

CoStar Office Statistics

Year-End 2017

Reno/Sparks Office Market



CoStarTM
The knowledge market

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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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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.

Reno/Sparks Office Market



Overview

Reno/Sparks' Vacancy Decreases to 8.9% Net Absorption Positive 82,188 SF in the Quarter

The Reno/Sparks Office market ended the fourth quarter 2017 with a vacancy rate of 8.9%. The vacancy rate was down over the previous quarter, with net absorption totaling positive 82,188 square feet in the fourth quarter. Vacant sublease space decreased in the quarter, ending the quarter at 55,635 square feet. Rental rates ended the fourth quarter at \$17.84, an increase over the previous quarter. A total of one building delivered to the market in the quarter totaling 4,168 square feet, with 65,919 square feet still under construction at the end of the quarter.

Absorption

Net absorption for the overall Reno/Sparks office market was positive 82,188 square feet in the fourth quarter 2017. That compares to positive 56,328 square feet in the third quarter 2017, negative (13,402) square feet in the second quarter 2017, and positive 301,433 square feet in the first quarter 2017.

The Class-A office market recorded net absorption of positive 6,196 square feet in the fourth quarter 2017, compared to negative (31,813) square feet in the third quarter 2017, positive 29,467 in the second quarter 2017, and positive 28,073 in the first quarter 2017.

The Class-B office market recorded net absorption of positive 3,484 square feet in the fourth quarter 2017, compared to positive 29,980 square feet in the third quarter 2017, negative (4,658) in the second quarter 2017, and positive 276,427 in the first quarter 2017.

The Class-C office market recorded net absorption of positive 72,508 square feet in the fourth quarter 2017 compared to positive 58,161 square feet in the third quarter 2017,

negative (38,211) in the second quarter 2017, and negative (3,067) in the first quarter 2017.

Net absorption for Reno/Sparks' central business district was positive 56,901 square feet in the fourth quarter 2017. That compares to negative (2,622) square feet in the third quarter 2017, positive 33,921 in the second quarter 2017, and positive 4,596 in the first quarter 2017.

Net absorption for the suburban markets was positive 25,287 square feet in the fourth quarter 2017. That compares to positive 58,950 square feet in third quarter 2017, negative (47,323) in the second quarter 2017, and positive 296,837 in the first quarter 2017.

Vacancy

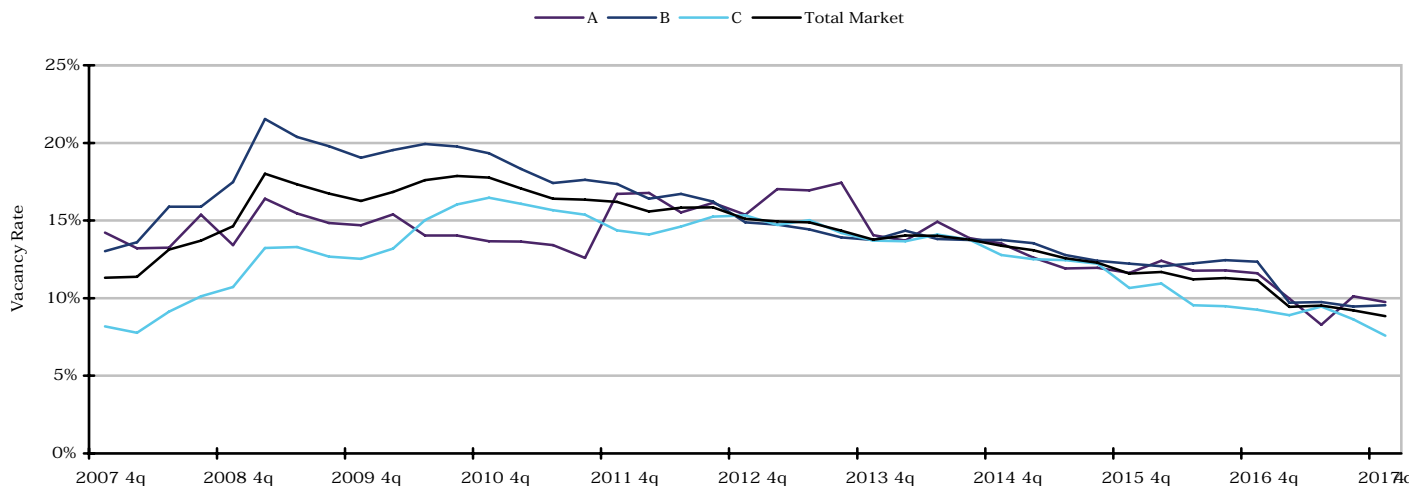
The office vacancy rate in the Reno/Sparks market area decreased to 8.9% at the end of the fourth quarter 2017. The vacancy rate was 9.2% at the end of the third quarter 2017, 9.5% at the end of the second quarter 2017, and 9.4% at the end of the first quarter 2017.

Class-A projects reported a vacancy rate of 9.8% at the end of the fourth quarter 2017, 10.1% at the end of the third quarter 2017, 8.3% at the end of the second quarter 2017, and 10.0% at the end of the first quarter 2017.

Class-B projects reported a vacancy rate of 9.5% at the end of the fourth quarter 2017, 9.5% at the end of the third quarter 2017, 9.8% at the end of the second quarter 2017, and 9.7% at the end of the first quarter 2017.

Class-C projects reported a vacancy rate of 7.6% at the end of the fourth quarter 2017, 8.6% at the end of third quarter 2017, 9.5% at the end of the second quarter 2017, and 8.9% at

Vacancy Rates by Class 2007-2017



Source: CoStar Property®

the end of the first quarter 2017.

The overall vacancy rate in Reno/Sparks' central business district at the end of the fourth quarter 2017 decreased to 7.3%. The vacancy rate was 8.5% at the end of the third quarter 2017, 8.4% at the end of the second quarter 2017, and 9.1% at the end of the first quarter 2017.

The vacancy rate in the suburban markets decreased to 9.4% in the fourth quarter 2017. The vacancy rate was 9.5% at the end of the third quarter 2017, 9.9% at the end of the second quarter 2017, and 9.6% at the end of the first quarter 2017.

Largest Lease Signings

The largest lease signings occurring in 2017 included: the 63,635-square-foot lease signed by Microsoft at 6880 Sierra Center Pky in the Meadowood market; the 34,000-square-foot deal signed by Clear Capital at 300 E 2nd St in the Downtown market; and the 22,045-square-foot lease signed by Microsoft at 6840 Sierra Center Pky in the Meadowood market.

Sublease Vacancy

The amount of vacant sublease space in the Reno/Sparks market decreased to 55,635 square feet by the end of the fourth quarter 2017, from 56,402 square feet at the end of the third quarter 2017. There was 79,910 square feet vacant at the end of the second quarter 2017 and 70,046 square feet at the end of the first quarter 2017.

Reno/Sparks Class-A projects reported vacant sublease space of 5,662 square feet at the end of fourth quarter 2017, from the 5,662 square feet reported at the end of the third quarter 2017. There were 1,814 square feet of sublease space vacant at the end of the second quarter 2017, and 6,657 square feet at the end of the first quarter 2017.

Class-B projects reported vacant sublease space of 30,600 square feet at the end of the fourth quarter 2017, up from the 26,165 square feet reported at the end of the third quarter 2017. At the end of the second quarter 2017 there were

57,941 square feet, and at the end of the first quarter 2017 there were 45,539 square feet vacant.

Class-C projects reported decreased vacant sublease space from the third quarter 2017 to the fourth quarter 2017. Sublease vacancy went from 24,575 square feet to 19,373 square feet during that time. There was 20,155 square feet at the end of the second quarter 2017, and 17,850 square feet at the end of the first quarter 2017.

Sublease vacancy in Reno/Sparks' central business district stood at 5,680 square feet at the end of the fourth quarter 2017. It was 3,848 square feet at the end of the third quarter 2017, 11,995 square feet at the end of the second quarter 2017, and 16,196 square feet at the end of the first quarter 2017.

Sublease vacancy in the suburban markets ended the fourth quarter 2017 at 49,955 square feet. At the end of the third quarter 2017 sublease vacancy was 52,554 square feet, was 67,915 square feet at the end of the second quarter 2017, and was 53,850 square feet at the end of the first quarter 2017.

Rental Rates

The average quoted asking rental rate for available office space, all classes, was \$17.84 per square foot per year at the end of the fourth quarter 2017 in the Reno/Sparks market area. This represented a 1.1% increase in quoted rental rates from the end of the third quarter 2017, when rents were reported at \$17.65 per square foot.

The average quoted rate within the Class-A sector was \$23.93 at the end of the fourth quarter 2017, while Class-B rates stood at \$18.30, and Class-C rates at \$15.46. At the end of the third quarter 2017, Class-A rates were \$24.01 per square foot, Class-B rates were \$18.17, and Class-C rates were \$15.42.

The average quoted asking rental rate in Reno/Sparks' CBD was \$19.97 at the end of the fourth quarter 2017, and \$17.30 in the suburban markets. In the third quarter 2017, quoted rates were \$19.99 in the CBD and \$17.05 in the suburbs.

Deliveries and Construction

During the fourth quarter 2017, one building totaling 4,168 square feet were completed in the Reno/Sparks market area.

There were 65,919 square feet of office space under construction at the end of the fourth quarter 2017.

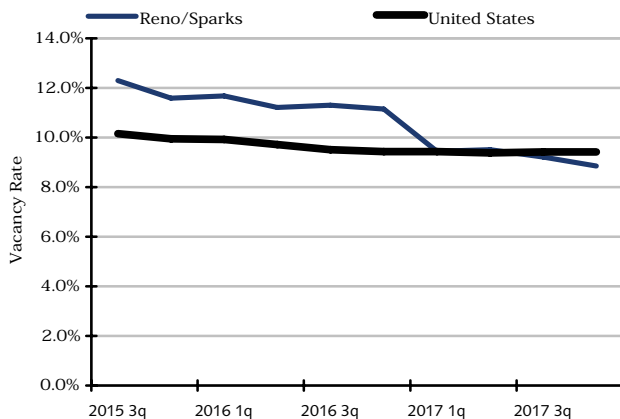
Some of the notable 2017 deliveries include: 10785 Double R Blvd, an 8,682-square-foot facility that delivered in first quarter 2017 and is now 63% occupied, and 5375 Reno Corporate Dr, a 4,168-square-foot building that delivered in fourth quarter 2017 and is now 100% occupied.

The largest projects underway at the end of fourth quarter 2017 were 5520 Kietzke Ln, a 40,826-square-foot building with 49% of its space pre-leased, and 308 N Curry St, a 19,075-square-foot facility that is 0% pre-leased.

Inventory

U.S. Vacancy Comparison

Past 10 Quarters



Source: CoStar Property®

Reno/Sparks Office Market



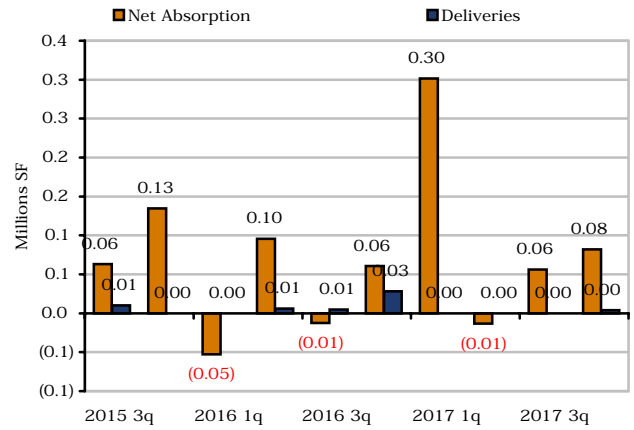
Overview

Total office inventory in the Reno/Sparks market area amounted to 19,184,756 square feet in 1,655 buildings as of the end of the fourth quarter 2017. The Class-A office sector consisted of 1,732,075 square feet in 22 projects. There were 785 Class-B buildings totaling 10,480,883 square feet, and the Class-C sector consisted of 6,971,798 square feet in 848 buildings. Within the Office market there were 57 owner-occupied buildings accounting for 1,035,480 square feet of office space.

Reports compiled by: Scott Stephenson, Research Manager

Absorption & Deliveries

Past 10 Quarters



Source: CoStar Property®



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
Carson City County
Central/Airport
Churchill County
Douglas County
Downtown*
Incline Village
Lyon County
Meadowood
North Valleys
S Outlying Washoe County
South Meadows
Sparks
West Reno

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

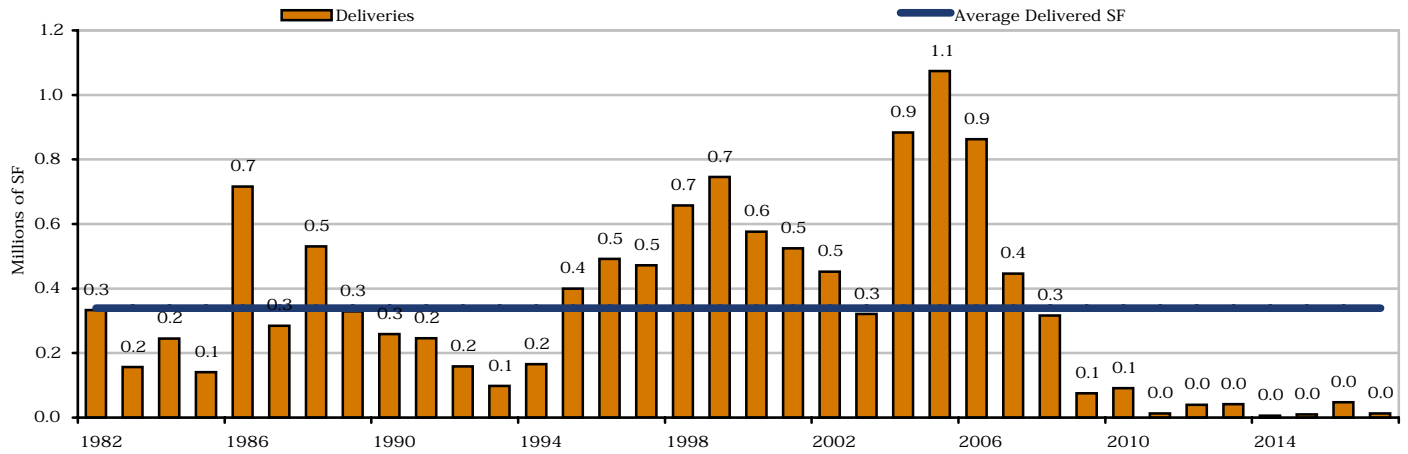
Reno/Sparks Office Market



Inventory & development

Historical Deliveries

1982 - 2017



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

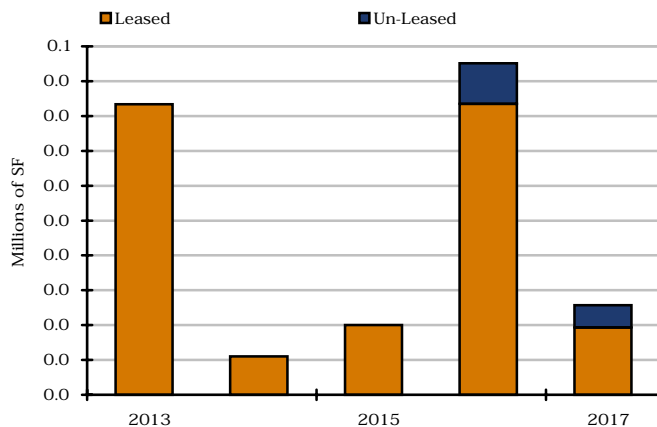
CONSTRUCTION ACTIVITY Markets Ranked by Under Construction Square Footage

