

Downtown			Suburban		
CLASS 'A'	CLASS 'B'	CLASS 'C'	CLASS 'B'		
9.9% vacancy rate 10.1% in Q2 2020 ↓	13.2% vacancy rate 13.2% in Q2 2020 ↔	11.5% vacancy rate 11.5% in Q2 2020 ↔	8.9% vacancy rate 7.3% in Q2 2020 ↑		
\$20.20 avg. net rent per sq. ft. ↔	\$15.01 avg. net rent per sq. ft. ↑	\$12.81 avg. net rent per sq. ft. ↑	\$14.40 avg. net rent per sq. ft. ↓		
\$17.19 avg. add'l rent per sq. ft. ↑	\$14.19 avg. add'l rent per sq. ft. ↑	\$10.70 avg. add'l rent per sq. ft. ↑	\$8.97 avg. add'l rent per sq. ft. ↑		
41,111 sq. ft. of absorption ↑	493 sq. ft. of absorption ↑	1,553 sq. ft. of absorption ↑	5,702 sq. ft. of absorption ↓		

OFFICE INVENTORY
12.5M (sq. ft.)

TOTAL MARKET VACANCY
10.9%
up from 10.6% in Q2 2020

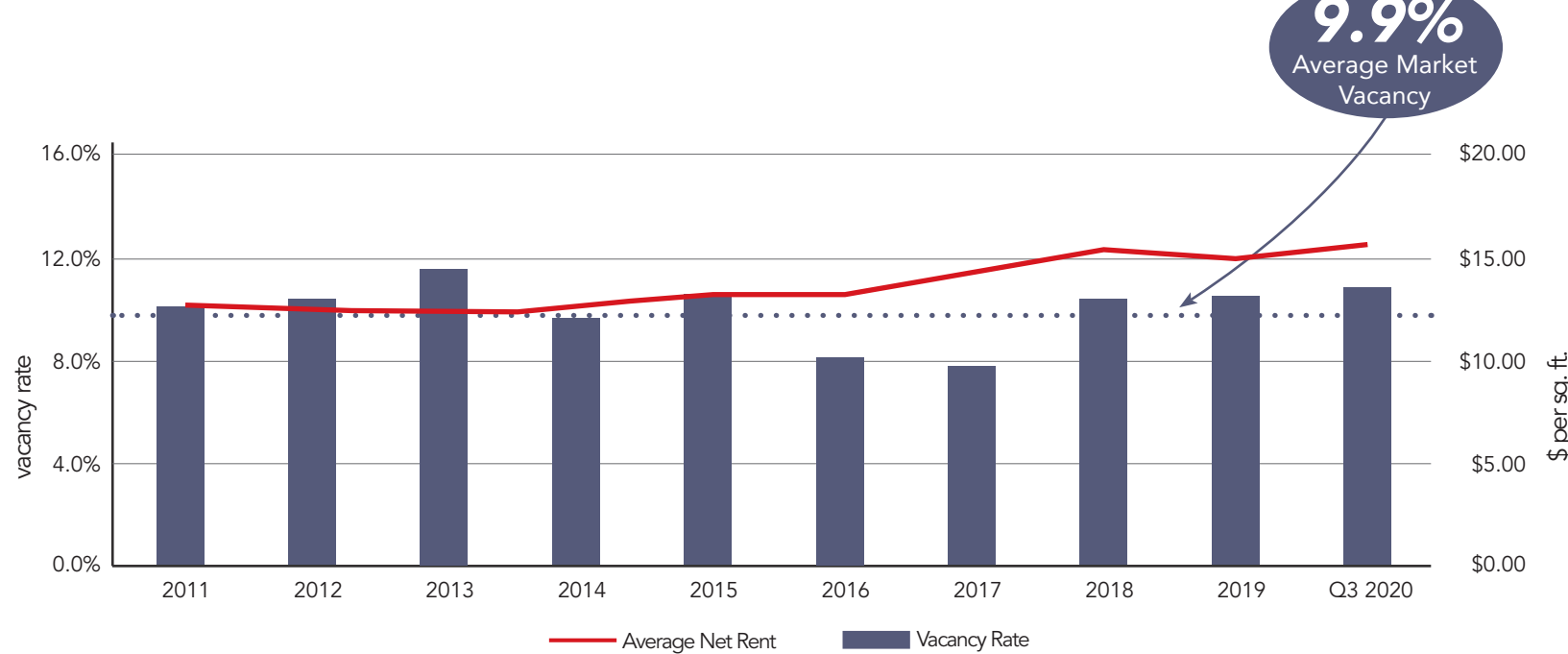
DOWNTOWN VACANCY
11.6%
down from 11.7% in Q2 2020

NEW INVENTORY YTD
97,200 (sq. ft.)

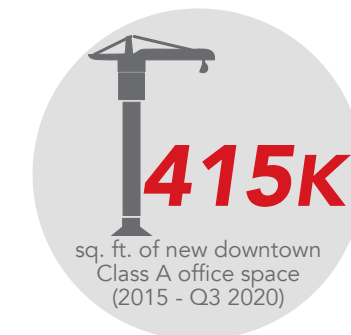
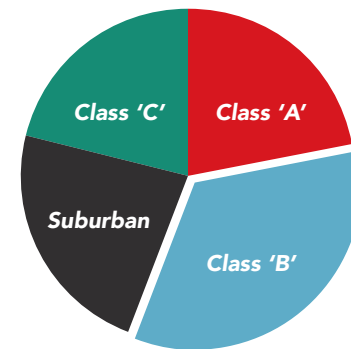
AVERAGE NET RENTAL RATE
\$15.52 (per sq. ft.)

ABSORPTION
48,859 (sq. ft.)
YTD absorption is 38,185 sq. ft.

MARKET VACANCY RATE VS AVERAGE NET RENT



VACANCY BY CLASS



ASKING NET RENT BY CLASS

