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# CoStar Office Statistics

Mid-Year 2018

## Las Vegas Office Market



**CoStar**<sup>TM</sup>  
The knowledge market

## 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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## 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 certifi-

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.

# Las Vegas Office Market



Overview

## Las Vegas's Vacancy Decreases to 11.6% Net Absorption Positive 231,065 SF in the Quarter

The Las Vegas Office market ended the second quarter 2018 with a vacancy rate of 11.6%. The vacancy rate was down over the previous quarter, with net absorption totaling positive 231,065 square feet in the second quarter. Vacant sublease space increased in the quarter, ending the quarter at 346,370 square feet. Rental rates ended the second quarter at \$19.21, a decrease over the previous quarter. One building delivered to the market in the quarter totaling 40,646 square feet, with 436,315 square feet still under construction at the end of the quarter.

### Absorption

Net absorption for the overall Las Vegas office market was positive 231,065 square feet in the second quarter 2018. That compares to positive 471,432 square feet in the first quarter 2018, positive 786,083 square feet in the fourth quarter 2017, and positive 304,401 square feet in the third quarter 2017.

Tenants moving out of large blocks of space in 2018 include: Nevada Construction Services moving out of 43,505 square feet at 2500 N. Buffalo Drive; Sunworld Landscape & Construction Co moving out of 40,000 square feet at 451 E Sunset Rd; and Solar City moving out of 21,958 square feet at 6611 Las Vegas Blvd S - Building G.

Tenants moving into large blocks of space in 2018 include: MGM Resorts moving into 42,986 square feet at 980 Kelly Johnson Dr; DaVita Medical Management Services Nevada LLC moving into 35,528 square feet at 2650 N Tenaya Way; and Doolittle Institute moving into 26,170 square feet at 3773 Howard Hughes Pky.

The Class-A office market recorded net absorption of

negative 37,190 square feet in the second quarter 2018, compared to positive 344,202 square feet in the first quarter 2018, positive 27,200 in the fourth quarter 2017, and positive 213,218 in the third quarter 2017.

The Class-B office market recorded net absorption of positive 229,610 square feet in the second quarter 2018, compared to positive 102,486 square feet in the first quarter 2018, positive 659,755 in the fourth quarter 2017, and positive 86,349 in the third quarter 2017.

The Class-C office market recorded net absorption of positive 38,645 square feet in the second quarter 2018 compared to positive 24,744 square feet in the first quarter 2018, positive 99,128 in the fourth quarter 2017, and positive 4,834 in the third quarter 2017.

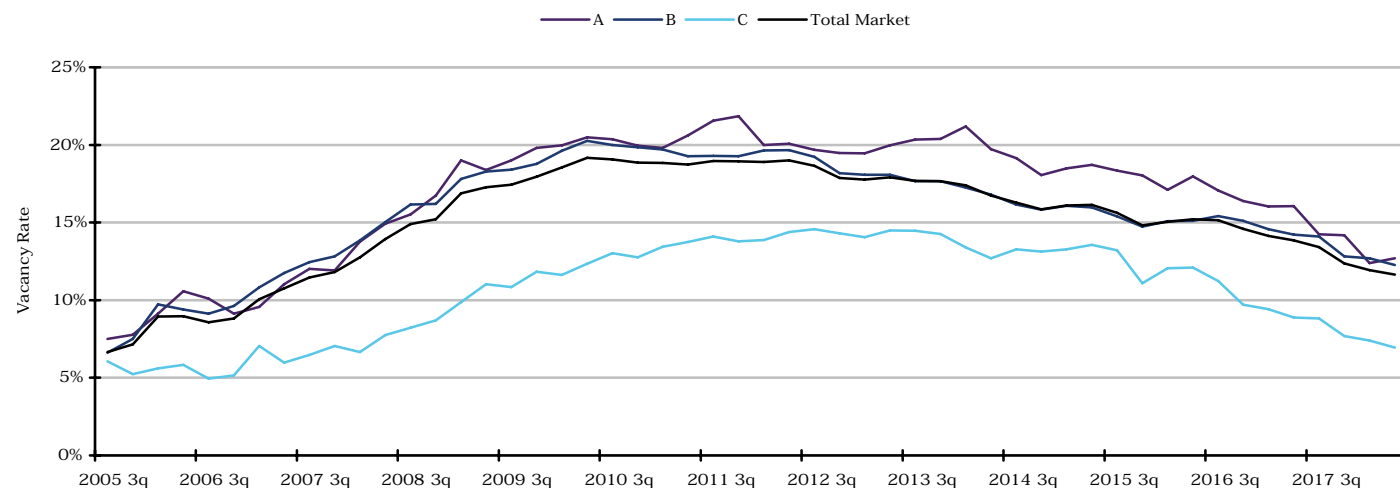
Net absorption for Las Vegas's central business district was positive 14,683 square feet in the second quarter 2018. That compares to positive 56,708 square feet in the first quarter 2018, negative 7,176 in the fourth quarter 2017, and negative 31,335 in the third quarter 2017.

Net absorption for the suburban markets was positive 216,382 square feet in the second quarter 2018. That compares to positive 414,724 square feet in first quarter 2018, positive 793,259 in the fourth quarter 2017, and positive 335,736 in the third quarter 2017.

### Vacancy

The office vacancy rate in the Las Vegas market area decreased to 11.6% at the end of the second quarter 2018. The vacancy rate was 11.9% at the end of the first quarter 2018, 12.4% at the end of the fourth quarter 2017, and 13.4% at the

## Vacancy Rates by Class 2005-2018



Source: CoStar Property®



# Las Vegas Office Market

Overview

end of the third quarter 2017.

Class-A projects reported a vacancy rate of 12.7% at the end of the second quarter 2018, 12.4% at the end of the first quarter 2018, 14.2% at the end of the third and fourth quarter of 2017.

Class-B projects reported a vacancy rate of 12.3% at the end of the second quarter 2018, 12.7% at the end of the first quarter 2018, 12.8% at the end of the fourth quarter 2017, and 14.1% at the end of the third quarter 2017.

Class-C projects reported a vacancy rate of 7.0% at the end of the second quarter 2018, 7.4% at the end of first quarter 2018, 7.7% at the end of the fourth quarter 2017, and 8.8% at the end of the third quarter 2017.

The overall vacancy rate in Las Vegas’s central business district at the end of the second quarter 2018 decreased to 7.6%. The vacancy rate was 7.9% at the end of the first quarter 2018, 8.9% at the end of the fourth quarter 2017, and 8.8% at the end of the third quarter 2017.

The vacancy rate in the suburban markets decreased to 12.0% in the second quarter 2018. The vacancy rate was 12.3% at the end of the first quarter 2018, 12.7% at the end of the fourth quarter 2017, and 13.8% at the end of the third quarter 2017.

## Largest Lease Signings

The largest lease signings occurring in 2018 included: the 42,986-square-foot lease signed by MGM Resorts at 980 Kelly Johnson Dr in the South Las Vegas market; the 23,803-square-foot deal signed by Boyd Gaming Corporation at 3883 Howard Hughes Pky in the Central East Las Vegas market; and the 23,803-square-foot lease signed by Deloitte at 3883 Howard Hughes Pky in the Central East Las Vegas market.

## Sublease Vacancy

The amount of vacant sublease space in the Las Vegas market increased to 346,370 square feet by the end of the

second quarter 2018, from 309,188 square feet at the end of the first quarter 2018. There was 304,407 square feet vacant at the end of the fourth quarter 2017 and 368,126 square feet at the end of the third quarter 2017.

Las Vegas’s Class-A projects reported vacant sublease space of 81,111 square feet at the end of second quarter 2018, up from the 64,089 square feet reported at the end of the first quarter 2018. There was 76,943 square feet of sublease space vacant at the end of the fourth quarter 2017, and 87,295 square feet at the end of the third quarter 2017.

Class-B projects reported vacant sublease space of 265,259 square feet at the end of the second quarter 2018, up from the 244,099 square feet reported at the end of the first quarter 2018. At the end of the fourth quarter 2017 there was 226,464 square feet, and at the end of the third quarter 2017 there was 274,607 square feet vacant.

Class-C projects reported decreased vacant sublease space from the first quarter 2018 to the second quarter 2018. Sublease vacancy went from 1,000 square feet to 0 square feet during that time. There was 1,000 square feet at the end of the fourth quarter 2017, and 6,224 square feet at the end of the third quarter 2017.

Sublease vacancy in Las Vegas’s central business district stood at 14,518 square feet at the end of the second quarter 2018. It was 4,678 square feet at the end of the first quarter 2018 and in the third and fourth quarter of 2017.

Sublease vacancy in the suburban markets ended the second quarter 2018 at 331,852 square feet. At the end of the first quarter 2018 sublease vacancy was 304,510 square feet, was 299,729 square feet at the end of the fourth quarter 2017, and was 363,448 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 \$19.21 per square foot per year at the end of the second quarter 2018 in the Las Vegas market area. This represented a 1.8% decrease in quoted rental rates from the end of the first quarter 2018, when rents were reported at \$19.56 per square foot.

The average quoted rate within the Class-A sector was \$28.08 at the end of the second quarter 2018, while Class-B rates stood at \$17.60, and Class-C rates at \$13.23. At the end of the first quarter 2018, Class-A rates were \$27.69 per square foot, Class-B rates were \$17.77, and Class-C rates were \$12.96.

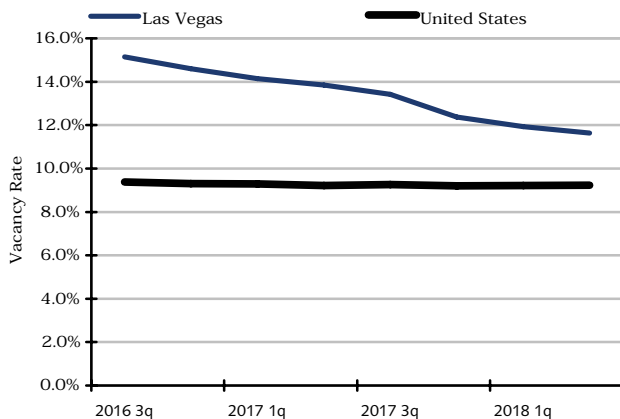
The average quoted asking rental rate in Las Vegas’s CBD was \$27.33 at the end of the second quarter 2018, and \$18.76 in the suburban markets. In the first quarter 2018, quoted rates were \$26.24 in the CBD and \$19.14 in the suburbs.

## Deliveries and Construction

During the second quarter 2018, one building totaling

## U.S. Vacancy Comparison

Past 8 Quarters



Source: CoStar Property®

## Las Vegas Office Market



Overview

40,646 square feet was completed in the Las Vegas market area. This compares to two buildings totaling 212,000 square feet that were completed in the first quarter 2018, six buildings totaling 130,285 square feet completed in the fourth quarter 2017, and 32,162 square feet in three buildings completed in the third quarter 2017.

There was 436,315 square feet of office space under construction at the end of the second quarter 2018.

Some of the notable 2018 deliveries include: 6801 S Cimarron Rd, a 152,000-square-foot facility that delivered in first quarter 2018 and is now 100% occupied by Credit One Bank, and 2580 Saint Rose Pky - Bldg 1, a 60,000-square-foot building that delivered in first quarter 2018 and is now 100% occupied by multiple tenants.

The largest projects underway at the end of second quarter 2018 were 10845 Griffith Peak Dr, a 144,574-square-foot building with 36% of its space pre-leased, and 10200 W Flamingo Rd, a 75,000-square-foot facility that is 100% pre-leased.

### Inventory

Total office inventory in the Las Vegas market area amounted to 64,861,906 square feet in 4,027 buildings as of the end of the second quarter 2018. The Class-A office sector consisted of 11,941,045 square feet in 106 projects. There were 2,357 Class-B buildings totaling 44,227,145 square feet, and the Class-C sector consisted of 8,693,716 square feet in 1,564 buildings. Within the Office market there were 169 owner-occupied buildings accounting for 4,969,696 square feet of office space.

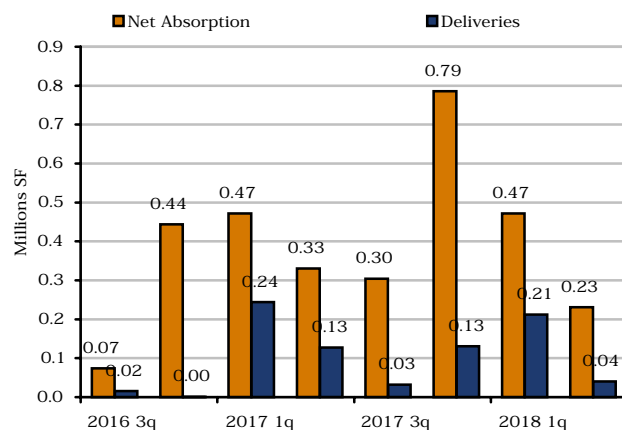
### Sales Activity

Tallying office building sales of 15,000 square feet or larger, Las Vegas 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, 14 office transactions closed with a total volume of \$153,977,885. The 14 buildings totaled 726,678 square feet and the average price per square foot equated

## Absorption & Deliveries

Past 8 Quarters



Source: CoStar Property®

to \$211.89 per square foot. That compares to 16 transactions totaling \$181,189,187 in the fourth quarter 2017. The total square footage in the fourth quarter was 893,241 square feet for an average price per square foot of \$202.84.

Total office building sales activity in 2018 was up compared to 2017. In the first three months of 2018, the market saw 14 office sales transactions with a total volume of \$153,977,885. The price per square foot averaged \$211.89. In the same first three months of 2017, the market posted 17 transactions with a total volume of \$97,644,665. The price per square foot averaged \$148.49.

Cap rates have been lower in 2018, averaging 6.65% compared to the same period in 2017 when they averaged 8.02%.

One of the largest transactions that has occurred within the last four quarters in the Las Vegas market is the sale of 9275 W Russell Rd in Las Vegas. This 184,412-square-foot office building sold for \$61,750,000, or \$334.85 per square foot. The property sold on 4/26/2017, at a 6.90% cap rate.

