

CoStar Office Statistics

Mid-Year 2018

Portland Office Market



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IMPORTANT FEATURE ANNOUNCEMENT

New Market Reports Now Available

Market Reports have received a major upgrade.

The new reports are dynamic: You can now run a report anytime. They also incorporate many more markets and submarkets, and include five-year forecasts for several KPIs.

These new reports can be found at the Markets & Submarkets link on CoStar.com under the Analytics menu.

This legacy report will be phased out later this year.



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Methodology

The CoStar Office Report, unless specifically stated otherwise, calculates office statistics using CoStar Group's entire database of existing and under construction office buildings in each metropolitan area. Included are office, office condominium, office loft, office medical, all classes and all sizes, and both multi-tenant and single-tenant buildings, including owner-occupied buildings. CoStar Group's global database includes approximately 119 billion square feet of coverage in 5.4 million properties. All rental rates reported in the CoStar Office Report have been converted to a Full Service equivalent rental rate.

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CoStar Group, Inc.

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Portland Office Market

Terms & Definitions

Availability Rate: The ratio of available space to total rentable space, calculated by dividing the total available square feet by the total rentable square feet.

Available Space: The total amount of space that is currently being marketed as available for lease in a given time period. It includes any space that is available, regardless of whether the space is vacant, occupied, available for sublease, or available at a future date.

Build-to-Suit: A term describing a particular property, developed specifically for a certain tenant to occupy, with structural features, systems, or improvement work designed specifically for the needs of that tenant. A build-to-suit can be leased or owned by the tenant. In a leased build-to-suit, a tenant will usually have a long term lease on the space.

Buyer: The individual, group, company, or entity that has purchased a commercial real estate asset.

Cap Rate: Short for capitalization rate. The Cap Rate is a calculation that reflects the relationship between one year's net operating income and the current market value of a particular property. The Cap Rate is calculated by dividing the annual net operating income by the sales price (or asking sales price).

CBD: Abbreviation for Central Business District. (See also: Central Business District)

Central Business District: The designations of Central Business District (CBD) and Suburban refer to a particular geographic area within a metropolitan statistical area (MSA) describing the level of real estate development found there. The CBD is characterized by a high density, well organized core within the largest city of a given MSA.

Class A: A classification used to describe buildings that generally qualify as extremely desirable investment-grade properties and command the highest rents or sale prices compared to other buildings in the same market. Such buildings are well located and provide efficient tenant layouts as well as high quality, and in some buildings, one-of-a-kind floor plans. They can be an architectural or historical landmark designed by prominent architects. These buildings contain a modern mechanical system, and have above-average maintenance and management as well as the best quality materials and workmanship in their trim and interior fittings. They are generally the most attractive and eagerly sought by investors willing to pay a premium for quality.

Class B: A classification used to describe buildings that generally qualify as a more speculative investment, and as such, command lower rents or sale prices compared to Class A properties. Such buildings offer utilitarian space without special attractions, and have ordinary design, if new or fairly new; good to excellent design if an older non-landmark building. These buildings typically have average to good maintenance, management and tenants. They are less appealing to tenants than Class A properties, and may be deficient in a number of respects including floor plans, condition and facilities. They lack prestige and must depend chiefly on a lower price to attract tenants and investors.

Class C: A classification used to describe buildings that generally qualify as no-frills, older buildings that offer basic space and command lower rents or sale prices compared to other buildings in the same market. Such buildings typically have below-average maintenance and management, and could have mixed or low tenant prestige, inferior elevators, and/or mechanical/electrical systems. These buildings lack prestige and must depend chiefly on a lower price to attract tenants and investors.

Construction Starts: Buildings that began construction during a specific period of time. (See also: Deliveries)

Contiguous Blocks of Space: Space within a building that is, or is able to be joined together into a single contiguous space.

Deliveries: Buildings that complete construction during a specified period of time. In order for space to be considered delivered, a certi-

cate of occupancy must have been issued for the property.

Delivery Date: The date a building completes construction and receives a certificate of occupancy.

Developer: The company, entity or individual that transforms raw land to improved property by use of labor, capital and entrepreneurial efforts.

Direct Space: Space that is being offered for lease directly from the landlord or owner of a building, as opposed to space being offered in a building by another tenant (or broker of a tenant) trying to sublet a space that has already been leased.

Existing Inventory: The square footage of buildings that have received a certificate of occupancy and are able to be occupied by tenants. It does not include space in buildings that are either planned, under construction or under renovation.

Flex Building: A type of building designed to be versatile, which may be used in combination with office (corporate headquarters), research and development, quasi-retail sales, and including but not limited to industrial, warehouse, and distribution uses. A typical flex building will be one or two stories with at least half of the rentable area being used as office space, have ceiling heights of 16 feet or less, and have some type of drive-in door, even though the door may be glassed in or sealed off.

Full Service Rental Rate: Rental rates that include all operating expenses such as utilities, electricity, janitorial services, taxes and insurance.

Gross Absorption: The total change in occupied space over a given period of time, counting space that is occupied but not space that is vacated by tenants. Gross absorption differs from leasing Activity, which is the sum of all space leased over a certain period of time. Unless otherwise noted Gross Absorption includes direct and sublease space.

Growth in Inventory: The change in size of the existing square footage in a given area over a given period of time, generally due to the construction of new buildings.

Industrial Building: A type of building adapted for such uses as the assemblage, processing, and/or manufacturing of products from raw materials or fabricated parts. Additional uses include warehousing, distribution, and maintenance facilities. The primary purpose of the space is for storing, producing, assembling, or distributing product.

Landlord Rep: (Landlord Representative) In a typical lease transaction between an owner/landlord and tenant, the broker that represents the interests of the owner/landlord is referred to as the Landlord Rep.

Leased Space: All the space that has a financial lease obligation. It includes all leased space, regardless of whether the space is currently occupied by a tenant. Leased space also includes space being offered for sublease.

Leasing Activity: The volume of square footage that is committed to and signed under a lease obligation for a specific building or market in a given period of time. It includes direct leases, subleases and renewals of existing leases. It also includes any pre-leasing activity in planned, under construction, or under renovation buildings.

Market: Geographic boundaries that serve to delineate core areas that are competitive with each other and constitute a generally accepted primary competitive set of areas. Markets are building-type specific, and are non-overlapping contiguous geographic designations having a cumulative sum that matches the boundaries of the entire Region (See also: Region). Markets can be further subdivided into Submarkets. (See also: Submarkets)

Multi-Tenant: Buildings that house more than one tenant at a given time. Usually, multi-tenant buildings were designed and built to accommodate many different floor plans and designs for different

tenant needs. (See also: Tenancy).

Net Absorption: The net change in occupied space over a given period of time. Unless otherwise noted Net Absorption includes direct and sublease space.

Net Rental Rate: A rental rate that excludes certain expenses that a tenant could incur in occupying office space. Such expenses are expected to be paid directly by the tenant and may include janitorial costs, electricity, utilities, taxes, insurance and other related costs.

New Space: Sometimes called first generation space, refers to space that has never been occupied and/or leased by a tenant.

Occupied Space: Space that is physically occupied by a tenant. It does not include leased space that is not currently occupied by a tenant.

Office Building: A type of commercial building used exclusively or primarily for office use (business), as opposed to manufacturing, warehousing, or other uses. Office buildings may sometimes have other associated uses within part of the building, i.e., retail sales, financial, or restaurant, usually on the ground floor.

Owner: The company, entity, or individual that holds title on a given building or property.

Planned/Proposed: The status of a building that has been announced for future development but not yet started construction.

Preleased Space: The amount of space in a building that has been leased prior to its construction completion date, or certificate of occupancy date.

Price/SF: Calculated by dividing the price of a building (either sales price or asking sales price) by the Rentable Building Area (RBA).

Property Manager: The company and/or person responsible for the day-to-day operations of a building, such as cleaning, trash removal, etc. The property manager also makes sure that the various systems within the building, such as the elevators, HVAC, and electrical systems, are functioning properly.

Quoted Rental Rate: The asking rate per square foot for a particular building or unit of space by a broker or property owner. Quoted rental rates may differ from the actual rates paid by tenants following the negotiation of all terms and conditions in a specific lease.

RBA: Abbreviation for Rentable Building Area. (See also: Rentable Building Area)

Region: Core areas containing a large population nucleus, that together with adjacent communities have a high degree of economic and social integration. Regions are further divided into market areas, called Markets. (See also: Markets)

Relet Space: Sometimes called second generation or direct space, refers to existing space that has previously been occupied by another tenant.

Rentable Building Area: (RBA) The total square footage of a building that can be occupied by, or assigned to a tenant for the purpose of determining a tenant's rental obligation. Generally RBA includes a percentage of common areas including all hallways, main lobbies, bathrooms, and telephone closets.

Rental Rates: The annual costs of occupancy for a particular space quoted on a per square foot basis.

Sales Price: The total dollar amount paid for a particular property at a particular point in time.

Sales Volume: The sum of sales prices for a given group of buildings in a given time period.

Seller: The individual, group, company, or entity that sells a particular commercial real estate asset.

SF: Abbreviation for Square Feet.

Single-Tenant: Buildings that are occupied, or intended to be occupied by a single tenant. (See also: Build-to-suit and Tenancy)

Sublease Space: Space that has been leased by a tenant and is being offered for lease back to the market by the tenant with the lease obligation. Sublease space is sometimes referred to as sublet space.

Submarkets: Specific geographic boundaries that serve to delineate a core group of buildings that are competitive with each other and constitute a generally accepted primary competitive set, or peer group. Submarkets are building type specific (office, industrial, retail, etc.), with distinct boundaries dependent on different factors relevant to each building type. Submarkets are non-overlapping, contiguous geographic designations having a cumulative sum that matches the boundaries of the Market they are located within (See also: Market).

Suburban: The Suburban and Central Business District (CBD) designations refer to a particular geographic area within a metropolitan statistical area (MSA). Suburban is defined as including all office inventory not located in the CBD. (See also: CBD)

Tenancy: A term used to indicate whether or not a building is occupied by multiple tenants (See also: Multi-tenant) or a single tenant. (See also: Single-tenant)

Tenant Rep: Tenant Rep stands for Tenant Representative. In a typical lease transaction between an owner/landlord and tenant, the broker that represents the interests of the tenant is referred to as a Tenant Rep.

Time On Market: A measure of how long a currently available space has been marketed for lease, regardless of whether it is vacant or occupied.

Under Construction: Buildings in a state of construction, up until they receive their certificate of occupancy. In order for CoStar to consider a building under construction, the site must have a concrete foundation in place. Abbreviated UC.

Vacancy Rate: A measurement expressed as a percentage of the total amount of physically vacant space divided by the total amount of existing inventory. Under construction space generally is not included in vacancy calculations.

Vacant Space: Space that is not currently occupied by a tenant, regardless of any lease obligation that may be on the space. Vacant space could be space that is either available or not available. For example, sublease space that is currently being paid for by a tenant but not occupied by that tenant, would be considered vacant space. Likewise, space that has been leased but not yet occupied because of finish work being done, would also be considered vacant space.

Weighted Average Rental Rate: Rental rates that are calculated by factoring in, or weighting, the square footage associated with each particular rental rate. This has the effect of causing rental rates on larger spaces to affect the average more than that of smaller spaces. The weighted average rental rate is calculated by taking the ratio of the square footage associated with the rental rate on each individual available space to the square footage associated with rental rates on all available spaces, multiplying the rental rate by that ratio, and then adding together all the resulting numbers. Unless specifically specified otherwise, rental rate averages include both Direct and Sublet available spaces.

Year Built: The year in which a building completed construction and was issued a certificate of occupancy.

YTD: Abbreviation for Year-to-Date. Describes statistics that are cumulative from the beginning of a calendar year through whatever time period is being studied.

Portland Office Market



Overview

Portland's Vacancy Stays at 6.6% Net Absorption Positive 1,160,537 SF in the Quarter

The Portland Office market ended the second quarter 2018 with a vacancy rate of 6.6%. The vacancy rate was unchanged over the previous quarter, with net absorption totaling positive 1,160,537 square feet in the second quarter. Vacant sublease space increased in the quarter, ending the quarter at 334,810 square feet. Rental rates ended the second quarter at \$23.81, no change over the previous quarter. A total of five buildings delivered to the market in the quarter, with 2,503,330 square feet still under construction at the end of the quarter.

Absorption

Net absorption for the overall Portland office market was positive 1,160,537 square feet in the second quarter 2018. That compares to negative (187,283) square feet in the first quarter 2018, positive 304,580 square feet in the fourth quarter 2017, and positive 438,026 square feet in the third quarter 2017.

Tenants moving out of large blocks of space in 2018 include: Symantec Corp moving out of 300,000 square feet at 555 International Way and Oregon Department Human Service moving out of 68,363 square feet at Capitol City Business Center.

Tenants moving into large blocks of space in 2018 include: Fiserv moving into 65,496 square feet at Creekside Corporate Park and Vacasa moving into 60,152 square feet at Heartline Building.

The Class-A office market recorded net absorption of positive 960,030 square feet in the second quarter 2018, compared to positive 64,757 square feet in the first quarter 2018, positive 94,726 in the fourth quarter 2017, and positive 329,734

in the third quarter 2017.

The Class-B office market recorded net absorption of positive 163,340 square feet in the second quarter 2018, compared to negative (173,327) square feet in the first quarter 2018, positive 251,794 in the fourth quarter 2017, and positive 95,013 in the third quarter 2017.

The Class-C office market recorded net absorption of positive 37,167 square feet in the second quarter 2018 compared to negative (78,713) square feet in the first quarter 2018, negative (41,940) in the fourth quarter 2017, and positive 13,279 in the third quarter 2017.

Net absorption for Portland's central business district was positive 224,250 square feet in the second quarter 2018. That compares to negative (469,530) square feet in the first quarter 2018, positive 165,269 in the fourth quarter 2017, and positive 153,670 in the third quarter 2017.

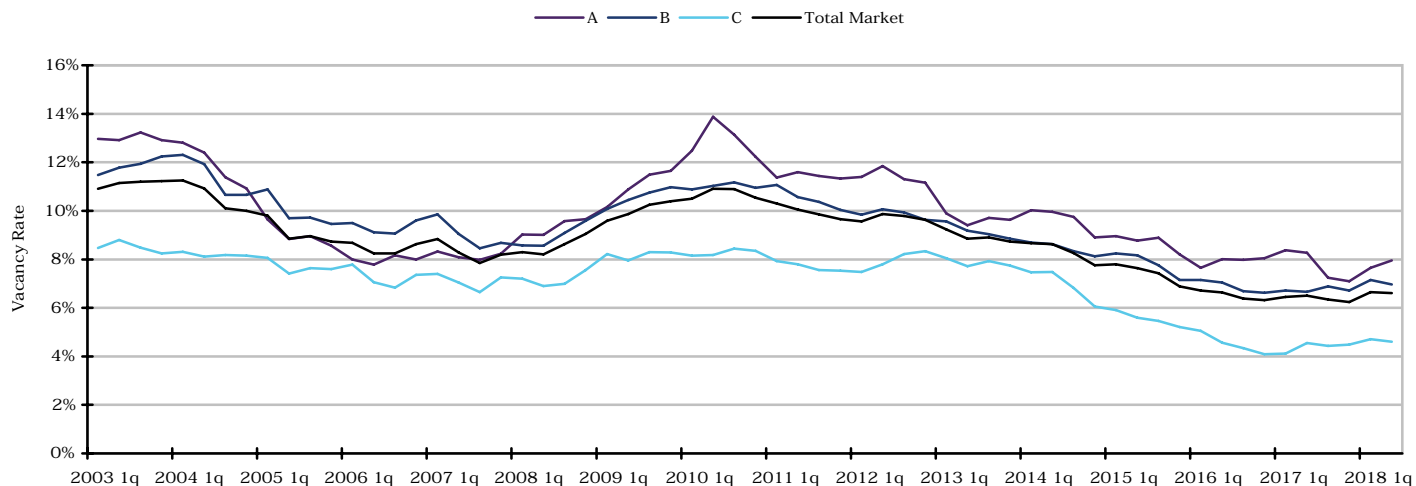
Net absorption for the suburban markets was positive 936,287 square feet in the second quarter 2018. That compares to positive 282,247 square feet in first quarter 2018, positive 139,311 in the fourth quarter 2017, and positive 284,356 in the third quarter 2017.

Vacancy

The office vacancy rate in the Portland market area was unchanged at 6.6% at the end of the second quarter 2018. The vacancy rate was 6.2% at the end of the fourth quarter 2017, and 6.3% at the end of the third quarter 2017.

Class-A projects reported a vacancy rate of 8.0% at the end of the second quarter 2018, 7.7% at the end of the first quarter 2018, 7.1% at the end of the fourth quarter 2017, and

Vacancy Rates by Class 2003-2018



Source: CoStar Property®

7.2% at the end of the third quarter 2017.

Class-B projects reported a vacancy rate of 7.0% at the end of the second quarter 2018, 7.2% at the end of the first quarter 2018, 6.7% at the end of the fourth quarter 2017, and 6.9% at the end of the third quarter 2017.

Class-C projects reported a vacancy rate of 4.6% at the end of the second quarter 2018, 4.7% at the end of first quarter 2018, 4.5% at the end of the fourth quarter 2017, and 4.4% at the end of the third quarter 2017.

The overall vacancy rate in Portland's central business district at the end of the second quarter 2018 decreased to 10.0%. The vacancy rate was 10.6% at the end of the first quarter 2018, 8.9% at the end of the fourth quarter 2017, and 9.3% at the end of the third quarter 2017.

The vacancy rate in the suburban markets increased to 5.7% in the second quarter 2018. The vacancy rate was 5.6% at the end of the first quarter 2018, 5.5% at the end of the fourth quarter 2017, and 5.6% at the end of the third quarter 2017.

