



Office Market Report

Fond du Lac - WI USA

PREPARED BY

NAIPfefferle

 **CoStar**™

The Fond du Lac office market has a vacancy rate of 4.6% as of the first quarter of 2025. Over the past year, the market's vacancy rate has changed by -4.9%, a result of no net delivered space and 85,000 SF of net absorption.

Fond du Lac's vacancy rate of 4.6% compares to the market's five-year average of 6.0% and the 10-year average of 5.1%.

The Fond du Lac office market has roughly 130,000 SF of space listed as available, for an availability rate of 7.5%. As of the first quarter of 2025, there is no office space under construction in Fond du Lac. In comparison, the market has averaged 32,000 SF of under construction inventory over the past 10 years.

The Fond du Lac office market contains roughly 1.7 million SF of inventory. The market has approximately 39,000 SF of 4 & 5 Star inventory, 790,000 SF of 3 Star inventory, and 910,000 SF of 1 & 2 Star inventory.

Market rents in Fond du Lac are \$16.20/SF. Rents average around \$25.00/SF for 4 & 5 Star buildings, \$13.90/SF for 3 Star properties, and \$17.80/SF for 1 & 2 Star assets.

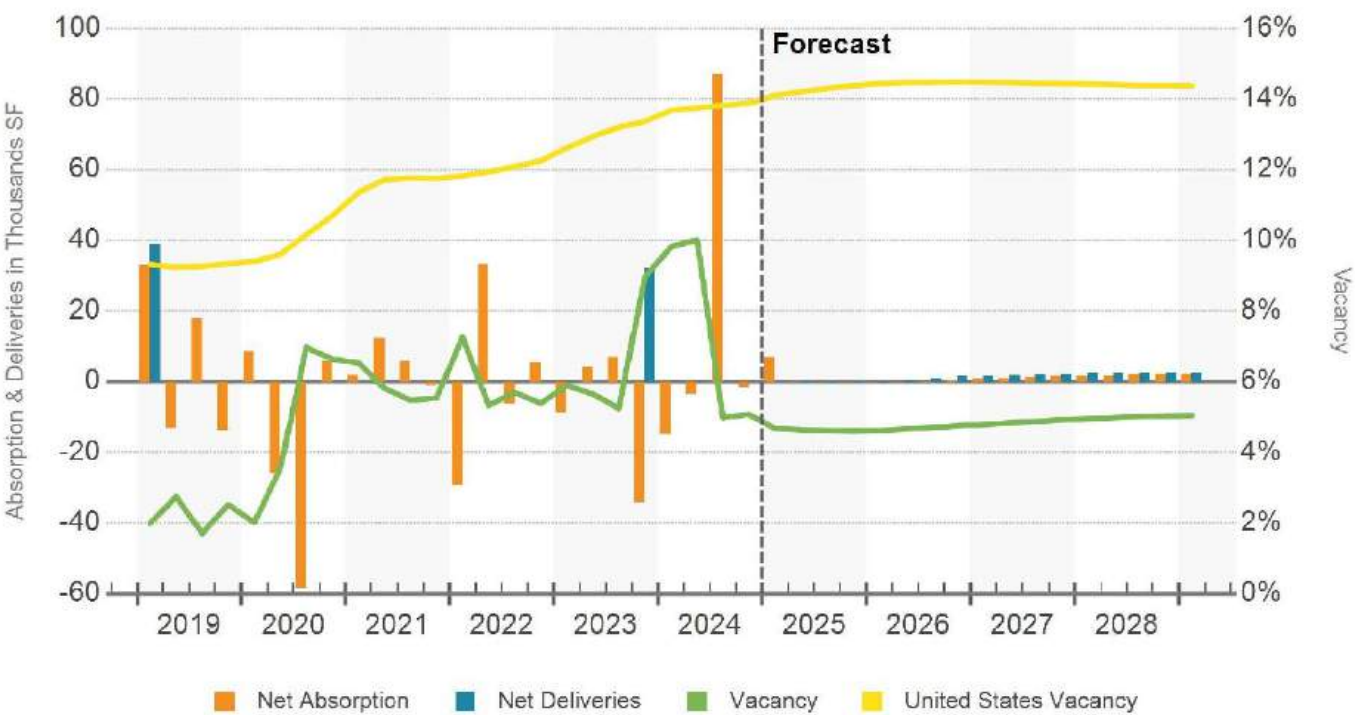
Rents have changed by 1.9% year over year in Fond du Lac, compared to a change of 1.1% nationally. Market rents have changed by 1.6% in 4 & 5 Star buildings year over year, 1.6% in 3 Star buildings, and 2.2% in 1 & 2 Star buildings. In Fond du Lac, five-year average annual rent growth is 2.6%, which is also the 10-year average.