Reports compiled by: James Broaddus, CoStar Research Manager



# Las Vegas Office Market

Markets

## CoStar 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
Central East Las Vegas
Central North Las Vegas
Downtown Las Vegas*
North Las Vegas
Northwest Las Vegas
Outlying NE Clark County
Outlying S Clark County
SE Las Vegas/Henderson
South Las Vegas
Southwest Las Vegas
West Las Vegas

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



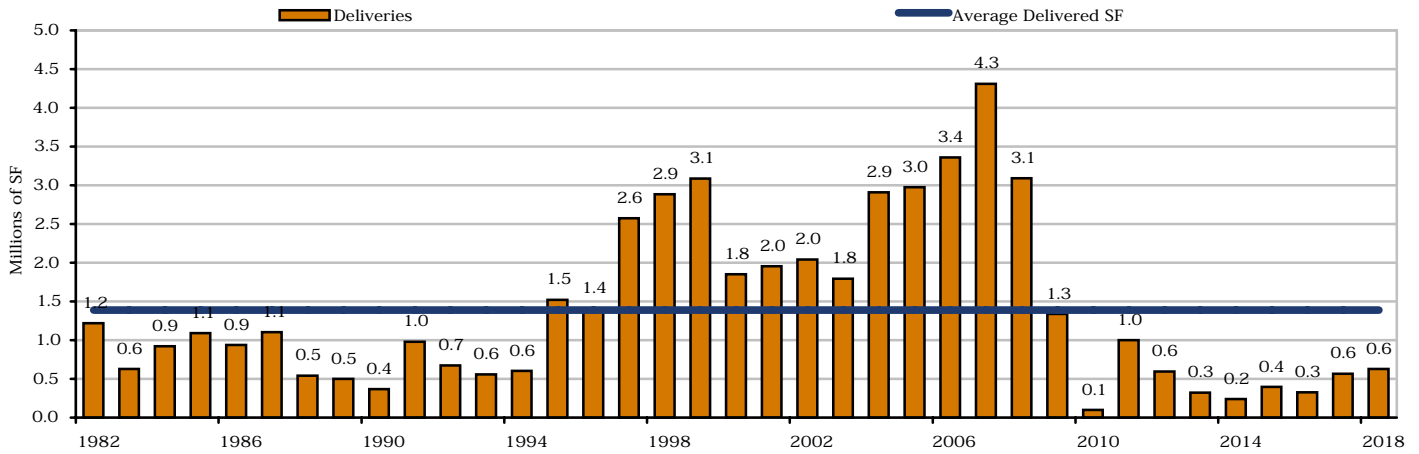
# Las Vegas Office Market



Inventory & development

## Historical Deliveries

1982 - 2018



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

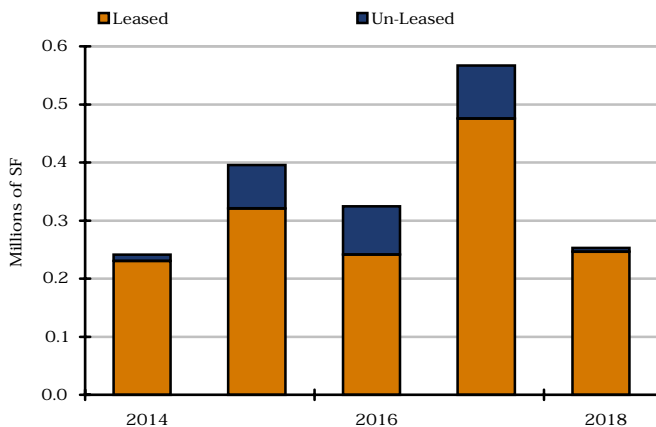
## CONSTRUCTION ACTIVITY Markets Ranked by Under Construction Square Footage

Market	Under Construction Inventory				Average Bldg Size	
	# Bldgs	Total RBA	Preleased SF	Preleased %	All Existing	U/C
West Las Vegas	2	151,239	58,712	38.8%	14,398	75,619
Southwest Las Vegas	3	102,162	91,162	89.2%	20,195	34,054
Central East Las Vegas	1	61,146	46,471	76.0%	14,094	61,146
South Las Vegas	4	57,610	4,209	7.3%	16,651	14,402
SE Las Vegas/Henderson	1	44,000	44,000	100.0%	12,571	44,000
Downtown Las Vegas	1	15,658	0	0.0%	16,349	15,658
Northwest Las Vegas	1	4,500	2,790	62.0%	18,688	4,500
Outlying NE Clark County	0	0	0	0.0%	6,741	0
Outlying S Clark County	0	0	0	0.0%	6,322	0
North Las Vegas	0	0	0	0.0%	11,943	0
All Other	0	0	0	0.0%	16,641	0
<b>Totals</b>	<b>13</b>	<b>436,315</b>	<b>247,344</b>	<b>56.7%</b>	<b>16,107</b>	<b>33,563</b>

Source: CoStar Property®

## Recent Deliveries

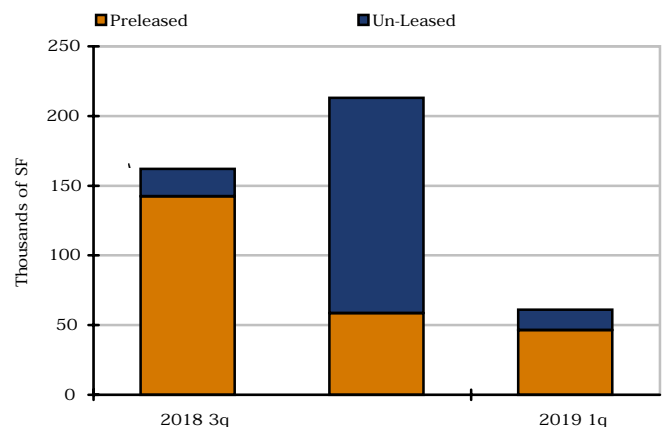
Leased & Un-Leased SF in Deliveries Since 2014



Source: CoStar Property®

## Future Deliveries

Preleased & Un-Leased SF in Properties Scheduled to Deliver



Source: CoStar Property®

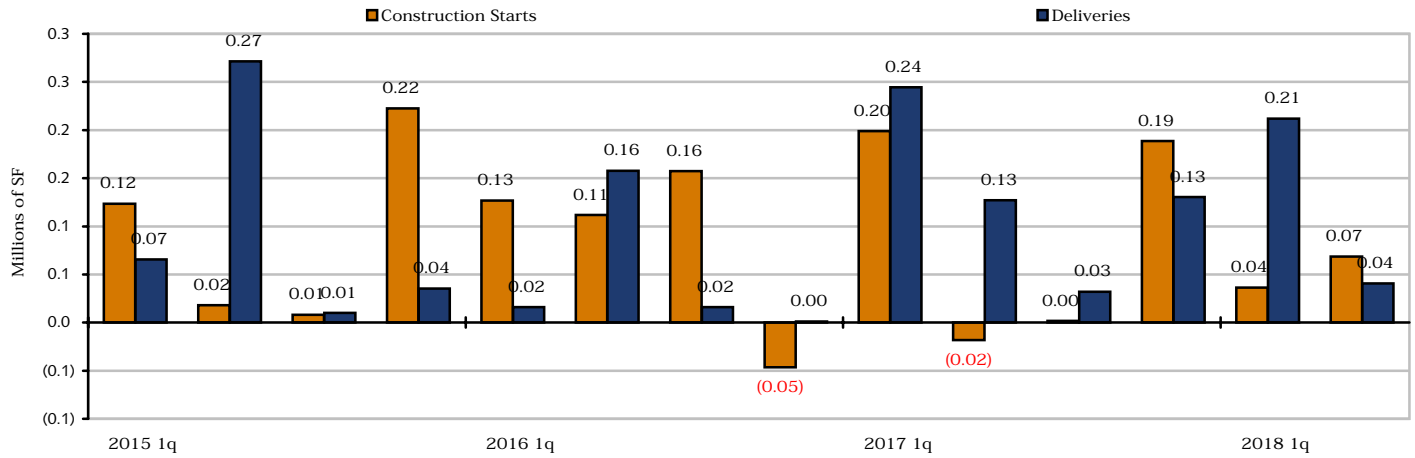


# Las Vegas Office Market

Inventory & development

## 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	1	40,646	34,143	84.0%	\$21.00	0	40,646
50,000 SF - 99,999 SF	1	60,000	60,000	100.0%	\$24.00	0	60,000
100,000 SF - 249,999 SF	1	152,000	152,000	100.0%	\$0.00	0	152,000
250,000 SF - 499,999 SF	0	0	0	0.0%	\$0.00	0	0
>= 500,000 SF	0	0	0	0.0%	\$0.00	0	0

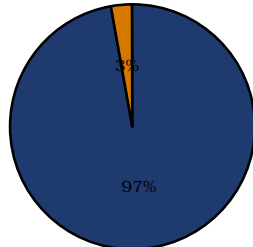
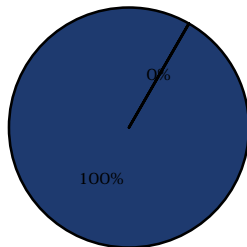
Source: CoStar Property®

## Recent Development by Tenancy

Based on RBA Developed for Single & Multi Tenant Use

2018 Deliveries

Currently Under Construction



■ Multi ■ Single

■ Multi ■ Single

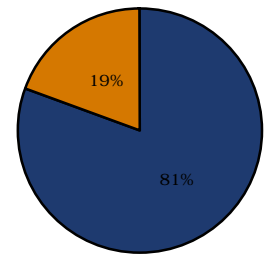
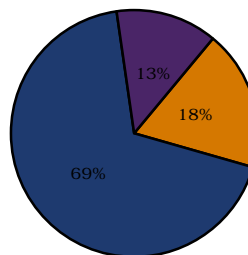
Source: CoStar Property®

## Existing Inventory Comparison

Based on Total RBA

By Class

By Space Type



■ Class A ■ Class B ■ Class C

■ Multi ■ Single

Source: CoStar Property®

## Las Vegas Office Market



Inventory &amp; development

## Select Year-to-Date Deliveries

Based on Project Square Footage

1. 6801 S Cimarron Rd	2. 2580 Saint Rose Pky	3. 6360 S Rainbow Blvd
Submarket: <b>Southwest Las Vegas</b>	Submarket: <b>South Las Vegas</b>	Submarket: <b>Southwest Las Vegas</b>
RBA: <b>152,000</b>	RBA: <b>60,000</b>	RBA: <b>40,646</b>
# Floors: <b>4</b>	# Floors: <b>3</b>	# Floors: <b>2</b>
Class: <b>A</b>	Class: <b>B</b>	Class: <b>B</b>
Occupied: <b>100%</b>	Occupied: <b>100%</b>	Occupied: <b>84%</b>
Quoted Rate: <b>N/A</b>	Quoted Rate: <b>\$24.00</b>	Quoted Rate: <b>\$21.00</b>
Grnd Brk Date: <b>Third Quarter 2016</b>	Grnd Brk Date: <b>Fourth Quarter 2016</b>	Grnd Brk Date: <b>First Quarter 2017</b>
Deliv Date: <b>First Quarter 2018</b>	Deliv Date: <b>First Quarter 2018</b>	Deliv Date: <b>Second Quarter 2018</b>
Leasing Co: <b>Credit One Financial</b>	Leasing Co: <b>Sansone Development</b>	Leasing Co: <b>Colliers International</b>
Developer: <b>Grand Canyon Dev.</b>	Developer: <b>Sansone Development</b>	Developer: <b>Ledcor Group</b>
Architect: <b>Gensler</b>	Architect: <b>Yihong Liu + Associates</b>	Architect: <b>SH Architecture</b>



# Las Vegas Office Market

Inventory &amp; development

## Select Top Under Construction Properties

Based on Project Square Footage

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>1. 10845 Griffith Peak Dr</b></p> <p>Submarket: <b>West Las Vegas</b><br/>           RBA: <b>144,574</b><br/>           # Floors: <b>6</b><br/>           Class: <b>A</b><br/>           Preleased: <b>36%</b><br/>           Quoted Rate: <b>\$38.40</b><br/>           Grnd Brk Date: <b>Fourth Quarter 2017</b><br/>           Deliv Date: <b>Fourth Quarter 2018</b><br/>           Leasing Co: <b>CBRE</b><br/>           Developer: <b>Howard Hughes Corp.</b><br/>           Architect: <b>Howard Hughes Corp.</b></p>                                    | <p><b>2. 10200 W Flamingo Rd</b></p> <p>Submarket: <b>Southwest Las Vegas</b><br/>           RBA: <b>75,000</b><br/>           # Floors: <b>1</b><br/>           Class: <b>A</b><br/>           Preleased: <b>100%</b><br/>           Quoted Rate: <b>N/A</b><br/>           Grnd Brk Date: <b>First Quarter 2017</b><br/>           Deliv Date: <b>Third Quarter 2018</b><br/>           Leasing Co: <b>The Calida Group</b><br/>           Developer: <b>Martin- Harris Construction</b><br/>           Architect: <b>Ed Vance &amp; Assoc Architects</b></p> | <p><b>3. 4700 S Maryland Pky</b></p> <p>Submarket: <b>Central East Las Vegas</b><br/>           RBA: <b>61,146</b><br/>           # Floors: <b>3</b><br/>           Class: <b>B</b><br/>           Preleased: <b>76%</b><br/>           Quoted Rate: <b>Negotiable</b><br/>           Grnd Brk Date: <b>First Quarter 2016</b><br/>           Deliv Date: <b>First Quarter 2019</b><br/>           Leasing Co: <b>G2 Capital Development</b><br/>           Developer: <b>G2 Capital Development</b><br/>           Architect: <b>G2 Capital Development</b></p> |
| <p><b>4. 7787 Eastgate Rd</b></p> <p>Submarket: <b>SE Las Vegas/Henderson</b><br/>           RBA: <b>44,000</b><br/>           # Floors: <b>2</b><br/>           Class: <b>B</b><br/>           Preleased: <b>100%</b><br/>           Quoted Rate: <b>N/A</b><br/>           Grnd Brk Date: <b>Fourth Quarter 2017</b><br/>           Deliv Date: <b>Third Quarter 2018</b><br/>           Leasing Co: <b>Solid State Electric LLC</b><br/>           Developer: <b>N/A</b><br/>           Architect: <b>N/A</b></p>                                                   | <p><b>5. 2615 Saint Rose Pky</b></p> <p>Submarket: <b>South Las Vegas</b><br/>           RBA: <b>23,832</b><br/>           # Floors: <b>2</b><br/>           Class: <b>B</b><br/>           Preleased: <b>3%</b><br/>           Quoted Rate: <b>\$24.00</b><br/>           Grnd Brk Date: <b>Second Quarter 2018</b><br/>           Deliv Date: <b>Fourth Quarter 2018</b><br/>           Leasing Co: <b>Coldwell Banker Premier</b><br/>           Developer: <b>Lennar Homes</b><br/>           Architect: <b>Avarus Studios</b></p>                          | <p><b>6. 2635 St. Rose Pky</b></p> <p>Submarket: <b>South Las Vegas</b><br/>           RBA: <b>23,832</b><br/>           # Floors: <b>2</b><br/>           Class: <b>A</b><br/>           Preleased: <b>3%</b><br/>           Quoted Rate: <b>Negotiable</b><br/>           Grnd Brk Date: <b>Second Quarter 2018</b><br/>           Deliv Date: <b>Fourth Quarter 2018</b><br/>           Leasing Co: <b>Coldwell Banker Premier</b><br/>           Developer: <b>B &amp; D Management LLC</b><br/>           Architect: <b>Avarus Studios</b></p>              |
| <p><b>7. 6910 S Cimarron Rd</b></p> <p>Submarket: <b>Southwest Las Vegas</b><br/>           RBA: <b>22,000</b><br/>           # Floors: <b>2</b><br/>           Class: <b>B</b><br/>           Preleased: <b>50%</b><br/>           Quoted Rate: <b>Negotiable</b><br/>           Grnd Brk Date: <b>First Quarter 2018</b><br/>           Deliv Date: <b>Third Quarter 2018</b><br/>           Leasing Co: <b>IREPLV LLC</b><br/>           Developer: <b>N/A</b><br/>           Architect: <b>N/A</b></p>                                                             | <p><b>8. 601 E Bridger Ave</b></p> <p>Submarket: <b>Downtown Las Vegas</b><br/>           RBA: <b>15,658</b><br/>           # Floors: <b>2</b><br/>           Class: <b>B</b><br/>           Preleased: <b>0%</b><br/>           Quoted Rate: <b>\$30.00</b><br/>           Grnd Brk Date: <b>Second Quarter 2018</b><br/>           Deliv Date: <b>Fourth Quarter 2018</b><br/>           Leasing Co: <b>Colliers International</b><br/>           Developer: <b>Martin- Harris Construction</b><br/>           Architect: <b>N/A</b></p>                      | <p><b>9. 2595 Montessouri St</b></p> <p>Submarket: <b>West Las Vegas</b><br/>           RBA: <b>6,665</b><br/>           # Floors: <b>1</b><br/>           Class: <b>B</b><br/>           Preleased: <b>100%</b><br/>           Quoted Rate: <b>\$19.80</b><br/>           Grnd Brk Date: <b>Third Quarter 2017</b><br/>           Deliv Date: <b>Third Quarter 2018</b><br/>           Leasing Co: <b>Sun West Custom Homes</b><br/>           Developer: <b>Sun West Custom Homes</b><br/>           Architect: <b>Sun West Custom Homes</b></p>               |
| <p><b>10. 5980 S Jones Blvd</b></p> <p>Submarket: <b>Southwest Las Vegas</b><br/>           RBA: <b>5,162</b><br/>           # Floors: <b>1</b><br/>           Class: <b>B</b><br/>           Preleased: <b>100%</b><br/>           Quoted Rate: <b>N/A</b><br/>           Grnd Brk Date: <b>Second Quarter 2018</b><br/>           Deliv Date: <b>Fourth Quarter 2018</b><br/>           Leasing Co: <b>MDL Group</b><br/>           Developer: <b>Nevada General Construction</b><br/>           Architect: <b>N/A</b></p>                                           | <p><b>11. 1740 W Horizon Ridge Pky</b></p> <p>Submarket: <b>South Las Vegas</b><br/>           RBA: <b>4,983</b><br/>           # Floors: <b>1</b><br/>           Class: <b>B</b><br/>           Preleased: <b>0%</b><br/>           Quoted Rate: <b>\$18.60</b><br/>           Grnd Brk Date: <b>First Quarter 2018</b><br/>           Deliv Date: <b>Third Quarter 2018</b><br/>           Leasing Co: <b>First Federal Realty</b><br/>           Developer: <b>First Federal Realty</b><br/>           Architect: <b>N/A</b></p>                             | <p><b>12. 1742 W Horizon Ridge Pky</b></p> <p>Submarket: <b>South Las Vegas</b><br/>           RBA: <b>4,963</b><br/>           # Floors: <b>1</b><br/>           Class: <b>B</b><br/>           Preleased: <b>56%</b><br/>           Quoted Rate: <b>\$18.60</b><br/>           Grnd Brk Date: <b>First Quarter 2018</b><br/>           Deliv Date: <b>Third Quarter 2018</b><br/>           Leasing Co: <b>First Federal Realty</b><br/>           Developer: <b>Hadfield Development, Inc.</b><br/>           Architect: <b>Hadfield Development Inc</b></p>  |
| <p><b>13. 1765 Village Center Cir</b></p> <p>Submarket: <b>Northwest Las Vegas</b><br/>           RBA: <b>4,500</b><br/>           # Floors: <b>1</b><br/>           Class: <b>B</b><br/>           Preleased: <b>62%</b><br/>           Quoted Rate: <b>\$27.00</b><br/>           Grnd Brk Date: <b>First Quarter 2018</b><br/>           Deliv Date: <b>Third Quarter 2018</b><br/>           Leasing Co: <b>Logic Commercial Real Estate</b><br/>           Developer: <b>Mark L. Fine &amp; Associates</b><br/>           Architect: <b>Global Management</b></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