Largest Lease Signings

The largest lease signings occurring in 2018 included: the 60,152-square-foot lease signed by Vacasa at Heartline Building in the CBD market; the 28,323-square-foot deal signed by Industrious at 811 SW 6th Ave in the CBD market; and the 26,602-square-foot lease signed by Aerotech at 8300 SW Creekside Pl in the Southwest market.

Sublease Vacancy

The amount of vacant sublease space in the Portland market increased to 334,810 square feet by the end of the second quarter 2018, from 329,114 square feet at the end of the first quarter 2018. There were 296,026 square feet vacant at the end of the fourth quarter 2017 and 332,452 square feet at the end of the third quarter 2017.

Portland's Class-A projects reported vacant sublease space of 174,966 square feet at the end of second quarter 2018,

down from the 192,846 square feet reported at the end of the first quarter 2018. There were 155,144 square feet of sublease space vacant at the end of the fourth quarter 2017, and 154,107 square feet at the end of the third quarter 2017.

Class-B projects reported vacant sublease space of 104,804 square feet at the end of the second quarter 2018, down from the 114,996 square feet reported at the end of the first quarter 2018. At the end of the fourth quarter 2017 there were 123,119 square feet, and at the end of the third quarter 2017 there were 158,467 square feet vacant.

Class-C projects reported increased vacant sublease space from the first quarter 2018 to the second quarter 2018. Sublease vacancy went from 21,272 square feet to 55,040 square feet during that time. There were 17,763 square feet at the end of the fourth quarter 2017, and 19,878 square feet at the end of the third quarter 2017.

Sublease vacancy in Portland's central business district stood at 124,424 square feet at the end of the second quarter 2018. It was 147,980 square feet at the end of the first quarter 2018, 125,842 square feet at the end of the fourth quarter 2017, and 109,502 square feet at the end of the third quarter 2017.

Sublease vacancy in the suburban markets ended the second quarter 2018 at 210,386 square feet. At the end of the first quarter 2018 sublease vacancy was 181,134 square feet, 170,184 square feet at the end of the fourth quarter 2017, and was 222,950 square feet at the end of the third quarter 2017.

Rental Rates

The average quoted asking rental rate for available office space, all classes, was \$23.81 per square foot per year at the end of the second quarter 2018 in the Portland market area.

The average quoted rate within the Class-A sector was \$30.11 at the end of the second quarter 2018, while Class-B rates stood at \$22.27, and Class-C rates at \$18.47. At the end of the first quarter 2018, Class-A rates were \$30.10 per square foot, Class-B rates were \$22.31, and Class-C rates were \$18.20.

The average quoted asking rental rate in Portland's CBD was \$31.57 at the end of the second quarter 2018, and \$21.26 in the suburban markets. In the first quarter 2018, quoted rates were \$31.39 in the CBD and \$21.03 in the suburbs.

Deliveries and Construction

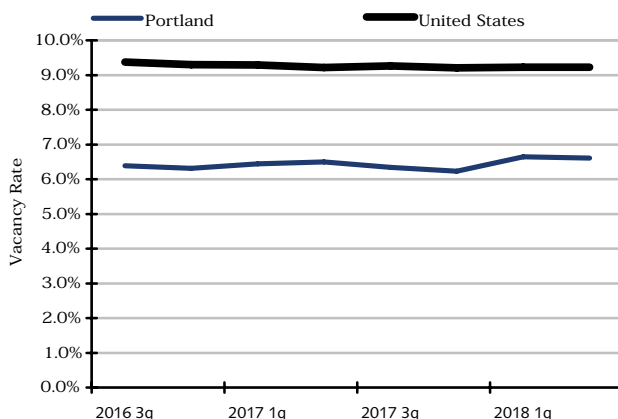
During the second quarter 2018, five buildings were completed in the Portland market area. This compares to 11 buildings totaling 428,255 square feet that were completed in the first quarter 2018, seven buildings totaling 192,629 square feet completed in the fourth quarter 2017, and 272,726 square feet in four buildings completed in the third quarter 2017.

There were 2,503,330 square feet of office space under construction at the end of the second quarter 2018.

Some of the notable 2018 deliveries include: Nike North Expansion Building A, an 412,000-square-foot facility that

U.S. Vacancy Comparison

Past 8 Quarters



Source: CoStar Property®

Portland Office Market



Overview

delivered in second quarter 2018 and is now 100% occupied, and Field Office - East, a 165,653-square-foot building that delivered in second quarter 2018 and is now 21% occupied.

The largest projects underway at the end of second quarter 2018 were Nike North Expansion Bldg B, a 1,003,585-square-foot building with 100% of its space pre-leased, and Block 29 Center for Health and Healing, a 360,000-square-foot facility that is 100% pre-leased.

Inventory

Total office inventory in the Portland market area amounted to 136,106,401 square feet in 9,165 buildings as of the end of the second quarter 2018. The Class-A office sector consisted of 33,651,922 square feet in 241 projects. There were 3,406 Class-B buildings totaling 67,953,026 square feet, and the Class-C sector consisted of 34,501,453 square feet in 5,518 buildings.

Sales Activity

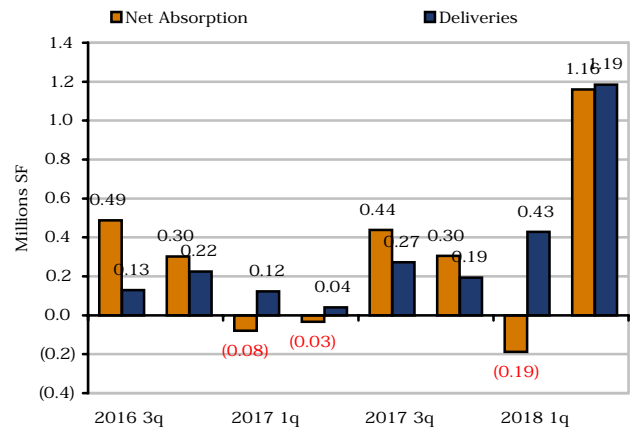
Tallying office building sales of 15,000 square feet or larger, Portland office sales figures fell during the first quarter 2018 in terms of dollar volume compared to the fourth quarter of 2017.

In the first quarter, 15 office transactions closed with a total volume of \$166,546,842. The 15 buildings totaled 803,481 square feet and the average price per square foot equated to \$207.28 per square foot. That compares to 10 transactions totaling \$423,155,100 in the fourth quarter 2017. The total square footage in the fourth quarter was 1,822,465 square feet for an average price per square foot of \$232.19.

Total office building sales activity in 2018 was down compared to 2017. In the first three months of 2018, the market saw 15 office sales transactions with a total volume of \$166,546,842. The price per square foot averaged \$207.28. In the same first three months of 2017, the market posted 12 transactions with

Absorption & Deliveries

Past 8 Quarters



Source: CoStar Property®

a total volume of \$313,717,000. The price per square foot averaged \$250.68.

Cap rates have been higher in 2018, averaging 6.54% compared to the same period in 2017 when they averaged 6.49%.

One of the largest transactions that has occurred within the last four quarters in the Portland market is the sale of Wells Fargo Center in Portland. This 916,000-square-foot office complex sold for \$188,000,000, or \$205.24 per square foot. The property sold on 11/15/2017, at a 5.50% cap rate."

Report compiled and edited by: Joyce Sisson – Portfolio Research Manager

CoStar Submarket Clusters & Submarkets

In analyzing metropolitan areas, CoStar has developed geographic designations to help group properties together, called Markets, Submarket Clusters and Submarkets. Markets are the equivalent of metropolitan areas, or areas containing a large population nucleus, that together with adjacent communities have a high degree of economic and social integration. Markets are then divided into Submarket Clusters, which are core areas within a metropolitan area that are known to be competitive with each other in terms of attracting and keeping tenants. Markets are then further subdivided into smaller units called Submarkets, which serve to delineate a core group of buildings that are competitive with each other and constitute a generally accepted competitive set, or peer group.

Submarket Clusters	Submarkets				
CBD	CBD*				
Clark County	Camas/Washougal Hazel Dell/Salmon Creek	Cascade Park Orchards	CBD*/West Vancouver St Johns/Cntrl Vancouver	Clark County Outlying Vancouver Mall	
Columbia County	Columbia County				
Cowlitz County	Cowlitz County				
Deschutes County	Deschutes County				
I-5 Corridor	I-5 Corridor Outlying Tigard	Kruse Way Tualatin	Lake Oswego/West Linn Wilsonville	Sherwood	
Lane County	Lane County				
Linn County	Linn County				
Lloyd District	Lloyd District				
Marion County	Marion County				
Northeast	Airport Way Hayden Island/Swan Island	East Columbia Corridor NE Close-In	Gateway NE Outlying	Gresham Rivergate	
Northwest	Guilds Lake	NW Close-In	NW Outlying		
Polk County	Polk County				
Skamania County	Skamania County				
Southeast	Clackamas/Milwaukie SE Outlying	Mall 205	Oregon City	SE Close-In	
Southwest	217 Corridor/Beaverton SW Close-In*	Barbur Blvd/Capitol Hwy Sylvan/Hillsdale	Johns Landing	North Beaverton	
Westside	Sunset Corridor/Hillsboro	Westside Outlying			
Yamhill County	Yamhill County				

* Submarkets comprising the CBD. For statistics reference the CBD vs Suburban Figures at a Glance Page.

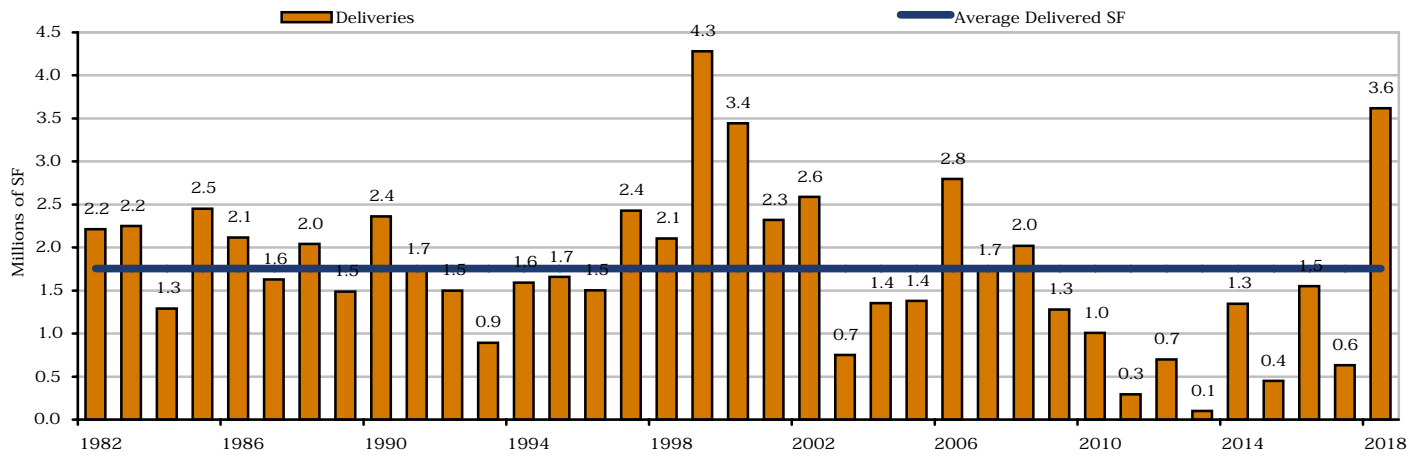
Portland Office Market



Inventory & development

Historical Deliveries

1982 - 2018



Source: CoStar Property® * Future deliveries based on current under construction buildings.

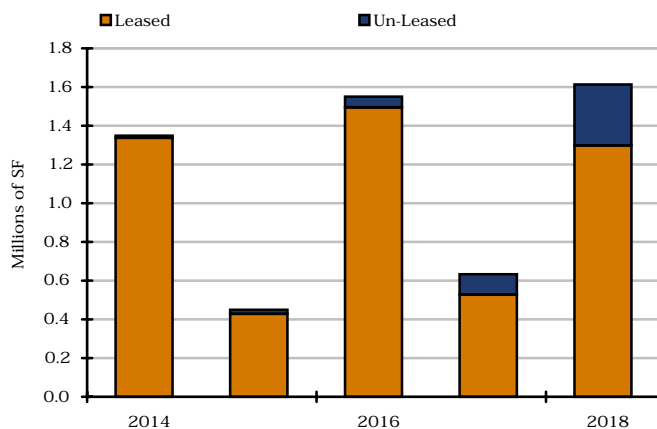
CONSTRUCTION ACTIVITY Markets Ranked by Under Construction Square Footage

Market	Under Construction Inventory				Average Bldg Size	
	# Bldgs	Total RBA	Preleased SF	Preleased %	All Existing	U/C
Southwest	3	822,000	680,000	82.7%	15,785	274,000
CBD	4	590,207	354,476	60.1%	72,714	147,552
Westside	3	579,175	579,175	100.0%	29,872	193,058
Clark County	6	143,800	76,500	53.2%	12,852	23,967
Lloyd District	1	100,000	30,000	30.0%	24,534	100,000
Deschutes County	7	91,031	57,802	63.5%	9,002	13,004
Northwest	1	60,000	4,200	7.0%	17,824	60,000
Northeast	2	54,678	6,804	12.4%	9,742	27,339
Lane County	2	24,001	24,001	100.0%	11,171	12,000
I-5 Corridor	1	21,000	21,000	100.0%	16,777	21,000
All Other	2	17,438	14,400	82.6%	8,318	8,719
Totals	32	2,503,330	1,848,358	73.8%	14,851	78,229

Source: CoStar Property®

Recent Deliveries

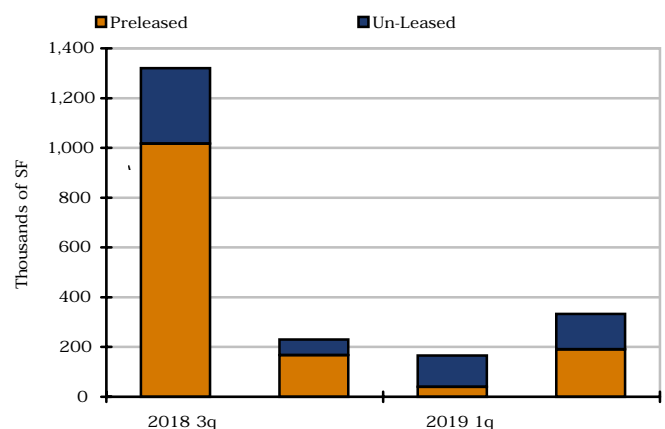
Leased & Un-Leased SF in Deliveries Since 2014



Source: CoStar Property®

Future Deliveries

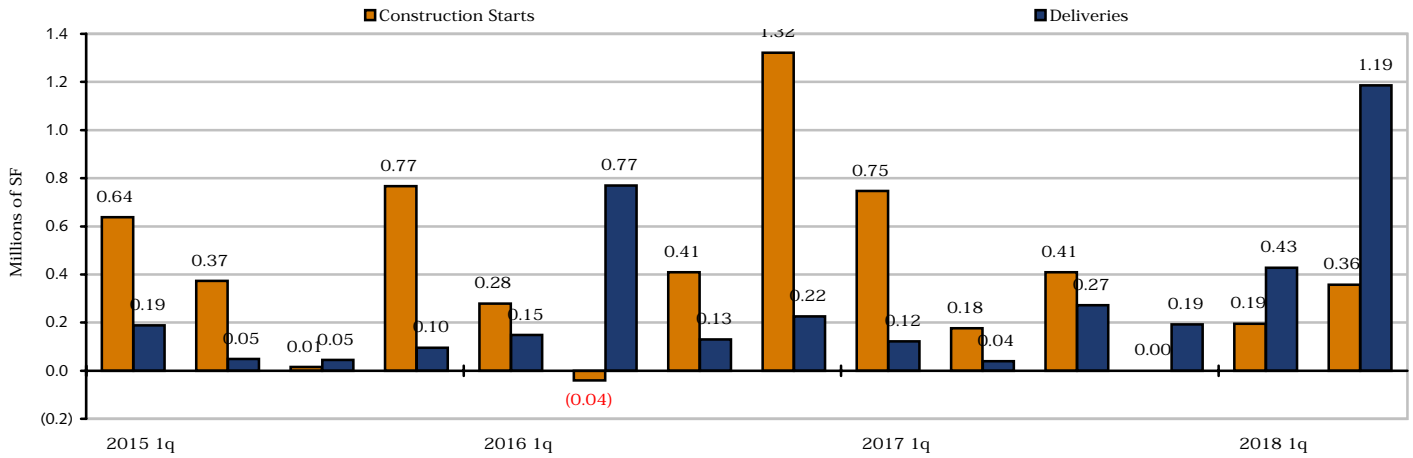
Preleased & Un-Leased SF in Properties Scheduled to Deliver



Source: CoStar Property®

Historical Construction Starts & Deliveries

Square Footage Per Quarter Starting and Completing Construction



Source: CoStar Property®

RECENT DELIVERIES BY PROJECT SIZE Breakdown of Year-to-Date Development Based on RBA of Project

Building Size	# Bldgs	RBA	SF Leased	% Leased	Avg Rate	Single-Tenant	Multi-Tenant
< 50,000 SF	11	247,703	172,540	69.7%	\$25.60	0	247,703
50,000 SF - 99,999 SF	2	148,702	133,613	89.9%	\$34.50	0	148,702
100,000 SF - 249,999 SF	2	330,208	103,900	31.5%	\$0.00	0	330,208
250,000 SF - 499,999 SF	0	0	0	0.0%	\$0.00	0	0
>= 500,000 SF	1	887,000	887,000	100.0%	\$0.00	887,000	0

