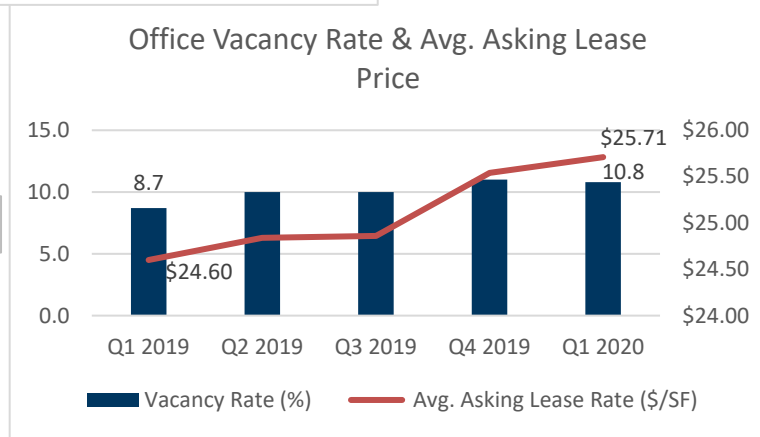
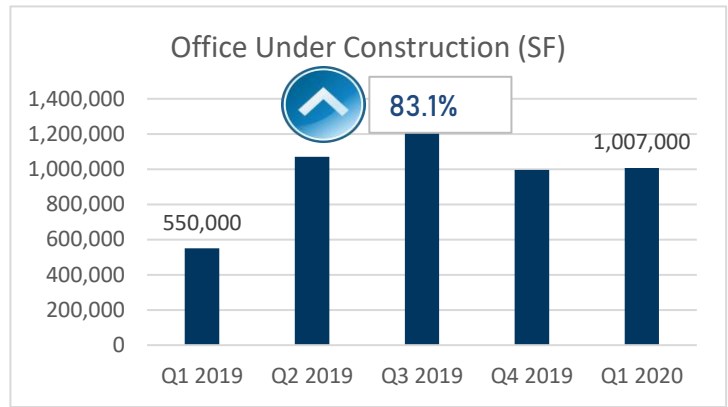
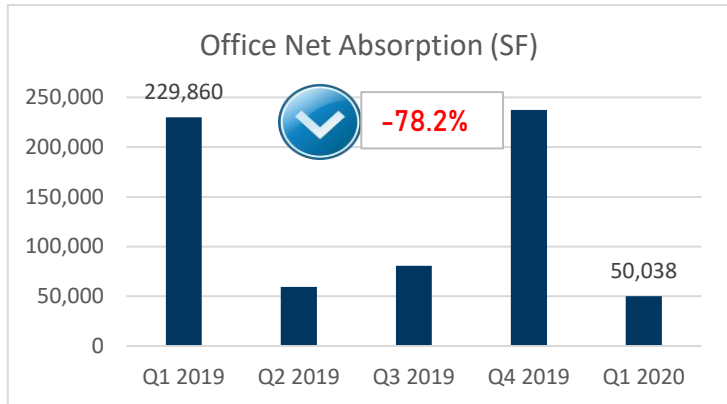


OFFICE MARKET



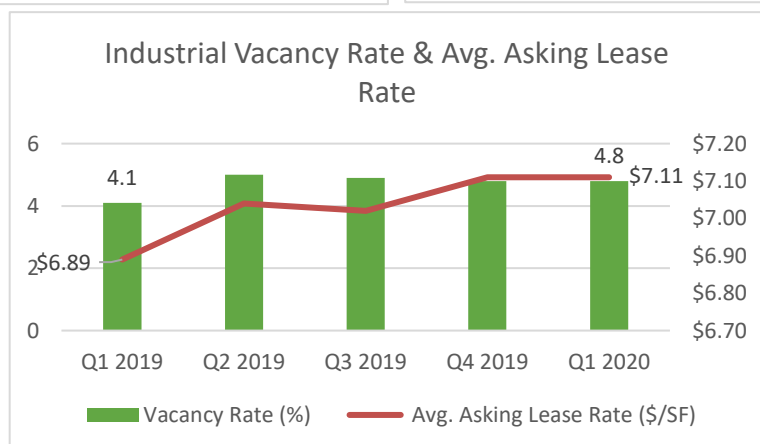
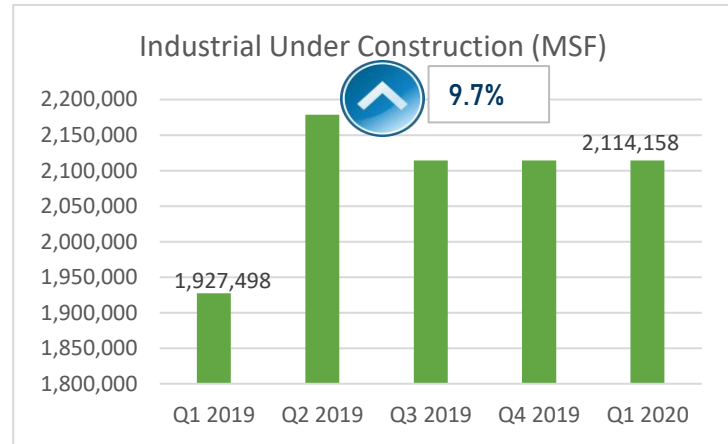
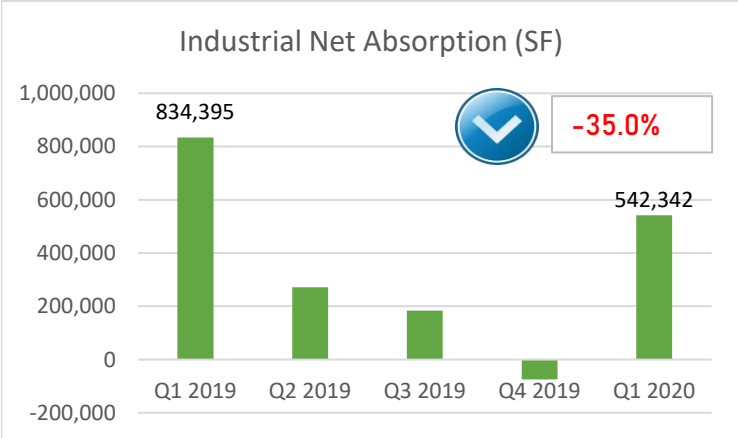
Vacancy and Lease Rates Increase

The average asking lease rate in Q1 2020 is \$25.71 per sq. ft., an increase of 4.5% year-over-year.

Total vacancy rate increased 24.1%.

Both Office Under Construction and Vacancy Rates were up.

INDUSTRIAL MARKET



Construction and Vacancy Rates Increase

The average asking lease rate in Q1 2020 is \$7.11 per sq. ft., an increase of 3.2% over last year.

Total vacancy rate increased 17.1%.

Net Absorption was down 35% and Under Construction was up 9.7%.