## Las Vegas 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 %				
Central East Las Vegas	7	1,315,158	305,485	317,171	24.1%	(59,259)	0	0	\$30.41
Central North Las Vegas	2	273,958	12,620	12,620	4.6%	300	0	0	\$27.00
Downtown Las Vegas	10	1,791,889	199,766	211,931	11.8%	32,044	0	0	\$33.64
North Las Vegas	1	43,210	2,696	2,696	6.2%	3,702	0	0	\$0.00
Northwest Las Vegas	21	2,177,931	434,134	434,134	19.9%	15,587	0	0	\$25.37
Outlying NE Clark County	0	0	0	0	0.0%	0	0	0	\$0.00
Outlying S Clark County	0	0	0	0	0.0%	0	0	0	\$0.00
SE Las Vegas/Henderson	3	296,443	165,433	165,433	55.8%	(19,293)	0	0	\$26.11
South Las Vegas	24	1,794,239	123,270	138,596	7.7%	2,877	0	23,832	\$28.12
Southwest Las Vegas	31	3,564,401	93,978	135,912	3.8%	326,002	152,000	75,000	\$22.77
West Las Vegas	7	683,816	98,058	98,058	14.3%	5,052	0	144,574	\$29.81
<b>Totals</b>	<b>106</b>	<b>11,941,045</b>	<b>1,435,440</b>	<b>1,516,551</b>	<b>12.7%</b>	<b>307,012</b>	<b>152,000</b>	<b>243,406</b>	<b>\$28.08</b>

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 %				
Central East Las Vegas	180	5,243,818	994,577	1,019,378	19.4%	47,521	0	61,146	\$17.90
Central North Las Vegas	50	1,430,806	78,647	78,647	5.5%	11,706	0	0	\$18.05
Downtown Las Vegas	66	2,617,510	100,212	102,565	3.9%	21,265	0	15,658	\$24.14
North Las Vegas	151	2,023,547	247,452	249,395	12.3%	14,015	0	0	\$14.37
Northwest Las Vegas	358	7,298,313	827,325	840,401	11.5%	(3,733)	0	4,500	\$17.94
Outlying NE Clark County	32	264,677	61,209	61,209	23.1%	0	0	0	\$9.26
Outlying S Clark County	5	50,068	0	0	0.0%	0	0	0	\$0.00
SE Las Vegas/Henderson	83	1,190,510	141,490	141,490	11.9%	66,280	0	44,000	\$13.34
South Las Vegas	528	9,723,532	1,189,979	1,203,395	12.4%	23,250	60,000	33,778	\$18.36
Southwest Las Vegas	505	7,946,048	872,370	890,866	11.2%	29,558	40,646	27,162	\$18.72
West Las Vegas	399	6,438,316	646,523	837,697	13.0%	122,234	0	6,665	\$15.23
<b>Totals</b>	<b>2,357</b>	<b>44,227,145</b>	<b>5,159,784</b>	<b>5,425,043</b>	<b>12.3%</b>	<b>332,096</b>	<b>100,646</b>	<b>192,909</b>	<b>\$17.60</b>

Source: CoStar Property®



# Las Vegas 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 %				
Central East Las Vegas	470	2,700,920	288,543	288,543	10.7%	(9,022)	0	0	\$11.24
Central North Las Vegas	90	658,242	20,261	20,261	3.1%	18,431	0	0	\$15.44
Downtown Las Vegas	250	920,400	90,067	90,067	9.8%	18,082	0	0	\$17.87
North Las Vegas	58	441,228	25,642	25,642	5.8%	(9,934)	0	0	\$12.87
Northwest Las Vegas	178	933,003	26,852	26,852	2.9%	(10,371)	0	0	\$15.85
Outlying NE Clark County	19	79,135	5,891	5,891	7.4%	962	0	0	\$12.00
Outlying S Clark County	20	107,979	1,140	1,140	1.1%	(1,140)	0	0	\$13.80
SE Las Vegas/Henderson	72	499,253	41,236	41,236	8.3%	9,872	0	0	\$12.95
South Las Vegas	208	1,137,351	42,782	42,782	3.8%	30,577	0	0	\$13.04
Southwest Las Vegas	54	404,819	19,643	19,643	4.9%	(3,179)	0	0	\$14.72
West Las Vegas	145	811,386	42,639	42,639	5.3%	19,111	0	0	\$11.54
<b>Totals</b>	<b>1,564</b>	<b>8,693,716</b>	<b>604,696</b>	<b>604,696</b>	<b>7.0%</b>	<b>63,389</b>	<b>0</b>	<b>0</b>	<b>\$13.23</b>

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 %				
Central East Las Vegas	657	9,259,896	1,588,605	1,625,092	17.5%	(20,760)	0	61,146	\$19.70
Central North Las Vegas	142	2,363,006	111,528	111,528	4.7%	30,437	0	0	\$18.22
Downtown Las Vegas	326	5,329,799	390,045	404,563	7.6%	71,391	0	15,658	\$27.33
North Las Vegas	210	2,507,985	275,790	277,733	11.1%	7,783	0	0	\$14.24
Northwest Las Vegas	557	10,409,247	1,288,311	1,301,387	12.5%	1,483	0	4,500	\$19.51
Outlying NE Clark County	51	343,812	67,100	67,100	19.5%	962	0	0	\$9.58
Outlying S Clark County	25	158,047	1,140	1,140	0.7%	(1,140)	0	0	\$13.80
SE Las Vegas/Henderson	158	1,986,206	348,159	348,159	17.5%	56,859	0	44,000	\$16.79
South Las Vegas	760	12,655,122	1,356,031	1,384,773	10.9%	56,704	60,000	57,610	\$18.62
Southwest Las Vegas	590	11,915,268	985,991	1,046,421	8.8%	352,381	192,646	102,162	\$19.38
West Las Vegas	551	7,933,518	787,220	978,394	12.3%	146,397	0	151,239	\$17.97
<b>Totals</b>	<b>4,027</b>	<b>64,861,906</b>	<b>7,199,920</b>	<b>7,546,290</b>	<b>11.6%</b>	<b>702,497</b>	<b>252,646</b>	<b>436,315</b>	<b>\$19.21</b>

Source: CoStar Property®

## Las Vegas 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	10	1,791,889	199,766	211,931	11.8%	32,044	0	0	\$33.64
Suburban	96	10,149,156	1,235,674	1,304,620	12.9%	274,968	152,000	243,406	\$27.23
<b>Totals</b>	<b>106</b>	<b>11,941,045</b>	<b>1,435,440</b>	<b>1,516,551</b>	<b>12.7%</b>	<b>307,012</b>	<b>152,000</b>	<b>243,406</b>	<b>\$28.08</b>

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	66	2,617,510	100,212	102,565	3.9%	21,265	0	15,658	\$24.14
Suburban	2,291	41,609,635	5,059,572	5,322,478	12.8%	310,831	100,646	177,251	\$17.46
<b>Totals</b>	<b>2,357</b>	<b>44,227,145</b>	<b>5,159,784</b>	<b>5,425,043</b>	<b>12.3%</b>	<b>332,096</b>	<b>100,646</b>	<b>192,909</b>	<b>\$17.60</b>

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	250	920,400	90,067	90,067	9.8%	18,082	0	0	\$17.87
Suburban	1,314	7,773,316	514,629	514,629	6.6%	45,307	0	0	\$12.51
<b>Totals</b>	<b>1,564</b>	<b>8,693,716</b>	<b>604,696</b>	<b>604,696</b>	<b>7.0%</b>	<b>63,389</b>	<b>0</b>	<b>0</b>	<b>\$13.23</b>

Source: CoStar Property®

## Class A &amp; 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	76	4,409,399	299,978	314,496	7.1%	53,309	0	15,658	\$30.11
Suburban	2,387	51,758,791	6,295,246	6,627,098	12.8%	585,799	252,646	420,657	\$19.30
<b>Totals</b>	<b>2,463</b>	<b>56,168,190</b>	<b>6,595,224</b>	<b>6,941,594</b>	<b>12.4%</b>	<b>639,108</b>	<b>252,646</b>	<b>436,315</b>	<b>\$19.78</b>

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	326	5,329,799	390,045	404,563	7.6%	71,391	0	15,658	\$27.33
Suburban	3,701	59,532,107	6,809,875	7,141,727	12.0%	631,106	252,646	420,657	\$18.76
<b>Totals</b>	<b>4,027</b>	<b>64,861,906</b>	<b>7,199,920</b>	<b>7,546,290</b>	<b>11.6%</b>	<b>702,497</b>	<b>252,646</b>	<b>436,315</b>	<b>\$19.21</b>

Source: CoStar Property®



# Las Vegas 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	106	11,941,045	1,435,440	1,516,551	12.7%	(37,190)	0	0	3	243,406	\$28.08
2018 1q	106	11,941,045	1,415,272	1,479,361	12.4%	344,202	1	152,000	2	219,574	\$27.69
2017 4q	105	11,789,045	1,594,620	1,671,563	14.2%	27,200	1	22,900	3	371,574	\$27.02
2017 3q	104	11,766,145	1,588,568	1,675,863	14.2%	213,218	0	0	3	249,900	\$26.11
2017 2q	104	11,766,145	1,798,083	1,889,081	16.1%	63,803	1	78,800	3	249,900	\$26.52
2017 1q	103	11,687,345	1,818,367	1,874,084	16.0%	239,808	2	237,966	4	328,700	\$27.12
2016	101	11,449,379	1,812,848	1,875,926	16.4%	284,784	0	0	4	468,766	\$26.80
2015	100	11,331,863	2,022,106	2,043,194	18.0%	172,483	1	206,279	3	355,482	\$25.93
2014	99	11,125,584	1,980,186	2,009,398	18.1%	404,465	2	184,412	2	323,795	\$26.50
2013	97	10,941,172	2,205,226	2,229,451	20.4%	(97,903)	0	0	4	508,207	\$26.21
2012	97	10,941,172	2,086,816	2,131,548	19.5%	500,281	1	310,000	2	205,616	\$26.73
2011	96	10,631,172	2,264,391	2,321,829	21.8%	3,188	1	200,000	2	398,100	\$27.01
2010	94	10,377,197	2,034,378	2,071,042	20.0%	(15,878)	0	0	4	652,075	\$30.25
2009	94	10,377,197	1,984,203	2,055,164	19.8%	95,925	5	443,359	3	342,075	\$31.15
2008	88	9,878,294	1,580,933	1,652,186	16.7%	512,952	13	804,317	8	752,878	\$31.13
2007	73	8,756,060	995,308	1,042,904	11.9%	1,139,172	11	1,447,141	16	1,126,036	\$30.22

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	2,357	44,227,145	5,159,784	5,425,043	12.3%	229,610	1	40,646	10	192,909	\$17.60
2018 1q	2,356	44,186,499	5,369,908	5,614,007	12.7%	102,486	1	60,000	8	188,903	\$17.77
2017 4q	2,355	44,126,499	5,430,029	5,656,493	12.8%	659,755	5	107,385	5	212,457	\$17.77
2017 3q	2,350	44,019,114	5,934,256	6,208,863	14.1%	86,349	3	32,162	9	275,842	\$17.69
2017 2q	2,346	43,982,061	6,078,881	6,258,159	14.2%	220,233	5	48,458	12	306,230	\$17.67
2017 1q	2,340	43,905,848	6,134,060	6,402,179	14.6%	234,966	1	6,500	16	372,986	\$17.64
2016	2,339	43,899,348	6,361,234	6,630,645	15.1%	13,717	7	190,468	12	278,340	\$17.75
2015	2,331	43,692,375	6,169,125	6,437,389	14.7%	640,168	13	176,117	11	232,722	\$17.78
2014	2,317	43,502,842	6,600,957	6,888,024	15.8%	564,752	1	10,000	9	274,726	\$17.68
2013	2,318	43,782,586	7,602,768	7,732,520	17.7%	491,383	11	323,976	5	206,840	\$17.97
2012	2,308	43,463,612	7,738,248	7,904,929	18.2%	674,124	8	215,527	8	384,894	\$18.24
2011	2,296	43,214,448	8,168,951	8,329,889	19.3%	845,823	12	521,533	14	398,831	\$19.25
2010	2,282	42,470,129	8,204,710	8,431,393	19.9%	(379,314)	7	90,253	12	686,162	\$20.20
2009	2,274	42,369,379	7,644,104	7,951,329	18.8%	(392,953)	32	559,270	8	177,926	\$20.15
2008	2,229	41,538,744	6,459,367	6,727,741	16.2%	313,075	93	1,532,063	44	871,046	\$22.77
2007	2,115	39,571,632	4,875,698	5,073,704	12.8%	1,190,747	167	2,103,889	110	1,935,309	\$22.88

