

Market

Trends

Q1 2025

Milwaukee - Office



REDI
MOODY'S



MARKET TRENDS

Q1 2025 | Milwaukee | Office

Employment

	<u>Current</u>	<u>Y-o-Y</u>
Employment	783,211	▼
Area Unemployment	3.8	▲
U.S. Unemployment	4.1	▲
Office Using Jobs	178,000	▲

Source: BLS

*Employment figures and area unemployment are based on Milwaukee MSA data.

Market Recap

All Properties

Total Inventory (sf)	44,517,340
Total # of Bldgs (tracked)	563
Absorption	24,695
Vacancy	19.7%
Asking Rate (FSG)	\$21.09
New Construction (sf)	7,000

Multi-tenant Properties

Total Inventory (sf)	30,755,311
Total # of Bldgs (tracked)	427
Absorption	(87,611)
Vacancy	24.3%
Asking Rate (FSG)	\$21.17

Economic Overview

According to the Bureau of Labor Statistics (BLS), the unemployment rate for the Milwaukee metropolitan statistical area (MSA) increased 30 basis points to 3.8% compared to 3.5% in February 2024. The unemployment rate for the US was at 4.1% in February 2025 which increased 20 basis points from last year. State of Wisconsin unemployment was 3.2% for this quarter. The Milwaukee MSA saw a decrease in job growth while office using jobs increase by 500 during the same period.

Market Overview

The Milwaukee office market consisting of 44.5 msf of space has posted 24,700 sf positive absorption for Q1 2025. This brings the YTD to 24,700 sf positive absorption. Multi-tenant only properties had (87,600) sf negative absorption. This brings the YTD to (87,600) sf negative absorption. The vacancy rate came in at 19.7% during Q1 2025 for all properties while multi-tenant properties had a vacancy rate of 24.3%.

Market Highlights

Milwaukee Northwest had the largest increase with 184,600 sf positive absorption led by Milwaukee Tool purchase of 164,300 sf property. Milwaukee Downtown West topped all markets with (140,500) sf negative absorption led by American Family Insurance vacating 94,000 sf. This quarter Milwaukee CBD posted (111,000) sf negative absorption compared to the suburban markets posting 235,700 sf positive absorption. There is currently one property under construction totaling 7,000 sf. There were 106 lease transactions with 360,600 sf during Q1 2025. Twenty three office properties with 595,300 sf sold for \$93.9 million.

Market Overview by Class (Multi and Single Tenant)

Total

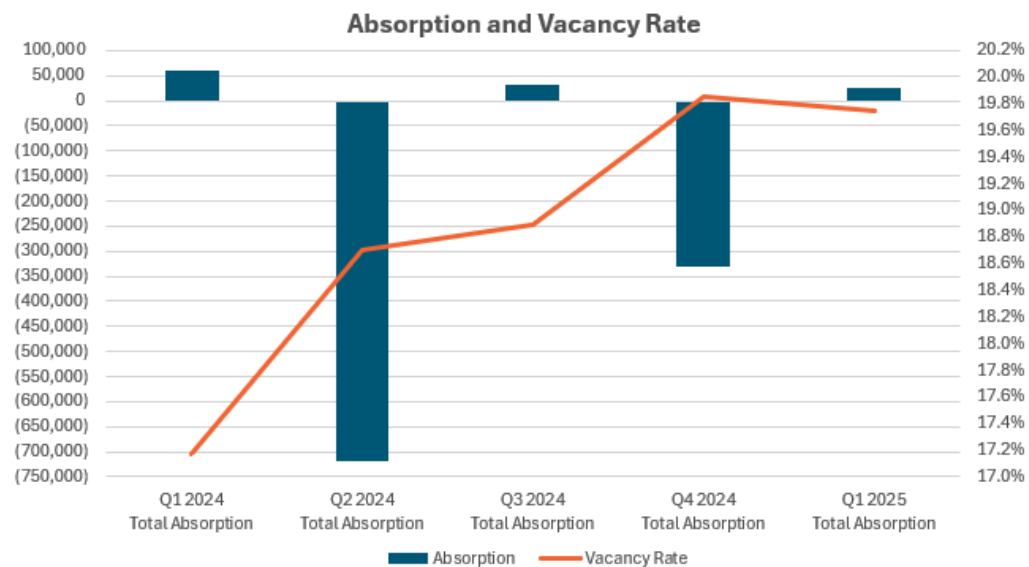
Bldg Class	# of Bldgs	Inventory	Total Available (sf)	Total Vacant (sf)	Total Absorption (sf)	YTD Total Absorption (sf)	Vacancy Rate
A	55	12,085,806	2,613,676	2,357,598	163,112	163,112	19.5%
B	461	30,399,916	6,927,028	6,205,318	(40,590)	(40,590)	20.4%
C	47	2,031,618	208,087	227,969	(97,827)	(97,827)	11.2%
Grand Total	563	44,517,340	9,748,791	8,790,885	24,695	24,695	19.7%

Direct

Bldg Class	# of Bldgs	Inventory	Direct Available (sf)	Direct Vacant (sf)	Direct Absorption (sf)	YTD Direct Absorption (sf)	Vacancy Rate
A	55	12,085,806	1,947,135	1,932,681	189,599	189,599	16.0%
B	461	30,399,916	6,578,292	6,084,926	(39,843)	(39,843)	20.0%
C	47	2,031,618	205,823	225,705	(97,827)	(97,827)	11.1%
Grand Total	563	44,517,340	8,731,250	8,243,312	51,929	51,929	18.5%

Sublease

Bldg Class	# of Bldgs	Inventory	Sublease Available (sf)	Sublease Vacant (sf)	Sublease Absorption (sf)	YTD Sublease Absorption (sf)	Vacancy Rate
A	55	12,085,806	666,541	424,917	(26,487)	(26,487)	3.5%
B	461	30,399,916	348,736	120,392	(747)	(747)	0.4%
C	47	2,031,618	2,264	2,264	0	0	0.1%
Grand Total	563	44,517,340	1,017,541	547,573	(27,234)	(27,234)	1.2%

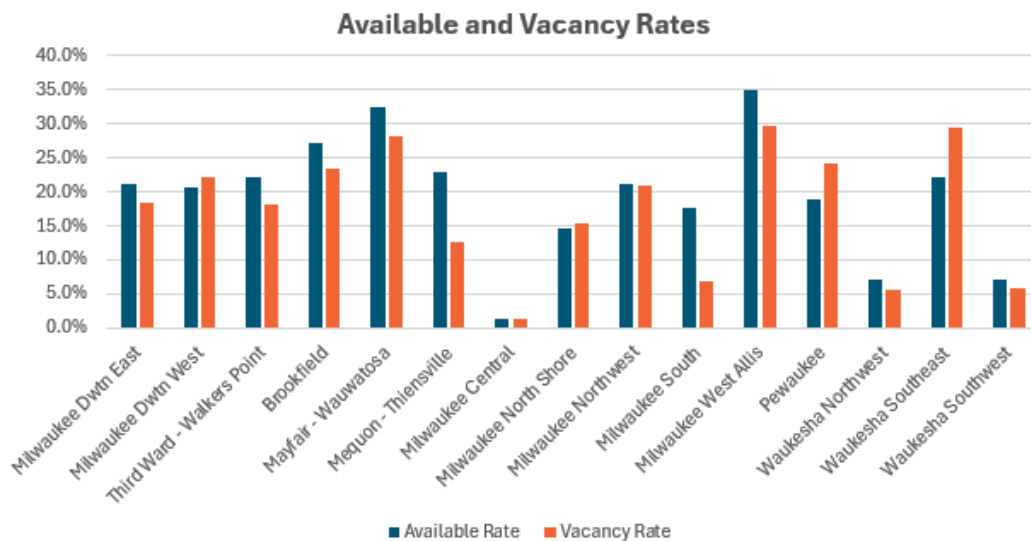


Market Statistics by Market (Multi and Single Tenant)

