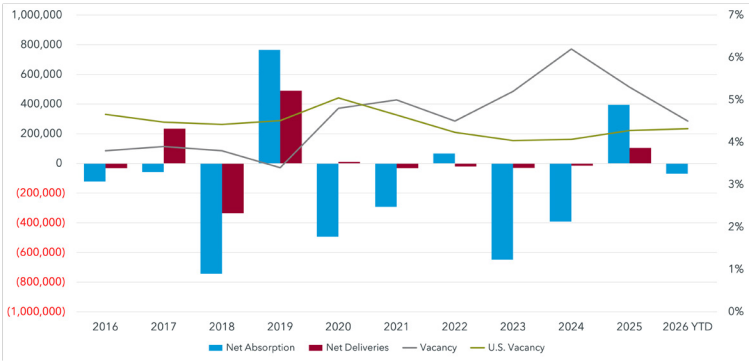
RETAIL MARKET OVERVIEW

AGGIE BAGHAEI GETTYS, *Associate*

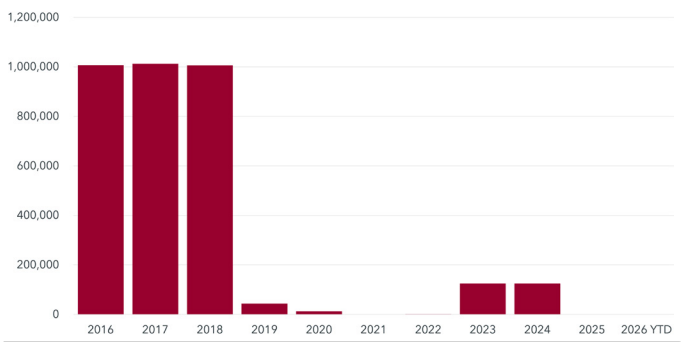
San Francisco's retail market remained relatively tight in Q3 2026, with vacancy at 6.7% and 103,316 square feet of 12-month net absorption. Average NNN asking rents were $48.89 per square foot annually, close to levels a year earlier, while the average sales price was $554 per square foot and the cap rate was 5.6%. No retail space was under construction. The largest reported lease was 30,931 square feet at 100 Stockton Street. Among the largest sales, 146 Geary Street sold for $20.5 million.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	103,316	122,933	326,664	395,250	302,561
▲ Vacancy Rate	6.70%	6.50%	6.30%	6.50%	7.00%
▼ Avg NNN Asking Rate PSF	$48.89	$49.30	$49.12	$49.18	$48.93
▼ Sale Price PSF	$554.00	$557.00	$573.00	$584.00	$583.00
◄ ► Cap Rate	5.60%	5.60%	5.50%	5.40%	5.40%
◄ ► Under Construction SF	-	-	-	-	-
◄ ► Inventory SF	43,927,562	43,927,562	43,927,562	43,927,562	43,944,885

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
899 Howard Street San Francisco, CA	96,240 SF	$17,050,000 $177.20 PSF	Seven Equity Group Hudson Pacifc Properties	Single-Tenant
1865 Post Street San Francisco, CA	24,000 SF	$2,560,000 $106.46 PSF	Undisclosed MKD Investments, LP	Owner Occupied
146 Geary San Francisco, CA	12,961 SF	$20,500,000 $1,581.67 PSF	Thor Equities Pacific Retail Capital Partners	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
100 Stockton Street San Francisco, CA	30,931 SF	Morgan Stanley & Co. LLC	Undisclosed	Undisclosed
48 Stockton Street San Francisco, CA	20,703 SF	Invesco Ltd.	Undisclosed	Undisclosed
1900 19th Street San Francisco, CA	17,920 SF	Stanford Hotels Corpo-ration	CVS	Pharmacy/Drugstore

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
SAN LUIS OBISPO, CA



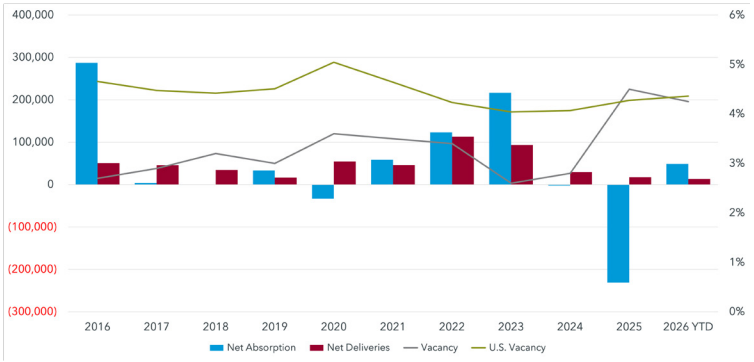
RETAIL MARKET OVERVIEW

JEFF ALLEN, *Broker Associate*

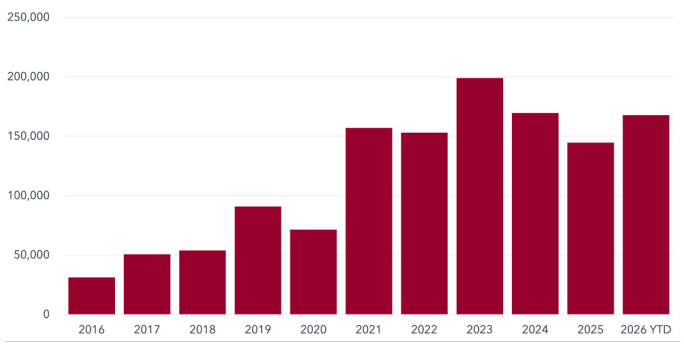
San Luis Obispo's retail market remained relatively stable through Q3 2026, with vacancy near 4.3%, slightly above historical averages. Positive net absorption of 20,000 SF over the trailing 12 months, combined with no new deliveries, helped maintain steady occupancy levels. Availability stands at 4.7%, representing approximately 750,000 SF of available space. Performance varies across retail subtypes, with neighborhood and power centers experiencing elevated vacancy, while strip centers and general retail remain relatively tight. Construction activity totals 170,000 SF, modestly above historical norms. Average asking rents reached $29.00/SF, reflecting 0.5% annual growth. Looking ahead, limited demand growth and ongoing development activity are expected to support stable vacancy and modest rent appreciation.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	20,562	(46,434)	(261,074)	(240,637)	(175,773)
▼ Vacancy Rate	4.25%	4.35%	4.76%	4.50%	4.27%
▲ Avg NNN Asking Rate PSF	$28.78	$28.70	$28.48	$28.40	$28.18
▼ Sale Price PSF	$313.00	$315.00	$321.00	$313.00	$306.00
▲ Cap Rate	6.44%	6.38%	6.29%	6.36%	6.36%
▼ Under Construction SF	167,737	170,487	159,793	144,550	150,824
▲ Inventory SF	15,649,595	15,623,566	15,626,389	15,623,167	15,538,594

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
3900 Broad Street San Luis Obispo, CA	174,429 SF	$58,200,000 $333.66 PSF	Nuveen Real Estate First Washington Realty	Multi-Tenant
6917 El Camino Real Atascadero, CA	47,555 SF	$2,940,000 $61.82 PSF	HR Property Group CW Capital	Multi-Tenant
6905 Capistrano Avenue Atascadero, CA	13,800 SF	$2,700,000 $195.65 PSF	Malli Family Trust Bank of America	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1575 Calle Joaquin San Luis Obispo, CA	5,940 SF	Justin Wickersham	Undisclosed	Undisclosed
3991 South Higuera Street San Luis Obispo, CA	4,500 SF	Cobb Hauber Higuera1 LLC	Undisclosed	Undisclosed
767 Higuera Street San Luis Obispo, CA	3,900 SF	Maino Brothers Corp	Undisclosed	Undisclosed

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
SANTA BARBARA, CA



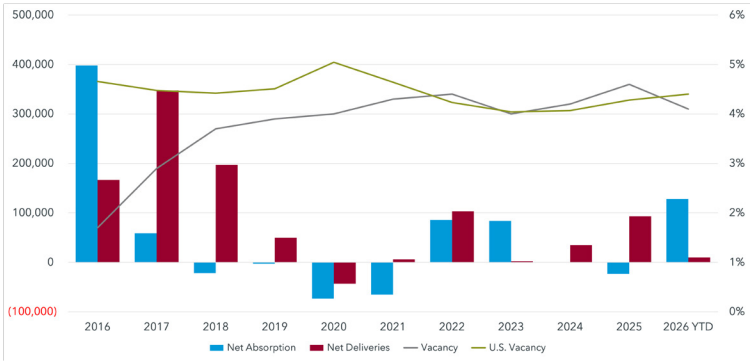
RETAIL MARKET OVERVIEW

STEVE LEIDER, *Broker Associate*

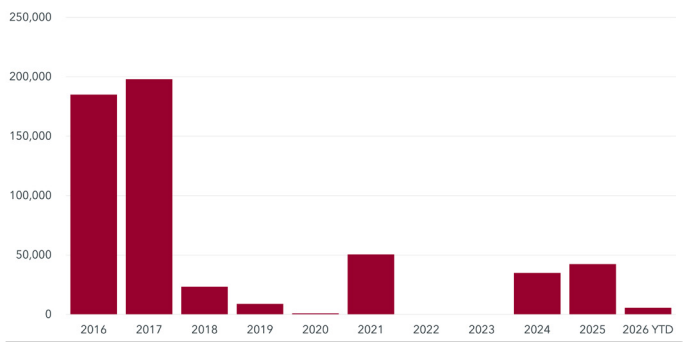
Santa Barbara's retail market remained stable through Q3 2026, supported by strong tourism, affluent households, and a diverse employment base. Availability remained tight at approximately 3.3%, below the long-term average, with roughly 830,000 SF of available space. Limited new development continues to constrain supply, with just 5,600 SF under construction and modest inventory growth over the past five years. Retail demand remains supported by local consumers, visitors, and the region's established coastal attractions. Asking rents increased 1.0% year over year, trailing national growth but reflecting stable market conditions. Looking ahead, constrained availability and minimal construction activity are expected to support steady occupancy and modest rent appreciation.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	115,497	(89,281)	(182,083)	(19,935)	(29,300)
▼ Vacancy Rate	4.10%	4.60%	4.50%	4.58%	4.60%
▲ Avg NNN Asking Rate PSF	$32.44	$32.14	$31.99	$31.58	$31.42
▼ Sale Price PSF	$311.07	$314.23	$320.00	$314.00	$318.00
▲ Cap Rate	7.00%	6.90%	6.80%	6.81%	6.80%
▼ Under Construction SF	5,640	12,140	12,140	42,356	48,606
▲ Inventory SF	25,534,159	25,457,458	25,346,517	25,204,334	25,163,939

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
715-717 State St Santa Barbara, CA	15,530 SF	$3,700,000 $238.25 PSF	Jason Yardi City of Santa Barbara	Retail
5555 Hollister Ave Goleta, CA	9,000 SF	$2,471,542 $274.62 PSF	AJR Capital Kellog Square LLC	Shopping Center
5599 Hollister Ave Goleta, CA	5,255 SF	$3,046,579 $579.75 PSF	AJR Capital Kellog Square LLC	Shopping Center

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
15 E Cabrillo Blvd Santa Barbara, CA	6,916 SF	Ginny Hunter	Lee Hospitality Group	Hospitality
595 Alamo Pintado Rd Solvang, CA	6,867 SF	Ed St George	Miren Pilates Studio	Fitness
7 W Figueroa St Santa Barbara, CA	6,253 SF	Investec	Umpqua Bank	Banking

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
DENVER, CO



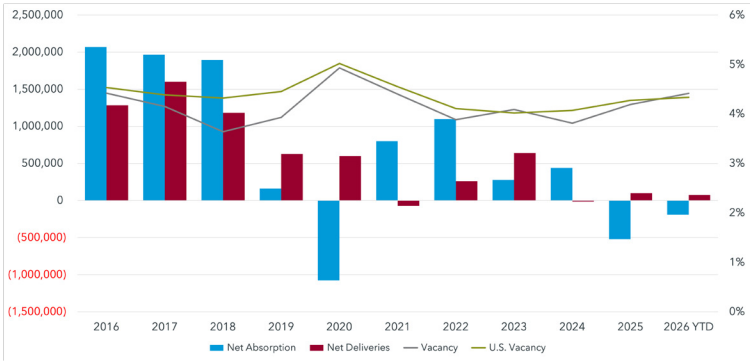
RETAIL MARKET OVERVIEW

RAY ROSADO, CCIM, *Principal*

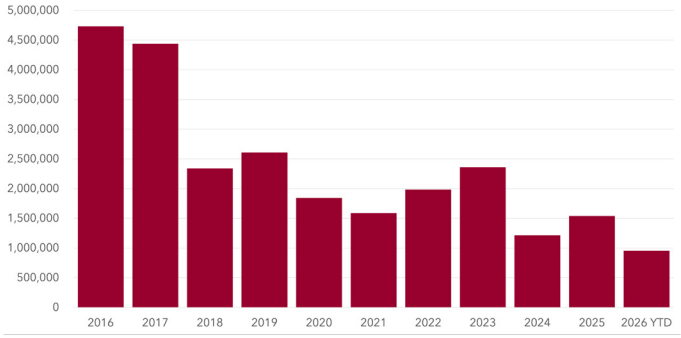
Denver's retail market remained resilient in Q3 2026, with fundamentals holding firm despite a modest slowdown in demand. Twelve-month net absorption dipped slightly negative to 8,179 SF, while vacancy remained tight at 4.5%. Average asking rents eased 1.1% quarter-over-quarter to $27.44/SF NNN, while sale pricing edged higher to $275.13/SF and cap rates held near 6.7%, reflecting continued investor interest. Development activity also remains limited relative to Denver's overall retail inventory, helping support a competitive environment for well-located, quality space.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	(8,179)	142,193	(160,107)	(519,085)	(1,056,695)
▲ Vacancy Rate	4.5%	4.4%	4.4%	4.2%	4.3%
▼ Avg NNN Asking Rate PSF	$27.44	$27.76	$27.46	$27.01	$27.07
◄ ► Sale Price PSF	$275	$275	$274	$272	$273
◄ ► Cap Rate	6.7%	6.7%	6.7%	6.70%	6.6%
▲ Under Construction SF	1,573,994	1,211,443	618,845	687,931	594,892
▼ Inventory SF	163,927,767	165,408,269	164,152,162	164,273,423	164,436,273

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
14200 E Alameda Ave Aurora, CO	557,843 SF	$53,318,402 $95.58 PSF	Mershops Washington Prime Group Inc.	Multi-Tenant
500 16th St Denver, CO	345,485 SF	$37,053,633 $107.25 PSF	City and County of Denver Gart Properties	Multi-Tenant
9901-10003 Grant St Thornton, CO	256,443 SF	$24,088,435 $93.93 PSF	Continental Realty Corporation Tryperion Holdings	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2800 Walnut St Denver, CO	18,169 SF	Northpond Partners	Undisclosed	Undisclosed
2403 Champa St Denver, CO	12,000 SF	Liberati Real Estate	Undisclosed	Restaurant
10204 E Colfax Ave Aurora, CO	7,738 SF	Undisclosed	Wan Lung Cheung, Yim Yee Ng	Undisclosed

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
FORT MYERS, FL



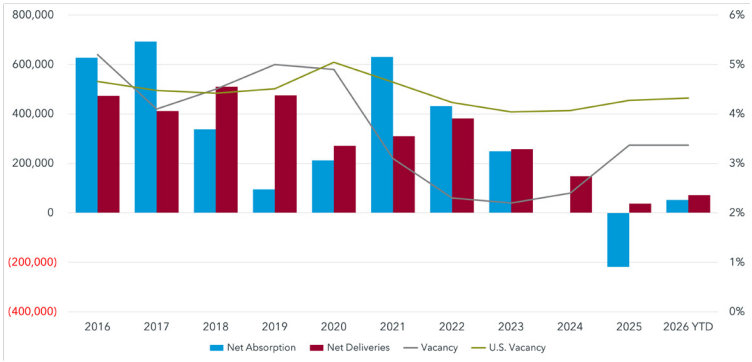
RETAIL MARKET OVERVIEW

LINDA GARRISON, *Office Manager*

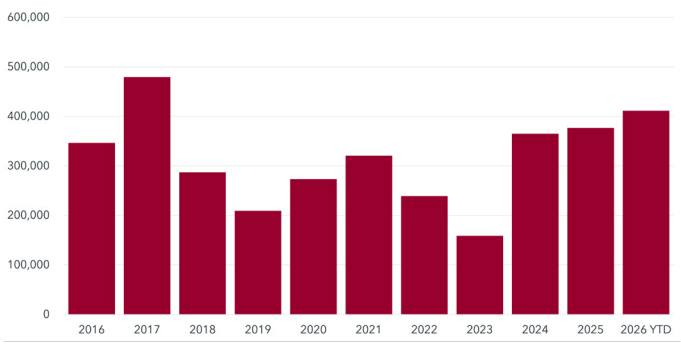
The Fort Myers retail market in Q3 2026 exhibits tight vacancy and rising pricing power, backed by regional data from the City of Cape Coral Q3 2026 Report and RERI Southwest Florida Report. Fort Myers vacancy rate stands tightly at 3.4% according to CoStar data cited in recent regional economic tracking, while Cape Coral registers even lower at 2.3%. Across Southwest Florida, commercial retail property sales increased 22% year-over-year, while real median prices per square foot for retail assets rose 18% year-over-year. Retail continues to capture major investor interest, leading commercial transaction breakdowns alongside industrial and office sectors. Commercial land and permitting activity across Southwest Florida remain robust as developers position for targeted infill and corridor growth.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	526,997	516,706	38,400	(217,857)	(245,000)
▲ Vacancy Rate	3.40%	3.38%	3.60%	3.37%	3.40%
▲ Avg NNN Asking Rate PSF	$23.27	$23.12	$23.07	$22.74	$22.59
◄ ► Sale Price PSF	$257.00	$257.00	$250.00	$247.00	$247.00
▼ Cap Rate	6.80%	6.86%	6.82%	6.77%	6.71%
▲ Under Construction SF	411,447	293,123	420,960	376,663	377,857
▲ Inventory SF	49,993,409	49,744,686	49,497,200	49,387,820	49,338,482

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1612 Kismet Pkwy E Cape Coral, FL	82,764 SF	$5,000,000 $60.41	TE Properties Cape Coral Kismet, LLC TX Cape Coral Kismet, LLC	Multi-Tenant
10560 Colonial Blvd Fort Myers, FL	42,500 SF	$14,180,000 $333.65	Ft Myers Gym, LLC BG Pelican Preserve, LLC	Single-Tenant
1901 Crystal Dr Fort Myers, FL	28,600 SF	$3,100,000 $108.39	1901 Crystal, LLC Kenwood Lanes Limited	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1830 Tamiami Trl North Fort Myers, FL	24,200 SF	Blava, Inc.	Goodwill	Thrift Store
1700 Tamiami Trl North Fort Myers, FL	15,000 SF	WMD Asset Management, LLC	Northern Palms Charter School	Education
14508 Tamiami Trl Fort Myers, FL	7,500 SF	Venture Realty & Investments	True Fashionistas	Apparel

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
GAINESVILLE, FL



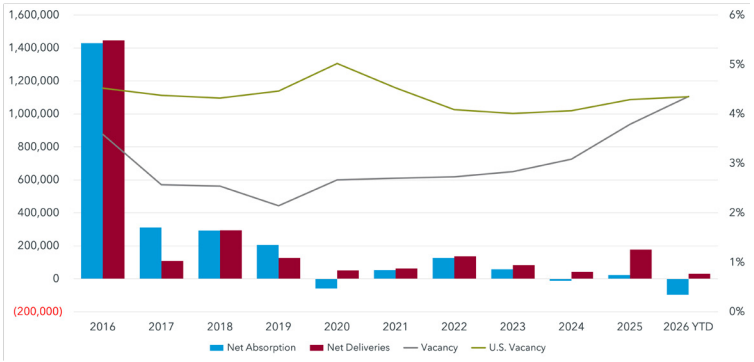
RETAIL MARKET OVERVIEW

RICK CAIN, CCIM, SIOR, *Principal*

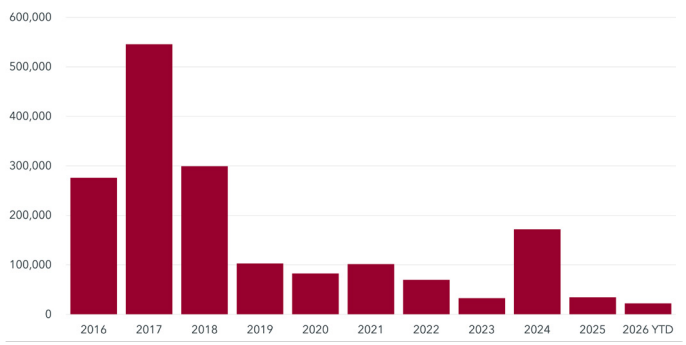
The Gainesville/Alachua County retail market remains relatively stable through Q3 2026, although signs of softening are emerging following several years of strong performance. Retail vacancy increased to approximately 4.3%, now generally in line with the national average, while trailing 12-month net absorption turned slightly negative at 31,582 SF. Average asking rents reached $25.08/SF annually, reflecting continued strength in rental rates despite moderating leasing activity. Investment fundamentals remain relatively healthy, with average sale prices of $211/SF and cap rates of approximately 7.3%. New retail construction remains limited, with just 22,400 SF underway across a market totaling more than 21.2 million SF. Meanwhile, continued residential growth, particularly along the western Newberry Road corridor through Jonesville and Newberry, is creating opportunities for additional retail, restaurant, medical and service-oriented businesses. Although the market is experiencing some near-term adjustments, Gainesville's expanding residential base and limited new retail supply should help support long-term demand.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
12 Mo. Net Absorption SF	(31,582)	-	-	-	-
Vacancy Rate	4.30%	-	-	-	-
Avg NNN Asking Rate PSF	$25.08	-	-	-	-
Sale Price PSF	$211.00	-	-	-	-
Cap Rate	7.30%	-	-	-	-
Under Construction SF	22,400	-	-	-	-
Inventory SF	21,236,307	-	-	-	-