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	4,027	64,861,906	7,199,920	7,546,290	11.6%	231,065	1	40,646	13	436,315	\$19.21
2018 1q	4,026	64,821,260	7,427,521	7,736,709	11.9%	471,432	2	212,000	10	408,477	\$19.56
2017 4q	4,024	64,609,260	7,691,734	7,996,141	12.4%	786,083	6	130,285	8	584,031	\$19.37
2017 3q	4,018	64,478,975	8,283,813	8,651,939	13.4%	304,401	3	32,162	12	525,742	\$19.13
2017 2q	4,014	64,441,922	8,642,787	8,919,287	13.8%	330,789	6	127,258	15	556,130	\$19.17
2017 1q	4,007	64,286,909	8,763,169	9,095,063	14.1%	471,947	3	244,466	20	701,686	\$19.33
2016	4,005	64,073,523	9,019,301	9,353,624	14.6%	414,773	7	190,468	16	747,106	\$19.32
2015	3,997	63,753,934	9,150,326	9,448,808	14.8%	986,389	14	382,396	14	588,204	\$19.22
2014	3,983	63,363,162	9,593,257	10,044,425	15.9%	1,066,675	3	194,412	11	598,521	\$19.14
2013	3,983	63,460,299	11,051,610	11,208,237	17.7%	396,307	11	323,976	9	715,047	\$19.21
2012	3,973	63,141,325	11,073,253	11,285,570	17.9%	1,161,176	10	562,527	10	590,510	\$19.41
2011	3,959	62,545,161	11,621,468	11,850,582	18.9%	759,492	13	721,533	17	833,931	\$20.30
2010	3,943	61,546,867	11,338,841	11,611,780	18.9%	(475,083)	7	90,253	16	1,338,237	\$21.73
2009	3,935	61,446,117	10,646,869	11,035,947	18.0%	(560,260)	38	1,012,479	11	520,001	\$21.89
2008	3,883	60,106,729	8,792,710	9,136,299	15.2%	680,027	106	2,336,380	53	1,633,774	\$24.18
2007	3,755	57,019,983	6,478,786	6,729,580	11.8%	2,230,678	180	3,556,500	126	3,061,345	\$24.47

Source: CoStar Property®



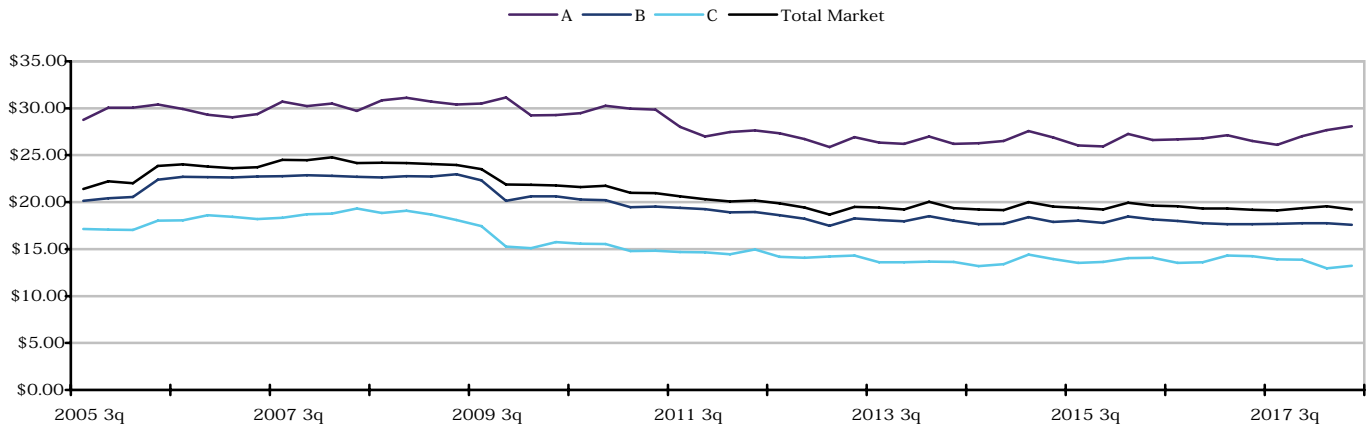
# Las Vegas Office Market



Leasing Activity

## Historical Rental Rates

Based on Full-Service Equivalent Rental Rates



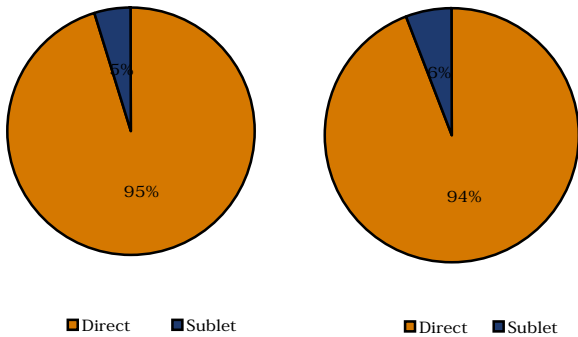
Source: CoStar Property®

## Vacancy by Available Space Type

Percent of All Vacant Space in Direct vs. Sublet

Las Vegas

United States



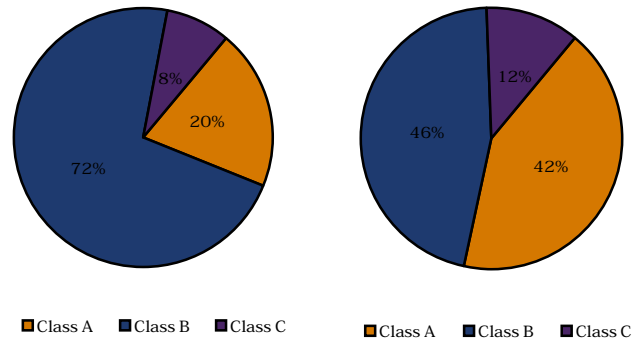
Source: CoStar Property®

## Vacancy by Class

Percent of All Vacant Space by Class

Las Vegas

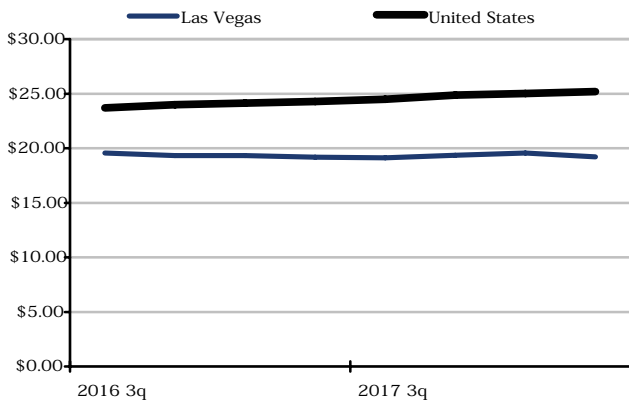
United States



Source: CoStar Property®

## U.S. Rental Rate Comparison

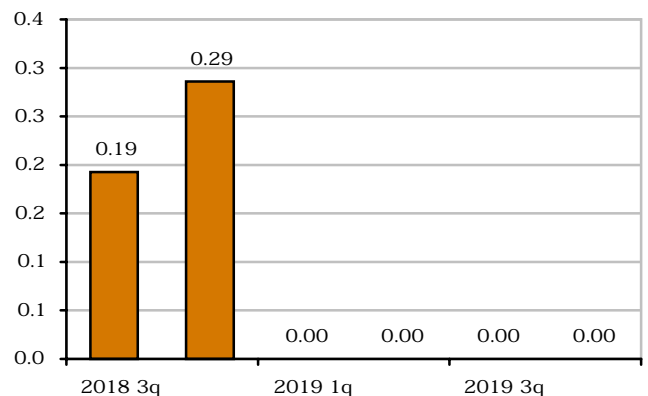
Based on Full-Service Equivalent Rental Rates



Source: CoStar Property®

## Future Space Available

Space Scheduled to be Available for Occupancy\*



\* Includes Under Construction Spaces

Source: CoStar Property®

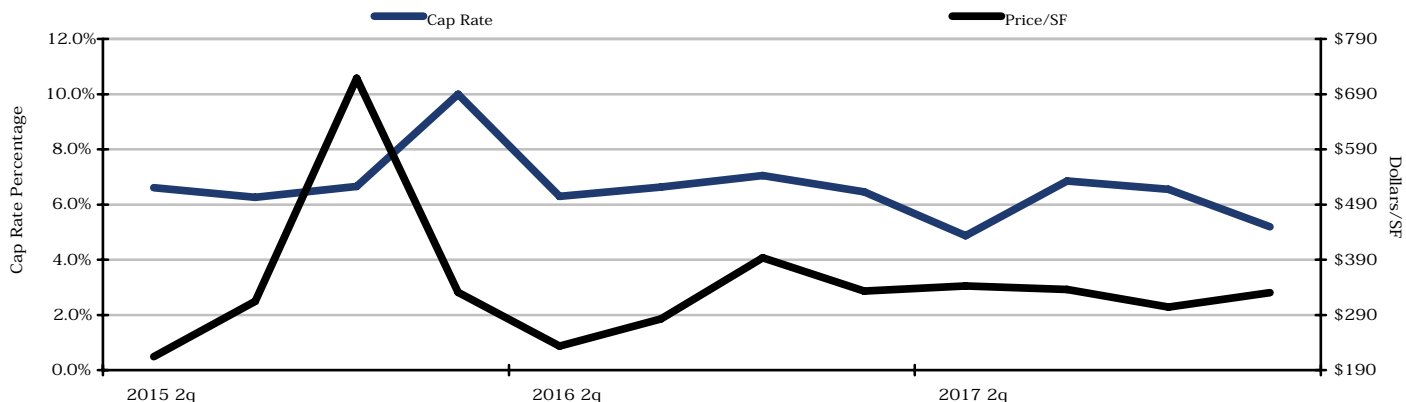
# Las Vegas Office Market



Sales Activity

## The Optimist Sales Index

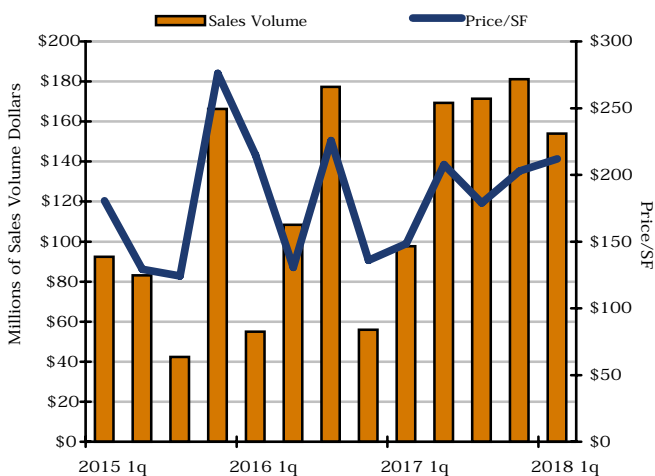
Average of Two Highest Price/SF's and Two Lowest Cap Rates Per Quarter



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

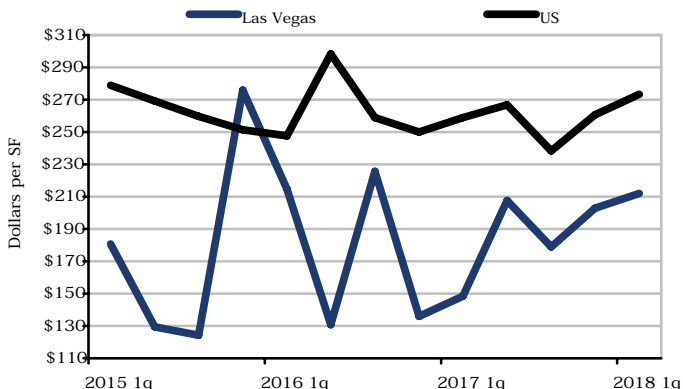
Based on Office Building Sales From April 2017 - March 2018

Bldg Size	#	RBA	\$ Volume	Price/SF	Cap Rate
< 50,000 SF	104	1,627,771	\$287,745,155	\$ 176.77	7.27%
50K-249K SF	25	2,279,880	\$489,822,510	\$ 214.85	7.10%
250K-499K SF	-	-	-	\$ -	-
>500K SF	-	-	-	\$ -	-

Source: CoStar COMPS®

## U.S. Price/SF Comparison

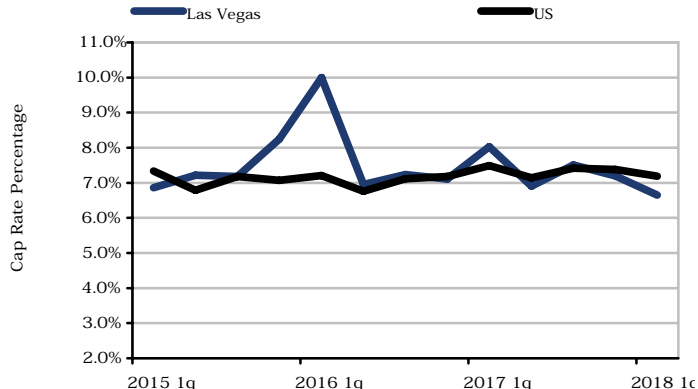
Based on Office Building Sales of 15,000 SF and Larger



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. 9275 W Russell Rd



Las Vegas

Price: \$61,750,000  
 Price/SF: \$334.85  
 Cap Rate: 6.9%  
 RBA: 184,412  
 Date: 4/26/2017  
 Year Built: 2014  
 Buyer: The Koll Company  
 Seller: The Krausz Companies, Inc.