Market	Bldg Class	# of Bldgs	Inventory	Total Available (sf)	Total Vacant (sf)	Total Absorption (sf)	YTD Total Absorption (sf)	Vacancy Rate
Milwaukee Downtown East	A	14	5,911,378	1,208,192	948,645	(29,132)	(29,132)	16.0%
	B	38	4,191,916	951,520	906,940	(4,515)	(4,515)	21.6%
	C	4	146,389		22,500	0	0	15.4%
	Subtotal	56	10,249,683	2,159,712	1,878,085	(33,647)	(33,647)	18.3%
Milwaukee Downtown West	A	2	348,371	72,332	72,332	0	0	20.8%
	B	31	4,358,399	807,248	879,644	(46,541)	(46,541)	20.2%
	C	3	234,311	139,000	139,000	(94,000)	(94,000)	59.3%
	Subtotal	36	4,941,081	1,018,580	1,090,976	(140,541)	(140,541)	22.1%
Third Ward - Walkers Point	A	5	739,907	143,372	143,232	11,695	11,695	19.4%
	B	38	2,172,648	486,187	364,982	51,497	51,497	16.8%
	C	4	120,713	42,963	42,963	0	0	35.6%
	Subtotal	47	3,033,268	672,522	551,177	63,192	63,192	18.2%
Milwaukee CBD	A	21	6,999,656	1,423,896	1,164,209	(17,437)	(17,437)	16.6%
	B	107	10,722,963	2,244,955	2,151,566	441	441	20.1%
	C	11	501,413	181,963	204,463	(94,000)	(94,000)	40.8%
	Subtotal	139	18,224,032	3,850,814	3,520,238	(110,996)	(110,996)	19.3%
Brookfield	A	6	547,244	96,848	135,675	(10,985)	(10,985)	24.8%
	B	92	5,586,739	1,591,420	1,315,062	(32,511)	(32,511)	23.5%
	C	3	94,859			0	0	0.0%
	Subtotal	101	6,228,842	1,688,268	1,450,737	(43,496)	(43,496)	23.3%
Mayfair - Wauwatosa	A	15	2,098,871	767,807	718,439	24,240	24,240	34.2%
	B	27	1,380,243	459,097	346,520	(26,639)	(26,639)	25.1%
	C	7	303,574			0	0	0.0%
	Subtotal	49	3,782,688	1,226,904	1,064,959	(2,399)	(2,399)	28.2%
Mequon - Thiensville	A	1	37,670		6,237	0	0	16.6%
	B	15	425,823	106,404	52,332	19,367	19,367	12.3%
	Subtotal	16	463,493	106,404	58,569	19,367	19,367	12.6%
Milwaukee Central	B	10	724,388	16,000	16,000	0	0	2.2%
	C	9	541,925			0	0	0.0%
	Subtotal	19	1,266,313	16,000	16,000	0	0	1.3%
Milwaukee North Shore	A	2	175,962	157,241	157,241	0	0	89.4%
	B	34	2,088,786	185,277	210,033	(32,480)	(32,480)	10.1%
	C	7	271,978	26,124	23,506	(3,827)	(3,827)	8.6%
	Subtotal	43	2,536,726	368,642	390,780	(36,307)	(36,307)	15.4%

Market Statistics by Market (Multi and Single Tenant—Cont)

Market	Bldg Class	# of Bldgs	Inventory	Total Available (sf)	Total Vacant (sf)	Total Absorption (sf)	YTD Total Absorption (sf)	Vacancy Rate
Milwaukee Northwest	A	4	1,145,553	34,038	34,038	164,306	164,306	3.0%
	B	50	3,074,452	855,426	849,827	20,288	20,288	27.6%
	Subtotal	54	4,220,005	889,464	883,865	184,594	184,594	20.9%
Milwaukee South	A	1	680,266			0	0	0.0%
	B	26	1,185,990	343,540	132,433	9,114	9,114	11.2%
	C	2	91,658			0	0	0.0%
	Subtotal	29	1,957,914	343,540	132,433	9,114	9,114	6.8%
Milwaukee West Allis	B	19	1,846,834	668,229	565,394	1,079	1,079	30.6%
	C	2	61,785			0	0	0.0%
	Subtotal	21	1,908,619	668,229	565,394	1,079	1,079	29.6%
Pewaukee	A	4	374,584	133,846	141,759	2,988	2,988	37.8%
	B	29	1,548,396	230,316	321,513	(3,048)	(3,048)	20.8%
	Subtotal	33	1,922,980	364,162	463,272	(60)	(60)	24.1%
Waukesha Northwest - Lake Country	B	19	621,542	48,220	37,121	0	0	6.0%
	C	1	51,462			0	0	0.0%
	Subtotal	20	673,004	48,220	37,121	0	0	5.5%
Waukesha Southeast - New Berlin	B	16	550,359	122,067	161,440	3,799	3,799	29.3%
	Subtotal	16	550,359	122,067	161,440	3,799	3,799	29.3%
Waukesha Southwest	A	1	26,000			0	0	0.0%
	B	17	643,401	56,077	46,077	0	0	7.2%
	C	5	112,964			0	0	0.0%
	Subtotal	23	782,365	56,077	46,077	0	0	5.9%
Suburban	A	34	5,086,150	1,189,780	1,193,389	180,549	180,549	23.5%
	B	354	19,676,953	4,682,073	4,053,752	(41,031)	(41,031)	20.6%
	C	36	1,530,205	26,124	23,506	(3,827)	(3,827)	1.5%
	Subtotal	424	26,293,308	5,897,977	5,270,647	135,691	135,691	20.0%
Grand Total		563	44,517,340	9,748,791	8,790,885	24,695	24,695	19.7%



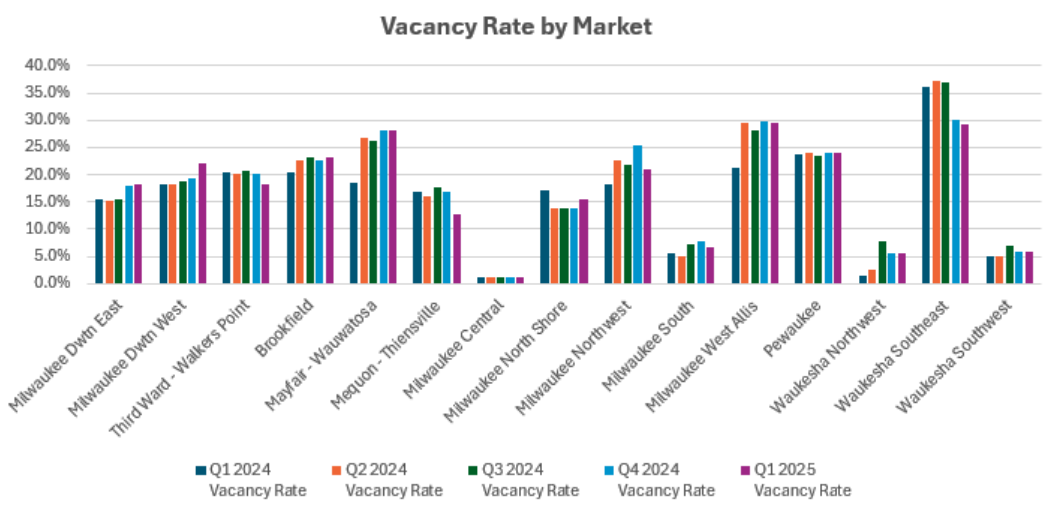
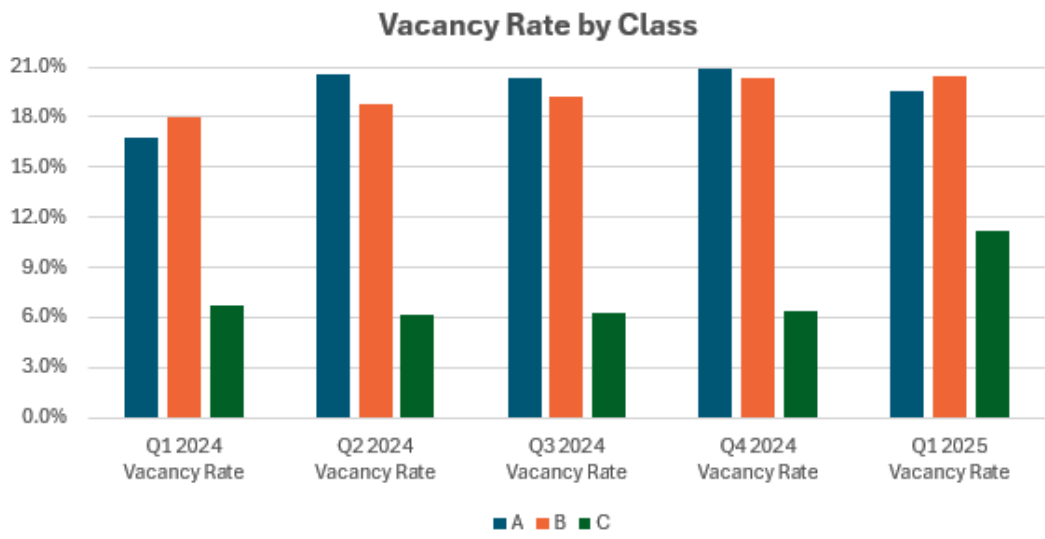
Vacancy Rates by Market (Multi and Single Tenant)

