

MARKET OVERVIEW

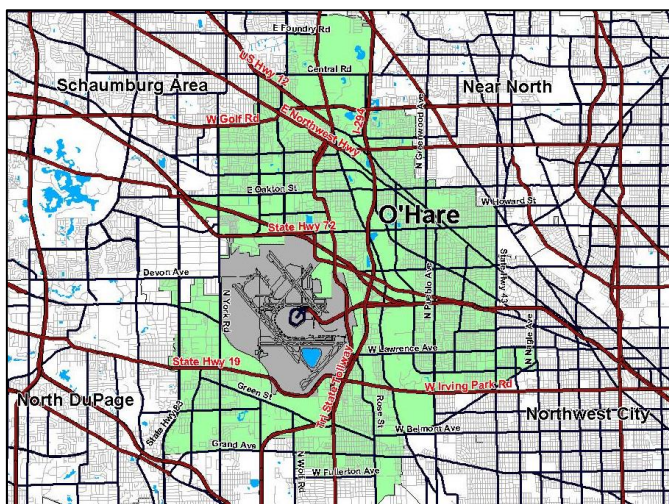
O'Hare is one of the smallest submarkets in the suburbs, but it continually manages to attract corporate sales offices. Due to its proximity to major highways and O'Hare International Airport, the submarket is ideal for regional operations and can conveniently pull employees from nearly all suburban submarkets. Vacancy rates for O'Hare increased for the first time in over a year and a half, up 0.8 percentage point since last quarter. The most significant sale transaction of Q3 2019 was the sale of 1600 W Sherwin Avenue for \$6.6 million or \$121/SF.

GROSS ASKING RATE

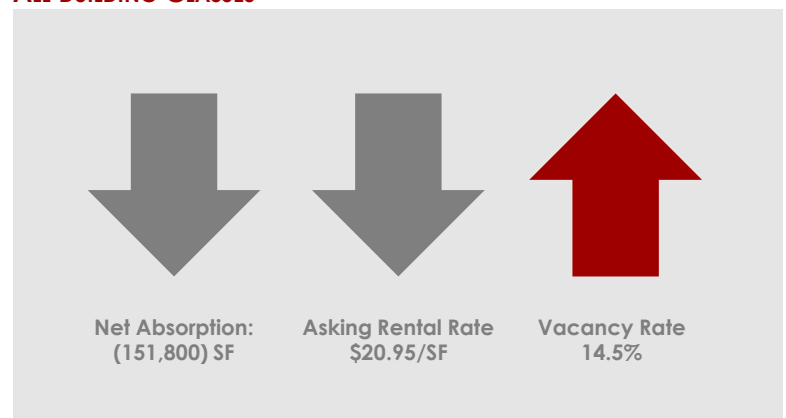


MARKET FORECAST

- Landlords in O'Hare hold fast to their asking prices due to the low number of large blocks of available spaces.
- Rental rates in all building classes decreased slightly by \$0.04/SF since last quarter
- O'Hare's vacancy rate increased by 0.8 percentage point since Q2 2019, marking the first vacancy increase since Q1 2018.

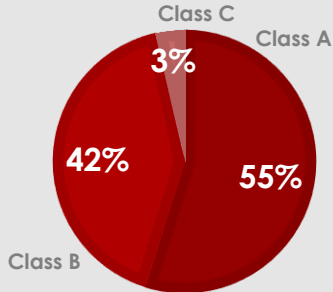


O'HARE AT A GLANCE ALL BUILDING CLASSES



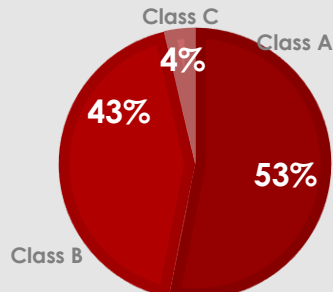
CHICAGO SUBURBS – O'HARE
THIRD QUARTER 2019
OFFICE REPORT

VACANCY BY CLASS



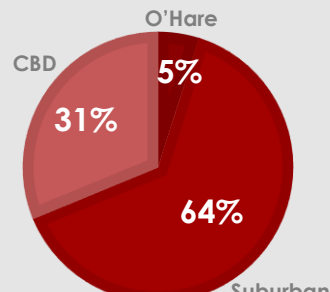
TOTAL VACANT: 2,193,321 SF

INVENTORY BY CLASS

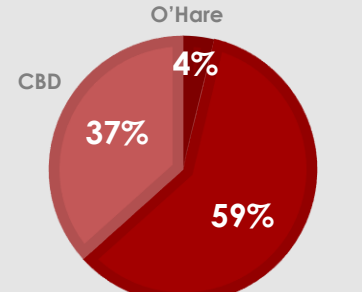


TOTAL INVENTORY: 14,929,845 SF

VACANCY COMPARISON



INVENTORY COMPARISON



LEASE ACTIVITY

Tenant	Address	Class	Size (SF)	Submarket
	6133 N River Road	A	19,836	O'Hare
	10275 W Higgins Road	A	14,863	O'Hare

SALES ACTIVITY

Address	Class	Size (SF)	Sale Price	Price/SF	Seller	Buyer
1600 E Sherwin Avenue	B	54,595	\$6,600,000	\$121	Core Acquisitions	Panattoni Development Co
9301 Golf Road	B	35,245	\$2,500,000	\$71	Dr. Noel Browdy	The Equitable Funds LLC

LARGE BLOCK AVAILABILITIES

Address	Class	Size (SF)	Floors	Submarket
9600 W Bryn Mawr Avenue	A	161,676	1-6	O'Hare
5450 N Cumberland Avenue	B	143,525	1-3	O'Hare

LEASE ANALYTICS

Class	Total Vacant (SF)	Vacancy Rate
Class A	1,202,779	13.8%
Class B	912,474	16.3%
Class A + B	2,115,253	14.7%

SALES ANALYTICS

Sales	Q3 2019	5-Year Annual Average
Sale Price Per SF	\$101	\$137
Sales Volume	\$9 million	\$50 million
Cap Rate	NA	7.8%