2. 2370 Corporate Cir



Henderson

Price: \$51,750,000  
 Price/SF: \$193.76  
 Cap Rate: N/A  
 RBA: 267,081  
 Date: 6/21/2018  
 Year Built: 2003  
 Buyer: N/A  
 Seller: N/A

3. 1180 N Town Center Dr



Las Vegas

Price: \$47,880,000  
 Price/SF: \$229.94  
 Cap Rate: 7.8%  
 RBA: 208,224  
 Date: 9/7/2017  
 Year Built: 1997  
 Buyer: Andrew & Peggy Cherng  
 Seller: Hines

4. 6605 Grand Montecito Pky



Las Vegas

Price: \$33,250,000  
 Price/SF: \$187.85  
 Cap Rate: 7.8%  
 RBA: 177,007  
 Date: 1/31/2018  
 Year Built: 2009  
 Buyer: Moonwater Capital Management  
 Seller: Southwest Value Partners Enterprises

5. 100 N Green Valley Pky



Henderson

Price: \$31,750,000  
 Price/SF: \$366.08  
 Cap Rate: 4.4%  
 RBA: 86,729  
 Date: 2/2/2018  
 Year Built: 1997  
 Buyer: Cypress West Realty Partners  
 Seller: Odyssey Real Estate Capital

6. 6750 Via Austi Pky



Las Vegas

Price: \$30,750,000  
 Price/SF: \$328.35  
 Cap Rate: 6.3%  
 RBA: 93,650  
 Date: 4/3/2018  
 Year Built: 2006  
 Buyer: Patriot Real Estate Holdings LLC  
 Seller: Dornin Investment Group

7. 8880 W Sunset Rd



Las Vegas

Price: \$30,125,000  
 Price/SF: \$317.10  
 Cap Rate: 6.5%  
 RBA: 95,001  
 Date: 11/2/2017  
 Year Built: 2009  
 Buyer: Torrey Pines Enterprises, LLC  
 Seller: Stable Development

8. 8918 Spanish Ridge Ave



Las Vegas

Price: \$24,800,000  
 Price/SF: \$220.62  
 Cap Rate: N/A  
 RBA: 112,410  
 Date: 9/8/2017  
 Year Built: 2007  
 Buyer: Moonwater Capital Management  
 Seller: Schadler Kramer Group

9. 2280 Corporate Cir



Henderson

Price: \$23,900,000  
 Price/SF: \$202.36  
 Cap Rate: 8.86%  
 RBA: 118,104  
 Date: 10/25/2017  
 Year Built: 2000  
 Buyer: Gramercy Property Trust, Inc.  
 Seller: American Nevada Company

# Las Vegas Office Market

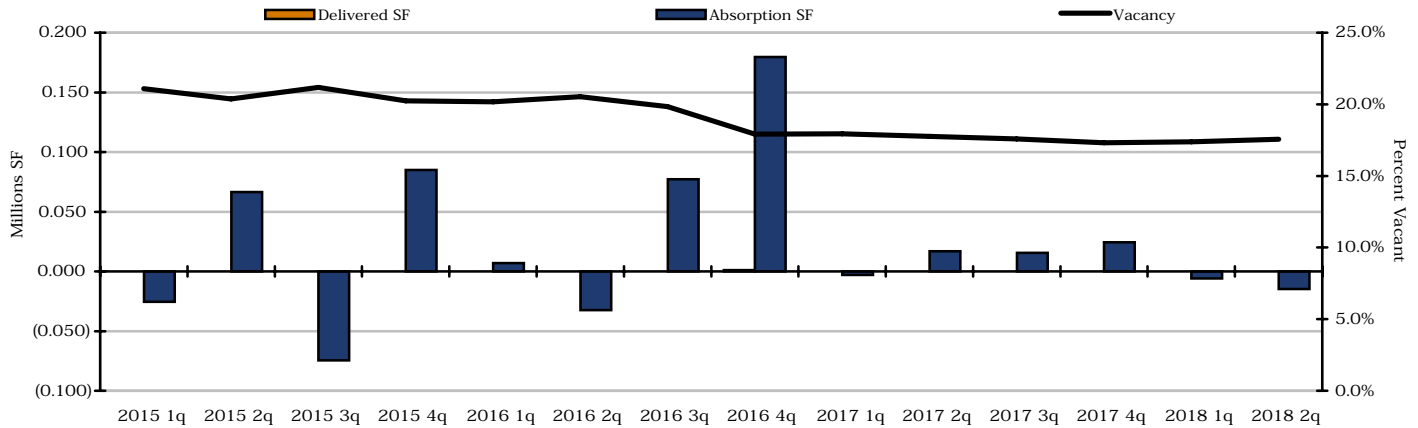


## Central East Las Vegas Market

Market Highlights - Class "A, B & C"

### Deliveries, Absorption & Vacancy

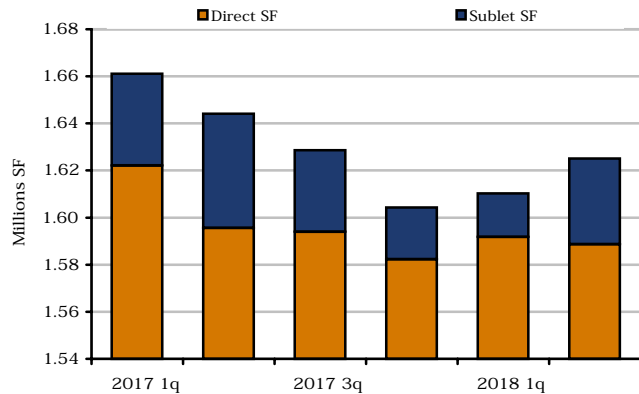
### Historical Analysis, All Classes



Source: CoStar Property®

### Vacant Space

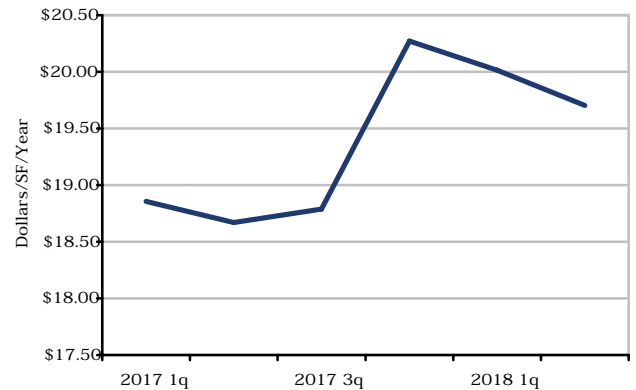
### Historical Analysis, All Classes



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	657	9,259,896	1,625,092	17.5%	(14,758)	0	0	1	61,146	\$19.70
2018 1q	657	9,259,896	1,610,334	17.4%	(6,002)	0	0	1	61,146	\$20.02
2017 4q	657	9,259,896	1,604,332	17.3%	24,265	0	0	1	61,146	\$20.27
2017 3q	657	9,259,896	1,628,597	17.6%	15,569	0	0	1	61,146	\$18.79
2017 2q	657	9,259,896	1,644,166	17.8%	16,929	0	0	1	61,146	\$18.67
2017 1q	657	9,259,896	1,661,095	17.9%	(2,909)	0	0	1	61,146	\$18.86
2016 4q	657	9,259,896	1,658,186	17.9%	179,582	1	978	1	61,146	\$19.31
2016 3q	656	9,258,918	1,836,790	19.8%	77,081	0	0	2	62,124	\$18.97
2016 2q	655	9,242,413	1,897,366	20.5%	(32,573)	0	0	3	78,629	\$19.71
2016 1q	655	9,242,413	1,864,793	20.2%	6,998	0	0	3	78,629	\$19.61
2015 4q	655	9,242,413	1,871,791	20.3%	85,095	0	0	1	16,505	\$19.67
2015 3q	655	9,242,413	1,956,886	21.2%	(74,580)	0	0	1	16,505	\$19.58
2015 2q	655	9,242,413	1,882,306	20.4%	66,613	0	0	1	16,505	\$18.91
2015 1q	655	9,242,413	1,948,919	21.1%	(25,478)	0	0	1	16,505	\$19.41
2014 4q	655	9,242,413	1,923,441	20.8%	(20,772)	0	0	0	0	\$19.78
2014 3q	655	9,242,413	1,902,669	20.6%	27,651	0	0	0	0	\$19.40

Source: CoStar Property®



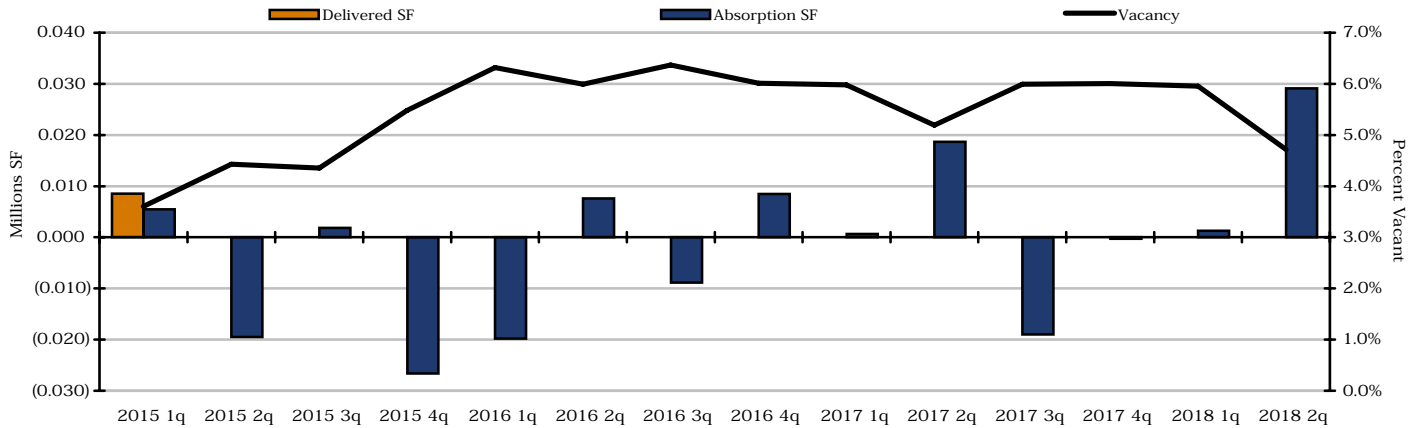
# Las Vegas Office Market

Central North Las Vegas Market

Market Highlights – Class “A, B & C”

## Deliveries, Absorption & Vacancy

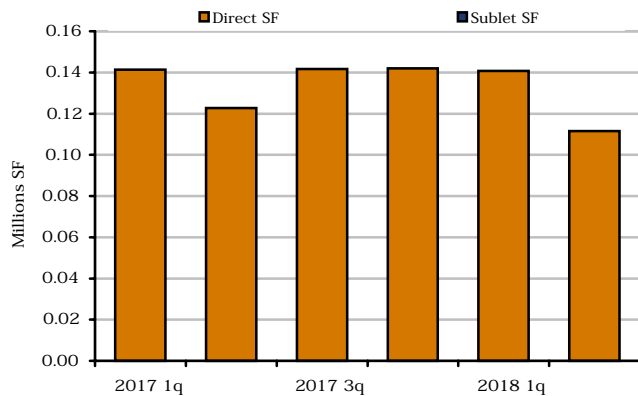
### Historical Analysis, All Classes



Source: CoStar Property®

## Vacant Space

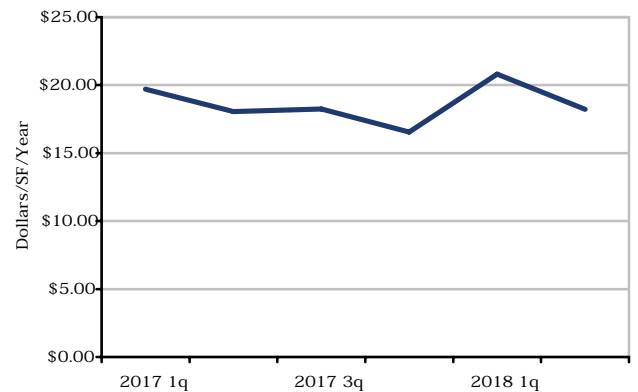
### Historical Analysis, All Classes



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	142	2,363,006	111,528	4.7%	29,140	0	0	0	0	\$18.22
2018 1q	142	2,363,006	140,668	6.0%	1,297	0	0	0	0	\$20.80
2017 4q	142	2,363,006	141,965	6.0%	(298)	0	0	0	0	\$16.54
2017 3q	142	2,363,006	141,667	6.0%	(18,973)	0	0	0	0	\$18.26
2017 2q	142	2,363,006	122,694	5.2%	18,656	0	0	0	0	\$18.06
2017 1q	142	2,363,006	141,350	6.0%	671	0	0	0	0	\$19.71
2016 4q	142	2,363,006	142,021	6.0%	8,491	0	0	0	0	\$18.23
2016 3q	142	2,363,006	150,512	6.4%	(8,835)	0	0	0	0	\$17.45
2016 2q	142	2,363,006	141,677	6.0%	7,619	0	0	0	0	\$17.40
2016 1q	142	2,363,006	149,296	6.3%	(19,823)	0	0	0	0	\$18.63
2015 4q	142	2,363,006	129,473	5.5%	(26,598)	0	0	0	0	\$17.84
2015 3q	142	2,363,006	102,875	4.4%	1,818	0	0	0	0	\$17.92
2015 2q	142	2,363,006	104,693	4.4%	(19,505)	0	0	0	0	\$18.07
2015 1q	142	2,363,006	85,188	3.6%	5,455	1	8,504	0	0	\$18.64
2014 4q	141	2,354,502	82,139	3.5%	3,691	0	0	1	8,504	\$20.88
2014 3q	141	2,354,502	85,830	3.6%	77,335	0	0	1	8,504	\$20.20

Source: CoStar Property®

# Las Vegas Office Market

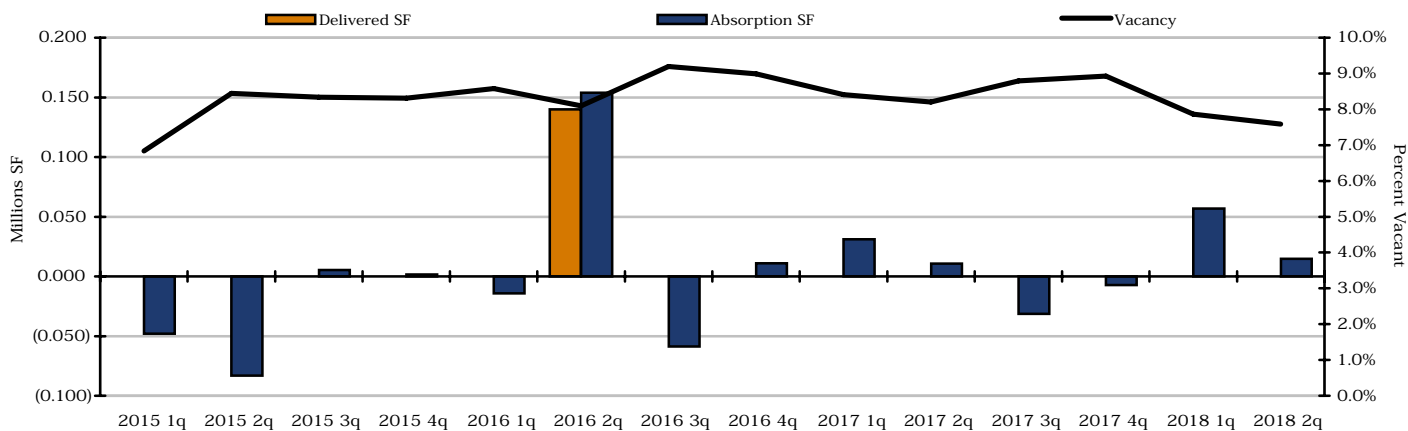


## Downtown Las Vegas Market

Market Highlights - Class "A, B & C"

