

5 FAST FACTS

PORTLAND - INDUSTRIAL



1 NEW SUBLEASE SPACES ARE PUSHING VACANCY

Vacancy remained low in Q2 at **2.6%**, though the share of vacant sublet spaces has grown significantly since the end of 2022.



2 SPECULATIVE CONSTRUCTION TIMELINES ARE EXTENDING OUT

Proposed properties have **pushed back timelines** or are transitioning to **build-to-suit** amidst rising interest rates.

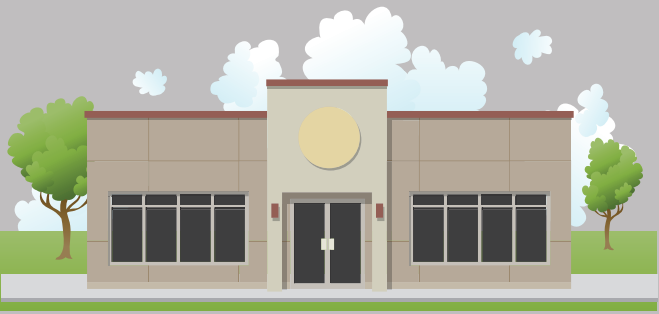
3 ASKING RATES ARE CLIMBING IN DESIRABLE MARKETS

Tenants are not rate-sensitive when it comes to highly desirable markets like Tigard/Lake Oswego and Wilsonville, where rates are **\$1.09** and **\$1.31** respectively.



4 DEMAND FOR SMALL AND MEDIUM SPACES INCREASED

Demand for spaces **under 80k sf** remains high, contributing to **78%** of all leasing activity and an average lease size of **10,750 sf** in Q2.



5 TENANTS ARE RENEWING THEIR LEASES

YTD Leasing Activity grew to **2.8MSF** in the second quarter, **89.9%** of which were direct new leases.