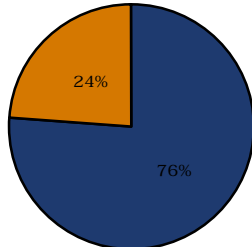
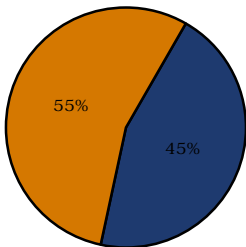
Source: CoStar Property®

Recent Development by Tenancy

Based on RBA Developed for Single & Multi Tenant Use

2018 Deliveries

Currently Under Construction



■ Multi ■ Single

■ Multi ■ Single

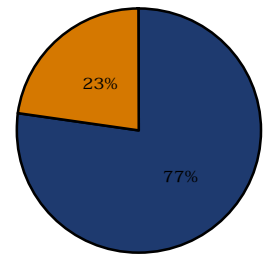
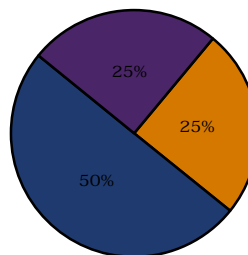
Source: CoStar Property®

Existing Inventory Comparison

Based on Total RBA

By Class

By Space Type



■ Class A ■ Class B ■ Class C

■ Multi ■ Single

Source: CoStar Property®

Portland Office Market



Inventory & development

Select Year-to-Date Deliveries

Based on Project Square Footage

1. Nike North Expansion Bldg A Submarket: Westside RBA: 412,000 # Floors: 1 Class: A Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Fourth Quarter 2015 Deliv Date: Second Quarter 2018 Leasing Co: NIKE, Inc. Developer: N/A Architect: ZGF Architects	2. Field Office - East Submarket: Northwest RBA: 165,653 # Floors: 6 Class: A Occupied: 21% Quoted Rate: Negotiable Grnd Brk Date: Fourth Quarter 2016 Deliv Date: Second Quarter 2018 Leasing Co: JLL Developer: Project^ Architect: Hacker Architects	3. Field Office - West Submarket: Northwest RBA: 164,555 # Floors: 6 Class: A Occupied: 42% Quoted Rate: Negotiable Grnd Brk Date: Fourth Quarter 2016 Deliv Date: First Quarter 2018 Leasing Co: JLL Developer: Project^ Architect: Hacker Architects
4. Clay Pavilion Submarket: Southeast RBA: 78,000 # Floors: 3 Class: A Occupied: 87% Quoted Rate: \$34.50 Grnd Brk Date: Second Quarter 2017 Deliv Date: First Quarter 2018 Leasing Co: Apex Real Estate Partners Developer: Killian Pacific Architect: N/A	5. Heartline Building Submarket: CBD RBA: 70,702 # Floors: 5 Class: A Occupied: 93% Quoted Rate: Negotiable Grnd Brk Date: First Quarter 2016 Deliv Date: Second Quarter 2018 Leasing Co: Apex Real Estate Partners Developer: Security Properties, Inc. Architect: Mithun	6. South Blocks Submarket: Southeast RBA: 48,804 # Floors: 2 Class: B Occupied: 10% Quoted Rate: \$29.50 Grnd Brk Date: First Quarter 2017 Deliv Date: First Quarter 2018 Leasing Co: Cushman & Wakefield of Oregon, Inc. Developer: Capstone Partners Architect: SERA Architects, Inc.
7. 2422-2424 SE 9th Ave Submarket: Southeast RBA: 35,000 # Floors: 5 Class: B Occupied: 80% Quoted Rate: \$28.00 Grnd Brk Date: Fourth Quarter 2015 Deliv Date: Second Quarter 2018 Leasing Co: Solterra Developer: N/A Architect: N/A	8. Mahonia Submarket: Lane County RBA: 32,000 # Floors: 3 Class: B Occupied: 100% Quoted Rate: \$18.00 Grnd Brk Date: Second Quarter 2017 Deliv Date: First Quarter 2018 Leasing Co: Windermere Real Estate Developer: N/A Architect: N/A	9. Park Front Submarket: Marion County RBA: 27,003 # Floors: 4 Class: A Occupied: 100% Quoted Rate: \$21.60 Grnd Brk Date: Third Quarter 2017 Deliv Date: Second Quarter 2018 Leasing Co: First Commercial Real Estate Servis Developer: Salem LTC Properties LLC Architect: N/A
10. Boulder Creek South Submarket: Marion County RBA: 24,575 # Floors: 2 Class: A Occupied: 81% Quoted Rate: \$25.80 Grnd Brk Date: Fourth Quarter 2016 Deliv Date: First Quarter 2018 Leasing Co: Mosar Commercial Properties Developer: N/A Architect: N/A	11. North Blocks Submarket: Southeast RBA: 22,790 # Floors: 1 Class: B Occupied: 0% Quoted Rate: Negotiable Grnd Brk Date: First Quarter 2017 Deliv Date: First Quarter 2018 Leasing Co: Cushman & Wakefield of Oregon, Inc. Developer: N/A Architect: N/A	12. 12115 SW 70th Ave Submarket: I-5 Corridor RBA: 21,000 # Floors: 2 Class: B Occupied: 82% Quoted Rate: \$29.50 Grnd Brk Date: N/A Deliv Date: First Quarter 2018 Leasing Co: KW Commercial Realty Portland Centr Developer: N/A Architect: N/A
13. District 2 - Building 2 Submarket: Deschutes County RBA: 17,348 # Floors: 1 Class: B Occupied: 100% Quoted Rate: \$19.80 Grnd Brk Date: Third Quarter 2016 Deliv Date: First Quarter 2018 Leasing Co: Compass Commercial Real Estate Developer: N/A Architect: N/A	14. District 2 - Building A Submarket: Deschutes County RBA: 10,853 # Floors: 1 Class: B Occupied: 100% Quoted Rate: \$19.80 Grnd Brk Date: Third Quarter 2016 Deliv Date: First Quarter 2018 Leasing Co: Compass Commercial Real Estate Developer: N/A Architect: N/A	15. Madrona Office Park Submarket: Marion County RBA: 6,880 # Floors: 1 Class: B Occupied: 100% Quoted Rate: N/A Grnd Brk Date: First Quarter 2017 Deliv Date: First Quarter 2018 Leasing Co: First Commercial Real Estate Developer: N/A Architect: N/A

Select Top Under Construction Properties

Based on Project Square Footage

1. Nike North Expansion Building B Submarket: Westside RBA: 1,003,585 # Floors: 9 Class: A Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Fourth Quarter 2016 Deliv Date: Second Quarter 2018 Leasing Co: NIKE, Inc. Developer: Gerding Edlen Architect: ZGF Architects	2. Block 29 Center for Health and Healing Submarket: Southwest RBA: 360,000 # Floors: 12 Class: A Preleased: 100% Quoted Rate: N/A Grnd Brk Date: First Quarter 2017 Deliv Date: Third Quarter 2018 Leasing Co: Oregon Health & Science University Developer: Oregon Health & Science University Architect: Zimmer Gunsul Frasca Architects LLP	3. Knight Cancer Institute Research Building Submarket: Southwest RBA: 320,000 # Floors: 4 Class: A Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Third Quarter 2016 Deliv Date: Third Quarter 2018 Leasing Co: Oregon Health & Science University Developer: Oregon Health & Science University Architect: SRG Partnership
4. 9North Submarket: CBD RBA: 202,853 # Floors: 8 Class: A Preleased: 13% Quoted Rate: Negotiable Grnd Brk Date: First Quarter 2017 Deliv Date: Third Quarter 2018 Leasing Co: Apex Real Estate Partners Developer: Williams & Dame Development, Inc. Architect: Hacker Architects	5. SW 3rd & Taylor Submarket: CBD RBA: 190,825 # Floors: 10 Class: B Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Second Quarter 2018 Deliv Date: Third Quarter 2019 Leasing Co: N/A Developer: Third & Taylor Development LLC Architect: Ankrom Moisan Architects, Inc.	6. Broadway Tower - Office Submarket: CBD RBA: 177,800 # Floors: 19 Class: A Preleased: 77% Quoted Rate: \$33.04 Grnd Brk Date: Second Quarter 2016 Deliv Date: Fourth Quarter 2018 Leasing Co: Kidder Mathews Developer: BPM Senior Living Company Architect: GBD Architects, Inc.
7. First Tech Federal Credit Union Submarket: Westside RBA: 156,000 # Floors: 2 Class: B Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Third Quarter 2017 Deliv Date: Third Quarter 2018 Leasing Co: JLL Developer: Swinerton Builders Architect: N/A	8. The Press Blocks - Office Submarket: Southwest RBA: 142,000 # Floors: 8 Class: A Preleased: 0% Quoted Rate: Negotiable Grnd Brk Date: Second Quarter 2018 Deliv Date: Third Quarter 2019 Leasing Co: JLL Developer: Urban Renaissance Group Architect: GBD Architects	9. 7 SE Stark St Submarket: Lloyd District RBA: 100,000 # Floors: 12 Class: B Preleased: 30% Quoted Rate: Negotiable Grnd Brk Date: First Quarter 2018 Deliv Date: First Quarter 2019 Leasing Co: JLL Developer: Harsch Investment Properties Architect: Works Progress Architecture
10. Waterfront- Block 6 Submarket: Clark County RBA: 77,000 # Floors: 7 Class: A Preleased: 45% Quoted Rate: \$33.00 Grnd Brk Date: Third Quarter 2017 Deliv Date: Third Quarter 2018 Leasing Co: Colliers International Developer: Gramor Development Architect: N/A	11. Redfox Commons Submarket: Northwest RBA: 60,000 # Floors: 2 Class: A Preleased: 7% Quoted Rate: Negotiable Grnd Brk Date: Third Quarter 2017 Deliv Date: First Quarter 2019 Leasing Co: JLL Developer: LL Investment Partners Architect: Lever Architecture	12. 4000 Columbia House Submarket: Clark County RBA: 45,000 # Floors: 3 Class: A Preleased: 71% Quoted Rate: Negotiable Grnd Brk Date: First Quarter 2018 Deliv Date: Third Quarter 2018 Leasing Co: Fuller Group CRE Developer: N/A Architect: N/A
13. The Silica Submarket: Northeast RBA: 30,378 # Floors: 4 Class: A Preleased: 8% Quoted Rate: \$30.00 Grnd Brk Date: Third Quarter 2017 Deliv Date: Third Quarter 2018 Leasing Co: Colliers International Developer: N/A Architect: William Kaven Architecture	14. PDX Flatiron Submarket: Northeast RBA: 24,300 # Floors: 6 Class: A Preleased: 18% Quoted Rate: Negotiable Grnd Brk Date: Second Quarter 2017 Deliv Date: Second Quarter 2018 Leasing Co: Benco Commercial Real Estate, LLC Developer: N/A Architect: N/A	15. Desert Orthopedics Westside Clinic Submarket: Deschutes County RBA: 22,000 # Floors: 2 Class: A Preleased: 100% Quoted Rate: \$30.00 Grnd Brk Date: Third Quarter 2017 Deliv Date: Third Quarter 2018 Leasing Co: Northwest Key Property Management Developer: N/A Architect: N/A

Portland Office Market



Figures at a Glance

Class A Market Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
CBD	49	12,708,570	1,007,127	1,076,863	8.5%	(41,587)	70,702	399,382	\$35.09
Clark County	36	2,632,576	212,307	218,426	8.3%	(45,144)	0	122,000	\$25.02
Columbia County	0	0	0	0	0.0%	0	0	0	\$0.00
Cowlitz County	1	29,000	2,870	2,870	9.9%	0	0	0	\$18.00
Deschutes County	6	485,989	16,194	25,085	5.2%	(7,684)	0	52,000	\$30.18
I-5 Corridor	39	3,407,736	447,752	481,723	14.1%	(7,860)	0	0	\$29.57
Lane County	13	855,173	16,132	16,132	1.9%	16,743	0	0	\$25.35
Linn County	1	29,741	0	0	0.0%	0	0	0	\$0.00
Lloyd District	7	2,021,026	22,997	22,997	1.1%	7,002	0	0	\$33.74
Marion County	7	382,623	32,002	32,002	8.4%	49,501	51,578	0	\$23.44
Northeast	12	1,292,956	35,492	35,492	2.7%	(28,764)	0	54,678	\$25.46
Northwest	4	745,988	339,839	339,839	45.6%	104,928	330,208	60,000	\$0.00
Polk County	1	37,732	0	0	0.0%	0	0	0	\$0.00
Skamania County	0	0	0	0	0.0%	0	0	0	\$0.00
Southeast	10	779,282	26,364	28,247	3.6%	75,712	78,000	0	\$29.59
Southwest	20	2,063,660	203,137	250,297	12.1%	(5,684)	0	822,000	\$25.14
Westside	35	6,179,870	141,027	148,233	2.4%	907,624	887,000	412,000	\$24.76
Yamhill County	0	0	0	0	0.0%	0	0	0	\$0.00
Totals	241	33,651,922	2,503,240	2,678,206	8.0%	1,024,787	1,417,488	1,922,060	\$30.11

Source: CoStar Property®

Class B Market Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
CBD	147	10,139,868	1,111,587	1,121,947	11.1%	(159,595)	0	190,825	\$30.30
Clark County	299	5,961,467	397,802	404,612	6.8%	38,921	0	21,800	\$17.55
Columbia County	13	177,863	5,403	5,403	3.0%	0	0	0	\$15.00
Cowlitz County	54	790,566	16,858	16,858	2.1%	5,772	0	0	\$13.05
Deschutes County	350	3,598,809	130,308	145,519	4.0%	31,582	28,201	39,031	\$18.56
I-5 Corridor	245	4,654,419	463,086	471,013	10.1%	46,905	21,000	21,000	\$22.52
Lane County	698	8,749,472	576,367	579,983	6.6%	(41,993)	32,000	24,001	\$16.91
Linn County	208	1,486,717	36,343	36,343	2.4%	5,902	0	0	\$14.36
Lloyd District	61	2,065,054	111,323	112,683	5.5%	114,232	0	100,000	\$30.30
Marion County	342	5,231,821	359,725	368,475	7.0%	(31,564)	6,880	14,400	\$19.73
Northeast	197	4,047,752	105,266	109,387	2.7%	(28,993)	0	0	\$19.72
Northwest	47	1,716,421	72,400	72,400	4.2%	16,405	0	0	\$25.03
Polk County	33	222,106	18,464	18,464	8.3%	1,087	1,450	0	\$15.21
Skamania County	1	6,332	0	0	0.0%	0	0	0	\$0.00
Southeast	240	4,677,368	272,472	274,980	5.9%	(7,013)	106,594	3,038	\$25.58
Southwest	241	6,620,604	518,997	519,912	7.9%	13,033	0	0	\$20.24
Westside	184	7,206,883	404,861	448,087	6.2%	(6,939)	0	167,175	\$21.66
Yamhill County	46	599,504	22,982	22,982	3.8%	(7,729)	0	0	\$19.59
Totals	3,406	67,953,026	4,624,244	4,729,048	7.0%	(9,987)	196,125	581,270	\$22.27

Source: CoStar Property®



Portland Office Market

Figures at a Glance

Class C Market Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
CBD	175	4,128,499	490,265	534,593	12.9%	(64,115)	0	0	\$26.14
Clark County	546	2,728,813	98,841	100,161	3.7%	(17,303)	0	0	\$18.09
Columbia County	54	167,895	1,400	1,400	0.8%	(1,400)	0	0	\$14.63
Cowlitz County	126	766,335	21,524	21,524	2.8%	842	0	0	\$11.80
Deschutes County	234	1,226,517	43,812	45,754	3.7%	4,749	0	0	\$16.10
I-5 Corridor	330	2,239,094	77,441	84,241	3.8%	(6,559)	0	0	\$17.55
Lane County	300	1,689,003	40,666	40,666	2.4%	6,909	0	0	\$15.70
Linn County	91	423,143	13,990	13,990	3.3%	(2,820)	0	0	\$8.30
Lloyd District	154	1,360,543	24,388	24,388	1.8%	(5,791)	0	0	\$19.57
Marion County	735	3,967,509	170,544	171,194	4.3%	31,276	0	0	\$15.24
Northeast	789	4,381,928	165,795	165,795	3.8%	12,556	0	0	\$13.45
Northwest	169	1,458,943	29,754	29,754	2.0%	2,763	0	0	\$22.32
Polk County	57	330,995	26,920	26,920	8.1%	(1,744)	0	0	\$15.80
Skamania County	3	17,332	2,476	2,476	14.3%	24	0	0	\$12.00
Southeast	828	4,121,270	131,353	131,353	3.2%	(30,603)	0	0	\$17.09
Southwest	511	3,501,984	122,469	122,469	3.5%	30,530	0	0	\$17.68
Westside	274	1,340,004	37,743	37,743	2.8%	3,107	0	0	\$15.68
Yamhill County	142	651,646	33,423	33,423	5.1%	(3,967)	0	0	\$15.10
Totals	5,518	34,501,453	1,532,804	1,587,844	4.6%	(41,546)	0	0	\$18.47