### Deliveries, Absorption & Vacancy

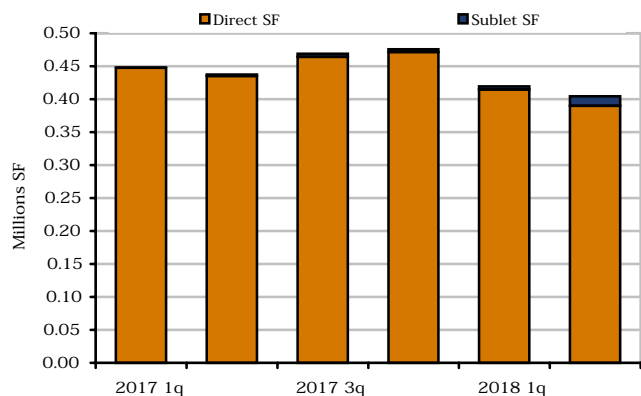
### Historical Analysis, All Classes



Source: CoStar Property®

### Vacant Space

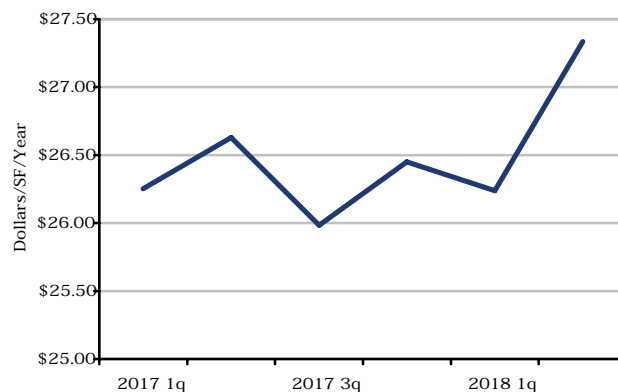
### Historical Analysis, All Classes



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	326	5,329,799	404,563	7.6%	14,683	0	0	1	15,658	\$27.33
2018 1q	326	5,329,799	419,246	7.9%	56,708	0	0	0	0	\$26.24
2017 4q	326	5,329,799	475,954	8.9%	(7,176)	0	0	0	0	\$26.45
2017 3q	326	5,329,799	468,778	8.8%	(31,335)	0	0	0	0	\$25.98
2017 2q	326	5,329,799	437,443	8.2%	10,827	0	0	0	0	\$26.63
2017 1q	326	5,329,799	448,270	8.4%	31,035	0	0	0	0	\$26.25
2016 4q	326	5,329,799	479,305	9.0%	10,903	0	0	0	0	\$26.70
2016 3q	326	5,329,799	490,208	9.2%	(58,638)	0	0	0	0	\$27.27
2016 2q	326	5,329,799	431,570	8.1%	153,779	1	140,000	0	0	\$25.65
2016 1q	325	5,189,799	445,349	8.6%	(14,194)	0	0	1	140,000	\$25.65
2015 4q	325	5,189,799	431,155	8.3%	1,673	0	0	1	140,000	\$25.12
2015 3q	325	5,189,799	432,828	8.3%	5,294	0	0	1	140,000	\$26.26
2015 2q	325	5,189,799	438,122	8.4%	(83,110)	0	0	1	140,000	\$26.39
2015 1q	325	5,189,799	355,012	6.8%	(47,958)	0	0	1	140,000	\$25.82
2014 4q	325	5,189,799	307,054	5.9%	(2,408)	0	0	1	140,000	\$26.11
2014 3q	325	5,189,799	304,646	5.9%	909	0	0	1	140,000	\$25.56

Source: CoStar Property®



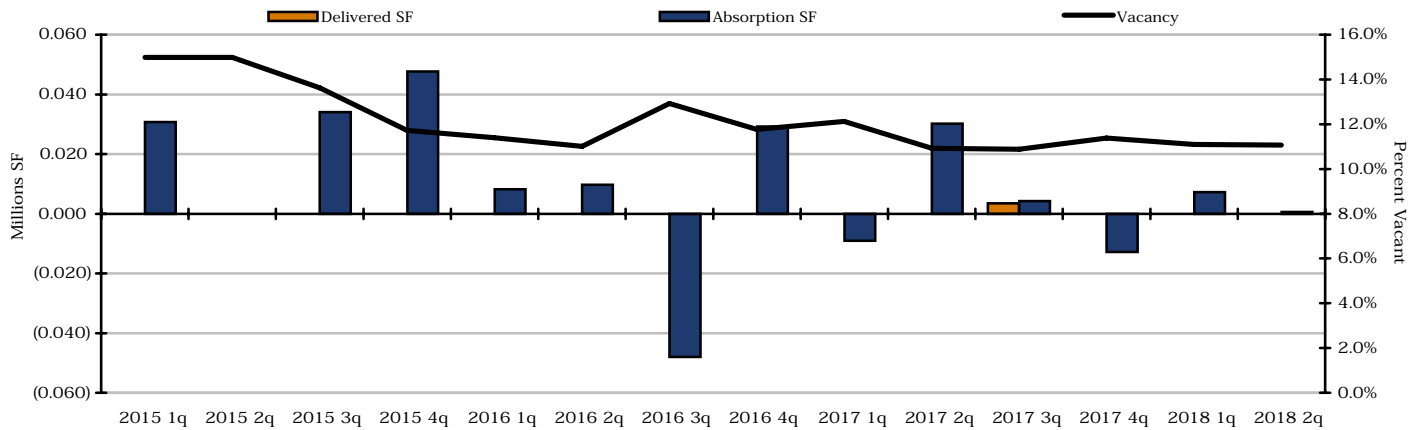
# Las Vegas Office Market

## North Las Vegas Market

Market Highlights – Class “A, B & C”

### Deliveries, Absorption & Vacancy

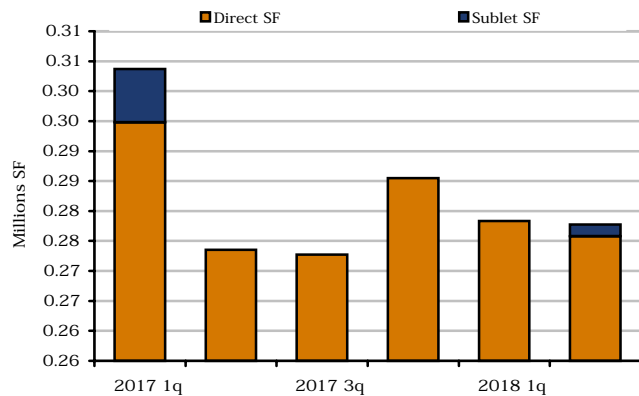
### Historical Analysis, All Classes



Source: CoStar Property®

### Vacant Space

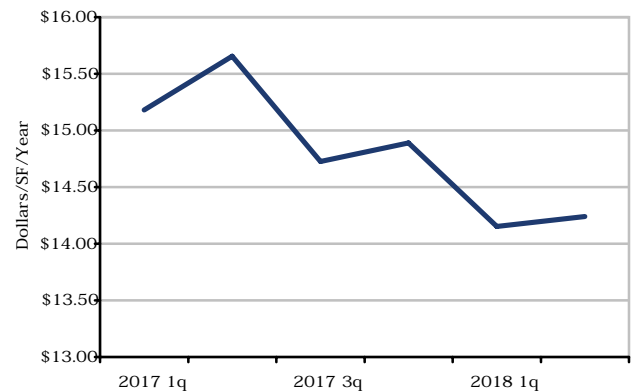
### Historical Analysis, All Classes



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	210	2,507,985	277,733	11.1%	595	0	0	0	0	\$14.24
2018 1q	210	2,507,985	278,328	11.1%	7,188	0	0	0	0	\$14.15
2017 4q	210	2,507,985	285,516	11.4%	(12,762)	0	0	0	0	\$14.89
2017 3q	210	2,507,985	272,754	10.9%	4,208	1	3,457	0	0	\$14.73
2017 2q	209	2,504,528	273,505	10.9%	30,194	0	0	1	3,457	\$15.66
2017 1q	209	2,504,528	303,699	12.1%	(9,064)	0	0	0	0	\$15.18
2016 4q	209	2,504,528	294,635	11.8%	29,181	0	0	0	0	\$15.26
2016 3q	209	2,504,528	323,816	12.9%	(48,002)	0	0	0	0	\$14.94
2016 2q	209	2,504,528	275,814	11.0%	9,746	0	0	0	0	\$16.12
2016 1q	209	2,504,528	285,560	11.4%	8,204	0	0	0	0	\$15.99
2015 4q	209	2,504,528	293,764	11.7%	47,629	0	0	0	0	\$15.71
2015 3q	209	2,504,528	341,393	13.6%	34,055	0	0	0	0	\$15.18
2015 2q	209	2,504,528	375,448	15.0%	(103)	0	0	0	0	\$15.27
2015 1q	209	2,504,528	375,345	15.0%	30,733	0	0	0	0	\$15.47
2014 4q	210	2,509,568	411,118	16.4%	(39,069)	0	0	0	0	\$14.42
2014 3q	210	2,509,568	372,049	14.8%	90,157	0	0	0	0	\$14.08

Source: CoStar Property®

# Las Vegas Office Market

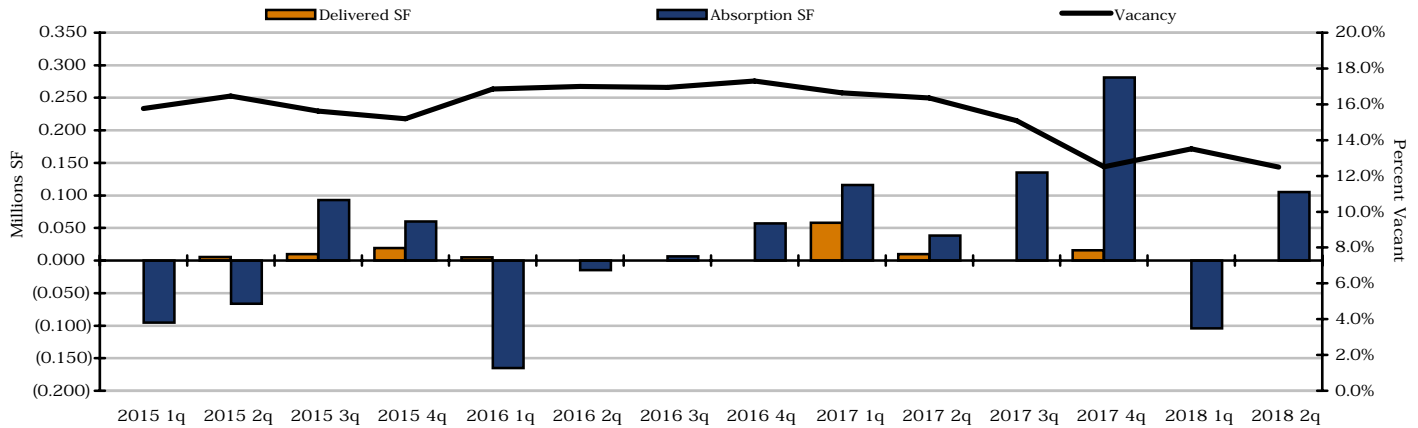


## Northwest Las Vegas Market

Market Highlights - Class "A, B & C"

### Deliveries, Absorption & Vacancy

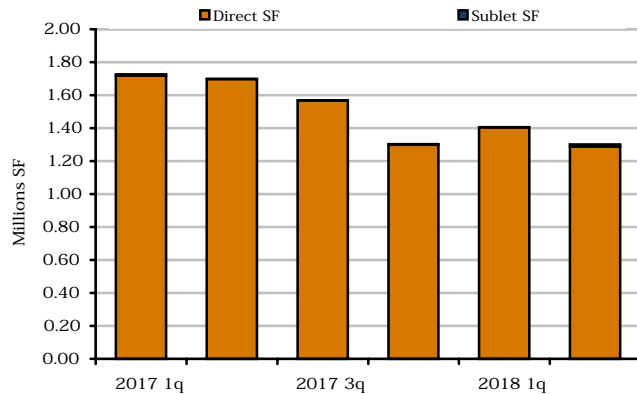
### Historical Analysis, All Classes



Source: CoStar Property®

### Vacant Space

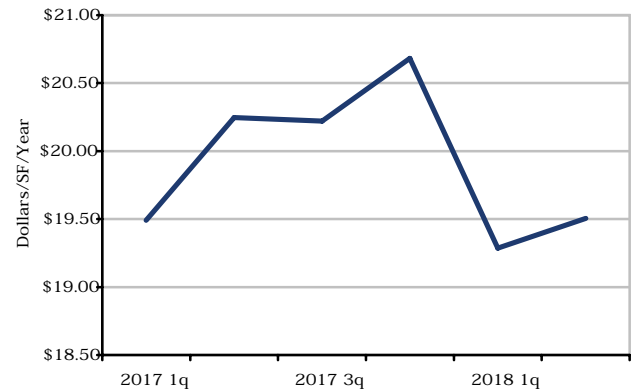
### Historical Analysis, All Classes



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	557	10,409,247	1,301,387	12.5%	105,404	0	0	1	4,500	\$19.51
2018 1q	557	10,409,247	1,406,791	13.5%	(103,921)	0	0	1	4,500	\$19.29
2017 4q	557	10,409,247	1,302,870	12.5%	281,171	2	15,663	0	0	\$20.68
2017 3q	555	10,393,584	1,568,378	15.1%	135,032	0	0	2	15,663	\$20.22
2017 2q	554	10,388,693	1,698,519	16.3%	38,476	2	9,958	3	20,554	\$20.25
2017 1q	552	10,378,735	1,727,037	16.6%	115,900	1	57,966	4	24,512	\$19.49
2016 4q	551	10,320,769	1,784,971	17.3%	57,154	0	0	5	82,478	\$20.58
2016 3q	551	10,208,153	1,729,509	16.9%	6,374	0	0	5	195,709	\$20.85
2016 2q	551	10,208,153	1,735,883	17.0%	(14,924)	0	0	5	195,709	\$21.06
2016 1q	551	10,208,153	1,720,959	16.9%	(165,210)	1	5,000	5	195,709	\$20.89
2015 4q	550	10,203,153	1,550,749	15.2%	59,829	2	19,333	6	200,709	\$20.83
2015 3q	548	10,183,820	1,591,245	15.6%	93,174	1	10,000	7	215,042	\$20.71
2015 2q	547	10,173,820	1,674,419	16.5%	(66,369)	1	5,673	8	225,042	\$21.13
2015 1q	546	10,168,147	1,602,377	15.8%	(95,381)	0	0	8	220,715	\$21.41
2014 4q	546	10,168,147	1,506,996	14.8%	196,976	0	0	2	127,183	\$20.59
2014 3q	546	10,168,147	1,703,972	16.8%	146,298	0	0	2	127,183	\$20.33

Source: CoStar Property®





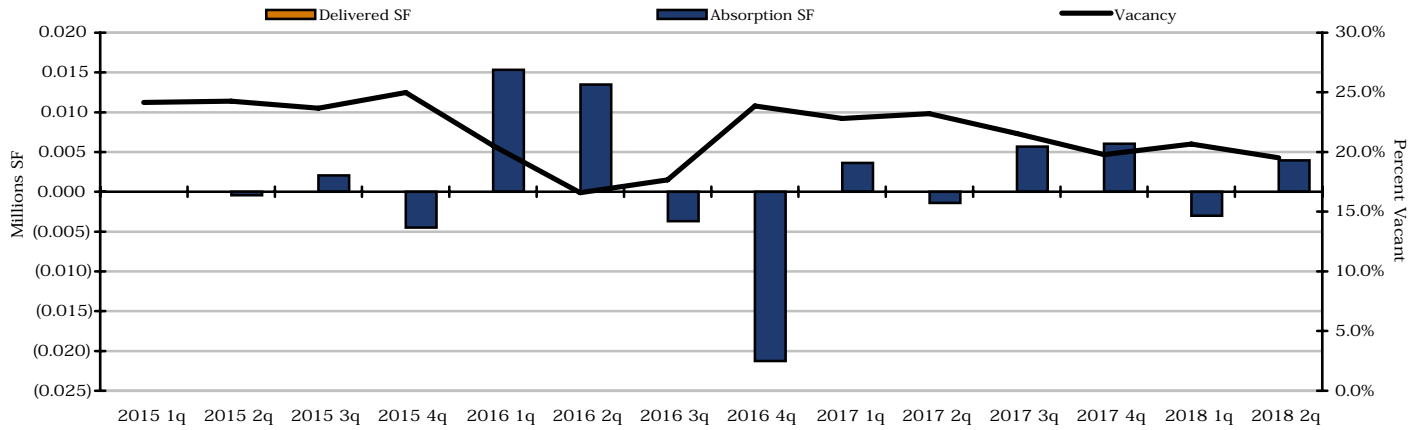
# Las Vegas Office Market

## Outlying NE Clark County Market

Market Highlights – Class “A, B & C”

