



# Northeast WI Office Market Report

## Q32022

PREPARED BY

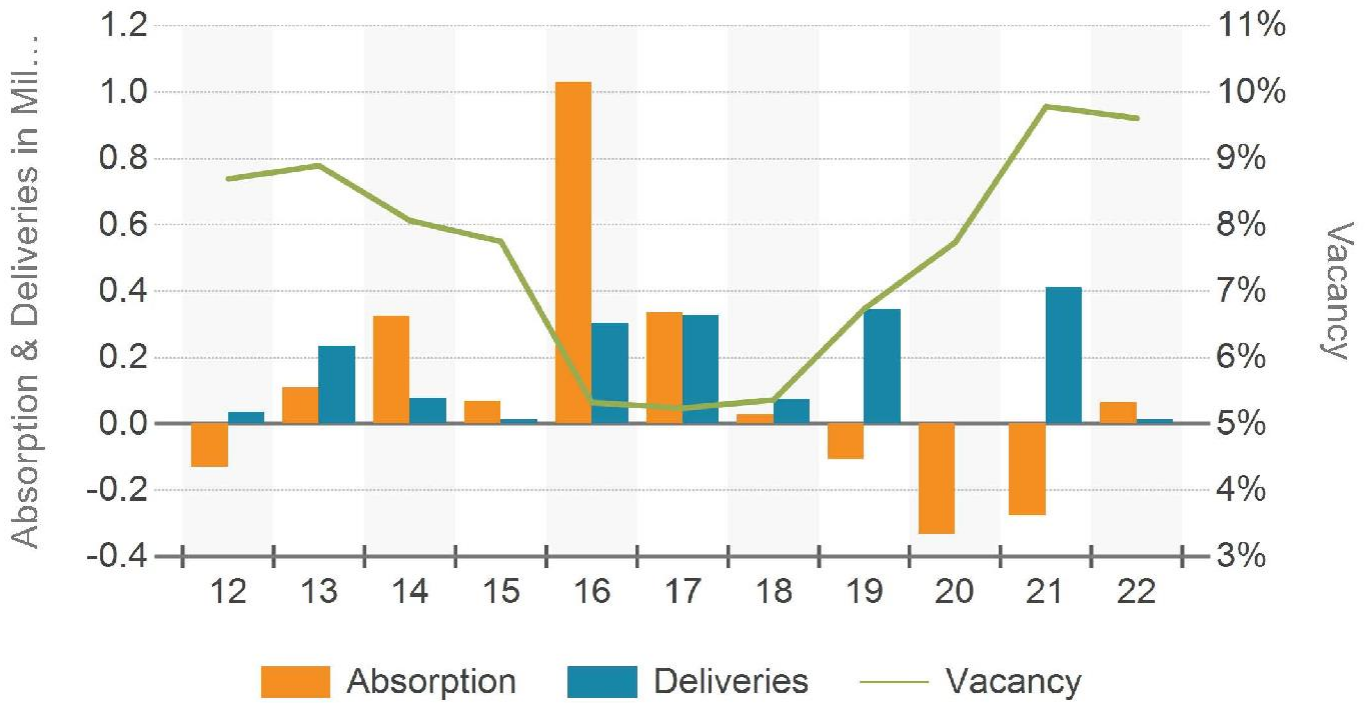
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**NAI**Pfefferle

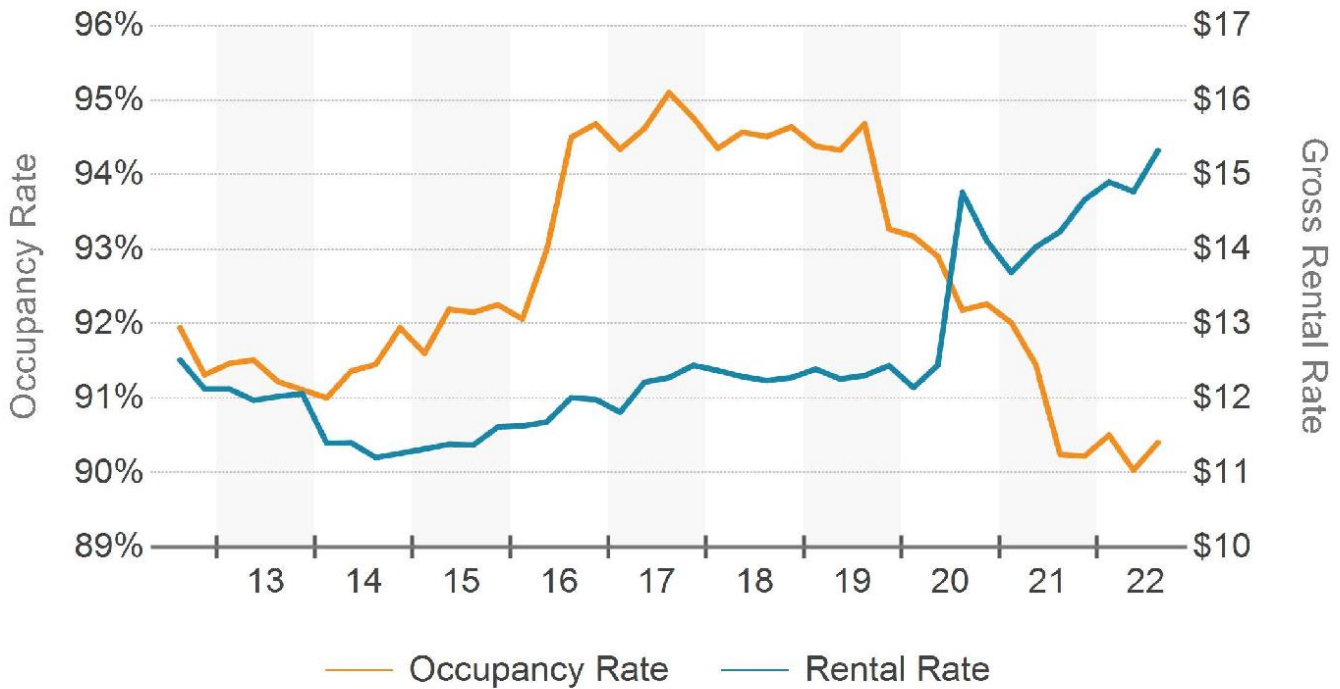
Manny Vasquez

Vice President - Business Development

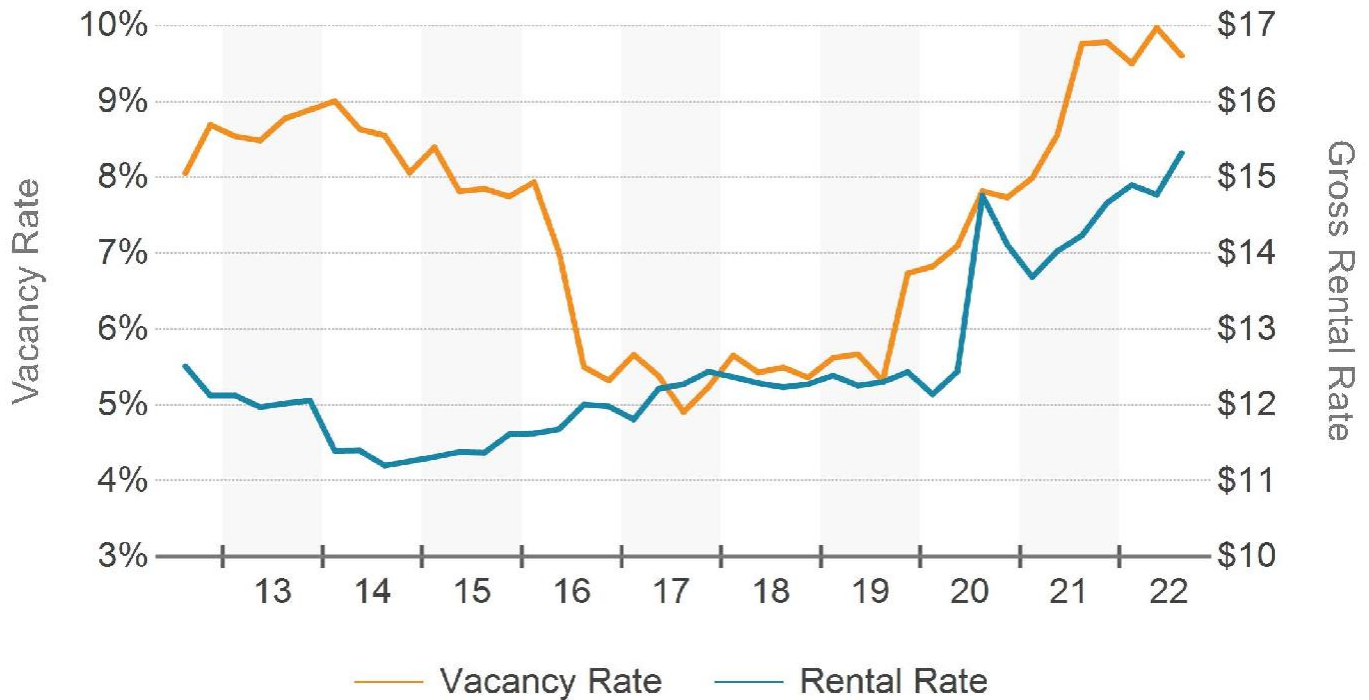
### ABSORPTION, DELIVERIES, VACANCY



### OCCUPANCY & RENTAL RATES



### VACANCY & RENTAL RATES



### SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Gross Rent Per SF	\$15.32	\$12.63
Vacancy Rate	9.6%	7.1%
Vacant SF	3,083,922	2,223,690
Availability Rate	11.6%	11.7%
Available SF	3,755,585	3,704,685
Sublet SF	345,733	212,614
Months on Market	12.8	13.3

Inventory	Survey	5-Year Avg
Existing Buildings	2,355	2,340
Existing SF	32,109,829	31,540,418
12 Mo. Const. Starts	56,902	173,253
Under Construction	193,902	224,913
12 Mo. Deliveries	57,602	214,778