KEY INDICATORS

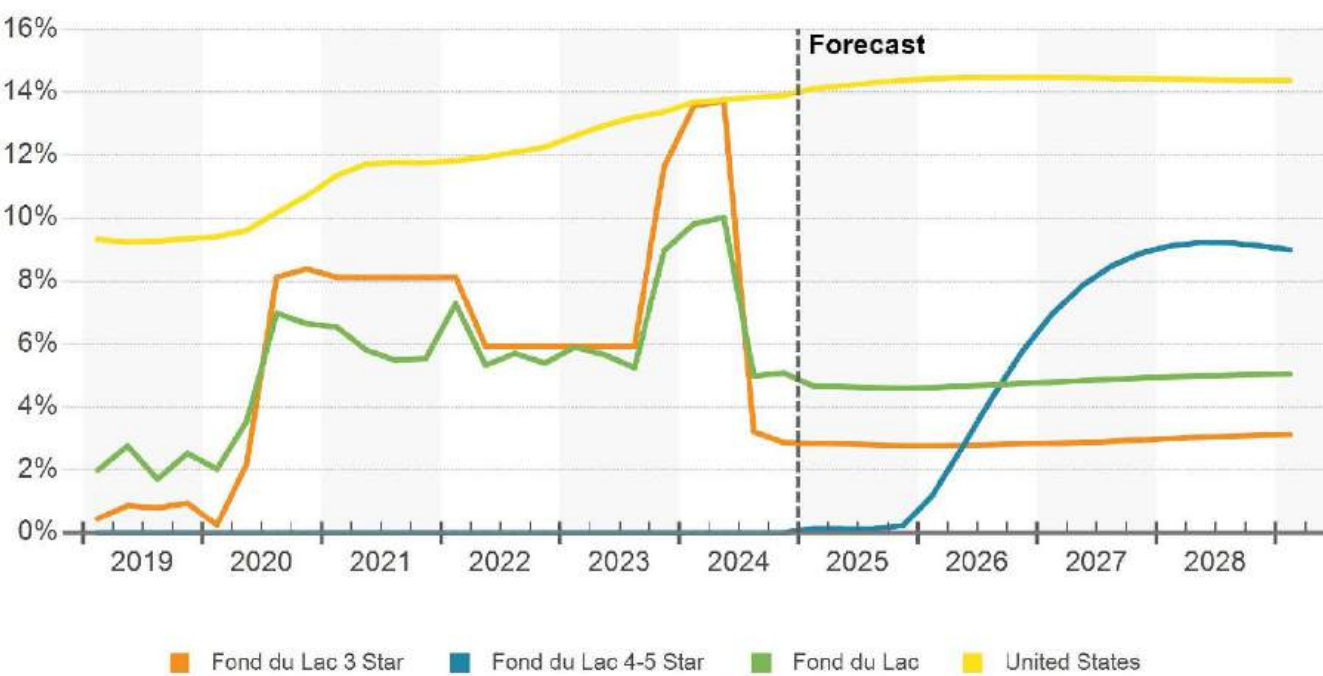
Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	38,950	0%	\$24.65	0%	0	0	0
3 Star	785,942	2.7%	\$13.93	4.6%	1,121	0	0
1 & 2 Star	910,214	6.4%	\$17.82	10.3%	7,682	0	0
Market	1,735,106	4.6%	\$16.21	7.5%	8,803	0	0

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	-4.9% (YOY)	6.3%	4.8%	13.3%	2006 Q1	1.6%	2018 Q3
Net Absorption SF	84.7K	9,156	13,160	83,420	2007 Q1	(89,683)	2020 Q3
Deliveries SF	0	7,039	6,890	39,942	2006 Q4	0	2024 Q4
Market Asking Rent Growth	1.9%	1.1%	1.4%	5.0%	2022 Q3	-4.1%	2010 Q2
Sales Volume	\$1.5M	\$2.9M	N/A	\$9.4M	2022 Q4	\$370K	2016 Q3

