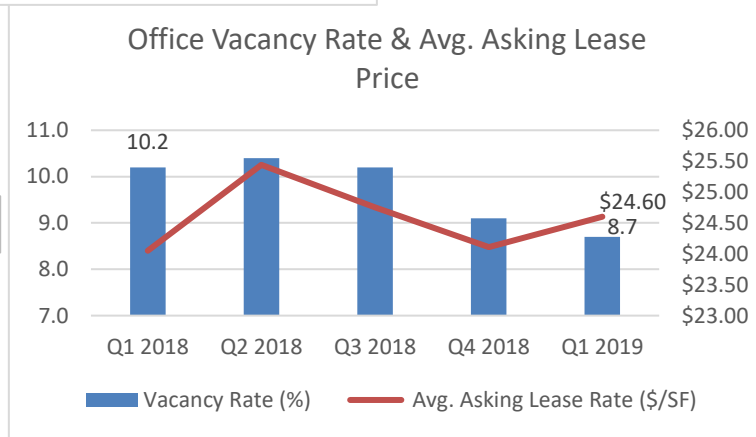
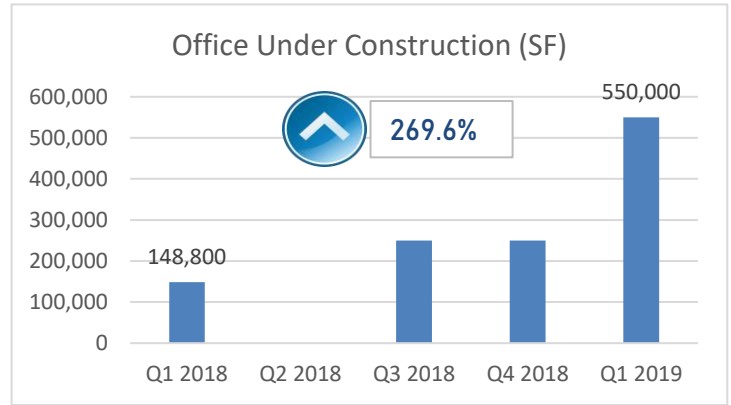
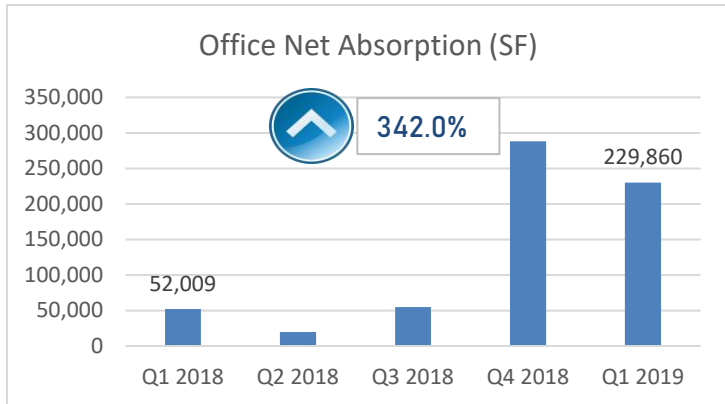




OFFICE MARKET



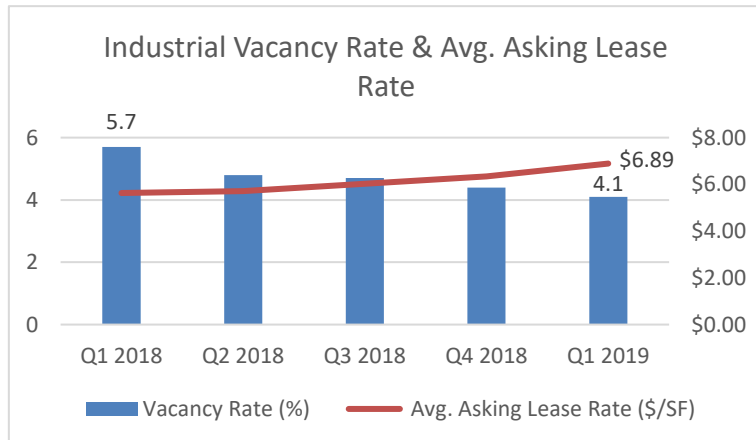
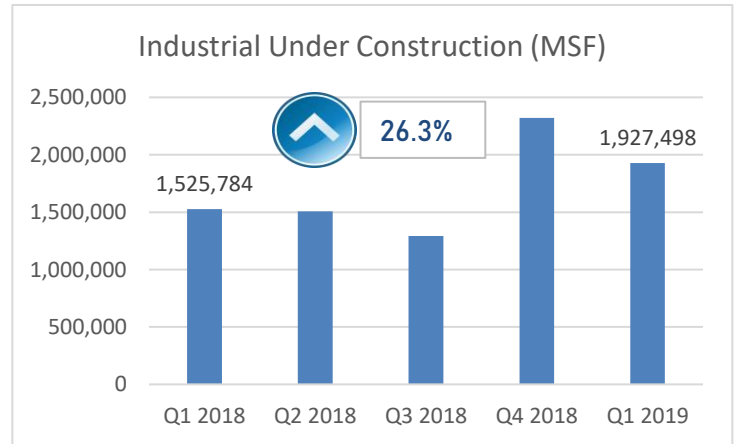
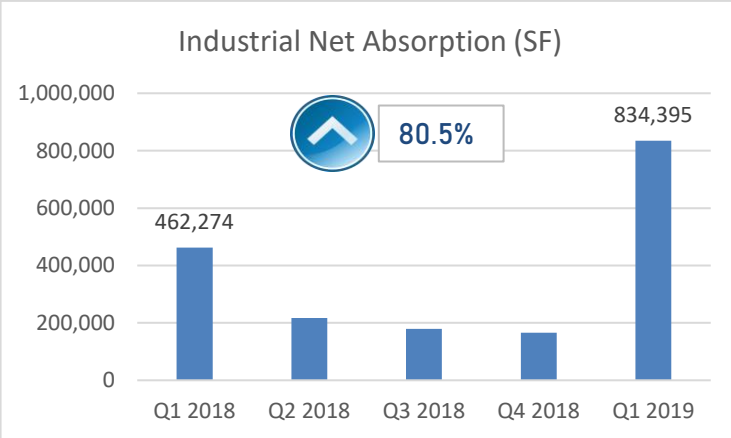
Low Vacancy Rates and High Lease Rates

The average asking lease rate in Q1 2019 is \$24.60 per sq. ft., a 2.3% increase year-over-year.

Total vacancy rate declined - 14.7%.

Both Net Absorption and Under Construction were up.

INDUSTRIAL MARKET



Construction Climbs and Vacancy Rates Decline

The average asking lease rate in Q1 2019 is \$6.89 per sq. ft., an increase of 22.4% over last year.

Total vacancy rate declined - 28.1%.

Both Net Absorption and Under Construction were up.