

Downtown			Suburban		
CLASS 'A'	CLASS 'B'	CLASS 'C'	CLASS 'A'	CLASS 'B'	CLASS 'C'
10.1% vacancy rate 11.3% in Q1 2020 ↓	13.2% vacancy rate 13.0% in Q1 2020 ↑	11.5% vacancy rate 11.6% in Q1 2020 ↓	7.3% vacancy rate 6.5% in Q1 2020 ↑		
\$20.20 avg. net rent per sq. ft. ↑	\$14.79 avg. net rent per sq. ft. ↓	\$12.55 avg. net rent per sq. ft. ↑	\$14.43 avg. net rent per sq. ft. ↓		
\$17.14 avg. add'l rent per sq. ft. ↑	\$14.16 avg. add'l rent per sq. ft. ↑	\$10.60 avg. add'l rent per sq. ft. ↑	\$8.90 avg. add'l rent per sq. ft. ↓		
35,400 sq. ft. of absorption ↑	-7,098 sq. ft. of absorption ↓	1,372 sq. ft. of absorption ↓	-25,379 sq. ft. of absorption ↓		

OFFICE INVENTORY
12.4M (sq. ft.)

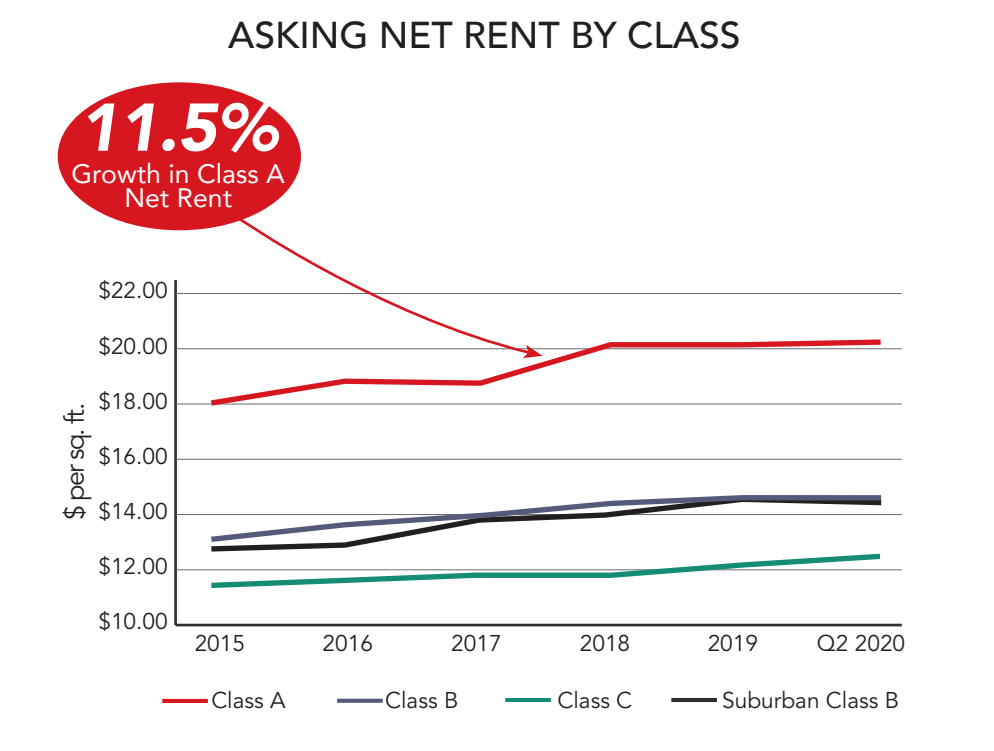
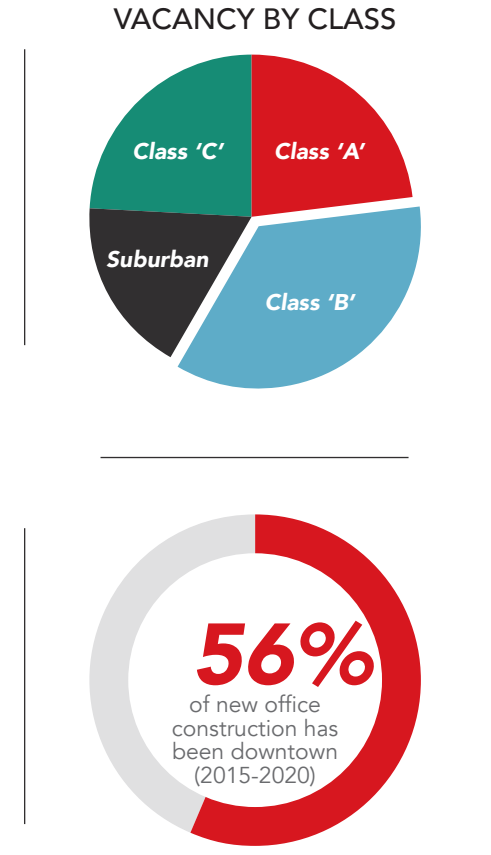
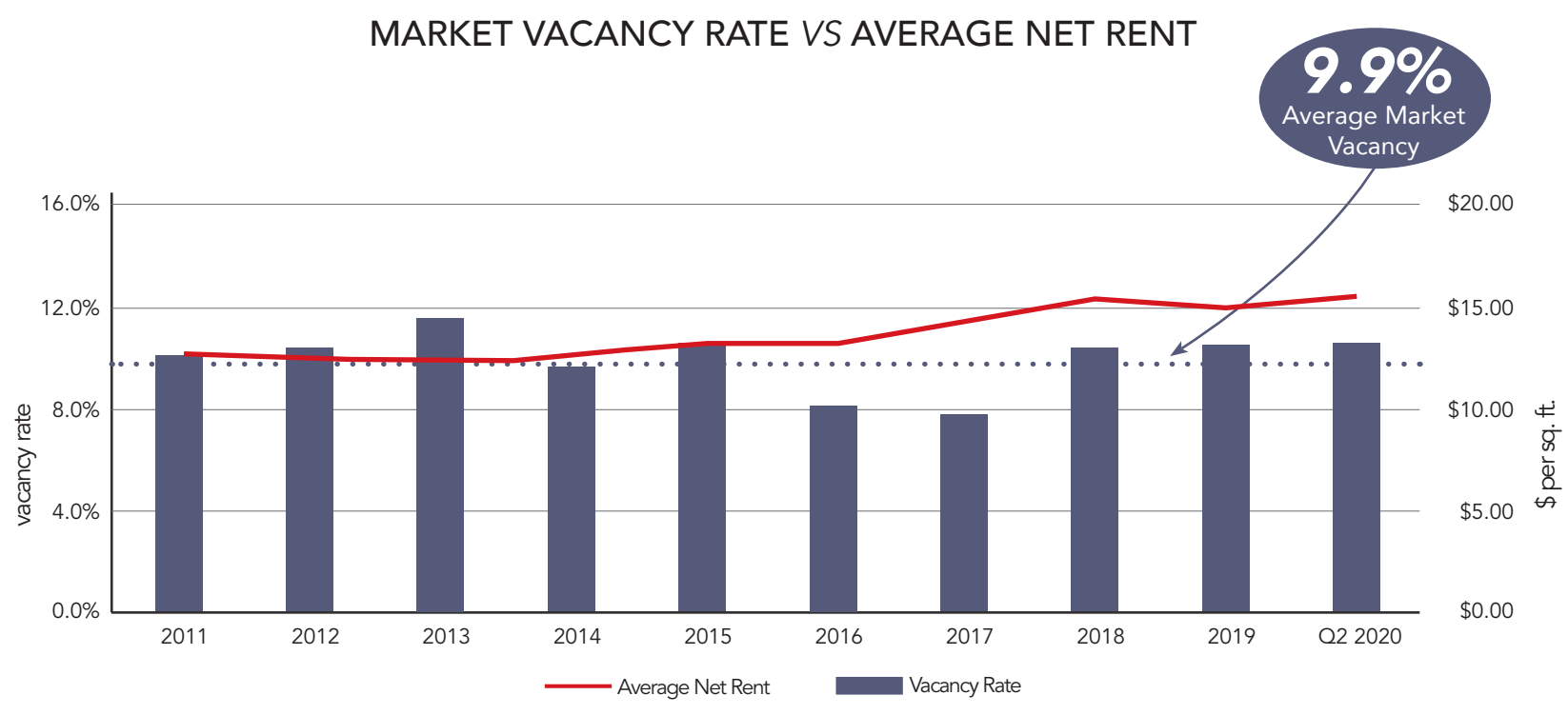
TOTAL MARKET VACANCY
10.6%
down from 10.9% in Q1 2020

DOWNTOWN VACANCY
11.7%
down from 12.0% in Q1 2020

UNDER CONSTRUCTION
97,200 (sq. ft.)

AVERAGE NET RENTAL RATE
\$15.46 (per sq. ft.)

ABSORPTION
40,461 (sq. ft.)
YTD absorption is -10,674 sq. ft.



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