Market	Bldg Class	Q1 2024 Vacancy Rate	Q2 2024 Vacancy Rate	Q3 2024 Vacancy Rate	Q4 2024 Vacancy Rate	Q1 2025 Vacancy Rate
Milwaukee Downtown East	A	16.5%	16.2%	15.6%	15.6%	16.0%
	B	14.0%	14.1%	15.1%	21.5%	21.6%
	C	15.4%	15.4%	15.4%	15.4%	15.4%
	Subtotal	15.4%	15.2%	15.4%	18.0%	18.3%
Milwaukee Downtown West	A	21.7%	21.8%	21.8%	20.8%	20.8%
	B	18.1%	17.8%	18.6%	19.1%	20.2%
	C	19.2%	19.2%	19.2%	19.2%	59.3%
	Subtotal	18.4%	18.1%	18.8%	19.2%	22.1%
Third Ward - Walkers Point	A	21.8%	21.4%	21.8%	20.9%	19.4%
	B	19.2%	19.0%	19.4%	19.2%	16.8%
	C	35.6%	35.6%	35.6%	35.6%	35.6%
	Subtotal	20.5%	20.3%	20.7%	20.3%	18.2%
Milwaukee CBD	A	17.3%	17.0%	16.6%	16.4%	16.6%
	B	16.6%	16.5%	17.4%	20.1%	20.1%
	C	22.0%	22.0%	22.0%	22.0%	40.8%
	Subtotal	17.0%	16.8%	17.2%	18.7%	19.3%
Brookfield	A	18.9%	18.9%	22.9%	22.8%	24.8%
	B	20.8%	23.5%	23.6%	23.0%	23.5%
	C	0.0%	0.0%	0.0%	0.0%	0.0%
	Subtotal	20.3%	22.8%	23.2%	22.7%	23.3%
Mayfair - Wauwatosa	A	18.3%	33.7%	32.2%	35.4%	34.2%
	B	22.3%	22.4%	22.5%	23.2%	25.1%
	C	4.2%	0.0%	0.0%	0.0%	0.0%
	Subtotal	18.6%	26.9%	26.1%	28.1%	28.2%
Mequon - Thiensville	A	16.6%	16.6%	16.6%	16.6%	16.6%
	B	17.0%	16.0%	17.7%	16.8%	12.3%
	Subtotal	16.9%	16.0%	17.6%	16.8%	12.6%
Milwaukee Central	B	2.3%	2.3%	2.3%	2.2%	2.2%
	C	0.0%	0.0%	0.0%	0.0%	0.0%
	Subtotal	1.3%	1.3%	1.3%	1.2%	1.3%
Milwaukee North Shore	A	81.3%	81.3%	89.4%	89.4%	89.4%
	B	13.4%	9.1%	8.5%	8.5%	10.1%
	C	5.5%	5.5%	6.4%	7.2%	8.6%
	Subtotal	17.0%	13.8%	13.9%	14.0%	15.4%

Vacancy Rates by Market (Multi and Single Tenant-Cont)

Market	Bldg Class	Q1 2024 Vacancy Rate	Q2 2024 Vacancy Rate	Q3 2024 Vacancy Rate	Q4 2024 Vacancy Rate	Q1 2025 Vacancy Rate
Milwaukee Northwest	A	2.6%	17.0%	17.0%	17.3%	3.0%
	B	23.7%	24.7%	23.6%	28.3%	27.6%
	Subtotal	18.3%	22.8%	21.9%	25.3%	20.9%
Milwaukee South	A	0.0%	0.0%	0.0%	0.0%	0.0%
	B	10.0%	8.7%	12.4%	13.4%	11.2%
	C	0.0%	0.0%	0.0%	0.0%	0.0%
	Subtotal	5.6%	4.9%	7.1%	7.7%	6.8%
Milwaukee West Allis	B	22.1%	30.5%	29.2%	30.7%	30.6%
	C	0.0%	0.0%	0.0%	0.0%	0.0%
	Subtotal	21.3%	29.5%	28.2%	29.7%	29.6%
Pewaukee	A	38.9%	35.4%	34.8%	38.6%	37.8%
	B	20.4%	21.3%	20.9%	20.6%	20.8%
	Subtotal	23.9%	24.0%	23.6%	24.1%	24.1%
Waukesha Northwest - Lake Country	B	1.7%	2.9%	8.6%	6.0%	6.0%
	C	0.0%	0.0%	0.0%	0.0%	0.0%
	Subtotal	1.5%	2.7%	7.9%	5.5%	5.5%
Waukesha Southeast - New Berlin	B	36.1%	37.2%	37.0%	30.0%	29.3%
	Subtotal	36.1%	37.2%	37.0%	30.0%	29.3%
Waukesha Southwest	A				0.0%	0.0%
	B	6.1%	6.1%	8.3%	7.2%	7.2%
	C	0.0%	0.0%	0.0%	0.0%	0.0%
	Subtotal	5.2%	5.2%	7.0%	5.9%	5.9%
Suburban	A	16.0%	25.4%	25.5%	27.0%	23.5%
	B	18.8%	20.1%	20.2%	20.5%	20.6%
	C	1.8%	1.0%	1.1%	1.3%	1.5%
	Subtotal	17.3%	20.0%	20.1%	20.7%	20.0%
Grand Total		17.2%	18.7%	18.9%	19.9%	19.7%

Vacancy Rates (Multi and Single Tenant)



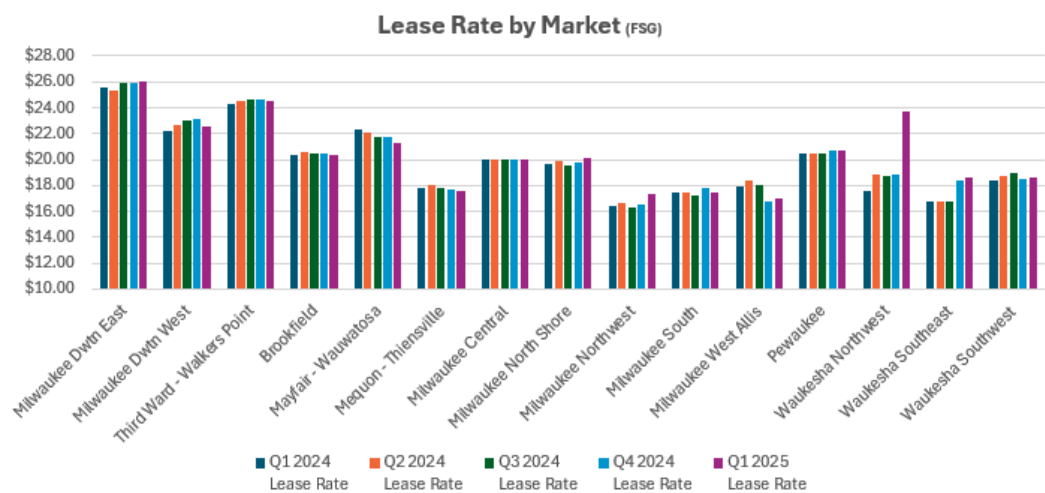
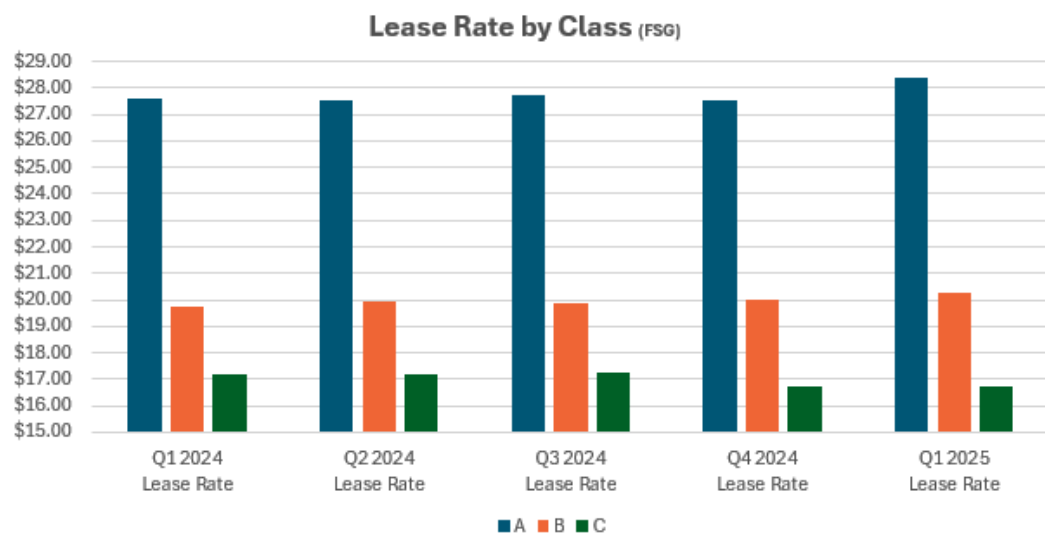
Lease Rates by Market (Multi and Single Tenant)