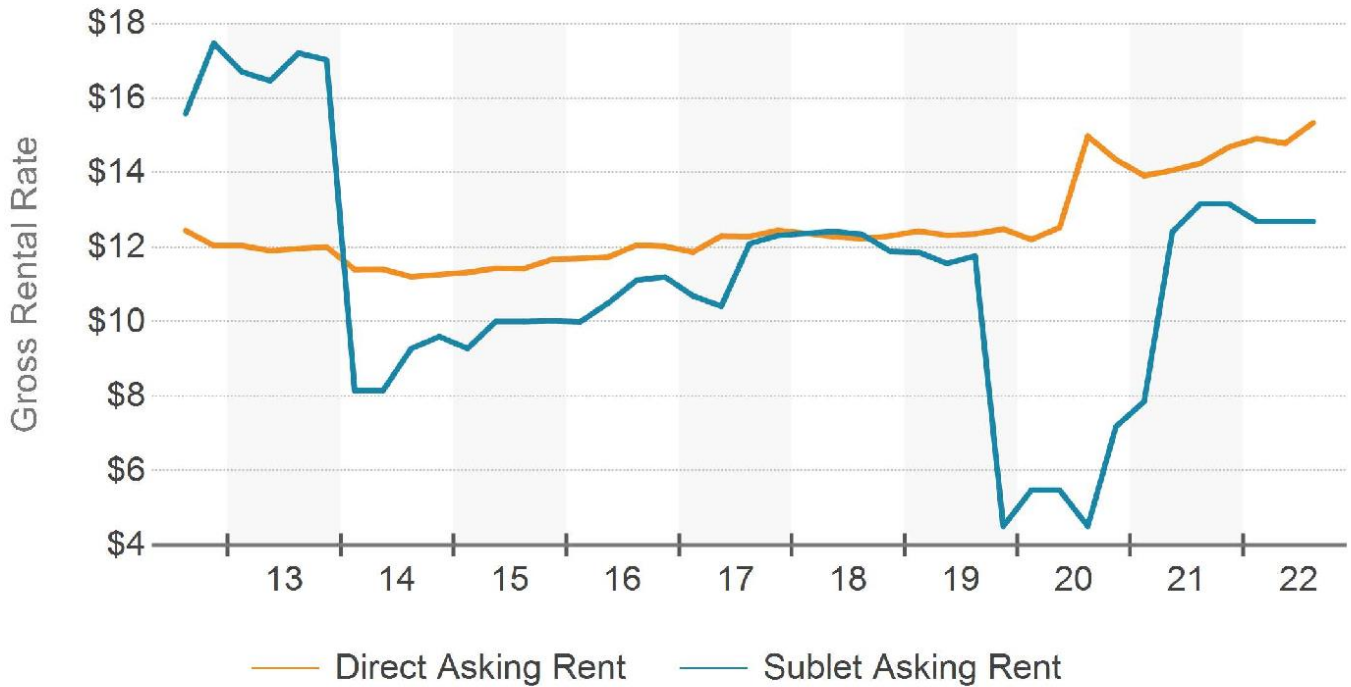
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-413,146	-105,405
12 Mo. Leasing SF	744,181	510,199

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$100	\$83
Asking Price Per SF	\$104	\$111
Sales Volume (Mil.)	\$181	\$111
Cap Rate	8.6%	8.7%