Market	Under Construction Inventory				Average Bldg Size	
	# Bldgs	Total RBA	Preleased SF	Preleased %	All Existing	U/C
Meadowood	2	46,844	20,065	42.8%	16,584	23,422
Carson City County	1	19,075	0	0.0%	11,013	19,075
West Reno	0	0	0	0.0%	7,940	0
Douglas County	0	0	0	0.0%	8,154	0
Lyon County	0	0	0	0.0%	4,428	0
Central/Airport	0	0	0	0.0%	11,192	0
Downtown	0	0	0	0.0%	13,697	0
Incline Village	0	0	0	0.0%	9,976	0
Churchill County	0	0	0	0.0%	3,425	0
North Valleys	0	0	0	0.0%	7,996	0
All Other	0	0	0	0.0%	10,055	0
Totals	3	65,919	20,065	30.4%	11,592	21,973

Source: CoStar Property®

Recent Deliveries

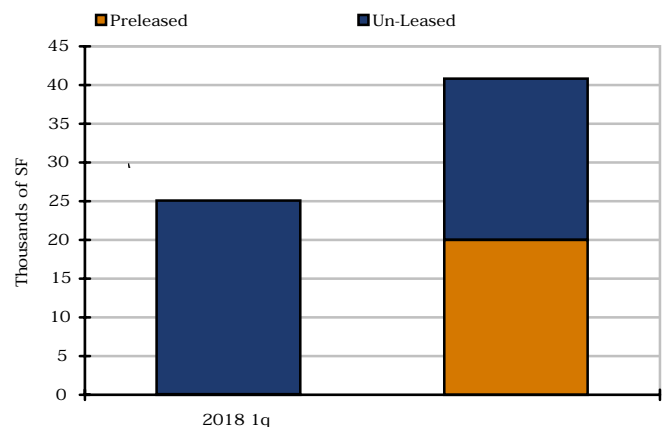
Leased & Un-Leased SF in Deliveries Since 2013



Source: CoStar Property®

Future Deliveries

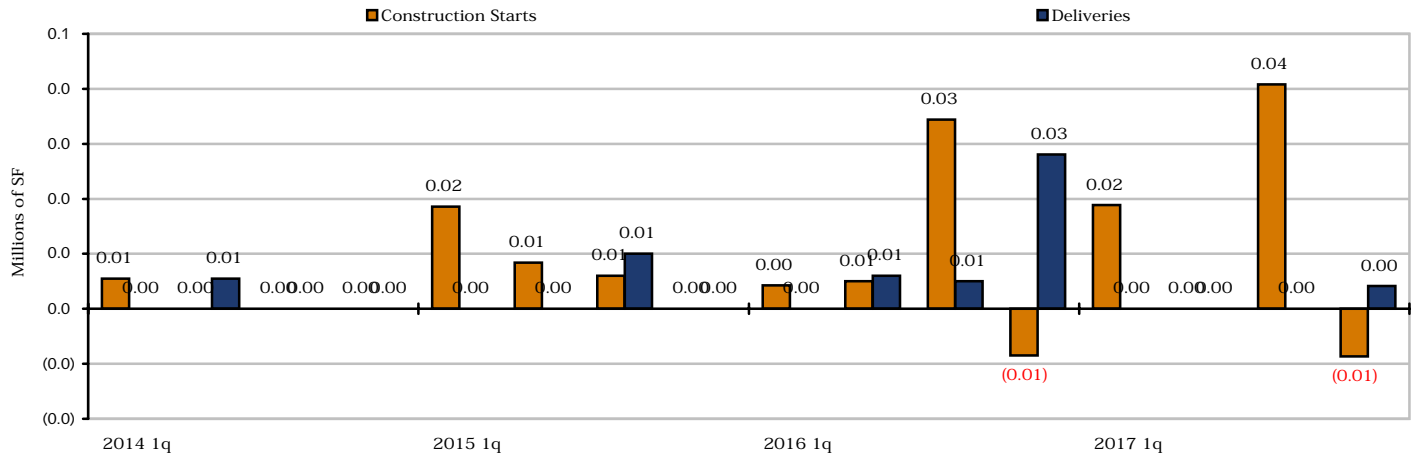
Preleased & Un-Leased SF in Properties Scheduled to Deliver



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	2	12,850	9,638	75.0%	\$21.00	0	12,850
50,000 SF - 99,999 SF	0	0	0	0.0%	\$0.00	0	0
100,000 SF - 249,999 SF	0	0	0	0.0%	\$0.00	0	0
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

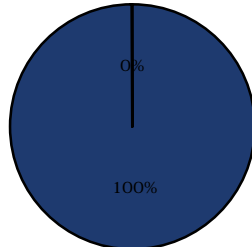
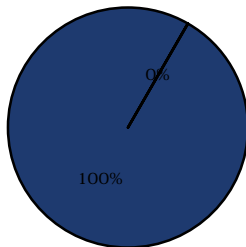
Source: CoStar Property®

Recent Development by Tenancy

Based on RBA Developed for Single & Multi Tenant Use

2017 Deliveries

Currently Under Construction



■ Multi ■ Single

■ Multi ■ Single

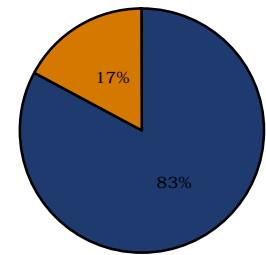
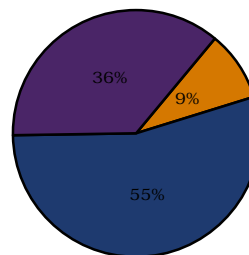
Source: CoStar Property®

Existing Inventory Comparison

Based on Total RBA

By Class

By Space Type



■ Class A ■ Class B ■ Class C

■ Multi ■ Single

Source: CoStar Property®

Reno/Sparks Office Market



Inventory & development

Select Year-to-Date Deliveries

Based on Project Square Footage

1. 10785 Double R Blvd <hr/> Submarket: South Meadows RBA: 8,682 # Floors: 1 Class: B Occupied: 63% Quoted Rate: Negotiable Grnd Brk Date: N/A Deliv Date: First Quarter 2017 Leasing Co: ArchCrest Commercial Partners Developer: N/A Architect: N/A	2. 5375 Reno Corporate Dr <hr/> Submarket: Meadowood RBA: 4,168 # Floors: 1 Class: B Occupied: 100% Quoted Rate: \$21.00 Grnd Brk Date: First Quarter 2017 Deliv Date: Fourth Quarter 2017 Leasing Co: ArchCrest Commercial Partners Developer: N/A Architect: N/A
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Select Top Under Construction Properties

Based on Project Square Footage

1. 5520 Kietzke Ln <hr/> Submarket: Meadowood RBA: 40,826 # Floors: 4 Class: A Preleased: 49% Quoted Rate: \$33.00 Grnd Brk Date: Third Quarter 2017 Deliv Date: Second Quarter 2018 Leasing Co: McKenzie Properties Developer: N/A Architect: N/A	2. 308 N Curry St <hr/> Submarket: Carson City County RBA: 19,075 # Floors: 2 Class: B Preleased: 0% Quoted Rate: Negotiable Grnd Brk Date: Third Quarter 2016 Deliv Date: First Quarter 2018 Leasing Co: NAI Alliance Carson City Developer: N/A Architect: N/A	3. 5385 Reno Corporate Dr <hr/> Submarket: Meadowood RBA: 6,018 # Floors: 1 Class: B Preleased: 1% Quoted Rate: \$21.00 Grnd Brk Date: First Quarter 2017 Deliv Date: First Quarter 2018 Leasing Co: ArchCrest Commercial Partners Developer: N/A Architect: N/A
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Reno/Sparks Office Market

Figures at a Glance

Class A Market Statistics

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Carson City County	2	71,565	0	0	0.0%	0	0	0	\$0.00
Central/Airport	0	0	0	0	0.0%	0	0	0	\$0.00
Churchill County	0	0	0	0	0.0%	0	0	0	\$0.00
Douglas County	1	36,533	7,821	7,821	21.4%	1,289	0	0	\$18.60
Downtown	4	741,872	49,620	53,468	7.2%	46,126	0	0	\$23.79
Incline Village	0	0	0	0	0.0%	0	0	0	\$0.00
Lyon County	0	0	0	0	0.0%	0	0	0	\$0.00
Meadowood	4	203,818	35,452	35,452	17.4%	(27,456)	0	40,826	\$31.07
North Valleys	0	0	0	0	0.0%	0	0	0	\$0.00
S Outlying Washoe County	0	0	0	0	0.0%	0	0	0	\$0.00
South Meadows	11	678,287	70,400	72,214	10.6%	11,964	0	0	\$21.60
Sparks	0	0	0	0	0.0%	0	0	0	\$0.00
West Reno	0	0	0	0	0.0%	0	0	0	\$0.00
Totals	22	1,732,075	163,293	168,955	9.8%	31,923	0	40,826	\$23.93

Source: CoStar Property®

Class B Market Statistics

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Carson City County	121	1,659,660	128,457	130,222	7.8%	13,936	0	19,075	\$14.94
Central/Airport	99	1,396,938	139,303	154,623	11.1%	34,575	0	0	\$14.07
Churchill County	1	3,000	0	0	0.0%	3,000	0	0	\$0.00
Douglas County	38	401,493	14,560	14,560	3.6%	25,317	0	0	\$17.46
Downtown	72	1,724,383	154,127	155,959	9.0%	23,446	0	0	\$20.59
Incline Village	19	252,791	43,589	44,239	17.5%	(3,702)	0	0	\$20.60
Lyon County	18	109,028	11,185	11,185	10.3%	3,457	0	0	\$12.48
Meadowood	166	2,422,227	248,760	257,156	10.6%	16,616	4,168	6,018	\$20.96
North Valleys	14	98,538	12,590	12,590	12.8%	(5,860)	0	0	\$14.47
S Outlying Washoe County	13	144,296	0	0	0.0%	7,706	0	0	\$24.60
South Meadows	115	1,226,935	102,467	105,104	8.6%	(372)	0	0	\$19.14
Sparks	74	778,646	52,335	52,335	6.7%	180,918	0	0	\$16.89
West Reno	35	262,948	62,282	62,282	23.7%	6,196	0	0	\$15.97
Totals	785	10,480,883	969,655	1,000,255	9.5%	305,233	4,168	25,093	\$18.30

Source: CoStar Property®

Reno/Sparks Office Market



Figures at a Glance

Class C Market Statistics

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Carson City County	96	680,618	80,176	80,176	11.8%	7,192	0	0	\$12.95
Central/Airport	153	1,423,502	138,494	138,494	9.7%	53,554	0	0	\$14.11
Churchill County	4	14,127	900	900	6.4%	(900)	0	0	\$0.00
Douglas County	37	181,685	19,751	19,751	10.9%	864	0	0	\$11.71
Downtown	285	2,478,290	152,647	152,647	6.2%	23,224	0	0	\$18.20
Incline Village	18	116,304	900	900	0.8%	4,959	0	0	\$15.60
Lyon County	30	103,497	2,268	2,268	2.2%	6,280	0	0	\$10.03
Meadowood	34	757,154	39,329	39,329	5.2%	17,261	0	0	\$17.29
North Valleys	10	93,365	2,514	2,514	2.7%	(974)	0	0	\$17.43
S Outlying Washoe County	9	55,905	0	2,500	4.5%	2,368	0	0	\$19.80
South Meadows	60	431,691	19,422	26,295	6.1%	(1,441)	0	0	\$19.94
Sparks	100	525,407	35,777	45,777	8.7%	(14,990)	0	0	\$13.13
West Reno	12	110,253	17,401	17,401	15.8%	(8,006)	0	0	\$9.00
Totals	848	6,971,798	509,579	528,952	7.6%	89,391	0	0	\$15.46

Source: CoStar Property®

Total Office Market Statistics

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Carson City County	219	2,411,843	208,633	210,398	8.7%	21,128	0	19,075	\$14.06
Central/Airport	252	2,820,440	277,797	293,117	10.4%	88,129	0	0	\$14.09
Churchill County	5	17,127	900	900	5.3%	2,100	0	0	\$0.00
Douglas County	76	619,711	42,132	42,132	6.8%	27,470	0	0	\$15.78
Downtown	361	4,944,545	356,394	362,074	7.3%	92,796	0	0	\$19.97
Incline Village	37	369,095	44,489	45,139	12.2%	1,257	0	0	\$20.37
Lyon County	48	212,525	13,453	13,453	6.3%	9,737	0	0	\$10.64
Meadowood	204	3,383,199	323,541	331,937	9.8%	6,421	4,168	46,844	\$21.32
North Valleys	24	191,903	15,104	15,104	7.9%	(6,834)	0	0	\$15.58
S Outlying Washoe County	22	200,201	0	2,500	1.2%	10,074	0	0	\$23.71
South Meadows	186	2,336,913	192,289	203,613	8.7%	10,151	0	0	\$19.96
Sparks	174	1,304,053	88,112	98,112	7.5%	165,928	0	0	\$15.50
West Reno	47	373,201	79,683	79,683	21.4%	(1,810)	0	0	\$14.31
Totals	1,655	19,184,756	1,642,527	1,698,162	8.9%	426,547	4,168	65,919	\$17.84

Source: CoStar Property®



Reno/Sparks Office Market

Figures at a Glance

Class A Market Statistics

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
CBD	4	741,872	49,620	53,468	7.2%	46,126	0	0	\$23.79
Suburban	18	990,203	113,673	115,487	11.7%	(14,203)	0	40,826	\$23.99
Totals	22	1,732,075	163,293	168,955	9.8%	31,923	0	40,826	\$23.93

