

MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	SUBLET VACANT (SF)	DIRECT VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION	YTD OVERALL NET ABSORPTION (SF)	UNDER CNSTR (SF)	OVERALL AVG ASKING RENT (NNN)*
City	2,760,642	0	155,320	5.6%	-5,314	236	0	\$14.38
Illinois	12,666,259	2,750	725,822	5.8%	-45,096	-44,995	0	\$12.13
Mid-County	6,503,349	0	240,913	3.7%	11,997	9,125	0	\$17.05
North County	9,617,590	50,583	916,647	10.1%	8,986	11,436	0	\$9.33
South County	12,936,708	0	1,236,073	9.6%	-118,811	-271,756	0	\$12.96
St. Charles	10,916,504	14,431	463,189	4.4%	-13,806	15,430	30,255	\$13.38
West County	10,906,696	5,977	691,858	6.4%	-59,270	-21,052	25,215	\$15.47
ST. LOUIS TOTALS	66,307,748	73,741	4,429,822	6.8%	-221,314	-301,576	55,470	\$12.94

PRODUCT TYPES	INVENTORY (SF)	SUBLET VACANT (SF)	DIRECT VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION	YTD OVERALL NET ABSORPTION (SF)	UNDER CNSTR (SF)	OVERALL AVG ASKING RENT (NNN)*
Neighborhood & Community Centers	43,453,499	66,305	3,515,996	8.2%	-215,742	-319,262	30255	\$12.99
Lifestyle Centers	1,336,122	0	38,800	2.9%	0	-6,671	0	-
Power/Regional Center	13,251,569	0	417,744	3.2%	-8,391	-4,038	0	\$9.61
Unanchored Strip Center	8,266,558	7,436	457,282	5.6%	2,819	28,395	25,215	\$14.11
ST. LOUIS TOTALS	66,307,748	73,741	4,429,822	6.8%	-221,314	-301,576	55,470	\$12.94

*Rental rates reflect NNN asking \$psf/year

**Tables are not reflective of U.S. MarketBeat

Source: Costar

KEY LEASE TRANSACTIONS Q2 2021

PROPERTY	SUBMARKET	TENANT	RSF	TYPE
100-111 Hilltop Village Center Dr.	West County	ACE Hardware	30,979	New
1070-1082 Town & Country Crossing Dr.	West County	REI Co=Op	23,000	New
2235-2259 Highway K	St. Charles	Big Blue Swim School	20,964	New
53-59 Brentwood Promenade Ct.	Mid-County	Burlington	19,040	Renewal*

*Renewals not included in leasing statistics

KEY SALES TRANSACTIONS Q2 2021

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE/\$ PSF
13901-13995 New Halls Ferry Rd.	North County	Realty Associates Fund X LP/CK Center LLC	308,302	\$29.6M/\$95.95
4004-4044 Butler Hill Rd.	South County	BH Square Associates LP/Butler Hill Baceline LLC	32,197	\$3.9M/\$119.91

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