### GROSS ASKING RENT PER SF



### DIRECT & SUBLET RENTAL RATES



### VACANCY RATE



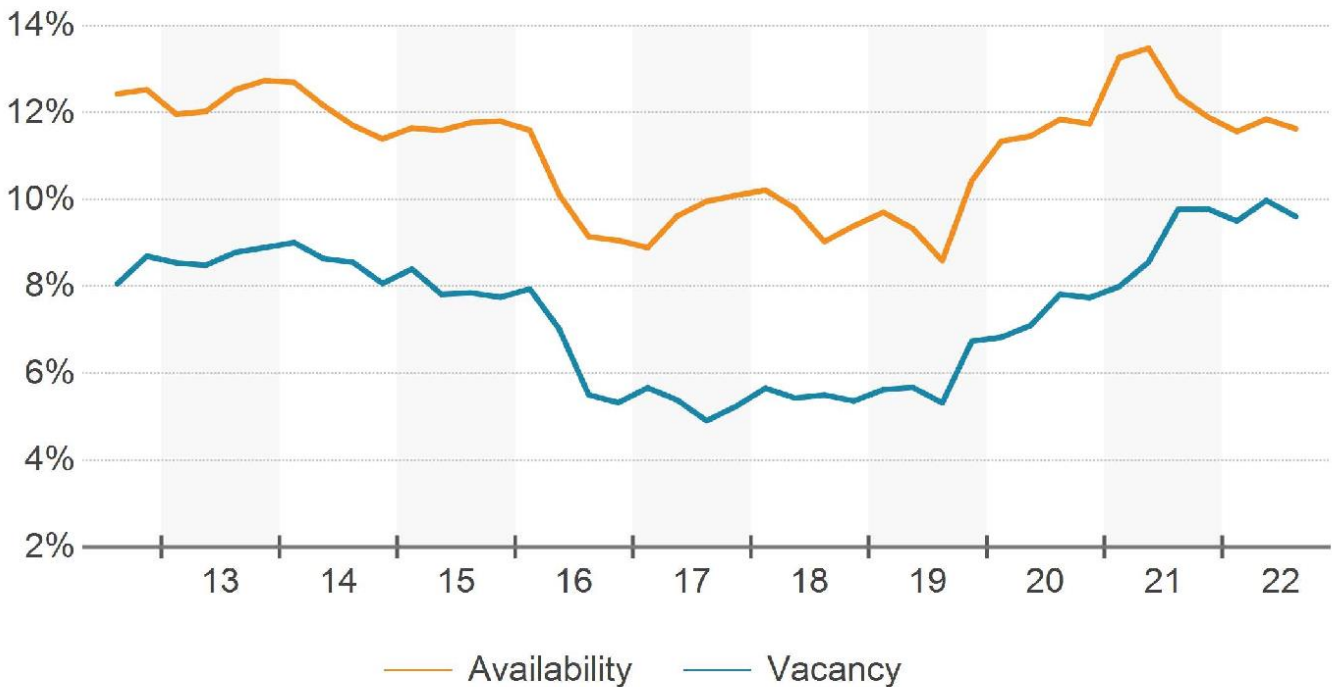
### SUBLEASE VACANCY RATE



### AVAILABILITY RATE



### AVAILABILITY & VACANCY RATE



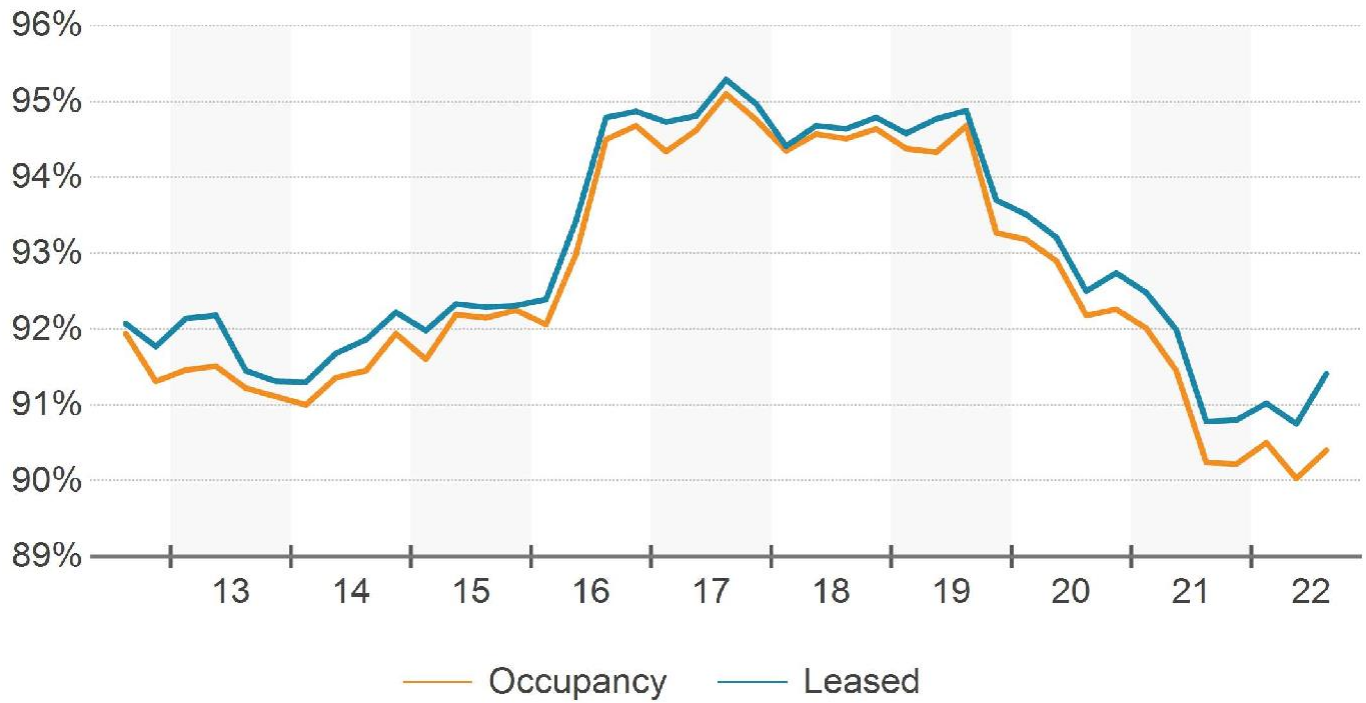
### OCCUPANCY RATE



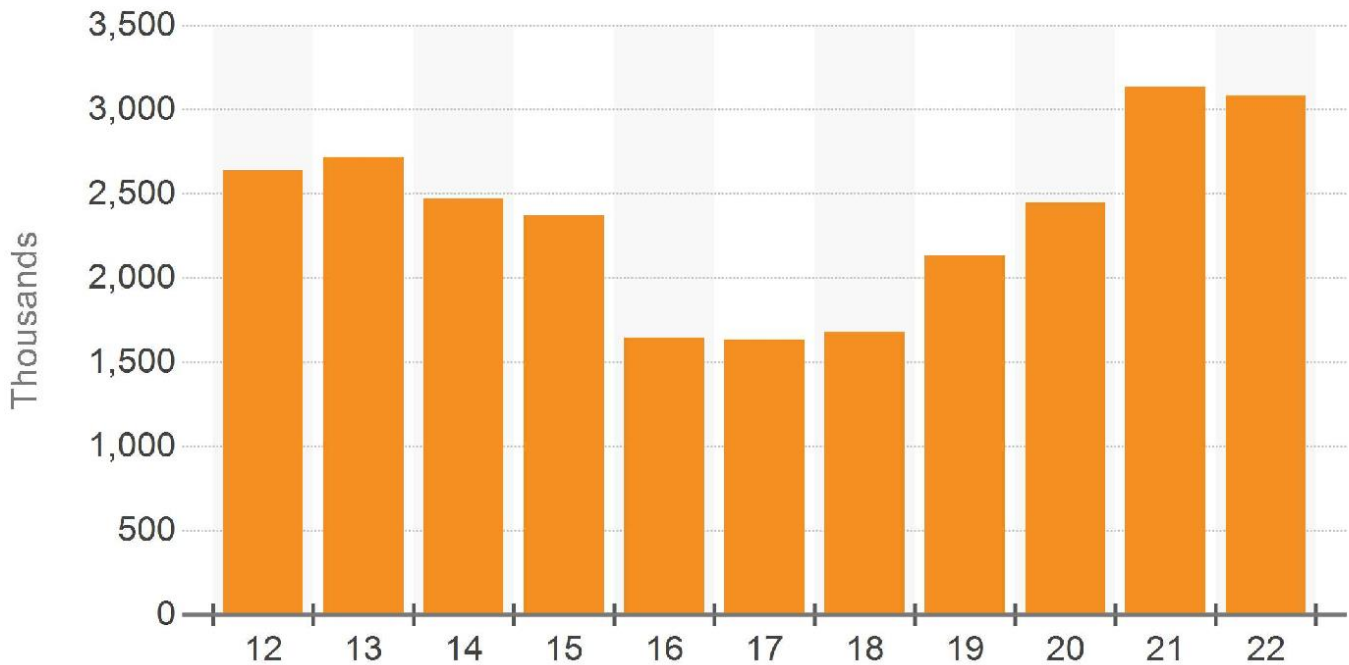
