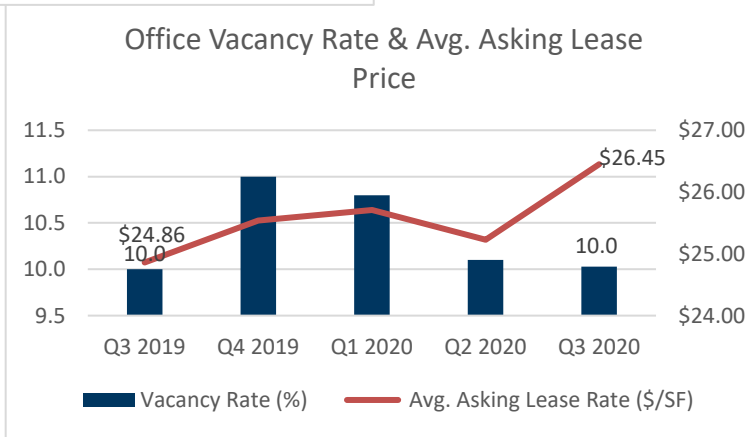
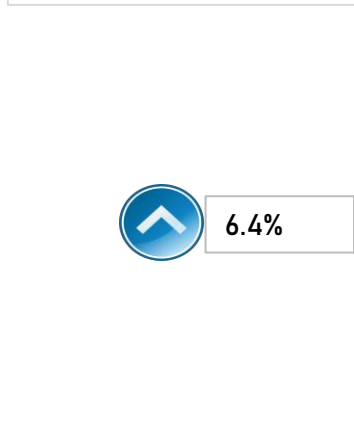
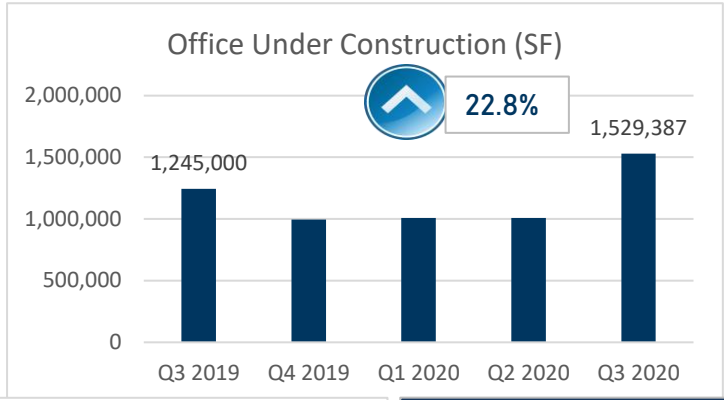
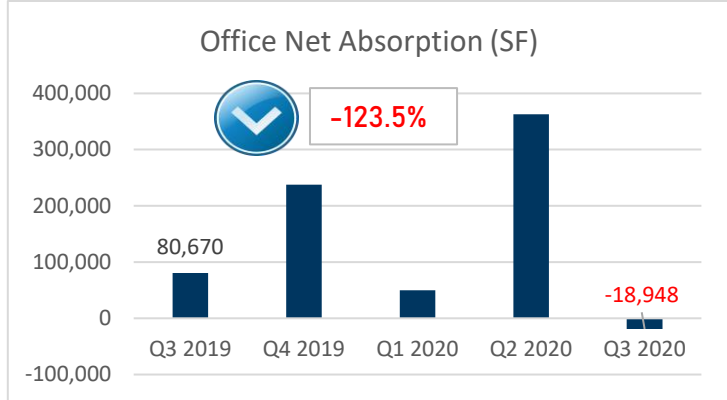


OFFICE MARKET



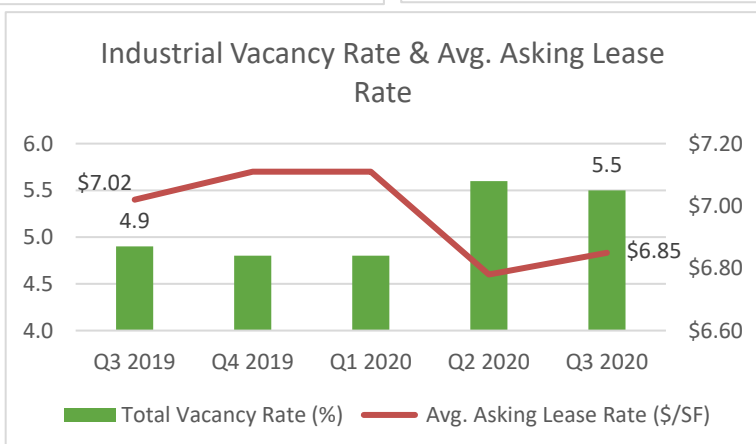
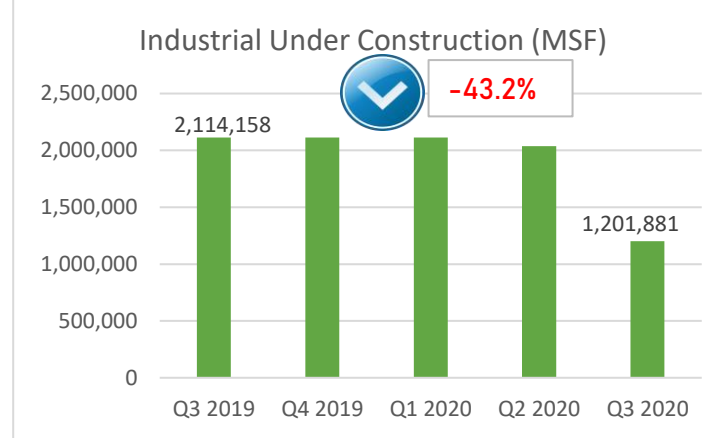
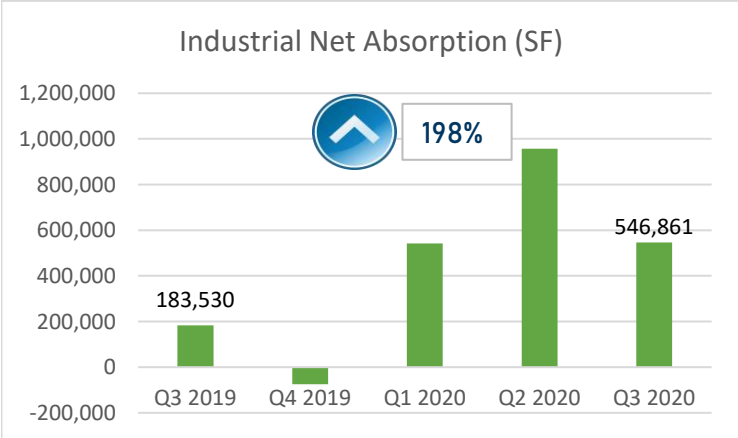
Vacancy and Lease Rates Increase

Office net absorption was down -123.5% in Q3 2020.

The average asking lease rate is \$26.45 per sq. ft., an increase of 6.4% year-over-year.

Office Under Construction was up 22.8% and Vacancy Rates were up 0.3%.

INDUSTRIAL MARKET



Construction and Vacancy Rates Increase

The average asking lease rate in Q3 2020 is \$6.85 per sq. ft., a decrease of -2.4% over last year.

Total vacancy rate increased 12%.

Net Absorption was up 198% and Under Construction was down -43.2%.