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
4860 NW 39th Ave Gainesville, FL	12,347 SF	$1,950,000 $157.93 PSF	Tuan Quang Nguyen Assed Haddad	Single-Tenant
602 NW 75th St Gainesville, FL	9,573 SF	$1,200,000 $125.35 PSF	Shane Albers 602 NW 75th St LLC	Multi-Tenant
2301 NW 6th St Gainesville, FL	5,865 SF	$1,200,000 $204.60 PSF	Beazer East, Inc United Way	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2643 NW 13th St Gainesville, FL	50,000 SF	Divaris Real Estate, Inc	Undisclosed	Undisclosed
2311 NW 13th St Gainesville, FL	34,690 SF	Kin Properties, Inc	Crunch Fitness	Fitness Center
901 N Main St Gainesville, FL	11,200 SF	CVS Health	Undisclosed	Undisclosed

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
NAPLES, FL



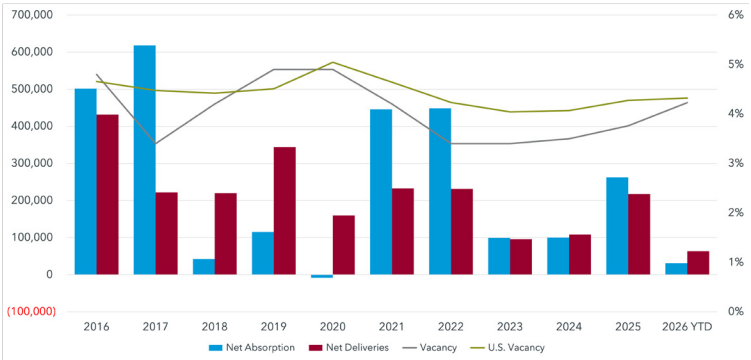
RETAIL MARKET OVERVIEW

LINDA GARRISON, *Office Manager*

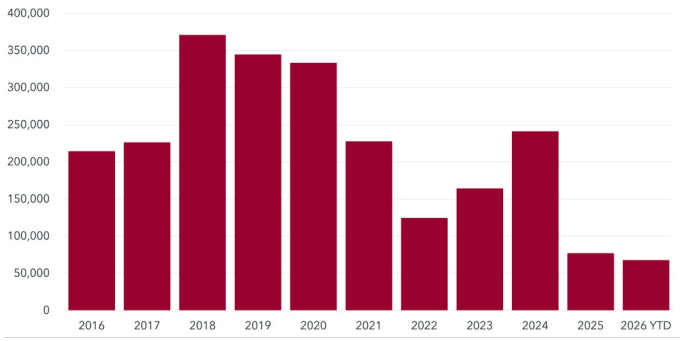
The Naples commercial retail market in Q3 2026 remains tightly constrained, resilient, and defined by high household incomes, steady tourism, and low vacancy rates. Overall retail vacancy across the broader Naples market hovers around 4.2%, while prime luxury and lifestyle corridors continue to report near-zero availability. Necessity-based tenants, upscale casual dining, wellness/fitness concepts, and national luxury brands are aggressively targeting well-anchored Class A lifestyle centers (such as Naples Walk, Pavilion, and Creekside Corners). Strict growth boundaries in Collier County and elevated construction costs have kept new retail construction disciplined. Developers are primarily focusing on high-margin mixed-use infill and strategic outparcel pads rather than speculative large-scale builds.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	115,892	195,036	173,482	257,147	135,000
▲ Vacancy Rate	4.20%	4.10%	4.07%	3.76%	3.80%
▲ Avg NNN Asking Rate PSF	$30.42	$30.23	$30.06	$29.67	$29.37
▲ Sale Price PSF	$355.00	$353.00	$345.00	$347.00	$347.00
▲ Cap Rate	5.90%	5.87%	5.91%	6.00%	5.79%
◄ ► Under Construction SF	67,787	67,787	58,912	77,198	173,758
▲ Inventory SF	23,979,007	23,765,121	23,803,588	23,591,267	23,380,839

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
2650 - 2700 Immokalee Rd Naples, FL	70,422 SF	$26,000,000 $369.20 PSF	LNMT Uptown, LLC Mt Ridge Realty Associates, LLC	Multi-Tenant
701 - 721 Bald Eagle Dr Marco Island, FL	27,200 SF	$8,650,000 $318.01 PSF	Pelican Plaza Marco, LLC Stephen J Lockwood & Company, LLC	Multi-Tenant
1011 N 15th St Immokalee, FL	9,170 SF	$2,090,000 $227.92 PSF	Thistlewood Immokalee, LLC 1011 Immokalee, LLC	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1200 Central Ave Naples, FL	6,000 SF	JCS Realty Group	The Bowl	Fast Casual Restaurant
650 Goodlette-Frank Rd Naples, FL	3,600 SF	Cona Law	Headwaters	Apparel & Footwear
2355 Vanderbilt Beach Road Naples, FL	2,339 SF	Galleria Shoppes at Vanderbilt	Look Mode	Apparel

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
SOUTH FLORIDA, FL



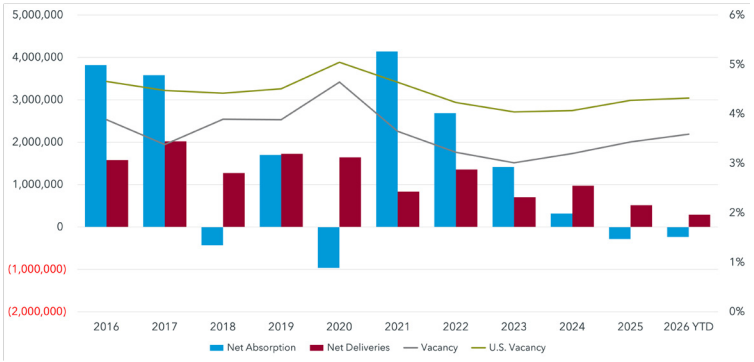
RETAIL MARKET OVERVIEW

STEPHEN DEMEO, *Principal*

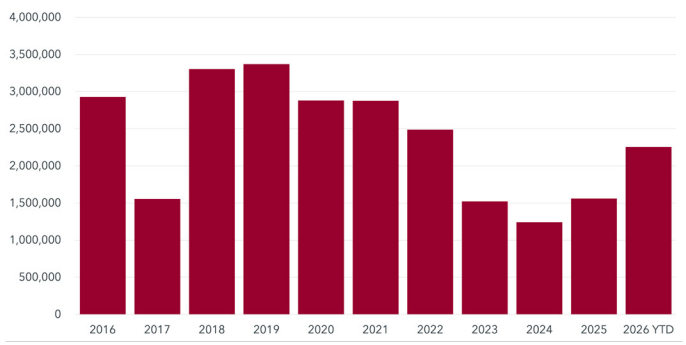
South Florida's retail market delivered a compelling contrast in Q3, with Miami-Dade asking rents reaching a record $44.34 PSF NNN, while Palm Beach County ($31.78 PSF) posted 10.9% annual rent growth and Broward ($27.65 PSF) maintained stable occupancy. Major investment transactions reinforced the region's appeal, including Kimco Realty's $109 million acquisition of two Broward shopping centers and the $66.9 million sale of Publix-anchored Promenade Shopping Plaza. Most notably, two downtown Delray Beach properties traded for $38.2 million, approximately $1,640 PSF, illustrating the substantial premiums commanded by premier retail locations. Despite more selective leasing and investment activity, constrained supply and strong demographics continue supporting South Florida's long-term retail fundamentals, with prime locations increasingly outperforming the broader retail investment market.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	221,184	564,646	(565,694)	(282,563)	(828,926)
▲ Vacancy Rate	3.50%	3.40%	3.50%	3.40%	3.40%
▲ Avg NNN Asking Rate PSF	$36.87	$36.44	$36.00	$35.49	$36.24
▼ Sale Price PSF	$389.00	$471.00	$469.00	$424.00	$371.00
▼ Cap Rate	5.51%	6.59%	6.15%	6.31%	5.60%
▼ Under Construction SF	2,255,144	2,349,209	1,981,128	1,560,542	1,540,034
▲ Inventory SF	333,567,443	333,458,544	333,260,941	333,275,907	333,171,926

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
4021-4299 W Commercial Blvd Tamarac, FL	243,690 SF	$48,769,188 $200.13 PSF	Kimco Realty Corporation KPR Centers	Multi-Tenant
1115-1299 S Federal Hwy Pompano Beach, FL	234,625 SF	$55,536,803 $236.70 PSF	Kimco Realty Corporation KPR Centers	Multi-Tenant
9810-9930 Alternate A1A Hwy Palm Beach Gardens, FL	207,877 SF	$66,850,000 $321.58 PSF	The Mount Vernon Company Nuveen	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
850-980 Ives Dairy Rd Miami, FL	56,000 SF	RK Centers	Bridgeprep Academy, Inc.	Charter School
3200-3340 NW 62 Ave Coral Springs, FL	41,000 SF	Nuveen	PGA Tour Superstore	Sporting Goods Retailer
630-650 Royal Palm Beach Blvd Royal Palm Beach, FL	31,841 SF	Iberic Malls	Bridgeprep Academy, Inc.	Charter School

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
TAMPA BAY, FL



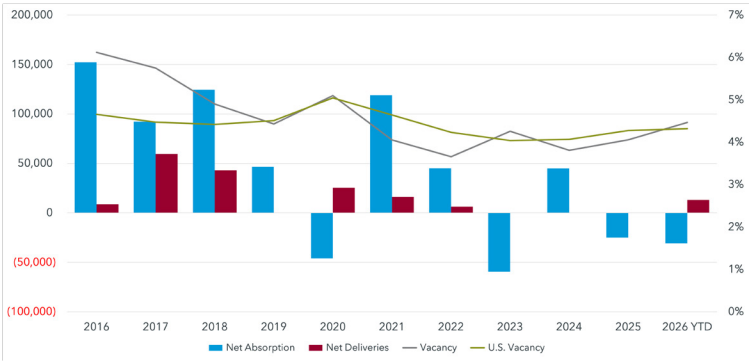
RETAIL MARKET OVERVIEW

JULIA SILVA, SIOR, *President*

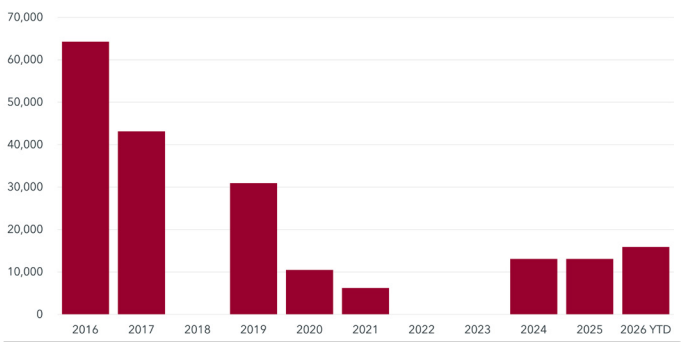
Tampa Bay retail posted a notable demand improvement in Q3 2026. Trailing 12-month net absorption turned positive at 17,769 square feet, compared with negative 72,646 square feet a year earlier and negative 11,053 square feet in Q2. Vacancy edged up to 4.38% from 4.27% in Q2, but remained below Q3 2025's 4.53%. Average asking rents rose to $26.52 per square foot, and sales pricing advanced to $272 per square foot, signaling continued leasing and investor interest. Cap rates increased to 7.12%. With only 15,898 square feet under construction, new supply remains limited. Leasing activity included entertainment and restaurant users in Clearwater and Largo.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	17,769	(11,053)	(48,661)	(22,172)	(72,646)
▲ Vacancy Rate	4.38%	4.27%	4.13%	4.10%	4.53%
▲ Avg NNN Asking Rate PSF	$26.52	$26.29	$25.99	$26.39	$26.17
▲ Sale Price PSF	$272.00	$270.00	$269.00	$317.00	$238.00
▲ Cap Rate	7.12%	6.72%	6.69%	6.60%	6.60%
▼ Under Construction SF	15,898	29,066	29,066	13,108	13,108
◄ ► Inventory SF	9,916,375	9,916,375	9,916,375	9,916,375	9,916,375

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
Westshore Plaza 250 Westshore Plz Tampa, FL **	1,913,991 SF	$98,482,680 $51.45 PSF	Third Lake Partners Washington Prime Group Inc.	Multi-Tenant
Westshore Plaza 298 Westshore Plz Tampa, FL **	85,922 SF	$22,298,636 $259.52 PSF	Third Lake Partners Washington Prime Group Inc.	Multi-Tenant
Shoppes at Crescent Park 3914-3940 US 301 Tampa, FL *	20,841 SF	$12,021,900 $576.84 PSF	Curbline Properties Corp. KW Partners, LLC	Multi-Tenant

**Part of a shopping center*
***Part of a shopping center/Sold for land value*

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
Bayside Bridge Plaza 1500-1590 N McMullen Booth Rd | Clearwater, FL	14,263 SF	Isram Realty & Management Inc.	Lost Worlds Parks	Family Entertainment
Bayside Bridge Plaza 1500-1590 N McMullen Booth Rd | Clearwater, FL	12,000 SF	Isram Realty & Management Inc.	Undisclosed	Undisclosed
Central Park Plaza 1280-1420 Missouri Ave N | Largo, FL	8,335 SF	Richard Cohen	Zen Asian Buffet	Restaurant / Food Service

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
ATLANTA, GA



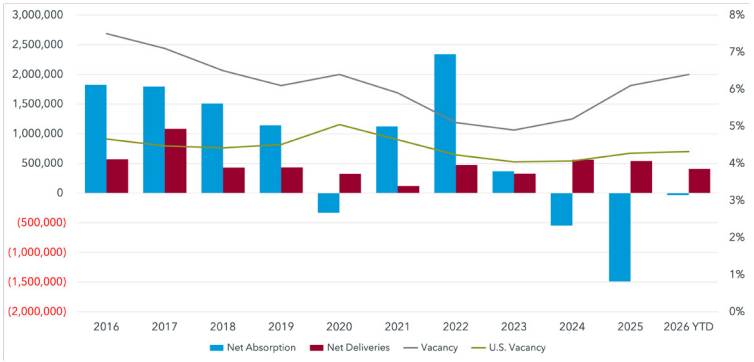
RETAIL MARKET OVERVIEW

KATE HUNT, *Research Director*

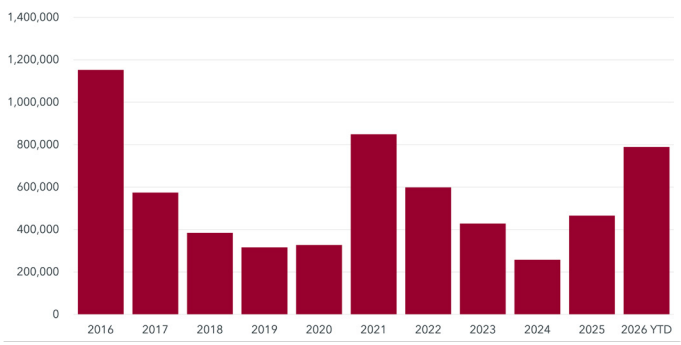
Atlanta's retail market is gaining momentum as absorption turns positive and demand remains focused on well-located, necessity-based and experiential centers. Recent leases, including The Pickle Pad and PoKiddo Indoor Playground, reflect continued interest in entertainment and restaurant concepts. Consumer spending remains resilient, although inflation is making shoppers more selective. Investors continue to favor grocery-anchored and suburban assets, while new construction remains measured.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	43,355	(798,413)	(1,202,438)	(1,487,280)	(1,640,975)
▼ Vacancy Rate	6.40%	6.60%	6.30%	6.10%	6.00%
▲ Avg NNN Asking Rate PSF	$25.63	$25.45	$25.37	$24.63	$24.76
▼ Sale Price PSF	$174.00	$175.00	$177.00	$175.00	$174.00
▲ Cap Rate	7.60%	7.50%	7.40%	7.40%	7.40%
▼ Under Construction SF	789,369	813,318	675,575	465,961	276,617
▼ Inventory SF	188,344,644	191,073,044	191,104,821	193,775,369	192,691,469

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1355 East-West Connector (Part of a 2 Property Sale) Austell, GA	235,868 SF	$29,958,550 $127.01 PSF	Oak Grove Advisors Inc Garner Group	Multi-Tenant
1285-1319 Johnson Ferry Rd (Part of a 8 Property Sale) Marietta, GA	80,390 SF	$28,057,754 $349.02 PSF	Sterling Organization EDENS	Multi-Tenant
4220 Stone Mountain Hwy (Part of a 7 Property Portfolio) Lilburn, GA	102,000 SF	$24,400,000 $239.22 PSF	Group 1 Automotive Doherty Automotive Group	Single-Tenant

**Multi-Property Sale*

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3101 Roswell Rd Marietta, Georgia	48,220 SF	Livington Properties	The Pickle Pad	Sports/Restaurant
250 Pavilion Pky Fayetteville, Georgia	42,000 SF	5Rivers CRE	PoKiddo Indoor Playground	Entertainment
3797-3879 Highway 138 Stockbridge, Georgia	36,015 SF	Wheeler Real Estate Investment Trust, Inc.	Goodwill	Apparel and Accessory

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
DURHAM, NC



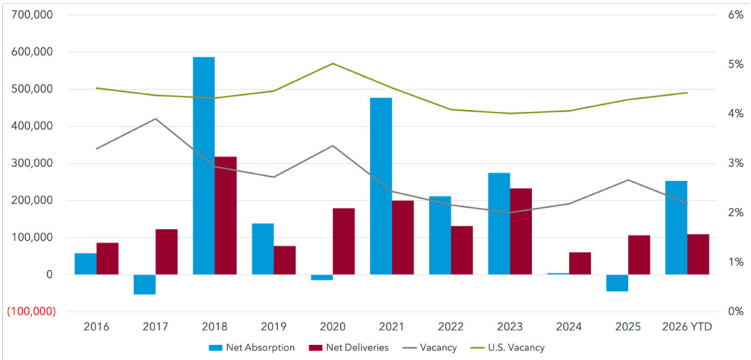
RETAIL MARKET OVERVIEW

ALYSSA STEPUSIN BYRD, *Broker*

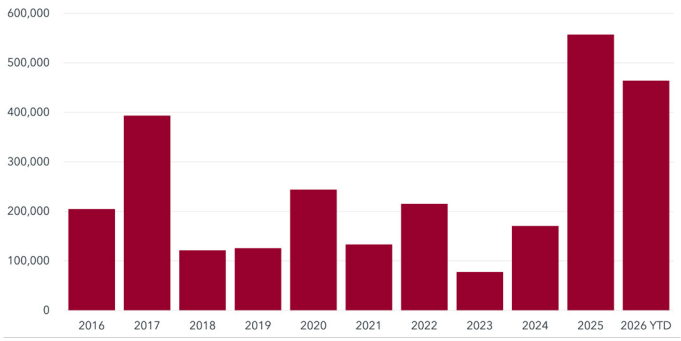
Durham retail space is about as tight as it gets. Vacancy fell to 2.0% in Q3 2026, near its lowest point in a decade and below both Raleigh's 2.6% and the 2.7% national rate Lee reported for general retail. Tenants absorbed 256,526 SF over 12 months, reversing a loss of 77,335 SF a year earlier, while asking rents rose a modest 1.5% to $25.39/SF. Growth continues to push south into Chatham County, where the quarter's largest sale was Chatham Mills in Pittsboro, 84,625 SF for $11.8 million. With only 464,000 SF under construction, landlords should keep the upper hand into 2027.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	256,526	134,390	235,202	(44,795)	(77,335)
▼ Vacancy Rate	2.04%	2.20%	2.80%	2.67%	2.56%
◄ ► Avg NNN Asking Rate PSF	$25.39	$25.43	$25.33	$25.20	$25.01
▲ Sale Price PSF	$230.92	$230.56	$233.32	$232.38	$231.50
◄ ► Cap Rate	8.54%	8.54%	8.45%	8.42%	8.40%
▼ Under Construction SF	463,986	478,986	489,455	557,083	564,811
▲ Inventory SF	31,010,854	30,991,454	30,974,350	30,901,722	30,868,950

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
480 Hillsboro St Pittsboro, NC	84,625 SF	$11,798,000 $139.42 PSF	Bold Commercial Real Estate Chatham Mills Development Corp	Multi-Tenant
2121 TW Alexander Rd Morrisville, NC	77,994 SF	$18,225,000 $233.67 PSF	ShopOne Centers First Southwest Properties	Multi-Tenant
116 W Barbee Chapel Rd Chapel Hill, NC	44,926 SF	$9,571,079 $213.04 PSF	Kevin Mills SITE Centers	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5600 S Miami Blvd Morrisville, NC	19,987 SF	Undisclosed	Undisclosed	Undisclosed
812 Liberty St Durham, NC	9,497 SF	Southern Repair Service Inc	Undisclosed	Undisclosed
39 West St Pittsboro, NC	8,494 SF	Undisclosed	Undisclosed	Undisclosed

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
RALEIGH, NC



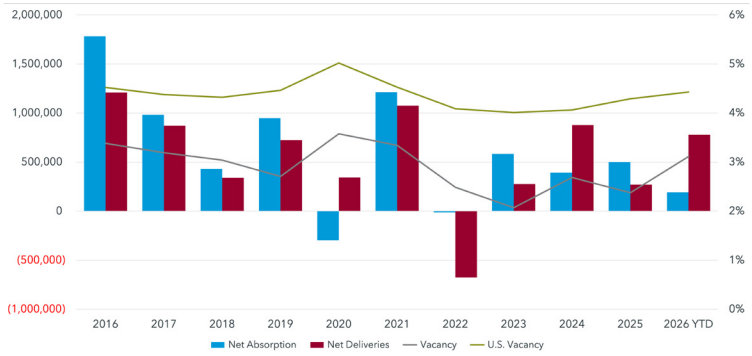
RETAIL MARKET OVERVIEW

ALYSSA STEPUSIN BYRD, *Broker*

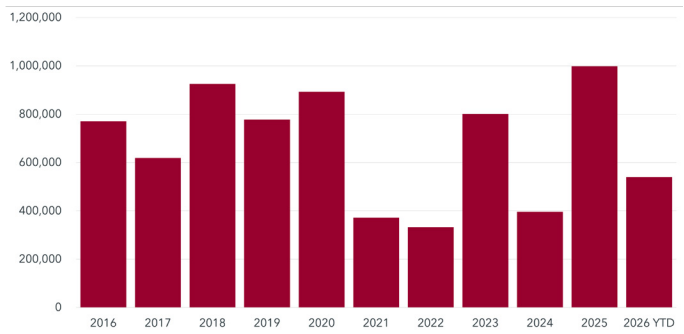
Raleigh retail space remains scarce, with vacancy at 2.6%, just below the 2.7% national rate Lee reported for general retail in Q2. Tenants absorbed 266,000 SF in Q3 alone, recovering from a slightly negative Q2 and lifting 12-month absorption to 591,000 SF, nearly double last quarter's total. Asking rents rose 3.8% over the year to $29.34/SF. Investors are following population growth east of the city: Invesco bought Shoppes at Midway and Hinton Oaks in Knightdale for a combined $56.7 million. With only 509,000 SF under construction, much of it preleased, conditions should continue to favor landlords into 2027.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	590,883	312,960	478,274	500,875	539,384
▼ Vacancy Rate	2.64%	2.84%	2.51%	2.38%	2.44%
▲ Avg NNN Asking Rate PSF	$29.34	$29.14	$28.96	$28.64	$28.25
▲ Sale Price PSF	$268.73	$266.07	$267.34	$265.15	$258.27
▼ Cap Rate	6.96%	6.99%	6.94%	6.93%	6.99%
▼ Under Construction SF	508,511	511,215	688,323	998,492	730,985
▲ Inventory SF	77,038,120	76,926,110	76,711,693	76,258,779	76,273,528