Source: CoStar Property®

Class B Market Statistics

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
CBD	72	1,724,383	154,127	155,959	9.0%	23,446	0	0	\$20.59
Suburban	713	8,756,500	815,528	844,296	9.6%	281,787	4,168	25,093	\$17.88
Totals	785	10,480,883	969,655	1,000,255	9.5%	305,233	4,168	25,093	\$18.30

Source: CoStar Property®

Class C Market Statistics

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
CBD	285	2,478,290	152,647	152,647	6.2%	23,224	0	0	\$18.20
Suburban	563	4,493,508	356,932	376,305	8.4%	66,167	0	0	\$14.48
Totals	848	6,971,798	509,579	528,952	7.6%	89,391	0	0	\$15.46

Source: CoStar Property®

Class A & B Market Statistics

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
CBD	76	2,466,255	203,747	209,427	8.5%	69,572	0	0	\$21.29
Suburban	731	9,746,703	929,201	959,783	9.8%	267,584	4,168	65,919	\$18.53
Totals	807	12,212,958	1,132,948	1,169,210	9.6%	337,156	4,168	65,919	\$19.00

Source: CoStar Property®

Total Office Market Statistics

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
CBD	361	4,944,545	356,394	362,074	7.3%	92,796	0	0	\$19.97
Suburban	1,294	14,240,211	1,286,133	1,336,088	9.4%	333,751	4,168	65,919	\$17.30
Totals	1,655	19,184,756	1,642,527	1,698,162	8.9%	426,547	4,168	65,919	\$17.84

Source: CoStar Property®

Reno/Sparks Office Market



Figures at a Glance

Class A Market Statistics

Year-End 2017

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	
2017 4q	22	1,732,075	163,293	168,955	9.8%	6,196	0	0	1	40,826	\$23.93
2017 3q	22	1,732,075	169,489	175,151	10.1%	(31,813)	0	0	1	40,826	\$24.01
2017 2q	22	1,732,075	141,524	143,338	8.3%	29,467	0	0	0	0	\$21.07
2017 1q	22	1,732,075	166,148	172,805	10.0%	28,073	0	0	0	0	\$22.57
2016 4q	22	1,732,075	196,035	200,878	11.6%	3,417	0	0	0	0	\$22.44
2016 3q	22	1,732,075	193,372	204,295	11.8%	(337)	0	0	0	0	\$22.16
2016 2q	22	1,732,075	190,835	203,958	11.8%	10,775	0	0	0	0	\$22.36
2016 1q	22	1,732,075	201,610	214,733	12.4%	(13,217)	0	0	0	0	\$22.25
2015	22	1,732,075	187,315	201,516	11.6%	32,506	0	0	0	0	\$22.27
2014	22	1,732,075	213,304	234,022	13.5%	9,303	0	0	0	0	\$21.17
2013	22	1,732,075	229,714	243,325	14.0%	23,159	0	0	0	0	\$21.52
2012	22	1,732,075	212,576	266,484	15.4%	22,979	0	0	0	0	\$19.90
2011	22	1,732,075	228,411	289,463	16.7%	(52,713)	0	0	0	0	\$19.71
2010	22	1,732,075	224,479	236,750	13.7%	63,376	1	53,437	0	0	\$20.16
2009	21	1,678,638	234,457	246,689	14.7%	(21,326)	0	0	1	53,437	\$20.27
2008	21	1,678,638	222,955	225,363	13.4%	81,707	0	0	0	0	\$23.41

Source: CoStar Property®

Class B Market Statistics

Year-End 2017

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	
2017 4q	785	10,480,883	969,655	1,000,255	9.5%	3,484	1	4,168	2	25,093	\$18.30
2017 3q	783	10,468,033	964,724	990,889	9.5%	29,980	0	0	4	37,943	\$18.17
2017 2q	783	10,468,033	962,928	1,020,869	9.8%	(4,658)	0	0	4	37,943	\$18.16
2017 1q	783	10,468,033	970,672	1,016,211	9.7%	276,427	0	0	4	37,943	\$18.04
2016 4q	783	10,468,033	1,244,219	1,292,638	12.3%	41,606	3	28,038	1	19,075	\$18.05
2016 3q	778	10,431,489	1,262,125	1,297,700	12.4%	(16,315)	1	5,000	6	55,619	\$18.00
2016 2q	777	10,426,489	1,224,057	1,276,385	12.2%	(13,753)	1	6,018	5	26,228	\$17.69
2016 1q	776	10,420,471	1,226,569	1,256,614	12.1%	(18,933)	0	0	5	27,246	\$17.73
2015	778	10,460,339	1,242,773	1,277,549	12.2%	159,498	1	10,000	4	22,993	\$17.86
2014	778	10,462,595	1,402,474	1,439,303	13.8%	3,665	1	5,504	0	0	\$17.59
2013	777	10,457,091	1,428,434	1,437,464	13.7%	155,153	3	33,196	0	0	\$16.80
2012	772	10,415,389	1,535,406	1,550,915	14.9%	289,382	1	5,436	4	28,302	\$16.48
2011	768	10,376,151	1,793,065	1,801,059	17.4%	215,535	1	7,782	2	12,034	\$17.28
2010	766	10,363,610	1,968,283	2,004,053	19.3%	850	1	14,923	1	7,782	\$17.36
2009	763	10,326,177	1,886,887	1,967,470	19.1%	(106,940)	5	42,824	2	19,179	\$18.28
2008	756	10,258,838	1,716,131	1,793,191	17.5%	(250,028)	16	162,606	6	49,839	\$20.11

Source: CoStar Property®

Total Office Market Statistics

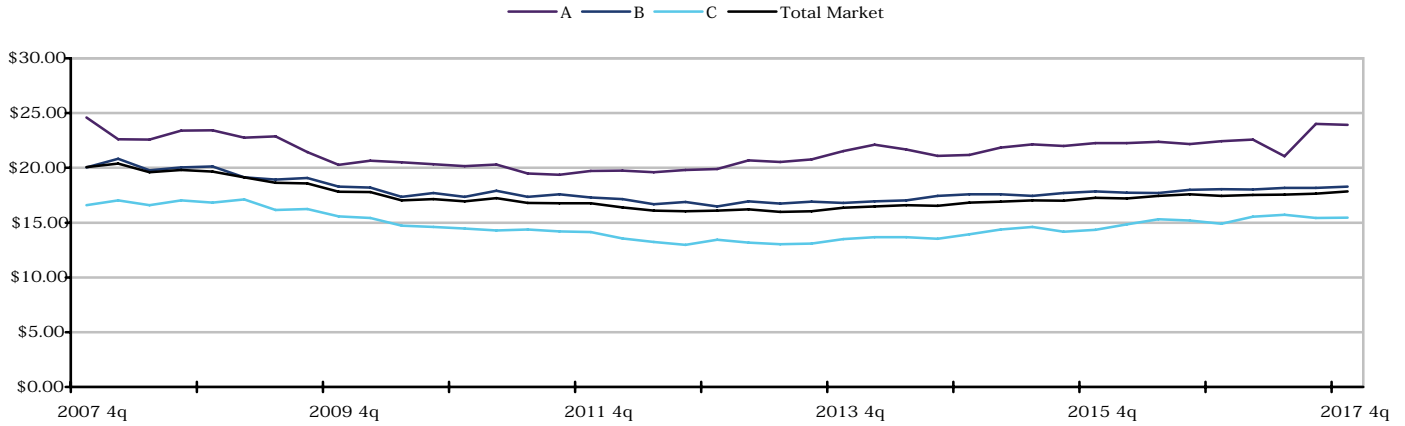
Year-End 2017

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	
2017 4q	1,655	19,184,756	1,642,527	1,698,162	8.9%	82,188	1	4,168	3	65,919	\$17.84
2017 3q	1,653	19,171,906	1,711,098	1,767,500	9.2%	56,328	0	0	5	78,769	\$17.65
2017 2q	1,653	19,171,906	1,743,918	1,823,828	9.5%	(13,402)	0	0	4	37,943	\$17.56
2017 1q	1,653	19,171,906	1,740,380	1,810,426	9.4%	301,433	0	0	4	37,943	\$17.52
2016 4q	1,654	19,201,244	2,076,007	2,141,197	11.2%	60,790	3	28,038	1	19,075	\$17.44
2016 3q	1,649	19,164,700	2,114,282	2,165,443	11.3%	(12,507)	1	5,000	6	55,619	\$17.58
2016 2q	1,648	19,159,700	2,079,750	2,147,936	11.2%	95,495	1	6,018	5	26,228	\$17.43
2016 1q	1,647	19,153,682	2,192,123	2,237,413	11.7%	(52,769)	0	0	5	27,246	\$17.21
2015	1,649	19,193,550	2,174,685	2,224,512	11.6%	341,245	1	10,000	4	22,993	\$17.25
2014	1,649	19,195,806	2,508,903	2,568,013	13.4%	78,515	1	5,504	0	0	\$16.82
2013	1,648	19,190,302	2,609,621	2,641,024	13.8%	292,183	3	33,196	0	0	\$16.36
2012	1,643	19,148,600	2,822,088	2,891,505	15.1%	244,457	1	5,436	4	28,302	\$16.10
2011	1,639	19,109,362	3,026,368	3,096,724	16.2%	309,622	1	7,782	2	12,034	\$16.77
2010	1,637	19,096,821	3,344,814	3,393,805	17.8%	(211,835)	2	68,360	1	7,782	\$16.93
2009	1,633	19,005,951	2,992,282	3,091,100	16.3%	(247,087)	6	50,985	3	72,616	\$17.81
2008	1,625	18,930,451	2,668,962	2,768,513	14.6%	(346,351)	16	162,606	7	58,000	\$19.65

Source: CoStar Property®

Historical Rental Rates

Based on Full-Service Equivalent Rental Rates



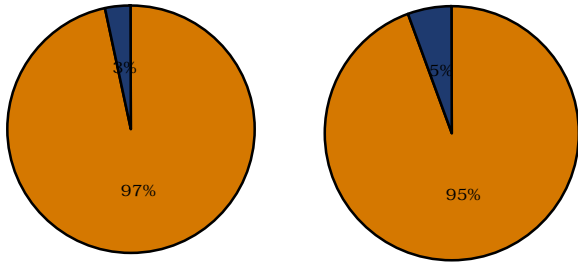
Source: CoStar Property®

Vacancy by Available Space Type

Percent of All Vacant Space in Direct vs. Sublet

Reno/Sparks

United States



Direct Sublet

Direct Sublet

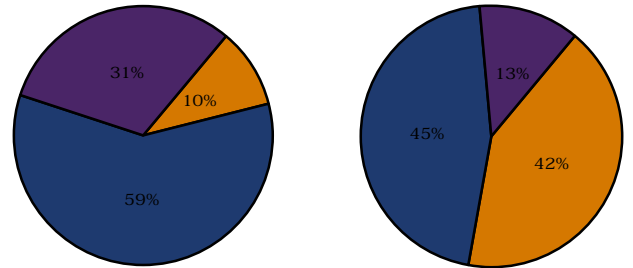
Source: CoStar Property®

Vacancy by Class

Percent of All Vacant Space by Class

Reno/Sparks

United States



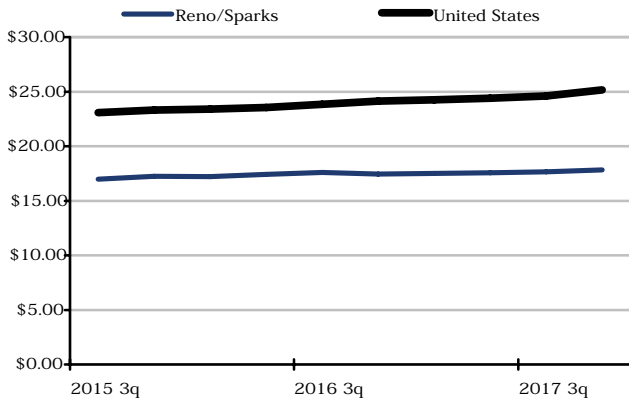
Class A Class B Class C

Class A Class B Class C

Source: CoStar Property®

U.S. Rental Rate Comparison

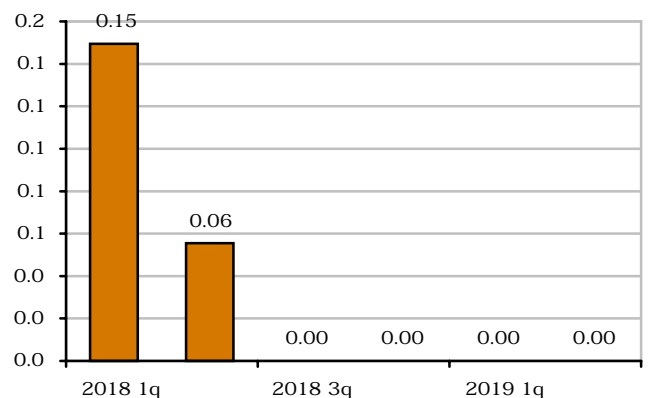
Based on Full-Service Equivalent Rental Rates



