

OFFICE

2ND QUARTER
2022

▼ VACANCY | ▼ ABSORPTION | ▲ RENTAL RATE | ▲ CONSTRUCTION DELIVERIES

TOP SALE TRANSACTIONS FOR 2Q 2022

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
100 California Ave	South Virginia	15,004	\$5,350,000	\$356.57	100 Cal NV LLC	Alignment Real Estate
6144 Mae Anne Ave	West Reno	8,755	\$4,448,000	\$508.05	MassMutual	Vicks Investment LLC
1195 Corporate Blvd	Central/Airport	30,000	\$3,250,000	\$108.33	6S Real Estate Development	Richard A Wray
10395 Double R Blvd	South Meadows	7,172	\$2,300,000	\$320.69	Mallard Investment Management	Sierra Sky Properties LLC
10639 Professional Circle Dr	South Meadows	5,987	\$2,000,000	\$334.06	14 Orchard Partners LLC	10639 Professional LLC

TOP LEASE TRANSACTIONS FOR 2Q 2022

Property	Submarket	Square Feet	Transaction	Landlord	Tenant
950 Sandhill Dr	South Meadows	21,000	April 2022	Sand Hill Property Company	Undisclosed
887 Trademark Dr	South Meadows	8,203	May 2022	NevDex Properties	Undisclosed
300 E 2nd St	Downtown	7,404	April 2022	Basin Street Properties	Truckee Tahoe Lumber Co
10509 Professional Cir	South Meadows	5,948	April 2022	Thomas Louderback	Amwins
495 Morrill Ave	Downtown	5,098	April 2022	Forward Investments LLC	Slieve Brewing Company

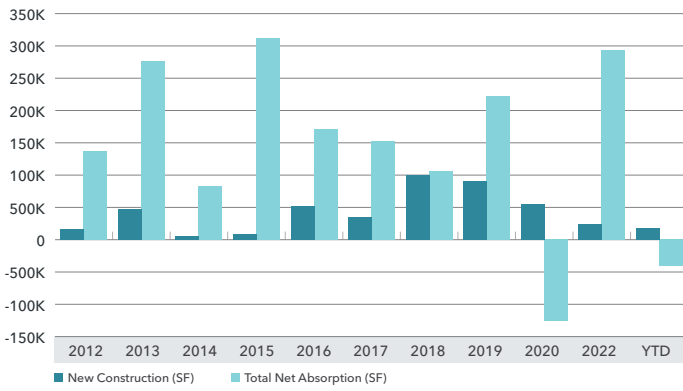
TOP UNDER CONSTRUCTION

Property	Address	Submarket	Square Feet	Owner	Delivery Date
219 N Center St	219 N Center St	Downtown	191,251	CAI Investments LLC	March 2022
550 Maestro Dr	550 Maestro Dr	Meadowood	40,000	The Woodmont Company	January 2023

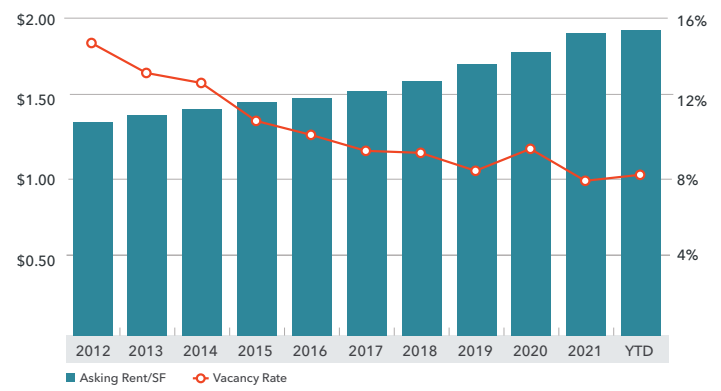
Market Breakdown

	2Q22	1Q21	2Q21	% Change From A Year Ago
New Construction	0	17,908	0	-
Under Construction	242,332	242,332	241,303	0.43%
Vacancy Rate	8.0%	8.1%	9.1%	-12.09%
Average Asking Rents	\$1.90	\$1.91	\$1.82	4.40%
Average Sales Price / SF	\$226.66	\$306.81	\$202.15	12.12%
Cap Rates	4.20%	5.80%	6.70%	-37.31%
Net Absorption	6,041	-46,429	34,216	N/A

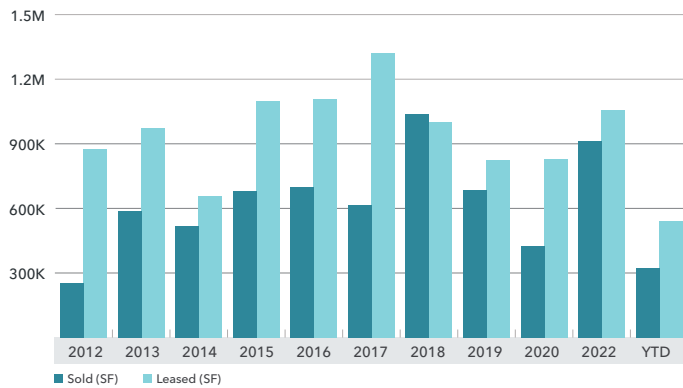
NEW OFFICE CONSTRUCTION & ABSORPTION



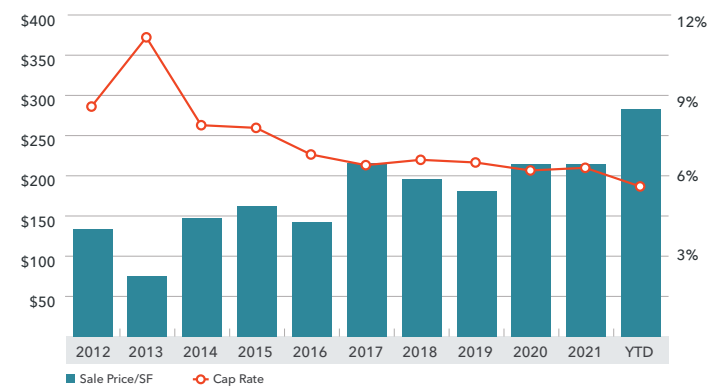
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALES PRICE/SF & CAP RATES



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The information in this report was composed by the Kidder Mathews Research Group.

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COMMERCIAL BROKERAGE

49.7M ANNUAL SALES SF

460+ NO. OF BROKERS

\$10.9B ANNUAL TRANSACTION VOLUME

43.7M ANNUAL LEASING SF

VALUATION ADVISORY

2,600+ APPRAISALS ANNUALLY

46/24 TOTAL NO. APPRAISERS/MAI'S

ASSET SERVICES

62M MANAGEMENT PORTFOLIO SF

\$11B IN ASSETS UNDER MANAGEMENT

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