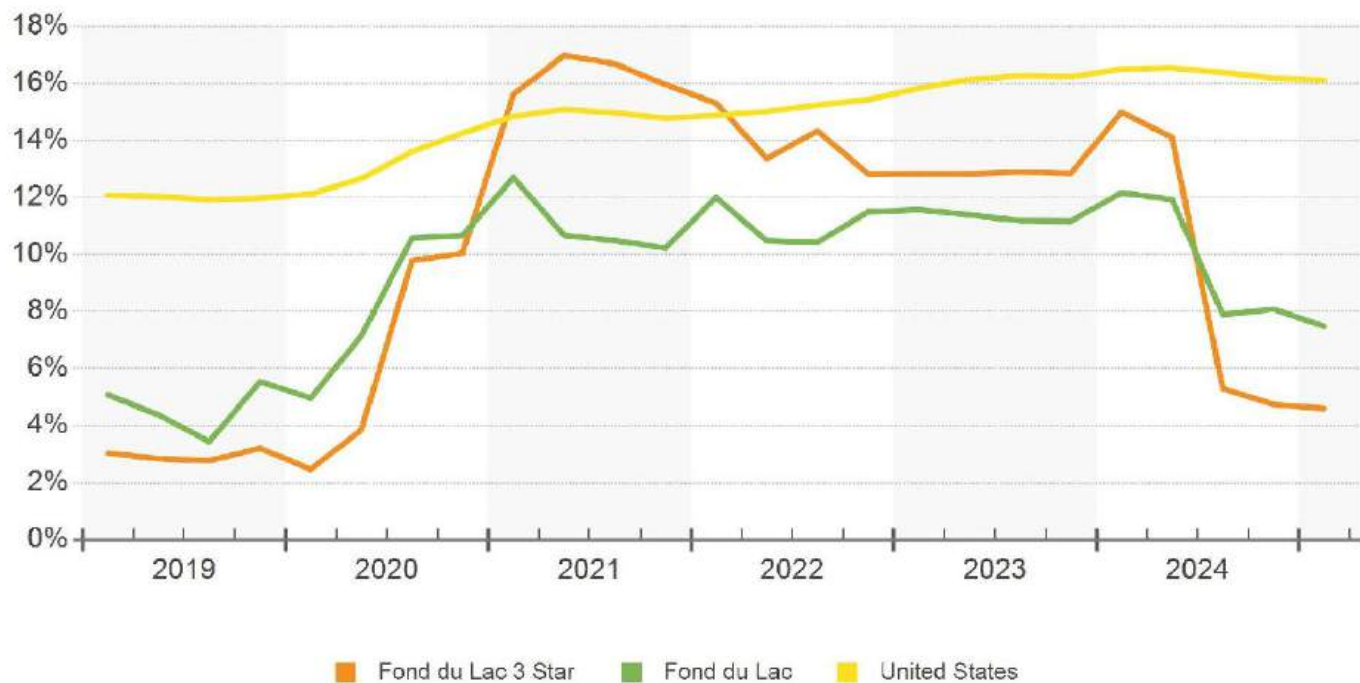
NET ABSORPTION, NET DELIVERIES & VACANCY