Source: CoStar Property®

Future Space Available

Space Scheduled to be Available for Occupancy*



* Includes Under Construction Spaces

Source: CoStar Property®

Reno/Sparks Office Market



Leasing Activity

Select Top Office Leases Based on Leased Square Footage For Deals Signed in 2017

Building	Submarket	SF	Qtr	Tenant Name	Tenant Rep Company	Landlord Rep Company	
1	6880 Sierra Center Pky*	Meadowood	63,635	4th	Microsoft	Colliers International	N/A
2	300 E 2nd St	Downtown	34,000	2nd	Clear Capital	N/A	Dickson Commercial Group
3	6840 Sierra Center Pky*	Meadowood	22,045	4th	Microsoft	Colliers International	CBRE
4	300 E 2nd St	Downtown	18,000	1st	N/A	N/A	Dickson Commercial Group
5	885 Trademark Dr	South Meadows	16,697	2nd	N/A	N/A	CBRE
6	9480 Double Diamond Pky	South Meadows	16,611	2nd	N/A	N/A	Ensemble Real Estate Solutions
7	6160 Plumas St	Meadowood	15,564	2nd	N/A	N/A	Colliers International
8	604 W Moana Ln	Central/Airport	13,380	2nd	Nevada System of Higher Education	Industrial Properties Of Nevada	NAI Alliance Commercial
9	10345 Professional Cir	South Meadows	12,823	3rd	N/A	N/A	CBRE
10	2195 S Virginia St	Central/Airport	12,759	3rd	Art Source Gallery	N/A	Stark & Associates
11	9460 Double R Blvd*	South Meadows	11,655	2nd	Nature's Bakery	N/A	Hallmark Investments
12	100 W Liberty St*	Downtown	11,646	4th	General Service Administration	N/A	Colliers International
13	10345 Professional Cir	South Meadows	11,250	2nd	N/A	N/A	CBRE
14	9850 Double R Blvd*	South Meadows	10,719	1st	Cisco Systems	N/A	Colliers International
15	5390 Kietzke Ln	Meadowood	10,421	2nd	Nevada State Contractors Board	Dickson Commercial Group	CBRE
16	449 S Virginia St*	Downtown	10,263	3rd	The Chamber Reno, Sparks, Northern Nevada	N/A	Colliers International
17	300 E 2nd St	Downtown	10,000	3rd	N/A	N/A	Dickson Commercial Group
18	101-113 N Virginia St	Downtown	9,352	2nd	N/A	N/A	CBRE
19	101-113 N Virginia St	Downtown	9,352	2nd	N/A	N/A	CBRE
20	5190 Neil Rd	Meadowood	8,733	1st	N/A	N/A	Colliers International
21	50 W Liberty St	Downtown	8,598	1st	N/A	McIntyre Real Estate Services	Dickson Commercial Group
22	1530 E 6th St	Downtown	8,467	2nd	N/A	N/A	Patrick M Hsueh M D LTD
23	5520 Kietzke Ln	Meadowood	8,397	2nd	Home Wise	N/A	McKenzie Properties
24	50 W Liberty St	Downtown	8,252	3rd	N/A	N/A	Dickson Commercial Group
25	9790 Gateway Dr	South Meadows	8,241	4th	LRES	N/A	Dickson Commercial Group
26	10439 Double R Blvd	South Meadows	7,850	4th	N/A	N/A	NAI Alliance Commercial
27	5390 Kietzke Ln	Meadowood	7,579	4th	N/A	N/A	CBRE
28	175 Salomon Cir*	Sparks	7,507	4th	Sierra Nevada Corporation	Commerce Real Estate Solutions	Dickson Commercial Group
29	885 Trademark Dr	South Meadows	7,495	1st	N/A	N/A	CBRE
30	1755 Plumb Ln	Central/Airport	7,237	4th	N/A	N/A	CBRE
31	100 W Liberty St	Downtown	7,128	1st	Eldorado Resorts, Inc.	Dickson Commercial Group	Colliers International
32	850 Mill St	Downtown	7,055	2nd	N/A	N/A	Colliers International
33	100 W Liberty St*	Downtown	7,037	4th	Guild, Gallagher & Fuller, Ltd.	N/A	Colliers International
34	50 W Liberty St	Downtown	7,000	4th	Tbd	N/A	Dickson Commercial Group
35	575 Double Eagle Ct	South Meadows	6,622	1st	N/A	N/A	Stark & Associates
36	5310 Kietzke Ln	Meadowood	6,183	4th	N/A	N/A	CBRE
37	50 W Liberty St	Downtown	6,127	1st	Reno Bighorns LLC	N/A	Dickson Commercial Group
38	5586-5588 Longley Ln	Meadowood	6,018	3rd	DR Horton, Inc.	N/A	Dickson Commercial Group
39	10509 Professional Cir*	South Meadows	5,939	3rd	Atkins North America, Inc.	Dickson Commercial Group	N/A
40	100 W Liberty St	Downtown	5,938	4th	N/A	N/A	Colliers International

Source: CoStar Property®

* Renewal



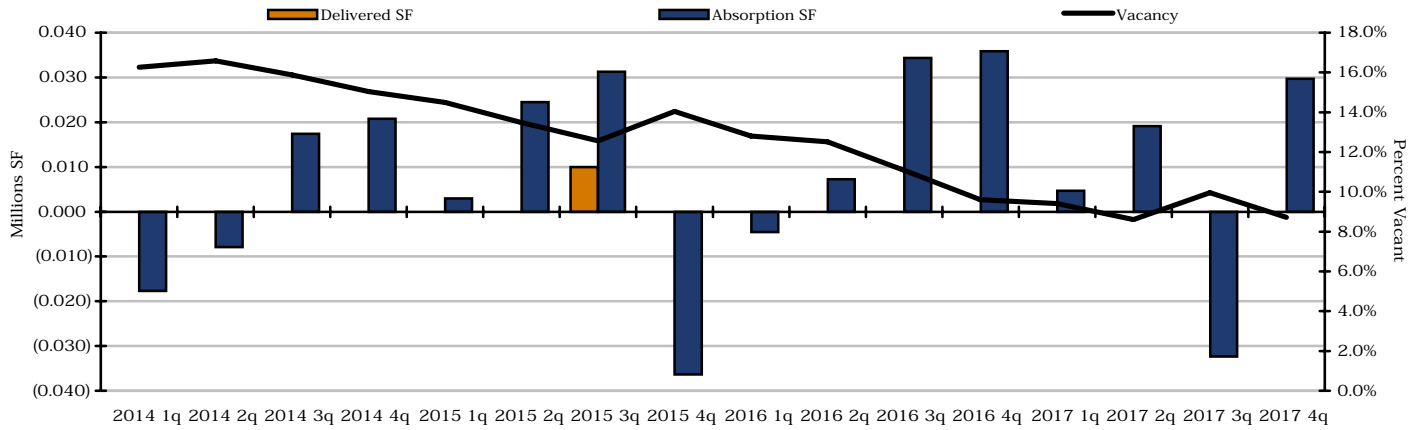
Reno/Sparks Office Market

Carson City County Market

Market Highlights - Class "A, B & C"

Deliveries, Absorption & Vacancy

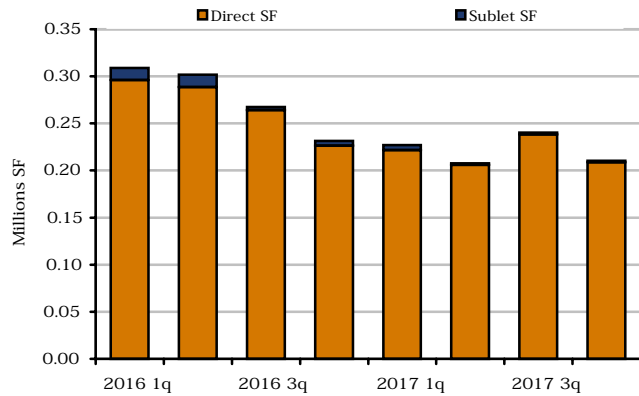
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

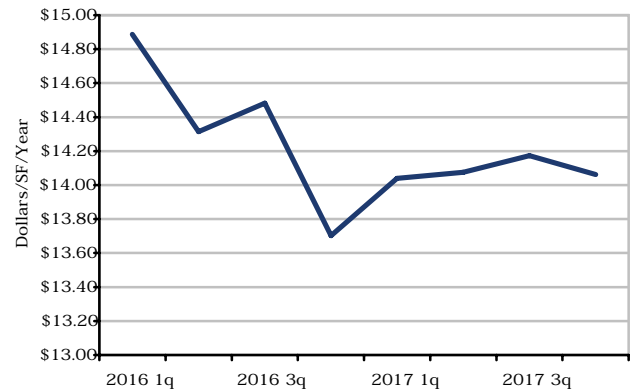
Historical Analysis, All Classes



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	
2017 4q	219	2,411,843	210,398	8.7%	29,705	0	0	1	19,075	\$14.06
2017 3q	219	2,411,843	240,103	10.0%	(32,377)	0	0	1	19,075	\$14.17
2017 2q	219	2,411,843	207,726	8.6%	19,124	0	0	1	19,075	\$14.07
2017 1q	219	2,411,843	226,850	9.4%	4,676	0	0	1	19,075	\$14.04
2016 4q	219	2,411,843	231,526	9.6%	35,842	0	0	1	19,075	\$13.70
2016 3q	219	2,411,843	267,368	11.1%	34,321	0	0	1	19,075	\$14.48
2016 2q	219	2,411,843	301,689	12.5%	7,278	0	0	0	0	\$14.31
2016 1q	219	2,411,843	308,967	12.8%	(4,573)	0	0	0	0	\$14.89
2015 4q	221	2,451,711	344,262	14.0%	(36,333)	0	0	0	0	\$14.60
2015 3q	221	2,451,711	307,929	12.6%	31,288	1	10,000	0	0	\$14.42
2015 2q	220	2,441,711	329,217	13.5%	24,493	0	0	1	10,000	\$14.22
2015 1q	220	2,441,711	353,710	14.5%	2,994	0	0	1	10,000	\$15.21
2014 4q	221	2,453,967	368,960	15.0%	20,761	0	0	0	0	\$14.67
2014 3q	221	2,453,967	389,721	15.9%	17,403	0	0	0	0	\$14.74
2014 2q	221	2,453,967	407,124	16.6%	(7,896)	0	0	0	0	\$14.44
2014 1q	221	2,453,967	399,228	16.3%	(17,703)	0	0	0	0	\$14.70

Source: CoStar Property®

Reno/Sparks Office Market

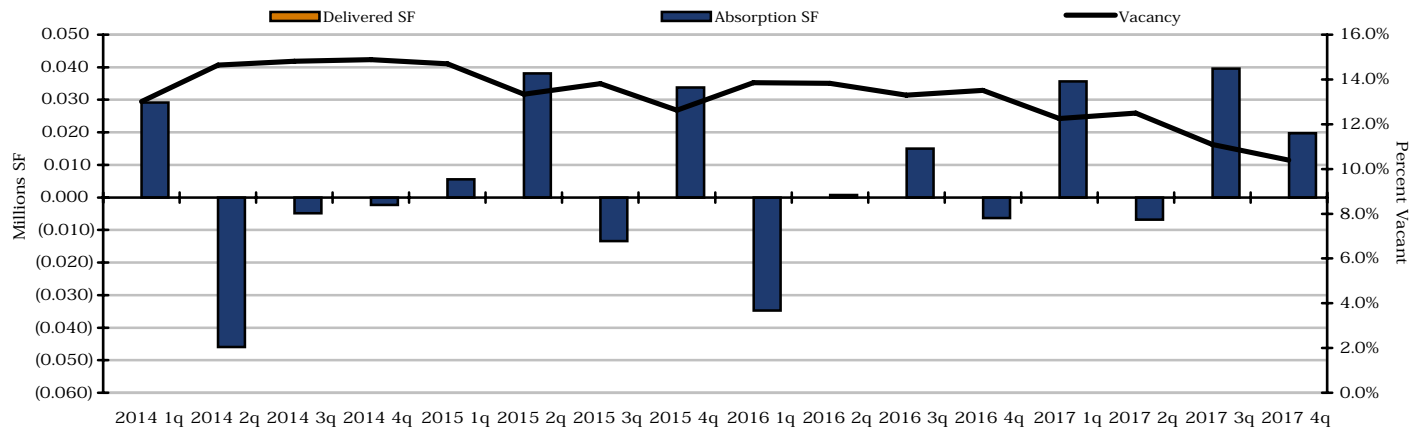


Central/Airport Market

Market Highlights – Class “A, B & C”

Deliveries, Absorption & Vacancy

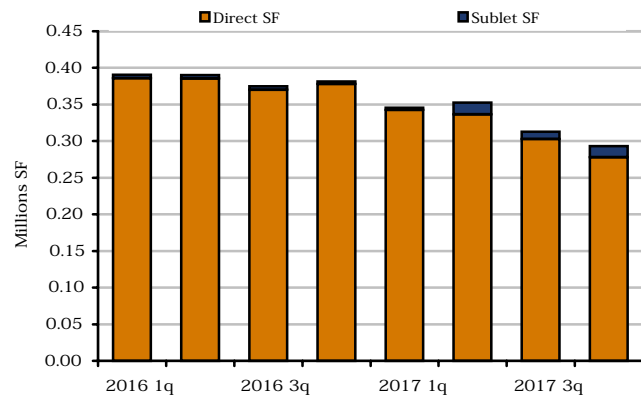
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

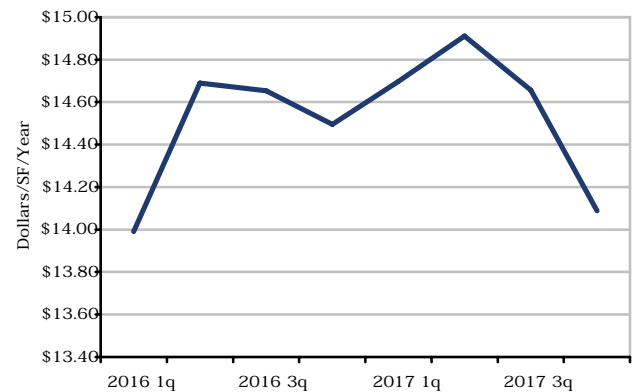
Historical Analysis, All Classes



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	
2017 4q	252	2,820,440	293,117	10.4%	19,744	0	0	0	0	\$14.09
2017 3q	252	2,820,440	312,861	11.1%	39,547	0	0	0	0	\$14.66
2017 2q	252	2,820,440	352,408	12.5%	(6,843)	0	0	0	0	\$14.91
2017 1q	252	2,820,440	345,565	12.3%	35,681	0	0	0	0	\$14.70
2016 4q	252	2,820,440	381,246	13.5%	(6,339)	0	0	0	0	\$14.50
2016 3q	252	2,820,440	374,907	13.3%	15,045	0	0	0	0	\$14.65
2016 2q	252	2,820,440	389,952	13.8%	754	0	0	0	0	\$14.69
2016 1q	252	2,820,440	390,706	13.9%	(34,776)	0	0	0	0	\$13.99
2015 4q	252	2,820,440	355,930	12.6%	33,741	0	0	0	0	\$13.74
2015 3q	252	2,820,440	389,671	13.8%	(13,396)	0	0	0	0	\$13.89
2015 2q	252	2,820,440	376,275	13.3%	38,118	0	0	0	0	\$14.03
2015 1q	252	2,820,440	414,393	14.7%	5,552	0	0	0	0	\$13.66
2014 4q	252	2,820,440	419,945	14.9%	(2,272)	0	0	0	0	\$13.19
2014 3q	252	2,820,440	417,673	14.8%	(4,894)	0	0	0	0	\$13.47
2014 2q	252	2,820,440	412,779	14.6%	(45,973)	0	0	0	0	\$13.90
2014 1q	252	2,820,440	366,806	13.0%	29,177	0	0	0	0	\$13.45

