

Downtown			Suburban		
CLASS 'A'	CLASS 'B'	CLASS 'C'	CLASS 'B'		
17.6% vacancy rate 13.6% in Q2 2021 ↑	12.4% vacancy rate 11.9% in Q2 2021 ↑	20.0% vacancy rate 18.8% in Q2 2021 ↑	11.1% vacancy rate 10.1% in Q2 2021 ↑		
\$20.60 avg. net rent per sq. ft. ↔	\$14.96 avg. net rent per sq. ft. ↔	\$13.01 avg. net rent per sq. ft. ↑	\$15.24 avg. net rent per sq. ft. ↑		
\$17.53 avg. add'l rent per sq. ft. ↓	\$14.34 avg. add'l rent per sq. ft. ↓	\$10.99 avg. add'l rent per sq. ft. ↑	\$9.10 avg. add'l rent per sq. ft. ↑		
-120,734 sq. ft. of absorption ↓	-20,126 sq. ft. of absorption ↓	-30,890 sq. ft. of absorption ↓	-33,733 sq. ft. of absorption ↑		

<p>OFFICE INVENTORY 12.5M (sq. ft.)</p>	<p>TOTAL MARKET VACANCY 15.0% up from 13.4% in Q2 2021</p>	<p>DOWNTOWN VACANCY 16.3% up from 14.5% in Q2 2021</p>	<p>UNDER CONSTRUCTION 183,750 (sq. ft.)</p>	<p>AVERAGE NET RENTAL RATE \$15.99 (per sq. ft.)</p>	<p>ABSORPTION -205,523 (sq. ft.) YTD absorption is -216,125 sq. ft.</p>
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