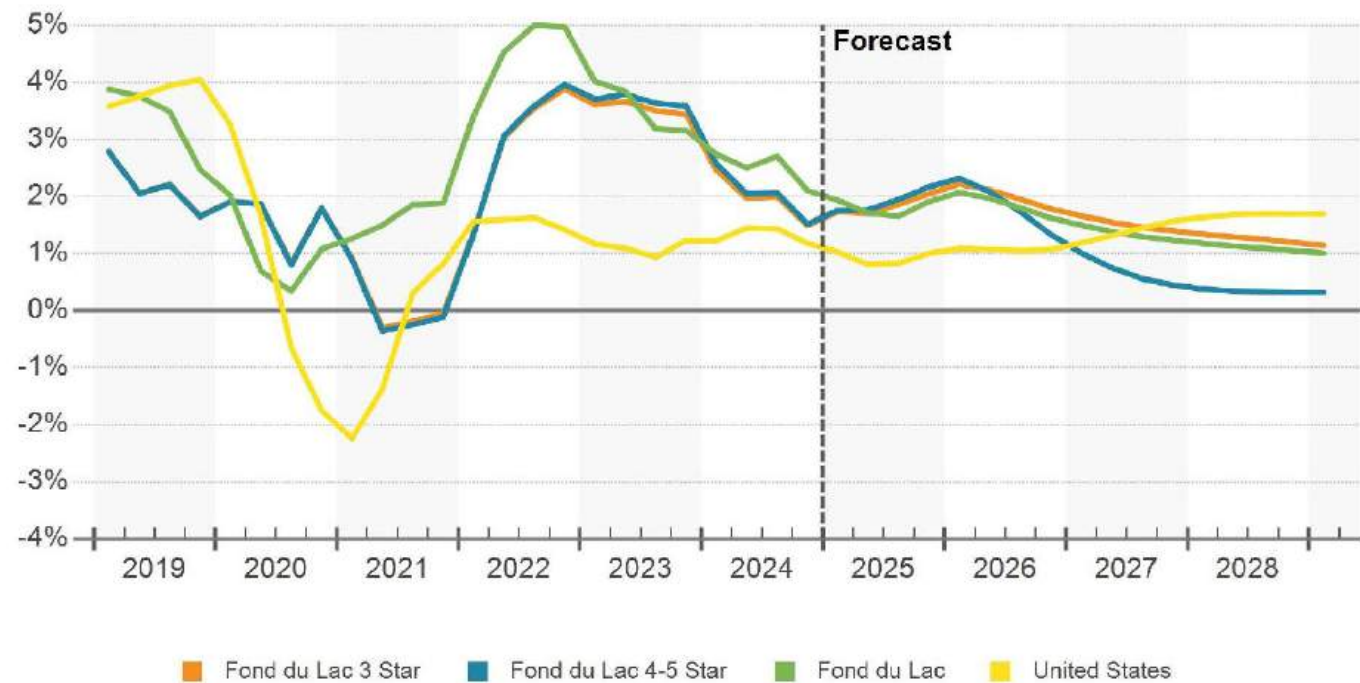
VACANCY RATE



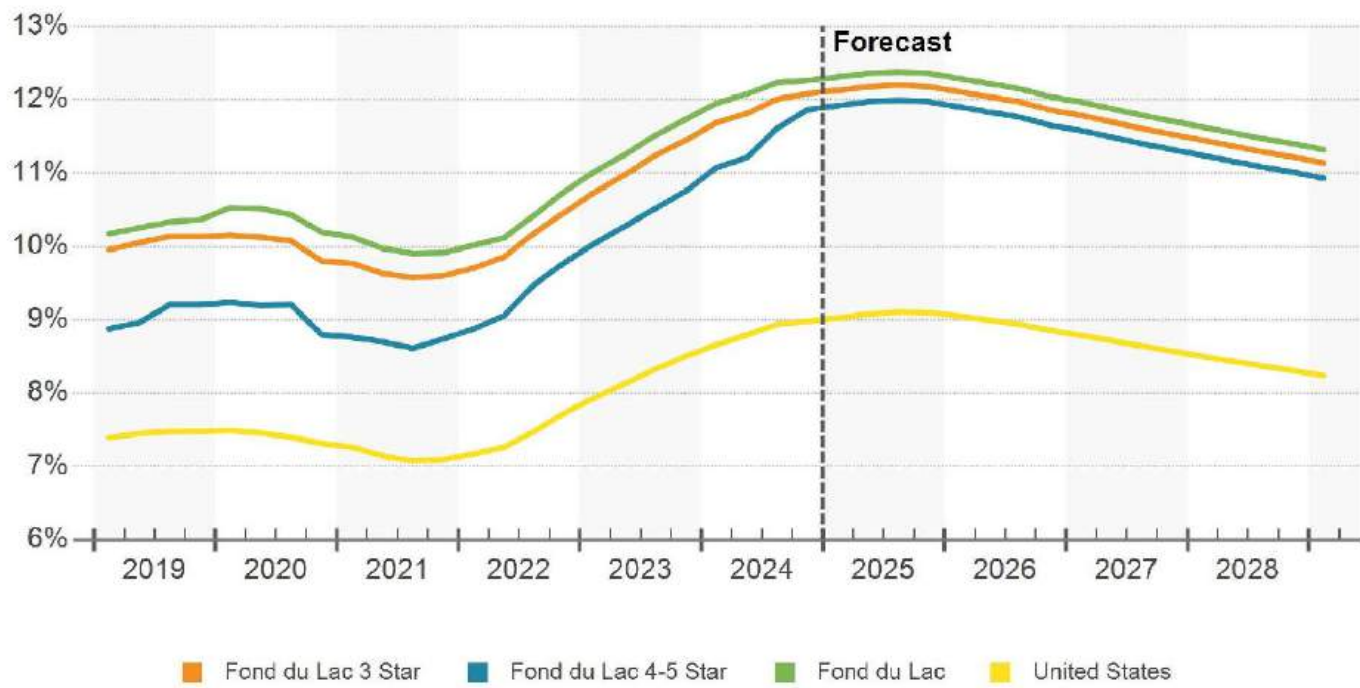
AVAILABILITY RATE



MARKET ASKING RENT GROWTH (YOY)