Source: CoStar Property®



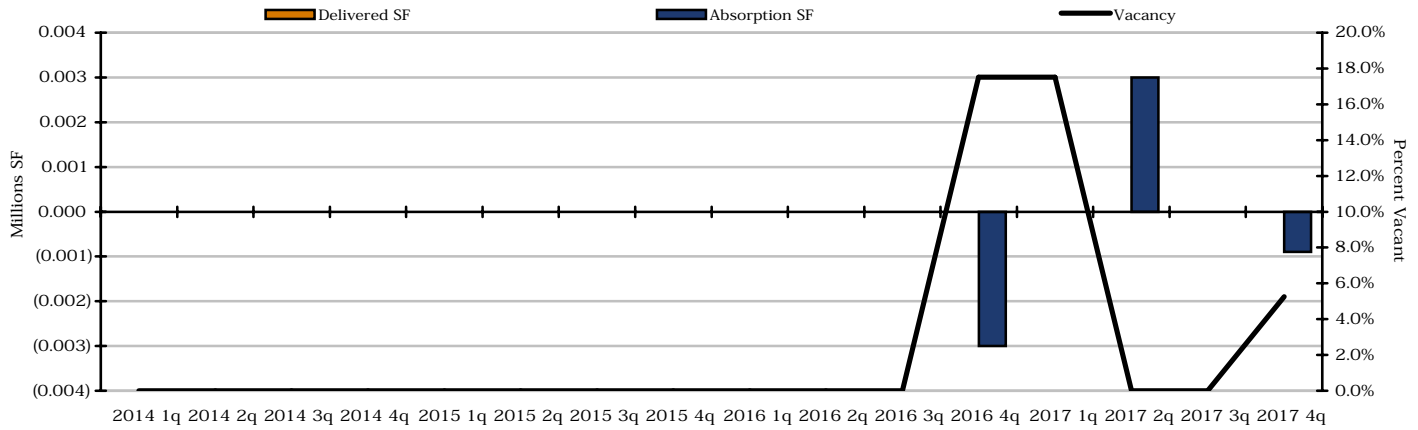
Reno/Sparks Office Market

Churchill County Market

Market Highlights - Class "A, B & C"

Deliveries, Absorption & Vacancy

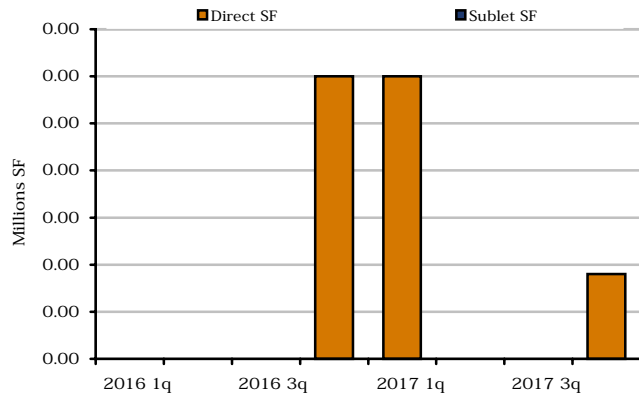
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

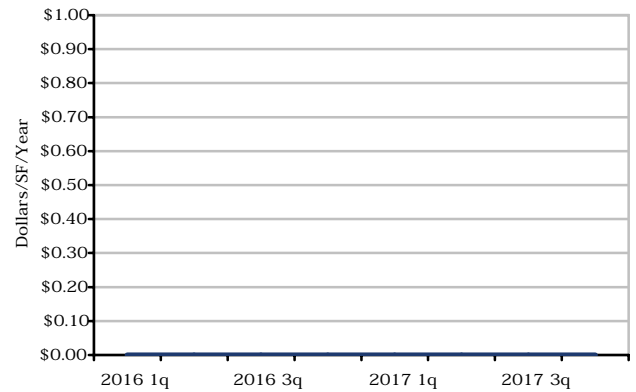
Historical Analysis, All Classes



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	
2017 4q	5	17,127	900	5.3%	(900)	0	0	0	0	\$0.00
2017 3q	5	17,127	0	0.0%	0	0	0	0	0	\$0.00
2017 2q	5	17,127	0	0.0%	3,000	0	0	0	0	\$0.00
2017 1q	5	17,127	3,000	17.5%	0	0	0	0	0	\$0.00
2016 4q	5	17,127	3,000	17.5%	(3,000)	0	0	0	0	\$0.00
2016 3q	5	17,127	0	0.0%	0	0	0	0	0	\$0.00
2016 2q	5	17,127	0	0.0%	0	0	0	0	0	\$0.00
2016 1q	5	17,127	0	0.0%	0	0	0	0	0	\$0.00
2015 4q	5	17,127	0	0.0%	0	0	0	0	0	\$0.00
2015 3q	5	17,127	0	0.0%	0	0	0	0	0	\$0.00
2015 2q	5	17,127	0	0.0%	0	0	0	0	0	\$0.00
2015 1q	5	17,127	0	0.0%	0	0	0	0	0	\$0.00
2014 4q	5	17,127	0	0.0%	0	0	0	0	0	\$0.00
2014 3q	5	17,127	0	0.0%	0	0	0	0	0	\$0.00
2014 2q	5	17,127	0	0.0%	0	0	0	0	0	\$0.00
2014 1q	5	17,127	0	0.0%	0	0	0	0	0	\$0.00

Source: CoStar Property®

Reno/Sparks Office Market

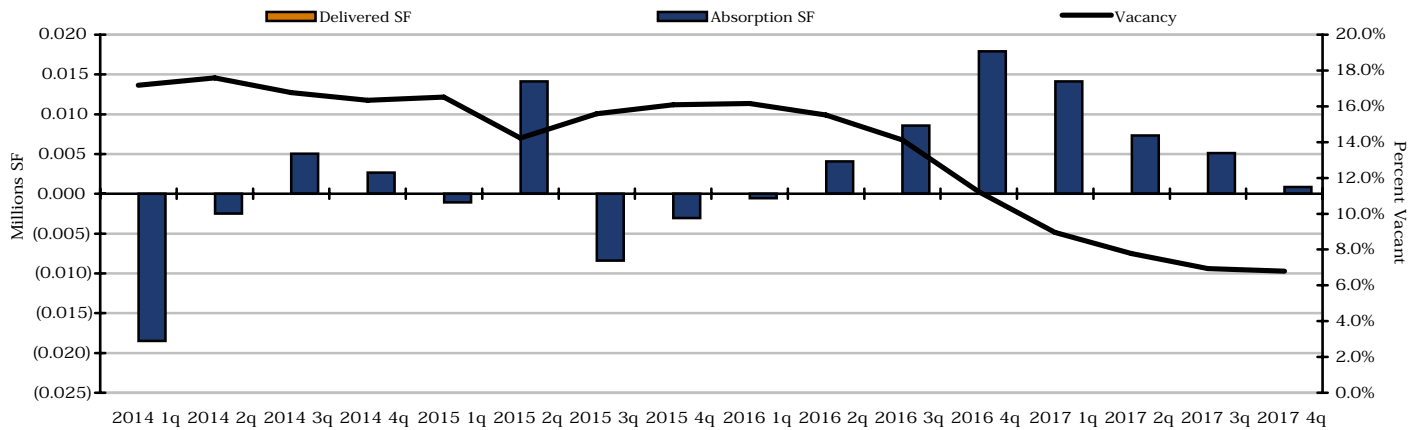


Douglas County Market

Market Highlights – Class "A, B & C"

Deliveries, Absorption & Vacancy

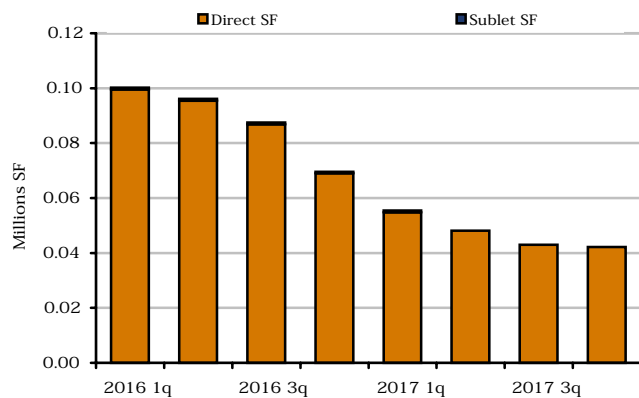
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

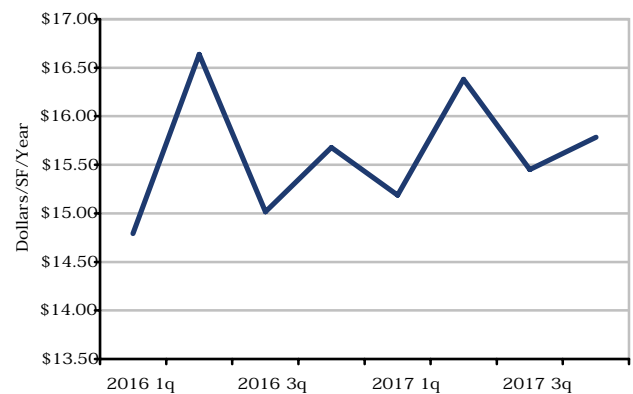
Historical Analysis, All Classes



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	
2017 4q	76	619,711	42,132	6.8%	869	0	0	0	0	\$15.78
2017 3q	76	619,711	43,001	6.9%	5,126	0	0	0	0	\$15.45
2017 2q	76	619,711	48,127	7.8%	7,345	0	0	0	0	\$16.38
2017 1q	76	619,711	55,472	9.0%	14,130	0	0	0	0	\$15.19
2016 4q	76	619,711	69,602	11.2%	17,895	0	0	0	0	\$15.68
2016 3q	76	619,711	87,497	14.1%	8,591	0	0	0	0	\$15.02
2016 2q	76	619,711	96,088	15.5%	4,090	0	0	0	0	\$16.64
2016 1q	76	619,711	100,178	16.2%	(532)	0	0	0	0	\$14.79
2015 4q	76	619,711	99,646	16.1%	(3,037)	0	0	0	0	\$13.71
2015 3q	76	619,711	96,609	15.6%	(8,408)	0	0	0	0	\$13.50
2015 2q	76	619,711	88,201	14.2%	14,134	0	0	0	0	\$15.16
2015 1q	76	619,711	102,335	16.5%	(1,081)	0	0	0	0	\$12.02
2014 4q	76	619,711	101,254	16.3%	2,659	0	0	0	0	\$13.41
2014 3q	76	619,711	103,913	16.8%	5,040	0	0	0	0	\$13.52
2014 2q	76	619,711	108,953	17.6%	(2,461)	0	0	0	0	\$14.23
2014 1q	76	619,711	106,492	17.2%	(18,499)	0	0	0	0	\$11.71

Source: CoStar Property®



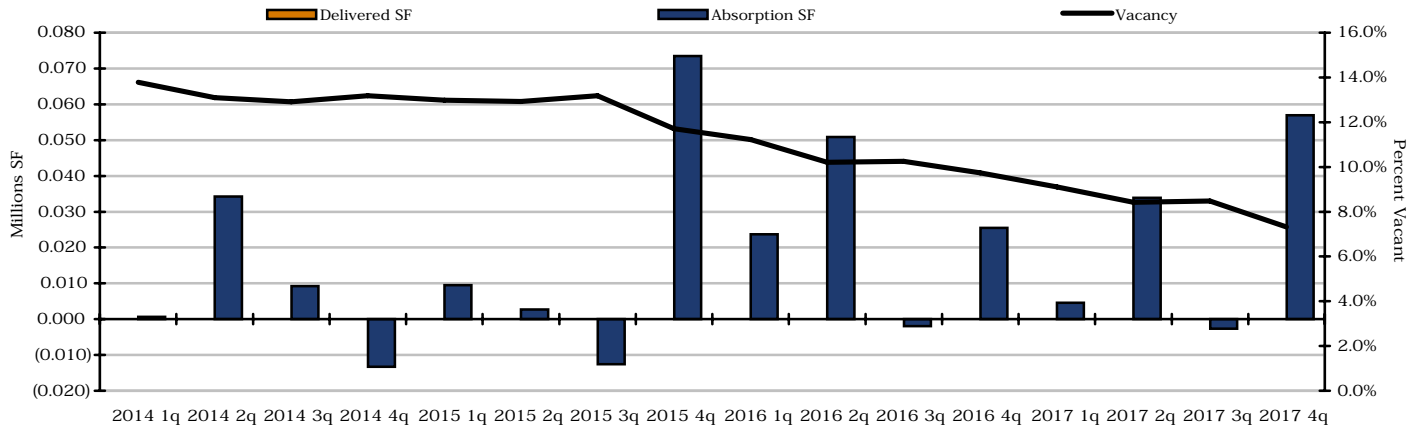
Reno/Sparks Office Market

Downtown Market

Market Highlights - Class "A, B & C"

Deliveries, Absorption & Vacancy

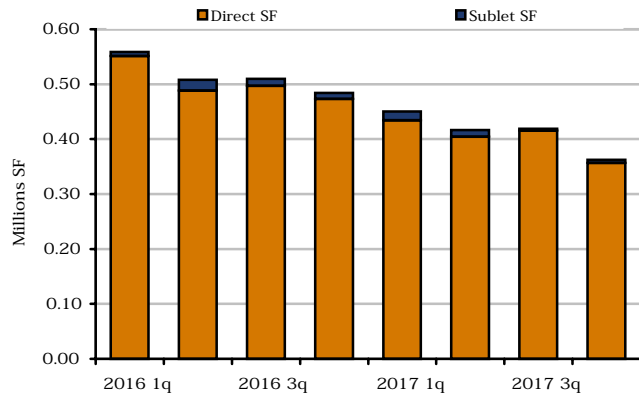
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

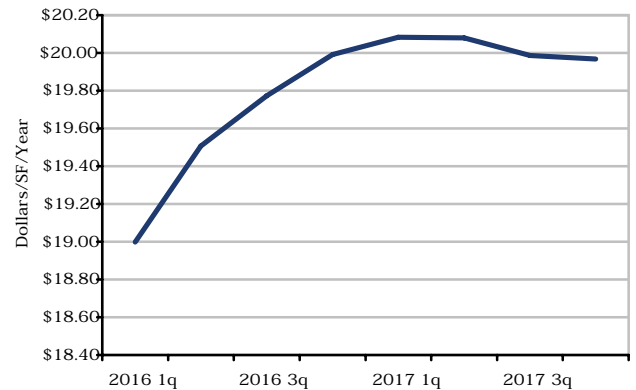
Historical Analysis, All Classes



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	
2017 4q	361	4,944,545	362,074	7.3%	56,901	0	0	0	0	\$19.97
2017 3q	361	4,944,545	418,975	8.5%	(2,622)	0	0	0	0	\$19.99
2017 2q	361	4,944,545	416,353	8.4%	33,921	0	0	0	0	\$20.08
2017 1q	361	4,944,545	450,274	9.1%	4,596	0	0	0	0	\$20.08
2016 4q	362	4,973,883	484,208	9.7%	25,478	0	0	0	0	\$19.99
2016 3q	362	4,973,883	509,686	10.2%	(1,980)	0	0	0	0	\$19.77
2016 2q	362	4,973,883	507,706	10.2%	50,899	0	0	0	0	\$19.51
2016 1q	362	4,973,883	558,605	11.2%	23,695	0	0	0	0	\$19.00
2015 4q	362	4,973,883	582,300	11.7%	73,448	0	0	0	0	\$19.18
2015 3q	362	4,973,883	655,748	13.2%	(12,546)	0	0	0	0	\$18.62
2015 2q	362	4,973,883	643,202	12.9%	2,685	0	0	0	0	\$18.79
2015 1q	362	4,973,883	645,887	13.0%	9,486	0	0	0	0	\$18.64
2014 4q	362	4,973,883	655,373	13.2%	(13,278)	0	0	0	0	\$18.81
2014 3q	362	4,973,883	642,095	12.9%	9,210	0	0	0	0	\$18.12
2014 2q	362	4,973,883	651,305	13.1%	34,211	0	0	0	0	\$18.42
2014 1q	362	4,973,883	685,516	13.8%	600	0	0	0	0	\$18.66

