

Bellevue-Kirkland-Redmond Market

Availability	Survey	5-Year Avg
Rent Per SF	\$24.66	\$21.42
Vacancy Rate	5.7%	6.5%
Vacant SF	4,498,469	6,057,226
Availability Rate	7.8%	8.9%
Available SF	6,259,582	8,328,646
Sublet SF	540,852	642,163
Months on Market	11.0	13.4

Inventory	Survey	5-Year Avg
Existing Buildings	3,494	3,495
Existing SF	138,147,883	137,530,206
12 Mo. Const. Starts	2,064,478	2,102,230
Under Construction	4,481,780	2,564,718
12 Mo. Deliveries	2,999,115	1,075,046

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	1,088,829	863,746
12 Mo. Leasing SF	5,163,598	4,864,229

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$283	\$275
Asking Price Per SF	\$302	\$244
Sales Volume (Mil.)	\$2,455	\$1,904
Cap Rate	5.7%	6.0%

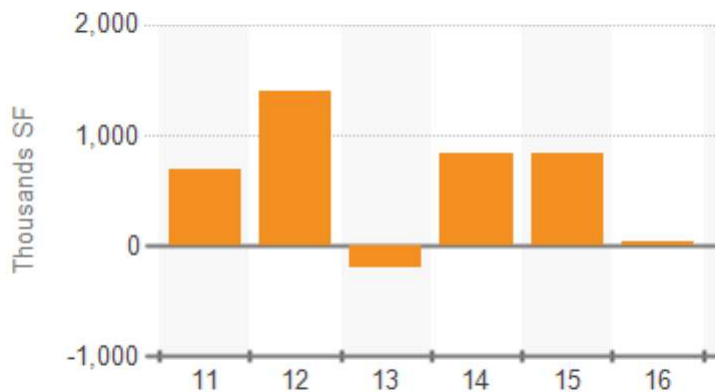
Vacancy Rate



Asking Rent Per SF

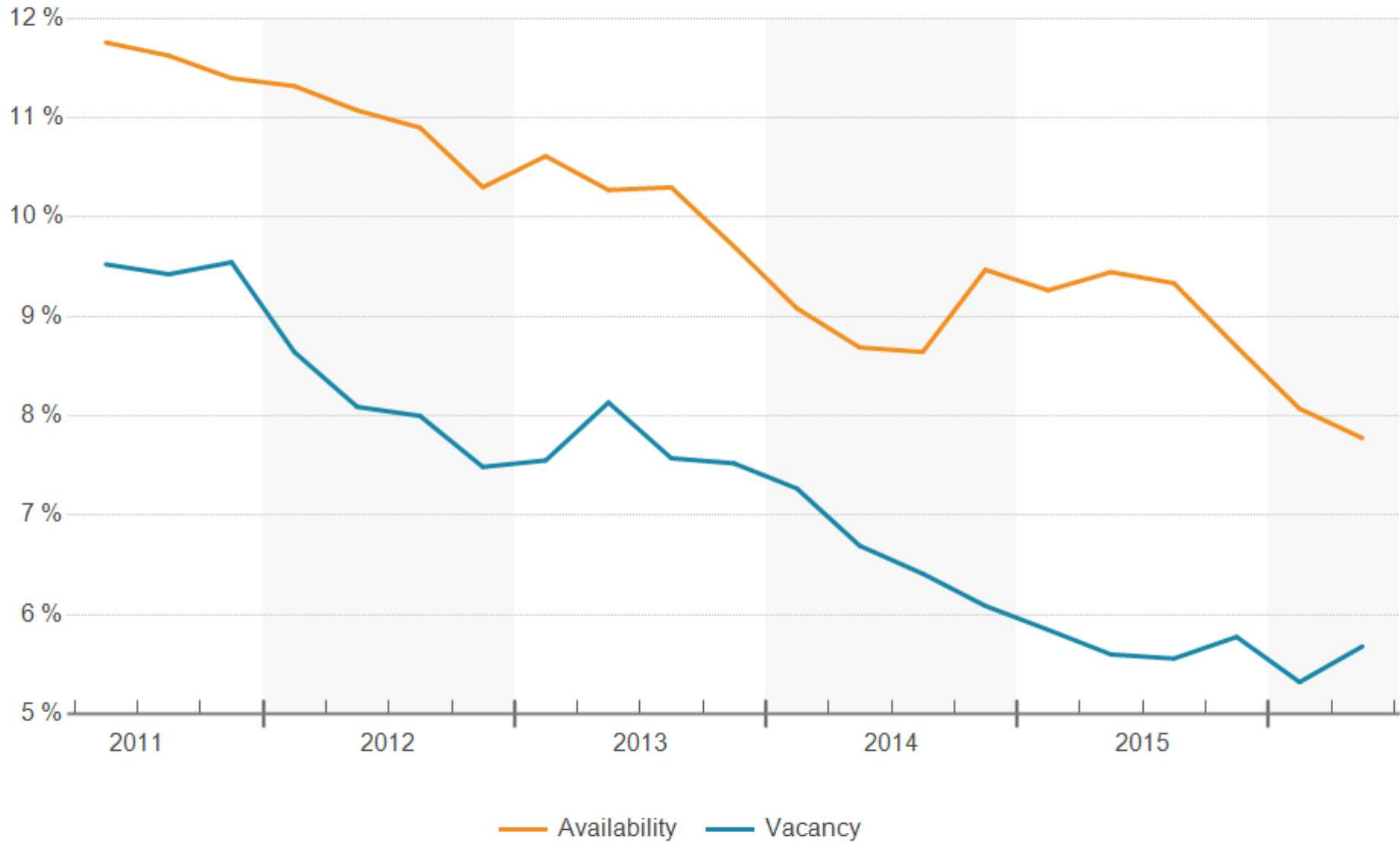


Net Absorption



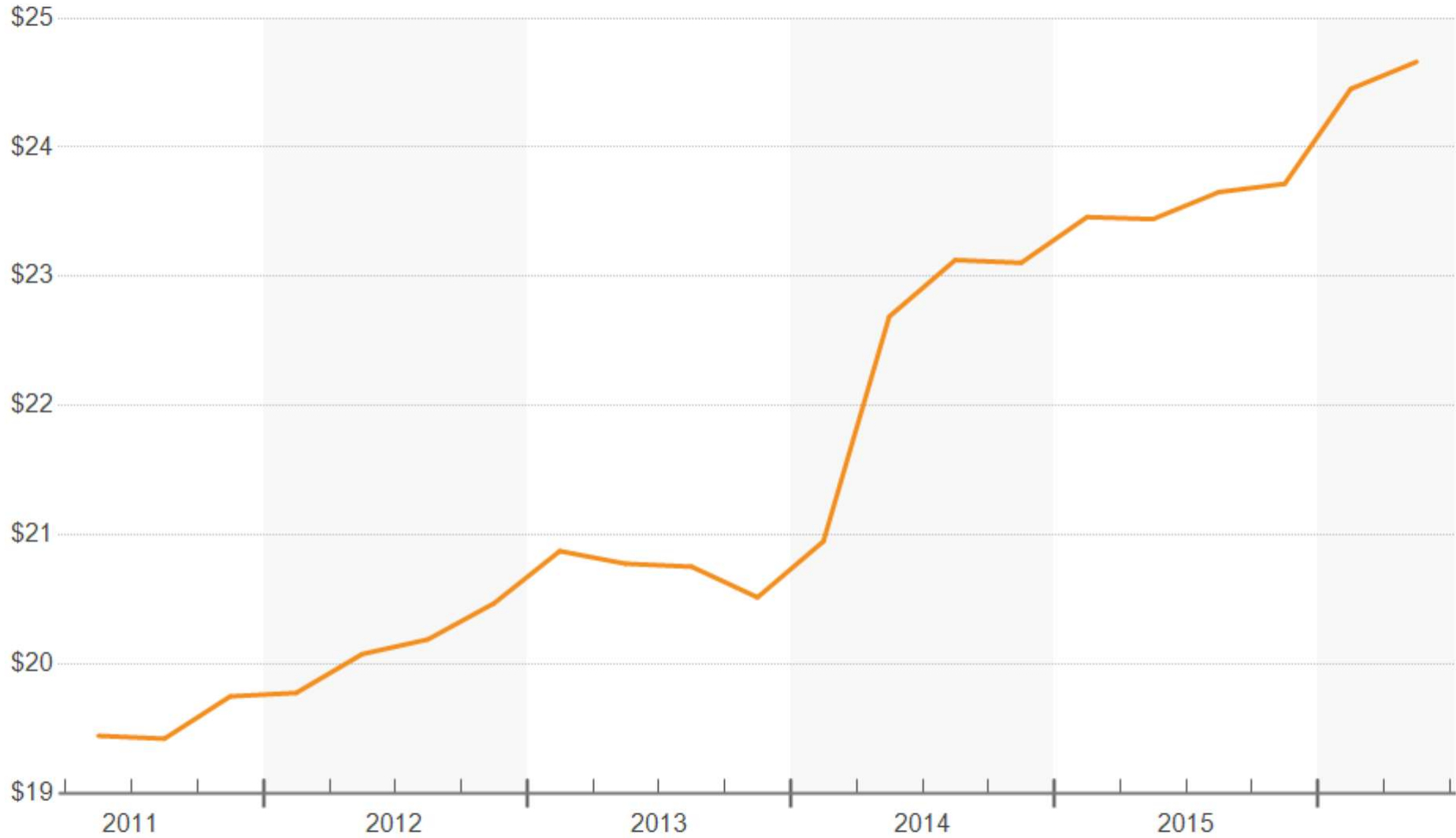
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Availability & Vacancy Rate



