



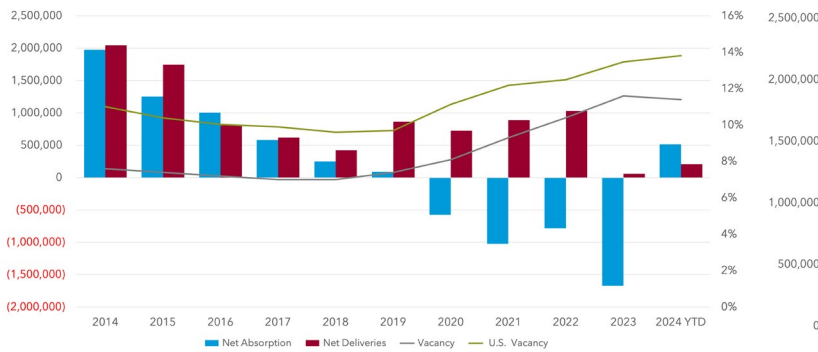
OFFICE MARKET OVERVIEW

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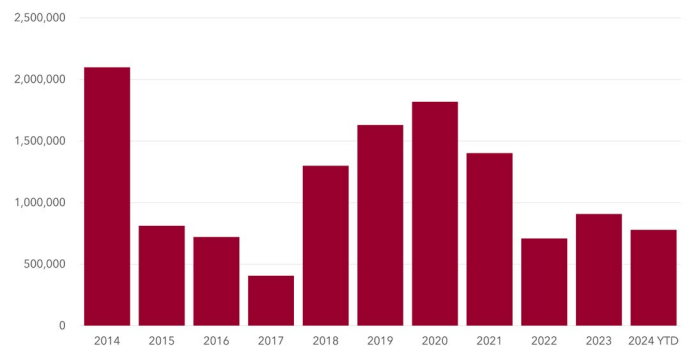
The Pittsburgh office market saw a 20 basis point decrease in vacancy from Q2 to Q3 2024, marking the first instance of positive net absorption on a trailing twelve-month basis since Q4 2019. This improvement is attributed to increased leasing activity over the past two quarters. Average lease rates have remained stable, with a slight decline, while construction projects and new deliveries continue to be limited.

MARKET INDICATORS	Q3 2024	Q2 2024	Q1 2024	Q4 2023	Q3 2023
▲ 12 Mo. Net Absorption SF	8,359	(310,961)	(1,235,138)	(1,672,061)	(1,540,285)
▼ Vacancy Rate	11.4%	11.6%	11.7%	11.6%	11.2%
▼ Avg NNN Asking Rate PSF	\$24.15	\$24.19	\$24.24	\$24.14	\$23.95
◀ ▶ Sale Price PSF	\$108.00	\$108.00	\$109.00	\$111.00	\$114.00
▼ Cap Rate	8.5%	11.8%	6.6%	7.3%	9.5%
◀ ▶ Under Construction SF	779,452	779,452	779,452	982,573	907,573
◀ ▶ Inventory SF	143,921,129	143,921,129	143,713,008	143,713,008	143,713,008

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3170 William Pitt Way Pittsburgh, PA	120,000 SF	Undisclosed	A&W LLC University of Pittsburgh	Class C
2000 Innovation Drive Wexford, PA	90,000 SF	\$1,350,000 \$150.00 PSF	Whitney Bay Partners LLC Innovation Center Associates LP	Class A
1000 American Bridge Way Coraopolis, PA	34,946 SF	\$4,800,532 \$137.37 PSF	Goldenrod Capital Partners LP Southland Holdings, Inc.	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
30 Isabella Street Pittsburgh, PA	60,000 SF	Healthcare Realty Trust, Inc.	PJ Dick - Trumbull - Lindy	Construction
501 Marketplace Boulevard Corapolis, PA	36,220 SF	Moon Marketplace Agent, LLC	Coterra Energy	Mining, Quarrying, Oil & Gas Extraction
225 North Shore Drive Pittsburgh, PA	33,669 SF	North Shore Developers, LP	Mitsubishi Power	Specialty Industry Machinery

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