



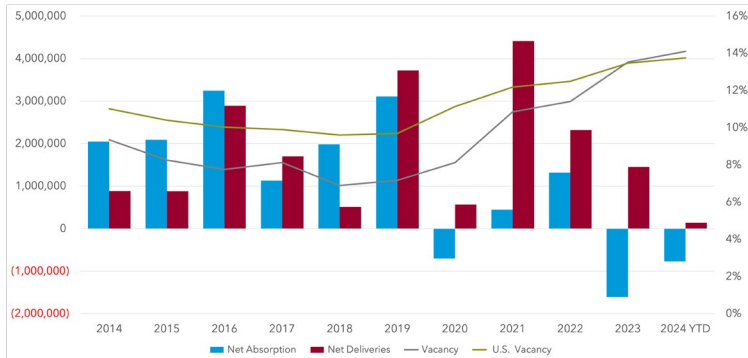
OFFICE MARKET OVERVIEW

GREG PIERATT, SIOR, CEO, and Principal

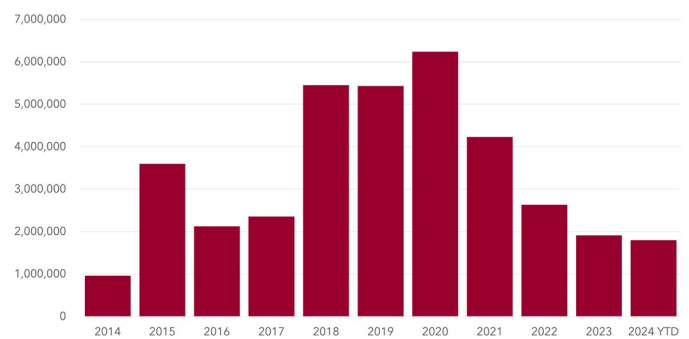
Office consolidations, remote work, tech layoffs, and flattening job growth influenced negative absorption in Uptown, Charlotte's central business district. In the first quarter, five submarkets with 20-25% vacancy, drove the greater Charlotte office vacancy to 14%. Market conditions include decade low new construction, high delinquency rates, 70% sales volume decline YOY, and decline in price PSF. However, with clear optimism, the Charlotte Regional Business Alliance envisions increasing opportunities for Queen City, as more than one hundred people move to Charlotte every day, for employment, better quality of life, and lower cost of living.

MARKET INDICATORS	Q1 2024	Q4 2023	Q3 2023	Q2 2023	Q1 2023
▲ 12 Mo. Net Absorption SF	(1,445,639)	(1,607,931)	(677,359)	62,475	716,601
▲ Vacancy Rate	14.1%	13.5%	12.7%	12.6%	12.2%
▲ Avg NNN Asking Rate PSF	\$32.61	\$32.46	\$32.27	\$32.02	\$31.86
▼ SF Under Construction	1,796,215	1,911,772	3,014,038	2,793,095	2,982,726
▲ Inventory SF	136,332,307	136,193,094	135,343,615	135,316,728	135,083,753

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
4210 Yancey Redevelopment Charlotte, NC	48,931 SF	\$9,500,000 \$194.15 PSF	Madison Capital Group White Point Partners	Class C
1001 E. Morehead Street Charlotte, NC	13,000 SF	\$8,510,000 \$654.62 PSF	Atrium Health Falson & Associates	Class C
208 East Boulevard Charlotte, NC	9,976 SF	\$7,210,000 \$723.00 PSF	Faison & Associates Atrium Health	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
550 S. Caldwell Street* Charlotte, NC	69,271 SF	Cousins Properties	Truist Insurance Holdings	Finance & Insurance
First Citizens Plaza - 128 Tryon Charlotte, NC	40,802 SF	Dornin Investment Group	Regus	Real Estate
3600 Arco Corporate Drive Charlotte, NC	17,362 SF	American Asset Corporation	Expeditors	Logistics & Transportation

*Sublease

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