MARKET CAP RATE

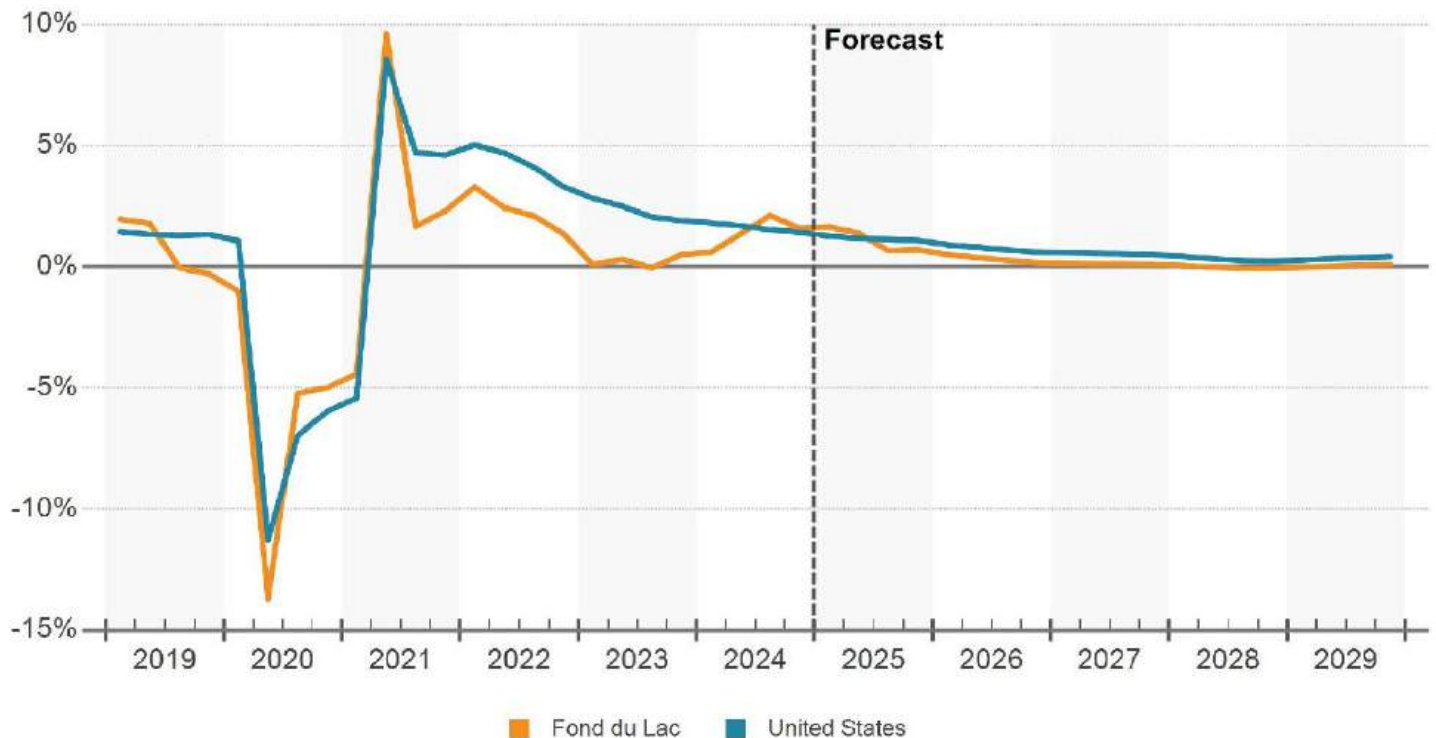


FOND DU LAC EMPLOYMENT BY INDUSTRY IN THOUSANDS

Industry	CURRENT JOBS		CURRENT GROWTH		10 YR HISTORICAL		5 YR FORECAST	
	Jobs	LQ	Market	US	Market	US	Market	US
Manufacturing	11	2.8	2.66%	-0.36%	0.49%	0.49%	0.34%	0.30%
Trade, Transportation and Utilities	9	1.0	1.10%	0.65%	-0.05%	0.92%	-0.24%	0.29%
Retail Trade	6	1.2	0.75%	0.21%	0.30%	0.13%	-0.30%	0.20%
Financial Activities	2	0.7	-0.07%	0.71%	0.12%	1.44%	0.60%	0.46%
Government	6	0.8	2.65%	1.76%	-0.32%	0.70%	0.11%	0.41%
Natural Resources, Mining and Construction	3	1.2	-0.67%	2.19%	2.92%	2.24%	0.58%	0.80%
Education and Health Services	7	0.9	3.82%	3.41%	0.24%	2.12%	0.49%	0.74%
Professional and Business Services	3	0.4	-0.32%	0.36%	0.40%	1.67%	-0.06%	0.59%
Information	1	0.8	-6.98%	-0.67%	-2.52%	0.89%	0.14%	0.40%
Leisure and Hospitality	4	0.8	-0.79%	1.66%	-0.56%	1.38%	-0.19%	0.98%
Other Services	3	1.4	3.73%	1.06%	0.27%	0.59%	0.08%	0.35%
Total Employment	49	1.0	1.61%	1.33%	0.23%	1.28%	0.17%	0.54%