Source: CoStar Property®

Total Office Market Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
CBD	371	26,976,937	2,608,979	2,733,403	10.1%	(265,297)	70,702	590,207	\$31.82
Clark County	881	11,322,856	708,950	723,199	6.4%	(23,526)	0	143,800	\$19.87
Columbia County	67	345,758	6,803	6,803	2.0%	(1,400)	0	0	\$14.78
Cowlitz County	181	1,585,901	41,252	41,252	2.6%	6,614	0	0	\$12.75
Deschutes County	590	5,311,315	190,314	216,358	4.1%	28,647	28,201	91,031	\$19.45
I-5 Corridor	614	10,301,249	988,279	1,036,977	10.1%	32,486	21,000	21,000	\$25.23
Lane County	1,011	11,293,648	633,165	636,781	5.6%	(18,341)	32,000	24,001	\$17.51
Linn County	300	1,939,601	50,333	50,333	2.6%	3,082	0	0	\$13.02
Lloyd District	222	5,446,623	158,708	160,068	2.9%	115,443	0	100,000	\$29.64
Marion County	1,084	9,581,953	562,271	571,671	6.0%	49,213	58,458	14,400	\$18.51
Northeast	998	9,722,636	306,553	310,674	3.2%	(45,201)	0	54,678	\$18.50
Northwest	220	3,921,352	441,993	441,993	11.3%	124,096	330,208	60,000	\$24.30
Polk County	91	590,833	45,384	45,384	7.7%	(657)	1,450	0	\$15.55
Skamania County	4	23,664	2,476	2,476	10.5%	24	0	0	\$12.00
Southeast	1,078	9,577,920	430,189	434,580	4.5%	38,096	184,594	3,038	\$23.11
Southwest	772	12,186,248	844,603	892,678	7.3%	37,879	0	822,000	\$21.23
Westside	493	14,726,757	583,631	634,063	4.3%	903,792	887,000	579,175	\$22.28
Yamhill County	188	1,251,150	56,405	56,405	4.5%	(11,696)	0	0	\$16.74
Totals	9,165	136,106,401	8,660,288	8,995,098	6.6%	973,254	1,613,613	2,503,330	\$23.81

Source: CoStar Property®

Portland Office Market



Figures at a Glance

Class A Submarket Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
217 Corridor/Beavert.	12	1,061,048	166,577	197,699	18.6%	(11,638)	0	0	\$24.27
Airport Way	5	404,821	35,492	35,492	8.8%	(28,764)	0	0	\$22.57
Barbur Blvd/Capitol	1	32,537	4,089	4,089	12.6%	(2,277)	0	0	\$25.00
Camas/Washougal	2	164,000	15,305	15,305	9.3%	(6,085)	0	0	\$24.99
Cascade Park	16	940,234	108,988	108,988	11.6%	(53,097)	0	0	\$21.83
CBD	49	12,708,570	1,007,127	1,076,863	8.5%	(41,587)	70,702	399,382	\$35.09
CBD/West Vancouver	8	875,203	58,070	64,189	7.3%	11,501	0	77,000	\$28.42
Clackamas/Milwaukie	8	629,282	6,662	8,545	1.4%	6,295	0	0	\$25.38
Clark County Outlyin.	0	0	0	0	0.0%	0	0	0	\$0.00
Columbia County	0	0	0	0	0.0%	0	0	0	\$0.00
Cowlitz County	1	29,000	2,870	2,870	9.9%	0	0	0	\$18.00
Deschutes County	6	485,989	16,194	25,085	5.2%	(7,684)	0	52,000	\$30.18
East Columbia Corrid.	0	0	0	0	0.0%	0	0	0	\$0.00
Gateway	2	339,142	0	0	0.0%	0	0	0	\$0.00
Gresham	0	0	0	0	0.0%	0	0	0	\$0.00
Guilds Lake	2	330,208	258,419	258,419	78.3%	71,789	330,208	60,000	\$0.00
Hayden Island/Swan I.	3	479,322	0	0	0.0%	0	0	0	\$0.00
Hazel Dell/Salmon Cr.	3	125,171	14,227	14,227	11.4%	4,911	0	0	\$25.63
I-5 Corridor Outlyin.	0	0	0	0	0.0%	0	0	0	\$0.00
Johns Landing	3	607,473	17,779	21,710	3.6%	926	0	680,000	\$28.83
Kruse Way	24	2,190,319	342,036	376,007	17.2%	(38,648)	0	0	\$30.63
Lake Oswego/West Lin	1	64,916	4,160	4,160	6.4%	0	0	0	\$28.50
Lane County	13	855,173	16,132	16,132	1.9%	16,743	0	0	\$25.35
Linn County	1	29,741	0	0	0.0%	0	0	0	\$0.00
Lloyd District	7	2,021,026	22,997	22,997	1.1%	7,002	0	0	\$33.74
Mall 205	0	0	0	0	0.0%	0	0	0	\$0.00
Marion County	7	382,623	32,002	32,002	8.4%	49,501	51,578	0	\$23.44
NE Close-In	2	69,671	0	0	0.0%	0	0	54,678	\$29.52
NE Outlying	0	0	0	0	0.0%	0	0	0	\$0.00
North Beaverton	3	290,602	14,692	26,799	9.2%	7,305	0	0	\$28.43
NW Close-In	2	415,780	81,420	81,420	19.6%	33,139	0	0	\$0.00
NW Outlying	0	0	0	0	0.0%	0	0	0	\$0.00
Orchards	1	121,164	0	0	0.0%	0	0	0	\$0.00
Oregon City	0	0	0	0	0.0%	0	0	0	\$0.00
Polk County	1	37,732	0	0	0.0%	0	0	0	\$0.00
Rivergate	0	0	0	0	0.0%	0	0	0	\$0.00
SE Close-In	2	150,000	19,702	19,702	13.1%	69,417	78,000	0	\$33.80
SE Outlying	0	0	0	0	0.0%	0	0	0	\$0.00
Sherwood	0	0	0	0	0.0%	0	0	0	\$0.00
Skamania County	0	0	0	0	0.0%	0	0	0	\$0.00
St Johns/Cntrl Vanco.	1	66,000	0	0	0.0%	0	0	45,000	\$30.50
Sunset Corridor/Hill.	34	6,064,445	132,599	132,599	2.2%	907,624	887,000	412,000	\$25.08
SW Close-In	0	0	0	0	0.0%	0	0	142,000	\$0.00
Sylvan/Hillsdale	1	72,000	0	0	0.0%	0	0	0	\$25.00
Tigard	8	599,442	34,542	34,542	5.8%	19,378	0	0	\$26.26
Tualatin	2	227,558	67,014	67,014	29.4%	10,315	0	0	\$26.00
Vancouver Mall	5	340,804	15,717	15,717	4.6%	(2,374)	0	0	\$24.94
Westside Outlying	1	115,425	8,428	15,634	13.5%	0	0	0	\$21.75
Wilsonville	4	325,501	0	0	0.0%	1,095	0	0	\$25.00
Yamhill County	0	0	0	0	0.0%	0	0	0	\$0.00
Totals	241	33,651,922	2,503,240	2,678,206	8.0%	1,024,787	1,417,488	1,922,060	\$30.11

Source: CoStar Property®



Portland Office Market

Figures at a Glance

Class B Submarket Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
217 Corridor/Beavert.	87	2,082,579	301,607	302,522	14.5%	(42,151)	0	0	\$18.13
Airport Way	20	490,302	12,733	16,854	3.4%	(12,442)	0	0	\$22.94
Barbur Blvd/Capitol .	48	801,588	60,045	60,045	7.5%	20,157	0	0	\$17.69
Camas/Washougal	24	407,158	2,122	2,122	0.5%	0	0	11,000	\$23.83
Cascade Park	71	1,755,285	111,906	118,716	6.8%	2,414	0	6,400	\$19.06
CBD	147	10,139,868	1,111,587	1,121,947	11.1%	(159,595)	0	190,825	\$30.30
CBD/West Vancouver	56	1,044,563	94,589	94,589	9.1%	(11,179)	0	0	\$19.81
Clackamas/Milwaukie	99	1,472,545	26,072	28,580	1.9%	509	0	0	\$22.54
Clark County Outlyin.	9	76,547	3,761	3,761	4.9%	272	0	0	\$20.37
Columbia County	13	177,863	5,403	5,403	3.0%	0	0	0	\$15.00
Cowlitz County	54	790,566	16,858	16,858	2.1%	5,772	0	0	\$13.05
Deschutes County	350	3,598,809	130,308	145,519	4.0%	31,582	28,201	39,031	\$18.56
East Columbia Corrid.	30	632,179	2,598	2,598	0.4%	(798)	0	0	\$15.00
Gateway	50	1,122,147	15,600	15,600	1.4%	(8,736)	0	0	\$20.36
Gresham	37	686,797	52,425	52,425	7.6%	(18,276)	0	0	\$19.86
Guilds Lake	5	107,622	32,774	32,774	30.5%	100	0	0	\$18.13
Hayden Island/Swan I.	16	528,754	15,360	15,360	2.9%	2,511	0	0	\$13.20
Hazel Dell/Salmon Cr.	39	557,757	28,631	28,631	5.1%	(5,760)	0	4,400	\$25.67
I-5 Corridor Outlyin.	3	41,816	2,384	2,384	5.7%	2,458	0	0	\$15.00
Johns Landing	25	930,793	50,393	50,393	5.4%	14,500	0	0	\$28.02
Kruse Way	23	428,487	5,326	5,326	1.2%	3,812	0	0	\$24.55
Lake Oswego/West Lin	50	591,725	47,482	49,685	8.4%	7,007	0	0	\$24.25
Lane County	698	8,749,472	576,367	579,983	6.6%	(41,993)	32,000	24,001	\$16.91
Linn County	208	1,486,717	36,343	36,343	2.4%	5,902	0	0	\$14.36
Lloyd District	61	2,065,054	111,323	112,683	5.5%	114,232	0	100,000	\$30.30
Mall 205	36	391,975	10,414	10,414	2.7%	9,920	0	3,038	\$23.06
Marion County	342	5,231,821	359,725	368,475	7.0%	(31,564)	6,880	14,400	\$19.73
NE Close-In	43	577,883	6,550	6,550	1.1%	8,748	0	0	\$22.55
NE Outlying	0	0	0	0	0.0%	0	0	0	\$0.00
North Beaverton	48	2,173,848	60,165	60,165	2.8%	16,754	0	0	\$20.45
NW Close-In	42	1,608,799	39,626	39,626	2.5%	16,305	0	0	\$27.99
NW Outlying	0	0	0	0	0.0%	0	0	0	\$0.00
Orchards	30	395,342	76,043	76,043	19.2%	(17,033)	0	0	\$20.82
Oregon City	29	560,613	7,901	7,901	1.4%	(5,026)	0	0	\$20.48
Polk County	33	222,106	18,464	18,464	8.3%	1,087	1,450	0	\$15.21
Rivergate	1	9,690	0	0	0.0%	0	0	0	\$0.00
SE Close-In	51	2,027,481	222,988	222,988	11.0%	(9,416)	106,594	0	\$27.50
SE Outlying	25	224,754	5,097	5,097	2.3%	(3,000)	0	0	\$25.00
Sherwood	14	163,462	22,716	22,716	13.9%	(316)	0	0	\$26.00
Skamania County	1	6,332	0	0	0.0%	0	0	0	\$0.00
St Johns/Cntrl Vanco.	46	1,225,311	30,208	30,208	2.5%	73,877	0	0	\$11.08
Sunset Corridor/Hill.	162	6,979,852	390,530	433,756	6.2%	992	0	156,000	\$21.70
SW Close-In	15	291,587	27,087	27,087	9.3%	4,055	0	0	\$23.14
Sylvan/Hillsdale	18	340,209	19,700	19,700	5.8%	(282)	0	0	\$23.73
Tigard	93	1,959,973	254,476	260,200	13.3%	38,531	21,000	21,000	\$21.96
Tualatin	37	876,334	98,169	98,169	11.2%	11,161	0	0	\$23.13
Vancouver Mall	24	499,504	50,542	50,542	10.1%	(3,670)	0	0	\$16.84
Westside Outlying	22	227,031	14,331	14,331	6.3%	(7,931)	0	11,175	\$17.26
Wilsonville	25	592,622	32,533	32,533	5.5%	(15,748)	0	0	\$20.66
Yamhill County	46	599,504	22,982	22,982	3.8%	(7,729)	0	0	\$19.59
Totals	3,406	67,953,026	4,624,244	4,729,048	7.0%	(9,987)	196,125	581,270	\$22.27

Source: CoStar Property®

Portland Office Market



Figures at a Glance

Class C Submarket Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
217 Corridor/Beavert.	134	771,843	63,974	63,974	8.3%	(651)	0	0	\$16.33
Airport Way	44	328,196	74,003	74,003	22.5%	0	0	0	\$6.00
Barbur Blvd/Capitol .	137	763,435	19,225	19,225	2.5%	(3,285)	0	0	\$18.17
Camas/Washougal	32	155,515	4,000	4,000	2.6%	(1,500)	0	0	\$19.57
Cascade Park	38	225,950	6,593	6,593	2.9%	1,732	0	0	\$16.58
CBD	175	4,128,499	490,265	534,593	12.9%	(64,115)	0	0	\$26.14
CBD/West Vancouver	193	1,089,180	53,169	54,489	5.0%	(14,470)	0	0	\$19.35
Clackamas/Milwaukie	279	1,186,601	23,012	23,012	1.9%	(8,326)	0	0	\$18.06
Clark County Outlyin.	24	85,647	2,913	2,913	3.4%	(913)	0	0	\$14.85
Columbia County	54	167,895	1,400	1,400	0.8%	(1,400)	0	0	\$14.63
Cowlitz County	126	766,335	21,524	21,524	2.8%	842	0	0	\$11.80
Deschutes County	234	1,226,517	43,812	45,754	3.7%	4,749	0	0	\$16.10
East Columbia Corrid.	91	409,579	4,935	4,935	1.2%	1,391	0	0	\$19.40
Gateway	291	1,462,284	49,442	49,442	3.4%	10,347	0	0	\$19.76
Gresham	108	562,172	18,999	18,999	3.4%	(2,582)	0	0	\$16.55
Guilds Lake	40	516,330	20,617	20,617	4.0%	3,000	0	0	\$19.58
Hayden Island/Swan I.	76	404,011	1,397	1,397	0.3%	(1,397)	0	0	\$13.45
Hazel Dell/Salmon Cr.	48	279,190	1,200	1,200	0.4%	5,173	0	0	\$18.26
I-5 Corridor Outlyin.	4	19,175	10,000	10,000	52.2%	0	0	0	\$6.60
Johns Landing	40	443,266	7,667	7,667	1.7%	9,448	0	0	\$22.44
Kruse Way	29	275,643	3,474	3,474	1.3%	(3,474)	0	0	\$29.63
Lake Oswego/West Lin	93	467,672	8,393	8,393	1.8%	3,464	0	0	\$17.71
Lane County	300	1,689,003	40,666	40,666	2.4%	6,909	0	0	\$15.70
Linn County	91	423,143	13,990	13,990	3.3%	(2,820)	0	0	\$8.30
Lloyd District	154	1,360,543	24,388	24,388	1.8%	(5,791)	0	0	\$19.57
Mall 205	210	962,703	21,215	21,215	2.2%	1,188	0	0	\$16.45
Marion County	735	3,967,509	170,544	171,194	4.3%	31,276	0	0	\$15.24
NE Close-In	155	1,099,727	14,019	14,019	1.3%	7,797	0	0	\$17.16
NE Outlying	1	4,724	0	0	0.0%	0	0	0	\$0.00
North Beaverton	106	796,144	3,813	3,813	0.5%	4,933	0	0	\$16.08
NW Close-In	126	929,949	9,137	9,137	1.0%	(237)	0	0	\$26.49
NW Outlying	3	12,664	0	0	0.0%	0	0	0	\$0.00
Orchards	54	255,028	22,794	22,794	8.9%	(2,194)	0	0	\$12.83
Oregon City	109	474,004	33,202	33,202	7.0%	(5,665)	0	0	\$14.94
Polk County	57	330,995	26,920	26,920	8.1%	(1,744)	0	0	\$15.80
Rivergate	23	111,235	3,000	3,000	2.7%	(3,000)	0	0	\$0.00
SE Close-In	152	1,163,016	44,810	44,810	3.9%	(17,847)	0	0	\$18.24
SE Outlying	78	334,946	9,114	9,114	2.7%	47	0	0	\$14.34
Sherwood	16	47,832	3,336	3,336	7.0%	(3,336)	0	0	\$0.00
Skamania County	3	17,332	2,476	2,476	14.3%	24	0	0	\$12.00
St Johns/Cntrl Vanco.	153	631,155	7,020	7,020	1.1%	(3,979)	0	0	\$19.16
Sunset Corridor/Hill.	204	1,040,260	25,748	25,748	2.5%	4,195	0	0	\$15.48
SW Close-In	49	379,608	5,828	5,828	1.5%	15,962	0	0	\$18.20
Sylvan/Hillsdale	45	347,688	21,962	21,962	6.3%	4,123	0	0	\$16.36
Tigard	132	925,326	48,656	55,456	6.0%	(3,303)	0	0	\$17.54
Tualatin	25	133,653	1,510	1,510	1.1%	962	0	0	\$14.31
Vancouver Mall	4	7,148	1,152	1,152	16.1%	(1,152)	0	0	\$0.00
Westside Outlying	70	299,744	11,995	11,995	4.0%	(1,088)	0	0	\$16.47
Wilsonville	31	369,793	2,072	2,072	0.6%	(872)	0	0	\$19.95
Yamhill County	142	651,646	33,423	33,423	5.1%	(3,967)	0	0	\$15.10
Totals	5,518	34,501,453	1,532,804	1,587,844	4.6%	(41,546)	0	0	\$18.47

