



# CBIZ GIBRALTAR



## VACANCY

- The O'Hare submarket continues to be the best performing suburban Chicago submarket with the lowest vacancy at 21.8%.
- North and Northwest submarket vacancy is at 23.1% and 32.3%, respectively.
- East/West corridor vacancy is at 22.3%.
- The overall vacancy rate in the suburban market is at 25.7%.



## ASKING RENTS

- Gross asking rates in the suburban Chicago market continue to vary across building classes and submarkets.
- O'Hare reported an avg. gross rental rate of \$30.15/SF.
- North submarket reported an avg. gross rental rate of \$28.30/SF.
- Northwest submarket reported an avg. gross rental rate of \$24.00/SF.
- East/West Corridor reported an avg. gross rental rate of \$25.60/SF.
- The avg. overall gross asking rental rate in Q1 was \$27.01/SF in the suburban market.



## LEASING ACTIVITY

- Leasing activity remains low compared to pre-pandemic norms, being down by 43% in the first quarter of 2024.
- Notable leases in Q1 include the Dover Corporation renewal of their 78,801 square foot space in Downers Grove and Sesser Family Companies signing a 64,883 square foot lease in Oak Brook.
- City of Evanston signed a 51,508 SF lease and STERIS Corporation signed a 49,052 SF lease, both in the North suburban market.

## SUBURBAN CHICAGO Q1 2024 OFFICE MARKET UPDATE



## OVERVIEW

The suburban Chicago market demand is highly focused on move-in ready spec spaces and good condition second generation spaces. Overall, the market is seeing a reduction in office inventory as outdated office buildings continue to be sold to developers for redevelopment and conversion opportunities. Many of these properties are being converted into data centers, warehouses and distribution centers.

## WHY CHOOSE US?

CBIZ Gibraltar is a conflict-free, experienced real estate advisory team that provides our clients with strategic solutions, superior results & best-in-class consulting services.



### Zero Conflict

Our exclusive tenant focus eliminates any potential conflict of interest.



### Workplace Solutions

From detailed space programming to comprehensive project budgeting, we ensure you are in the right amount of space and within budget before a lease is executed.



### Experience

Our team experience, market coverage and accountability differentiates us in the market.