

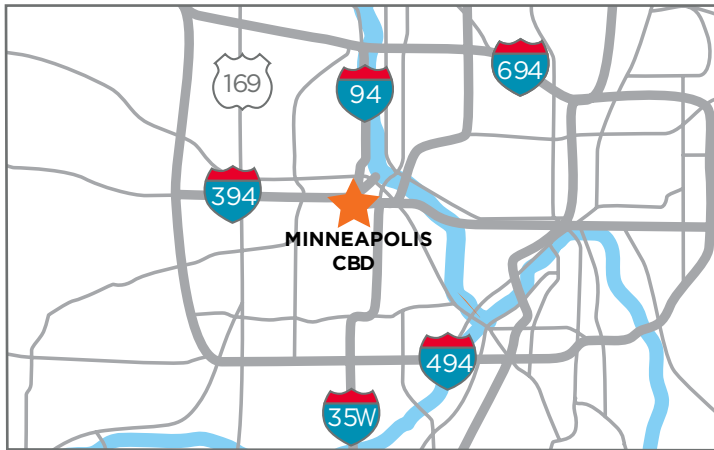
COMPASS

Minneapolis CBD Office Market

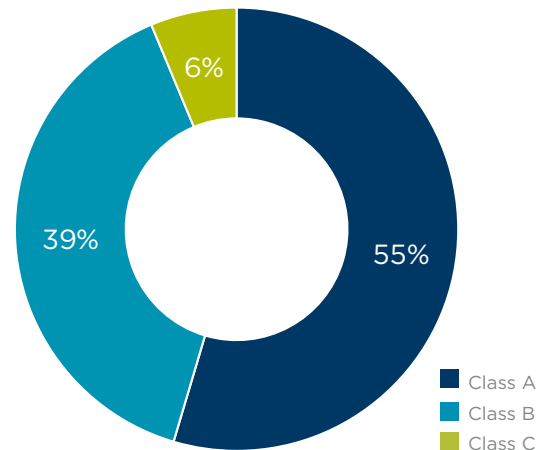
Fourth Quarter 2017



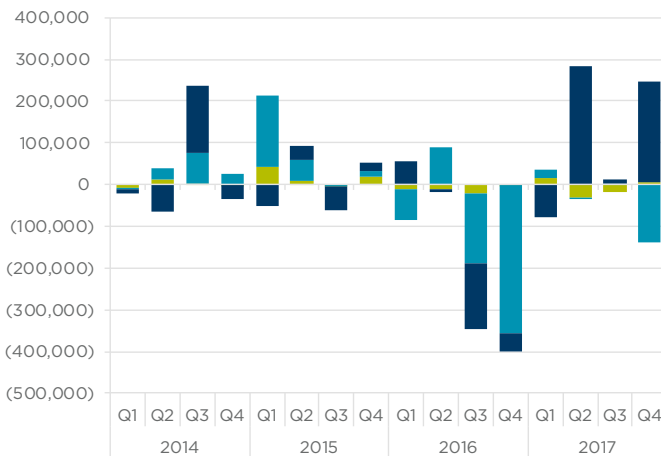
Minneapolis CBD Area Map



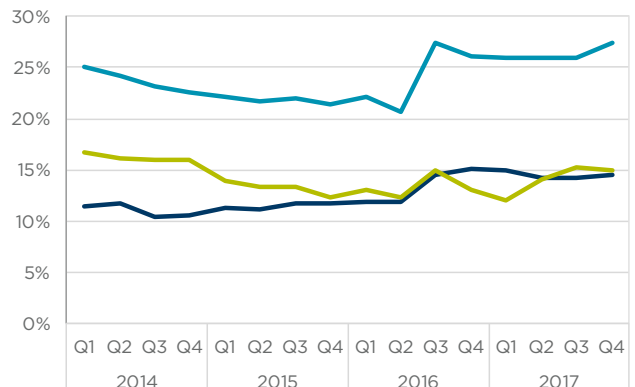
Inventory



Total Direct Absorption (Square Feet)



Direct Vacancy Rate



■ Class A Absorption
 ■ Class B Absorption
 ■ Class C Absorption

— Class A Vacancy Rate
 — Class B Vacancy Rate
 — Class C Vacancy Rate

Minneapolis CBD Office Market Statistics 2017 Q4

MINNEAPOLIS CBD	TOTAL # OF BUILDINGS	NRA	VACANT SPACE	SUBLEASE SPACE	PERCENT VACANT	% VACANT W/ SUBLEASE	2017 ABSORPTION	AVG RATE	TOTAL OE & T
Class A	26	14,745,600	2,148,175	31,030	14.60%	14.80%	459,188	\$18.32	\$14.13
Class B	56	10,565,562	2,894,688	149,575	27.40%	28.80%	-119,324	\$15.21	\$10.92
Class C	29	1,699,252	254,319	28,108	15.00%	16.60%	-31,001	\$13.55	\$7.65
Total Minneapolis CBD	111	27,010,414	5,297,182	208,713	19.60%	20.40%	308,863	\$16.90	\$12.59

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