



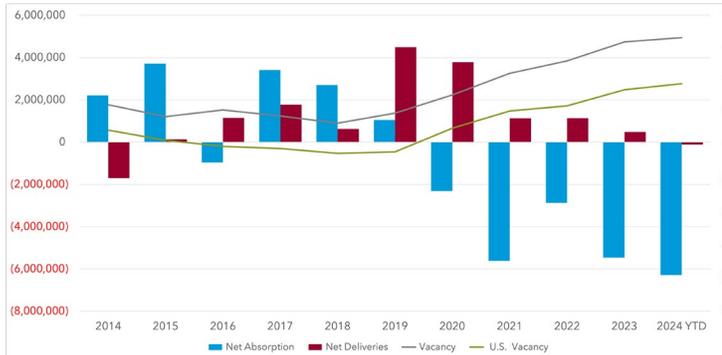
### OFFICE MARKET OVERVIEW

ZACH GELLER, Associate Research Director

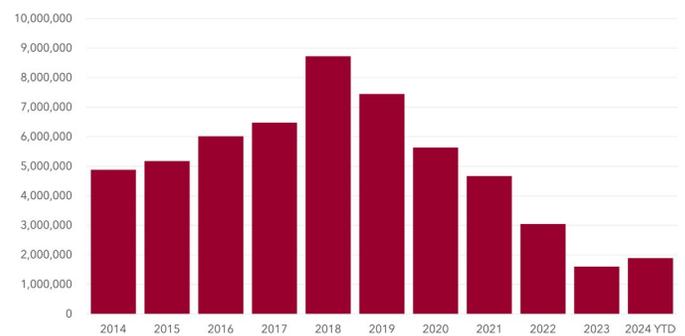
Tenants in Chicago's office market continue scrutinizing and lowering their space requirements, resulting in increased available office space. A near-record high of 102 million SF of space, 19.9% of total inventory, is available in Chicago, an increase of approximately 26 million SF versus 20Q1. Chicago's vacancy rate now stands at 16.6%-a record high-and move-outs are still outpacing move-ins, with -6.3 million SF of negative absorption recorded over the past 12 months. Furthermore, many employers continue to express their plans to let their lease obligations expire and forego office space entirely. Landlords may have no choice but to lower their asking rents, as bloated abatement packages will be needed to attract tenants to spaces.

MARKET INDICATORS	Q1 2024	Q4 2023	Q3 2023	Q2 2023	Q1 2023
▼ 12 Mo. Net Absorption SF	(6,288,415)	(5,461,624)	(6,287,199)	(4,154,764)	(3,750,046)
▲ Vacancy Rate	16.6%	16.4%	16.3%	15.9%	15.4%
▲ Avg NNN Asking Rate PSF	\$30.01	\$29.88	\$29.82	\$29.74	\$29.73
▲ SF Under Construction	1,893,626	1,604,501	1,512,971	1,632,240	3,236,116
▲ Inventory SF	511,112,122	507,254,260	507,390,653	507,190,780	506,288,888

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
150 N. Michigan Avenue Chicago, IL	661,477 SF	\$60,000,000 \$90.71 PSF	R2 Companies CBRE Investment Management	Class A
1400 American Lane Schaumburg, IL	441,533 SF	Undisclosed	Sigma Plastics Group Prime Finance Partners	Class A
1450 American Lane Schaumburg, IL	440,540 SF	Undisclosed	Sigma Plastics Group Prime Finance Partners	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
300 N. Field Drive Lake Forest, IL	138,153 SF	Undisclosed	Consumers Credit Union	Financial
780-800 Remington Boulevard Bolingbrook, IL	134,434 SF	Territorial Investment Properties LLC	Invenergy	Energy
1 N. Franklin Street Chicago, IL	95,000 SF	MetLife, Inc.	PNC Bank	Financial

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