Source: CoStar Property®



Portland Office Market

Figures at a Glance

Total Office Submarket Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
217 Corridor/Beavert.	233	3,915,470	532,158	564,195	14.4%	(54,440)	0	0	\$20.49
Airport Way	69	1,223,319	122,228	126,349	10.3%	(41,206)	0	0	\$15.56
Barbur Blvd/Capitol .	186	1,597,560	83,359	83,359	5.2%	14,595	0	0	\$17.84
Camas/Washougal	58	726,673	21,427	21,427	2.9%	(7,585)	0	11,000	\$23.83
Cascade Park	125	2,921,469	227,487	234,297	8.0%	(48,951)	0	6,400	\$20.14
CBD	371	26,976,937	2,608,979	2,733,403	10.1%	(265,297)	70,702	590,207	\$31.82
CBD/West Vancouver	257	3,008,946	205,828	213,267	7.1%	(14,148)	0	77,000	\$23.69
Clackamas/Milwaukie	386	3,288,428	55,746	60,137	1.8%	(1,522)	0	0	\$21.27
Clark County Outlyin.	33	162,194	6,674	6,674	4.1%	(641)	0	0	\$16.85
Columbia County	67	345,758	6,803	6,803	2.0%	(1,400)	0	0	\$14.78
Cowlitz County	181	1,585,901	41,252	41,252	2.6%	6,614	0	0	\$12.75
Deschutes County	590	5,311,315	190,314	216,358	4.1%	28,647	28,201	91,031	\$19.45
East Columbia Corrid.	121	1,041,758	7,533	7,533	0.7%	593	0	0	\$16.41
Gateway	343	2,923,573	65,042	65,042	2.2%	1,611	0	0	\$20.00
Gresham	145	1,248,969	71,424	71,424	5.7%	(20,858)	0	0	\$18.82
Guilds Lake	47	954,160	311,810	311,810	32.7%	74,889	330,208	60,000	\$18.75
Hayden Island/Swan I.	95	1,412,087	16,757	16,757	1.2%	1,114	0	0	\$13.25
Hazel Dell/Salmon Cr.	90	962,118	44,058	44,058	4.6%	4,324	0	4,400	\$22.52
I-5 Corridor Outlyin.	7	60,991	12,384	12,384	20.3%	2,458	0	0	\$7.25
Johns Landing	68	1,981,532	75,839	79,770	4.0%	24,874	0	680,000	\$27.00
Kruse Way	76	2,894,449	350,836	384,807	13.3%	(38,310)	0	0	\$30.21
Lake Oswego/West Lin	144	1,124,313	60,035	62,238	5.5%	10,471	0	0	\$22.76
Lane County	1,011	11,293,648	633,165	636,781	5.6%	(18,341)	32,000	24,001	\$17.51
Linn County	300	1,939,601	50,333	50,333	2.6%	3,082	0	0	\$13.02
Lloyd District	222	5,446,623	158,708	160,068	2.9%	115,443	0	100,000	\$29.64
Mall 205	246	1,354,678	31,629	31,629	2.3%	11,108	0	3,038	\$19.75
Marion County	1,084	9,581,953	562,271	571,671	6.0%	49,213	58,458	14,400	\$18.51
NE Close-In	200	1,747,281	20,569	20,569	1.2%	16,545	0	54,678	\$24.52
NE Outlying	1	4,724	0	0	0.0%	0	0	0	\$0.00
North Beaverton	157	3,260,594	78,670	90,777	2.8%	28,992	0	0	\$22.63
NW Close-In	170	2,954,528	130,183	130,183	4.4%	49,207	0	0	\$27.73
NW Outlying	3	12,664	0	0	0.0%	0	0	0	\$0.00
Orchards	85	771,534	98,837	98,837	12.8%	(19,227)	0	0	\$18.66
Oregon City	138	1,034,617	41,103	41,103	4.0%	(10,691)	0	0	\$17.74
Polk County	91	590,833	45,384	45,384	7.7%	(657)	1,450	0	\$15.55
Rivergate	24	120,925	3,000	3,000	2.5%	(3,000)	0	0	\$0.00
SE Close-In	205	3,340,497	287,500	287,500	8.6%	42,154	184,594	0	\$26.28
SE Outlying	103	559,700	14,211	14,211	2.5%	(2,953)	0	0	\$16.07
Sherwood	30	211,294	26,052	26,052	12.3%	(3,652)	0	0	\$26.00
Skamania County	4	23,664	2,476	2,476	10.5%	24	0	0	\$12.00
St Johns/Cntrl Vanco.	200	1,922,466	37,228	37,228	1.9%	69,898	0	45,000	\$13.59
Sunset Corridor/Hill.	400	14,084,557	548,877	592,103	4.2%	912,811	887,000	568,000	\$22.38
SW Close-In	64	671,195	32,915	32,915	4.9%	20,017	0	142,000	\$21.66
Sylvan/Hillsdale	64	759,897	41,662	41,662	5.5%	3,841	0	0	\$21.25
Tigard	233	3,484,741	337,674	350,198	10.0%	54,606	21,000	21,000	\$21.85
Tualatin	64	1,237,545	166,693	166,693	13.5%	22,438	0	0	\$24.01
Vancouver Mall	33	847,456	67,411	67,411	8.0%	(7,196)	0	0	\$18.81
Westside Outlying	93	642,200	34,754	41,960	6.5%	(9,019)	0	11,175	\$19.96
Wilsonville	60	1,287,916	34,605	34,605	2.7%	(15,525)	0	0	\$20.89
Yamhill County	188	1,251,150	56,405	56,405	4.5%	(11,696)	0	0	\$16.74
Totals	9,165	136,106,401	8,660,288	8,995,098	6.6%	973,254	1,613,613	2,503,330	\$23.81

Source: CoStar Property®

Portland Office Market



Figures at a Glance

Class A Market Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
CBD	49	12,708,570	1,007,127	1,076,863	8.5%	(41,587)	70,702	541,382	\$35.09
Suburban	192	20,943,352	1,496,113	1,601,343	7.6%	1,066,374	1,346,786	1,380,678	\$27.01
Totals	241	33,651,922	2,503,240	2,678,206	8.0%	1,024,787	1,417,488	1,922,060	\$30.1

Source: CoStar Property®

Class B Market Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
CBD	162	10,431,455	1,138,674	1,149,034	11.0%	(155,540)	0	190,825	\$30.01
Suburban	3,244	57,521,571	3,485,570	3,580,014	6.2%	145,553	196,125	390,445	\$20.47
Totals	3,406	67,953,026	4,624,244	4,729,048	7.0%	(9,987)	196,125	581,270	\$22.27

Source: CoStar Property®

Class C Market Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
CBD	224	4,508,107	496,093	540,421	12.0%	(48,153)	0	0	\$25.75
Suburban	5,294	29,993,346	1,036,711	1,047,423	3.5%	6,607	0	0	\$16.45
Totals	5,518	34,501,453	1,532,804	1,587,844	4.6%	(41,546)	0	0	\$18.47

Source: CoStar Property®

Class A & B Market Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
CBD	211	23,140,025	2,145,801	2,225,897	9.6%	(197,127)	70,702	732,207	\$32.59
Suburban	3,436	78,464,923	4,981,683	5,181,357	6.6%	1,211,927	1,542,911	1,771,123	\$22.29
Totals	3,647	101,604,948	7,127,484	7,407,254	7.3%	1,014,800	1,613,613	2,503,330	\$24.90

Source: CoStar Property®

Total Office Market Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
CBD	435	27,648,132	2,641,894	2,766,318	10.0%	(245,280)	70,702	732,207	\$31.57
Suburban	8,730	108,458,269	6,018,394	6,228,780	5.7%	1,218,534	1,542,911	1,771,123	\$21.26
Totals	9,165	136,106,401	8,660,288	8,995,098	6.6%	973,254	1,613,613	2,503,330	\$23.81

Source: CoStar Property®



Portland Office Market

Figures at a Glance

Class A Market Statistics

Mid-Year 2018

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2018 2q	241	33,651,922	2,503,240	2,678,206	8.0%	960,030	4	1,150,358	14	1,922,060	\$30.11
2018 1q	237	32,501,564	2,295,032	2,487,878	7.7%	64,757	3	267,130	17	2,930,418	\$30.10
2017 4q	234	32,234,434	2,130,361	2,285,505	7.1%	94,726	1	50,000	19	3,152,548	\$29.70
2017 3q	233	32,184,434	2,176,124	2,330,231	7.2%	329,734	0	0	20	3,202,548	\$29.29
2017 2q	233	32,184,434	2,388,258	2,659,965	8.3%	34,303	0	0	14	2,967,438	\$28.14
2017 1q	233	32,184,434	2,333,746	2,694,268	8.4%	(102,787)	0	0	12	2,865,138	\$27.93
2016	233	32,184,434	2,262,869	2,591,481	8.1%	1,040,079	5	853,627	10	2,302,285	\$28.17
2015	226	31,103,342	2,277,768	2,550,468	8.2%	369,745	4	167,412	9	1,543,092	\$26.93
2014	222	30,935,930	2,537,109	2,752,801	8.9%	1,130,638	1	1,000,000	5	514,025	\$26.12
2013	221	29,935,930	2,704,682	2,883,439	9.6%	456,702	0	0	3	1,288,889	\$24.73
2012	221	29,935,930	3,099,904	3,340,141	11.2%	285,837	3	264,170	0	0	\$24.13
2011	218	29,671,760	3,159,376	3,361,808	11.3%	421,988	2	176,300	3	264,170	\$23.71
2010	216	29,495,460	3,400,684	3,607,496	12.2%	395,438	2	279,440	2	196,459	\$23.55
2009	213	28,851,241	3,042,595	3,358,715	11.6%	(186,056)	4	351,106	3	644,219	\$23.65
2008	208	28,424,135	2,475,780	2,745,553	9.7%	336,362	9	568,028	8	1,071,325	\$24.92
2007	195	27,616,582	2,045,183	2,274,362	8.2%	425,115	4	339,256	16	1,395,155	\$23.89

Source: CoStar Property®

Class B Market Statistics

Mid-Year 2018

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2018 2q	3,406	67,953,026	4,624,244	4,729,048	7.0%	163,340	1	35,000	18	581,270	\$22.27
2018 1q	3,405	67,918,026	4,742,392	4,857,388	7.2%	(173,327)	8	161,125	13	400,607	\$22.31
2017 4q	3,398	67,784,652	4,427,568	4,550,687	6.7%	251,794	6	142,629	16	412,156	\$22.36
2017 3q	3,392	67,642,023	4,501,385	4,659,852	6.9%	95,013	4	272,726	22	554,785	\$22.08
2017 2q	3,389	67,370,997	4,300,119	4,483,839	6.7%	83,948	2	39,805	24	654,005	\$21.73
2017 1q	3,386	67,326,192	4,340,751	4,522,982	6.7%	49,996	7	122,400	23	619,360	\$21.94
2016	3,379	67,203,792	4,272,743	4,450,578	6.6%	759,966	18	418,608	21	558,033	\$21.54
2015	3,359	66,763,290	4,664,913	4,770,042	7.1%	850,193	15	210,664	26	619,987	\$20.39
2014	3,339	66,549,599	5,278,988	5,406,544	8.1%	681,250	20	217,941	16	233,813	\$18.57
2013	3,314	66,330,074	5,577,833	5,868,269	8.8%	587,149	5	73,729	27	405,393	\$17.71
2012	3,309	66,252,121	6,149,766	6,377,465	9.6%	652,455	14	251,930	7	97,850	\$17.84
2011	3,289	65,825,465	6,374,055	6,603,264	10.0%	674,507	11	118,507	21	401,452	\$17.77
2010	3,279	65,745,958	6,881,970	7,198,264	10.9%	315,320	18	173,241	16	318,918	\$17.94
2009	3,255	65,415,121	6,825,387	7,182,747	11.0%	(240,455)	36	714,650	24	315,863	\$17.06
2008	3,214	64,677,947	5,937,833	6,205,118	9.6%	466,514	58	808,473	40	714,497	\$18.24
2007	3,137	63,522,967	5,417,569	5,516,652	8.7%	1,520,287	51	814,253	74	1,301,956	\$18.69

Source: CoStar Property®

Total Office Market Statistics

Mid-Year 2018

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2018 2q	9,165	136,106,401	8,660,288	8,995,098	6.6%	1,160,537	5	1,185,358	32	2,503,330	\$23.81
2018 1q	9,160	134,921,043	8,641,163	8,970,277	6.6%	(187,283)	11	428,255	30	3,331,025	\$23.81
2017 4q	9,151	134,522,475	8,088,400	8,384,426	6.2%	304,580	7	192,629	35	3,564,704	\$23.79
2017 3q	9,146	134,351,707	8,185,786	8,518,238	6.3%	438,026	4	272,726	42	3,757,333	\$23.20
2017 2q	9,144	134,113,395	8,253,139	8,717,952	6.5%	(33,361)	2	39,805	38	3,621,443	\$22.56
2017 1q	9,141	134,068,590	8,088,154	8,639,786	6.4%	(79,040)	7	122,400	35	3,484,498	\$22.71
2016	9,137	133,963,476	7,942,229	8,455,632	6.3%	2,169,812	23	1,272,235	31	2,860,318	\$22.73
2015	9,113	132,462,148	8,727,434	9,124,116	6.9%	1,491,943	19	378,076	35	2,163,079	\$21.37
2014	9,093	132,099,354	9,894,507	10,253,265	7.8%	2,262,935	21	1,217,941	21	747,838	\$20.09
2013	9,075	131,026,210	10,939,241	11,443,056	8.7%	1,195,290	5	73,729	30	1,694,282	\$18.98
2012	9,072	131,008,632	12,094,431	12,620,768	9.6%	663,022	18	524,599	8	98,770	\$18.96
2011	9,049	130,310,015	12,122,271	12,585,173	9.7%	1,358,964	13	294,807	25	674,121	\$18.98
2010	9,040	130,078,307	13,172,554	13,712,429	10.5%	670,636	22	482,600	18	515,377	\$19.26
2009	9,015	129,124,898	12,715,665	13,429,656	10.4%	(613,173)	42	1,116,112	29	990,001	\$18.30
2008	8,966	127,888,942	10,999,320	11,580,527	9.1%	697,949	70	1,395,203	52	1,859,064	\$19.45
2007	8,874	125,925,791	9,967,840	10,315,325	8.2%	2,005,823	61	1,185,767	95	2,721,975	\$19.56

Source: CoStar Property®

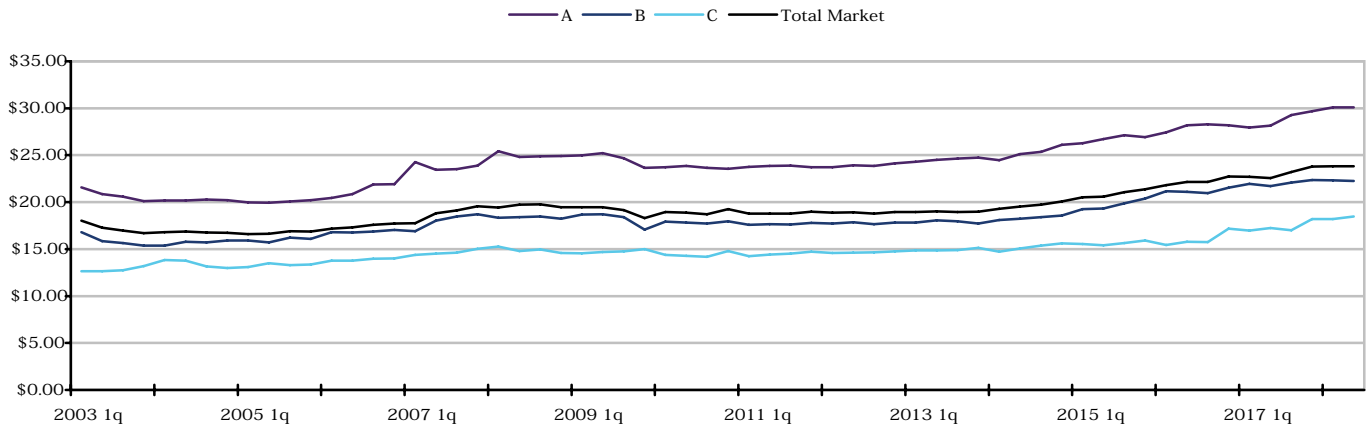
Portland Office Market



Leasing Activity

Historical Rental Rates

Based on Full-Service Equivalent Rental Rates

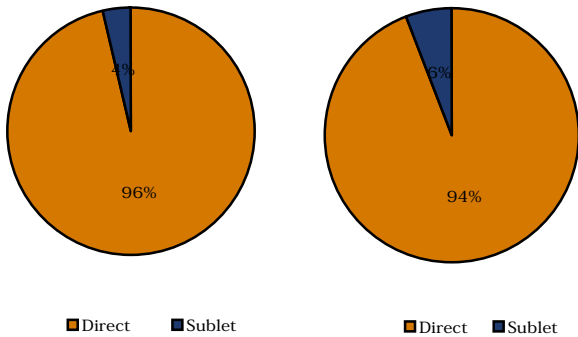


Source: CoStar Property®

Vacancy by Available Space Type

Percent of All Vacant Space in Direct vs. Sublet

Portland United States

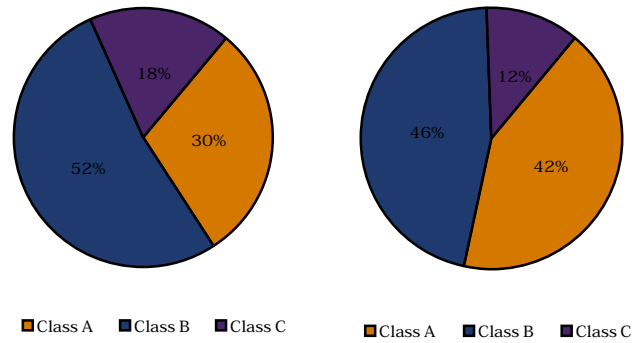


Source: CoStar Property®

Vacancy by Class

Percent of All Vacant Space by Class

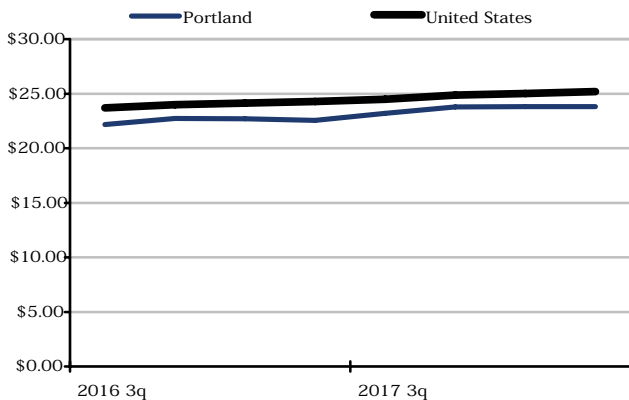
Portland United States



Source: CoStar Property®

U.S. Rental Rate Comparison

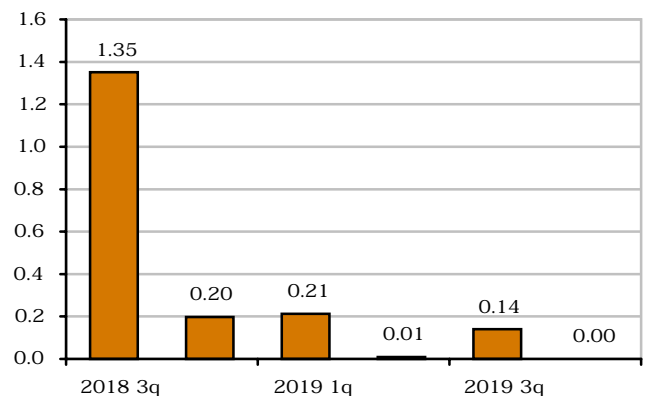
Based on Full-Service Equivalent Rental Rates