### PERCENT LEASED RATE



### OCCUPANCY & PERCENT LEASED

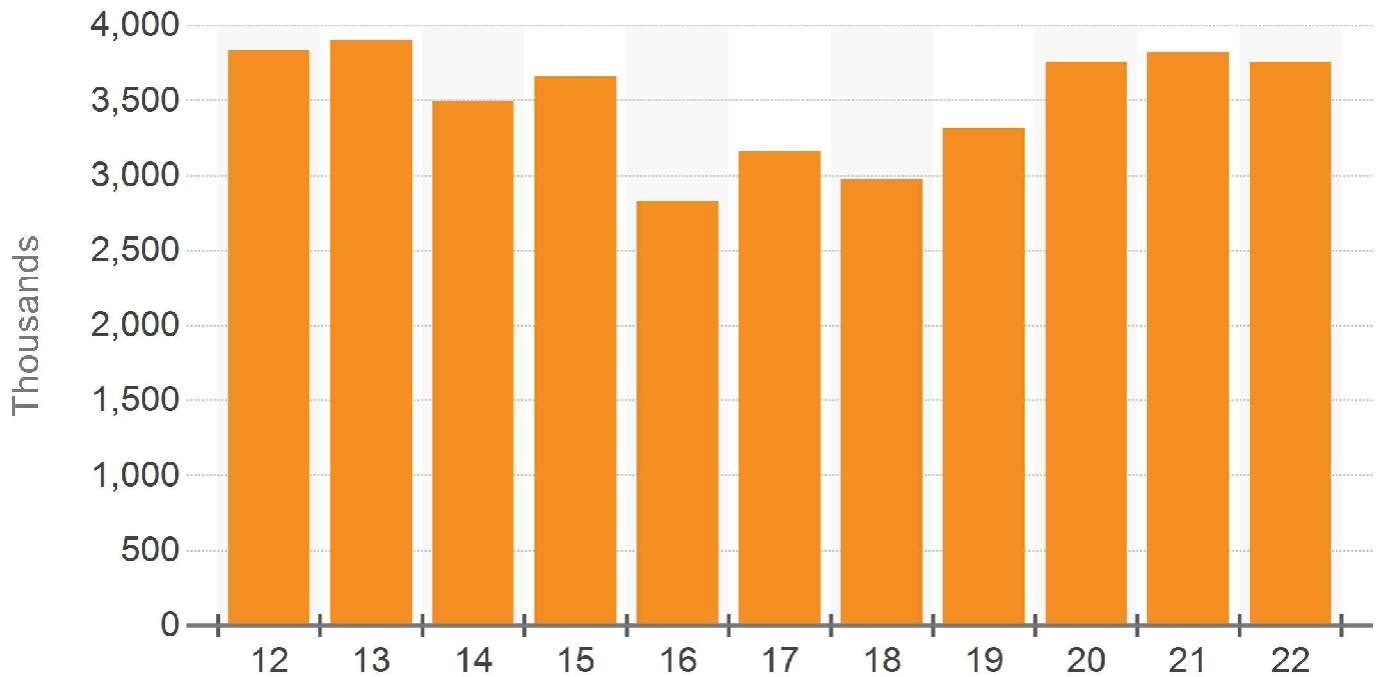


### VACANT SF

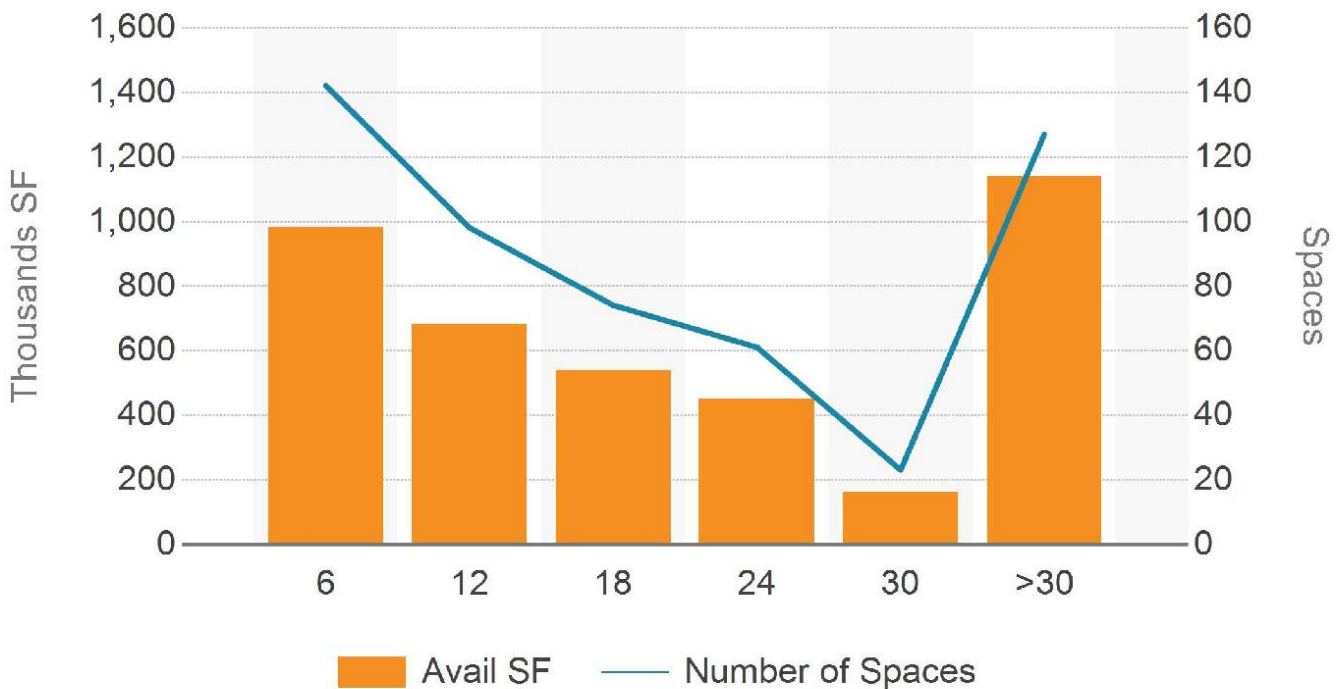




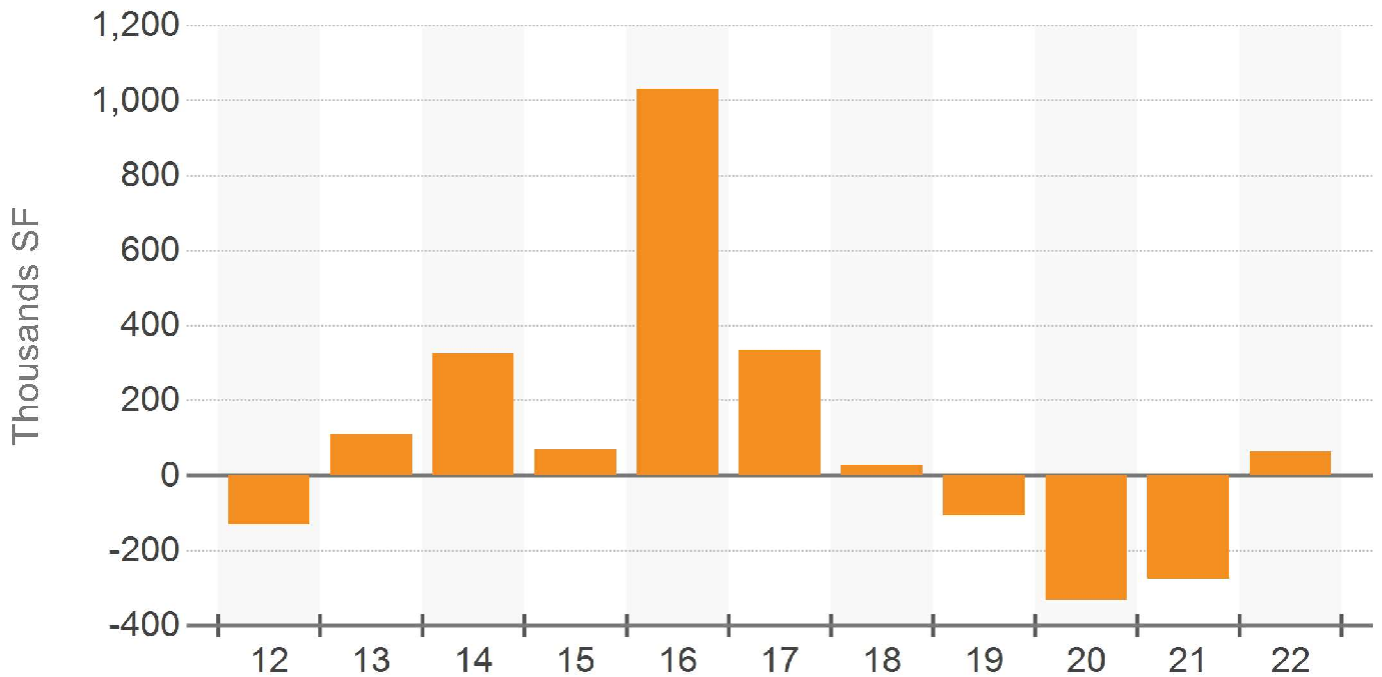
### AVAILABLE SF



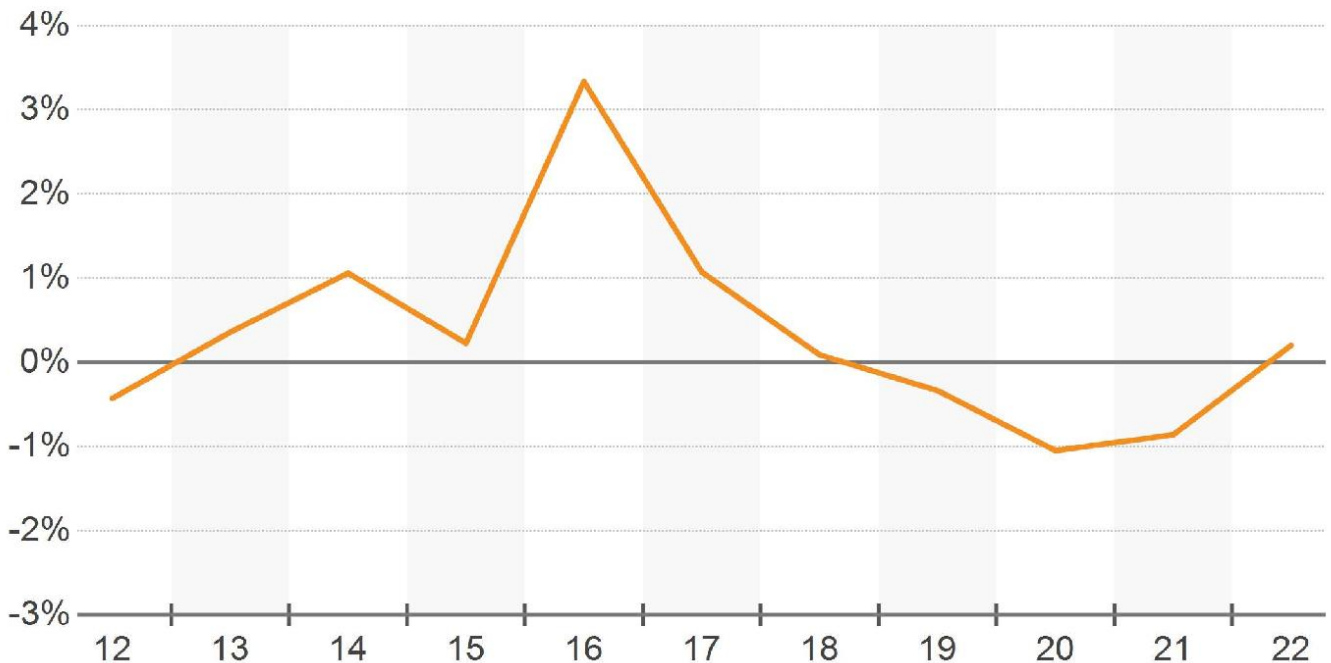
### MONTHS ON MARKET DISTRIBUTION



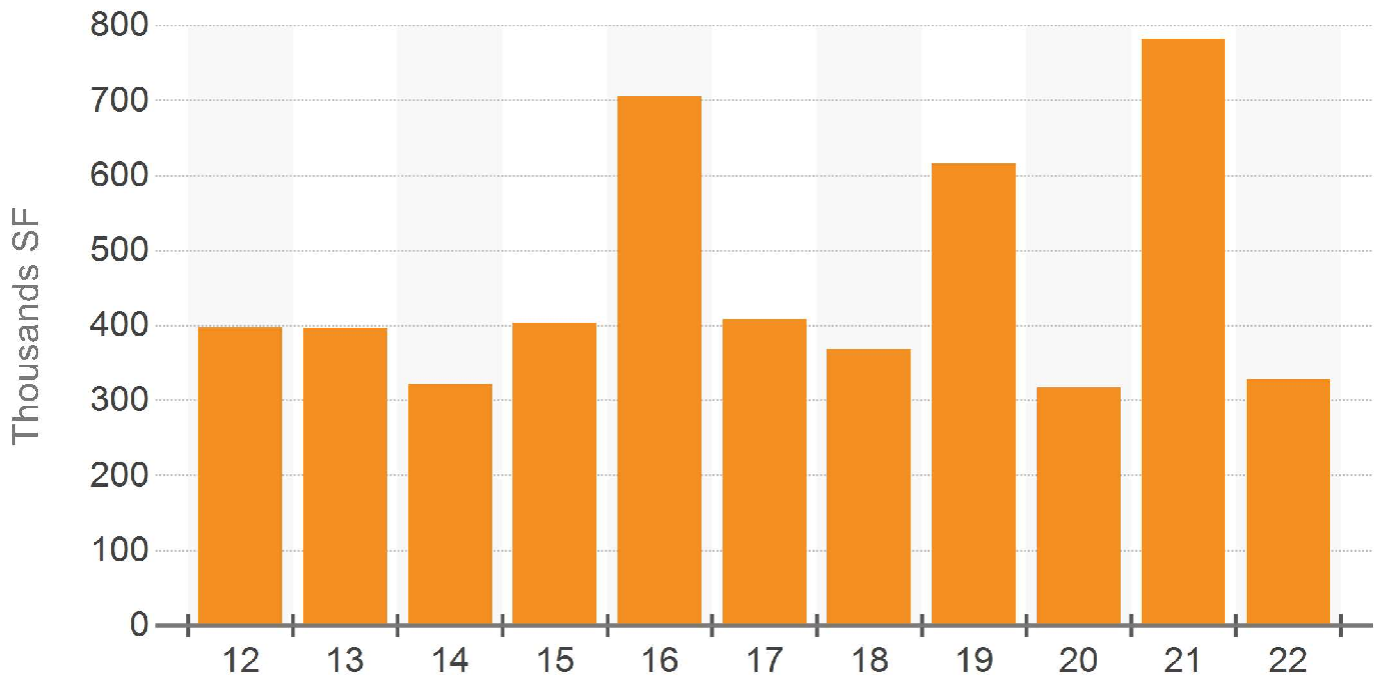