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1002-1018 Shoppes at Midway Dr Knightdale, NC	139,437 SF	$29,720,518 $213.15 PSF	Invesco Ltd. Bailard | M & J Wilkow	Multi-Tenant
6600 Glenwood Ave Raleigh, NC	130,974 SF	$12,813,048 $97.83 PSF	Armstrong Capital Development Zeisler Morgan Properties, Ltd.	Multi-Tenant
214-220 Hinton Oaks Blvd Knightdale, NC	121,383 SF	$26,962,525 $222.13 PSF	Invesco Ltd. Bailard | M & J Wilkow	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4600-4700 Capital Blvd Raleigh, NC	26,377 SF	Rivercrest Realty Investors	Furniture World	Retail/Home Furnishing Store
4701 Atlantic Ave Raleigh, NC	23,000 SF	Rivercrest Realty Investors	Raleigh VA Dental Clinic	Healthcare/Medical
4500 Western Blvd Raleigh, NC	20,322 SF	CityPlat	Final Score	Sports & Recreation

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
WILMINGTON, NC



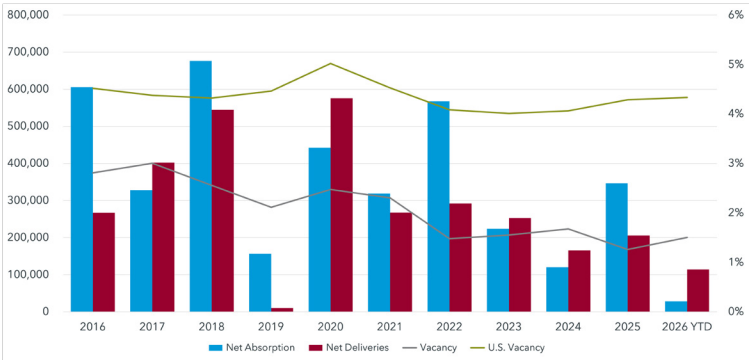
RETAIL MARKET OVERVIEW

LUKE MELLO, *Broker*

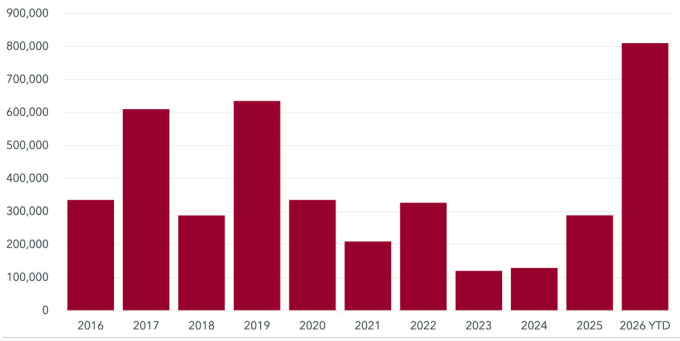
Wilmington retail remains one of the tightest markets in the country. Vacancy stood at 1.5% in Q3 2026, about half the 2.7% national rate Lee reported for general retail, as tenants absorbed roughly 73,000 SF and reversed two slightly negative quarters. National apparel and footwear chains are filling long-empty Midtown boxes: DSW and Rainbow signed for 22,343 SF at 322-352 S College Road, and Boot Barn took 6,693 SF at Hanover Center. Developers are responding. Space under construction nearly tripled over the year to 810,000 SF, the most since at least 2016, which should give tenants more options in 2027.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	124,742	76,582	236,717	346,717	247,424
▼ Vacancy Rate	1.50%	1.63%	1.40%	1.26%	1.35%
▼ Avg NNN Asking Rate PSF	$21.25	$21.30	$21.24	$21.10	$20.96
▲ Sale Price PSF	$201.27	$200.53	$197.11	$195.95	$194.02
▼ Cap Rate	7.14%	7.15%	7.21%	7.19%	7.18%
▼ Under Construction SF	810,000	1,126,807	450,128	288,120	278,650
▲ Inventory SF	34,960,392	34,932,013	34,856,679	34,846,282	34,781,354

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
805 Pine Grove Dr Wilmington, NC	45,800 SF	$7,500,000 $163.76 PSF	Andrew C Krichman George Taylor | Color Masters Painting	Single-Tenant
240 N Water St Wilmington, NC	34,000 SF	$950,000 $27.94 PSF	Margaret Emory Haynes Wilmington Rubber & Gasket Co	Multi-Tenant
3722 Market St Wilmington, NC	25,402 SF	$7,972,500 $313.85 PSF	Realty Income Corporation Walker Auto Stores	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
322-352 S College Rd Wilmington, NC	14,000 SF	SITE Centers	DSW	Retailer
35 Benton Brown Way Belville, NC	9,000 SF	Undisclosed	7 Brew Coffee	Restaurant
322-352 S College Rd Wilmington, NC	8,343 SF	SITE Centers	Rainbow	Retailer/Clothing

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
LAS VEGAS, NV



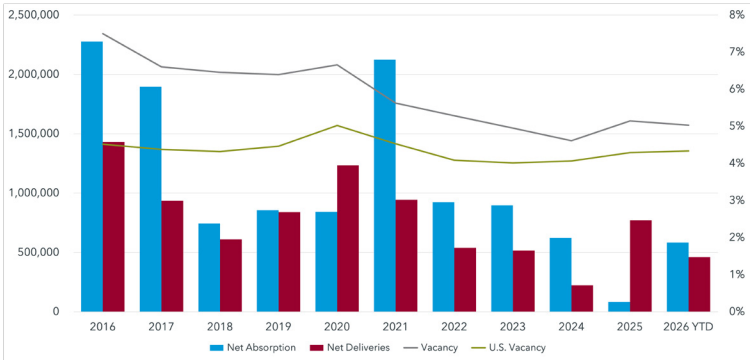
RETAIL MARKET OVERVIEW

BRENDAN LEAKE, MIKE ZOBRIST, LAUREN TABEEK, SCOTT PRICE

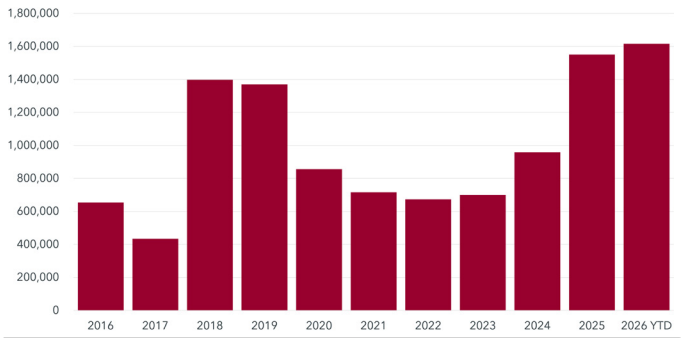
Las Vegas remains competitive for retailers in 2026, supported by population growth and expanding suburbs. Demand exceeded deliveries between 2025's second quarter and 2026's second quarter, keeping vacancy near a 15-year low at 4.9%. Older inline spaces face pressure, with availability at neighborhood and strip centers reaching 5.9% and 5.7%, respectively, amid small-retailer closures. Leasing has slowed because suitable space is scarce. Single-tenant vacancy remains 300–400 basis points below multi-tenant vacancy, pushing expanding retailers toward built-to-suit projects and intensifying competition for sites. Rents increased 2.7% annually, outperforming the national average. Landlords offer limited free rent, while construction costs are raising improvement allowances. Higher interest rates constrain sales, though well-located drive-thru properties retain pricing power.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	865,447	1,216,240	757,584	83,333	466,295
▲ Vacancy Rate	4.84%	4.78%	5.00%	5.15%	5.10%
▲ Avg NNN Asking Rate PSF	$2.92	$2.89	$2.88	$2.86	$2.84
▲ Sale Price PSF	$329.91	$327.08	$327.62	$326.99	$325.50
▼ Cap Rate	6.49%	6.51%	6.48%	6.45%	6.43%
▼ Under Construction SF	1,615,856	1,653,861	1,521,090	1,550,323	1,574,689
▲ Inventory SF	123,097,450	123,022,845	122,794,008	122,636,188	122,518,563

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
*The Runway | 3231 & 3281 N Decatur Blvd | Las Vegas, NV	172,699 SF	$8,716,139 $50.47 PSF	J2 Properties, Inc. Fenix Development Inc.	Multi-Tenant
6050 N Decatur Blvd & 1220 Stufflebeam Ave | North Las Vegas / Henderson, NV	105,105 SF	$20,645,000 $196.42 PSF	AVG Partners Las Vegas Athletic Clubs	Single-Tenant
The Cliff | 2500 & 2550 Paseo Verde Pkwy | Henderson, NV	102,270 SF	$27,500,000 $268.90 PSF	VAC Development LLC; CAST Capital Partners Partners Capital, Inc.	Multi-Tenant

** Retail portion of a $17,250,000, 320,334 SF four-property retail/industrial portfolio (4920 & 4930 W Cheyenne Ave are industrial). Sale price is CoStar's allocation to the two retail buildings.*

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
7401 W Charleston Blvd Las Vegas, NV	34,034 SF	STORE Capital Corporation	Brilliant Child Christian Academy	School
5875 S Rainbow Blvd Las Vegas, NV	39,444 SF	Eldan LLC	Body Detox	Esthetics
3055-3185 E Tropicana Ave Las Vegas, NV	50,150 SF	First National Realty Partners	Crunch Fitness	Fitness

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
RENO, NV



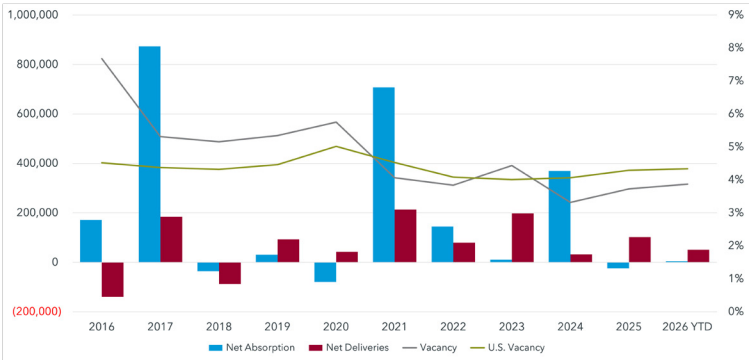
RETAIL MARKET OVERVIEW

LYLE CHAMBERLAIN, CCIM, *President*

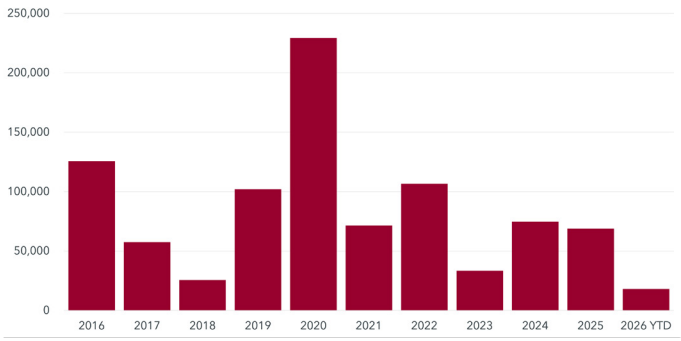
The quality-of-life attributes of this area along with its proximity to California have driven consistent population growth. The increasing population combined with relatively small pipeline of new construction has lead to consistently low vacancy rates. This has not led to fast rising rates as the inventory of space is mostly existing and not pushed by new construction rates. Geographic barriers have made new construction not necessary as existing locations do supply much of the demand of the new residential growth areas. It is this along with the higher interest rates, and lower than necessary lease rates which make the new construction feel like a risk as opposed to the opportunity it should when considering new projects. In reality, I believe we have enough demand to justify, and that will keep things positive up here in the Retail market for a while.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	132,711	183,715	242,581	(24,254)	(146,908)
▲ Vacancy Rate	3.9%	3.8%	3.5%	3.7%	4.0%
▼ Avg NNN Asking Rate PSF	$22.84	$23.00	$22.92	$22.76	$22.65
▼ Sale Price PSF	$237.33	$238.33	$239.50	$237.02	$232.14
◄ ► Cap Rate	7.3%	7.3%	7.3%	7.3%	7.3%
▼ Under Construction SF	18,091	61,938	61,938	68,850	107,054
▲ Inventory SF	30,502,114	30,458,267	30,458,267	30,451,355	30,413,151

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1330 Scheels Dr (6 Prop Sale) Sparks, NV	170,000 SF	$30,434,007 $179.02 PSF	Alturas Cap Patners RED Development	Multi-Tenant
5270 Longley Ln Reno. NV	13,800 SF	$3,500,000 $253.62 PSF	Chance Commercial Dayue Duan	Single-Tenant
3645 S Virginia St Reno. NV	6,090 SF	$3,750,000 $615.76 PSF	Stephen Seskin Orion Real Estate	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5400 Meadowood Mall Cir Reno, NV	14,590 SF	Ethan Conrad	Kids Empire	Entertainment
4050 S McCarran Blvd Reno, NV	5,263 SF	Nicolas Loader	NV Restaurant Group	Restaurant
587-589 E Prater Way Sparks, NV	3,290 SF	Tansmercial	Undisclosed	Retail

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
NEW YORK, NY



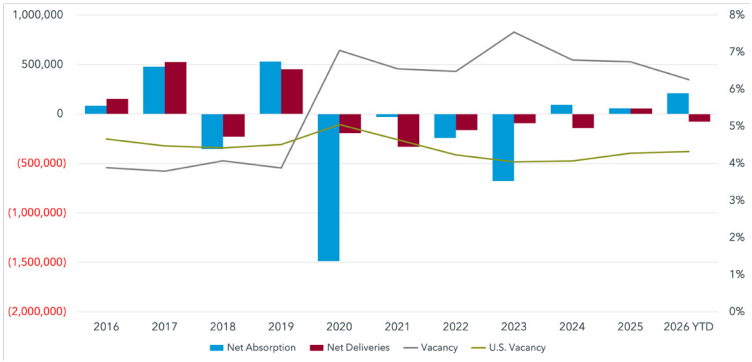
RETAIL MARKET OVERVIEW

VALERIA SYANCHUK, *Director of Research*

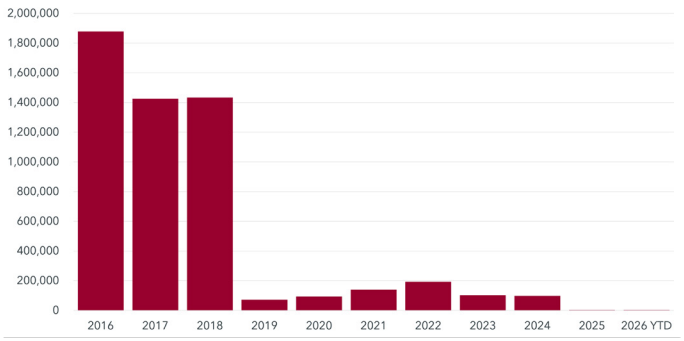
Retail fundamentals improved modestly in the third quarter of 2026. Vacancy declined to 6.29%, down 49 basis points year over year, and trailing 12-month net absorption rose to 150,389 square feet. Asking rents held steady at $138.29 per square foot, while pricing firmed to $1,403 per square foot with cap rates flat at 4.52%. New supply is nearly absent, with just 3,428 square feet under construction. The Glasshouses signed the largest lease, 70,000 square feet at 175 Greenwich Street, and Caprice Restaurants' $100.0 million purchase of 675 Hudson Street led sales.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	150,389	144,289	2,880	71,543	216,487
▼ Vacancy Rate	6.29%	6.38%	6.73%	6.74%	6.78%
▼ Avg NNN Asking Rate PSF	$138.29	$138.70	$138.20	$137.91	$137.72
▲ Sale Price PSF	$1,402.52	$1,399.44	$1,384.40	$1,382.38	$1,379.01
◄ ► Cap Rate	4.52%	4.52%	4.54%	4.52%	4.51%
◄ ► Under Construction SF	3,428	3,428	3,428	3,428	3,428
▼ Inventory SF	40,030,532	40,068,591	40,068,591	40,081,418	40,088,138

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
675 Hudson Street New York, NY	17,580 SF	$100,000,000 $5,688.28 PSF	Caprice Restaurants Aurora Capital Associates	Single-Tenant
317 Broadway New York, NY	7,692 SF	$14,000,000 $1,820.07 PSF	Shabse Fuchs United American Land Company	Single-Tenant
212 Bowery New York, NY	7,225 SF	$6,100,000 $844 PSF	Midas Equities Partners Ellio Nurieli	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
175 Greenwich Street New York, NY	70,000 SF	Unibail-Rodamco-West-field	The Glasshouses	Event
25 East 39th Street New York, NY	14,234 SF	Thor Equities	Century Cricket Centers	Fitness
360 Park Avenue South New York, NY	13,000 SF	BXP	Quality Branded	Restaurant

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
CINCINNATI, OH



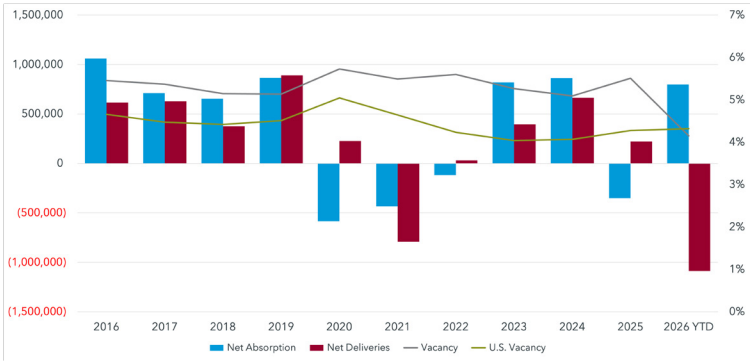
RETAIL MARKET OVERVIEW

DEAN MISLEH, *Associate*

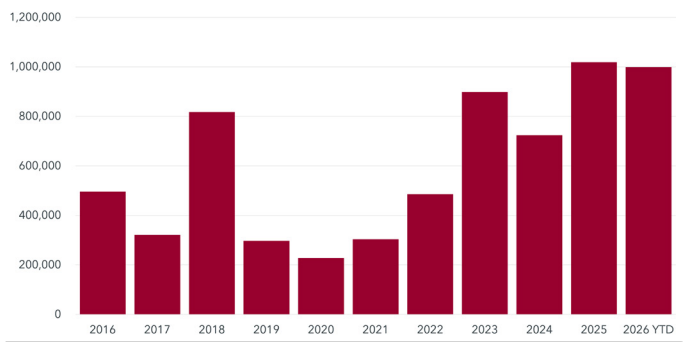
Cincinnati's retail market strengthened in the third quarter, as tenant demand and limited new supply continued to tighten conditions. Twelve-month net absorption reached 742,599 square feet, while vacancy declined to 4.16%, reinforcing the market's constrained availability. Average NNN asking rents increased to $17.84 per square foot, supported by demand from service-oriented, fitness, restaurant and value-focused tenants. Development remains active but largely committed, with 999,127 square feet under construction, limiting near-term supply pressure. Rental rates are the highest in market history but still not high enough to incentivize speculative construction. Investment fundamentals also remained stable, with market pricing at $141.94 per square foot and the average cap rate at 8.25%.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	742,599	527,269	(367,633)	(350,159)	(264,645)
▼ Vacancy Rate	4.2%	4.3%	4.7%	5.5%	5.5%
▲ Avg NNN Asking Rate PSF	$17.84	$17.50	$17.33	$17.02	$16.80
▲ Sale Price PSF	$142	$140	$138	$136	$134
◄ ► Cap Rate	8.3%	8.3%	8.3%	8.4%	8.4%
▼ Under Construction SF	999,127	1,059,601	1,050,689	1,018,567	1,040,832
▲ Inventory SF	134,489,885	134,375,573	134,263,011	135,577,325	135,565,726

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
415-659 S Breiel Blvd Middletown, OH	135,485 SF	$2,106,754 $15.55 PSF	Infinite Equity Capital Paran Management Company Ltd.	Multi-Tenant
50 Eswin St Cincinnati, OH	46,000 SF	$1,365,000 $29.67 PSF	Leaders Moving & StorageT&C Real Bargains and Buyouts	Single-Tenant
4525 Hamilton Middletown Rd Hamilton, OH	40,700 SF	$2,591,000 $63.66 PSF	Shay Realty Realty Income Corporation	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
10400 Harrison Ave Harrison, OH	128,660 SF	Midland Atlantic Properties	Target	Retailer
5555 Glenway Ave Cincinnati, OH	50,104 SF	United Properties Corp.	Lowes	Retailer
11309-11359 Montgomery Rd Cincinnati, OH	49,739 SF	Phillips Edison & Company	Amped Fitness	Arts, Entertainment, and Recreation

