



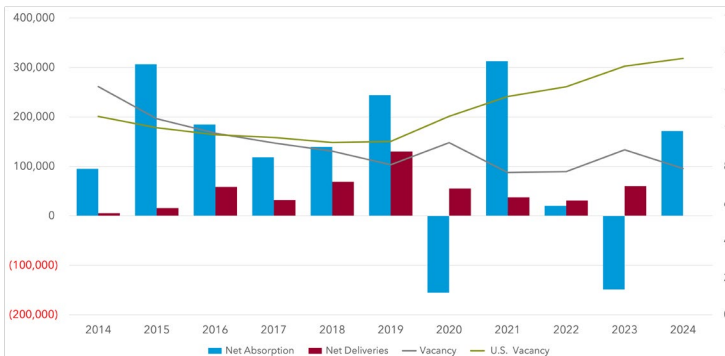
OFFICE MARKET OVERVIEW

LYLE CHAMBERLAIN, *President*

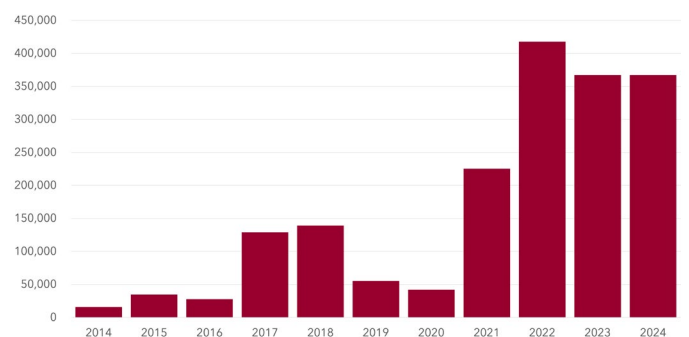
The Northern Nevada Office market remains strong in comparison to most office markets. This has been mostly due to the lack of, or moderation of, new inventory. While the population has risen substantially for the past number of years, the supply of new office space has been relatively non-existent. This has kept the effect of diminishing needs for office space to a minimum. The relative rates have remained fairly consistent, and are still positioned as a "value" compared with geographic alternatives close in California. Since this market has been stable, I expect rates to begin to rise a bit as the costs to "retain" tenants, the costs to refurbish existing spaces, and general beginnings of a "back to workplace" mentality, sets in and pushes pricing.

MARKET INDICATORS	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023
▲ 12 Mo. Net Absorption SF	171,509	70,882	114,063	28,549	(148,824)
▼ Vacancy Rate	7.9%	8.8%	8.8%	9.0%	8.9%
▲ Avg NNN Asking Rate PSF	\$24.75	\$24.74	\$24.44	\$24.24	\$23.76
▲ Sale Price PSF	\$186.68	\$185.87	\$183.94	\$184.37	\$183.51
◀▶ Cap Rate	9.5%	9.5%	9.5%	9.5%	9.4%
◀▶ Under Construction SF	367,218	367,218	347,218	347,218	347,218
◀▶ Inventory SF	17,493,214	17,493,214	17,493,214	17,493,214	17,493,214

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1285 Financial Boulevard Reno, NV	39,345 SF	\$7,400,000 \$188.08 PSF	TMWA Ivy Properties LLC	Class C
6110 Plumas Avenue Reno, NV	25,542 SF	\$2,800,000 \$109.62 PSF	Willow Tree Properties McKenzie Properties	Class B
5650 Riggins Court Reno, NV	17,477 SF	\$4,320,000 \$247.18 PSF	OMEC Medical NV Reno/Sparks Assoc. of Real Estate	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
9760 Gateway Drive Reno, NV	17,227 SF	HelioPower	Nevada State	Service
5280 S. Virginia Reno, NV	12,994 SF	McKenzie Properties	Tahoe Forest	Services
10539 Professional Circle Reno, NV	10,643 SF	Charles Matthewson	KW	Real Estate

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