### NET ABSORPTION



### NET ABSORPTION AS % OF INVENTORY



### LEASING ACTIVITY



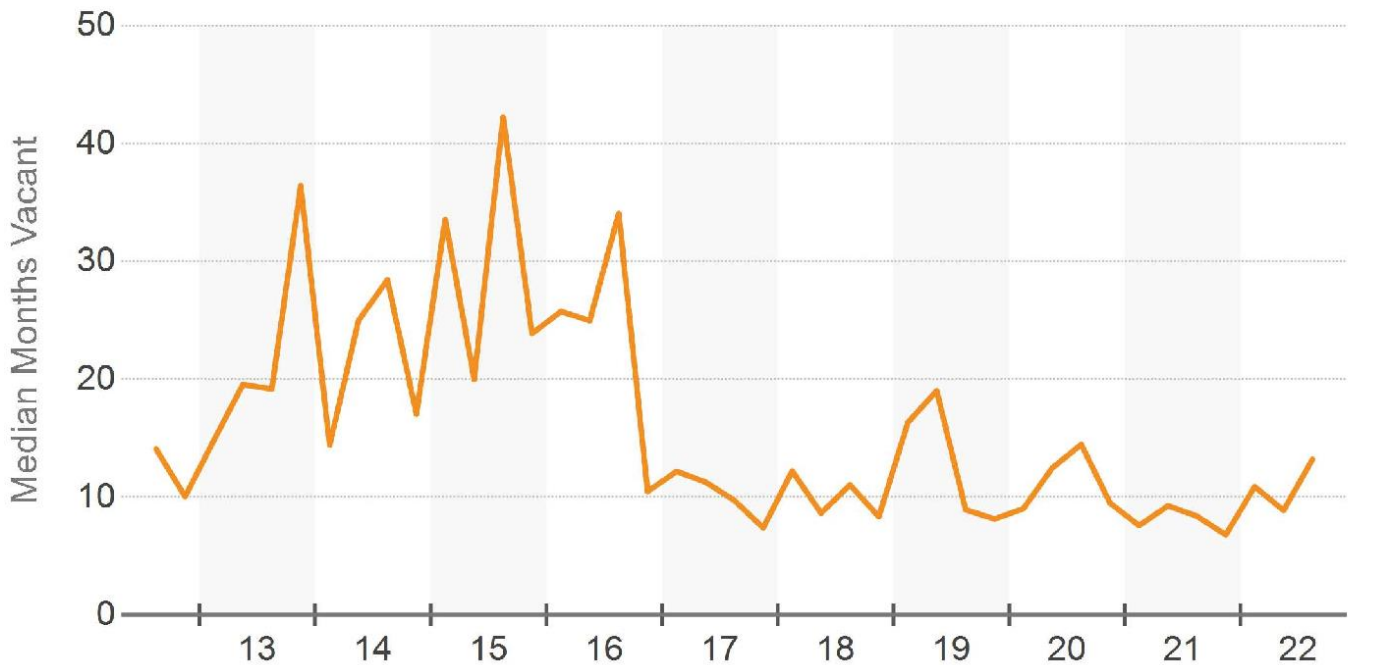
### MONTHS ON MARKET



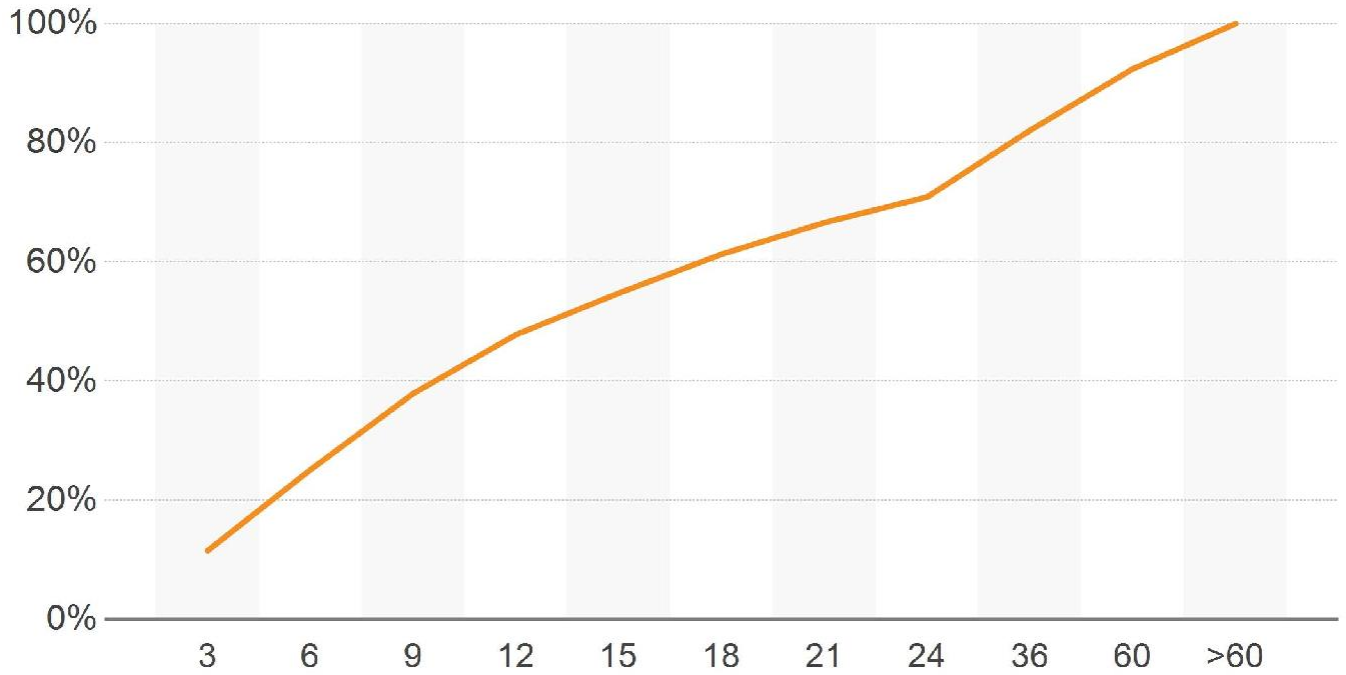
### MONTHS TO LEASE



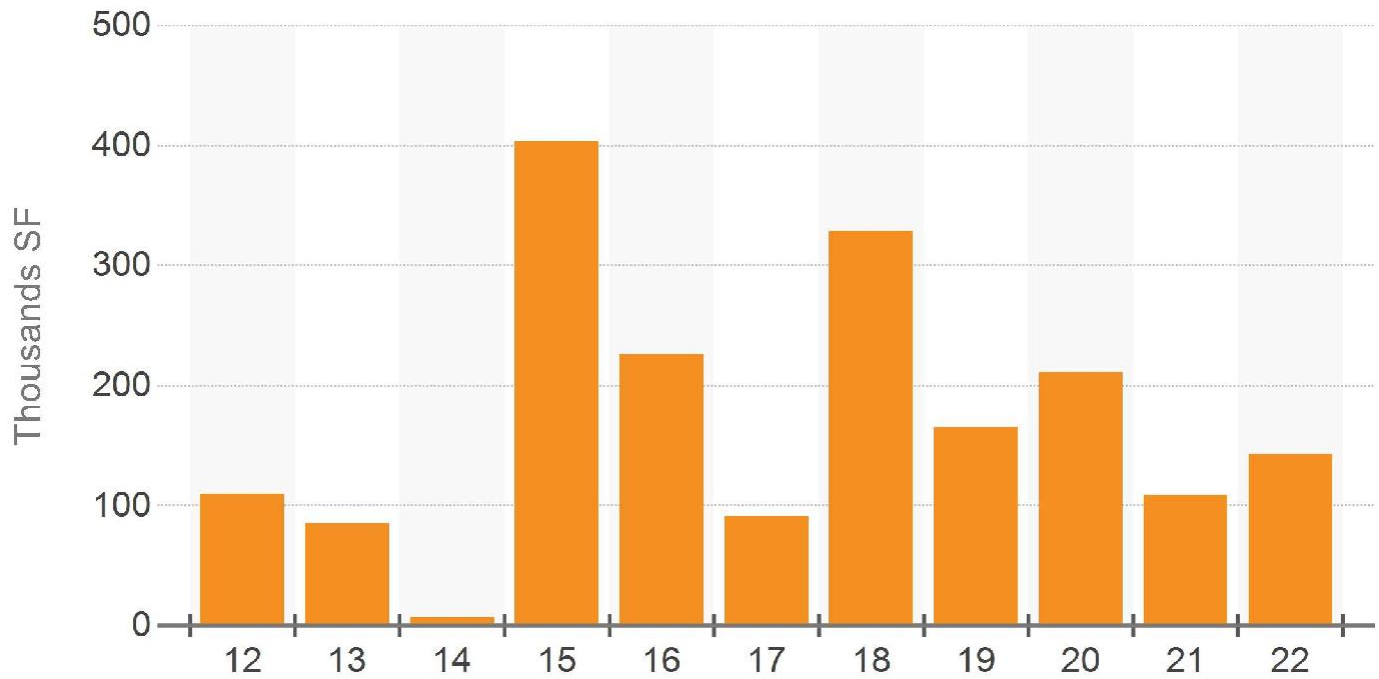
### MONTHS VACANT



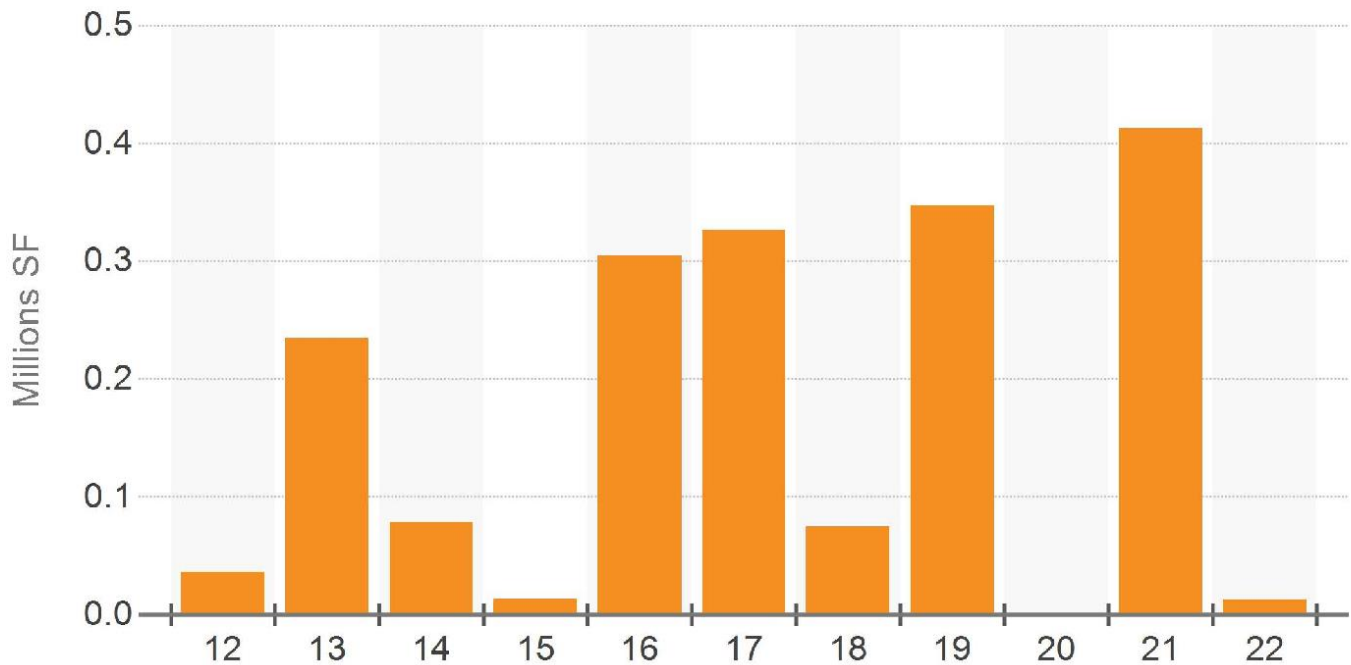
### PROBABILITY OF LEASING IN MONTHS



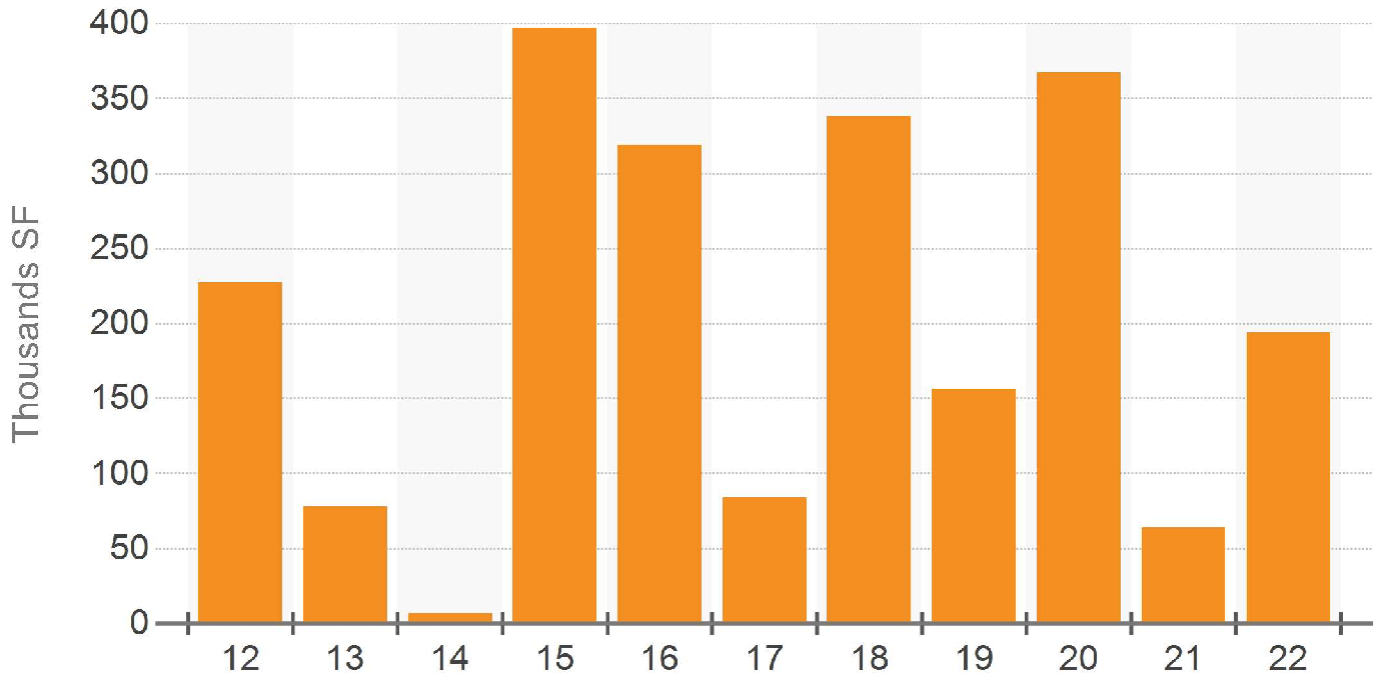