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
TORONTO, ON



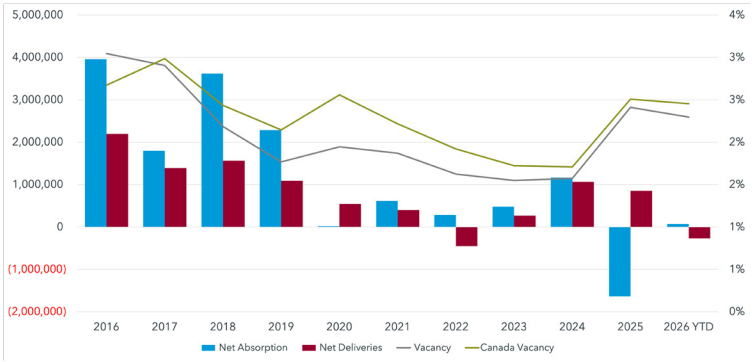
RETAIL MARKET OVERVIEW

LEE & ASSOCIATES TORONTO, *Real Estate Intelligence Department*

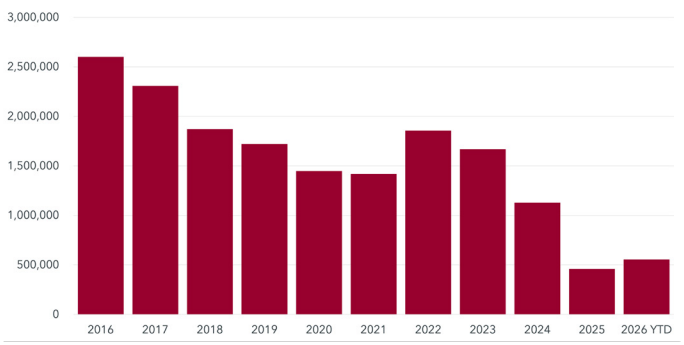
GTA retail conditions remain relatively tight, supported by limited new supply and ongoing demand for necessity-based space. Retailer activity has recovered following the disruption caused by major department store closures, although large-format vacancies may take longer to absorb as many locations require subdivision, redevelopment or alternative uses. Performance varies across the region, with suburban necessity-based nodes holding up better than areas more exposed to enclosed malls and large-format retail. Rent growth is expected to moderate as retailers become more selective, while constrained development and healthy occupancy should continue to support the market.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	229,214	519,400	(1,625,069)	(1,634,839)	(2,183,493)
◄ ► Vacancy Rate	2.34%	2.34%	2.43%	2.41%	2.34%
▲ Avg NNN Asking Rate PSF	$36.87	$36.75	$36.51	$36.41	$36.24
▼ Sale Price PSF	$513.97	$515.94	$507.85	$508.38	$509.83
▲ Cap Rate	5.11%	5.09%	5.10%	5.07%	5.04%
▼ Under Construction SF	576,408	598,386	556,359	459,478	946,571
▼ Inventory SF	295,830,525	295,899,004	296,070,069	296,118,509	295,591,422

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
2267 Islington Ave Toronto, ON	97,229 SF	$23,500,000 $241.70 PSF	TWTH Development Inc. Consolidated Group of Companies (Canada) Inc.	Multi-Tenant
19 Notion Rd Ajax, ON	35,000 SF	$5,500,000 $157.14 PSF	The Regional Municipality of York- Active Consumer Electronics Inc.	Multi-Tenant
1165 Kennedy Rd Toronto, ON	30,270 SF	$11,375,000 $375.78 PSF	Northstone Asset Inc. Nova Properties Inc.	Single-Tenant

**All numbers shown are in Canadian dollars (CAD)*

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5000 Highway 7 E Markham, ON	68,000 SF	Cadillac Fairview	T&T Supermarket	Supermarkets and Grocery Stores
1650 Victoria St E Whitby, ON	31,470 SF	RioCan	JYSK	All Other Home Furnishings Retailers
36 Glenwoods Ave Georgina, ON	26,000 SF	CRAFT Development	Winners	Family Clothing Stores

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
GREENVILLE / SPARTANBURG, SC



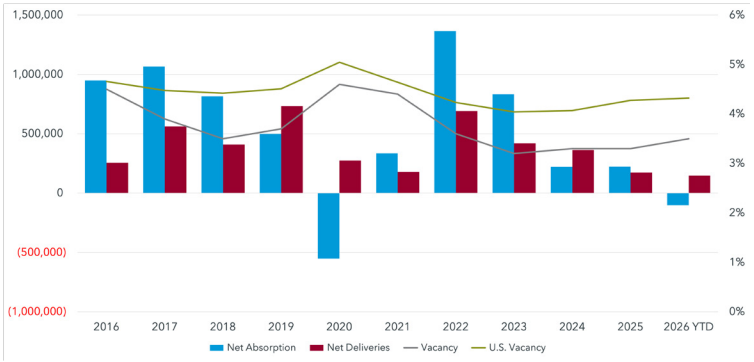
RETAIL MARKET OVERVIEW

CHRISTOPHER SCHWAB, *Vice President*

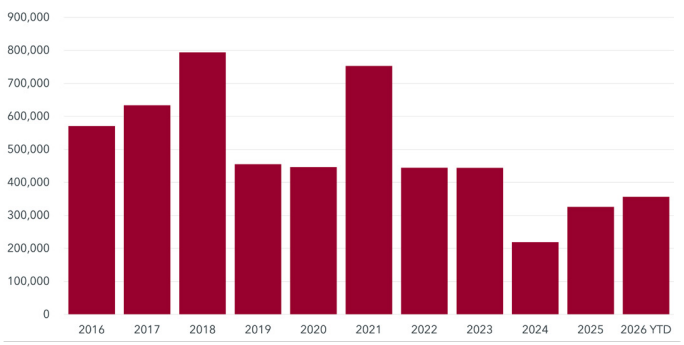
The Greenville-Spartanburg retail market remained fundamentally strong through Q3 2026, despite modest softening in leasing fundamentals. Twelve-month net absorption declined to 327,247 SF from 410,756 SF in Q2, while vacancy increased slightly to 3.5%, reflecting a more balanced supply-demand environment. Average asking rents increased to $15.98/SF NNN, demonstrating continued landlord pricing strength despite softer absorption. On the investment side, average sale pricing climbed to $299.64/SF, while cap rates compressed to 6.5%, signaling sustained investor demand for retail assets. Construction activity remained relatively steady at 359,183 SF. Overall, the market continues to demonstrate resilience, supported by limited vacancy, stable rental growth and continued investment activity.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	327,247	410,756	398,312	223,428	(384,273)
▼ Vacancy Rate	3.50%	3.40%	3.30%	3.30%	3.60%
▲ Avg NNN Asking Rate PSF	$15.98	$15.78	$15.94	$15.24	$15.39
▲ Sale Price PSF	$299.64	$191.43	$207.56	$159.16	$164.61
▼ Cap Rate	6.50%	6.80%	7.70%	6.80%	6.80%
▼ Under Construction SF	359,183	365,936	433,843	326,176	274,311
▲ Inventory SF	92,728,818	92,716,557	92,645,298	92,583,483	92,528,487

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1116 Ashmore Bridge Rd. Greenville, SC	57,587 SF	$23,131,425 $401.68 PSF	Publix Super Markets Inc. Venture South Investments	Multi-Tenant
629-651 Highway 28 Bypass Anderson, SC	40,000 SF	$7,140,000 $178.50 PSF	Quantum Management Pacific West Land	Multi-Tenant
175 Truck Stop Rd. Cowpens, SC	20,360 SF	$7,259,891 $356.58 PSF	Agree Realty Corporation Blue Owl Capital	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
111-129 W. Butler Rd. Mauldin, SC	87,543 SF	Hughes Development	Unknown	Unknown
205 W. Blackstock Rd. Spartanburg, SC	36,162 SF	Westgate Carolina Realty, LLC	4 Mustangs Pickleball LLC	Recreation
30 Orchard Park Dr. Greenville, SC	31,065 SF	William Jack Investments	All Fit 4 You Gym	Recreation

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
NASHVILLE, TN



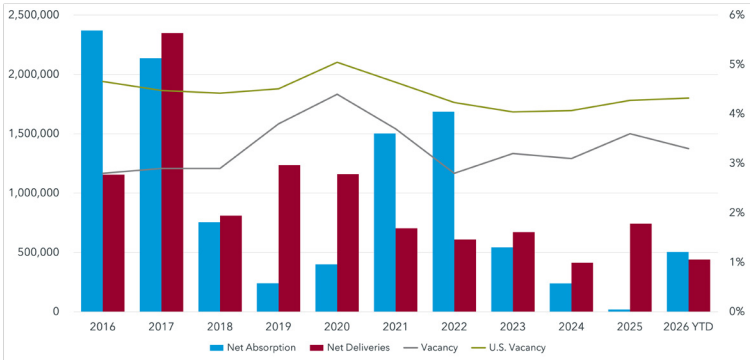
RETAIL MARKET OVERVIEW

MILLER CHANDLER, CCIM, *Director and* MEAGAN GLAZIER, *Associate*

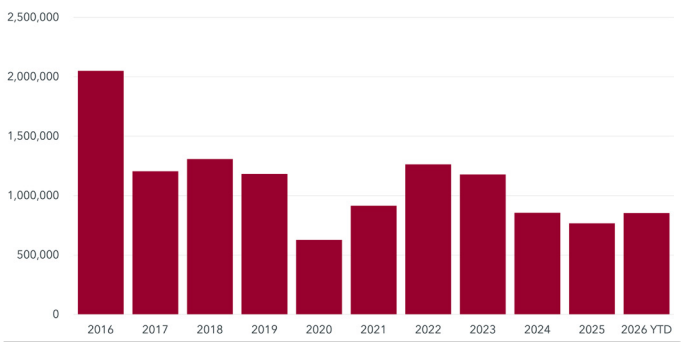
Nashville's retail market continued to strengthen in Q3 2026. Vacancy edged lower, while average NNN asking rents continued to rise, and the market recorded solid net absorption over the past year. Construction activity also increased, though overall availability remained limited. Franklin stood out for leasing activity: the two largest reported leases were both in the Cool Springs submarket, with Dick's House of Sport and Harbor Freight Tools taking space there. The quarter's notable sales included Stateline and Breeze Block, both sold by local developer Vintage South. Together, these trends point to continued tenant demand and a strong leasing environment in Franklin and across the Nashville market.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	775,904	117,681	9,683	19,507	(220,908)
▼ Vacancy Rate	3.30%	3.40%	3.50%	3.60%	3.60%
▲ Avg NNN Asking Rate PSF	$31.35	$30.79	$30.32	$29.97	$29.59
▼ Sale Price PSF	$298.00	$299.00	$291.00	$294.00	$283.00
▲ Cap Rate	6.40%	6.30%	6.30%	6.20%	6.30%
▲ Under Construction SF	853,975	790,048	758,364	766,665	1,185,047
▲ Inventory SF	124,875,204	124,660,035	124,731,998	125,020,684	123,918,021

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY PRICE	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
Stateline Nashville, TN	94,661 SF	$37,500,000 $396 PSF	LBX Investments Vintage South Development	Multitenant
Breeze Block Nasvhille, TN	39,452 SF	$16,800,000 $426.00 PSF	LBX Investments Vintage South Development	Multitenant
1102 Grundy Street Nashville, TN	24,080 SF	$15,000,000 $622.92 PSF	The Becker Organization Somera Road Holdings, LLC	Multitenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
Cool Springs Galleria Franklin, TN	103,545 SF	CBL Properties	Dick's House of Sports	Retailer
Cool Springs Crossing Franklin, TN	17,500 SF	Electronics Express Inc.	Harbor Freight Tools	Retailer
Albion Music Row Nashville, TN	10,000 SF	Albion Music Row	Dragon Alley	Restaurant

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
HOUSTON, TX



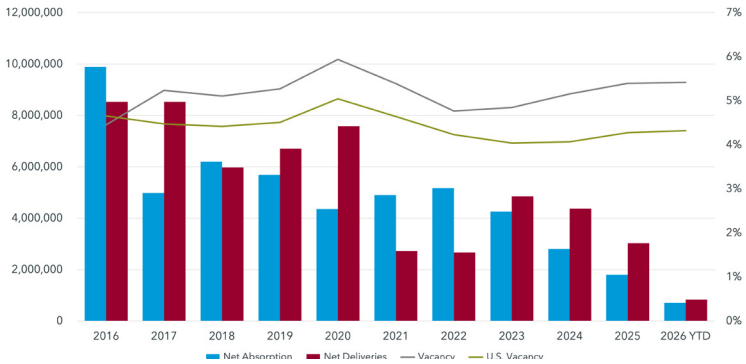
RETAIL MARKET OVERVIEW

MARY DOETTERL, *Research Director*

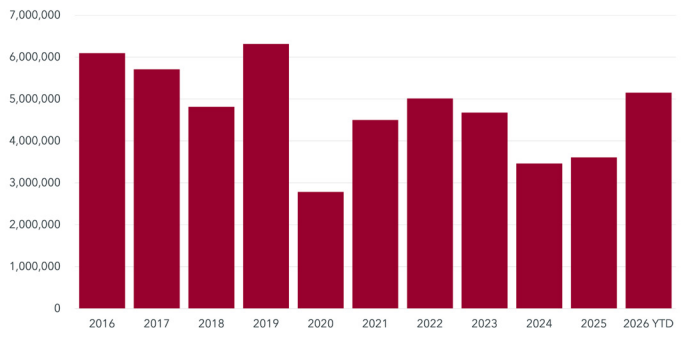
Retail conditions remained steady through Q3 2026, even as 12-month net absorption moderated to approximately 1.1 million square feet from 1.5 million square feet in Q2 2026. Vacancy held steady at 5.4%, while average NNN asking rents edged down to $24.96 per square foot annually. The construction pipeline increased to 5.2 million square feet, up from 4.5 million square feet in Q2 and 3.2 million square feet one year earlier. Sales pricing remained at $255 per square foot with cap rates unchanged at 7.3%. Notable activity included the 1.9-million-square-foot Greenspoint Mall sale and Home Depot's 134,808-square-foot lease in Northwest submarket.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	1,143,516	1,531,177	1,699,043	1,800,021	1,987,170
◄ ► Vacancy Rate	5.40%	5.40%	5.50%	5.40%	5.30%
▼ Avg NNN Asking Rate PSF	$24.96	$25.04	$25.05	$24.90	$24.70
◄ ► Sale Price PSF	$255.00	$255.00	$258.00	$254.00	$248.00
◄ ► Cap Rate	7.30%	7.30%	7.30%	7.30%	7.40%
▲ Under Construction SF	5,152,254	4,482,937	4,808,859	3,605,974	3,185,175
▼ Inventory SF	26,666,954	26,863,838	26,139,139	25,928,907	25,750,505

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
12300 North Freeway Houston, TX	1,897,236 SF	Undisclosed	Lincoln Property Company | New York Life Investments Triyar Realty Group	Multi-Tenant
2300-2480 South Highway 6 Houston, TX	262,000 SF	Undisclosed	Dhanani Private Equity Group Wu Properties	Multi-Tenant
12900-12974 Willowchase Drive Houston, TX	231,126 SF	Undisclosed	SSS Telephone Square LLC Wu Properties	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
22020 West Road Cypress, TX	134,808 SF	Landmark Industries	The Home Depot	Retailer
10739-10777 N North Freeway Houston, TX	45,000 SF	Hass Holdings, LLC	Various Tenants	Retailer
500 Baybrook Mall Friendswood, TX	42,000 SF	Nuveen	Various Tenants	Retailer

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
PACIFIC NORTHWEST, WA



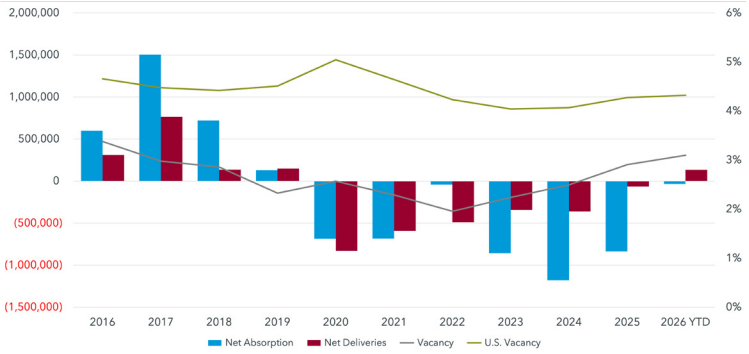
RETAIL MARKET OVERVIEW

KYLE PROSSER, *Principal*

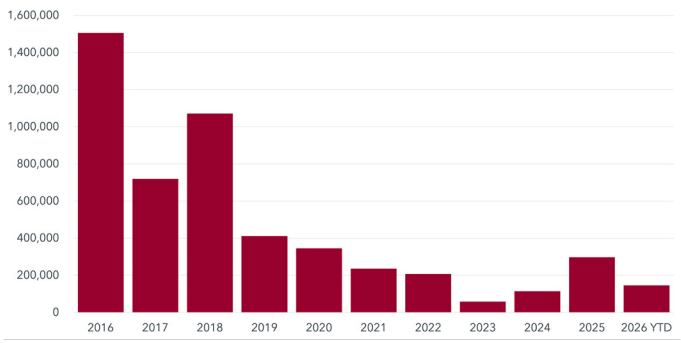
Retail vacancy continued to rise year over year for the 4th straight year and 5 straight quarter. Cap rates have risen as well for the 4th straight quarter. Interest rates continue to affect cap rates as they rise on a parallel path. There is also a significant drop retail under construction which has fallen more than 50%. Wages and costs of doing business continue to rise affecting small businesses in a negative manner. Its not all doom and gloom as 133,000 SF of retail was delivered in the first 3 quarters

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	(38,586)	(259,957)	(717,505)	(836,885)	(1,188,937)
▲ Vacancy Rate	4.16%	4.04%	4.11%	4.08%	3.99%
▼ Avg NNN Asking Rate PSF	$30.16	$30.25	$30.06	$29.97	$29.93
▼ Sale Price PSF	$408.91	$467.07	$296.78	$240.25	$402.09
▲ Cap Rate	6.99%	6.91%	6.77%	6.17%	6.72%
▼ Under Construction SF	146,067	345,040	351,279	297,023	428,121
▲ Inventory SF	173,674,210	173,495,100	173,560,770	173,540,382	173,421,680

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
400 SE Fairmount Dr Pullman WA	135,810 SF	$5,500,000 $40.50 PSF	Schweitzer Engineering Lab Garrford LLC	Single Tenant
802 E 29th Street Spokane WA	126,867 SF	$19,150,000 $147.01 PSF	Post Falls Ck LLC TNC Property Investments	Multi-Tenant
1645 140th Ave NE Bellevue WA	106,816 SF	$48,952,761 $458.29 PSF	GRI Evergreen LLC Gateway Evergreem Inc	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2300 26th Ave S Seattle, WA	63,278 SF	--	Side Out Pickleball	Sports
2500-2520 Rudkin Rd Union Gap, WA	46,957 SF	--	Dick's	Sporting Goods
14201-14215 SE Petrovitsky Rd Renton, WA	43,130 SF	--	Ace Pickleball	Sports

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
MADISON, WI



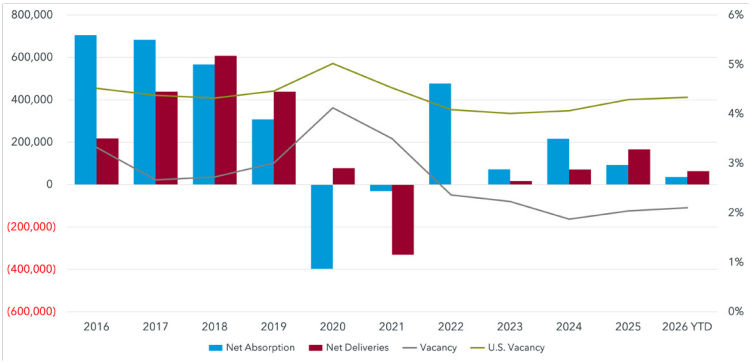
RETAIL MARKET OVERVIEW

CHRIS ETMANCZYK, *Principal*

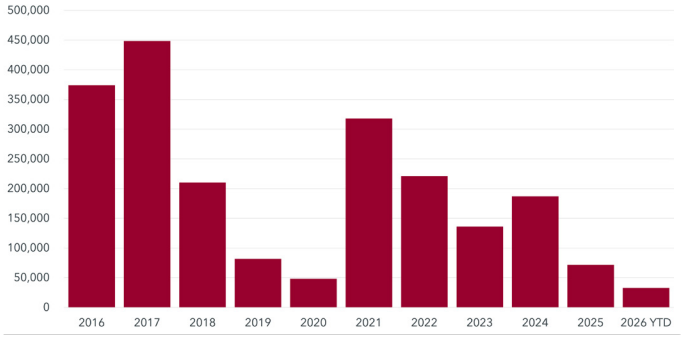
The Madison retail market remains strong, with vacancy holding at a low 2.1% and demand supported by the region's diversified economy, including state government, the University of Wisconsin, and established healthcare and biotechnology sectors. Limited available inventory continues to constrain leasing opportunities, while elevated construction costs, higher borrowing rates, and evolving consumer behavior have slowed new development. With only 32,794 square feet under construction as of Q3 2026, the limited development pipeline is reinforcing supply constraints and supporting continued market stability. Stable asking rents, rising sales prices, and positive net absorption further underscore the resilience of Madison's retail sector.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	160,543	128,902	78,171	92,574	51,813
◄ ► Vacancy Rate	2.1%	2.1%	2.3%	2.0%	2.2%
▼ Avg NNN Asking Rate PSF	$17.44	$17.49	$17.50	$17.46	$17.40
▲ Sale Price PSF	$164	$163	$163	$159	$158
▼ Cap Rate	7.7%	7.8%	7.8%	7.9%	7.8%
▼ Under Construction SF	32,794	32,923	86,504	71,615	52,486
▲ Inventory SF	42,254,378	42,241,889	42,188,308	42,190,708	42,155,387

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
2301-2356 W. Broadway Monona, WI	84,413 SF	$5,740,210 $68.00 PSF	Galway Companies Learsi & Company	Multi-Tenant
3112 Beltline Highway Middleton, WI	12,000 SF	$4,000,000 $333.33 PSF	Culver Franchising System, LLC Star Karaoke	Single-Tenant
8108 Mineral Point Road Madison, WI	10,600 SF	$3,500,000 $330.19 PSF	Blackbird LLC KJH Houma LLC	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
309 W. Johnson Street Madison, WI	6,000 SF	Hovde Properties	Amisto	Restaurant
4222-4260 East Towne Boulevard Madison, WI	4,610 SF	Next Realty	Undisclosed	Undisclosed
5909 Sharpsburg Drive Madison, WI	3,293 SF	Schoenstatt Sisters of Mary	Undisclosed	Undisclosed

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
MULTIFAMILY OVERVIEW

MULTIFAMILY OVERVIEW: STRONG TENANT DEMAND THROUGHOUT NORTH AMERICA

North American apartment demand improved in the third quarter. The United States market is on track for the largest annual gain in five years. Meanwhile, Canadians rented more units year to date than ever despite the first annual population decline in the nation's history.