Market	Bldg Class	Q1 2024 Lease Rate	Q2 2024 Lease Rate	Q3 2024 Lease Rate	Q4 2024 Lease Rate	Q1 2025 Lease Rate
Milwaukee Downtown East	A	\$32.53	\$32.55	\$32.88	\$32.77	\$33.09
	B	\$21.62	\$21.65	\$21.72	\$21.96	\$21.91
	C					
	Subtotal	\$25.59	\$25.28	\$25.97	\$25.89	\$25.98
Milwaukee Downtown West	A		\$28.10	\$28.10	\$26.55	\$28.10
	B	\$22.26	\$22.26	\$22.69	\$23.21	\$22.79
	C				\$14.50	\$14.50
	Subtotal	\$22.26	\$22.65	\$23.05	\$23.11	\$22.60
Third Ward - Walkers Point	A	\$29.18	\$29.18	\$30.38	\$31.72	\$31.03
	B	\$24.04	\$24.40	\$24.34	\$24.21	\$24.23
	C	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
	Subtotal	\$24.25	\$24.55	\$24.59	\$24.59	\$24.55
Milwaukee CBD	A	\$31.86	\$31.43	\$31.99	\$31.56	\$32.26
	B	\$22.73	\$22.94	\$23.12	\$23.26	\$23.14
	C	\$18.00	\$18.00	\$18.00	\$16.25	\$16.25
	Subtotal	\$24.28	\$24.32	\$24.69	\$24.58	\$24.56
Brookfield	A	\$25.00	\$25.00	\$25.00	\$24.68	\$24.22
	B	\$20.10	\$20.25	\$20.15	\$20.13	\$20.14
	C					
	Subtotal	\$20.41	\$20.55	\$20.44	\$20.41	\$20.32
Mayfair - Wauwatosa	A	\$26.77	\$26.77	\$26.77	\$26.30	\$28.10
	B	\$19.27	\$19.16	\$18.97	\$18.98	\$19.59
	C					
	Subtotal	\$22.36	\$22.12	\$21.70	\$21.77	\$21.29
Mequon - Thiensville	A					
	B	\$17.79	\$18.01	\$17.81	\$17.70	\$17.62
	Subtotal	\$17.79	\$18.01	\$17.81	\$17.70	\$17.62
Milwaukee Central	B	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
	C					
	Subtotal	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Milwaukee North Shore	A	\$24.00	\$26.00	\$24.00	\$24.00	\$24.00
	B	\$19.41	\$19.22	\$19.42	\$19.78	\$20.26
	C	\$16.75	\$16.75	\$17.00	\$17.00	\$17.00
	Subtotal	\$19.71	\$19.83	\$19.54	\$19.79	\$20.10

Lease Rates by Market (Multi and Single Tenant-Cont)

Market	Bldg Class	Q1 2024 Lease Rate	Q2 2024 Lease Rate	Q3 2024 Lease Rate	Q4 2024 Lease Rate	Q1 2025 Lease Rate
Milwaukee Northwest	A	\$20.25	\$20.25	\$20.25	\$20.50	\$21.58
	B	\$16.18	\$16.50	\$16.16	\$16.37	\$17.02
	Subtotal	\$16.39	\$16.68	\$16.35	\$16.56	\$17.31
Milwaukee South	A					
	B	\$17.45	\$17.45	\$17.21	\$17.78	\$17.44
	C					
Milwaukee West Allis	Subtotal	\$17.45	\$17.45	\$17.21	\$17.78	\$17.44
	B	\$17.88	\$18.43	\$18.00	\$16.80	\$17.02
	C					
Pewaukee	Subtotal	\$17.88	\$18.43	\$18.00	\$16.80	\$17.02
	A	\$23.80	\$23.49	\$23.49	\$23.49	\$24.09
	B	\$19.48	\$19.59	\$19.60	\$19.96	\$19.90
Waukesha Northwest - Lake Country	Subtotal	\$20.44	\$20.46	\$20.46	\$20.67	\$20.74
	B	\$17.63	\$18.88	\$18.75	\$18.88	\$23.75
	C					
Waukesha Southeast - New Berlin	Subtotal	\$17.63	\$18.88	\$18.75	\$18.88	\$23.75
	B	\$16.75	\$16.75	\$16.75	\$18.33	\$18.67
	Subtotal	\$16.75	\$16.75	\$16.75	\$18.33	\$18.67
Waukesha Southwest	A					
	B	\$18.40	\$18.69	\$19.00	\$18.50	\$18.60
	C					
Suburban	Subtotal	\$18.40	\$18.69	\$19.00	\$18.50	\$18.60
	A	\$25.05	\$25.21	\$24.98	\$24.83	\$24.89
	B	\$18.73	\$18.89	\$18.79	\$18.81	\$19.20
Grand Total	C	\$16.75	\$16.75	\$17.00	\$17.00	\$17.00
	Subtotal	\$19.41	\$19.57	\$19.43	\$19.44	\$19.63
		\$20.72	\$20.88	\$20.87	\$20.91	\$21.09

Lease Rates (Multi and Single Tenant)



Market Overview by Class (Multi-Tenant Properties)

Total

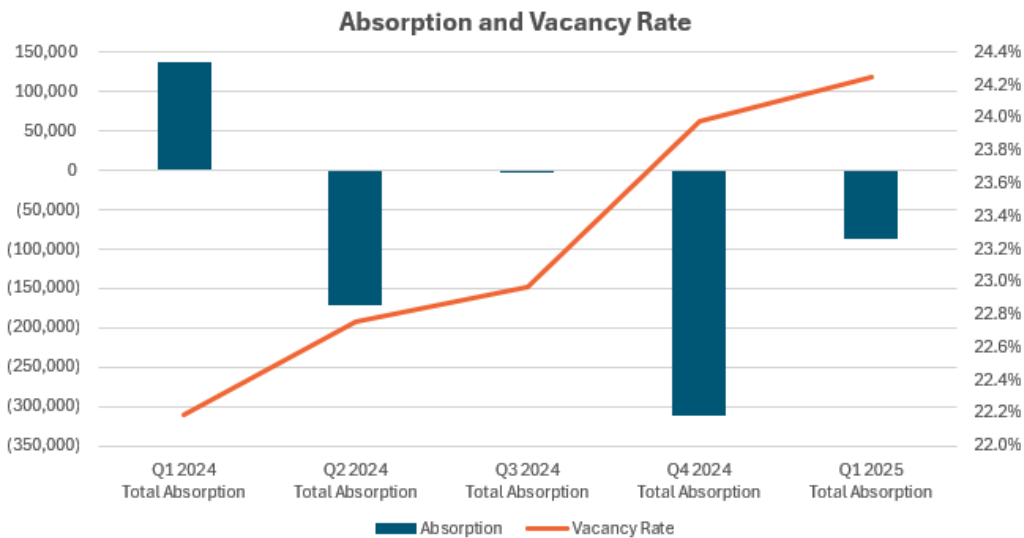
Bldg Class	# of Bldgs	Inventory	Total Available (sf)	Total Vacant (sf)	Total Absorption (sf)	YTD Total Absorption (sf)	Vacancy Rate
A	43	7,915,581	2,211,968	2,040,711	(1,194)	(1,194)	25.8%
B	350	21,326,748	6,024,604	5,329,257	(82,590)	(82,590)	25.0%
C	34	1,512,982	69,087	88,969	(3,827)	(3,827)	5.9%
Grand Total	427	30,755,311	8,305,659	7,458,937	(87,611)	(87,611)	24.3%

