



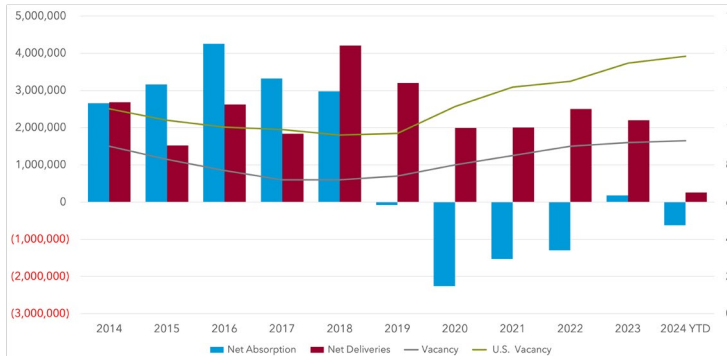
OFFICE MARKET OVERVIEW

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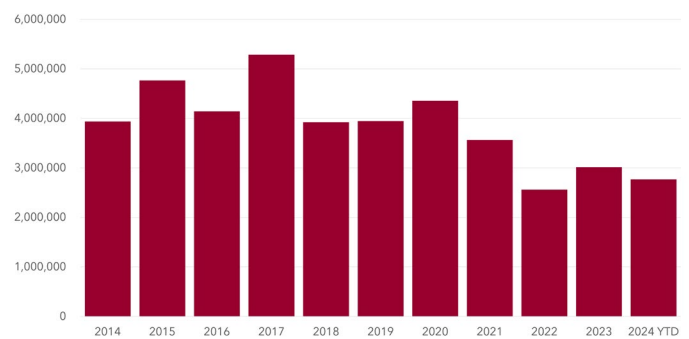
In Eastern PA, the office landscape is experiencing a modest increase in vacancy, standing at 9.30%. This increase is driven by a net absorption of -621,172 square feet. Even with the completion of new construction amounting to 250,000 square feet, there are no further additions expected, maintaining the total office space under construction at 2.7 million square feet, with the aim to stabilize amongst market uncertainties. Rental rates have remained stable at the high \$24 dollar mark and showing a gradual trend towards positivity. Notably, foot traffic in the Central Business District (CBD) has increased, indicating a resurgence of interest in tailoring remote work arrangements.

MARKET INDICATORS	Q1 2024	Q4 2023	Q3 2023	Q2 2023	Q1 2023
▼ 12 Mo. Net Absorption SF	(190,576)	178,462	(1,087,259)	(1,908,740)	(405,832)
▲ Vacancy Rate	9.30%	9.22%	9.17%	9.01%	8.95%
▲ Avg NNN Asking Rate PSF	\$24.89	\$24.86	\$24.87	\$24.85	\$24.78
▼ SF Under Construction	2,770,078	3,013,991	3,799,222	3,755,318	3,670,314
▲ Inventory SF	504,248,228	504,159,705	503,197,400	502,580,485	502,411,447

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3329-3331 Street Road Bensalem, PA	106,575 SF	\$12,500,000 \$117.29 PSF	Greenwood Gaming & Entertainment Brookwood Financial	Class B
311 Veterans Highway Levittown, PA	90,000 SF	\$10,959,168 \$121.77 PSF	LCN Capital Partners Lincoln Tech	Class B
1624-1628 Locust Street Philadelphia, PA	64,162 SF	\$8,750,000 \$136.37 PSF	Rhombus Properties Cross Properties	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
311 Veterans Highway Levittown, PA	90,000 SF	LCN Capital Partners	Lincoln Tech	Educational Services
1735 Market Street Philadelphia, PA	53,334 SF	Silverstein Properties	Saul Ewing	Law Firm
721 Arbor Way Blue Bell, PA	51,081 SF	Spear Street Capital	IPS	Engineering

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