Net absorption in the U.S. totaled 195,454 units in Q3, a 9% gain over the second quarter, bringing the year-to-date total to 450,616 units. The market is reporting the most rent growth since 2022. The Q3 vacancy rate fell to 7.8%, down 70 basis points this year.

The latest quarterly leasing activity exceeded U.S. historical norms despite slower employment growth and moderating demographic tailwinds. The strength of absorption shows durability while helping accelerate the process of working through excess inventory in many markets. With supply continuing to retreat from recent highs, 113,787 units were added in the third quarter, bringing the year-to-date total to 331,091.

Although accounting for 31% of the approximately 21-million-unit national inventory, the Class-A segment accounted for 60% of third-quarter net absorption.

The South and Mountain regions continue to account for many of the nation's highest-vacancy markets as they work through excess inventory but conditions have begun improving in several previously oversupplied markets.

Thirteen of 16 markets with vacancy rates exceeding 10% recorded occupancy declines in the third quarter, highlighting improving conditions in many of the oversupplied markets. Charlotte, Phoenix and Jacksonville were among the markets posting meaningful improvements. Many Pacific, Northeast and Midwest markets remain comparatively well balanced.

Nationally, rent growth has improved from earlier lows and stands at 1.4%, compared with a low of 0.3% in the first quarter of 2026. While growth remains below long-term averages, reduced supply and improved leasing conditions have begun supporting firmer pricing across portions of the market.

Among the nation's strongest-performing major markets in rent growth are San Francisco with 14.6%, San Jose 9.6%, East Bay 6.7%, Norfolk 5.7% and New York 3.8%. Pacific and Northeast markets continue to benefit from comparatively limited recent supply growth, while many Midwest markets have maintained balanced operating conditions despite a modest increase in development activity.

At the other end of the spectrum, seven of the nation's 50 largest apartment markets continue to record negative annual rent growth. Thirteen have experienced slower rent growth than a year earlier. Rent declines remain concentrated in markets that received the largest volume of recent new supply, including San Antonio with -1.9%, Austin -1.4%, Denver-1.1% and Houston and Phoenix, both down -1%. Even so, conditions have improved considerably over the past year, when weakness was deeper and more widespread and as several markets recorded up to 4% annual rent declines.

In Canada, net absorption totals 31,050 units through three quarters, the most on record. The government's curtailing immigration levels in 2025 produced the first yearly population drop since confederation in 1867. With new supply exceeding demand, the Q3 vacancy rate increased to 4.8% from a 1.6% record low in 2018.

LOWEST VACANCY RATE	
NY, New York*	2.9%
NJ, Vineland	3.1%
CA, San Francisco	3.4%
NJ, Atlantic City	3.6%
KS, Lawrence	3.6%
U.S. Index	7.8%
Canada Index	4.8%

HIGHEST MARKET RENT / UNIT	
CA, San Francisco	$3,786
NY, New York*	$3,679
NY, Long Island	$3,080
MA,Boston	$2,991
CA, Orange County	$2,829
U.S. Index	$1,801
Canada Index	$1,417 CAD

HIGHEST 12 MO. SALES VOLUME	
NY, New York*	$8,954,327,498
CA, Los Angeles	$8,452,168,675
WashingtonDC	$7,468,245,034
IL, Chicago	$6,963,689,173
GA, Atlanta	$5,615,323,837
U.S. Index	$121,136,118,255
Canada Index	$7,746,471,321 CAD

MOST UNITS UNDER CONSTRUCTION	
NY, New York*	44,316
TX, Dallas-Fort Worth	30,785
ON, Toronto	25,727
BC, Vancouver	24,847
FL, Miami	17,603
U.S. Index	567,452
Canada Index	89,387

LARGEST INVENTORY BY UNITS	
NY, New York*	1,517,412
CA, Los Angeles	1,067,902
TX, Dallas-Fort Worth	944,274
TX, Houston	749,919
Washington DC	593,897
U.S. Index	21,041,026
Canada Index	1,393,902

LOWEST MARKET CAP RATE	
BC, Vancouver	3.2%
ON, Toronto	4.2%
CA, Orange County	4.5%
CA, San Francisco	4.5%
CA, Ventura	4.8%
U.S. Index	6.2%
Canada Index	4.4%

** Please note that the statistics represented in these tables are based on CoStar defined market territories and may not all represent the geographic area the label depicts.*

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
MULTIFAMILY OVERVIEW

MARKET	VACANCY RATE	MARKET RENT / UNIT	MARKET SALE PRICE / UNIT	UNDER CONST. UNITS	INVENTORY UNITS	MARKET CAP RATE
AB, Calgary **	7.4%	$1,271	$241,897	11,167	86,063	5.2%
AZ, Phoenix	10.5%	$1,568	$268,025	16,140	438,811	5.1%
BC, Vancouver **	5.4%	$1,660	$343,991	24,847	162,199	3.2%
CA, Bakersfield	5.9%	$1,453	$138,422	672	26,919	7.1%
CA, East Bay	4.8%	$2,592	$362,639	2,180	193,634	5.4%
CA, Fresno	4.4%	$1,504	$154,354	63	59,077	6.5%
CA, Inland Empire	6.1%	$2,156	$283,698	3,858	183,855	5.3%
CA, Los Angeles	5.5%	$2,373	$351,636	16,751	1,067,902	5.2%
CA, Orange County	4.1%	$2,829	$456,446	7,218	261,797	4.5%
CA, San Diego	5.8%	$2,598	$408,442	8,128	291,613	4.8%
CA, San Francisco	3.4%	$3,786	$560,941	3,992	192,042	4.5%
CA, San Luis Obispo	7.5%	$2,263	$284,537	9	8,963	5.7%
CA, Santa Barbara	4.5%	$2,616	$346,920	472	22,003	5.0%
CA, Stockton	4.8%	$1,733	$186,362	0	29,820	6.7%
CA, Ventura	5.0%	$2,627	$385,676	332	38,605	4.8%
CO, Denver	9.9%	$1,806	$309,411	14,391	325,441	5.5%
DC, Washington	7.7%	$2,259	$314,289	16,168	593,897	5.8%
FL, Fort Myers	19.7%	$1,746	$236,941	1,657	43,225	5.9%
FL, Gainesville	10.3%	$1,503	$135,862	144	28,295	6.9%
FL, Miami	7.1%	$2,500	$343,709	17,603	211,598	5.4%
FL, Naples	16.1%	$2,144	$272,217	1,841	17,243	5.5%
FL, Orlando	9.8%	$1,776	$240,272	9,420	244,601	5.5%
FL, Tampa Bay	10.3%	$1,832	$222,697	11,834	249,412	5.8%
GA, Atlanta	10.8%	$1,670	$217,435	12,952	557,608	5.7%
GA, Savannah	15.3%	$1,684	$212,328	2,870	41,437	5.6%
ID, Boise	6.2%	$1,705	$262,248	1,833	45,425	5.1%
IL, Chicago	5.1%	$1,977	$232,371	9,663	580,563	6.8%
IN, Indianapolis	10.5%	$1,368	$140,677	4,565	179,435	6.7%
KS, Lawrence	3.6%	$1,154	$96,412	96	12,201	8.0%
KS, Topeka	7.2%	$977	$64,126	0	10,105	8.3%
LA, Baton Rouge	12.1%	$1,223	$107,219	643	44,686	8.2%
LA, Lafayette	12.30%	$1,176	$117,040	70	17,609	7.30%
MA, Boston	5.3%	$2,991	$460,527	14,296	304,930	5.2%
MD, Baltimore	7.1%	$1,761	$188,106	3,061	217,351	6.5%
MI, Detroit	7.1%	$1,392	$113,929	3,677	236,335	7.3%
United States Index	7.8%	$1,801	$236,680	567,452	21,041,026	6.2%
Canada Index	4.8%	$1,417 CAD	$235,974 CAD	89,387	1,393,902	4.4%

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
MULTIFAMILY OVERVIEW

MARKET	VACANCY RATE	MARKET RENT / UNIT	MARKET SALE PRICE / UNIT	UNDER CONST. UNITS	INVENTORY UNITS	MARKET CAP RATE
MN, Minneapolis	6.0%	$1,596	$191,657	5,747	289,645	6.6%
MO, Kansas City*	8.6%	$1,422	$171,459	5,484	187,362	6.3%
MO, Saint Louis	9.7%	$1,337	$141,779	2,497	156,519	7.2%
NC, Charlotte	11.0%	$1,632	$246,325	17,443	257,200	5.5%
NC, Durham	10.3%	$1,560	$219,994	5,577	66,014	5.7%
NC, Raleigh	9.3%	$1,568	$247,070	6,372	141,760	5.4%
NC, Wilmington	9.8%	$1,630	$212,772	1,539	39,090	6.0%
NE, Lincoln	8.1%	$1,219	$105,858	60	35,419	7.9%
NE, Omaha	8.9%	$1,301	$131,531	3,707	89,719	6.9%
NJ, Atlantic City	3.6%	$1,778	$136,536	166	11,572	7.1%
NJ, Northern New Jersey *	5.7%	$2,250	$263,179	4,042	162,881	6.2%
NJ, Trenton	5.3%	$2,294	$261,888	310	23,409	5.9%
NJ, Vineland	3.1%	$1,448	$118,756	0	3,260	6.7%
NV, Las Vegas	10.2%	$1,454	$221,344	4,190	196,655	5.4%
NV, Reno	5.9%	$1,762	$245,179	474	48,732	5.3%
NY, Long Island	3.6%	$3,080	$364,082	2,067	61,017	5.3%
NY, New York *	2.9%	$3,679	$406,177	44,316	1,517,412	5.5%
OH, Cincinnati	8.2%	$1,383	$118,751	4,104	152,293	7.6%
OH, Cleveland	10.1%	$1,299	$91,322	2,102	144,692	8.9%
OH, Columbus	9.9%	$1,396	$147,877	7,045	237,041	6.8%
ON, Toronto **	3.9%	$1,553	$271,895	25,727	417,502	4.2%
PA, Harrisburg	6.7%	$1,467	$146,475	552	33,849	6.8%
PA, Lehigh Valley *	6.3%	$1,805	$213,380	1,401	40,165	6.2%
PA, Philadelphia *	6.4%	$1,871	$209,243	7,577	387,646	6.4%
PA, Pittsburgh	5.5%	$1,455	$132,455	1,646	110,914	8.0%
SC, Charleston	8.4%	$1,895	$242,199	2,840	76,422	5.4%
SC, Greenville	8.8%	$1,427	$174,990	1,429	56,141	6.2%
SC, Spartanburg	11.2%	$1,330	$145,582	424	17,748	6.1%
TN, Nashville	9.7%	$1,709	$241,094	8,609	191,799	5.7%
TX, Austin	11.6%	$1,559	$222,619	13,891	343,792	5.7%
TX, Dallas-Fort Worth	11.3%	$1,552	$184,140	30,785	944,274	5.9%
TX, Houston	12.8%	$1,369	$152,342	12,025	749,919	6.8%
WA, Seattle	6.6%	$2,111	$360,875	15,260	409,154	5.1%
WI, Madison	7.8%	$1,659	$187,760	2,854	84,274	6.5%
United States Index	7.8%	$1,801	$236,680	567,452	21,041,026	6.2%
Canada Index	4.8%	$1,417 CAD	$235,974 CAD	89,387	1,393,902	4.4%

** Please note that the statistics represented in this table are based on CoStar defined market territories and may not all represent the geographic area the label depicts.*

*** Numbers shown are in Canadian dollars (CAD)*

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
BAKERSFIELD, CA



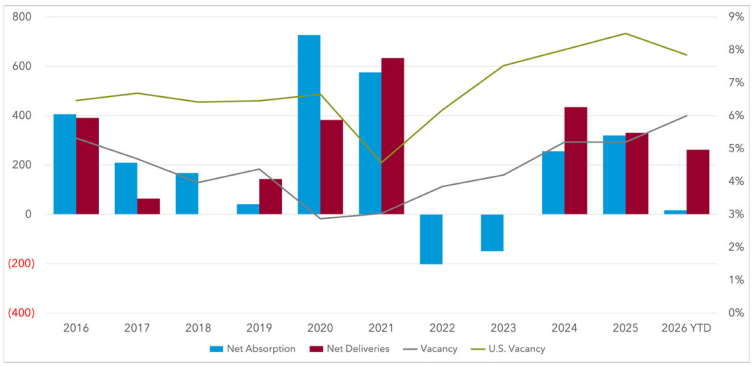
MULTIFAMILY MARKET OVERVIEW

DAN COBB, *Associate*

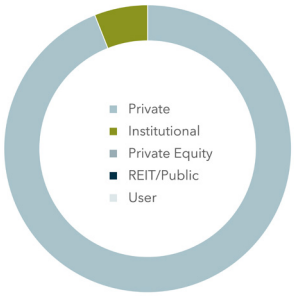
Bakersfield's multifamily market experienced modest softening through Q3 2026 as new supply continued to outpace tenant demand. Vacancy increased to approximately 6.0%, while net absorption totaled 79 units over the trailing 12 months compared to 260 units delivered. Construction activity remains elevated, with 670 units underway, led by the 520-unit Park Center at Seven Oaks development. Despite rising vacancy, average asking rents increased 2.1% year over year, outperforming national growth. Bakersfield continues to offer relatively affordable housing compared to other California markets, supportinglong-term demand. However, additional deliveries and moderate population growth are expected to place near-term pressure on occupancy and rent growth.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Absorption Units	93	257	300	320	208
▲ Vacancy Rate	6.00%	5.20%	5.10%	5.20%	5.60%
▲ Asking Rent/Unit	$1,453.00	$1,424.00	$1,417.00	$1,396.00	$1,396.00
▼ Sale Price/Unit	$137,000.00	$139,000.00	$133,000.00	$132,000.00	$127,000.00
▲ Cap Rate	7.10%	7.00%	7.10%	7.00%	7.10%
▼ Under Construction Units	672	892	916	544	24
▲ Inventory Units	26,914	26,606	26,391	26,590	26,569

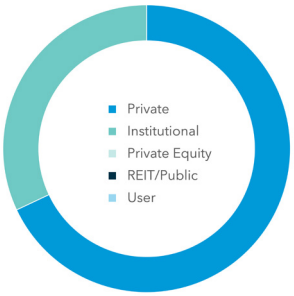
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
116 Beardsley Ave Bakersfield, CA	$1,150,000 $82,143 PPU	14	Sanjeet Nijjar Karen Chakhnazarian & Sona Mousaelian
1700 Lincoln St Bakersfield, CA	$900,000 $90,000 PPU	10	Antonio Zamudio Edward A Vaneenenaam
1800 Forrest St Bakersfield, CA	$1,185,000 $148,125 PPU	8	Adiitya Choksi RPS Property Management

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Ideal Capital Group	$28,250,000
William & Ellen Morris	$18,600,000
Hai T Do & Mimi Vu	$7,100,000
Vikas Ghai	$5,100,000
William & Karen Dinino	$5,100,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Karen A Woods	$28,250,000
Nadav Ichaki	$18,600,000
Kampar Corporation	$7,100,000
Pama Management	$6,150,000
RC Kern County Holdings LLC	$5,100,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
FRESNO, CA



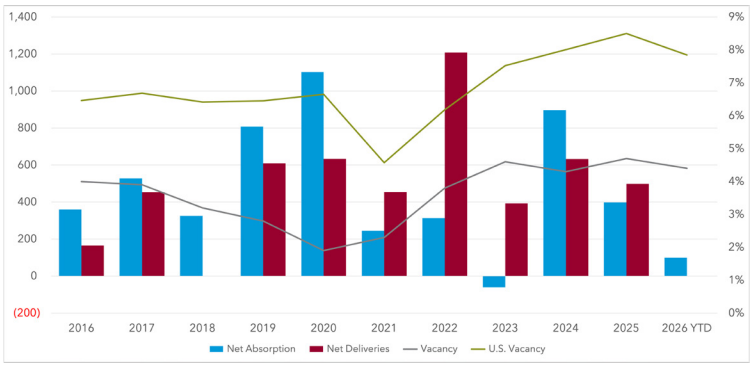
MULTIFAMILY MARKET OVERVIEW

DAN COBB, *Associate*

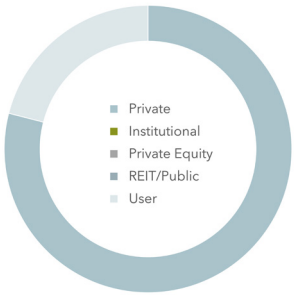
Fresno's multifamily market remained relatively stable through Q3 2026, supported by affordable rental rates and a substantial renter population. Vacancy remained low at approximately 4.4%, well below the national average, despite moderating tenant demand. Net absorption totaled just 58 units over the trailing 12 months, with higher-end properties accounting for the majority of leasing activity. Construction activity has slowed significantly, with only 63 units underway as developers contend with elevated financing costs and limited rent growth. Average asking rents reached $1,500 per unit, reflecting 1.6% annual growth. Looking ahead, limited new supply should support stable occupancy, while modest population growth and affordability constraints are expected to temper rent appreciation.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Absorption Units	61	202	444	398	439
▼ Vacancy Rate	4.40%	4.50%	4.60%	4.70%	4.80%
▲ Asking Rent/Unit	$1,505	$1,494	$1,484	$1,471	$1,468
◄ ► Sale Price/Unit	$156,000	$156,000	$155,000	$151,377	$149,000
▲ Cap Rate	6.48%	6.41%	6.40%	6.36%	6.40%
◄ ► Under Construction Units	63	63	91	96	96
▼ Inventory Units	59,077	59,269	59,357	56,759	56,641

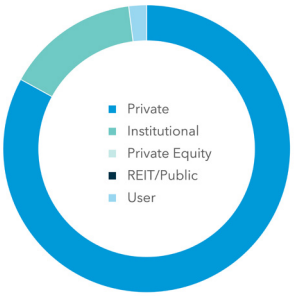
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
475-585 W Sierra Ave Fresno, CA	$44,000,000 $177,419.35 per unit	248	Kamap Property Management JBT Property Management Company Inc
1550 W Swift Ave Fresno, CA	$2,225,000 $123,611.11 per unit	18	John & Nina Borrelli Petranovich Living Trust
441 S Dearing Ave Fresno, CA	$1,745,000 $134,230.77 per unit	13	Kuldeepe S Sidhu Mariah M Qian

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Wright Equities, Inc.	$53,500,000
JBT Property Management Company Inc	$44,000,000
Ideal Capital Group	$33,370,500
Trevor Bird Living Trust	$12,700,000
United Development Group	$10,950,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Kamap Property Management	$44,000,000
Apartment Rentals LLC	$33,370,500
Foundation for Affordable Housing	$26,750,000
Post Investment Group	$26,750,000
David H Hussain Rev Trust	$12,700,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
LOS ANGELES, CA



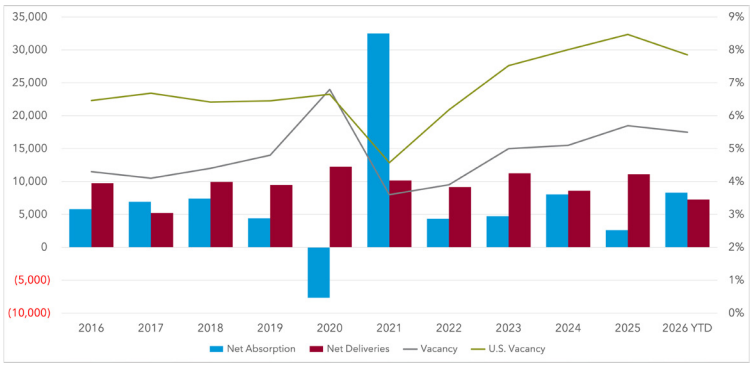
MULTIFAMILY MARKET OVERVIEW

WARREN BERZACK, *National Director of Multifamily Advisory Group*

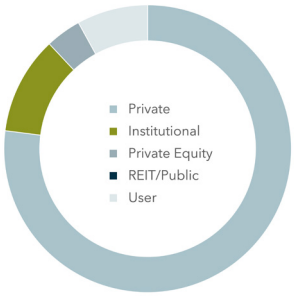
Los Angeles County's multifamily market is gaining momentum after a softer 2025. Demand strengthened significantly in 2026, with more than 8,000 units of annual net absorption and vacancy edging down to 5.5%. Asking rents reached $2,373 per unit, up modestly from a year ago, while the development pipeline continues to shrink as under-construction units declined to approximately 16,800. Investment activity is also improving, particularly for newer, well-located assets. Sales pricing remains below last year's level, but higher cap rates are creating more realistic opportunities for buyers. With construction slowing and housing demand holding, well-positioned properties should remain attractive despite regulatory and operating-cost pressures.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Absorption Units	7,961	4,445	2,527	2,606	7,073
▼ Vacancy Rate	5.50%	5.67%	5.70%	5.70%	5.30%
▲ Asking Rent/Unit	$2,373	$2,361	$2,345.00	$2,325.00	$2,333.00
▼ Sale Price/Unit	$349,000	$351,866	$351,333.00	$354,466.00	$363,892.00
▼ Cap Rate	5.20%	5.80%	5.10%	5.00%	4.97%
▼ Under Construction Units	16,849	18,168	18,878	17,542	18,609
▲ Inventory Units	1,067,561	1,064,003	1,060,995	1,057,615	1,054,703

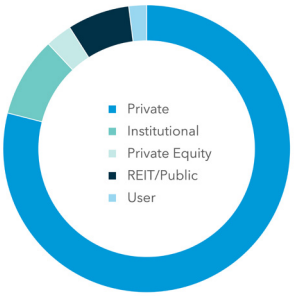
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
40 Cedar Walk (Part of a 11 Property Portfolio) Long Beach, CA	$238,751,468 $427,105 Per Unit	559	CalSTRS Camden Property Trust
6233 N Variel Ave Woodland Hills, CA	$230,280,000 $426,935 Per Unit	334	Welltower Inc. Harbert South Bay Partners, LLC
3900 San Fernando Rd (Part of a 11 Property Portfolio) Glendale, CA	$163,867,056 $274,056 Per Unit	307	CalSTRS Camden Property Trust

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Camden Property Trust	$541,690,424
Vivmark Residential	$253,000,000
TIAA	$210,377,980
Kilroy Realty Corporation	$202,000,000
MLT Properties	$185,257,500

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
CalSTRS	$541,690,424
Advanced Real Estate	$268,004,500
Jackson Square Properties	$170,000,000
Waterton	$156,250,000
Carmel Partners	$141,377,980