Source: CoStar Property®

Reno/Sparks Office Market

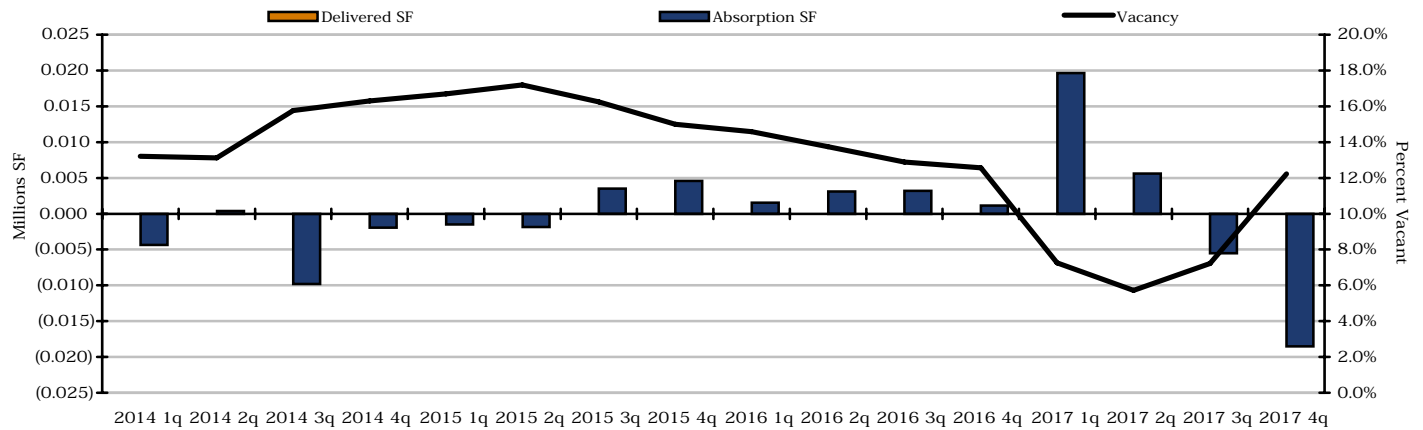


Incline Village Market

Market Highlights – Class “A, B & C”

Deliveries, Absorption & Vacancy

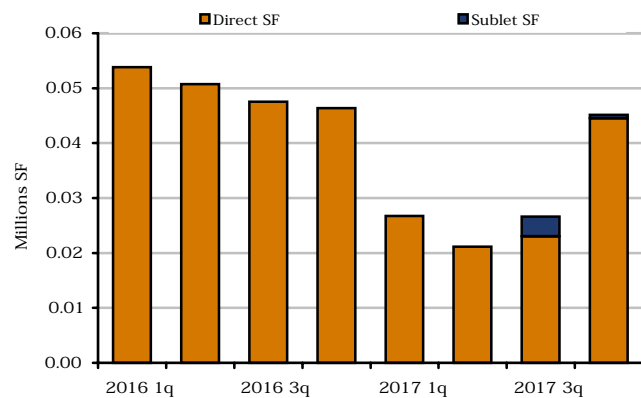
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

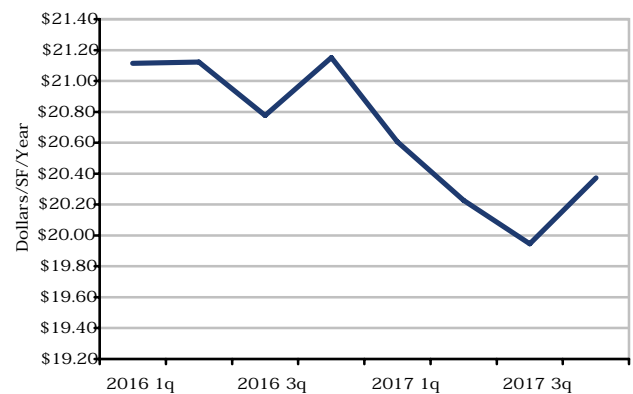
Historical Analysis, All Classes



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	
2017 4q	37	369,095	45,139	12.2%	(18,500)	0	0	0	0	\$20.37
2017 3q	37	369,095	26,639	7.2%	(5,515)	0	0	0	0	\$19.95
2017 2q	37	369,095	21,124	5.7%	5,629	0	0	0	0	\$20.23
2017 1q	37	369,095	26,753	7.2%	19,643	0	0	0	0	\$20.61
2016 4q	37	369,095	46,396	12.6%	1,150	0	0	0	0	\$21.15
2016 3q	37	369,095	47,546	12.9%	3,176	0	0	0	0	\$20.78
2016 2q	37	369,095	50,722	13.7%	3,120	0	0	0	0	\$21.12
2016 1q	37	369,095	53,842	14.6%	1,526	0	0	0	0	\$21.11
2015 4q	37	369,095	55,368	15.0%	4,593	0	0	0	0	\$21.18
2015 3q	37	369,095	59,961	16.2%	3,522	0	0	0	0	\$21.91
2015 2q	37	369,095	63,483	17.2%	(1,857)	0	0	0	0	\$22.37
2015 1q	37	369,095	61,626	16.7%	(1,485)	0	0	0	0	\$22.28
2014 4q	37	369,095	60,141	16.3%	(1,950)	0	0	0	0	\$22.50
2014 3q	37	369,095	58,191	15.8%	(9,796)	0	0	0	0	\$21.69
2014 2q	37	369,095	48,395	13.1%	372	0	0	0	0	\$20.64
2014 1q	37	369,095	48,767	13.2%	(4,364)	0	0	0	0	\$19.52

Source: CoStar Property®



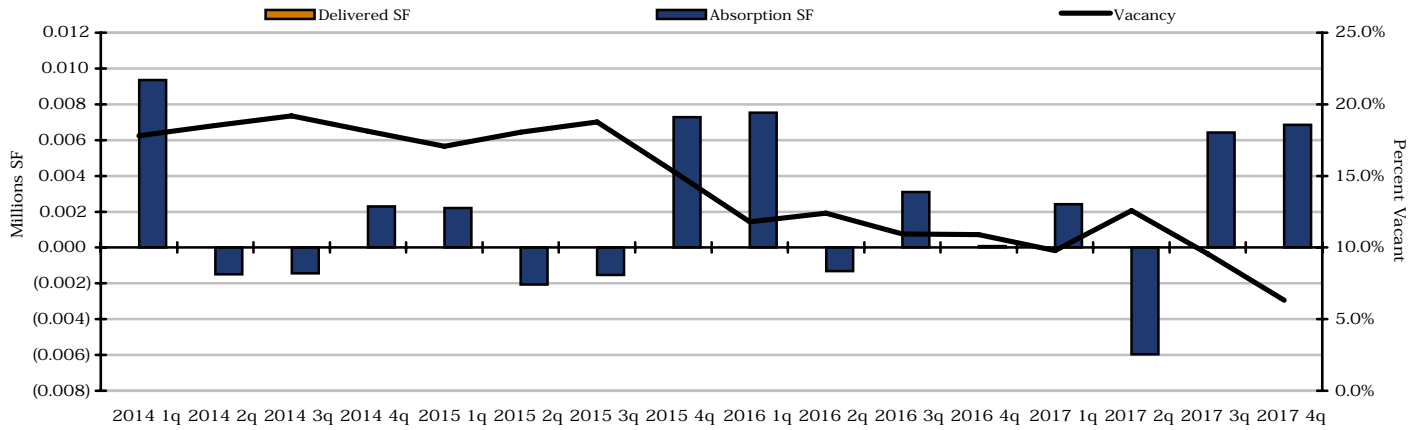
Reno/Sparks Office Market

Lyon County Market

Market Highlights - Class "A, B & C"

Deliveries, Absorption & Vacancy

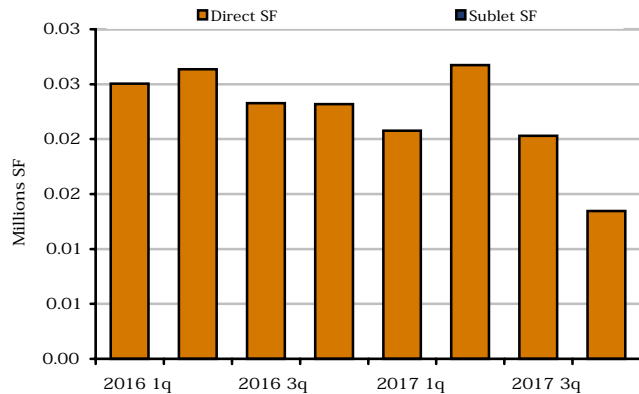
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

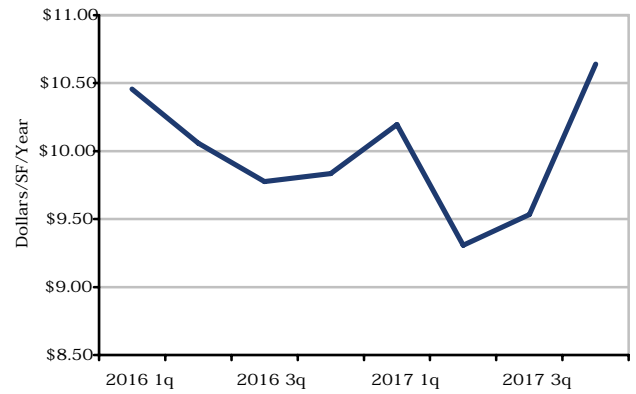
Historical Analysis, All Classes



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	
2017 4q	48	212,525	13,453	6.3%	6,860	0	0	0	0	\$10.64
2017 3q	48	212,525	20,313	9.6%	6,422	0	0	0	0	\$9.53
2017 2q	48	212,525	26,735	12.6%	(5,962)	0	0	0	0	\$9.31
2017 1q	48	212,525	20,773	9.8%	2,417	0	0	0	0	\$10.20
2016 4q	48	212,525	23,190	10.9%	77	0	0	0	0	\$9.84
2016 3q	48	212,525	23,267	10.9%	3,097	0	0	0	0	\$9.78
2016 2q	48	212,525	26,364	12.4%	(1,308)	0	0	0	0	\$10.06
2016 1q	48	212,525	25,056	11.8%	7,539	0	0	0	0	\$10.46
2015 4q	48	212,525	32,595	15.3%	7,287	0	0	0	0	\$10.89
2015 3q	48	212,525	39,882	18.8%	(1,535)	0	0	0	0	\$10.69
2015 2q	48	212,525	38,347	18.0%	(2,058)	0	0	0	0	\$8.95
2015 1q	48	212,525	36,289	17.1%	2,200	0	0	0	0	\$9.38
2014 4q	48	212,525	38,489	18.1%	2,300	0	0	0	0	\$9.59
2014 3q	48	212,525	40,789	19.2%	(1,445)	0	0	0	0	\$13.30
2014 2q	48	212,525	39,344	18.5%	(1,500)	0	0	0	0	\$11.61
2014 1q	48	212,525	37,844	17.8%	9,353	0	0	0	0	\$11.32

Source: CoStar Property®

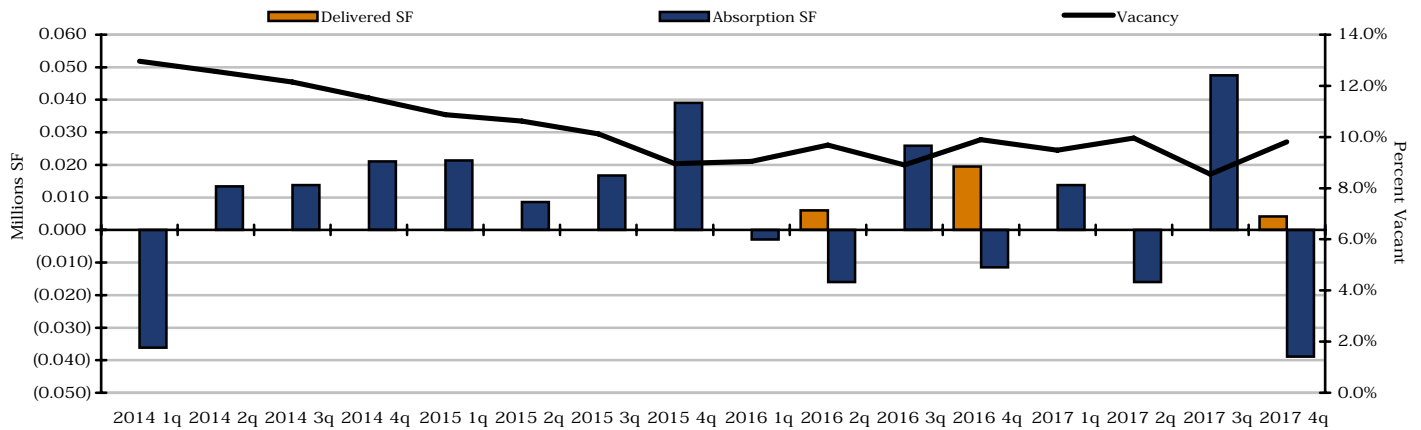
Reno/Sparks Office Market



Meadowood Market Market Highlights – Class “A, B & C”

