

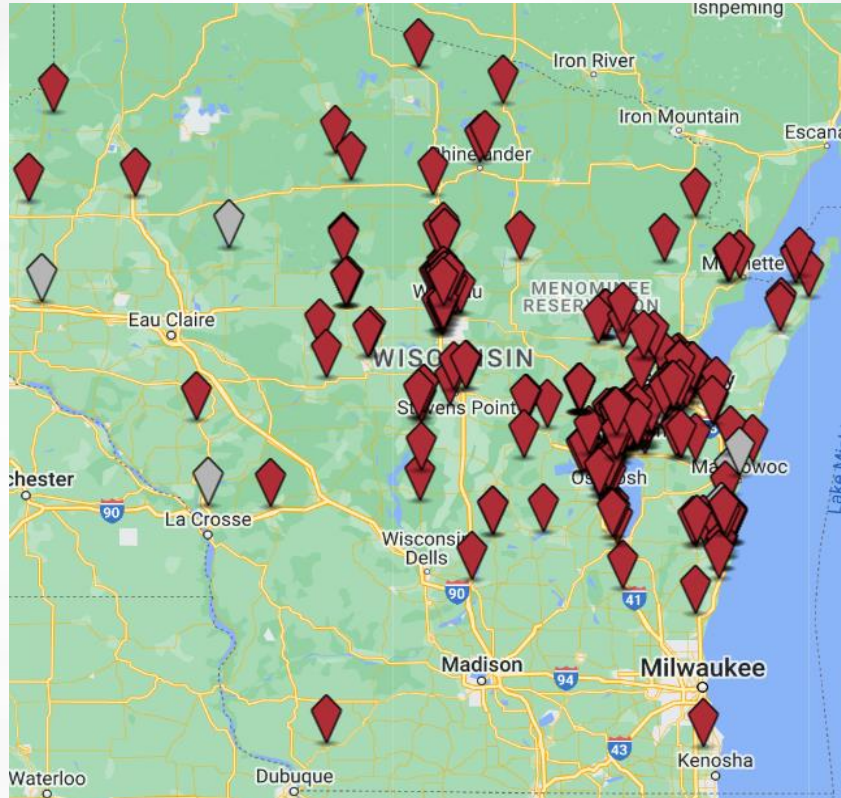
# CRE Update - NEWREP

December 15, 2023

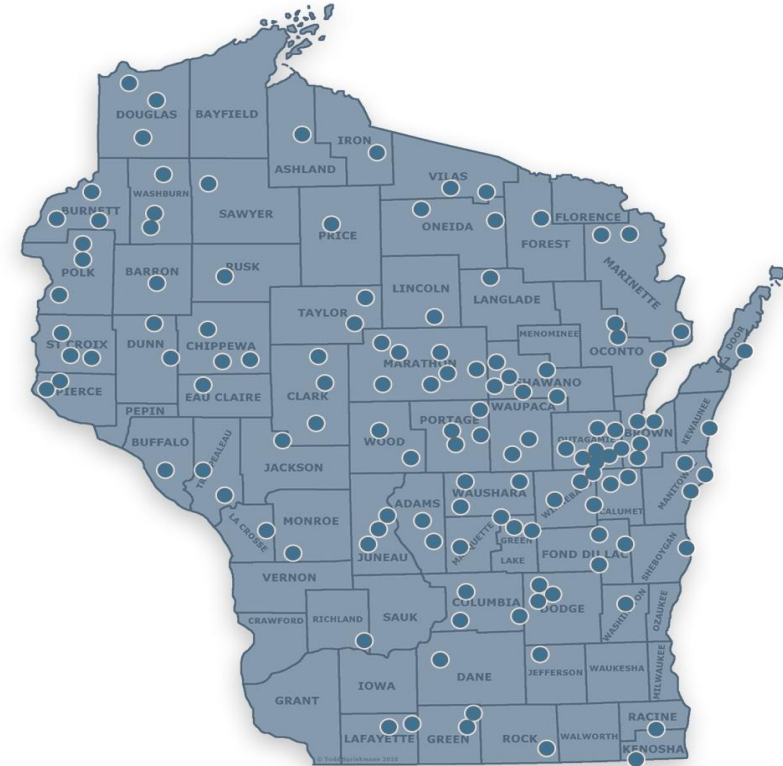
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# About Pfefferle