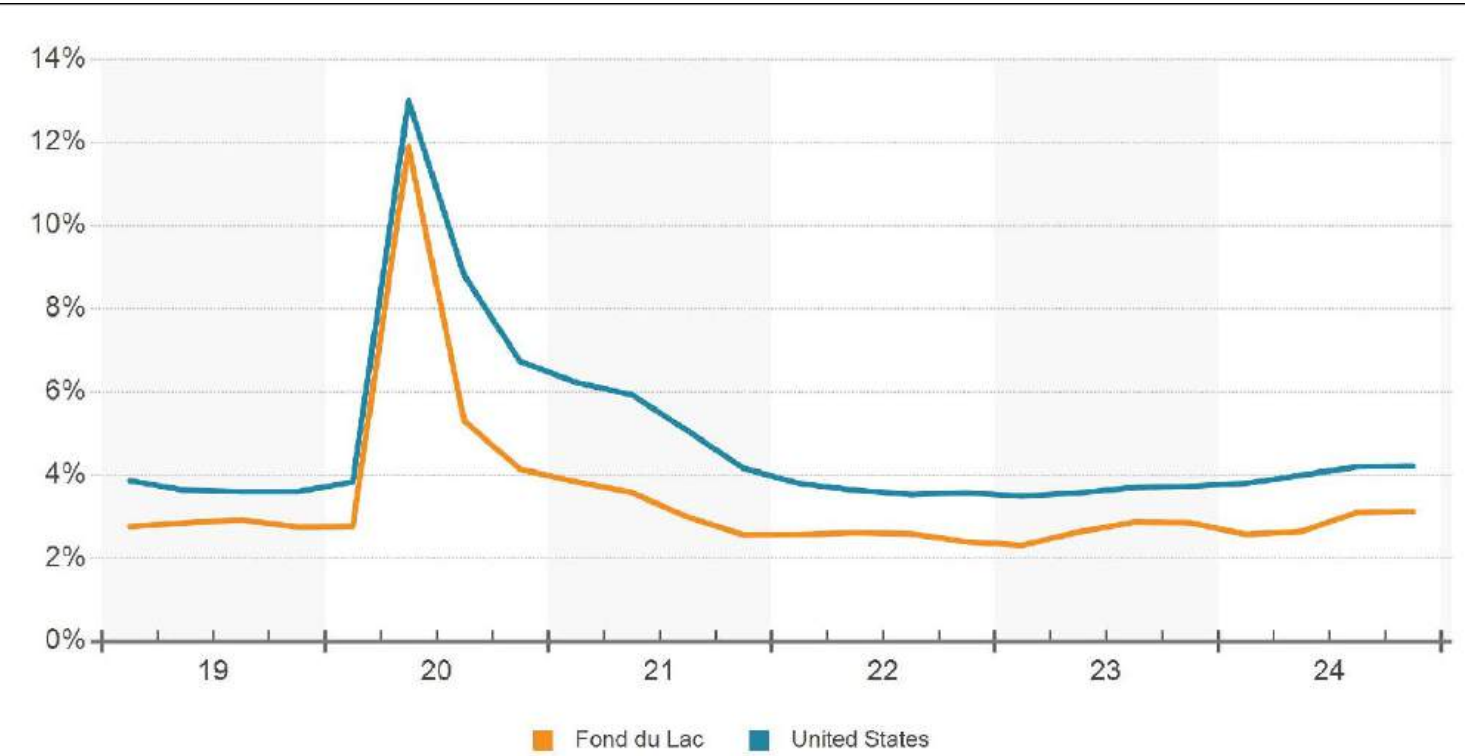
Source: Oxford Economics
LQ = Location Quotient

JOB GROWTH (YOY)