### CONSTRUCTION STARTS



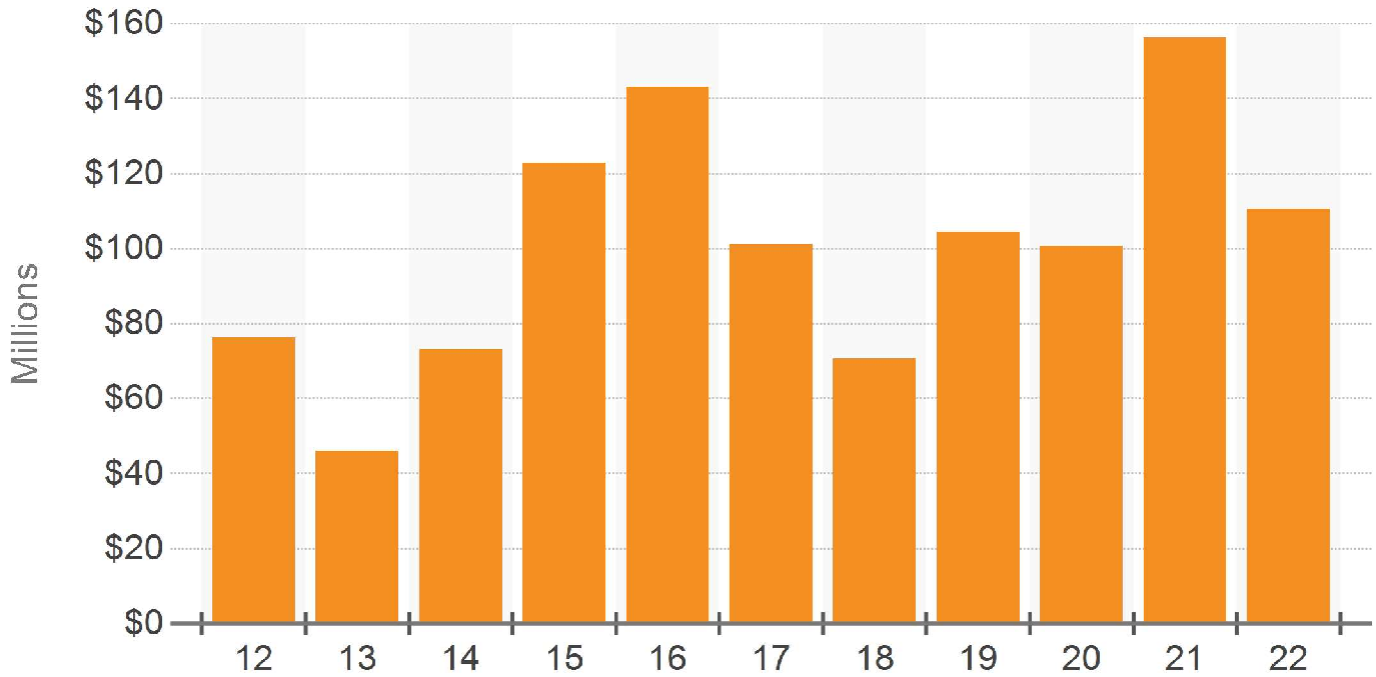
### CONSTRUCTION DELIVERIES



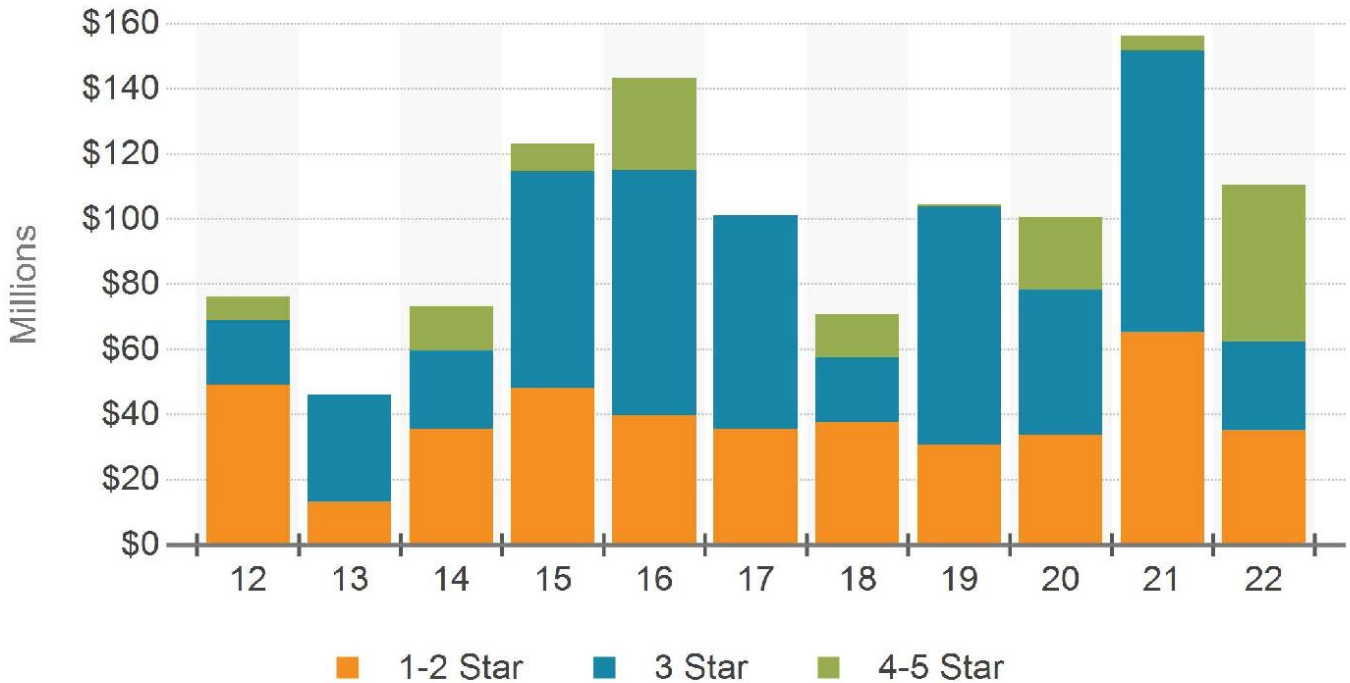
### UNDER CONSTRUCTION



### SALES VOLUME

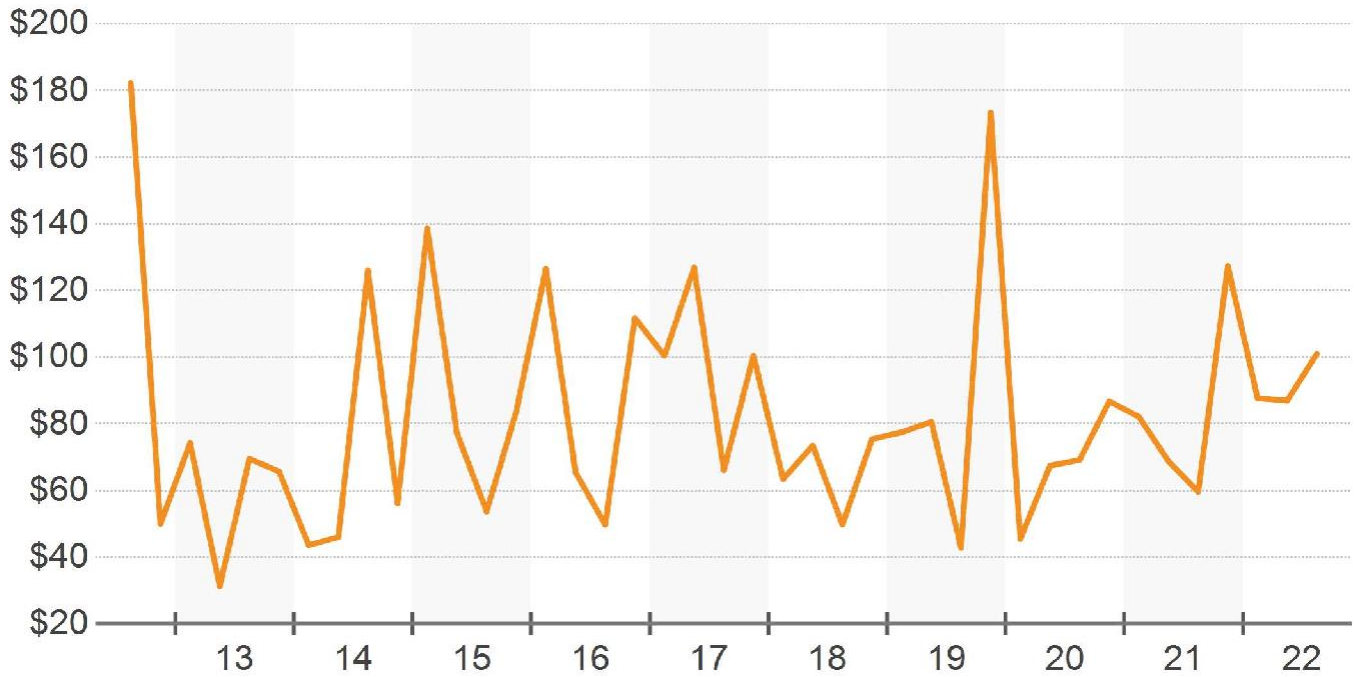


### SALES VOLUME BY STAR RATING

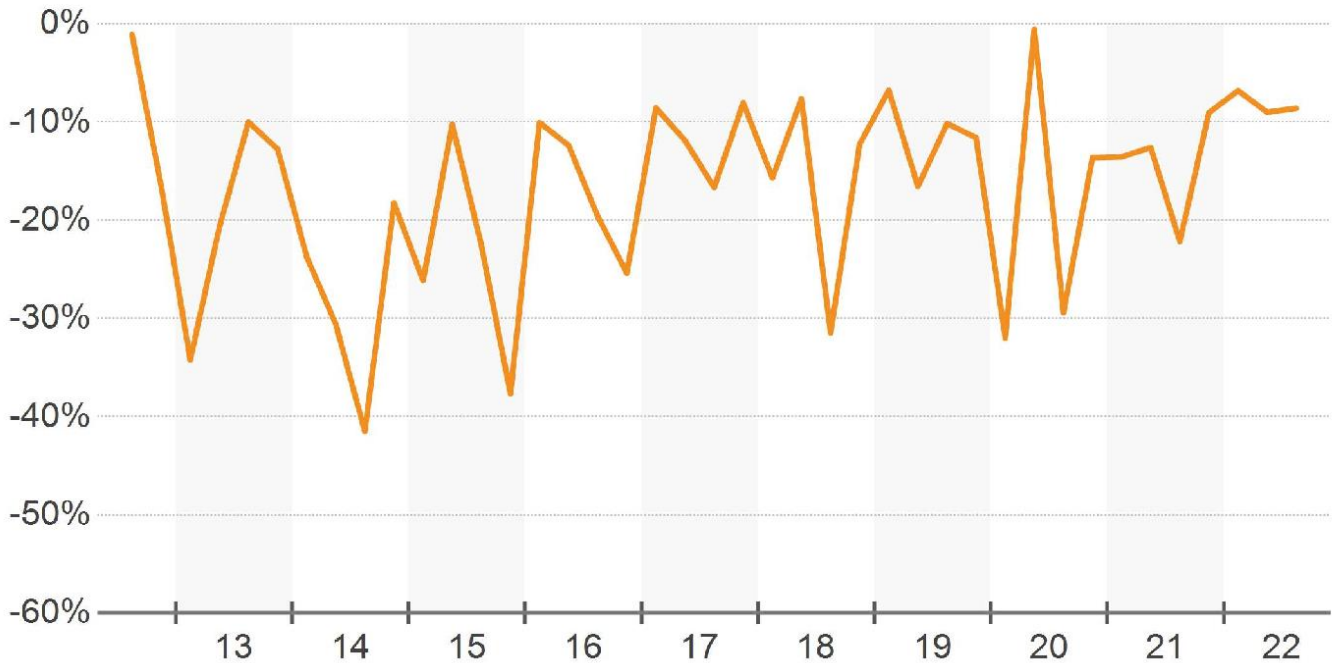




