



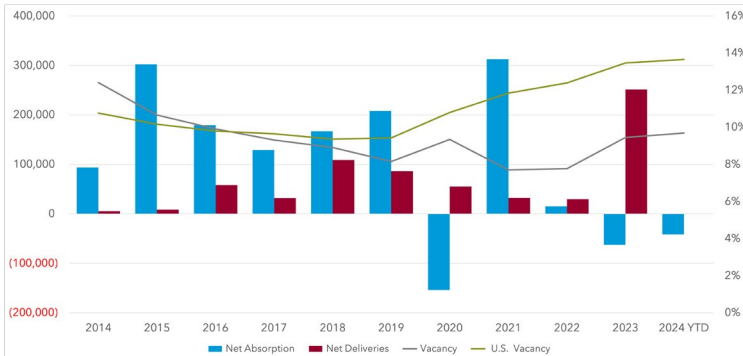
### OFFICE MARKET OVERVIEW

LYLE CHAMBERLAIN, *President*

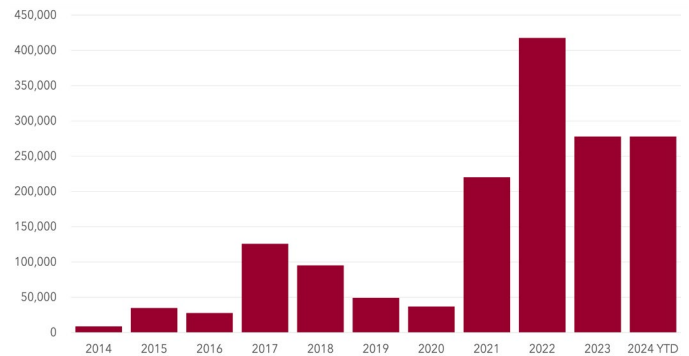
The national trend is mirrored here. More tenants are reducing their office footprints as they renew their leases or relocate. And many are choosing to upgrade their digs with moves into new buildings offering more amenities and other inducements. We have a significant volume of space underway here, but overall supply is outpacing demand. Our silver lining is that we are situated in an area where "Quality of Life" is regarded as very high, we have strong job dynamics and our rates are low compared to the rest of the nation. Combine this with our legendary transportation corridors, and we should be in strong position to entice tenants to the region.

MARKET INDICATORS	Q4 2023	Q3 2023	Q2 2023	Q1 2023	Q4 2022
▲ 12 Mo. Net Absorption SF	(62,573)	(168,290)	(227,464)	(262,870)	15,283
▼ Vacancy Rate	9.5%	9.8%	10.1%	10.5%	7.8%
▲ Avg NNN Asking Rate PSF	\$24.33	\$24.30	\$24.43	\$24.27	\$23.97
▲ SF Under Construction	277,786	257,786	268,021	166,202	417,603
◀▶ Inventory SF	17,508,934	17,508,934	17,498,699	17,543,699	17,257,448

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
9295 Prototype Drive Reno, NV	312,585 SF	Part of 531 Property Portfolio. \$2.8 B	TPG, Inc. Angelo Gordon	Class B
2597 Mill Reno, NV	52,000 SF	\$6,000,000 \$115.38 PSF	Erik Litak Massie & Co.	Class C
950 Sandhill Reno, NV	42,338 SF	\$11,800,000 \$278.71 PSF	Allen Etchepare Sandhill Property Co.	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
10639 Professional Circle Reno, NV	5,987 SF	Candice Preza	Duffield Foundation	General Office
343 Elm Street Reno, NV	5,137 SF	Prime Healthcare	Healthcare	Medical Office
6630 S. McCarran Reno, NV	4,857 SF	Greer Group	Northern Nevada Medical Group	Healthcare

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