



SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
800 Market St	St. Louis City	98,600	Ameren Missouri
5555 Winghaven Blvd	St. Charles	73,840	Mastercard
3301 S. Rider Trail	Earth City	68,100	US Bank

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
34320 S. Rider Trail Earth City	\$2,650,000 Investment	\$65.00 -	40,000 Class B	Mississippi Vly Reg Blood Ctr BEB Management
7701 & 7703 Forsyth Blvd Clayton	\$95,000,000 Investment	\$163.00 -	578,900 Class B	Lingerfelt Commonwealth KBS REIT II, Inc.
-	-	-	-	-

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
The Streets of St. Charles	St. Charles	60,000	Greenstreet
-	-	-	-
-	-	-	-


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
7700 Forsyth Blvd (Centene Ct)	Clayton	660,000	June 2020
-	-	-	-
-	-	-	-

TOTAL OFFICE MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q2 2019	12.5%	\$19.95	306,000	49,124,386	1,100,000
Q1 2019	12.4%	\$20.02	(281,000)	48,803,470	1,457,116
Q4 2018	11.8%	\$19.40	73,000	48,832,061	1,400,000
Q3 2018	12.0%	\$19.12	169,000	48,810,615	1,619,116
Q2 2018	12.3%	\$19.72	(109,000)	48,872,080	276,400

 **306,000** NET ABSORPTION SF

 **12.5%** VACANCY 5,969,555 SF

 **\$19.95** AVG. ASKING RATE PSF GROSS

 **60,000** DELIVERIES 1 Building

 **1,100,000** UNDER CONSTRUCTION 5 Buildings

STUART WISEHEART, Vice President

The second longest such streak since 1985, the second quarter of 2019 is the 14th consecutive quarter in which office vacancy remained below the long-term average rate of 13.5%. Upward pressure on rates continue with tenants moving into large blocks of space such as Lumeris occupying 98,000 square feet at Riverport and Drury Development occupying 69,183 square feet at 13075 Manchester Road. Most office development is build-to-suit which also continues to limit any large blocks over 20,000 SF and will further the upward rate pressures.