Direct

Bldg Class	# of Bldgs	Inventory	Direct Available (sf)	Direct Vacant (sf)	Direct Absorption (sf)	YTD Direct Absorption (sf)	Vacancy Rate
A	43	7,915,581	1,947,135	1,932,681	25,293	25,293	24.4%
B	350	21,326,748	5,841,105	5,208,865	(81,843)	(81,843)	24.4%
C	34	1,512,982	66,823	86,705	(3,827)	(3,827)	5.7%
Grand Total	427	30,755,311	7,855,063	7,228,251	(60,377)	(60,377)	23.5%

Sublease

Bldg Class	# of Bldgs	Inventory	Sublease Available (sf)	Sublease Vacant (sf)	Sublease Absorption (sf)	YTD Sublease Absorption (sf)	Vacancy Rate
A	43	7,915,581	264,833	108,030	(26,487)	(26,487)	1.4%
B	350	21,326,748	183,499	120,392	(747)	(747)	0.6%
C	34	1,512,982	2,264	2,264	0	0	0.1%
Grand Total	427	30,755,311	450,596	230,686	(27,234)	(27,234)	0.8%

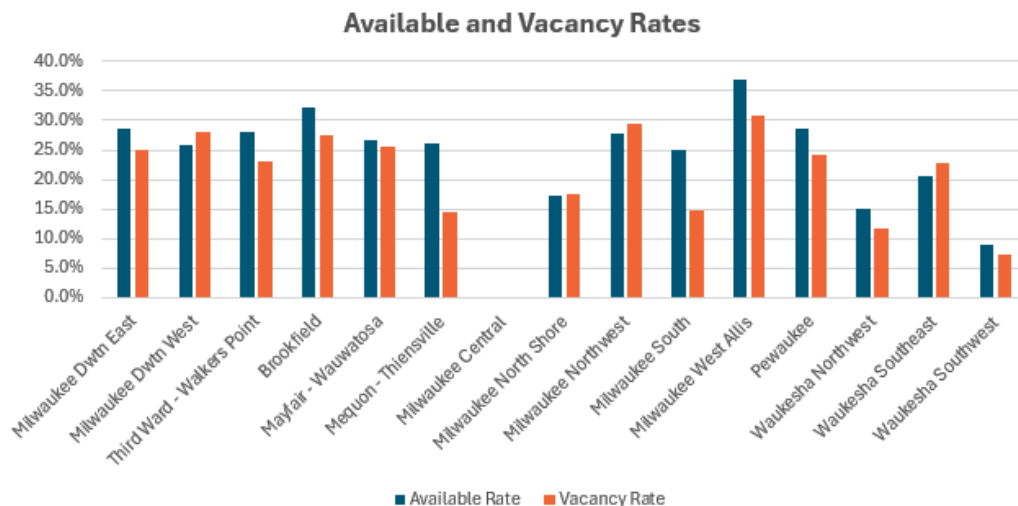


Market Statistics by Market (Multi-Tenant Properties)

Market	Bldg Class	# of Bldgs	Inventory	Total Available (sf)	Total Vacant (sf)	Total Absorption (sf)	YTD Total Absorption (sf)	Vacancy Rate
Milwaukee Downtown East	A	12	4,626,912	1,208,192	948,645	(29,132)	(29,132)	20.5%
	B	30	2,772,953	951,520	906,940	(4,515)	(4,515)	32.7%
	C	3	115,387		22,500	0	0	19.5%
	Subtotal	45	7,515,252	2,159,712	1,878,085	(33,647)	(33,647)	25.0%
Milwaukee Downtown West	A	1	68,371	9,905	9,905	0	0	14.5%
	B	24	2,993,676	807,248	879,644	(46,541)	(46,541)	29.4%
	C	1	95,561			0	0	0.0%
	Subtotal	26	3,157,608	817,153	889,549	(46,541)	(46,541)	28.2%
Third Ward - Walkers Point	A	2	297,047	143,372	143,232	11,695	11,695	48.2%
	B	33	1,984,556	486,187	364,982	9,497	9,497	18.4%
	C	4	120,713	42,963	42,963	0	0	35.6%
	Subtotal	39	2,402,316	672,522	551,177	21,192	21,192	22.9%
Milwaukee CBD	A	15	4,992,330	1,361,469	1,101,782	(17,437)	(17,437)	22.1%
	B	87	7,751,185	2,244,955	2,151,566	(41,559)	(41,559)	27.8%
	C	8	331,661	42,963	65,463	0	0	19.7%
	Subtotal	110	13,075,176	3,649,387	3,318,811	(58,996)	(58,996)	25.4%
Brookfield	A	5	502,244	96,848	135,675	(10,985)	(10,985)	27.0%
	B	76	4,007,754	1,367,133	1,117,480	(32,511)	(32,511)	27.9%
	C	1	37,897			0	0	0.0%
	Subtotal	82	4,547,895	1,463,981	1,253,155	(43,496)	(43,496)	27.6%
Mayfair - Wauwatosa	A	14	1,661,707	428,526	463,979	24,240	24,240	27.9%
	B	23	1,240,039	414,743	346,520	(26,639)	(26,639)	27.9%
	C	6	268,078			0	0	0.0%
	Subtotal	43	3,169,824	843,269	810,499	(2,399)	(2,399)	25.6%
Mequon - Thiensville	A	1	37,670		6,237	0	0	16.6%
	B	13	368,887	106,404	52,332	19,367	19,367	14.2%
	Subtotal	14	406,557	106,404	58,569	19,367	19,367	14.4%
Milwaukee Central	B	5	216,780			0	0	0.0%
	C	6	406,133			0	0	0.0%
	Subtotal	11	622,913			0	0	0.0%
Milwaukee North Shore	A	2	175,962	157,241	157,241	0	0	89.4%
	B	28	1,489,182	153,277	159,467	(32,480)	(32,480)	10.7%
	C	7	271,978	26,124	23,506	(3,827)	(3,827)	8.6%
	Subtotal	37	1,937,122	336,642	340,214	(36,307)	(36,307)	17.6%

Market Statistics by Market (Multi-Tenant —Cont)

Market	Bldg Class	# of Bldgs	Inventory	Total Available (sf)	Total Vacant (sf)	Total Absorption (sf)	YTD Total Absorption (sf)	Vacancy Rate
Milwaukee Northwest	A	2	171,084	34,038	34,038	0	0	19.9%
	B	29	1,765,995	503,460	535,156	20,288	20,288	30.3%
	Subtotal	31	1,937,079	537,498	569,194	20,288	20,288	29.4%
Milwaukee South	B	19	797,303	222,657	132,433	9,114	9,114	16.6%
	C	2	91,658			0	0	0.0%
	Subtotal	21	888,961	222,657	132,433	9,114	9,114	14.9%
Milwaukee West Allis	B	16	1,722,795	644,529	541,694	1,079	1,079	31.4%
	C	1	27,516			0	0	0.0%
	Subtotal	17	1,750,311	644,529	541,694	1,079	1,079	30.9%
Pewaukee	A	4	374,584	133,846	141,759	2,988	2,988	37.8%
	B	19	790,828	201,082	141,019	(3,048)	(3,048)	17.8%
	Subtotal	23	1,165,412	334,928	282,778	(60)	(60)	24.3%
Waukesha Northwest - Lake Country	B	12	319,673	48,220	37,121	0	0	11.6%
	Subtotal	12	319,673	48,220	37,121	0	0	11.6%
Waukesha Southeast - New Berlin	B	9	301,541	62,067	68,392	3,799	3,799	22.7%
	Subtotal	9	301,541	62,067	68,392	3,799	3,799	22.7%
Waukesha Southwest	B	14	554,786	56,077	46,077	0	0	8.3%
	C	3	78,061			0	0	0.0%
	Subtotal	17	632,847	56,077	46,077	0	0	7.3%
Suburban	A	28	2,923,251	850,499	938,929	16,243	16,243	32.1%
	B	263	13,575,563	3,779,649	3,177,691	(41,031)	(41,031)	23.4%
	C	26	1,181,321	26,124	23,506	(3,827)	(3,827)	2.0%
	Subtotal	317	17,680,135	4,656,272	4,140,126	(28,615)	(28,615)	23.4%
Grand Total		427	30,755,311	8,305,659	7,458,937	(87,611)	(87,611)	24.3%