Deliveries, Absorption & Vacancy

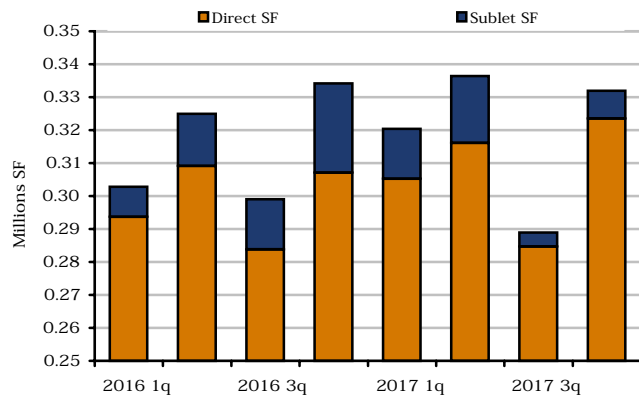
Historical Analysis, All Classes



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	
2017 4q	204	3,383,199	331,937	9.8%	(38,882)	1	4,168	2	46,844	\$21.32
2017 3q	203	3,379,031	288,887	8.5%	47,489	0	0	3	51,012	\$20.88
2017 2q	203	3,379,031	336,376	10.0%	(16,024)	0	0	2	10,186	\$19.74
2017 1q	203	3,379,031	320,352	9.5%	13,838	0	0	2	10,186	\$19.31
2016 4q	203	3,379,031	334,190	9.9%	(11,435)	2	19,484	0	0	\$19.05
2016 3q	200	3,355,294	299,018	8.9%	25,887	0	0	3	23,737	\$19.49
2016 2q	200	3,355,294	324,905	9.7%	(16,028)	1	6,018	2	8,421	\$18.96
2016 1q	199	3,349,276	302,859	9.0%	(2,876)	0	0	3	14,439	\$19.10
2015 4q	199	3,349,276	299,983	9.0%	39,014	0	0	3	14,439	\$19.66
2015 3q	199	3,349,276	338,997	10.1%	16,746	0	0	3	14,439	\$19.24
2015 2q	199	3,349,276	355,743	10.6%	8,587	0	0	2	8,421	\$18.93
2015 1q	199	3,349,276	364,330	10.9%	21,404	0	0	0	0	\$18.19
2014 4q	199	3,349,276	385,734	11.5%	21,108	0	0	0	0	\$18.30
2014 3q	199	3,349,276	406,842	12.1%	13,844	0	0	0	0	\$17.88
2014 2q	199	3,349,276	420,686	12.6%	13,415	0	0	0	0	\$18.00
2014 1q	199	3,349,276	434,101	13.0%	(36,174)	0	0	0	0	\$17.58

Source: CoStar Property®



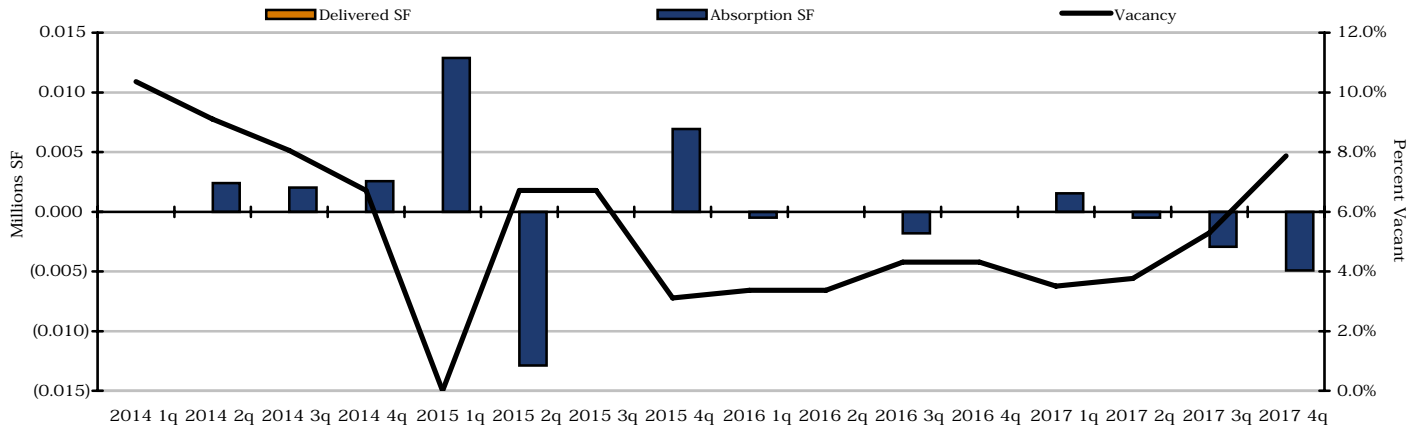
Reno/Sparks Office Market

North Valleys Market

Market Highlights - Class "A, B & C"

Deliveries, Absorption & Vacancy

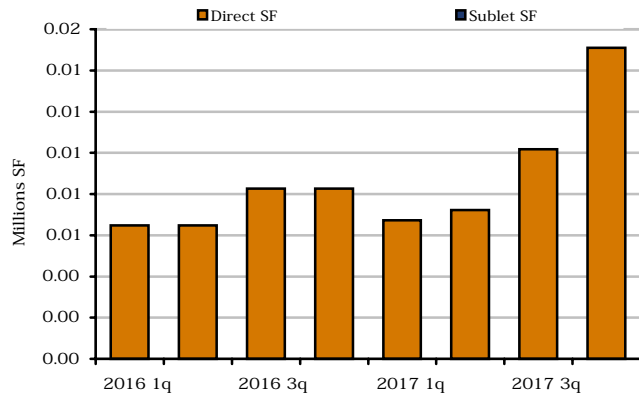
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

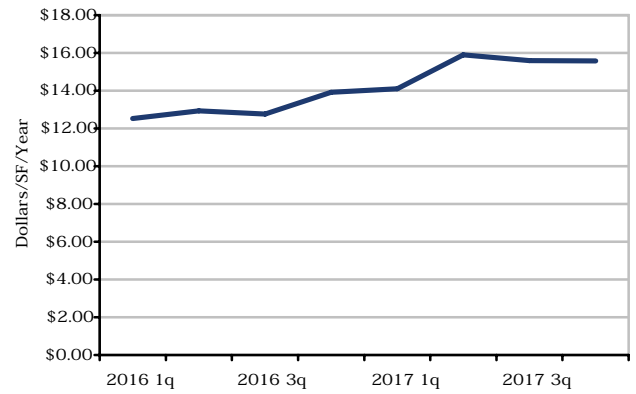
Historical Analysis, All Classes



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	
2017 4q	24	191,903	15,104	7.9%	(4,930)	0	0	0	0	\$15.58
2017 3q	24	191,903	10,174	5.3%	(2,943)	0	0	0	0	\$15.60
2017 2q	24	191,903	7,231	3.8%	(501)	0	0	0	0	\$15.89
2017 1q	24	191,903	6,730	3.5%	1,540	0	0	0	0	\$14.10
2016 4q	24	191,903	8,270	4.3%	0	0	0	0	0	\$13.91
2016 3q	24	191,903	8,270	4.3%	(1,800)	0	0	0	0	\$12.77
2016 2q	24	191,903	6,470	3.4%	0	0	0	0	0	\$12.92
2016 1q	24	191,903	6,470	3.4%	(505)	0	0	0	0	\$12.52
2015 4q	24	191,903	5,965	3.1%	6,922	0	0	0	0	\$14.87
2015 3q	24	191,903	12,887	6.7%	0	0	0	0	0	\$19.25
2015 2q	24	191,903	12,887	6.7%	(12,887)	0	0	0	0	\$17.82
2015 1q	24	191,903	0	0.0%	12,887	0	0	0	0	\$17.82
2014 4q	24	191,903	12,887	6.7%	2,572	0	0	0	0	\$17.87
2014 3q	24	191,903	15,459	8.1%	2,015	0	0	0	0	\$19.25
2014 2q	24	191,903	17,474	9.1%	2,400	0	0	0	0	\$16.51
2014 1q	24	191,903	19,874	10.4%	0	0	0	0	0	\$14.45

Source: CoStar Property®

Reno/Sparks Office Market

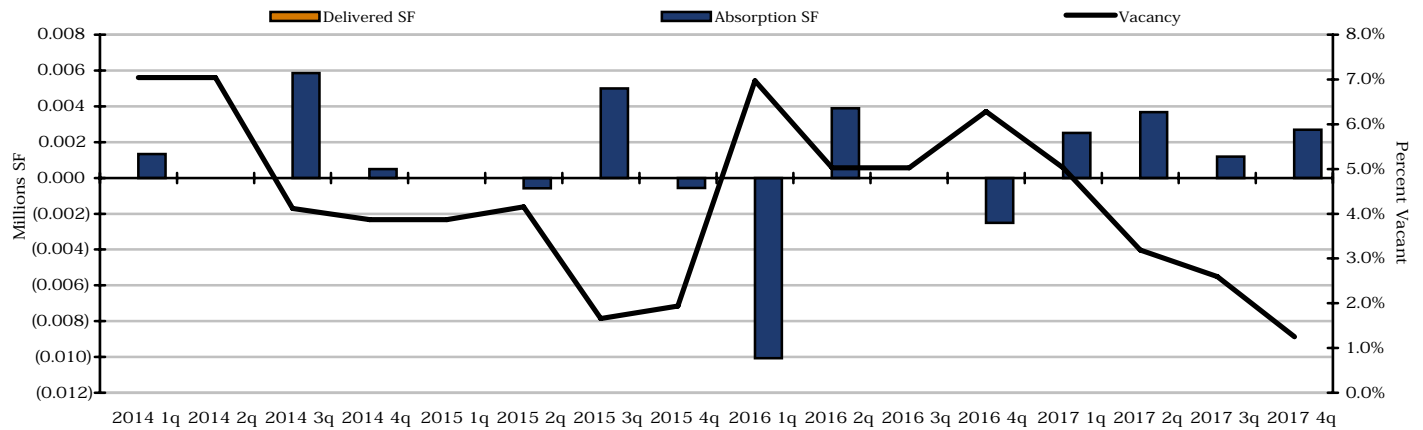


S Outlying Washoe County Market

Market Highlights – Class “A, B & C”

Deliveries, Absorption & Vacancy

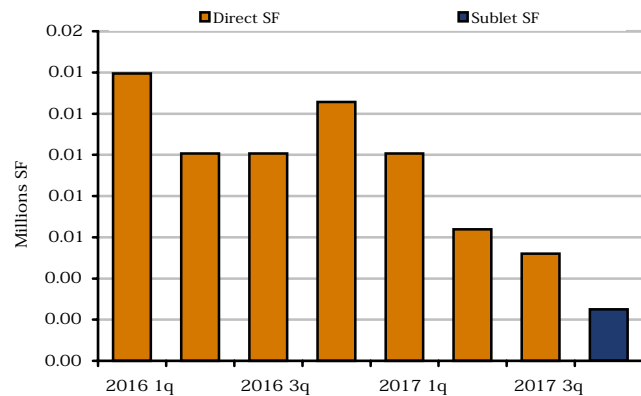
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

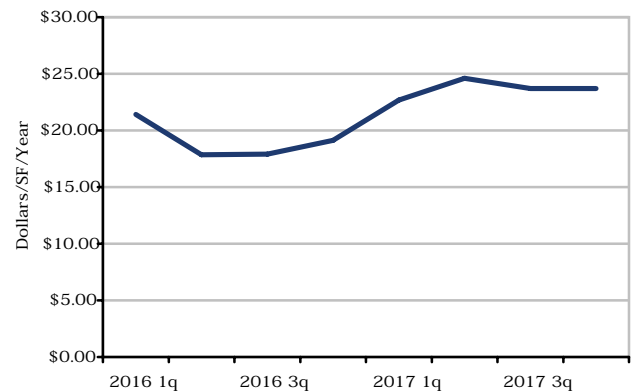
Historical Analysis, All Classes



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	
2017 4q	22	200,201	2,500	1.2%	2,697	0	0	0	0	\$23.71
2017 3q	22	200,201	5,197	2.6%	1,188	0	0	0	0	\$23.71
2017 2q	22	200,201	6,385	3.2%	3,680	0	0	0	0	\$24.60
2017 1q	22	200,201	10,065	5.0%	2,509	0	0	0	0	\$22.69
2016 4q	22	200,201	12,574	6.3%	(2,509)	0	0	0	0	\$19.11
2016 3q	22	200,201	10,065	5.0%	0	0	0	0	0	\$17.91
2016 2q	22	200,201	10,065	5.0%	3,884	0	0	0	0	\$17.84
2016 1q	22	200,201	13,949	7.0%	(10,065)	0	0	0	0	\$21.40
2015 4q	22	200,201	3,884	1.9%	(567)	0	0	0	0	\$13.72
2015 3q	22	200,201	3,317	1.7%	4,996	0	0	0	0	\$10.37
2015 2q	22	200,201	8,313	4.2%	(575)	0	0	0	0	\$10.17
2015 1q	22	200,201	7,738	3.9%	0	0	0	0	0	\$10.60
2014 4q	22	200,201	7,738	3.9%	500	0	0	0	0	\$13.05
2014 3q	22	200,201	8,238	4.1%	5,858	0	0	0	0	\$9.94
2014 2q	22	200,201	14,096	7.0%	0	0	0	0	0	\$11.56
2014 1q	22	200,201	14,096	7.0%	1,341	0	0	0	0	\$12.52

Source: CoStar Property®



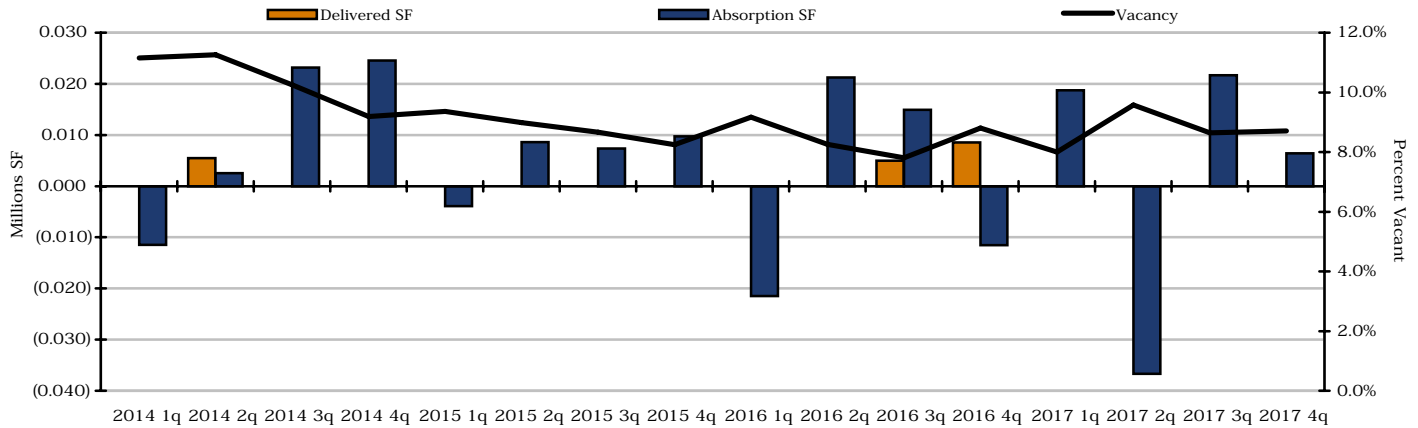
Reno/Sparks Office Market

South Meadows Market

Market Highlights - Class "A, B & C"