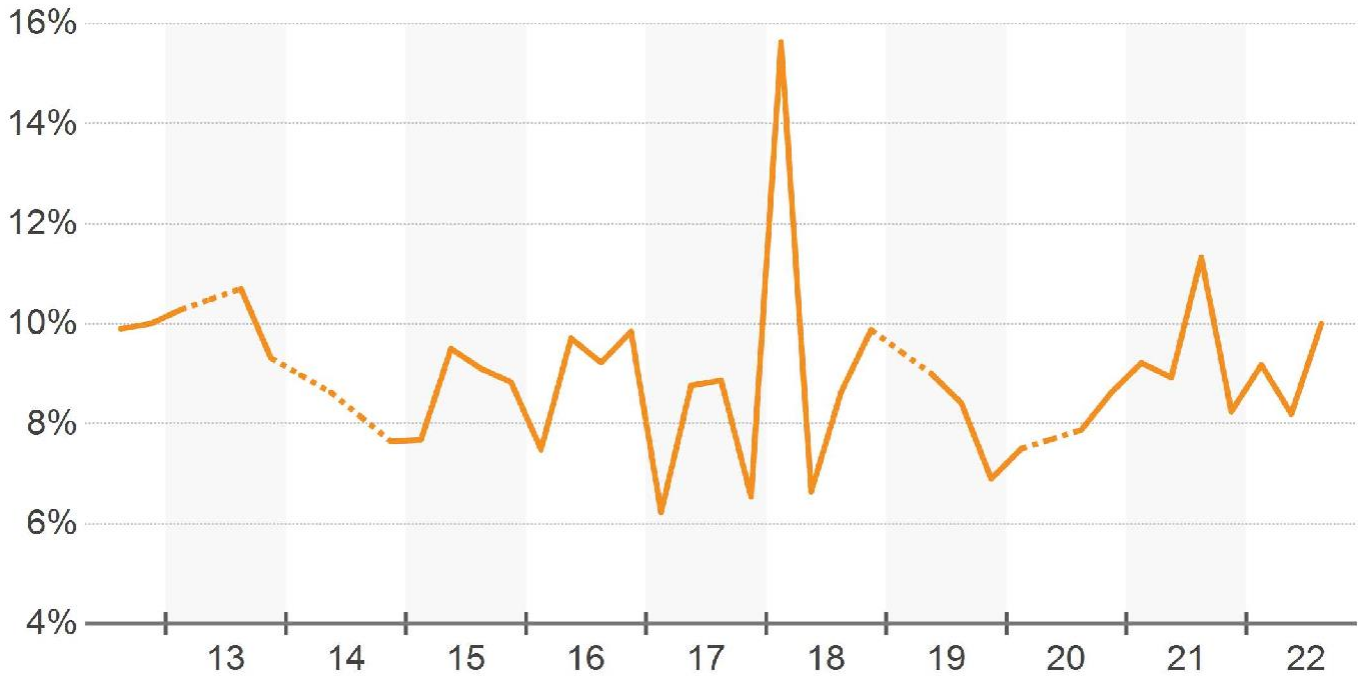
### AVERAGE SALE PRICE PER SF



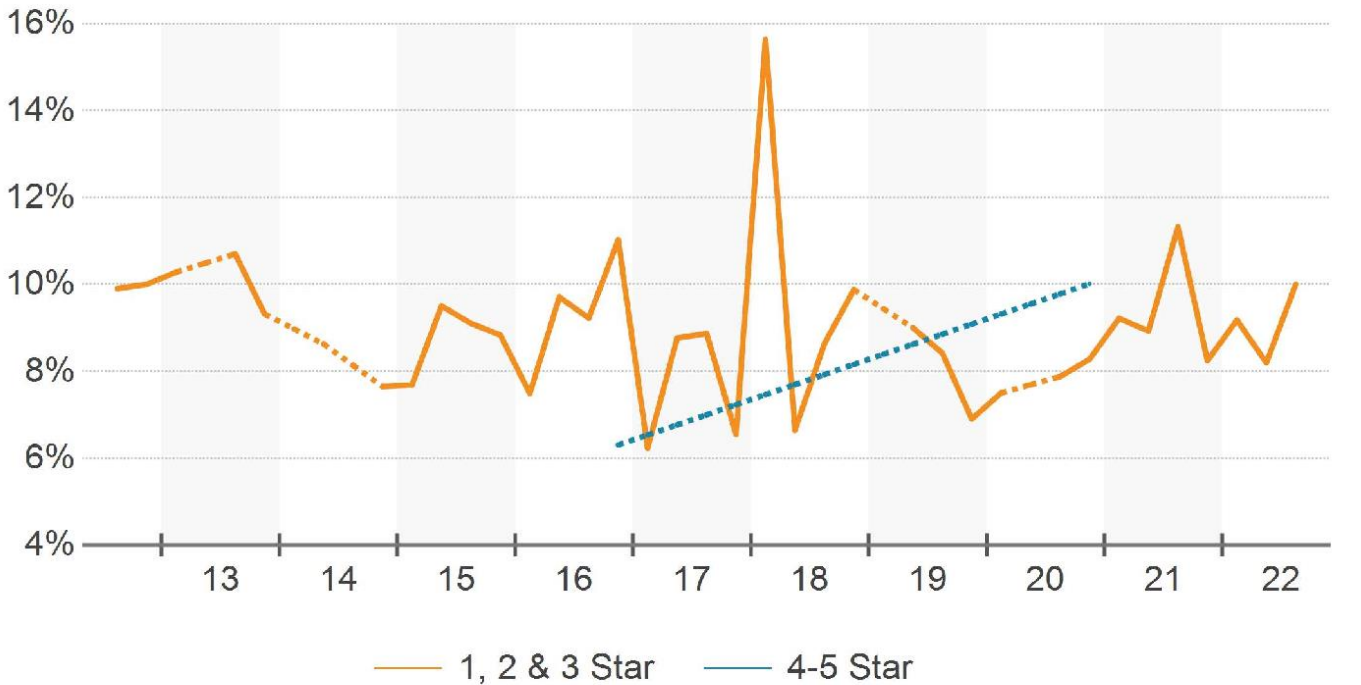
### SALE TO ASKING PRICE DIFFERENTIAL



### CAP RATE



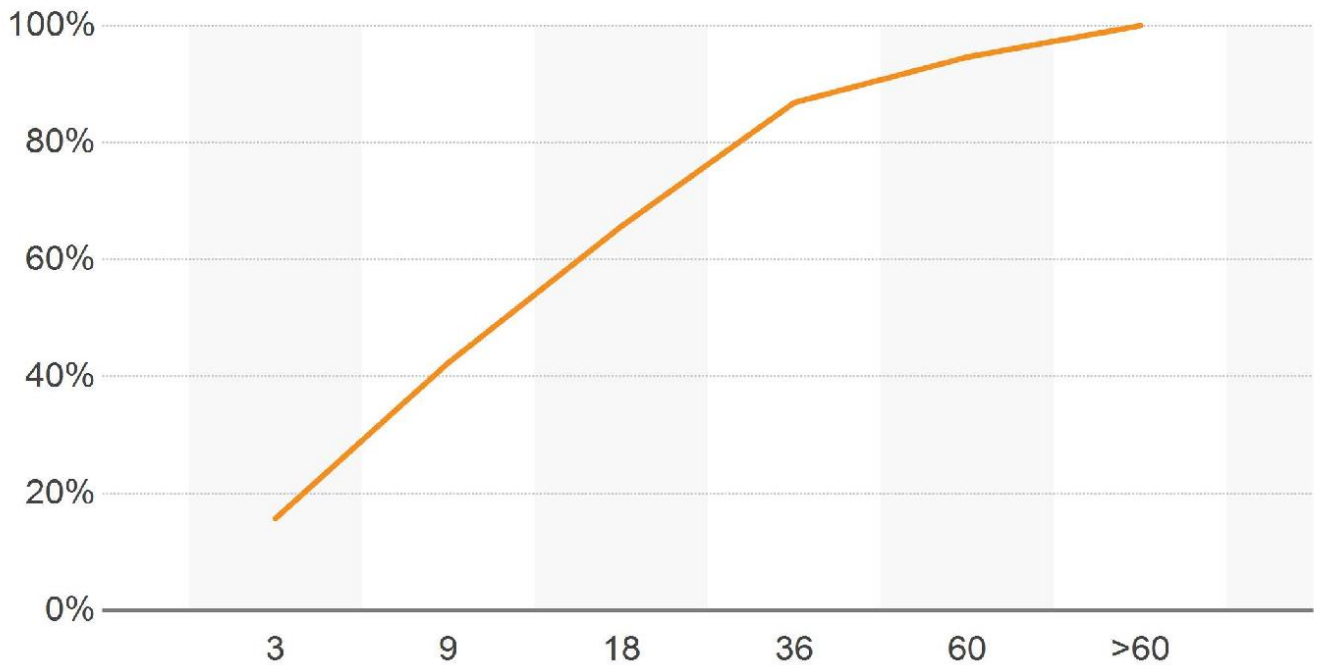
### CAP RATE BY STAR RATING



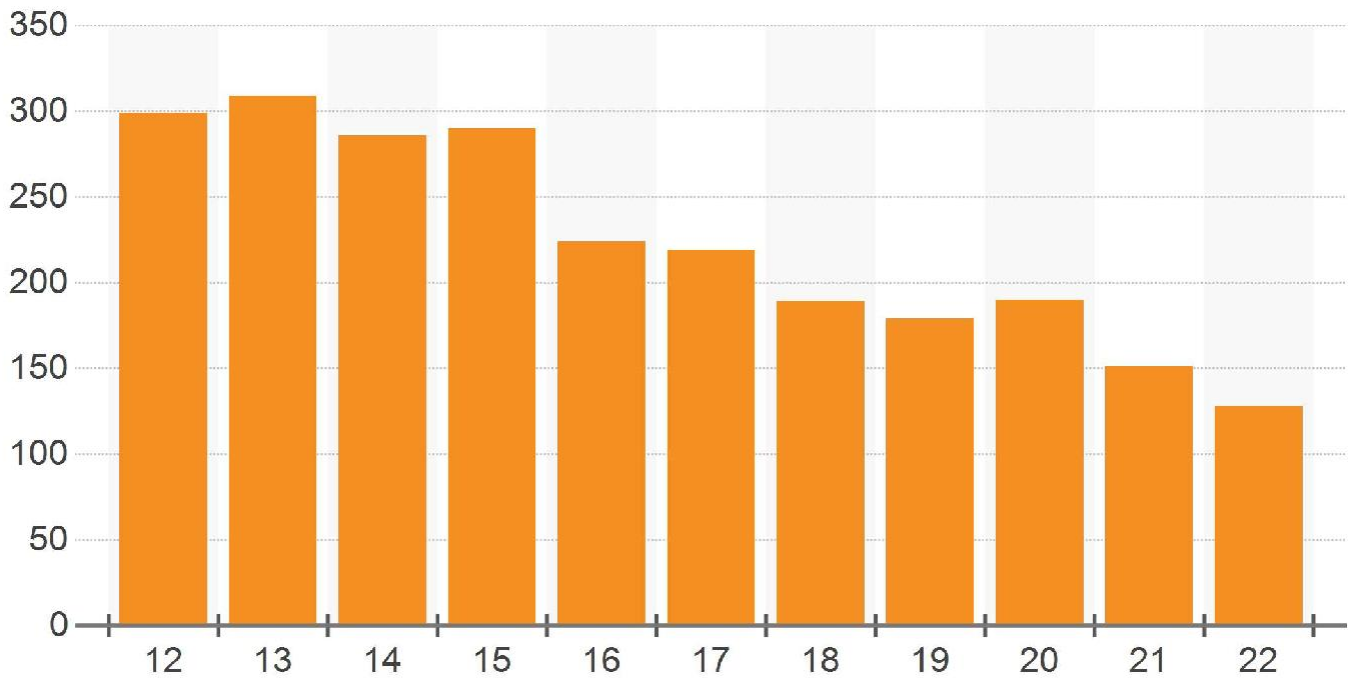
### MONTHS TO SALE



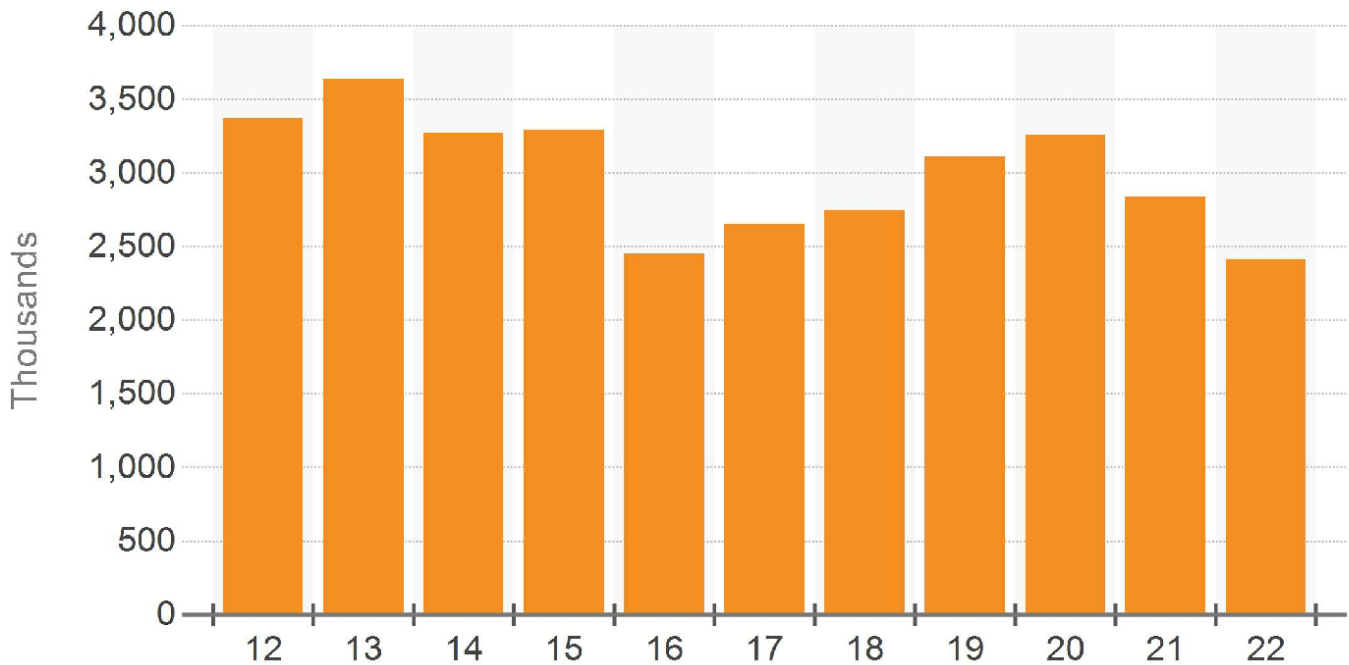