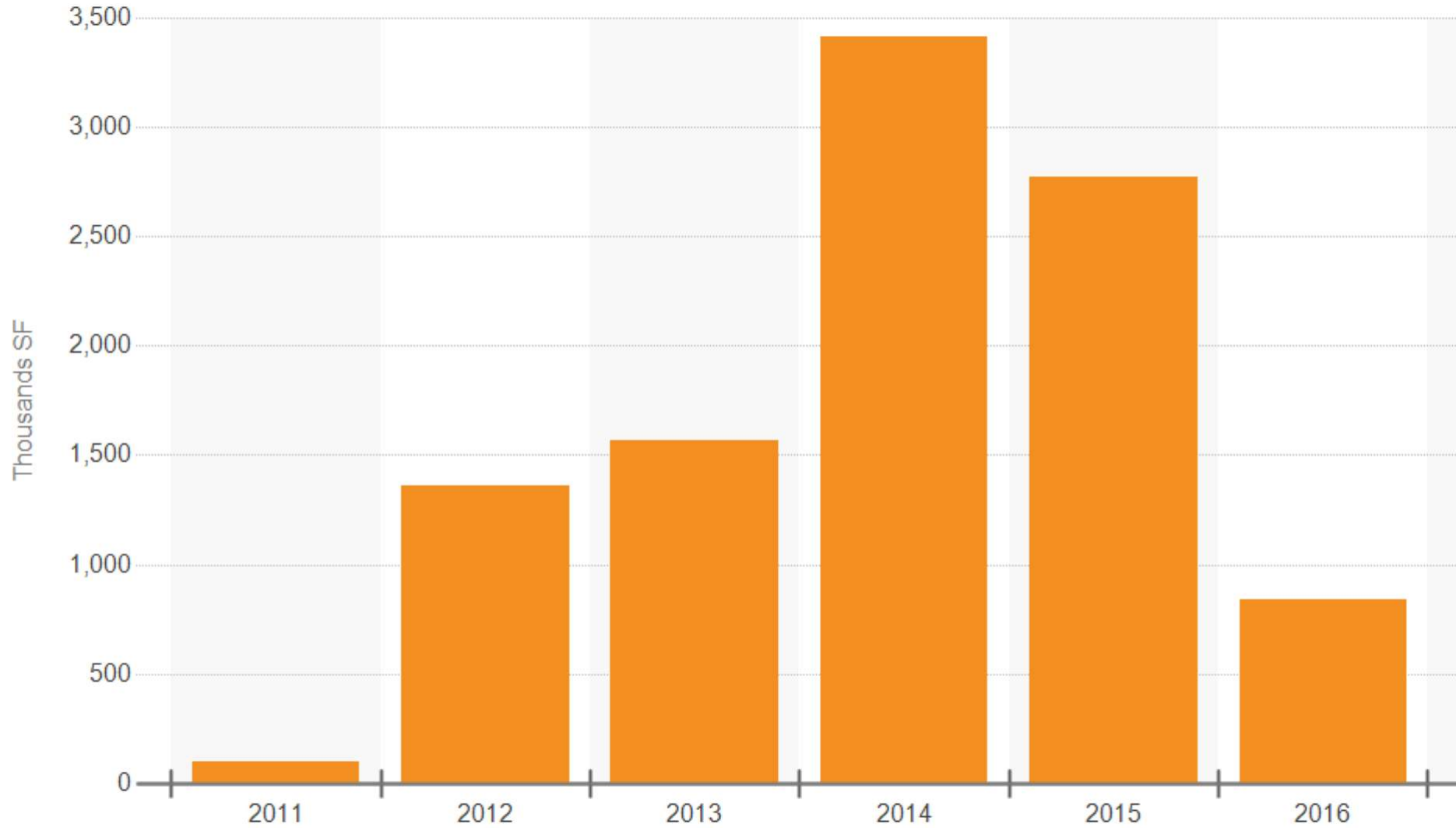
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Asking Rent Per SF



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Construction Starts



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Net Absorption