Source: CoStar Property®

Future Space Available

Space Scheduled to be Available for Occupancy*



* Includes Under Construction Spaces

Source: CoStar Property®



Portland Office Market

Leasing Activity

Select Top Office Leases Based on Leased Square Footage For Deals Signed in 2018

Building	Submarket	SF	Qtr	Tenant Name	Tenant Rep Company	Landlord Rep Company	
1	Heartline Building	CBD	60,152	1st	Vacasa	JLL	Apex Real Estate Partners
2	12123 SW 69th Ave	Tigard	41,070	2nd	N/A	N/A	JLL
3	2045 NE Silverton Rd	Marion County	34,390	2nd	N/A	N/A	Coldwell Banker Commercial
4	Oregon Research Institute	Lane County	32,496	2nd	N/A	N/A	Campbell Commercial Real Estate
5	Power + Light Building	CBD	32,442	2nd	N/A	N/A	JLL
6	811 SW 6th Ave	CBD	28,323	1st	Industrius	CBRE	JLL
7	8300 SW Creekside Pl	217 Corridor/Beaverton	26,602	2nd	Aerotech	Cushman&Wakefield of Oregon, Inc.	JLL
8	14301 SE 1st St	Cascade Park	26,033	2nd	UL, LLC	Cushman&Wakefield of Oregon, Inc.	Fuller Group CRE
9	Kruse Oaks I	Kruse Way	24,945	1st	Milestone System	Jones Lang La Salle	JLL; CBRE
10	Moda Tower	CBD	21,664	1st	N/A	JLL	CBRE
11	Broadway Tower - Office	CBD	19,424	1st	Markowitz Herbold Glade&Mehlfaf, PC	CBRE	Kidder Mathews
12	Stonemill Business Park - Bldg B	Cascade Park	18,878	2nd	N/A	N/A	Norris & Stevens, Inc.
13	Broadway Tower - Office	CBD	17,106	2nd	N/A	N/A	Kidder Mathews
14	Clay Creative	SE Close-In	15,576	2nd	N/A	N/A	JLL
15	207 NE 19th St	Yamhill County	15,333	2nd	N/A	Direct Deal	Direct Deal
16	Major Projects Branch	Marion County	13,376	1st	State of Oregon	N/A	State Investments LLC
17	Capital Plaza	Barbur Blvd/Capitol Hwy	13,124	2nd	The Boys and Girls Aid Society of Oregon	N/A	American Property Management
18	Three Centerpointe	Kruse Way	12,989	2nd	N/A	N/A	Colliers International
19	1300 Esther	CBD/West Vancouver	12,768	1st	Holt Homes Group	Colliers International	Colliers International
20	200 Market Building	CBD	12,683	2nd	Keating Jones Hughes, PC	Capacity Commercial Group	Cushman&Wakefield of Oregon, Inc.
21	Riviera Plaza	CBD	11,106	2nd	N/A	N/A	Colliers International
22	Block 6	CBD/West Vancouver	10,855	1st	Fidelity National Title	Orion Realty Group	Colliers International
23	Union Bank Building	CBD	10,820	2nd	Global Payment	N/A	Melvin Mark Companies
24	Commonwealth Building	CBD	10,723	2nd	N/A	N/A	CBRE
25	Technos Building	217 Corridor/Beaverton	10,177	1st	N/A	Direct Deal	Apex Group, Inc.
26	811 SW 6th Ave	CBD	10,037	1st	N/A	N/A	JLL
27	14075 NE Arndt Rd - Bldg 2	I-5 Corridor Outlying	10,000	2nd	N/A	N/A	Capacity Commercial Group
28	12th & Morrison	CBD	9,750	1st	Turner Construction Company	Turner Construction Company	Menashe Properties
29	12th & Morrison	CBD	9,563	1st	Apercen Partners	N/A	Menashe Properties
30	12th & Morrison	CBD	9,563	2nd	Cable Hill Partners	Direct Deal	Menashe Properties
31	Mohawk Business Park - Building G	Tualatin	9,556	1st	N/A	N/A	Colliers International
32	511 Building	CBD	9,500	1st	Disability Rights Oregon	N/A	Menashe Properties
33	One Main Place	CBD	9,444	2nd	N/A	N/A	Apex Real Estate Partners
34	Triangle Pointe South	Tigard	9,338	1st	N/A	N/A	Kidder Mathews
35	236 NW Kingwood Ave	Deschutes County	9,286	2nd	MWD Management, LLC	N/A	Compass Commercial RE Services
36	Telegram Bldg	CBD	9,285	1st	N/A	N/A	Apex Real Estate Partners
37	Prime Office Space/Warehouse	CBD/West Vancouver	9,205	2nd	New Day Academy	Coldwell Banker Bain	Blueberry Development
38	The Crossing at First	CBD	9,114	1st	Harris Group	N/A	Colliers International
39	3 Lincoln Center	217 Corridor/Beaverton	9,075	2nd	N/A	N/A	Capacity Commercial Group
40	US Bancorp Tower & Plaza	CBD	9,017	2nd	N/A	Colliers International	JLL

Source: CoStar Property®

* Renewal

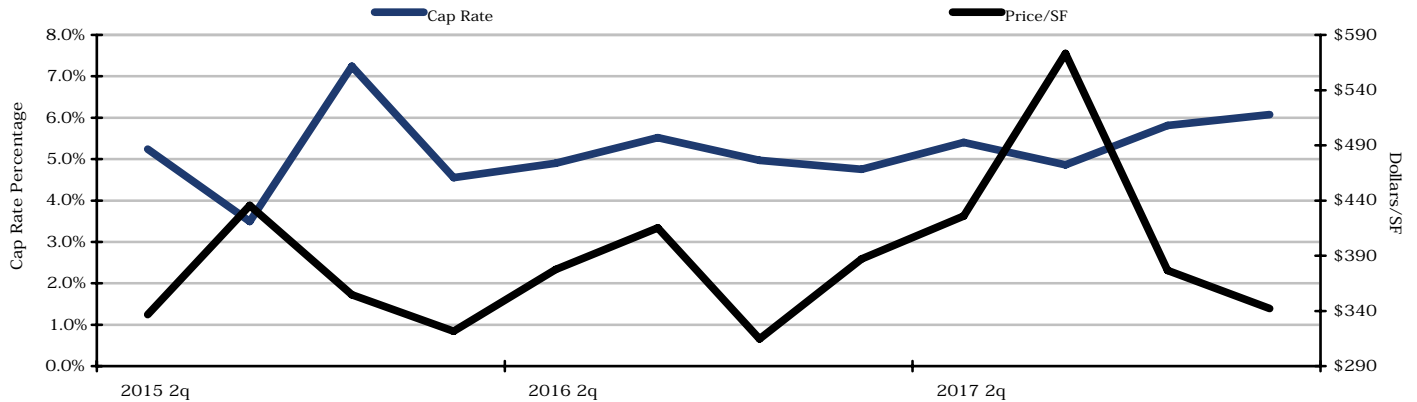
Portland Office Market



Sales Activity

The Optimist Sales Index

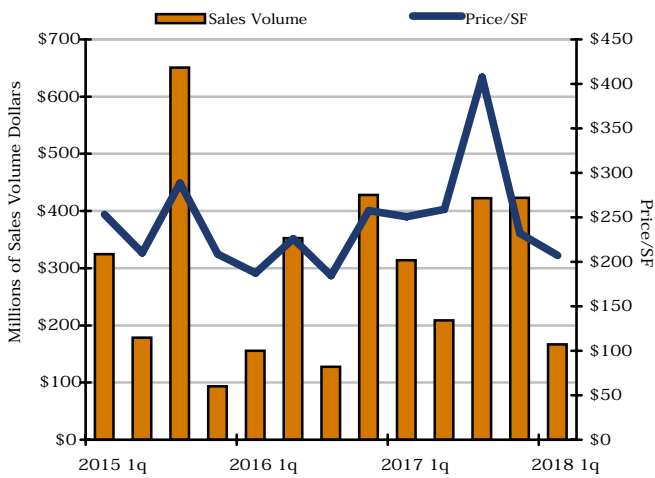
Average of Two Highest Price/SF's and Two Lowest Cap Rates Per Quarter



Source: CoStar COMPS®

Sales Volume & Price

Based on Office Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

Sales Analysis by Building Size

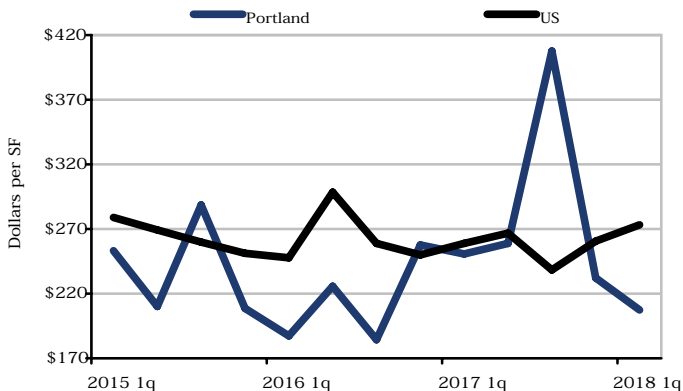
Based on Office Building Sales From April 2017 - March 2018

Bldg Size	#	RBA	\$ Volume	Price/SF	Cap Rate
< 50,000 SF	100	1,234,688	\$252,009,206	\$ 204.11	6.48%
50K-249K SF	22	2,925,660	\$917,306,667	\$ 313.54	6.31%
250K-499K SF	-	-	-	\$ -	-
>500K SF	1	916,000	\$188,000,000	\$ 205.24	5.50%

Source: CoStar COMPS®

U.S. Price/SF Comparison

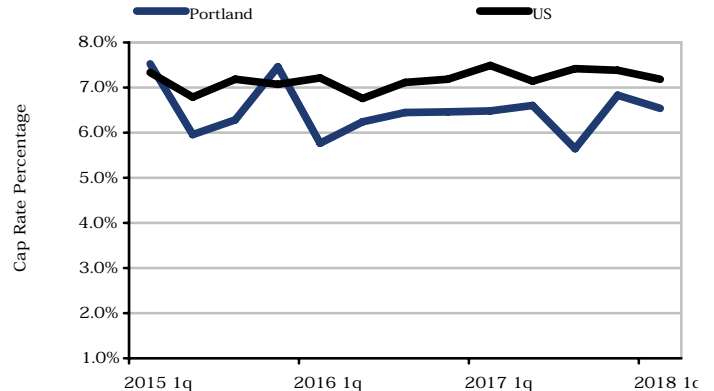
Based on Office Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

U.S. Cap Rate Comparison

Based on Office Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

Select Top Sales

Based on Sales from April 2017 Through June 2018

1. Wells Fargo Center



Portland

Price: **\$188,000,000**
 Price/SF: **\$205.24**
 Cap Rate: **5.5%**
 RBA: **916,000**
 Date: **11/15/2017**
 Year Built: **1970**
 Buyer: **Starwood Capital Group**
 Seller: **Wells Fargo & Company**

2. 1320 SW Broadway St



Portland

Price: **\$95,000,000**
 Price/SF: **\$539.77**
 Cap Rate: **5%**
 RBA: **176,000**
 Date: **4/19/2017**
 Year Built: **1947**
 Buyer: **Credit Suisse**
 Seller: **Clarion Partners**

3. Pearl West



Portland

Price: **\$87,500,000**
 Price/SF: **\$562.83**
 Cap Rate: **4.8%**
 RBA: **155,465**
 Date: **7/18/2017**
 Year Built: **2016**
 Buyer: **LaSalle Investment Management, Inc.**
 Seller: **BDC Advisors**

4. 400 Building



Portland

Price: **\$68,000,000**
 Price/SF: **\$314.81**
 Cap Rate: **N/A**
 RBA: **216,000**
 Date: **11/21/2017**
 Year Built: **1961**
 Buyer: **SteelWave, Inc.**
 Seller: **Felton Properties, Inc.**

5. CH2M Center



Portland

Price: **\$65,000,000**
 Price/SF: **\$288.55**
 Cap Rate: **6.12%**
 RBA: **225,261**
 Date: **12/12/2017**
 Year Built: **1982**
 Buyer: **ScanlanKemperBard Companies**
 Seller: **ScanlanKemperBard Companies**

6. 1417 NW Everett St



Portland

Price: **\$64,852,425**
 Price/SF: **\$487.61**
 Cap Rate: **N/A**
 RBA: **133,000**
 Date: **8/31/2017**
 Year Built: **2012**
 Buyer: **RREEF Management LLC**
 Seller: **Gerding Edlen**

7. One Pacific Square



Portland

Price: **\$52,100,000**
 Price/SF: **\$218.22**
 Cap Rate: **N/A**
 RBA: **238,751**
 Date: **1/17/2018**
 Year Built: **1983**
 Buyer: **Specht Development, Inc.**
 Seller: **Menlo Equities**

8. Oregon Clinic



Portland

Price: **\$49,575,000**
 Price/SF: **\$490.15**
 Cap Rate: **5.89%**
 RBA: **101,142**
 Date: **8/3/2017**
 Year Built: **2007**
 Buyer: **NewTower Trust Company**
 Seller: **The Oregon Clinic LLC**

9. William Barnhart Center



Beaverton

Price: **\$39,750,000**
 Price/SF: **\$187.62**
 Cap Rate: **7.65%**
 RBA: **211,863**
 Date: **10/27/2017**
 Year Built: **1978**
 Buyer: **Consolidated-Tomoka Land Co.**
 Seller: **Cole Credit Property Trust III, Inc.**

Portland Office Market

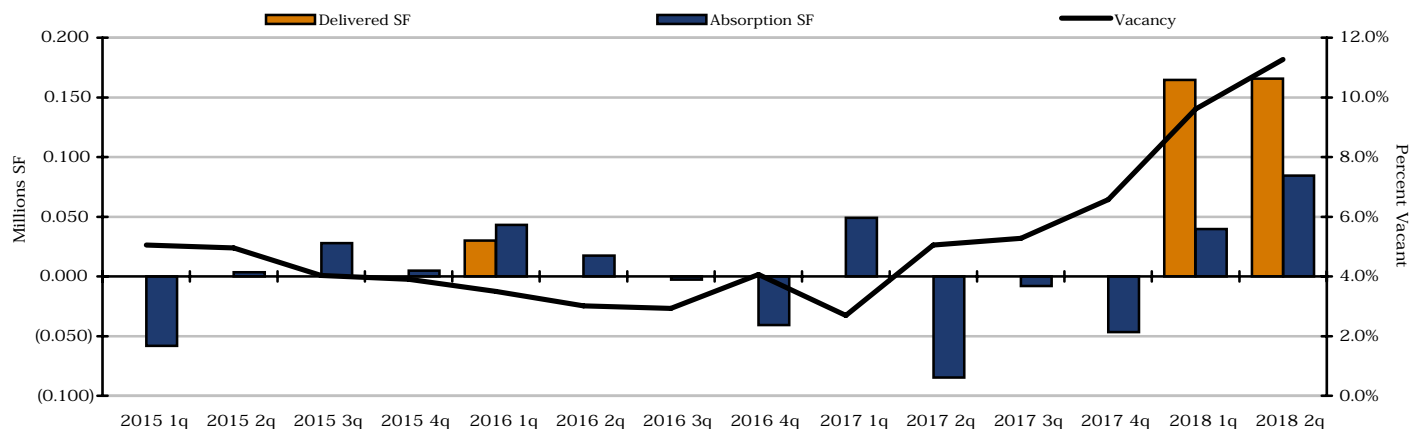


Northwest Market

Market Highlights – Class “A, B & C”

Deliveries, Absorption & Vacancy

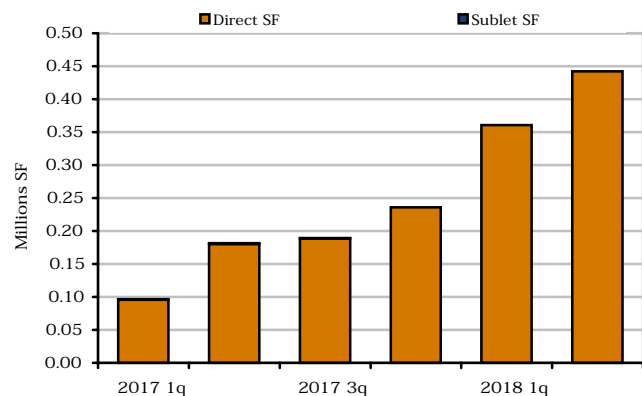
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