Deliveries, Absorption & Vacancy

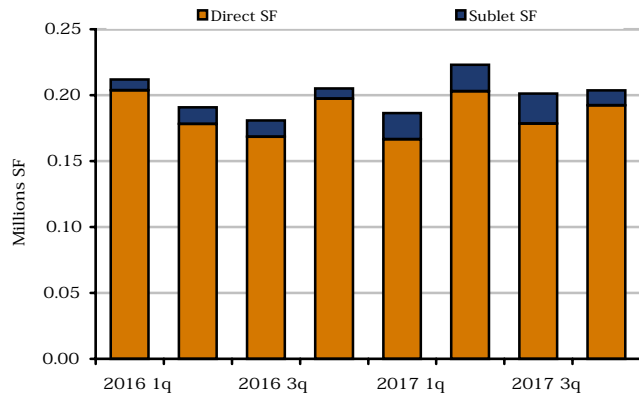
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

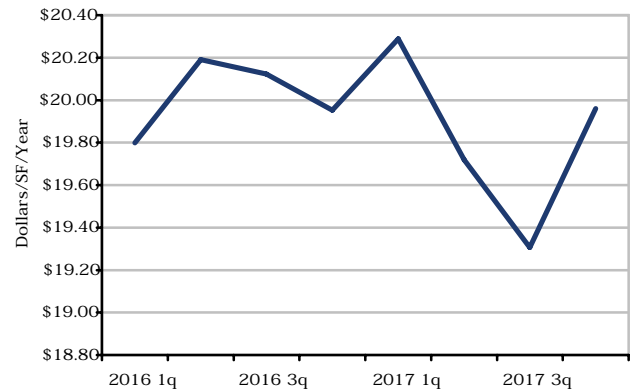
Historical Analysis, All Classes



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	
2017 4q	186	2,336,913	203,613	8.7%	6,387	0	0	0	0	\$19.96
2017 3q	185	2,328,231	201,318	8.6%	21,672	0	0	1	8,682	\$19.31
2017 2q	185	2,328,231	222,990	9.6%	(36,676)	0	0	1	8,682	\$19.72
2017 1q	185	2,328,231	186,314	8.0%	18,768	0	0	1	8,682	\$20.29
2016 4q	185	2,328,231	205,082	8.8%	(11,548)	1	8,554	0	0	\$19.95
2016 3q	183	2,315,424	180,727	7.8%	14,931	1	5,000	2	12,807	\$20.12
2016 2q	182	2,310,424	190,658	8.3%	21,265	0	0	3	17,807	\$20.19
2016 1q	182	2,310,424	211,923	9.2%	(21,476)	0	0	2	12,807	\$19.80
2015 4q	182	2,310,424	190,447	8.2%	9,763	0	0	1	8,554	\$19.42
2015 3q	182	2,310,424	200,210	8.7%	7,375	0	0	1	8,554	\$19.00
2015 2q	182	2,310,424	207,585	9.0%	8,625	0	0	1	8,554	\$19.19
2015 1q	182	2,310,424	216,210	9.4%	(3,911)	0	0	1	8,554	\$18.99
2014 4q	182	2,310,424	212,299	9.2%	24,552	0	0	0	0	\$18.50
2014 3q	182	2,310,424	236,851	10.3%	23,198	0	0	0	0	\$18.00
2014 2q	182	2,310,424	260,049	11.3%	2,538	1	5,504	0	0	\$18.22
2014 1q	181	2,304,920	257,083	11.2%	(11,477)	0	0	1	5,504	\$18.14

Source: CoStar Property®

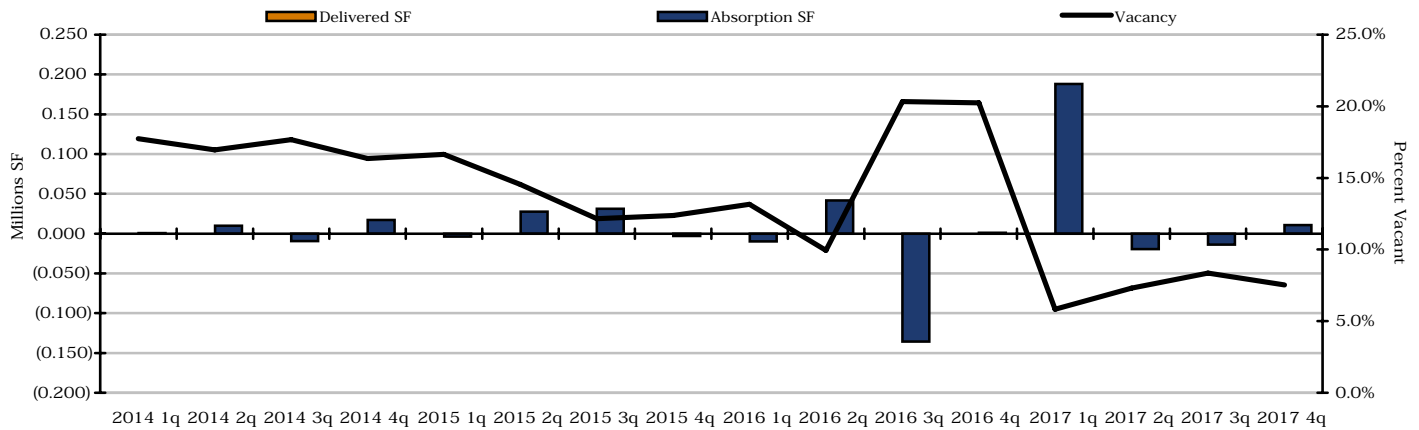
Reno/Sparks Office Market



Sparks Market Market Highlights – Class “A, B & C”

Deliveries, Absorption & Vacancy

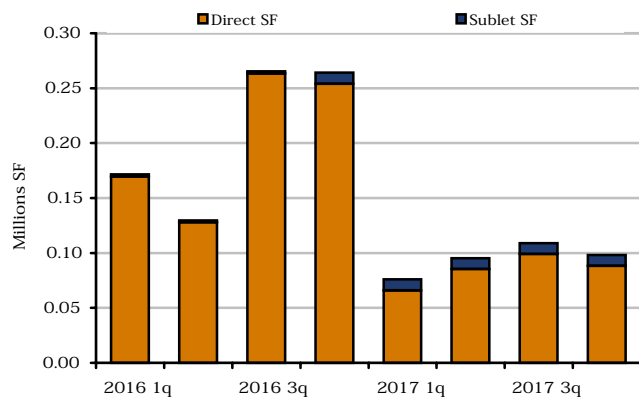
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

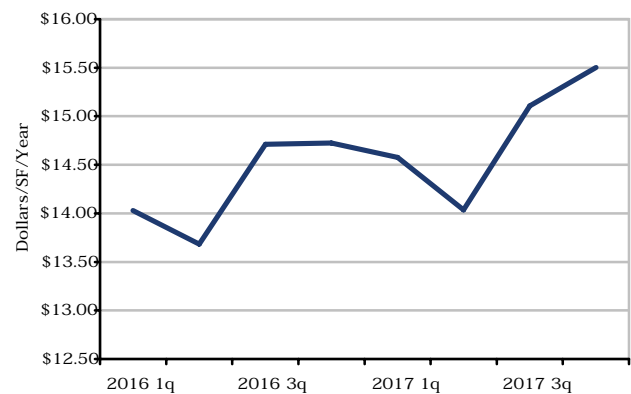
Historical Analysis, All Classes



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	
2017 4q	174	1,304,053	98,112	7.5%	10,920	0	0	0	0	\$15.50
2017 3q	174	1,304,053	109,032	8.4%	(13,725)	0	0	0	0	\$15.11
2017 2q	174	1,304,053	95,307	7.3%	(19,388)	0	0	0	0	\$14.03
2017 1q	174	1,304,053	75,919	5.8%	188,121	0	0	0	0	\$14.57
2016 4q	174	1,304,053	264,040	20.2%	1,184	0	0	0	0	\$14.72
2016 3q	174	1,304,053	265,224	20.3%	(135,554)	0	0	0	0	\$14.71
2016 2q	174	1,304,053	129,670	9.9%	41,844	0	0	0	0	\$13.68
2016 1q	174	1,304,053	171,514	13.2%	(9,981)	0	0	0	0	\$14.03
2015 4q	174	1,304,053	161,533	12.4%	(3,002)	0	0	0	0	\$14.10
2015 3q	174	1,304,053	158,531	12.2%	31,045	0	0	0	0	\$14.45
2015 2q	174	1,304,053	189,576	14.5%	27,474	0	0	0	0	\$13.57
2015 1q	174	1,304,053	217,050	16.6%	(3,688)	0	0	0	0	\$14.83
2014 4q	174	1,304,053	213,362	16.4%	17,087	0	0	0	0	\$14.18
2014 3q	174	1,304,053	230,449	17.7%	(9,223)	0	0	0	0	\$14.36
2014 2q	174	1,304,053	221,226	17.0%	10,056	0	0	0	0	\$13.27
2014 1q	174	1,304,053	231,282	17.7%	803	0	0	0	0	\$14.05

Source: CoStar Property®

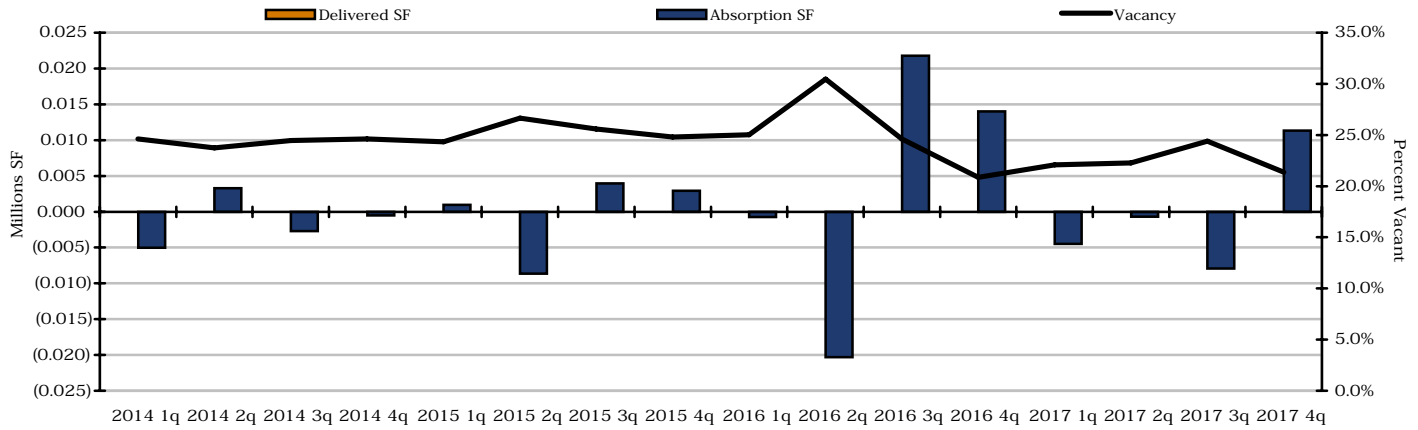


Reno/Sparks Office Market

West Reno Market
Market Highlights - Class "A, B & C"

Deliveries, Absorption & Vacancy

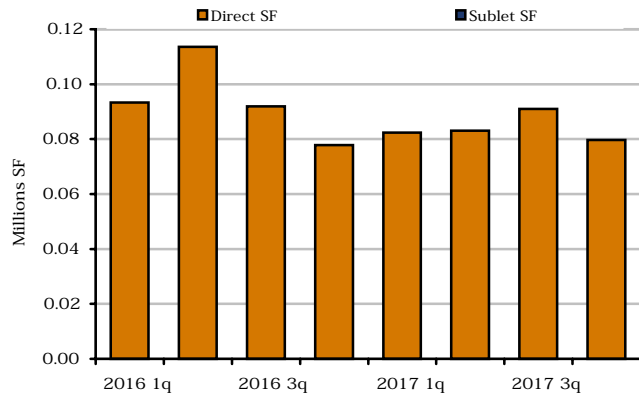
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

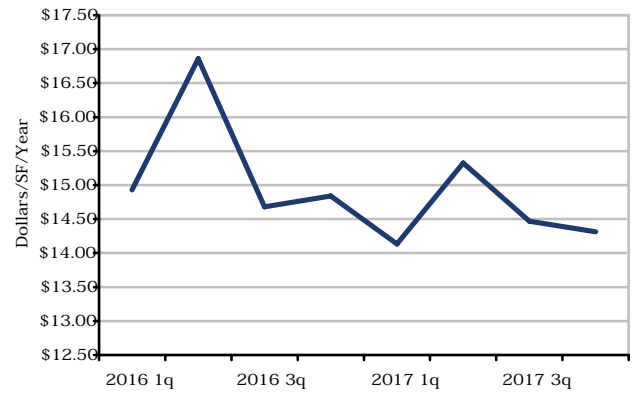
Historical Analysis, All Classes



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	
2017 4q	47	373,201	79,683	21.4%	11,317	0	0	0	0	\$14.31
2017 3q	47	373,201	91,000	24.4%	(7,934)	0	0	0	0	\$14.47
2017 2q	47	373,201	83,066	22.3%	(707)	0	0	0	0	\$15.33
2017 1q	47	373,201	82,359	22.1%	(4,486)	0	0	0	0	\$14.13
2016 4q	47	373,201	77,873	20.9%	13,995	0	0	0	0	\$14.84
2016 3q	47	373,201	91,868	24.6%	21,779	0	0	0	0	\$14.68
2016 2q	47	373,201	113,647	30.5%	(20,303)	0	0	0	0	\$16.86
2016 1q	47	373,201	93,344	25.0%	(745)	0	0	0	0	\$14.93
2015 4q	47	373,201	92,599	24.8%	2,942	0	0	0	0	\$15.78
2015 3q	47	373,201	95,541	25.6%	3,955	0	0	0	0	\$16.14
2015 2q	47	373,201	99,496	26.7%	(8,647)	0	0	0	0	\$18.02
2015 1q	47	373,201	90,849	24.3%	982	0	0	0	0	\$17.72
2014 4q	47	373,201	91,831	24.6%	(495)	0	0	0	0	\$18.91
2014 3q	47	373,201	91,336	24.5%	(2,712)	0	0	0	0	\$17.65
2014 2q	47	373,201	88,624	23.7%	3,265	0	0	0	0	\$17.81
2014 1q	47	373,201	91,889	24.6%	(5,011)	0	0	0	0	\$16.66

Source: CoStar Property®