**NAI**Pfefferle



**Pfefferle**  
MANAGEMENT



**NAI**Pfefferle

# The Office Market – New North

INVENTORY SF

**33M** +0.1%

Prior Period 33M

12 MO NET ABSORP SF

**529K** +58.0%

Prior Period 335K

VACANCY RATE

**7.0%** -1.5%

Prior Period 8.5%

MKT RENT/SF

**\$18.07** +1.6%

Prior Period \$17.78

MKT SALE PRICE/SF

**\$101** -6.3%

Prior Period \$108

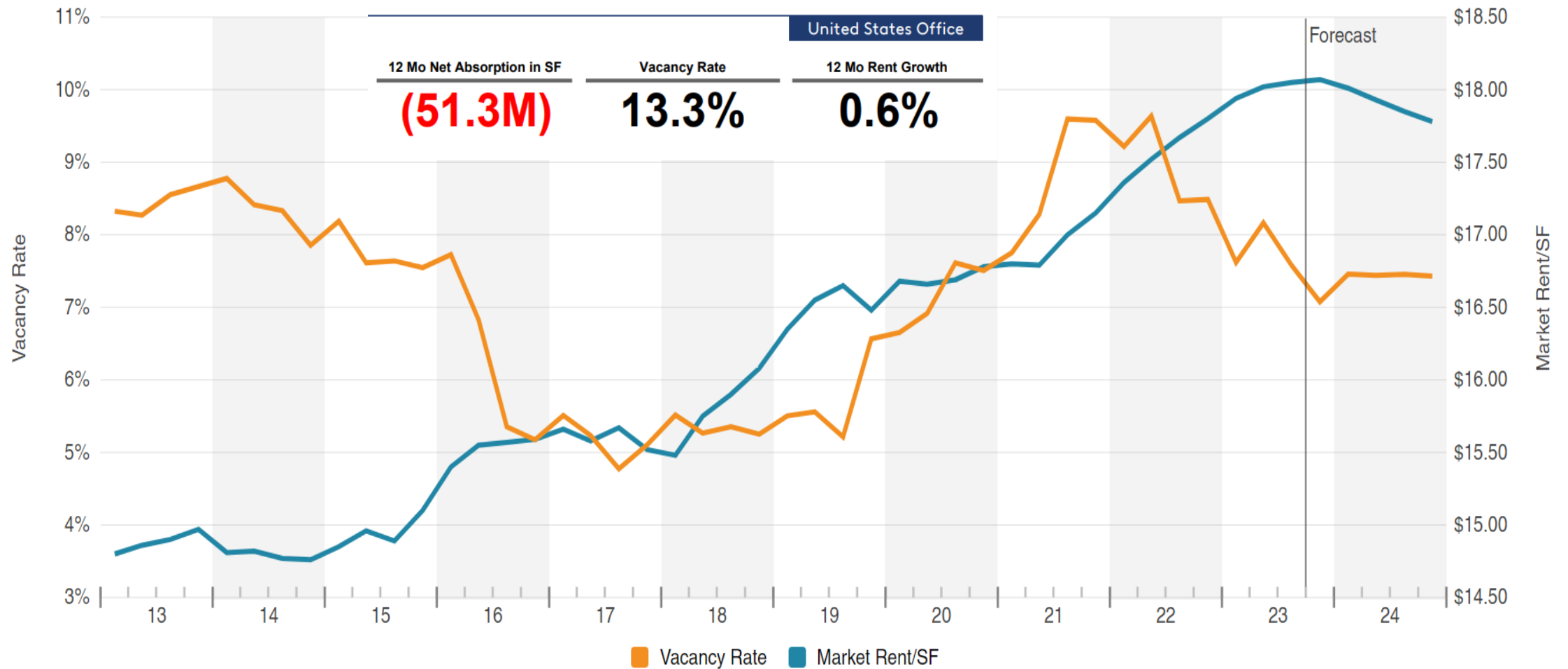
MKT CAP RATE

**11.4%** +0.7%

Prior Period 10.7%



# Vacancy & Market Rent



# Downtown Office



LOCAL

## U.S. Venture plans to move its headquarters to 222 Building in downtown Appleton



**Duke Behnke**

Appleton Post-Crescent