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
SAN LUIS OBISPO, CA



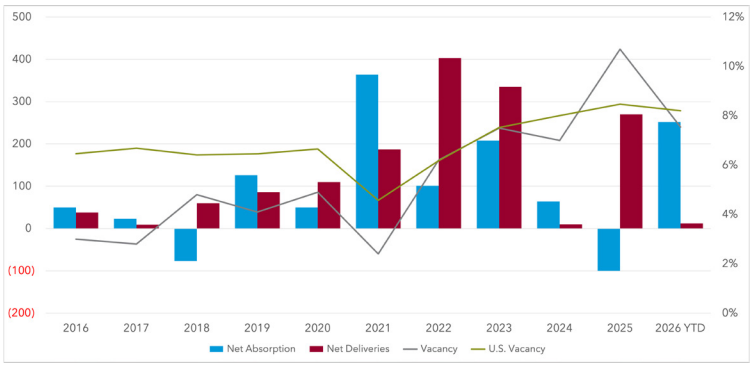
MULTIFAMILY MARKET OVERVIEW

ALEX OLSON, *Senior Vice President*

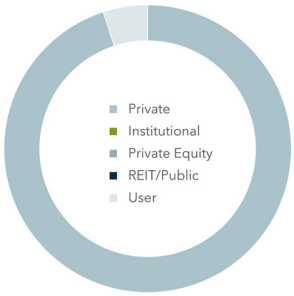
San Luis Obispo's multifamily market showed signs of stabilization through Q3 2026, with vacancy near 7.5%, remaining above historical averages following recent supply additions. Net absorption totaled approximately 200 units over the trailing 12 months, reflecting improving demand despite limited population and employment growth. Construction activity remains minimal, with just nine units underway following the completion of the 214-unit Reserve at Vinedo in Paso Robles. Average asking rents increased 2.4% year over year, outperforming national growth and aligning with long-term market trends. Looking ahead, limited new development and improving absorption are expected to support gradual vacancy reductions and continued moderate rent appreciation through year-end.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Absorption Units	198	44	(23)	(95)	105
▼ Vacancy Rate	7.54%	9.05%	9.80%	10.70%	6.82%
▲ Asking Rent/Unit	$2,263	$2,252	$2,241	$2,235	$2,228
▲ Sale Price/Unit	$284,537	$266,416	$293,222	$291,856	$290,247
▼ Cap Rate	5.68%	5.91%	5.52%	5.51%	5.41%
▼ Under Construction Units	9	12	118	12	226
▲ Inventory Units	8,963	8,889	8,822	8,816	8,444

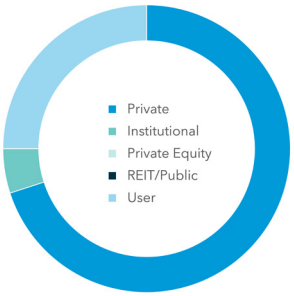
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
1249 Palm Street San Luis Obispo, CA	$3,195,000 $456,428.57 PPU	7	Jonathon M Pahler Doug Wetton
740 Ramona Avenue Grover Beach, CA	$1,995,000 $332,500 PPU	6	Joseph & Kelly Balogh The Wayne P. Cali Family Trust
1480 Madonna Road San Luis Obispo, CA	$1,500,000 $375,000 PPU	4	Demetri Golpashin Natalie C. Wall

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Diocese of Monterey	$14,150,000
Lana P Lucas	$7,200,000
Sharon Hamblin	$4,310,000
Theodore Lilly	$3,728,600
Rakesh & Manisha Panchal	$3,700,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Abidan R Franco	$7,200,000
James P Knapp	$4,310,000
Jean Paul Cane	$3,728,600
James J Keefe	$3,700,000
Jonathon M Pahler	$3,195,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
SANTA BARBARA, CA



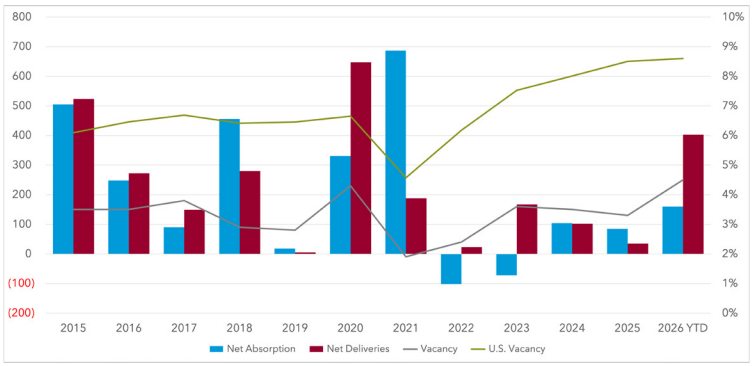
MULTIFAMILY MARKET OVERVIEW

STEVEN LEIDER, *Senior Vice President*

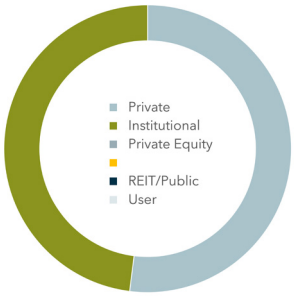
Santa Barbara's multifamily market experienced modest softening through Q3 2026 as new supply outpaced tenant demand. Vacancy increased to approximately 4.5%, above historical averages, following 400 units delivered and 160 units of net absorption over the trailing 12 months. The completion of the 340-unit Las Brisas development in Santa Maria contributed to rising vacancy, while an additional 470 units remain under construction. Average asking rents increased 1.3% year over year, slightly trailing national growth. Coastal development constraints and limited population growth continue to shape market conditions, while recent rent control measures introduce additional uncertainty. Looking ahead, vacancy is expected to stabilize as new supply is absorbed, with modest rent growth continuing through year-end.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Absorption Units	161	99	90	(38)	91
▼ Vacancy Rate	4.50%	4.70%	3.20%	3.84%	3.27%
▲ Asking Rent/Unit	$2,616.00	$2,602.00	$2,580.00	$2,531.00	$2,544.00
▼ Sale Price/Unit	$345,078.00	$351,055.00	$346,736.00	$342,615.00	$354,659.00
▲ Cap Rate	5.00%	4.90%	4.90%	4.82%	4.75%
▼ Under Construction Units	472	499	543	541	201
▲ Inventory Units	22,011	21,859	21,329	21,242	21,114

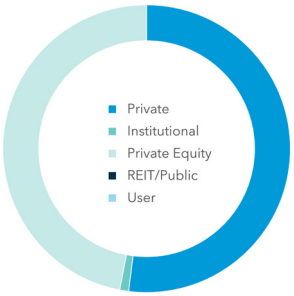
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
406 Ellwood Beach Dr Goleta, CA	$3,235,000 $404,375 per unit	8	Paul Warkentin Steve Rickborn
316 W Valerio St Santa Barbara, CA	$3,150,000 $393,750 per unit	8	Bryce Armstrong Steven Brown
431 Ellwood Beach Dr Goleta, CA	$2,700,000 $385,714 per unit	7	James Risner Christopher Gabriel

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Towbes Group, Inc.	$75,000,000
St. George & Associates	$7,850,000
Mission Hill Management	$5,850,000
George C. Hollister	$5,400,000
Michael Haber	$4,850,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Step Up Housing	$75,000,000
Dario Pini Investments	$9,000,000
Mashoon Family Trust	$5,850,000
William Ekeler	$4,485,000
Claudia St. George	$4,400,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
FORT MYERS, FL



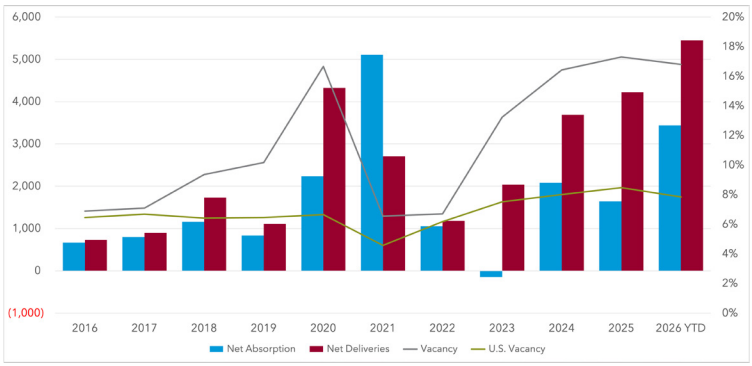
MULTIFAMILY MARKET OVERVIEW

LINDA GARRISON, *Office Manager*

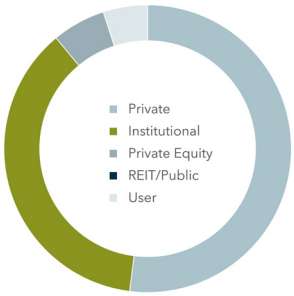
The Fort Myers multifamily market in Q3 2026 remains in a corrective, supply-heavy phase characterized by double-digit vacancy rates, declining asking rents, and conservative investor underwriting. Vacancy rates are hovering at 16.8% across Fort Myers (near 25-year highs reached earlier in the cycle). Annual rent growth is down 3.6%, with average asking rents sitting around $1,700 per month. Sales prices per unit generally range between $195,000 and $215,000, while cap rates have pushed upward to 6.1%–6.4% as the market rebalances. Landlords face heightened competition, frequently relying on tenant concessions (such as free months or reduced move-in fees) to maintain occupancy.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Absorption Units	3,437	2,820	1,268	1,643	2,403
◀▶ Vacancy Rate	16.80%	16.80%	17.20%	17.30%	15.00%
▼ Asking Rent/Unit	$1,695.00	$1,705.00	$1,689.00	$1,673.00	$1,699.00
▲ Sale Price/Unit	$206,000.00	$202,921.00	$202,144.00	$202,866.00	$206,728.00
▼ Cap Rate	6.10%	6.40%	5.99%	5.96%	5.87%
▼ Under Construction Units	2,949	3,788	4,585	5,349	5,420
▲ Inventory Units	121,826	121,594	119,193	116,012	111,735

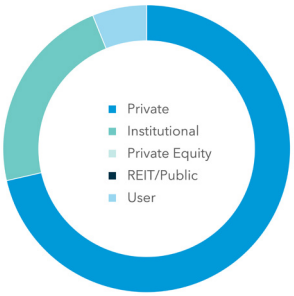
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
5500 Spectra Cir Fort Myers, FL	$67,000,000 $206,790.12 Per Unit	324	The Embassy Group, LLC Coastal Ridge Real Esate
16175 John Morris Rd Fort Myers, FL	$11,602,016 $43,130.17 Per Unit	269	Indian Creek Property Owner, LLC Sun Indian Creek, LLC
541 - 581 Prospect Ave Fort Myers, FL	$5,600,000 $121,739.13 Per Unit	46	KGB Properties 111, LLC Dealmeida Rentals, Inc.

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Uniprop	$181,562,500
Rock	$181,562,500
Cornerstone Group	$162,741,855
ApexOne Investment Partners	$152,800,000
Blue Roc Premier	$152,000,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Cove Communities	$363,125,000
Blackstone, Inc.	$294,380,088
Cardinal Capital Partners, Inc.	$191,880,000
TerraCap Management, LLC	$161,255,000
Grant Cardone	$155,250,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
GAINESVILLE, FL



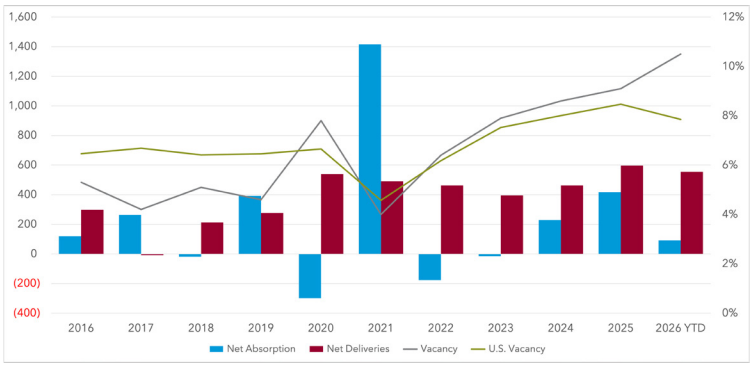
MULTIFAMILY MARKET OVERVIEW

BRIAN OEN, *Office Manager*

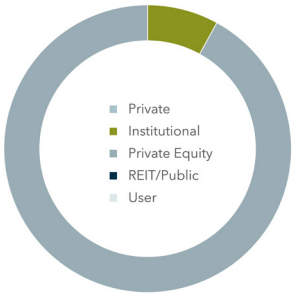
Gainesville's multifamily market is nearing the bottom of its supply cycle. Vacancy ended Q3 2026 at 10.5%, up from 9.1% a year ago. Average asking rent is $1,509 per unit, and annual rent growth slowed to 0.7% after four years of heavy construction. The pipeline has nearly run dry. Only 43 units are under construction, down from more than 1,300 in 2023. Investors are moving ahead of the recovery. Sales volume over the past 12 months reached $213 million, nearly four times the 2025 total, averaging about $139,000 per unit at a 7.6% cap rate. Major trades included Westlight Capital's 1,432-unit portfolio, Post Investment Group's $51 million purchase of Forest View, and Ivy Capital's $40.7 million purchase of The Crossing at Santa Fe. With the University of Florida and UF Health anchoring a 168,000-job economy and new supply nearly gone, CoStar projects vacancy to improve in 2027.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
12 Mo. Absorption Units	134	-	-	417	-
Vacancy Rate	10.50%	0.00%	0.00%	9.10%	0.00%
Asking Rent/Unit	$1,509.00	$-	$-	$1,500.00	$-
Sale Price/Unit	$141,768.00	$-	$-	$139,679.00	$-
Cap Rate	7.00%	0.00%	0.00%	6.70%	0.00%
Under Construction Units	964	-	-	555	-
Inventory Units	41,996	-	-	27,492	-

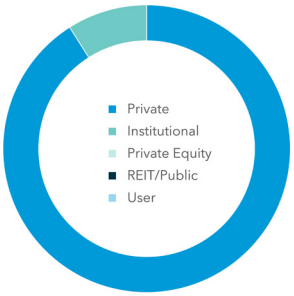
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
3205 NW 83rd St Gainesville, FL	$40,700,000 $120,771.51 Per Unit	337	Guberman The Collier Companies
1000 SW 62nd Blvd Gainesville, FL	$51,000,000 $163,461.54 Per Unit	312	Post Investment Group Coastline Mngt
110 SE 8th St Gainesville, FL	$1,975,000 $141,071.43 Per Unit	14	Giraldo

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Sidney Kriser Trust	$184,800,000
Coastline Mngt	$51,000,000
The Collier Companies	$40,700,000
Harrison Street	$27,391,000
Camelot 2000 Inc.	confidential

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
West Light Capital	$184,800,000
Post Investment Group	$51,000,000
Guberman	$40,700,000
The Scion Group	$27,391,000
Hackberry Lane	$27,175,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
NAPLES, FL



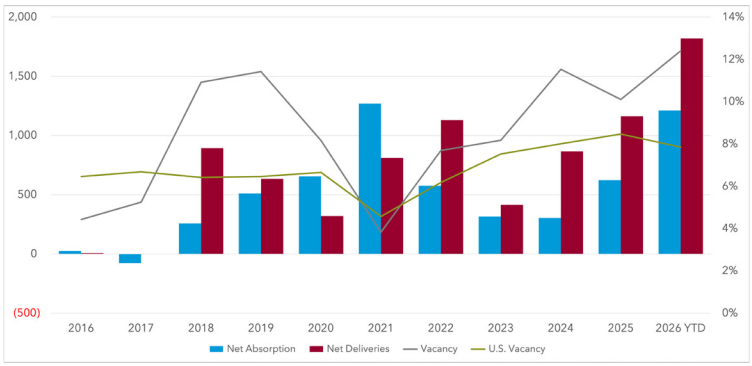
MULTIFAMILY MARKET OVERVIEW

LINDA GARRISON, *Office Manager*

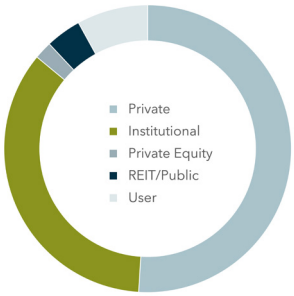
The Naples commercial multifamily market in Q3 2026 continues through a phase of softening rent growth, price rebalancing, and supply adjustments. This sector is experiencing a moderation in rent growth and localized rental rate dips. Despite this downward pressure, Collier County remains one of the least affordable rental markets in the region. Southwest Florida remains a strong draw for demographic in-migration and high-income households, though buyers and investors are cautious. The landscape continues to digest post-Surfside structural integrity reserve studies and mandatory reserve funding rules that took effect in January 2026. This has created a split market: older condo buildings face elevated special assessments and maintenance costs, while newer or detached single-family assets hold firmer values.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Absorption Units	1,212	1,040	954	1,216	843
▲ Vacancy Rate	12.40%	11.60%	10.30%	10.30%	11.10%
▲ Asking Rent/Unit	$2,177.00	$2,095.00	$2,096.00	$2,081.00	$2,096.00
▲ Sale Price/Unit	$294,202.00	$292,242.00	$296,184.00	$208,860.00	$301,832.00
▲ Cap Rate	5.60%	5.56%	5.47%	5.42%	5.39%
▲ Under Construction Units	2,900	2,861	1,781	1,925	1,896
▲ Inventory Units	71,182	70,175	67,531	66,651	64,113

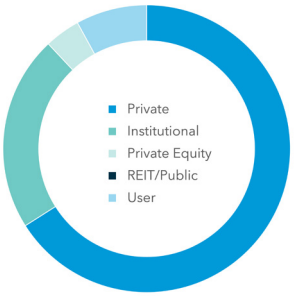
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
8650 Weir Dr Naples, FL	$14,241,165 $ $47,789.14 Per Unit	298	Apollo Global Management Starwood Real Estate Income Trust, Inc.
10991 Lost Lake Dr Naples, FL	$89,750,000 $318,262.41 Per Unit	282	Orchid Run 282, LLC Orchid Run Apartments, LLC
10555 Noahs Cir Naples, FL	$12,890,046 $48,825.93 Per Unit	264	Apollo Global Management Starwood Real Estate Income Trust, Inc.

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Davis Development	$125,106,900
Continental Realty Corporation	$113,500,000
Foundation for Affordable Housing	$103,500,000
Bahama Club, Inc.	$102,600,000
TE Miller Development, LLC	$91,320,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Beitel Group	$125,106,900
Spira Equity Partners	$103,500,000
The Dolben Company, Inc.	$100,525,000
Cardinal Capital Partners, Inc.	$83,000,000
PLK Communities	$82,000,000

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COMMERCIAL REAL ESTATE SERVICES

Q3 2026
SOUTH FLORIDA, FL



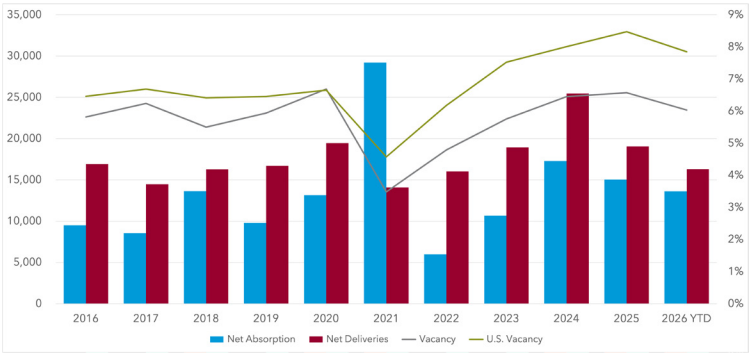
MULTIFAMILY MARKET OVERVIEW

TODD COHEN, *Principal*

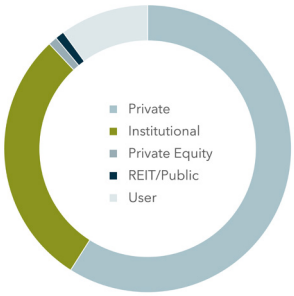
South Florida's Multifamily sector remains strong through Q3 2026. Net absorption is trending stronger than 2025, and vacancy rates continued to fall significantly. Despite rising interest rates, sales cap rates fell. Asking rents continued to move up while overall inventory and construction in the space remained stable. The sector continues to outperform most other sectors in South Florida, and South Florida continues to significantly outpace the rest of the US across all metrics. There are still headwinds stemming from global conflicts and rising costs, but for now, South Florida Multifamily seems immune.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Absorption Units	17,921	17,452	15,479	15,050	15,684
▼ Vacancy Rate	6.00%	6.30%	6.50%	6.60%	6.70%
▲ Asking Rent/Unit	$2,331.00	$2,324.00	$2,313.00	$2,293.00	$2,291.00
▼ Sale Price/Unit	$273,918.00	$323,588.00	$231,890.00	$329,546.00	$291,571.00
▼ Cap Rate	5.90%	6.36%	6.38%	6.40%	6.56%
▲ Under Construction Units	54,434	53,897	55,072	54,505	52,820
▲ Inventory Units	1,117,589	1,114,906	1,107,871	1,101,292	1,096,389

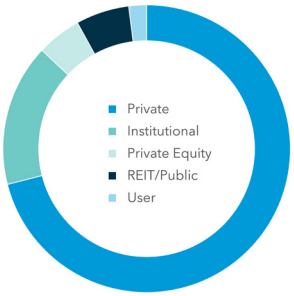
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
4400 Portofino Way West Palm Beach, FL	$208,000,000 $256,157.64 Per Unit	812	Fairfield Residential Cortland
12325 SW 151st St Miami, FL	$109,000,000 $215,841.58 Per Unit	505	Harbor Group International Milestone Investments, LLC
1401 Village Blvd West Palm Beach, FL	$90,500,000 $226,250 Per Unit	400	The Kamson Corporation Ponte Verde at Palm Beach Lakes Condominium Assoc.