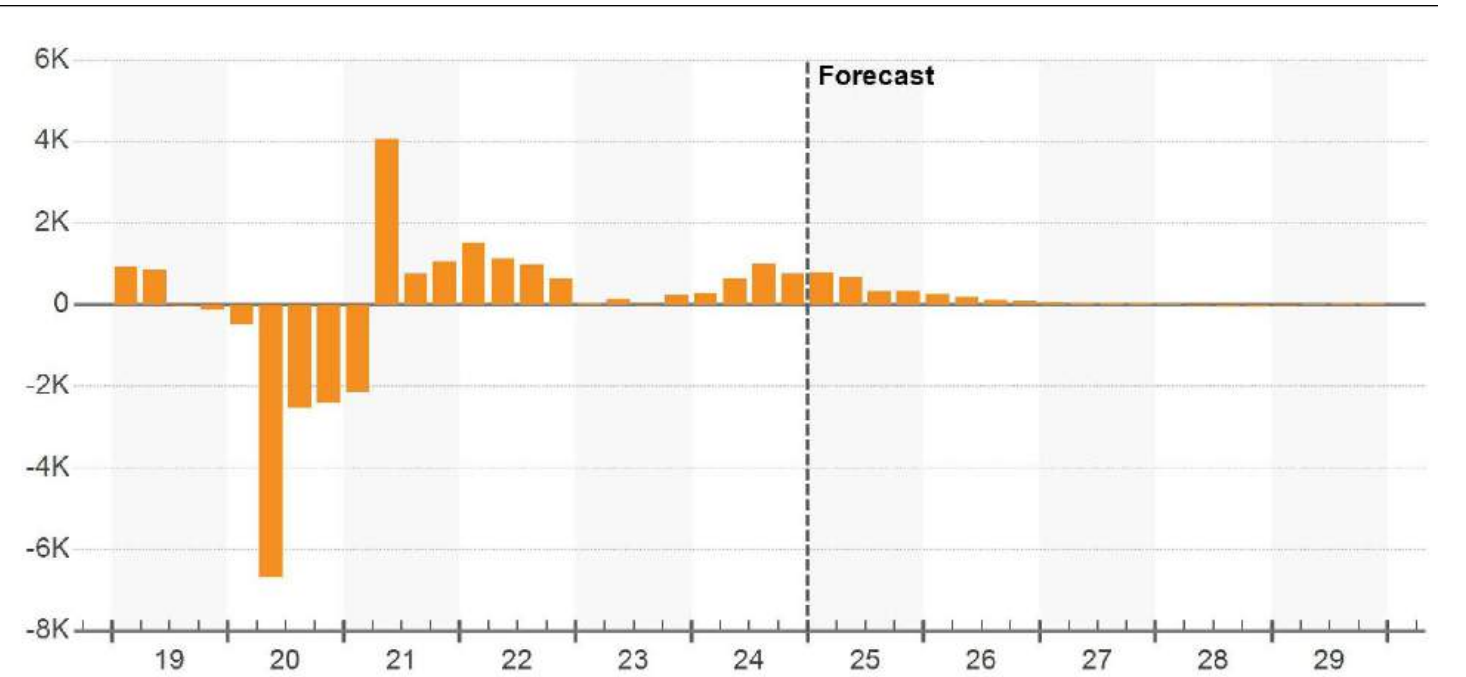


Source: Oxford Economics

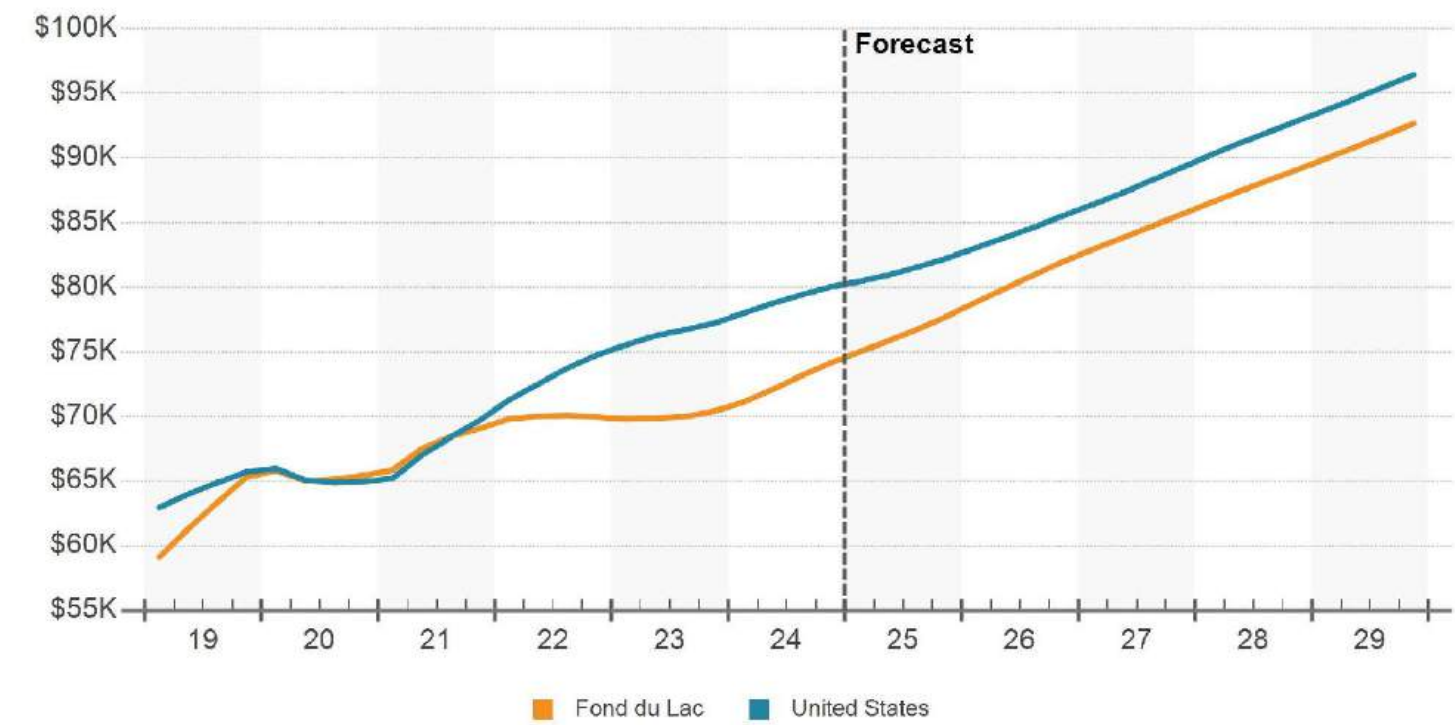
UNEMPLOYMENT RATE (%)