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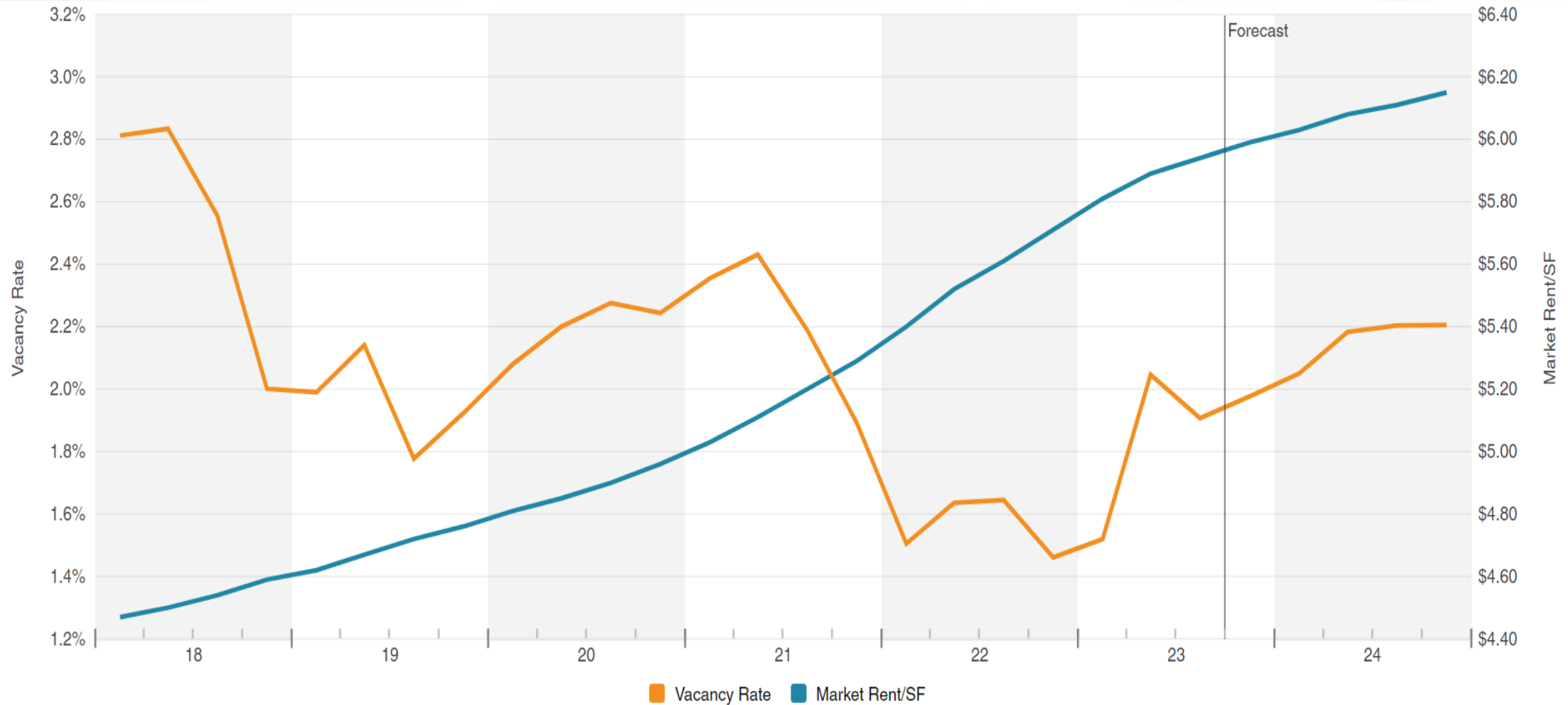


# The Industrial Market – New North

INVENTORY SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
<b>153M</b> <span>+0.7%</span>	<b>159K</b> <span>-79.5%</span>	<b>2.0%</b> <span>+0.5%</span>	<b>\$5.95</b> <span>+4.5%</span>	<b>\$46</b> <span>-3.1%</span>	<b>10.3%</b> <span>+1.0%</span>
Prior Period 152M	Prior Period 774K	Prior Period 1.5%	Prior Period \$5.69	Prior Period \$47	Prior Period 9.3%



# Vacancy & Market Rent



# Spec Industrial For Lease





# Thank you!

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VP / Partner

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