



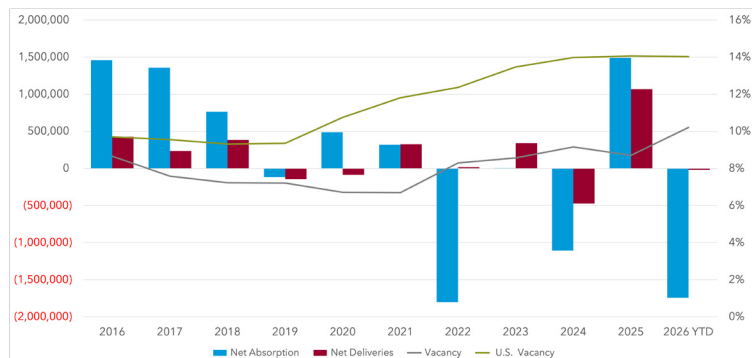
OFFICE MARKET OVERVIEW

ABRAM SCHWARZ, SIOR, *Partner*

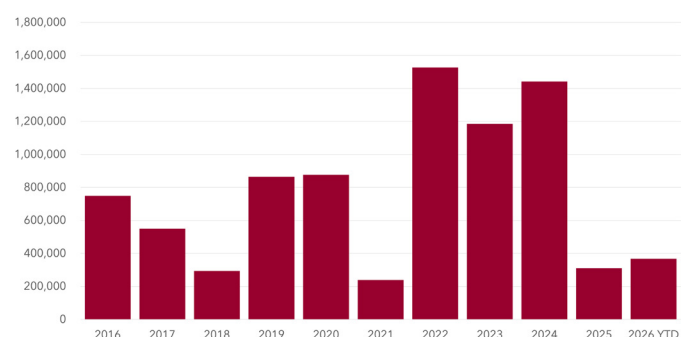
Cleveland's office market remains stable entering Q2 2026, with vacancy at 10.21%-below the 14.0% national average. Limited new construction and office-to-residential conversions have helped balance post-pandemic occupancy losses. Leasing activity has picked up, driven largely by smaller, client-facing tenants, with suburban markets like Independence and Brecksville outperforming Downtown. Newer buildings continue to attract the most demand, while older properties lag. Asking rents rose 1.6% year-over-year, outpacing the national average. With a historically low construction pipeline and tight lending conditions, vacancy is expected to remain flat over the next 12-18 months, supporting continued stability in the near term.

MARKET INDICATORS	Q1 2026	Q4 2025	Q3 2025	Q2 2025	Q1 2025
▼ 12 Mo. Net Absorption SF	(349,332)	1,491,073	(470,888)	(913,723)	(926,273)
▲ Vacancy Rate	10.21%	10.20%	8.70%	9.50%	9.30%
▲ Avg NNN Asking Rate PSF	\$20.31	\$20.30	\$20.23	\$20.14	\$19.99
◀ ▶ Sale Price PSF	\$93.00	\$93.00	\$93.00	\$93.00	\$92.00
◀ ▶ Cap Rate	12.60%	12.60%	12.60%	12.50%	12.50%
▲ Under Construction SF	367,287	310,587	1,310,587	1,299,465	1,314,588
▼ Inventory SF	114,447,776	114,465,619	113,482,499	113,483,545	113,524,957

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
25300 Al Moen Drive North Olmsted, OH	122,421 SF	\$6,600,000 \$53.91 PSF	The George Group Moen, Inc.	Class A
3100 E. 45th Street Cleveland, OH	77,629 SF	\$2,650,000 \$34.14 PSF	Jet Dhaliwal Boxer Properties	Class C
3517 Embassy Parkway Fairlawn, OH	14,136 SF	\$1,500,000 \$106.11 PSF	Window City Pros Americas International	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
25300 Al Moen Drive North Olmsted, OH	40,000 SF	The George Group	WRAAA	Non-Profit
10900 Carnegie Avenue Cleveland, OH	7,350 SF	North Park Place Partners, LLC	Miami University/Cleveland Clinic	Medical/Educational
8972 Darrow Road Twinsburg, OH	1,770 SF	Twinsburg Town Center	Kokosing Construction	Construction

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