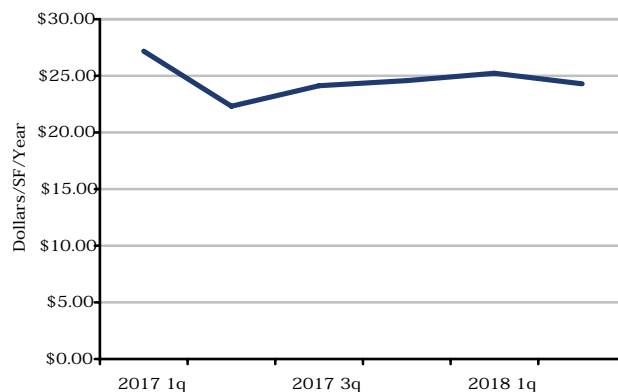
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 2q	220	3,921,352	441,993	11.3%	84,538	1	165,653	1	60,000	\$24.30
2018 1q	219	3,755,699	360,878	9.6%	39,558	1	164,555	2	225,653	\$25.21
2017 4q	218	3,591,144	235,881	6.6%	(46,529)	0	0	3	390,208	\$24.56
2017 3q	218	3,591,144	189,352	5.3%	(7,960)	0	0	3	390,208	\$24.11
2017 2q	218	3,591,144	181,392	5.1%	(84,634)	0	0	2	330,208	\$22.33
2017 1q	218	3,591,144	96,758	2.7%	49,181	0	0	2	330,208	\$27.19
2016 4q	218	3,591,144	145,939	4.1%	(40,629)	0	0	2	330,208	\$27.58
2016 3q	218	3,591,144	105,310	2.9%	(2,575)	0	0	0	0	\$26.72
2016 2q	219	3,596,886	108,477	3.0%	17,414	0	0	0	0	\$26.18
2016 1q	219	3,596,886	125,891	3.5%	43,174	1	29,933	0	0	\$24.49
2015 4q	218	3,566,953	139,132	3.9%	4,874	0	0	1	29,933	\$23.29
2015 3q	218	3,566,953	144,006	4.0%	27,853	0	0	1	29,933	\$21.44
2015 2q	219	3,571,953	176,859	5.0%	3,602	0	0	1	29,933	\$21.26
2015 1q	219	3,571,953	180,461	5.1%	(58,130)	0	0	1	29,933	\$21.45
2014 4q	219	3,571,953	122,331	3.4%	32,420	0	0	0	0	\$22.49
2014 3q	219	3,571,953	154,751	4.3%	(46,274)	0	0	0	0	\$20.80

Source: CoStar Property®



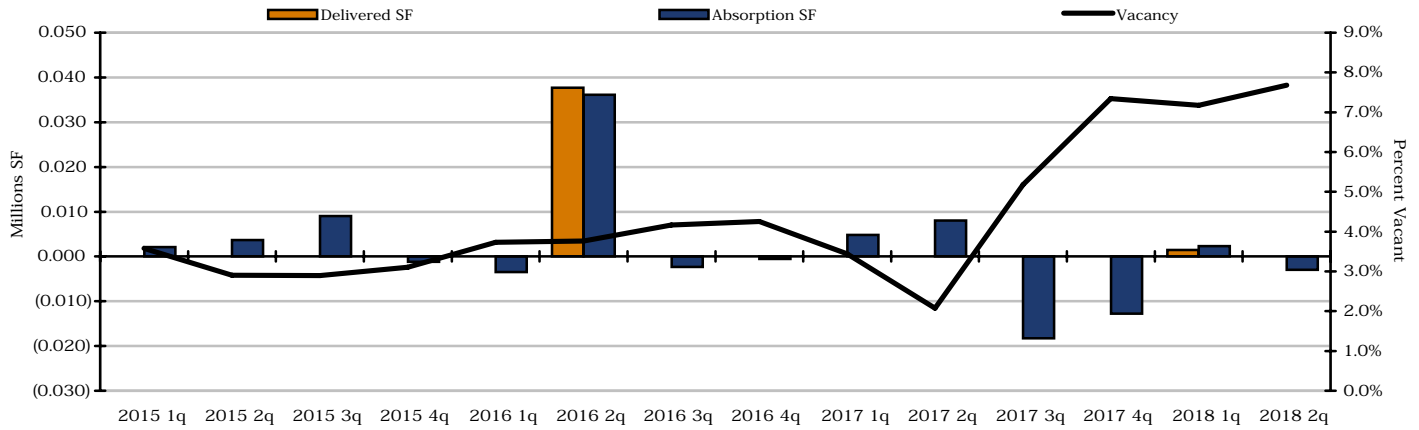
Portland Office Market

Polk County Market

Market Highlights - Class "A, B & C"

Deliveries, Absorption & Vacancy

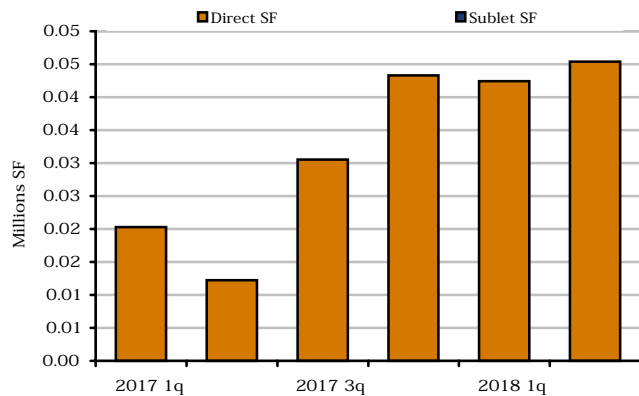
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

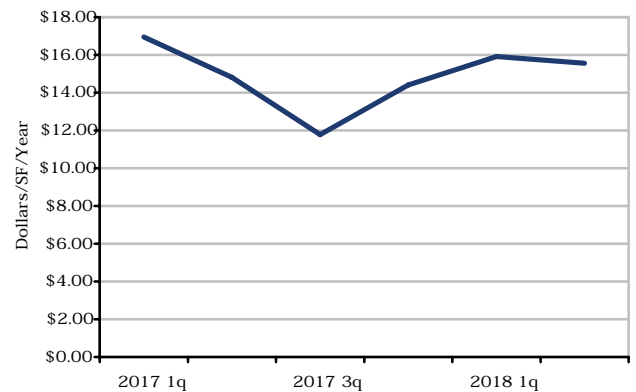
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 2q	91	590,833	45,384	7.7%	(2,980)	0	0	0	0	\$15.55
2018 1q	91	590,833	42,404	7.2%	2,323	1	1,450	0	0	\$15.92
2017 4q	90	589,383	43,277	7.3%	(12,762)	0	0	1	1,450	\$14.40
2017 3q	90	589,383	30,515	5.2%	(18,274)	0	0	1	1,450	\$11.78
2017 2q	90	589,383	12,241	2.1%	8,026	0	0	1	1,450	\$14.81
2017 1q	90	589,383	20,267	3.4%	4,816	0	0	0	0	\$16.95
2016 4q	90	589,383	25,083	4.3%	(543)	0	0	0	0	\$15.06
2016 3q	90	589,383	24,540	4.2%	(2,344)	0	0	0	0	\$11.61
2016 2q	90	589,383	22,196	3.8%	36,134	1	37,732	0	0	\$14.18
2016 1q	89	551,651	20,598	3.7%	(3,489)	0	0	1	37,732	\$15.99
2015 4q	89	551,651	17,109	3.1%	(1,153)	0	0	1	37,732	\$14.56
2015 3q	89	551,651	15,956	2.9%	9,042	0	0	0	0	\$10.95
2015 2q	88	542,409	15,756	2.9%	3,654	0	0	1	9,242	\$12.65
2015 1q	88	542,409	19,410	3.6%	2,080	0	0	1	9,242	\$13.78
2014 4q	88	542,409	21,490	4.0%	13,008	0	0	1	9,242	\$14.50
2014 3q	88	542,409	34,498	6.4%	1,828	0	0	0	0	\$15.18

Source: CoStar Property®

Portland Office Market

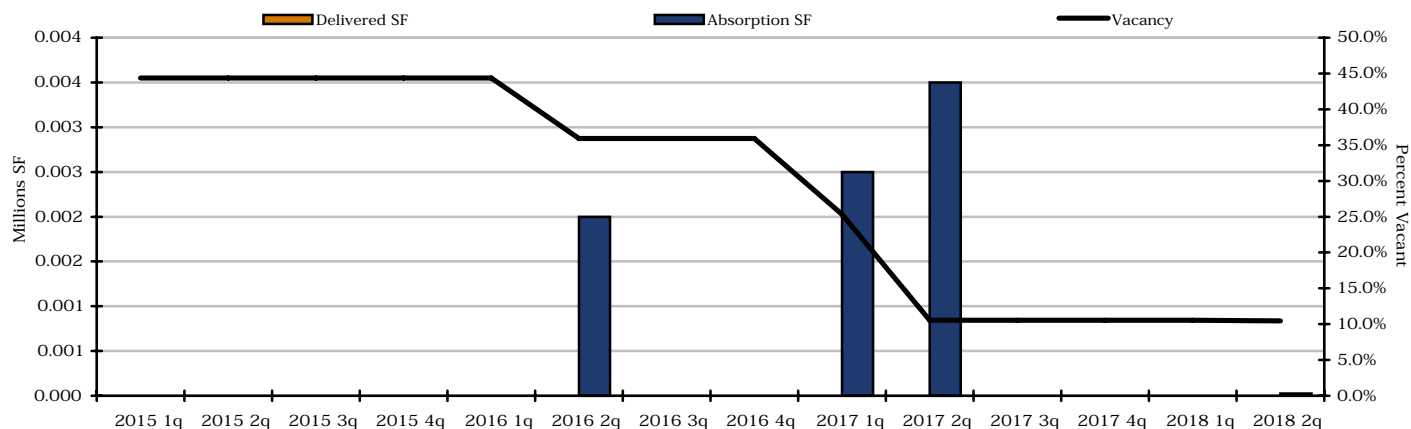


Skamania County Market

Market Highlights – Class “A, B & C”

Deliveries, Absorption & Vacancy

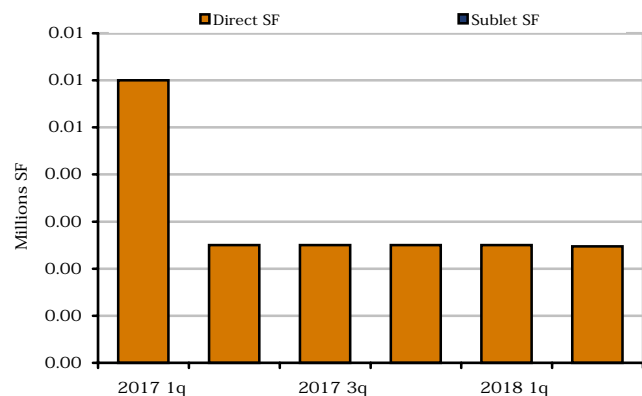
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

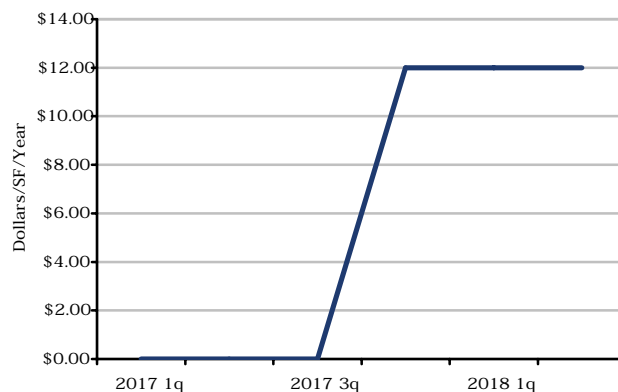
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 2q	4	23,664	2,476	10.5%	24	0	0	0	0	\$12.00
2018 1q	4	23,664	2,500	10.6%	0	0	0	0	0	\$12.00
2017 4q	4	23,664	2,500	10.6%	0	0	0	0	0	\$12.00
2017 3q	4	23,664	2,500	10.6%	0	0	0	0	0	\$0.00
2017 2q	4	23,664	2,500	10.6%	3,500	0	0	0	0	\$0.00
2017 1q	4	23,664	6,000	25.4%	2,500	0	0	0	0	\$0.00
2016 4q	4	23,664	8,500	35.9%	0	0	0	0	0	\$0.00
2016 3q	4	23,664	8,500	35.9%	0	0	0	0	0	\$0.00
2016 2q	4	23,664	8,500	35.9%	2,000	0	0	0	0	\$0.00
2016 1q	4	23,664	10,500	44.4%	0	0	0	0	0	\$0.00
2015 4q	4	23,664	10,500	44.4%	0	0	0	0	0	\$0.00
2015 3q	4	23,664	10,500	44.4%	0	0	0	0	0	\$0.00
2015 2q	4	23,664	10,500	44.4%	0	0	0	0	0	\$0.00
2015 1q	4	23,664	10,500	44.4%	0	0	0	0	0	\$0.00
2014 4q	4	23,664	10,500	44.4%	1,375	0	0	0	0	\$0.00
2014 3q	4	23,664	11,875	50.2%	0	0	0	0	0	\$0.00

Source: CoStar Property®

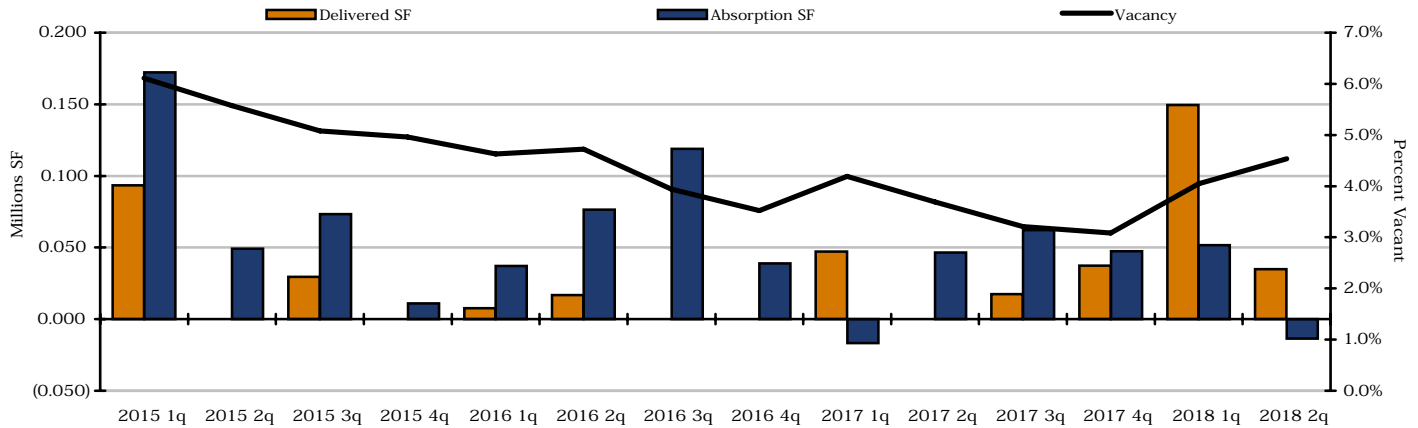


Portland Office Market

Southeast Market
Market Highlights - Class "A, B & C"

Deliveries, Absorption & Vacancy

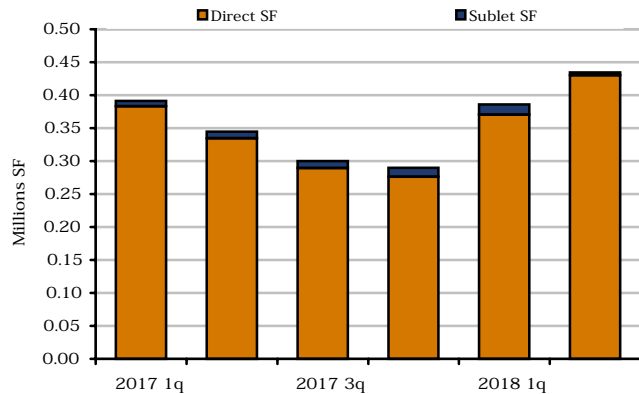
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

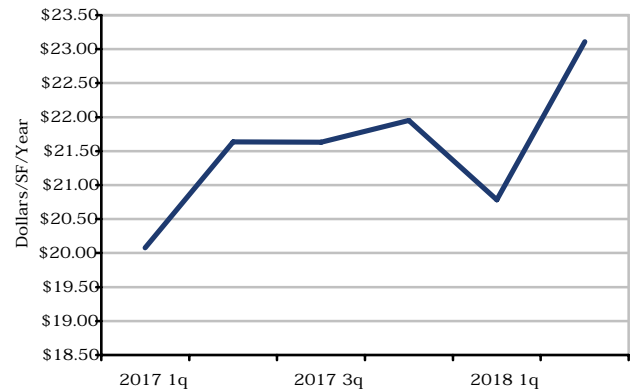
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 2q	1,078	9,577,920	434,580	4.5%	(13,495)	1	35,000	1	3,038	\$23.11
2018 1q	1,077	9,542,920	386,085	4.0%	51,591	3	149,594	1	35,000	\$20.78
2017 4q	1,075	9,395,262	290,018	3.1%	47,351	3	37,338	4	184,594	\$21.95
2017 3q	1,072	9,357,924	300,031	3.2%	62,230	1	17,495	7	221,932	\$21.63
2017 2q	1,071	9,340,429	344,766	3.7%	46,505	0	0	8	239,427	\$21.64
2017 1q	1,071	9,340,429	391,271	4.2%	(16,762)	2	47,166	6	136,427	\$20.08
2016 4q	1,069	9,293,263	327,343	3.5%	38,914	0	0	5	110,461	\$20.19
2016 3q	1,069	9,293,263	366,257	3.9%	118,865	0	0	4	92,966	\$19.73
2016 2q	1,067	9,244,469	436,328	4.7%	76,464	1	16,720	6	141,760	\$20.43
2016 1q	1,065	9,155,749	424,072	4.6%	37,098	1	7,536	8	230,480	\$19.06
2015 4q	1,064	9,148,213	453,634	5.0%	10,940	0	0	8	191,513	\$19.70
2015 3q	1,064	9,148,213	464,574	5.1%	73,245	1	29,483	3	96,256	\$19.31
2015 2q	1,063	9,118,730	508,336	5.6%	49,106	0	0	3	109,019	\$19.71
2015 1q	1,063	9,118,730	557,442	6.1%	172,349	2	93,348	1	29,483	\$19.20
2014 4q	1,062	9,035,107	646,168	7.2%	(4,366)	0	0	3	122,831	\$18.92
2014 3q	1,062	9,028,476	635,171	7.0%	27,767	0	0	3	102,979	\$18.44