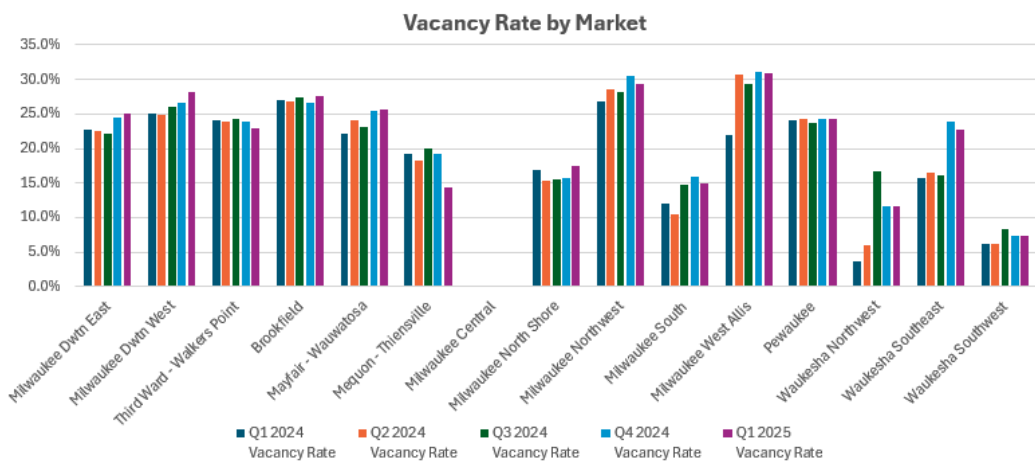
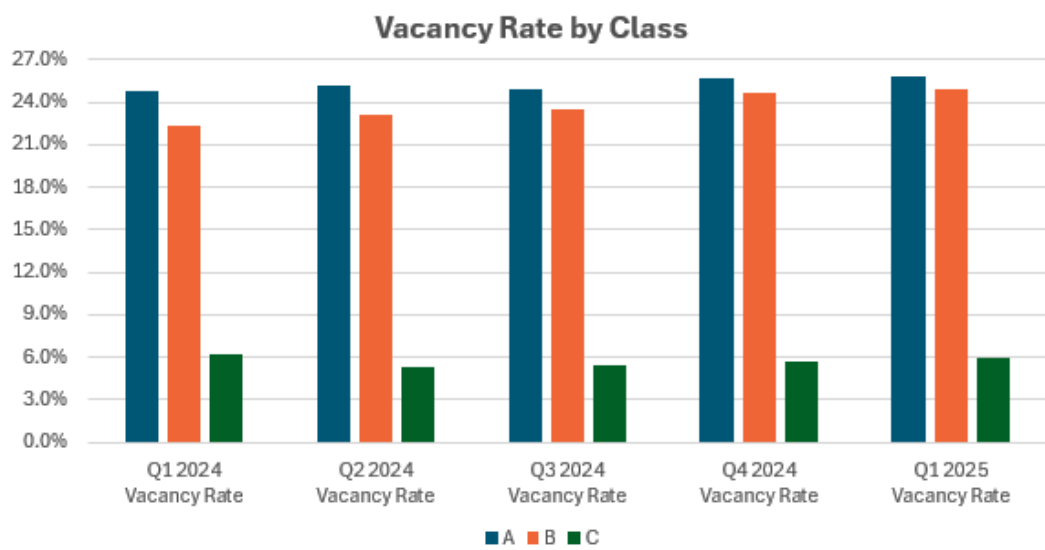
Vacancy Rates by Market (Multi-Tenant)

Market	Bldg Class	Q1 2024 Vacancy Rate	Q2 2024 Vacancy Rate	Q3 2024 Vacancy Rate	Q4 2024 Vacancy Rate	Q1 2025 Vacancy Rate
Milwaukee Downtown East	A	21.1%	20.6%	19.9%	19.9%	20.5%
	B	25.9%	26.0%	26.3%	32.5%	32.7%
	C	19.5%	19.5%	19.5%	19.5%	19.5%
	Subtotal	22.7%	22.5%	22.1%	24.5%	25.0%
Milwaukee Downtown West	A	19.0%	20.0%	20.0%	14.5%	14.5%
	B	25.9%	25.8%	26.9%	27.8%	29.4%
	C	0.0%	0.0%	0.0%	0.0%	0.0%
	Subtotal	25.0%	24.9%	26.0%	26.7%	28.2%
Third Ward - Walkers Point	A	54.2%	53.3%	54.4%	52.2%	48.2%
	B	18.9%	18.7%	19.2%	18.9%	18.4%
	C	35.6%	35.6%	35.6%	35.6%	35.6%
	Subtotal	24.1%	23.9%	24.4%	23.8%	22.9%
Milwaukee CBD	A	23.1%	22.6%	22.0%	21.7%	22.1%
	B	24.1%	24.0%	24.7%	27.2%	27.8%
	C	19.7%	19.7%	19.7%	19.7%	19.7%
	Subtotal	23.6%	23.3%	23.5%	24.9%	25.4%
Brookfield	A	20.5%	20.6%	24.9%	24.8%	27.0%
	B	28.0%	27.8%	28.0%	27.1%	27.9%
	C	0.0%	0.0%	0.0%	0.0%	0.0%
	Subtotal	27.0%	26.8%	27.4%	26.7%	27.6%
Mayfair - Wauwatosa	A	23.1%	27.3%	25.4%	29.4%	27.9%
	B	24.8%	25.0%	25.1%	25.8%	27.9%
	C	4.8%	0.0%	0.0%	0.0%	0.0%
	Subtotal	22.2%	24.1%	23.1%	25.5%	25.6%
Mequon - Thiensville	A	16.6%	16.6%	16.6%	16.6%	16.6%
	B	19.6%	18.4%	20.4%	19.4%	14.2%
	Subtotal	19.3%	18.3%	20.0%	19.2%	14.4%
Milwaukee Central	B	0.0%	0.0%	0.0%	0.0%	0.0%
	C	0.0%	0.0%	0.0%	0.0%	0.0%
	Subtotal	0.0%	0.0%	0.0%	0.0%	0.0%
Milwaukee North Shore	A	81.3%	81.3%	89.4%	89.4%	89.4%
	B	11.6%	9.4%	8.5%	8.5%	10.7%
	C	5.5%	5.5%	6.4%	7.2%	8.6%
	Subtotal	16.9%	15.4%	15.6%	15.7%	17.6%

Vacancy Rates by Market (Multi-Tenant—Cont)

Market	Bldg Class	Q1 2024 Vacancy Rate	Q2 2024 Vacancy Rate	Q3 2024 Vacancy Rate	Q4 2024 Vacancy Rate	Q1 2025 Vacancy Rate
Milwaukee Northwest	A	17.7%	17.7%	17.7%	19.9%	19.9%
	B	27.6%	29.6%	29.2%	31.5%	30.3%
	Subtotal	26.7%	28.5%	28.2%	30.4%	29.4%
Milwaukee South	B	13.4%	11.7%	16.4%	17.8%	16.6%
	C	0.0%	0.0%	0.0%	0.0%	0.0%
	Subtotal	12.0%	10.4%	14.7%	15.9%	14.9%
Milwaukee West Allis	B	22.3%	31.3%	29.9%	31.5%	31.4%
	C	0.0%	0.0%	0.0%	0.0%	0.0%
	Subtotal	21.9%	30.8%	29.4%	31.0%	30.9%
Pewaukee	A	38.9%	35.4%	34.8%	38.6%	37.8%
	B	17.7%	19.5%	18.8%	17.4%	17.8%
	Subtotal	24.2%	24.3%	23.7%	24.3%	24.3%
Waukesha Northwest - Lake Country	B	3.6%	6.0%	16.7%	11.6%	11.6%
	Subtotal	3.6%	6.0%	16.7%	11.6%	11.6%
Waukesha Southeast - New Berlin	B	15.8%	16.5%	16.1%	23.9%	22.7%
	Subtotal	15.8%	16.5%	16.1%	23.9%	22.7%
Waukesha Southwest	B	7.0%	7.1%	9.6%	8.3%	8.3%
	C	0.0%	0.0%	0.0%	0.0%	0.0%
	Subtotal	6.2%	6.2%	8.4%	7.3%	7.3%
Suburban	A	27.8%	29.7%	29.8%	32.7%	32.1%
	B	21.4%	22.6%	22.9%	23.1%	23.4%
	C	2.4%	1.3%	1.5%	1.7%	2.0%
	Subtotal	21.2%	22.3%	22.6%	23.3%	23.4%
Grand Total		22.2%	22.8%	23.0%	24.0%	24.3%

Vacancy Rates (Multi-Tenant)