### Deliveries, Absorption & Vacancy

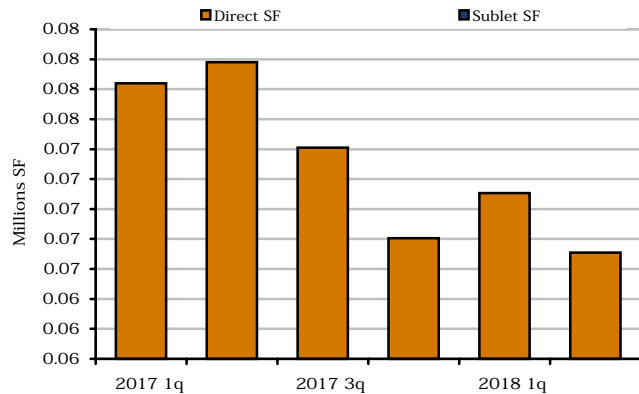
### Historical Analysis, All Classes



Source: CoStar Property®

### Vacant Space

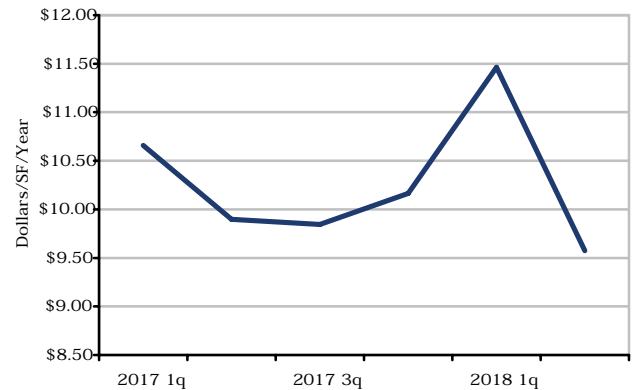
### Historical Analysis, All Classes



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	51	343,812	67,100	19.5%	3,962	0	0	0	0	\$9.58
2018 1q	51	343,812	71,062	20.7%	(3,000)	0	0	0	0	\$11.46
2017 4q	51	343,812	68,062	19.8%	6,030	0	0	0	0	\$10.16
2017 3q	51	343,812	74,092	21.6%	5,702	0	0	0	0	\$9.85
2017 2q	51	343,812	79,794	23.2%	(1,399)	0	0	0	0	\$9.90
2017 1q	51	343,812	78,395	22.8%	3,613	0	0	0	0	\$10.66
2016 4q	51	343,812	82,008	23.9%	(21,244)	0	0	0	0	\$9.60
2016 3q	51	343,812	60,764	17.7%	(3,683)	0	0	0	0	\$9.68
2016 2q	51	343,812	57,081	16.6%	13,481	0	0	0	0	\$9.71
2016 1q	51	343,812	70,562	20.5%	15,325	0	0	0	0	\$11.15
2015 4q	51	343,812	85,887	25.0%	(4,477)	0	0	0	0	\$9.99
2015 3q	51	343,812	81,410	23.7%	2,050	0	0	0	0	\$9.63
2015 2q	51	343,812	83,460	24.3%	(411)	0	0	0	0	\$9.29
2015 1q	51	343,812	83,049	24.2%	0	0	0	0	0	\$10.71
2014 4q	51	343,812	83,049	24.2%	311	0	0	0	0	\$9.89
2014 3q	51	343,812	83,360	24.2%	(1)	0	0	0	0	\$9.54

Source: CoStar Property®

# Las Vegas Office Market

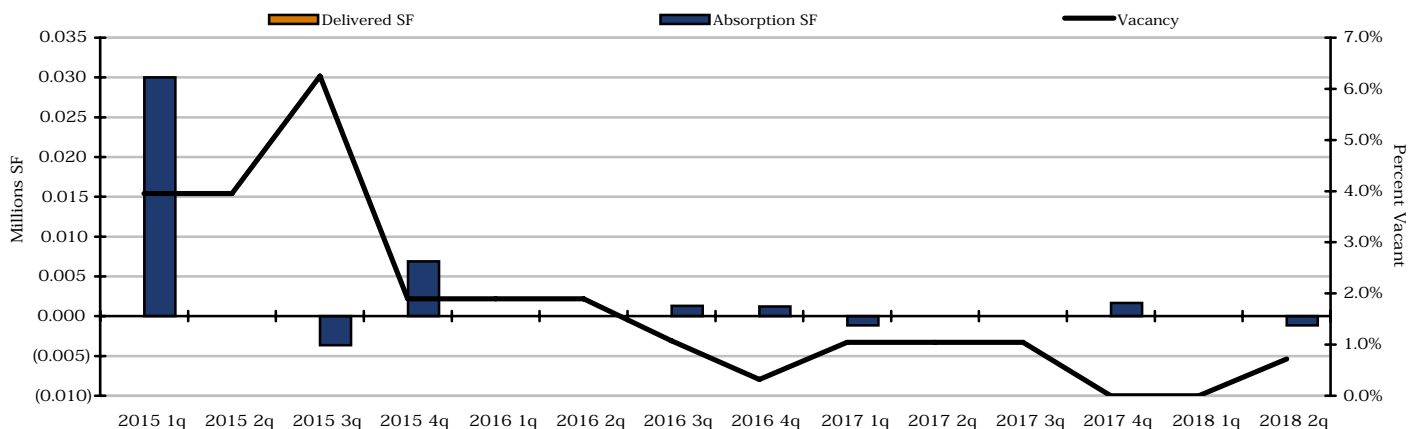


Outlying Clark County Market

Market Highlights - Class "A, B & C"

## Deliveries, Absorption & Vacancy

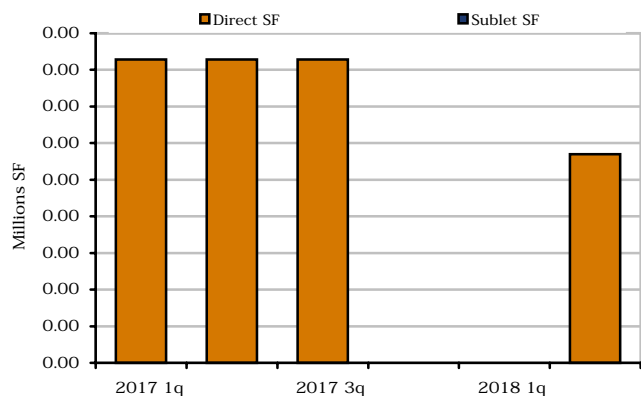
Historical Analysis, All Classes



Source: CoStar Property®

## Vacant Space

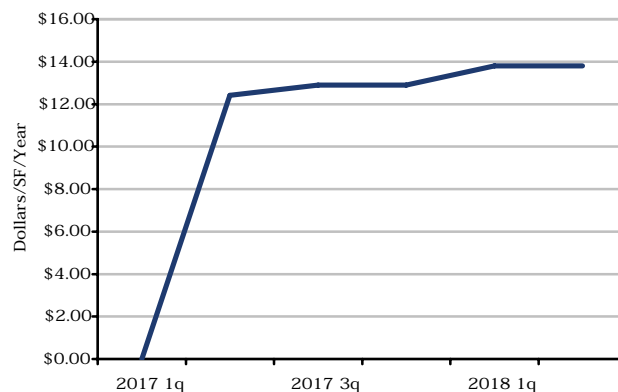
Historical Analysis, All Classes



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	25	158,047	1,140	0.7%	(1,140)	0	0	0	0	\$13.80
2018 1q	25	158,047	0	0.0%	0	0	0	0	0	\$13.80
2017 4q	25	158,047	0	0.0%	1,656	0	0	0	0	\$12.90
2017 3q	25	158,047	1,656	1.0%	0	0	0	0	0	\$12.90
2017 2q	25	158,047	1,656	1.0%	0	0	0	0	0	\$12.41
2017 1q	25	158,047	1,656	1.0%	(1,156)	0	0	0	0	\$0.00
2016 4q	25	158,047	500	0.3%	1,200	0	0	0	0	\$12.00
2016 3q	25	158,047	1,700	1.1%	1,300	0	0	0	0	\$12.00
2016 2q	25	158,047	3,000	1.9%	0	0	0	0	0	\$12.00
2016 1q	25	158,047	3,000	1.9%	0	0	0	0	0	\$12.10
2015 4q	25	158,047	3,000	1.9%	6,881	0	0	0	0	\$12.29
2015 3q	25	158,047	9,881	6.3%	(3,633)	0	0	0	0	\$11.95
2015 2q	25	158,047	6,248	4.0%	0	0	0	0	0	\$11.85
2015 1q	25	158,047	6,248	4.0%	30,014	0	0	0	0	\$11.75
2014 4q	25	158,047	36,262	22.9%	828	0	0	0	0	\$12.14
2014 3q	25	158,047	37,090	23.5%	0	0	0	0	0	\$12.43

Source: CoStar Property®



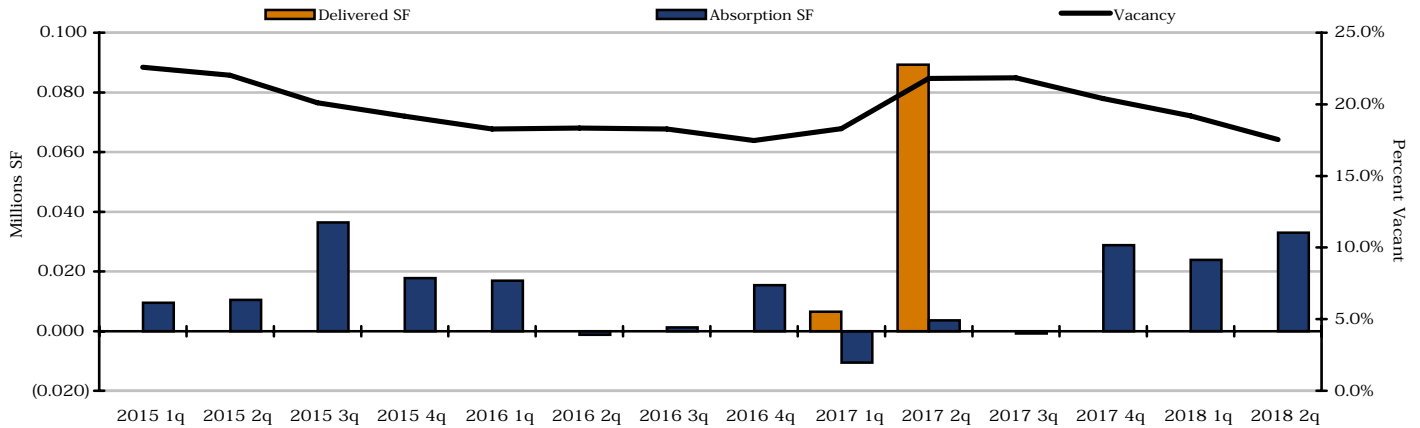
# Las Vegas Office Market

SE Las Vegas / Henderson Market

Market Highlights – Class “A, B & C”

## Deliveries, Absorption & Vacancy

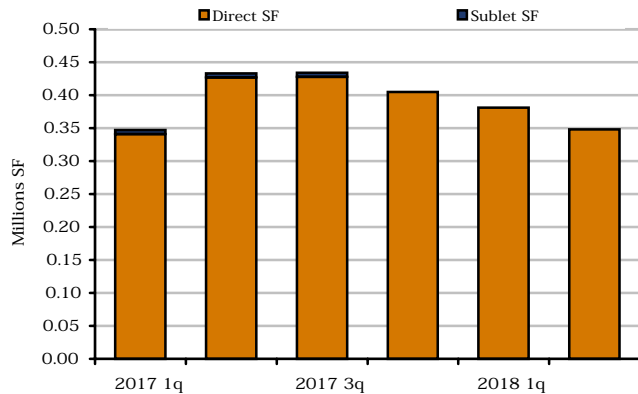
### Historical Analysis, All Classes



Source: CoStar Property®

## Vacant Space

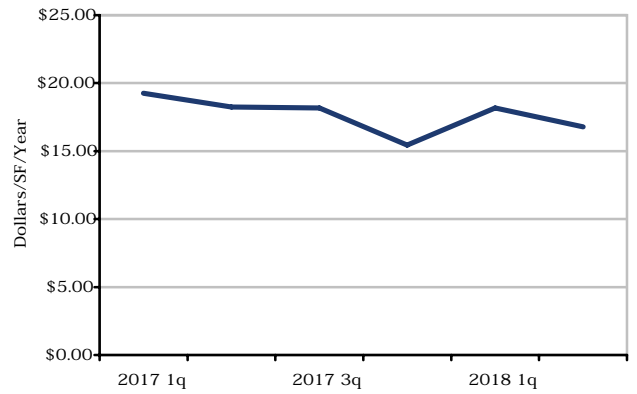
### Historical Analysis, All Classes



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	158	1,986,206	348,159	17.5%	33,011	0	0	1	44,000	\$16.79
2018 1q	158	1,986,206	381,170	19.2%	23,848	0	0	1	44,000	\$18.18
2017 4q	158	1,986,206	405,018	20.4%	28,803	0	0	1	44,000	\$15.43
2017 3q	158	1,986,206	433,821	21.8%	(810)	0	0	0	0	\$18.17
2017 2q	158	1,986,206	433,011	21.8%	3,566	2	89,300	0	0	\$18.25
2017 1q	156	1,896,906	347,277	18.3%	(10,610)	1	6,500	2	89,300	\$19.25
2016 4q	155	1,890,406	330,167	17.5%	15,407	0	0	2	85,300	\$15.44
2016 3q	155	1,890,406	345,574	18.3%	1,283	0	0	2	85,300	\$18.58
2016 2q	155	1,890,406	346,857	18.3%	(1,196)	0	0	2	85,300	\$18.03
2016 1q	155	1,890,406	345,661	18.3%	16,867	0	0	1	6,500	\$18.95
2015 4q	155	1,890,406	362,528	19.2%	17,726	0	0	1	6,500	\$14.14
2015 3q	155	1,890,406	380,254	20.1%	36,370	0	0	0	0	\$18.16
2015 2q	155	1,890,406	416,624	22.0%	10,505	0	0	0	0	\$17.95
2015 1q	155	1,890,406	427,129	22.6%	9,438	0	0	0	0	\$19.14
2014 4q	155	1,890,406	436,567	23.1%	(38,967)	1	10,000	0	0	\$14.15
2014 3q	154	1,880,406	387,600	20.6%	6,921	0	0	1	10,000	\$18.95

Source: CoStar Property®

# Las Vegas Office Market

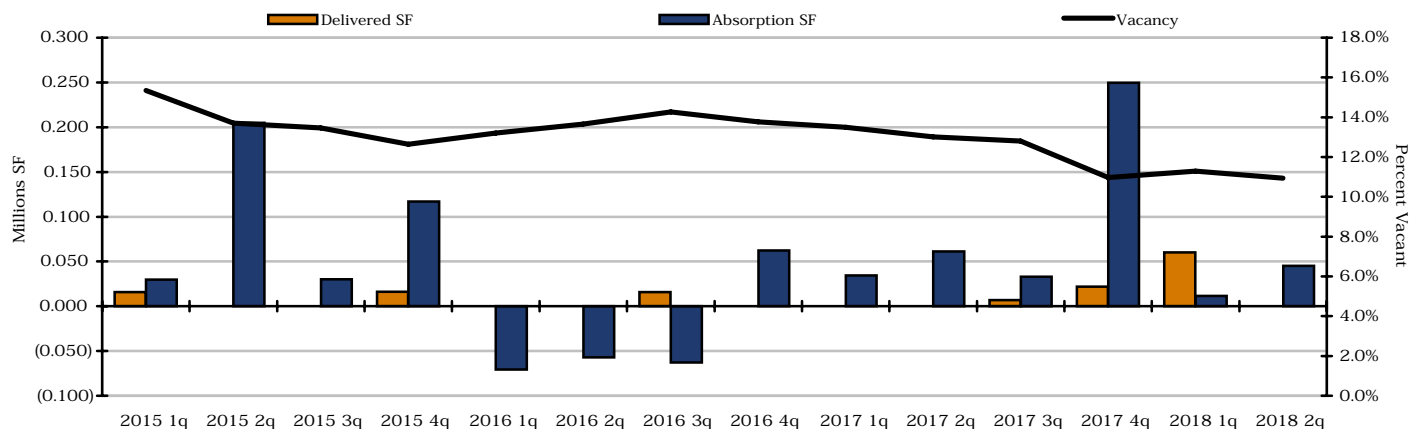


## South Las Vegas Market

Market Highlights - Class "A, B & C"