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Cortland	$448,000,000
Apartment Investment and Management Company	$411,257,030
Related Group	$226,333,333
Blackstone Inc.	$208,987,700
The Dermot Company	$183,500,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Mitsubishi Estate Co., Ltd.	$298,450,000
The Church of Jesus Christ of Latter-Day Saints	$240,000,000
Citadel	$233,393,190
CalSTRS	$208,000,000
IMT Residential	$183,500,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
ATLANTA, GA



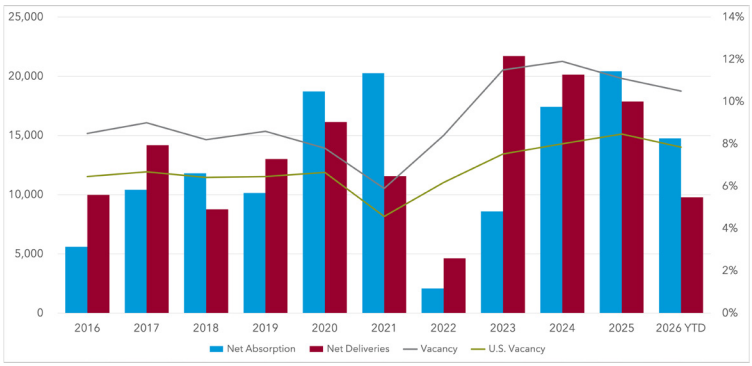
MULTIFAMILY MARKET OVERVIEW

KATE HUNT, *Research Director*

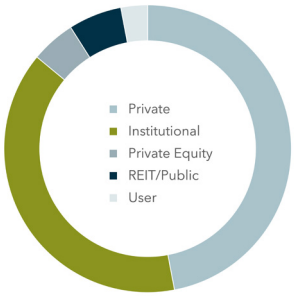
Atlanta's multifamily market is moving toward greater stability after a period of significant new supply. Demand remains healthy, while the pace of development has begun to slow, giving existing properties more time to lease available units. Rental performance is also improving, supported by Atlanta's continued population growth, diverse employment base, and strong in-migration. Although vacancy remains elevated and investors are underwriting more cautiously, market pricing has adjusted and transaction activity continues across the metro.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Absorption Units	17,477	17,730	18,263	20,420	22,389
▼ Vacancy Rate	10.50%	10.90%	11.40%	11.10%	11.20%
▲ Asking Rent/Unit	$1,652	$1,642	$1,631	$1,631	$1,646
▲ Sale Price/Unit	$210,529	$210,051	$213,763	$209,695	$215,995
▲ Cap Rate	5.7%	5.38%	5.50%	5.50%	5.50%
▼ Under Construction Units	14,428	17,042	18,390	16,818	17,190
▲ Inventory Units	605,691	601,297	596,741	604,593	600,322

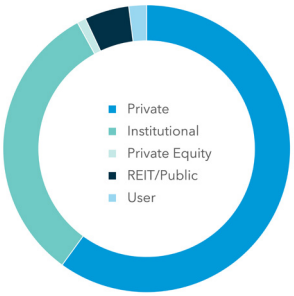
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
1310 Woodbend Dr Stone Mountain, GA	$70,778,108 $72,444 Per Unit	977	Home Invest Adams Investor Group, LLC
401 Huntington Dr Roswell, GA	$109,850,000 $234,722 Per Unit	468	Post Investment Group The Related Companies
925 Canterbury Rd NE Atlanta, GA	$87,500,000 $206, 856 Per Unit	423	ORIX USA PASSCO Companies, LLC

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Elme Communities	$343,499,098
Blackstone Inc.	$330,272,987
Holbrook Life Management	$295,000,000
IMT Residential	$179,718,468
Sun Life	$167,400,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Post Investment Group	$382,950,000
Healthpeak Properties, Inc.	$295,000,000
Mesirow Financial	$219,000,000
Cortland	$196,999,098
FPA Multifamily LLC	$186,300,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
DURHAM, NC



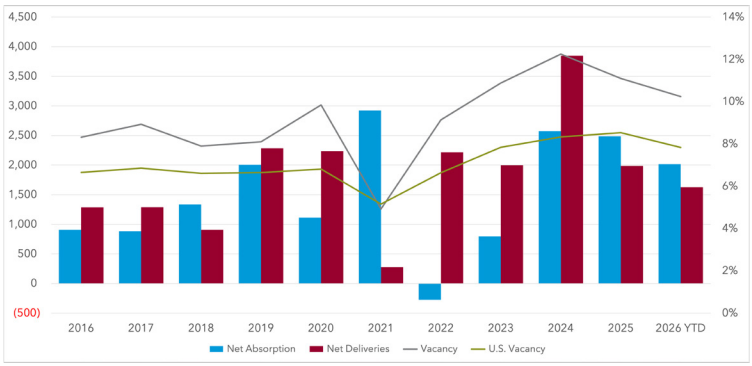
MULTIFAMILY MARKET OVERVIEW

MIKE GLENNON, *Broker*

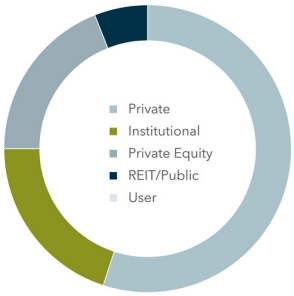
Durham's apartment market had its strongest leasing quarter of the year in Q3 2026, absorbing about 1,130 units and cutting vacancy to 10.3% from 11.5% in Q2. Rents tell a softer story: the average asking rent of $1,559 a month slipped 0.8% in the quarter and sits 0.3% below a year ago, as landlords trade price for occupancy. Unlike Raleigh, where the pipeline is shrinking, Durham's grew 20% over the year to 5,577 units. With 30-year mortgage rates at 7.4% in early October, renter demand should hold, but that new supply will likely keep rents in check into 2027.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Absorption Units	2,198	2,618	2,246	2,486	2,474
▼ Vacancy Rate	10.35%	11.48%	11.47%	11.10%	11.06%
▼ Asking Rent/Unit	$1,559.30	$1,571.81	$1,561.25	$1,545.70	$1,564.00
▼ Sale Price/Unit	$218,509.98	$220,922.75	$218,059.26	$217,442.61	$218,942.69
▲ Cap Rate	5.68%	5.63%	5.62%	5.58%	5.54%
▲ Under Construction Units	5,577	5,186	5,457	4,599	4,649
▲ Inventory Units	66,023	65,591	64,926	64,396	64,086

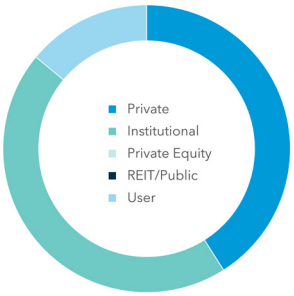
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
4802 Durham Chapel Hill Blvd Durham, NC	Undisclosed	930	Equity Residential AvalonBay Communities, Inc.
501 Jones Ferry Road Durham, NC	$31,450,000 $112,321.43 Per Unit	280	Collins-Chapel LLC Lamar Collins Crossings Associates, LLC
201 Wind River Parkway Durham, NC	$70,000,000 $202,312.14 Per Unit	346	Brier Creek Apartment Owner, LLC Brier Creek Residences LLC

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Blackstone Inc.	$323,733,430
Duck Pond Realty Management	$278,292,000
Dasmen Residential LLC	$198,387,000
McDowell Properties	$101,500,000
Northwestern Mutual	$100,000,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
GFG Capital	$87,125,000
Boston Capital Real Estate Partners	$70,000,000
Singh Development Company	$52,000,000
Covenant Capital Group	$46,250,000
Dominium	$41,785,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
RALEIGH, NC



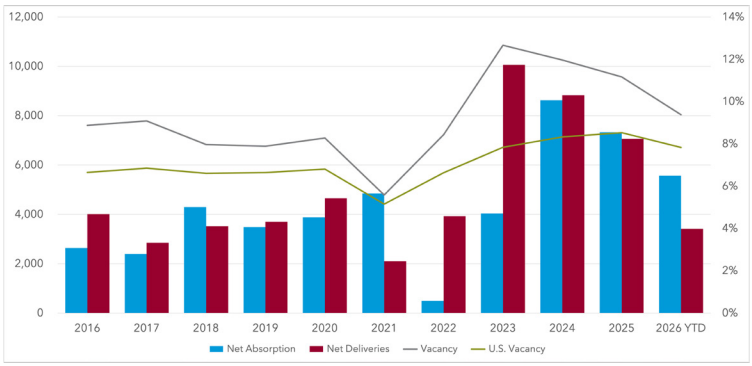
MULTIFAMILY MARKET OVERVIEW

JAKE PLOTKIN, CCIM, *Vice President, Principal*

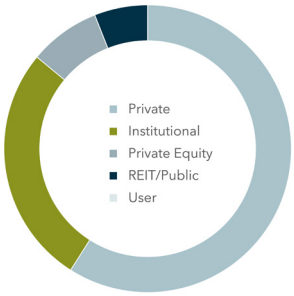
Raleigh's apartment market is working through its supply wave, though renters still hold the leverage. Vacancy fell to 9.3% from 11.2% a year ago as the market absorbed 6,568 units over 12 months, and the construction pipeline shrank to 6,649 units from 7,563. Rents haven't followed: the average asking rent of $1,570 a month is up just 0.4% over the year and slipped in Q3, as landlords keep using concessions to fill new buildings. With 30-year mortgage rates reaching 7.4% in early October, more households are likely to keep renting, which should keep pushing occupancy higher into 2027.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Absorption Units	6,568	7,114	7,138	7,335	7,933
▲ Vacancy Rate	9.25%	9.19%	10.55%	11.17%	11.22%
▼ Asking Rent/Unit	$1,569.85	$1,578.52	$1,562.34	$1,551.66	$1,563.33
▼ Sale Price/Unit	$246,314.67	$247,374.83	$244,467.38	$244,222.69	$238,257.36
▲ Cap Rate	5.35%	5.32%	5.32%	5.28%	5.31%
▼ Under Construction Units	6,649	7,663	7,406	7,447	7,563
▲ Inventory Units	141,482	139,629	139,149	138,342	137,224

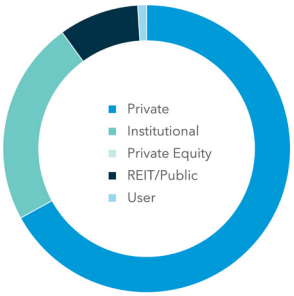
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
6701 Fox Road Raleigh, NC	$29,590,691 $64,327.59 per unit	460	Apollo Global Management Starwood Real Estate Income Trust, Inc.
2118 Clark Avenue Raleigh, NC	$73,977,000 $262,329.79 per unit	282	TA Village District, LLC PBone Cameron LP
6301 Lakecrest Dr Raleigh, NC	$79,890,000 $214,758.06 per unit	372	MCP Lakecrest LLC Aventon North Ridge Owner LLC

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Hudson Capital Properties	$106,000,000
Aventon Companies	$79,890,000
Franklin Bsp Realty Trust, Inc	$76,600,000
World Wide Group	$71,900,000
KETTLER	$71,500,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Mesirow Financial	$143,000,000
Landmark Companies	$106,000,000
Rise48 Equity	$82,000,000
Marcus Partners	$79,890,000
Dan Irvin	$76,600,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
WILMINGTON, NC



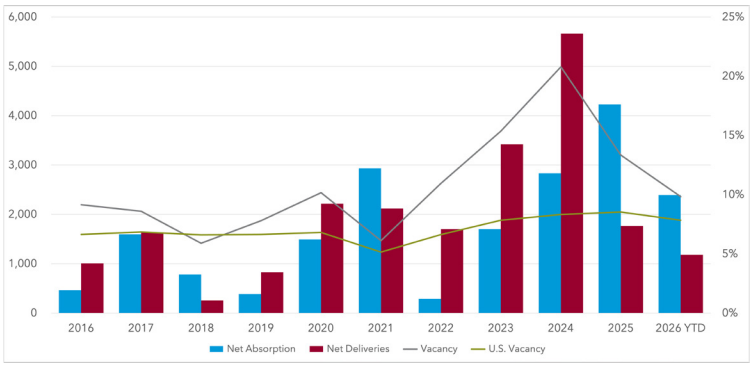
MULTIFAMILY MARKET OVERVIEW

DAVID DIVINE, *Senior Director*

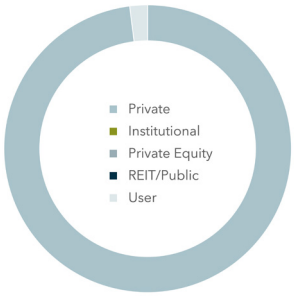
Wilmington's apartment market has leased its way through most of its supply wave. Vacancy fell to 9.8% in Q3 2026, down from 13.5% a year ago and a 2024 year-end peak near 21%, as renters leased 2,778 units over 12 months. That is very strong absorption. Landlords are regaining pricing power: the average asking rent rose 2.6% over the year to $1,630 per unit a month, well ahead of Raleigh's 0.4%. Investors are buying in to this trend. BAM Capital paid $69 million, about $207,000 a unit, for D.R. Horton's 334-unit community at 3100 Ascend Loop in Leland. With the pipeline down to 1,539 units, occupancy should keep tightening, and rental rates increasing into 2027.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Absorption Units	2,778	3,386	3,817	4,230	4,308
▼ Vacancy Rate	9.84%	10.43%	12.42%	13.34%	13.54%
▲ Asking Rent/Unit	$1,630.31	$1,623.47	$1,594.62	$1,573.48	$1,589.55
▲ Sale Price/Unit	$211,812.00	$207,592.99	$204,355.26	$204,444.84	$197,006.32
▼ Cap Rate	5.98%	6.02%	6.03%	5.99%	6.08%
▼ Under Construction Units	1,539	2,240	2,292	2,540	1,763
▲ Inventory Units	39,088	38,387	38,155	37,907	37,551

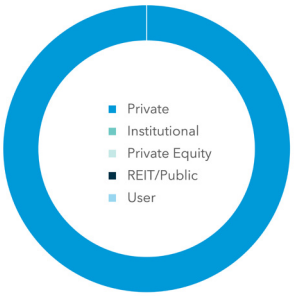
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
3100 Ascend Loop Leland, NC	$69,000,000 $206,586.83 per unit	334	BAM Capital DHI Communities
13937 US Hwy 17 Hamstead, NC	$9,965,122 $155,705.03 per unit	64	Ventas, Inc Ridge Care Senior Living
509 Walnut St Wilmington, NC	$298,000 $149,000.00 per unit	2	Velazquez Jorge A C ET UX Nora Alan LLC

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
D.R. Horton	$100,750,000
Hathaway Development, LLC	$58,700,000
John Touhey	$15,400,000
Ritz Development II, LLC	$2,580,000
Tunay Kuru	$2,400,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
BAM Companies	$69,000,000
MFP Capital LLC	$31,750,000
Argyle Real Estate Capital	$19,566,666
Dimora Capital	$19,566,666
Battery	$19,566,666

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
LAS VEGAS, NV



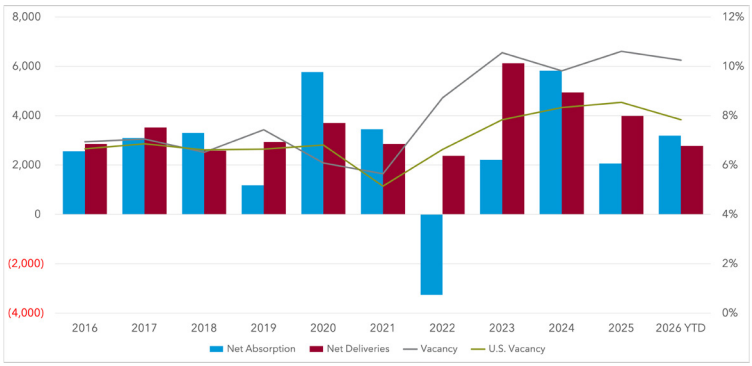
MULTIFAMILY MARKET OVERVIEW

GEOFFREY WEST, *Principal*

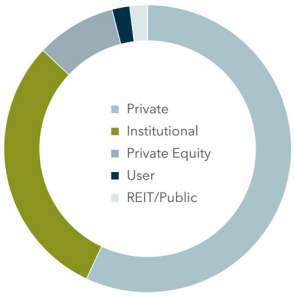
The Las Vegas apartment market showed continued improvement over with 3Q2026 its strongest quarter of demand over the past year. 3,350 units of new supply came online over the past year, while 12 mo net absorption jumped to 3,137 units resulting in vacancy decreasing from 10.48% to 10.24% in one quarter (-0.07% YoY). Asking rents averaged $1,456 per unit (-1.3% YoY), continuing to fall despite generous concessions in 70% of properties (+10% YoY). Development remains active, with 4,190 units under construction (+2.1% of inventory), at a reduced pace again this quarter. Sales activity has also declined with $991M of volume, average prices at $220k/unit (-1.6% YoY), and cap rates at 5.4% (+15bps YoY). While improving occupancy and slowing construction support investment, higher borrowing costs and decreasing rents are expected to continue weighing on declining sales activity through 2026 and into 2027.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Absorption Units	3,137	1,965	1,780	2,069	3,081
▼ Vacancy Rate	10.24%	10.48%	10.34%	10.61%	10.31%
▼ Asking Rent/Unit	$1,455.60	$1,467.27	$1,478.31	$1,463.18	$1,474.56
▼ Sale Price/Unit	$220,309.77	$222,328.87	$223,317.07	$222,020.55	$223,945.82
▲ Cap Rate	5.37%	5.33%	5.29%	5.27%	5.22%
▼ Under Construction Units	4,190	4,499	5,533	5,793	5,786
▼ Inventory Units	196,655	195,966	194,240	193,876	193,305

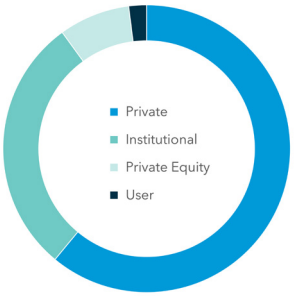
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
3295 Casey Drive Las Vegas, NV	$117,500,000 $188,301 Per Unit	624	LivCor, LLC The Bascom Group | Oaktree Capital Mgmt, LP
9225 W. Charleston Boulevard Las Vegas, NV	$152,000,000 $271,429 Per Unit	560	FCP Oaktree Capital Management, LP
3601 E Wyoming Ave Las Vegas, NV	$17,990,000 $39,889.14 Per Unit	451	Havenpark Capital Partners Clifford J. Mehling Jr.

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
The Calida Group	$487,235,000
TruAmerica Multifamily	$478,700,000
Blackstone Inc.	$457,037,000
The Bascom Group	$408,875,000
Oaktree Capital Management, L.P.	$391,175,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Tides Equities	$952,500,000
Apollo Global Management	$503,475,000
Kennedy Wilson, Inc.	$423,000,000
Brookfield Corporation	$353,537,000
Authentic Capital Group	$311,650,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
RENO, NV



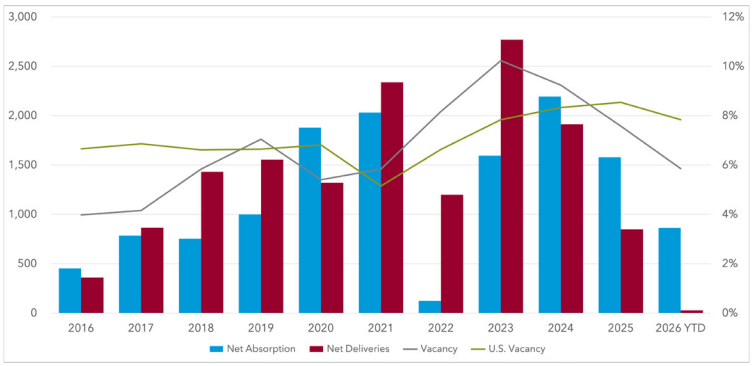
MULTIFAMILY MARKET OVERVIEW

LYLE CHAMBERLAIN, *President*

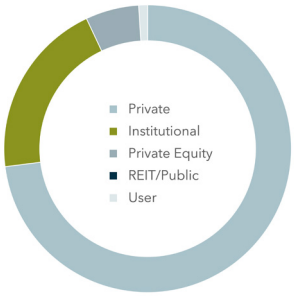
The market has reacted to the over construction of the early 2020s and the constrained growth coupled with rising population has led the way to a much more stabilized market in which rent growth exists while vacancy is declining. I believe that this trend will continue as long as our market Cap Rates remain lower than most interest rates. This trend really shows when you look at the Sales volume currently in the market especially as it pertains to the mid priced 3 Star properties and lower. Our Population continues to rise, and our housing continues to rise as well, so this bodes well for the Multi Family product in the long run. I look for a continued strong sector moving forward.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Absorption Units	1,088	1,302	1,385	1,580	1,771
▼ Vacancy Rate	5.9%	6.2%	6.9%	7.6%	8.0%
▲ Asking Rent/Unit	$1,761.46	$1,742.09	$1,697.64	$1,670.42	$1,665.01
▲ Sale Price/Unit	$242,563.18	$238,070.84	$233,867.42	$229,346.79	$227,500.77
◄ ► Cap Rate	5.4%	5.4%	5.4%	5.4%	5.4%
▲ Under Construction Units	474	201	189	189	212
◄ ► Inventory Units	48,732	48,732	48,704	48,704	48,681

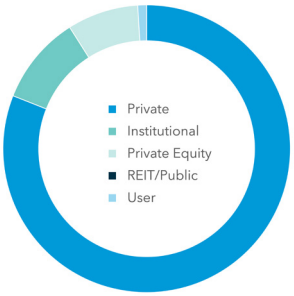
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
1030 Berrum Ln Reno, NV	$2,318,298 $231,829.80 per unit	10	Jessica Shih Ralph Steinkellner
2555 G St Sparks, NV	$1,550,000 $155,000 per unit	10	John Bessette George Thanash
824 Ralston St Reno, NV	$975,000 $139,285.71per unit	7	Jeremiah Scannell Mila Del Rosario

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
MG Properties	$96,250,000
Kennedy Wilson, Inc.	$54,750,000
Kromer Investments Inc.	$41,500,000
Benedict Canyon Equities Inc.	$41,000,000
Daniel Ochoa	$11,807,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Korda Group	$54,750,000
APW Avenue Group	$48,125,000
RCMI	$48,125,000
Hamilton Zanze & Company	$41,500,000
Urban West Capital	$41,000,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
CINCINNATI, OH