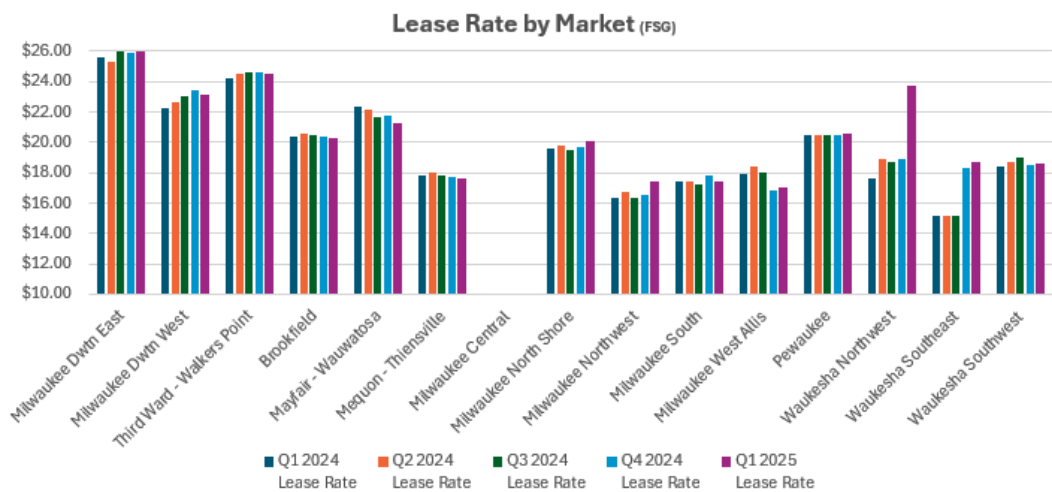
Lease Rates by Market (Multi-Tenant)

Market	Bldg Class	Q1 2024 Lease Rate	Q2 2024 Lease Rate	Q3 2024 Lease Rate	Q4 2024 Lease Rate	Q1 2025 Lease Rate
Milwaukee Downtown East	A	\$32.53	\$32.55	\$32.88	\$32.77	\$33.09
	B	\$21.62	\$21.65	\$21.72	\$21.96	\$21.91
	C					
	Subtotal	\$25.59	\$25.28	\$25.97	\$25.89	\$25.98
Milwaukee Downtown West	A		\$28.10	\$28.10	\$28.10	\$28.10
	B	\$22.26	\$22.26	\$22.69	\$23.21	\$22.79
	C					
	Subtotal	\$22.26	\$22.65	\$23.05	\$23.48	\$23.14
Third Ward - Walkers Point	A	\$29.18	\$29.18	\$30.38	\$31.72	\$31.03
	B	\$24.04	\$24.40	\$24.34	\$24.21	\$24.23
	C	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
	Subtotal	\$24.25	\$24.55	\$24.59	\$24.59	\$24.55
Milwaukee CBD	A	\$31.86	\$31.43	\$31.99	\$32.16	\$32.26
	B	\$22.73	\$22.94	\$23.12	\$23.26	\$23.14
	C	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
	Subtotal	\$24.28	\$24.32	\$24.69	\$24.73	\$24.72
Brookfield	A	\$25.00	\$25.00	\$25.00	\$24.68	\$24.22
	B	\$20.10	\$20.25	\$20.15	\$20.13	\$20.14
	C					
	Subtotal	\$20.41	\$20.55	\$20.44	\$20.41	\$20.32
Mayfair - Wauwatosa	A	\$26.77	\$26.77	\$26.77	\$26.30	\$28.10
	B	\$19.27	\$19.16	\$18.97	\$18.98	\$19.59
	C					
	Subtotal	\$22.36	\$22.12	\$21.70	\$21.77	\$21.29
Mequon - Thiensville	A					
	B	\$17.79	\$18.01	\$17.81	\$17.70	\$17.62
	Subtotal	\$17.79	\$18.01	\$17.81	\$17.70	\$17.62
Milwaukee Central	B					
	C					
	Subtotal					
Milwaukee North Shore	A	\$24.00	\$26.00	\$24.00	\$24.00	\$24.00
	B	\$19.27	\$19.07	\$19.32	\$19.70	\$20.23
	C	\$16.75	\$16.75	\$17.00	\$17.00	\$17.00
	Subtotal	\$19.64	\$19.78	\$19.48	\$19.74	\$20.06

Lease Rates by Market (Multi-Tenant-Cont)

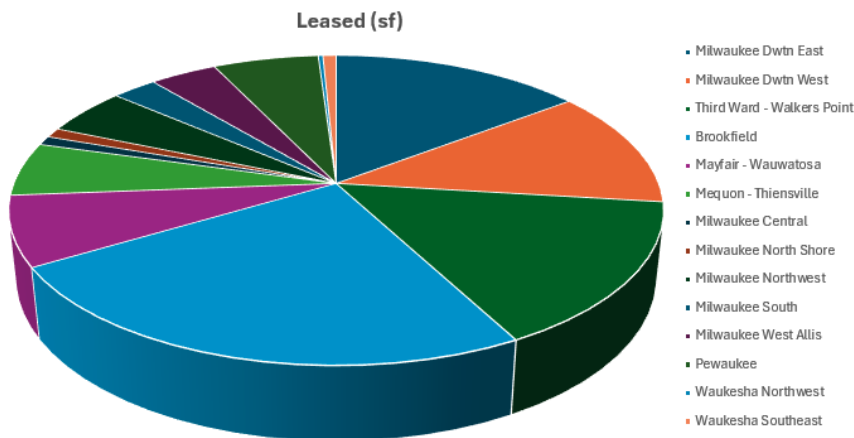
Market	Bldg Class	Q1 2024 Lease Rate	Q2 2024 Lease Rate	Q3 2024 Lease Rate	Q4 2024 Lease Rate	Q1 2025 Lease Rate
Milwaukee Northwest	A	\$20.25	\$20.25	\$20.25	\$20.50	\$21.58
	B	\$16.11	\$16.50	\$16.10	\$16.35	\$17.10
	Subtotal	\$16.37	\$16.72	\$16.33	\$16.57	\$17.42
Milwaukee South	B	\$17.45	\$17.45	\$17.21	\$17.78	\$17.44
	C					
	Subtotal	\$17.45	\$17.45	\$17.21	\$17.78	\$17.44
Milwaukee West Allis	B	\$17.88	\$18.43	\$18.00	\$16.80	\$17.02
	C					
	Subtotal	\$17.88	\$18.43	\$18.00	\$16.80	\$17.02
Pewaukee	A	\$23.80	\$23.49	\$23.49	\$23.49	\$24.09
	B	\$19.48	\$19.59	\$19.60	\$19.60	\$19.60
	Subtotal	\$20.44	\$20.46	\$20.46	\$20.46	\$20.60
Waukesha Northwest - Lake Country	B	\$17.63	\$18.88	\$18.75	\$18.88	\$23.75
	Subtotal	\$17.63	\$18.88	\$18.75	\$18.88	\$23.75
Waukesha Southeast - New Berlin	B	\$15.17	\$15.17	\$15.17	\$18.33	\$18.67
	Subtotal	\$15.17	\$15.17	\$15.17	\$18.33	\$18.67
Waukesha Southwest	B	\$18.40	\$18.69	\$19.00	\$18.50	\$18.60
	C					
	Subtotal	\$18.40	\$18.69	\$19.00	\$18.50	\$18.60
Suburban	A	\$25.05	\$25.21	\$24.98	\$24.83	\$24.89
	B	\$18.73	\$18.91	\$18.80	\$18.79	\$19.18
	C	\$16.75	\$16.75	\$17.00	\$17.00	\$17.00
	Subtotal	\$19.44	\$19.61	\$19.46	\$19.45	\$19.63
Grand Total		\$20.78	\$20.95	\$20.94	\$20.97	\$21.17

Lease Rates (Multi-Tenant)



