



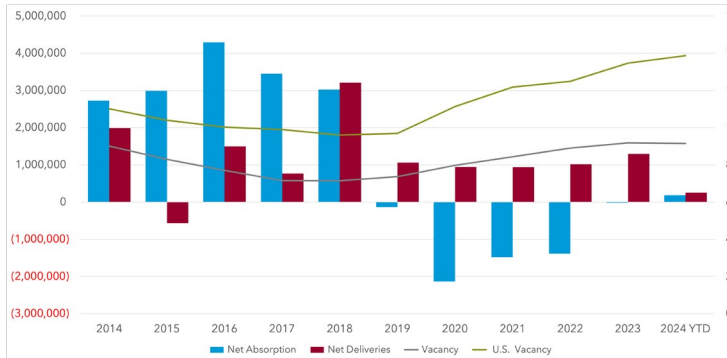
OFFICE MARKET OVERVIEW

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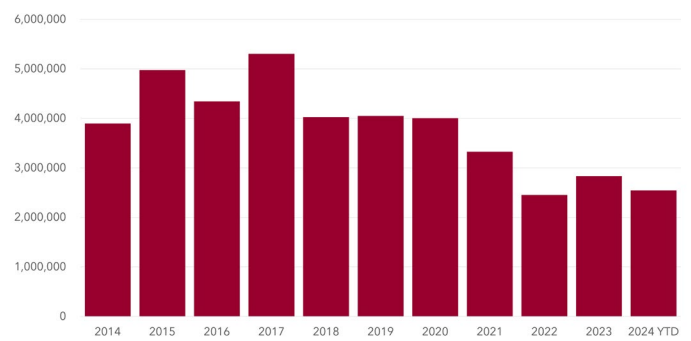
The office real estate market in Eastern Pennsylvania shows mixed activity as of Q2 2024. The 12-month net absorption was 1.72 million SF, slightly up from Q1's 1.71 million SF. Vacancy rates remained high at 9.2%, consistent with Q1's 9.3%. The average NNN asking rate is \$26.89 PSF annually. Under construction space decreased to 2.55 million SF, indicating a slowdown in new developments. Historical data shows fluctuating net absorption and deliveries, reflecting market volatility. While the office market is still facing challenges, the pickup in transactions highlights potential investor confidence. This trend suggests a hopeful future for the area and resilience in the sector.

MARKET INDICATORS	Q2 2024	Q1 2024	Q4 2023	Q3 2023	Q2 2023
▲ 12 Mo. Net Absorption SF	1,716,820	1,711,043	1,298,052	720,923	590,050
▼ Vacancy Rate	9.2%	9.3%	9.2%	9.1%	9.0%
▲ Avg NNN Asking Rate PSF	\$26.89	\$26.82	\$26.86	\$26.84	\$26.96
▼ SF Under Construction	2,545,906	2,605,306	2,833,843	3,591,784	3,636,380
▲ Inventory SF	504,828,560	504,657,460	504,577,013	503,732,370	503,115,455

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1100 N. King Street Wilmington, DE	372,118 SF	\$34,173,347 \$91.83 PSF	Incyte Capital Commercial Investments	Class A
1100 French Street Wilmington, DE	145,189 SF	\$13,326,653 \$91.79 PSF	Incyte Capital Commercial Investments	Class A
1760 Market Street Philadelphia, PA	138,128 SF	\$11,500,000 \$83.26 PSF	1760 Market Street Holdings Chelsea & Village Associates	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1650 Arch Street Philadelphia, PA	46,500 SF	ASI Management	Ballinger	Engineering
4051 Ogletown Road Newark, DE	25,237 SF	JPMorgan Chase & Co.	ATI Physical Therapy	Healthcare
925 Harvest Drive Plymouth Meeting, PA	22,000 SF	Brandywin Realty Trust	Elliot Greenleaf	Law

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