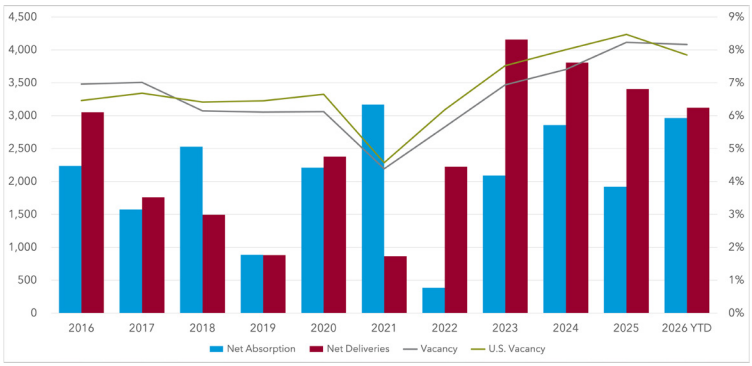
MULTIFAMILY MARKET OVERVIEW

MATT SNYDER, *Senior Vice President*

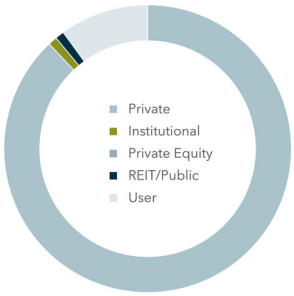
Cincinnati's multifamily market showed improving demand in the third quarter, with 12-month net absorption reaching 2,933 units as renters continued to favor growing suburban corridors. Vacancy measured 8.16%, while average asking rent stood at $1,382.44 per unit, reflecting continued pricing resilience despite elevated competition from new supply. Development remains a near-term pressure point, with 4,104 units under construction across an inventory of 152,293 units. Investment activity remained selective, with an average sales price of $118,141.84 per unit and a 7.63% cap rate as buyers balanced long-term demand fundamentals against softer operating conditions.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Absorption Units	2,933	1,914	1,106	1,920	2,274
▼ Vacancy Rate	8.16%	8.50%	8.89%	8.23%	7.66%
▼ Asking Rent/Unit	$1,382.44	$1,386.13	$1,380.97	$1,362.49	$1,361.57
▼ Sale Price/Unit	$118,141.84	$118,884.24	$120,465.10	$118,913.94	$119,346.61
▲ Cap Rate	7.63%	7.61%	7.54%	7.55%	7.50%
▲ Under Construction Units	4,104	4,096	4,621	5,356	5,827
▲ Inventory Units	152,293	151,788	150,542	149,170	148,301

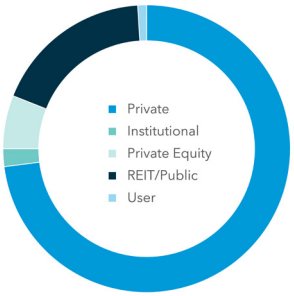
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
5316 Mary Ingles Hwy Melbourne, KY	$3,600,000 $56,250 per unit	64	Copperwood Realty Group Mary Ingles Place Llc
6783 Siebern Ave Cincinnati, OH	$3,700,000 $74,000 per unit	50	National Church Residences Mercy Housing, Inc.
1631 Jackson Ln Middletown, OH	$3,550,000 $73,958.33 per unit	48	Eagle Crest Apartments Eagle Crest Apartments

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Arlington Properties	$76,600,000
Boruch Drillman	$60,000,000
Dream Unlimited Corporation	$56,215,814
Prime Residence Group	$21,150,000
REM Equity Group	$18,025,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
PASSCO Companies, LLC	$76,600,000
GoldOller Real Estate Investments	$60,000,000
Morgan Properties	$56,215,814
Lutz Real Estate Investments	$21,150,000
Venture Real Estate Co.	$18,025,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
TORONTO, ON



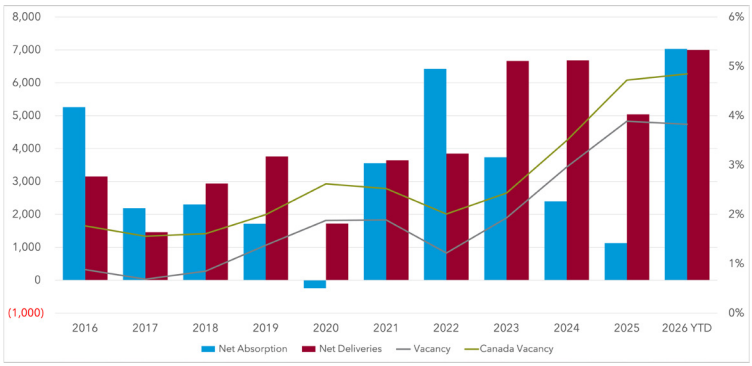
MULTIFAMILY MARKET OVERVIEW

LEE & ASSOCIATES TORONTO, *Real Estate Intelligence Department*

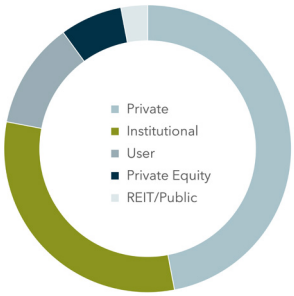
Toronto's multifamily market is shifting from a period of acute rental undersupply to one increasingly shaped by affordability. After a sharp run-up, rents are correcting and vacancy is rising, particularly in higher-end buildings where new supply and elevated rents have increased competition. More affordable properties remain comparatively resilient. Construction deliveries have surged, while starts are slowing as weaker rent growth and higher costs make new projects harder to justify. Longer-term rental demand should benefit from housing affordability challenges and policy support for purpose-built rentals, but near-term rent growth is likely to remain under pressure amid economic uncertainty and cost-of-living concerns.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Absorption Units	7,945	6,461	4,862	1,129	(99)
▲ Vacancy Rate	3.85%	3.48%	3.74%	3.89%	3.78%
▲ Asking Rent/Unit	$2,222.44	$2,221.57	$2,229.77	$2,239.79	$2,258.14
▲ Sale Price/Unit	$392,523.79	$392,391.52	$387,302.75	$389,260.40	$392,670.93
▼ Cap Rate	4.21%	4.22%	4.22%	4.19%	4.16%
▲ Under Construction Units	26,002	25,267	20,849	22,299	20,912
▲ Inventory Units	418,282	414,554	414,141	411,282	409,783

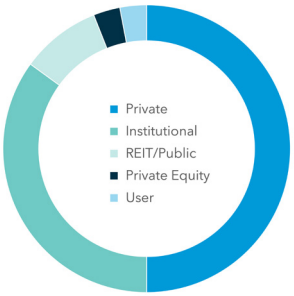
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
160-200 Chalkfarm Dr* Toronto, ON	$265,000,000 $218,646.86 Per Unit	1,212	Groupe Dumont Greenwin
71-79 Thorncliffe Park Dr* Mississauga, ON	$278,600,000 $295,753.72 Per Unit	942	Starlight Investments Ltd. PSP Investments
145-147 Wellington St W* Toronto, ON	$85,500,000 $423,267.33 Per Unit	202	Realstar Group Starlight Investments Ltd.

**All numbers shown are in Canadian dollars (CAD); ** Part of a 2-Property Portfolio*

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Hazelview Investments	$368,008,972
OMERS	$341,850,000
RioCan	$283,700,000
PSP Investments	$278,600,000
Greenwin	$265,000,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Starlight Investments Ltd.	$851,107,500
Siteline Group	$204,110,000
Woodbourne Capital Management International, LP	$188,000,000
Highmark Real Estate Group	$179,083,333
BST RE Management Ltd.	$178,500,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
NASHVILLE, TN



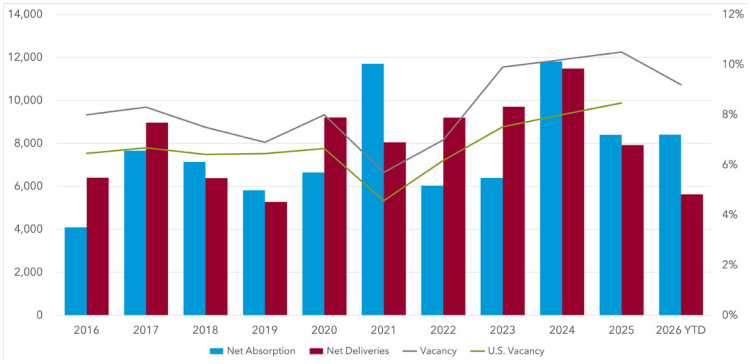
MULTIFAMILY MARKET OVERVIEW

JIM RODRIGUES, SIOR, *President*

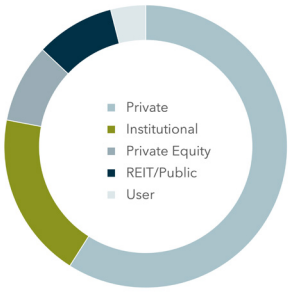
Nashville's multifamily market is showing improved momentum after a period of elevated supply. Vacancy declined to 9.2% in Q3 2026 from 10.5% at year-end 2025, while 12-month net absorption reached 10,379 units. Asking rents remain relatively steady at $1,638 per unit, suggesting continued demand but limited pricing power as renters weigh affordability. The construction pipeline has also moderated, with 10,281 units under construction compared with more than 14,000 in Q2. Investment activity remains active, led by institutional and private buyers, although cap rates have moved modestly higher to 5.8%. Overall, Nashville is regaining balance as demand begins to outpace new supply.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Absorption Units	10,379	9,924	8,073	8,402	8,833
▼ Vacancy Rate	9.2%	9.6%	10.7%	10.5%	10.8%
▼ Asking Rent/Unit	$1,638	$1,645	$1,600	$1,613.00	$1,618.00
▼ Sale Price/Unit	$222,000	$223,000	$223,000	$227,000	$221,990
▲ Cap Rate	5.8%	5.7%	5.7%	5.6%	5.6%
▼ Under Construction Units	10,281	14,304	10,983	11,548	11,659
▲ Inventory Units	250,656	247,260	245,731	244,195	242,004

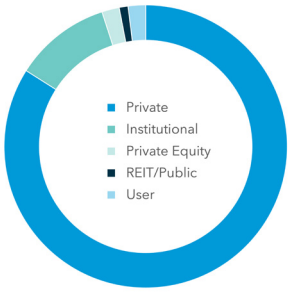
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
3100 Aspen Grove Dr Franklin, TN	$128,110,000 $228,768 Per Unit	560	Waterton Berkshire Residential Investments | PSP Investments
908 Division St Nashville, TN	$88,600,000 $295,333 Per Unit	300	Camden Property Trust Greystar Real Estate Partners
901 Cherokee Ave Nashville, TN	$42,150,000 $253,916 Per Unit	166	Freeman Webb Company Shelton McNally

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
PSP Investments	$117,055,000
Greystar Real Estate Partners	$88,600,000
Adam Neumann	$68,000,000
OpenPath Investments	$65,861,076
Berkshire Residential Investments	$64,055,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Camden Property Trust	$132,135,000
Waterton	$128,110,000
Covenant Capital Group	$118,500,000
General Services Corporation	$106,000,000
Elmington Capital Group	$78,950,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
HOUSTON, TX



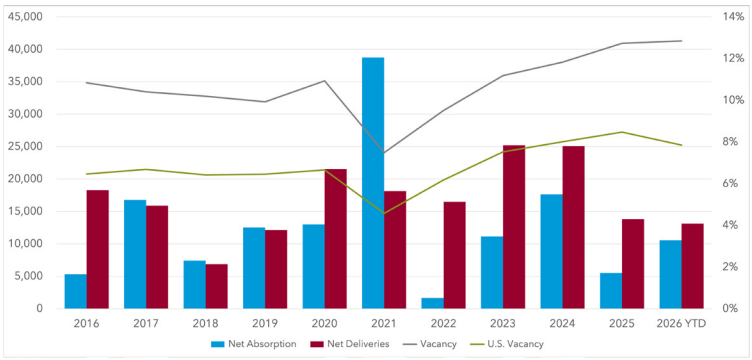
MULTIFAMILY MARKET OVERVIEW

MARY DOETTERL, *Research Director*

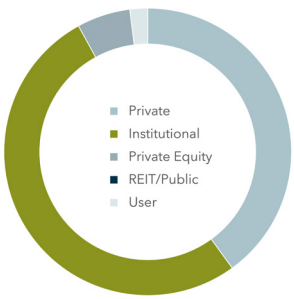
Multifamily demand strengthened during Q3 2026, with 12-month net absorption increasing to 9,548 units from 6,976 units in Q2 2026. Vacancy held steady at 12.8%, although it remained above the 12.3% recorded one year earlier. Average asking rents edged down to $1,369 per unit, while sales pricing moderated slightly to $150,010 per unit and cap rates increased to 6.8%. The construction pipeline continued to contract, falling to approximately 11,900 units from 15,785 units in Q2 and 18,789 units in Q3 2025, potentially providing some relief from recent supply pressures as demand continues to strengthen.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Absorption Units	9,548	6,709	2,349	(100)	1,528
▲ Vacancy Rate	12.80%	12.2%	12.5%	12.2%	11.8%
▲ Asking Rent/Unit	$1,369.00	$1,366.00	$1,367.00	$1,366.00	$1,373.00
▼ Sale Price/Unit	$150,010.00	$218,242	$89,657	$194,832	$156,128
▼ Cap Rate	6.80%	8.67%	8.16%	9.10%	7.18%
▼ Under Construction Units	11,874	12,920	16,666	21,041	20,547
▼ Inventory Units	749,919	937,516	933,072	927,272	923,737

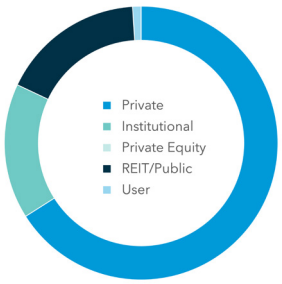
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
18036 Park Row Boulevard Houston, TX	$84,209,948.00	573	Spirit Investment Partners LLC | SVPGlobal Resia
7373 Ardmore Street Houston, TX	Undisclosed	378	Balfour Beatty Investments, Inc. Eaton Vance Real Estate Investment Group
4114 FM 2920 Road Spring, TX	Undisclosed	313	Undisclosed Undisclosed

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Camden Property Trust	$124,000,000
Resia	$84,209,948
Elco Ltd.	$74,500,000
Cortland	$52,300,000
Knightvest Management	$52,080,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
CWS Capital Partners, LLC	$124,000,000
Morgan Stanley & Co. LLC	$74,500,000
Fogelman Properties	$52,300,000
Westdale Real Estate Investment and Management	$52,080,000
Lone Star Capital	$44,000,000

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Q3 2026
PACIFIC NORTHWEST, WA



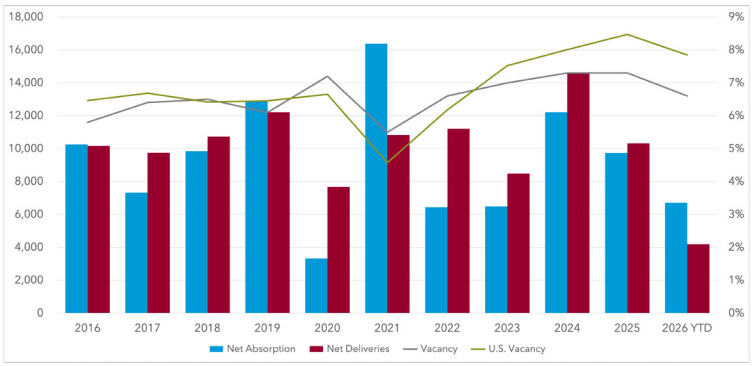
MULTIFAMILY MARKET OVERVIEW

CANDICE CHEVAILLIER, *Principal*

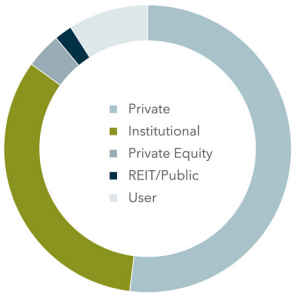
Absorption was up 11% in the third quarter over the 2nd quarter this year, but still down from the first quarter and second two quarters of last year. Vacancy is 6.57%, decreasing almost 4% since last quarter. Rents are virtually the same, but the price paid for those units is up nearly 21%, likely due to preponderance of larger, newer properties selling. The average Cap Rate showed slight compression down to 5.35% but we expect expansion with rates remaining stubbornly high. There are over 15K units under construction comprised of a small number of very large projects. The total unit inventory is just 1,235 more than in Q2 and just 5,246 over Q3 last year.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Absorption Units	7,343	6,584	8,407	9,740	11,320
▼ Vacancy Rate	6.57%	6.83%	7.03%	7.27%	7.17%
▼ Asking Rent/Unit	$2,113	$2,130	$2,097	$2,076	$2,095
▲ Sale Price/Unit	$364,817	$301,769	$254,467	$299,946	$295,576
▼ Cap Rate	5.35%	5.48%	5.66%	5.61%	5.51%
▼ Under Construction Units	15,260	15,711	16,465	14,672	14,689
▲ Inventory Units	409,154	407,919	406,134	404,966	403,908

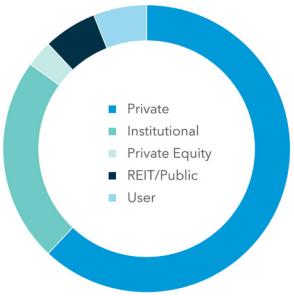
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
1000 Virginia St Seattle, WA	$353,000,000 $777,533 Per Unit	454	Sekisui House Holland Partner Group
2758 78th Ave SE Mercer Island, WA	$157,000,000 $668,085 Per Unit	235	Meisirow Financial UDR, Inc.
2116 4th Ave Seattle, WA	$155,000,000 $450,581 Per Unit	344	Waterton Binjiang LP

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Holland Partner Group	$252,500,000
Sekisui House	$252,500,000
UDR, Inc.	$235,500,000
Weidner Property Management LLC	$214,550,000
Goodman Real Estate Inc.	$207,800,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Sun Life	$725,500,000
Weidner Property Management LLC	$29,500,000
Security Properties, Inc.	$219,549,000
GID Investment Advisors LLC	$19,500,000
Kohlberg Kravis Roberts & Co LP	$17,200,000

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GLOSSARY OF TERMS

ABSORPTION

Refers to the change in occupancy over a given time period. Lease renewals are not factored into absorption unless the renewal includes the occupancy of additional space. (In that case, the additional space would be counted in absorption.) Pre-leasing of space in non-existing buildings (e.g., Proposed, Under Construction, Under Renovation) is not counted in absorption until the actual move-in date.

CAP RATE

The income rate of return for a total property that reflects the relationship between one year's net operating income expectancy and the total price or value. Calculated by dividing the net operating income by the sale price or value.

CLASS A OFFICE

In general, a class A building is an extremely desirable investment-grade property with the highest quality construction and workmanship, materials and systems, significant architectural features, the highest quality/expensive finish and trim, abundant amenities, first rate maintenance and management; usually occupied by prestigious tenants with above average rental rates and in an excellent location with exceptional accessibility. They are most eagerly sought by international and national investors willing to pay a premium for quality and are often designed by architects whose names are immediately recognizable. A building meeting this criteria is often considered to be a landmark, either historical, architectural or both. It may have been built within the last 5-10 years, but if it is older, it has been renovated to maintain its status and provide it many amenities. Buildings of this stature can be one-of-a-kind with unique shape and floor plans, notable architectural design, excellent and possibly outstanding location and a definite market presence.

CLASS B OFFICE

In general, a class B building offers more utilitarian space without special attractions. It will typically have ordinary architectural design and structural features, with average interior finish, systems, and floor plans, adequate systems and overall condition. It will typically not have the abundant amenities and location that a class A building will have. This is generally considered to be more of a speculative investment. The maintenance, management and tenants are average to good, although, Class B buildings are less appealing to tenants and may be deficient in a number of respects including floor plans, condition and facilities. They therefore attract a wide range of users with average rents. They lack prestige and must depend chiefly on lower price to attract tenants and investors. Typical investors are some national but mostly local.

CLASS C OFFICE

In general, a class C building is a no-frills, older building that offers basic space. The property has below-average maintenance and management, a mixed or low tenant prestige, and inferior elevators and mechanical/electrical systems. As with Class B buildings, they lack prestige and must depend chiefly on lower price to attract tenants and investors.

GROSS ABSORPTION

For existing buildings, the measure of total square feet occupied (indicated as a Move-In) over a given period of time with no consideration for space vacated during the same time period. Sublet space and lease renewals are not factored into gross absorption. However, in a lease renewal that includes the leasing of additional space, that additional space is counted in gross absorption. Preleasing of space in non-existing buildings (Planned, Under Construction or Under Renovation) is not counted in gross absorption until actual move in, which by definition may not be any earlier than the delivery date.

Source: CoStar Group and NAIOP Research Foundation

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GLOSSARY OF TERMS

INDUSTRIAL GROSS RENT
A type of Modified Gross lease where the tenant pays one or more of the expenses in addition to the rent. Exact details must be confirmed for each lease.

INVENTORY
Existing inventory refers to the total square footage of buildings that have received a certificate of occupancy and are able to be occupied by tenants. It does not include space that is either planned, or under construction.

MODIFIED GROSS
Modified Gross is a general type of lease rate where typically the tenant will be responsible for their proportional share of one or more of the expenses. The Lessor (landlord) will pay the remaining expenses. For example: Plus Electric means the tenant pays rent plus their own electric expense, or Plus Janitorial means the tenant pays the rent plus their own janitorial expense. Both of these are types of Modified Gross Leases, which may vary from tenant to tenant.

NET ABSORPTION
For existing buildings, the measure of total square feet occupied (indicated as a Move-In) less the total space vacated (indicated as a Move-Out) over a given period of time. Lease renewals are not factored into net absorption. However, in a lease renewal that includes the leasing of additional space, that additional space is counted in net absorption. Pre-leasing of space in non-existing buildings (Planned, Under Construction or Under Renovation) is not counted in net absorption until actual move in, which by definition may not be any earlier than the delivery date.

TRIPLE NET (NNN)
A lease in which the tenant is responsible for all expenses associated with their proportional share of occupancy of the building.

UNDER CONSTRUCTION
Buildings in a state of construction, up until they receive their certificate of occupancy. In order for CoStar to consider a building Under Construction, the site must have a concrete foundation in place.

VACANCY RATE
Expressed as a percentage - it identifies the amount of New/Relet/Sublet space vacant divided by the existing RBA. Can be used for buildings or markets.

COMMON LEASE TYPES MATRIX

LEASE TYPE	RESPONSIBILITY FOR EXPENSES	OTHER
Gross (full service)	Landlord pays all or most of the operating expenses and taxes.	Costs of operation must be disclosed in lease.
Modified Gross	Expenses are divided between tenant and landlord.	Costs can be double or triple net depending on terms of lease.
Net	Tenant pays all operating expenses.	Landlord must disclose tenant responsibility in lease.
Triple Net (Net-net-net, or NNN)	Tenant pays all operating expenses, taxes and insurance.	Landlord is responsible for structure, roof and maybe parking lot.

Source: CoStar Group and NAIOP Research Foundation



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