Source: CoStar Property®

Portland Office Market

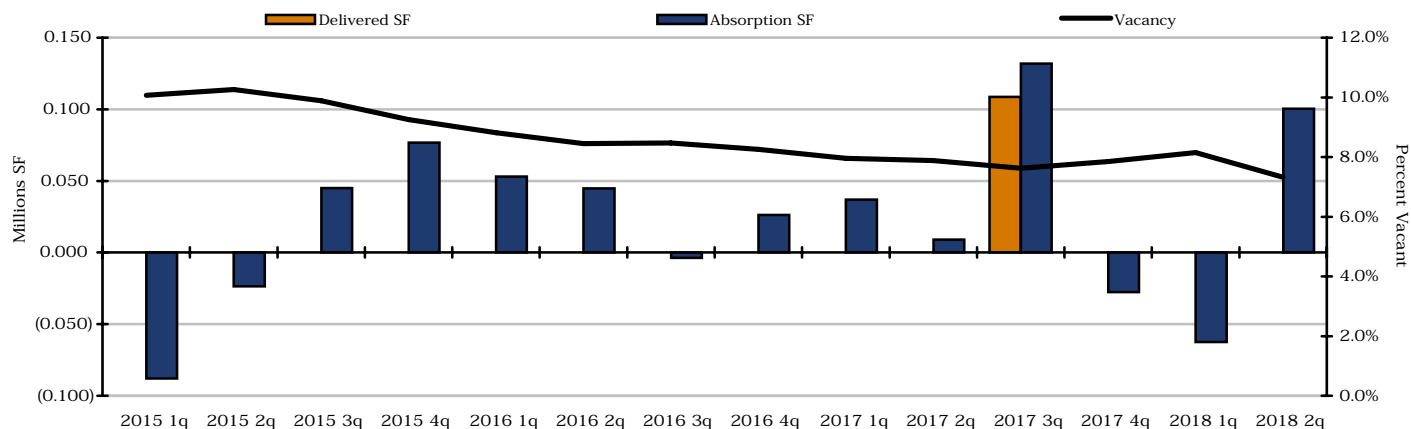


Southwest Market

Market Highlights – Class “A, B & C”

Deliveries, Absorption & Vacancy

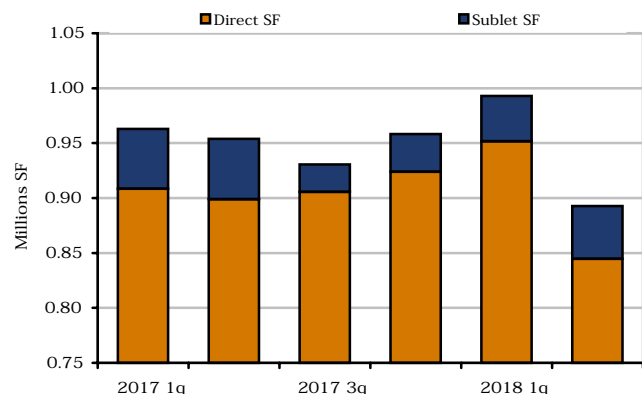
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

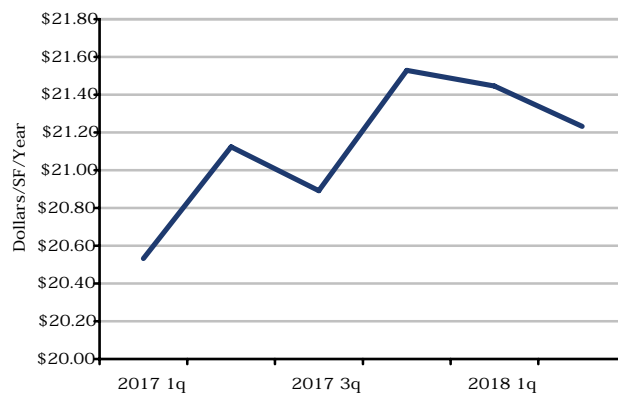
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 2q	772	12,186,248	892,678	7.3%	100,315	0	0	3	822,000	\$21.23
2018 1q	772	12,186,248	992,993	8.1%	(62,436)	0	0	2	680,000	\$21.45
2017 4q	773	12,213,999	958,308	7.8%	(27,587)	0	0	2	680,000	\$21.53
2017 3q	773	12,213,999	930,721	7.6%	131,801	1	108,698	2	680,000	\$20.89
2017 2q	772	12,105,301	953,824	7.9%	9,104	0	0	3	788,698	\$21.12
2017 1q	772	12,105,301	962,928	8.0%	37,008	0	0	3	788,698	\$20.53
2016 4q	772	12,105,301	999,936	8.3%	26,197	0	0	2	428,698	\$20.70
2016 3q	772	12,105,301	1,026,133	8.5%	(3,628)	0	0	2	428,698	\$20.26
2016 2q	772	12,105,301	1,022,505	8.4%	44,882	0	0	1	108,698	\$19.92
2016 1q	772	12,105,301	1,067,387	8.8%	53,104	0	0	1	108,698	\$19.73
2015 4q	772	12,105,301	1,120,491	9.3%	76,685	0	0	0	0	\$19.93
2015 3q	772	12,105,301	1,197,176	9.9%	44,899	0	0	0	0	\$19.06
2015 2q	772	12,105,301	1,242,075	10.3%	(23,685)	0	0	0	0	\$18.89
2015 1q	772	12,105,301	1,218,390	10.1%	(87,952)	0	0	0	0	\$18.85
2014 4q	772	12,105,301	1,130,438	9.3%	92,553	0	0	0	0	\$19.10
2014 3q	772	12,105,301	1,222,991	10.1%	(47,555)	0	0	0	0	\$19.10

Source: CoStar Property®

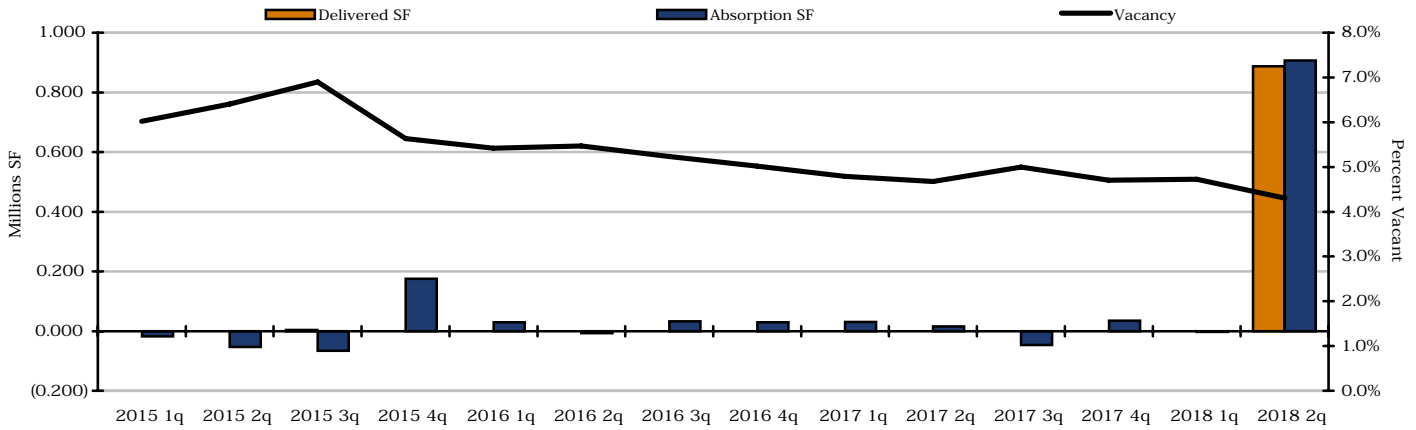


Portland Office Market

Westside Market
Market Highlights - Class "A, B & C"

Deliveries, Absorption & Vacancy

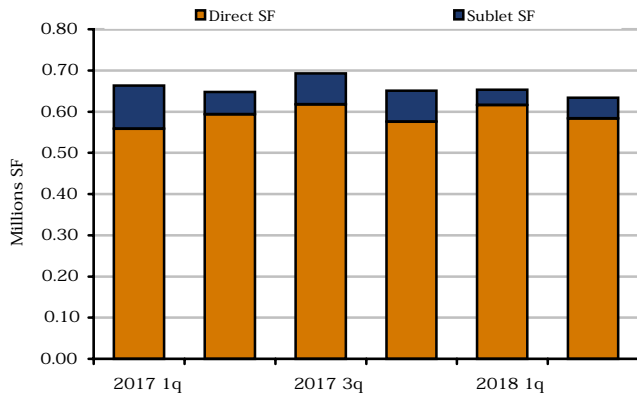
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

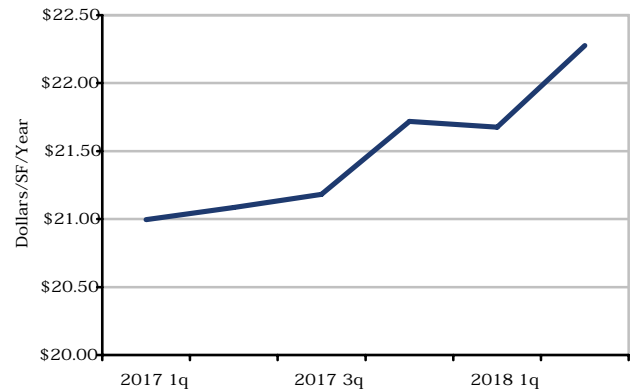
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 2q	493	14,726,757	634,063	4.3%	906,526	1	887,000	3	579,175	\$22.28
2018 1q	492	13,839,757	653,589	4.7%	(2,734)	0	0	4	1,466,175	\$21.68
2017 4q	492	13,839,757	650,855	4.7%	35,073	0	0	3	1,455,000	\$21.72
2017 3q	493	13,846,261	692,432	5.0%	(46,446)	0	0	3	1,455,000	\$21.18
2017 2q	494	13,847,961	647,686	4.7%	15,637	0	0	2	1,299,000	\$21.09
2017 1q	494	13,847,961	663,323	4.8%	30,569	0	0	2	1,299,000	\$21.00
2016 4q	495	13,849,613	695,544	5.0%	29,708	0	0	2	1,299,000	\$21.02
2016 3q	495	13,849,613	725,252	5.2%	32,278	0	0	1	412,000	\$20.94
2016 2q	495	13,849,613	757,530	5.5%	(6,939)	0	0	1	412,000	\$20.79
2016 1q	495	13,849,613	750,591	5.4%	29,707	0	0	1	412,000	\$20.53
2015 4q	495	13,849,613	780,298	5.6%	175,478	0	0	1	412,000	\$20.43
2015 3q	495	13,849,613	955,776	6.9%	(65,624)	1	3,477	0	0	\$19.91
2015 2q	494	13,846,136	886,675	6.4%	(52,738)	0	0	1	3,477	\$19.36
2015 1q	494	13,846,136	833,937	6.0%	(17,279)	0	0	1	3,477	\$18.87
2014 4q	494	13,846,136	816,658	5.9%	1,086,386	1	1,000,000	1	3,477	\$18.75
2014 3q	493	12,846,136	903,044	7.0%	101,394	0	0	1	1,000,000	\$18.40

Source: CoStar Property®

Portland Office Market

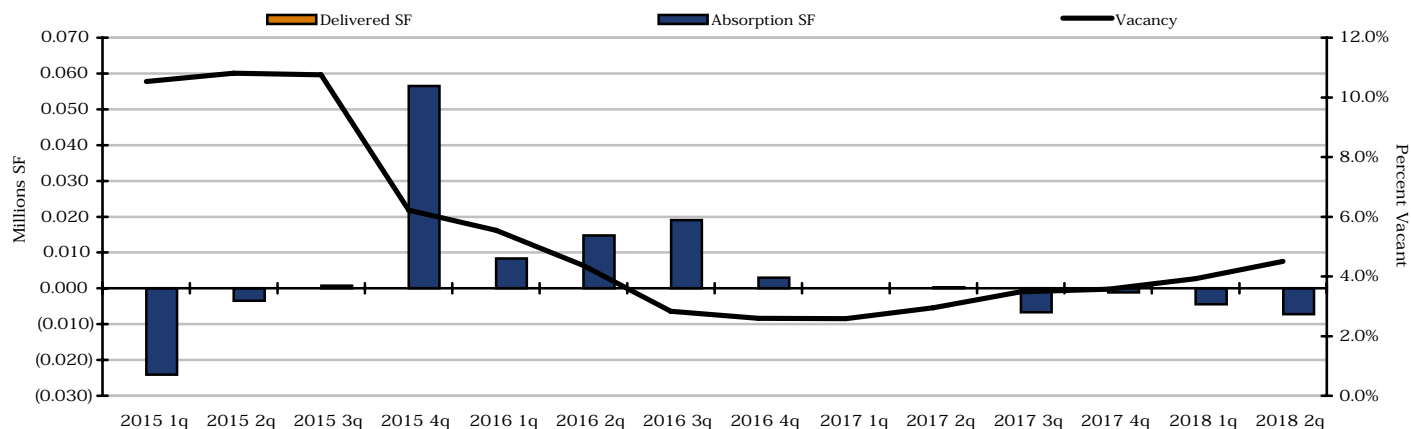


Yamhill County Market

Market Highlights – Class “A, B & C”

Deliveries, Absorption & Vacancy

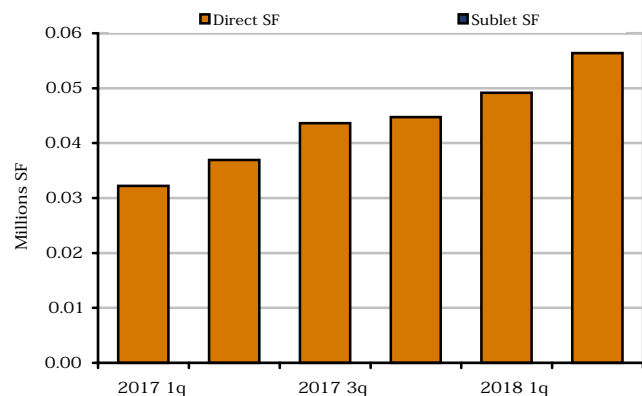
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

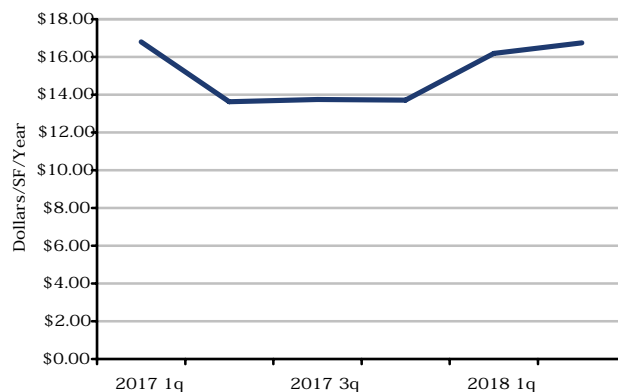
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 2q	188	1,251,150	56,405	4.5%	(7,239)	0	0	0	0	\$16.74
2018 1q	188	1,251,150	49,166	3.9%	(4,457)	0	0	0	0	\$16.19
2017 4q	188	1,251,150	44,709	3.6%	(1,100)	0	0	0	0	\$13.72
2017 3q	188	1,251,150	43,609	3.5%	(6,668)	0	0	0	0	\$13.74
2017 2q	188	1,251,150	36,941	3.0%	286	0	0	0	0	\$13.63
2017 1q	187	1,246,150	32,227	2.6%	58	0	0	1	5,000	\$16.79
2016 4q	187	1,246,150	32,285	2.6%	3,018	0	0	1	5,000	\$13.27
2016 3q	187	1,246,150	35,303	2.8%	19,035	0	0	1	5,000	\$11.94
2016 2q	187	1,246,150	54,338	4.4%	14,808	0	0	0	0	\$11.92
2016 1q	187	1,246,150	69,146	5.5%	8,327	0	0	0	0	\$15.11
2015 4q	187	1,246,150	77,473	6.2%	56,521	0	0	0	0	\$15.91
2015 3q	187	1,246,150	133,994	10.8%	730	0	0	0	0	\$16.09
2015 2q	187	1,246,150	134,724	10.8%	(3,494)	0	0	0	0	\$16.82
2015 1q	187	1,246,150	131,230	10.5%	(24,090)	0	0	0	0	\$15.59
2014 4q	187	1,246,150	107,140	8.6%	17,786	0	0	0	0	\$15.71
2014 3q	187	1,246,150	124,926	10.0%	3,251	0	0	0	0	\$15.26

Source: CoStar Property®