### Deliveries, Absorption & Vacancy

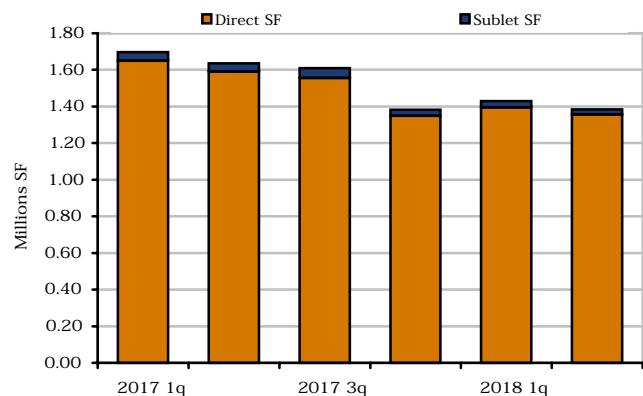
### Historical Analysis, All Classes



Source: CoStar Property®

### Vacant Space

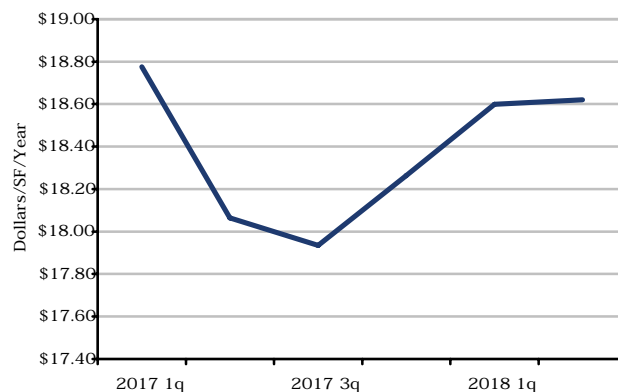
#### Historical Analysis, All Classes



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	760	12,655,122	1,384,773	10.9%	45,002	0	0	4	57,610	\$18.62
2018 1q	760	12,655,122	1,429,775	11.3%	11,702	1	60,000	2	9,946	\$18.60
2017 4q	759	12,595,122	1,381,477	11.0%	249,476	1	22,000	1	60,000	\$18.26
2017 3q	758	12,573,122	1,608,953	12.8%	33,135	1	6,705	2	82,000	\$17.93
2017 2q	757	12,566,417	1,635,383	13.0%	61,224	0	0	3	88,705	\$18.06
2017 1q	757	12,566,417	1,696,607	13.5%	34,413	0	0	3	88,705	\$18.77
2016 4q	757	12,566,417	1,731,020	13.8%	62,146	0	0	2	66,705	\$19.36
2016 3q	757	12,566,417	1,793,166	14.3%	(62,894)	2	15,920	0	0	\$18.98
2016 2q	755	12,550,497	1,714,352	13.7%	(57,255)	0	0	2	15,920	\$18.29
2016 1q	755	12,550,497	1,657,097	13.2%	(70,794)	0	0	2	15,920	\$19.07
2015 4q	755	12,550,497	1,586,303	12.6%	117,104	2	16,052	2	15,920	\$18.64
2015 3q	753	12,534,445	1,687,355	13.5%	30,283	0	0	2	16,052	\$19.07
2015 2q	753	12,534,445	1,717,638	13.7%	204,942	0	0	1	8,026	\$18.91
2015 1q	753	12,534,445	1,922,580	15.3%	29,905	2	15,921	0	0	\$19.66
2014 4q	751	12,518,524	1,936,564	15.5%	168,145	0	0	2	15,921	\$18.82
2014 3q	751	12,518,524	2,104,709	16.8%	94,856	0	0	2	15,921	\$18.96

Source: CoStar Property®



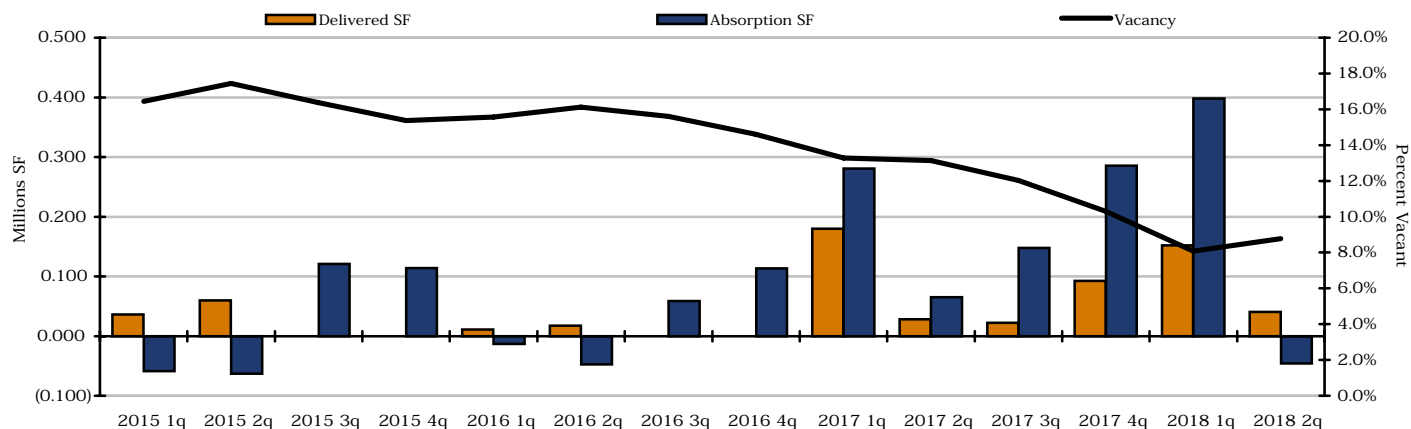
# Las Vegas Office Market

Southwest Las Vegas Market

Market Highlights – Class “A, B & C”

## Deliveries, Absorption & Vacancy

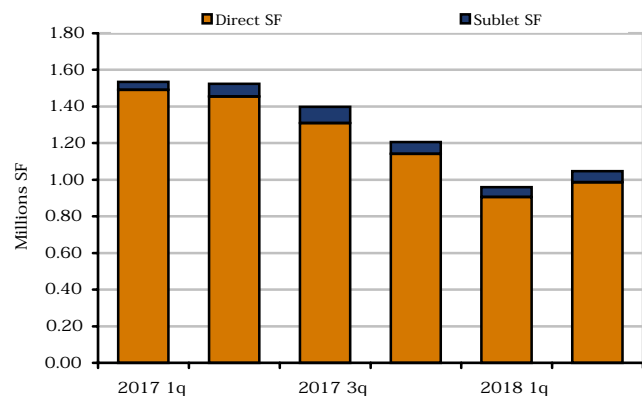
Historical Analysis, All Classes



Source: CoStar Property®

## Vacant Space

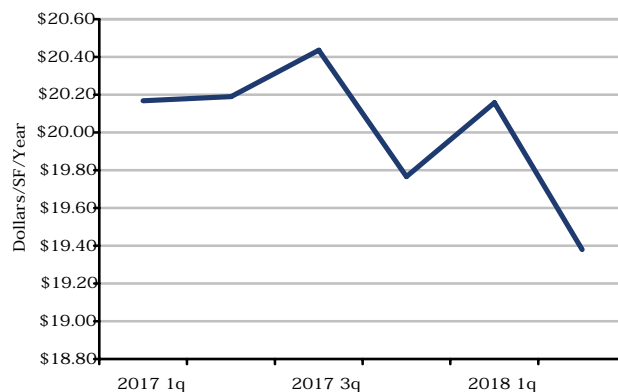
Historical Analysis, All Classes



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	590	11,915,268	1,046,421	8.8%	(45,751)	1	40,646	3	102,162	\$19.38
2018 1q	589	11,874,622	960,024	8.1%	398,132	1	152,000	3	137,646	\$20.16
2017 4q	588	11,722,622	1,206,156	10.3%	285,397	3	92,622	3	267,646	\$19.77
2017 3q	585	11,630,000	1,398,931	12.0%	147,786	1	22,000	6	360,268	\$20.44
2017 2q	584	11,608,000	1,524,717	13.1%	65,369	2	28,000	7	382,268	\$20.19
2017 1q	581	11,552,245	1,534,331	13.3%	280,537	1	180,000	10	438,023	\$20.17
2016 4q	581	11,403,325	1,665,948	14.6%	113,649	0	0	6	451,477	\$19.60
2016 3q	581	11,403,325	1,779,597	15.6%	58,602	0	0	6	451,477	\$20.82
2016 2q	581	11,403,325	1,838,199	16.1%	(47,355)	1	17,535	4	277,477	\$20.76
2016 1q	580	11,385,790	1,773,309	15.6%	(13,285)	1	11,035	4	262,012	\$20.87
2015 4q	579	11,374,755	1,748,989	15.4%	114,077	0	0	3	208,570	\$20.12
2015 3q	579	11,374,755	1,863,066	16.4%	121,068	0	0	0	0	\$20.51
2015 2q	579	11,374,755	1,984,134	17.4%	(63,080)	2	59,610	0	0	\$20.50
2015 1q	577	11,315,145	1,861,444	16.5%	(58,853)	1	36,000	2	59,610	\$20.54
2014 4q	576	11,279,145	1,766,591	15.7%	77,464	1	88,100	3	95,610	\$19.41
2014 3q	575	11,191,045	1,755,955	15.7%	173,872	1	96,312	4	183,710	\$20.30

Source: CoStar Property®

# Las Vegas Office Market

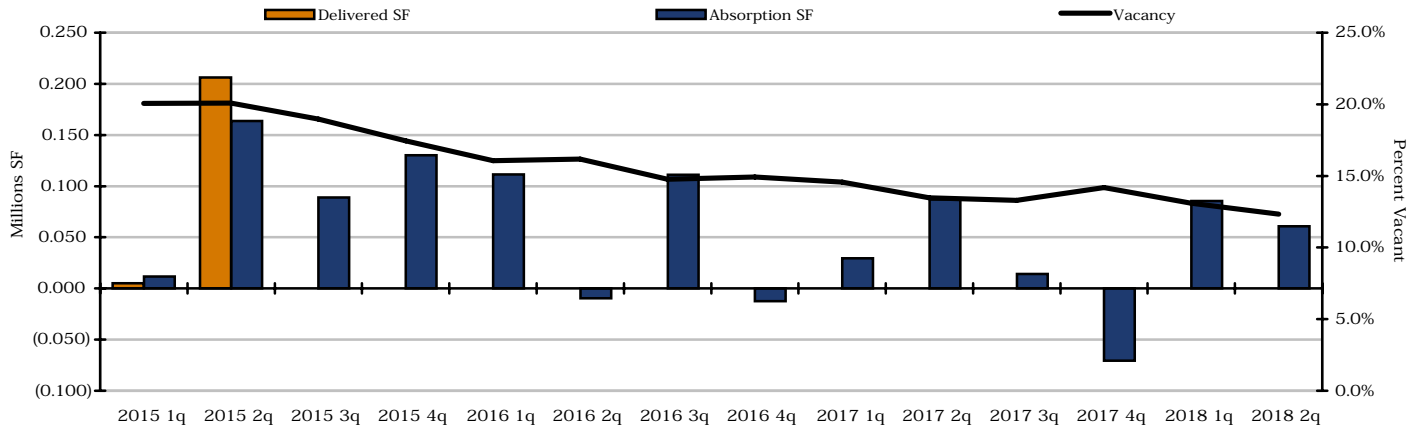


## West Las Vegas Market

Market Highlights - Class "A, B & C"

### Deliveries, Absorption & Vacancy

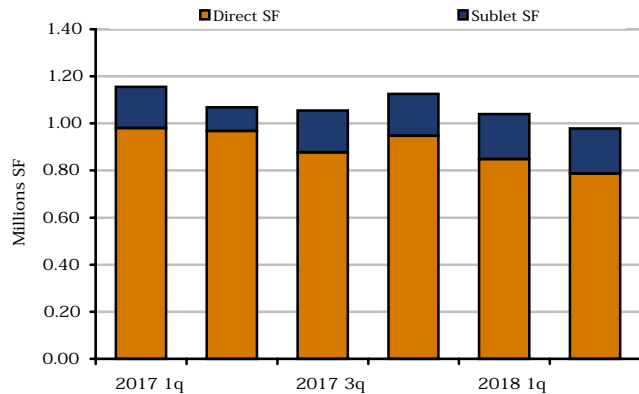
### Historical Analysis, All Classes



Source: CoStar Property®

### Vacant Space

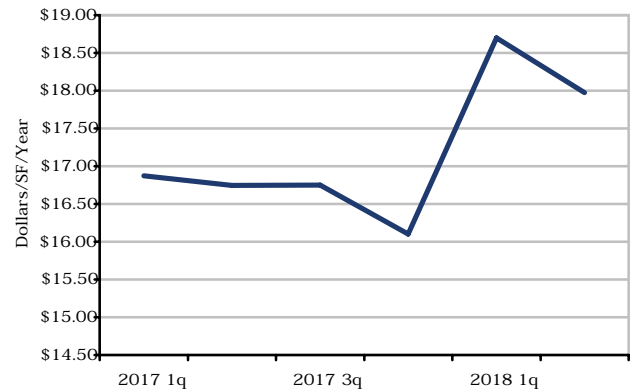
### Historical Analysis, All Classes



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	551	7,933,518	978,394	12.3%	60,917	0	0	2	151,239	\$17.97
2018 1q	551	7,933,518	1,039,311	13.1%	85,480	0	0	2	151,239	\$18.70
2017 4q	551	7,933,518	1,124,791	14.2%	(70,479)	0	0	2	151,239	\$16.10
2017 3q	551	7,933,518	1,054,312	13.3%	14,087	0	0	1	6,665	\$16.75
2017 2q	551	7,933,518	1,068,399	13.5%	86,947	0	0	0	0	\$16.75
2017 1q	551	7,933,518	1,155,346	14.6%	29,517	0	0	0	0	\$16.87
2016 4q	551	7,933,518	1,184,863	14.9%	(12,427)	0	0	0	0	\$16.59
2016 3q	551	7,933,518	1,172,436	14.8%	111,005	0	0	0	0	\$16.84
2016 2q	551	7,933,518	1,283,441	16.2%	(9,673)	0	0	0	0	\$17.26
2016 1q	551	7,933,518	1,273,768	16.1%	111,401	0	0	0	0	\$18.35
2015 4q	551	7,933,518	1,385,169	17.5%	130,127	0	0	0	0	\$16.83
2015 3q	550	7,920,102	1,501,880	19.0%	88,857	0	0	1	13,416	\$16.74
2015 2q	550	7,920,102	1,590,737	20.1%	163,625	1	206,279	1	13,416	\$17.46
2015 1q	549	7,713,823	1,548,083	20.1%	11,585	1	5,024	2	219,695	\$18.87
2014 4q	548	7,708,799	1,554,644	20.2%	9,122	0	0	2	211,303	\$17.59
2014 3q	548	7,708,799	1,563,766	20.3%	(221,174)	0	0	1	206,279	\$17.11

Source: CoStar Property®