Leasing Activity

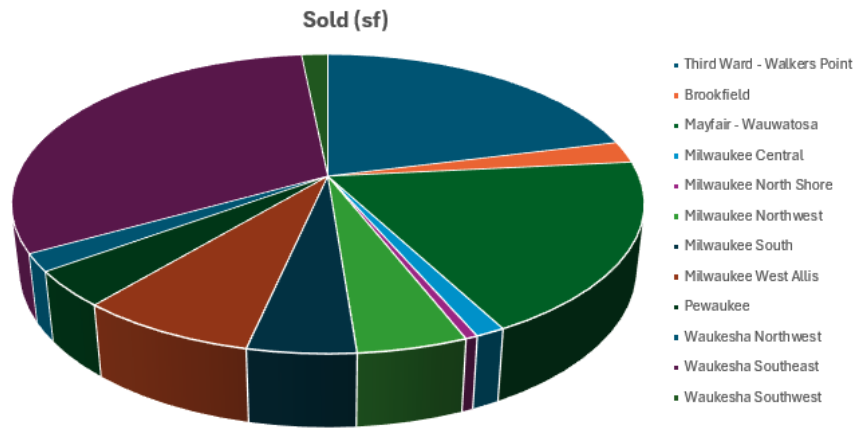
Property	Size (sf)	Market	Tenant	Landlord
ASQ Center South Tower 600 N Plankinton Ave	24,767	Milwaukee Dtn West	The Department of Administrative Services	ASQ South LLC
Brookfield Lakes Corp Ctr 175 N Corporate Dr	17,137	Brookfield	Compass Health Management Group	Brookfield Lakes Wisconsin Realty LP
318 E Chicago St	13,214	Third Ward - Walkers Point	Nicollet Law	Club 318 LLC
Crossroads Corporate 20800 Swenson Dr	10,344	Brookfield	Wisconsin Compensation and Rating Bureau	JTM MKE LLC
833 East 833 E Michigan St	10,335	Milwaukee Dtn East	RBC Capital Markets	833 Buena Vista Tierra Investors LLC



Market	Leased (sf)
Milwaukee Dtn East	52,946
Milwaukee Dtn West	44,107
Third Ward - Walkers Point	55,033
Brookfield	87,576
Mayfair - Wauwatosa	26,309
Mequon - Thiensville	20,254
Milwaukee Central	3,400
Milwaukee North Shore	3,623
Milwaukee Northwest	17,792
Milwaukee South	9,466
Milwaukee West Allis	14,149
Pewaukee	22,170
Waukesha Northwest	982
Waukesha Southeast	2,785
Grand Total	360,592

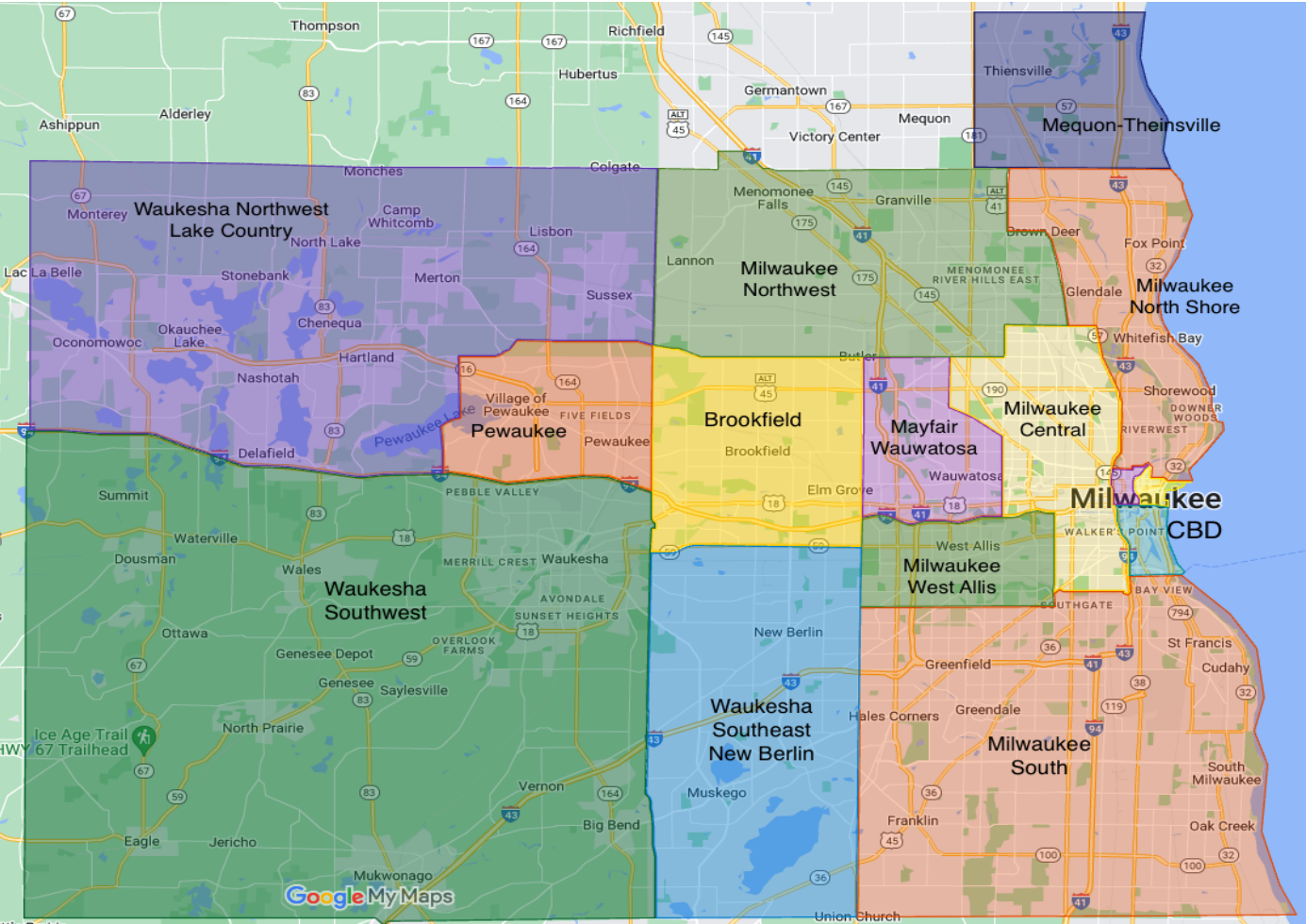
Sales Activity

Property	Price	Market	Buyer	Seller
1155 N Mayfair Rd	\$52,500,000	Mayfair - Wauwatosa	HPO Milwaukee LLC	Gateway Tosa HC LLC
The Dye House	\$13,000,000	Third Ward - Walkers Point	The Dye House LLC	SRE 320 Buffalo, LLC
2100 Miller Park Way	\$6,600,000	Milwaukee West Allis	Elite Miller Investment LLC	2080 MPW LLC
7721 W Fond Du Lac Ave	\$5,291,306	Milwaukee Northwest	Reign CO2 Propco, LLC	Wisconsin Bell LLC
17500 W Capitol Dr	\$4,600,000	Brookfield	SMBC Leasing and Finance Inc	Richard Rouhoff



Market	Sold (sf)
Third Ward - Walkers Point	125,560
Brookfield	13,888
Mayfair - Wauwatosa	111,787
Milwaukee Central	7,623
Milwaukee North Shore	3,180
Milwaukee Northwest	28,344
Milwaukee South	27,810
Milwaukee West Allis	45,720
Pewaukee	22,929
Waukesha Northwest	11,320
Waukesha Southeast	187,668
Waukesha Southwest	9,524
Grand Total	595,353

Market Map



Milwaukee CBD Markets



Images courtesy of Google maps

Methodology

The Milwaukee market consists of existing multi and single tenant office buildings 20,000 sf or larger in Southeastern Wisconsin. The geographic area includes Milwaukee and Waukesha, counties, along with Mequon and Thiensville. Property types included in the tracked set consist of general office and corporate facilities. The tracked set does not include medical office or government buildings. Statistically, net absorption will be calculated based on when a when a tenant occupies their new space or space is vacated during the current quarter. Asking lease rates are based on an average asking rate and noted on a Full-Service Gross (FSG) basis.

The Milwaukee tracked set consists of an inventory of buildings considered to be competitive by the brokerage community. All buildings within the competitive tracked set have been reviewed and verified by members of the Advisory Boards for each market area.

Terminology

Direct Vacant (sf)	The total vacant square footage in a building marketed by an agent representing the landlord
Inventory	The total square footage (sf) of all tracked single and multi-tenant office buildings 20,000 sf or larger
Net Absorption	The net change in when a tenant occupies their new space or space is vacated from quarter to quarter, expressed in square feet. For new construction the new lease will be captured when the construction has been completed.
Property Type	The classification of a property based on the specific use
Sublease (sf)	Space available for lease by a tenant for part or all of a leased premises, with the original tenant retaining some right or interest under the original lease. Space is only considered vacant if unoccupied
Total Available (sf)	Total of all space within a building marketed for lease, which can be occupied or vacant, direct or sublease
Total Vacant (sf)	Total of all unoccupied space within a building marketed for lease, which can be direct or sublease
Average Asking Rate	The average asking lease rate expressed as a per square foot value in full service gross (FSG) terms with Net type leases grossed up.

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