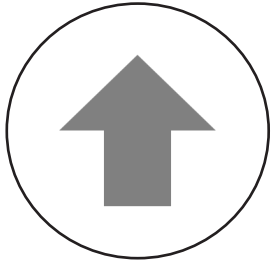


# Market Overview



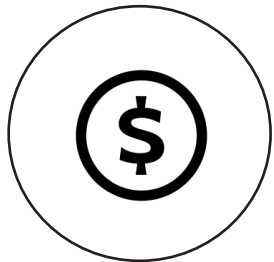
Activity has increased in the CBD market throughout 2021, but much of it is tenant renewals and contractions.



Vacancy is the highest in 15 years (20.8%), and will move higher due to the new construction projects hitting the market over the next year.



Total Vacancy (direct and sublease) in the East Loop is 20.6%.



Landlords are motivated to offer significantly higher leasing concessions than pre-Covid levels, but trying to maintain Rental Rates.



As tenants return to work, much of the activity will center around near-term renewals and rightsizing to accommodate a hybrid workforce.



Credit-savvy tenants that are willing to commit have tremendous opportunity.

## Chicago CBD Market Comparison

	Q1 2021	Q4 2021
Direct Vacancy Rate	16.2%	20.8%
Total Vacancy (Direct & Sublease)	22.3%	22.5%
Asking Rental Rate	\$42.18/SF	\$41.90/SF
Sublease Availability Rate	3.8%	4.0%
Sublease Availability	5.3 Million SF	5.9 Million SF
Under Construction	3.9 Million SF	4.1 Million SF