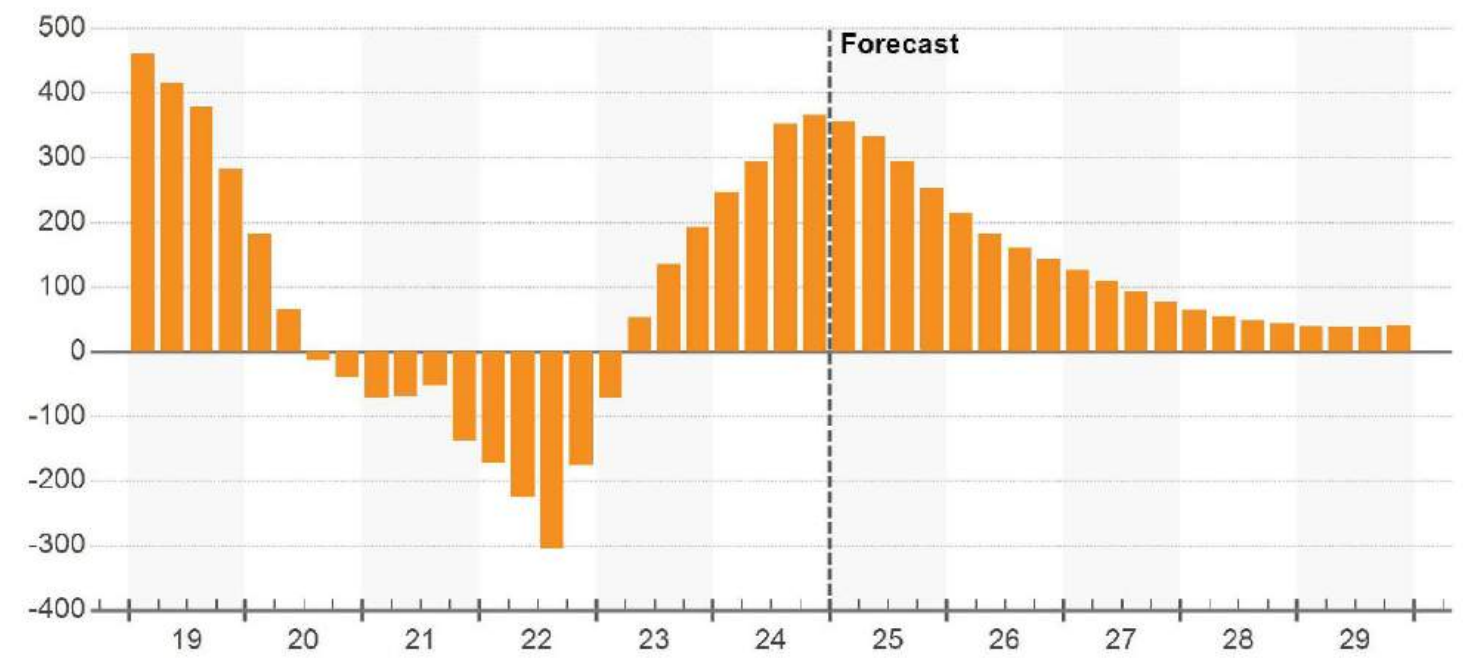
NET EMPLOYMENT CHANGE (YOY)



MEDIAN HOUSEHOLD INCOME



NET POPULATION CHANGE (YOY)



DEMOGRAPHIC TRENDS

Demographic Category	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
	Metro	US	Metro	US	Metro	US	Metro	US
Population	104,436	337,519,344	0.3%	0.6%	0.2%	0.5%	0.1%	0.4%
Households	44,561	132,618,078	0.5%	0.7%	0.7%	0.9%	0.2%	0.5%
Median Household Income	\$74,622	\$80,249	5.4%	3.4%	3.6%	4.0%	4.5%	3.9%
Labor Force	57,398	168,708,938	1.2%	0.6%	-0.1%	0.7%	0.2%	0.4%
Unemployment	3.1%	4.2%	0.4%	0.4%	-0.1%	-0.1%	-	-

Source: Oxford Economics

POPULATION GROWTH



LABOR FORCE GROWTH

INCOME GROWTH



Source: Oxford Economics

Disclaimer: NAI Pfefferle cannot guarantee the completeness or absolute accuracy of the commercial real estate data provided. Information such as property values, rental rates, vacancies, and other market trends may fluctuate and is subject to change without notice. Users are advised to independently verify all data and consult with our team of qualified real estate professionals for specific advice tailored to their needs. NAI Pfefferle is not a licensed or certified real estate appraiser, and any information provided does not constitute an appraisal as defined under any federal, state or local laws. The conclusions presented in this report are estimates only and shall not be construed as a representation or warranty. NAI Pfefferle shall have any liability to any third party as a result of reliance on or use of the information, analysis and conclusions contained herein.