### PROBABILITY OF SELLING IN MONTHS



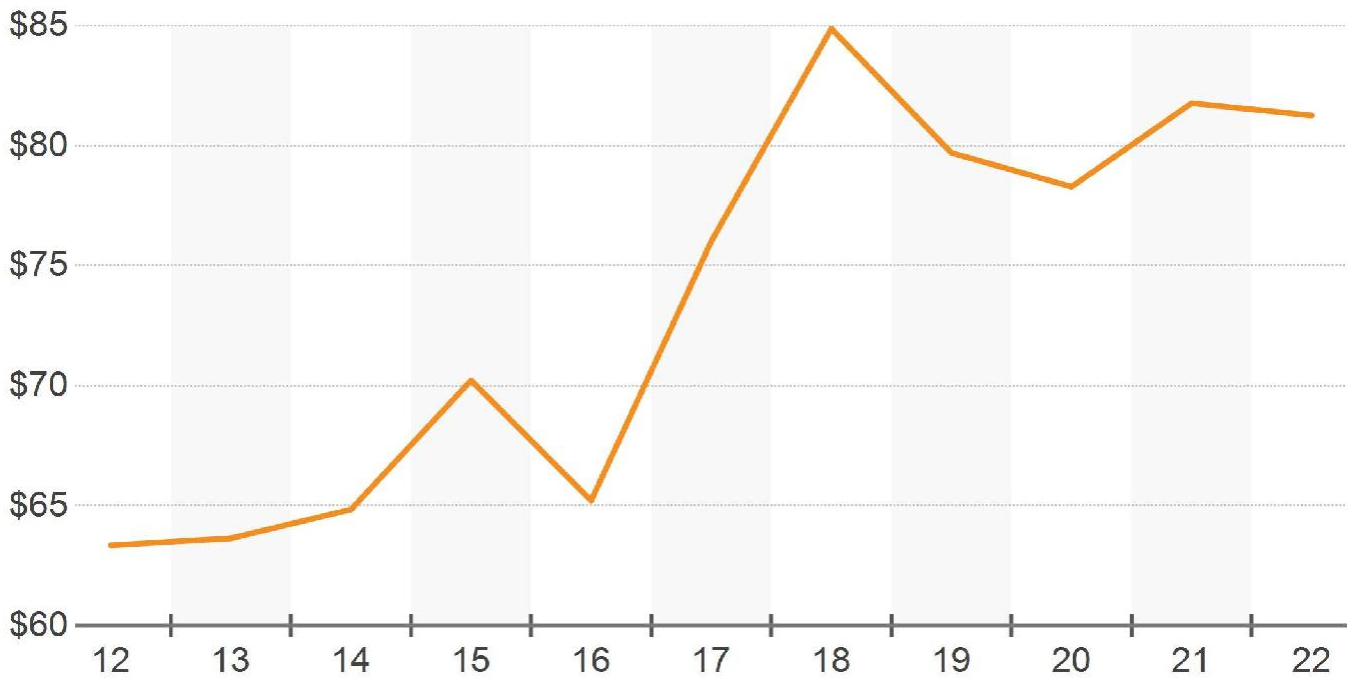
### FOR SALE TOTAL LISTINGS



### FOR SALE TOTAL SF



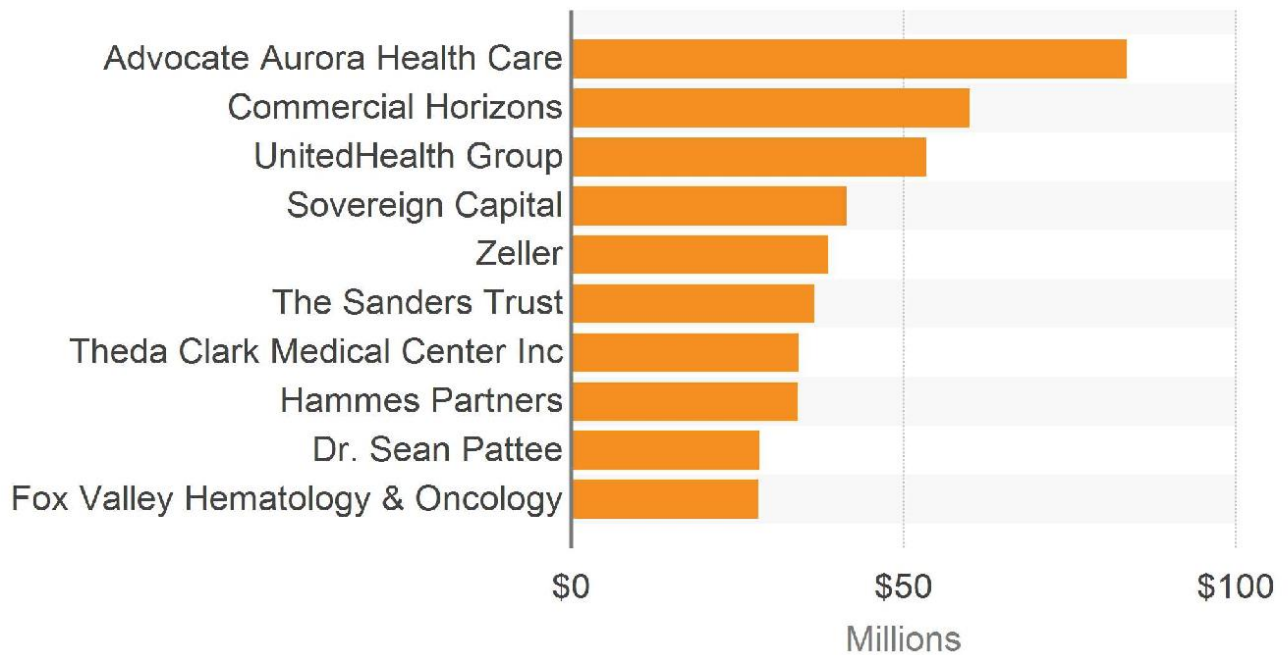
### ASKING PRICE PER SF



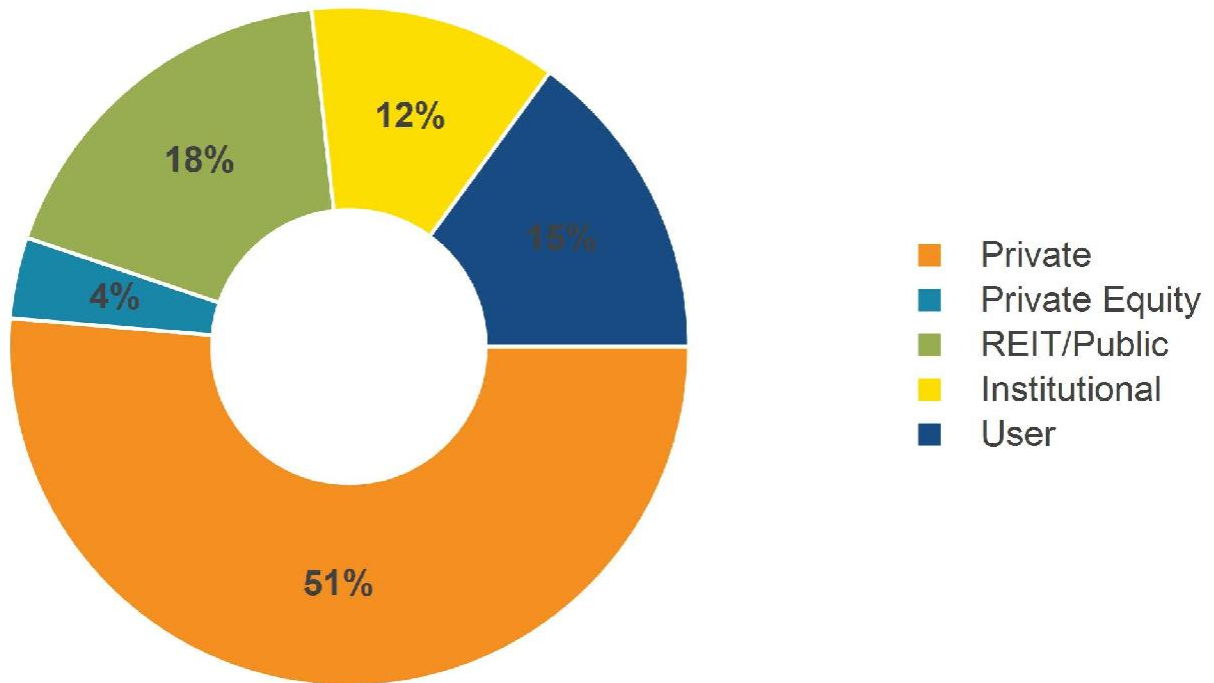
### TOP BUYERS



### TOP SELLERS



### SALES VOLUME BY BUYER TYPE



### SALES VOLUME BY SELLER TYPE

