



Office Submarket Report

East Columbia Corridor

Portland - OR USA

PREPARED BY



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OFFICE SUBMARKET REPORT

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12 Mo Deliveries in SF

3.6K

12 Mo Net Absorption in SF

(1.2K)

Vacancy Rate

1.9%

Market Asking Rent Growth

3.7%

The East Columbia Corridor office submarket has a vacancy rate of 1.9% as of the fourth quarter of 2024. Over the past year, the submarket's vacancy rate has changed by 0.4%, a result of 3,600 SF of net delivered space and -1,200 SF of net absorption.

East Columbia Corridor's vacancy rate of 1.9% compares to the submarket's five-year average of 1.8% and the 10-year average of 2.1%.

The East Columbia Corridor office submarket has roughly 23,000 SF of space listed as available, for an availability rate of 1.9%. As of the fourth quarter of 2024, there is no office space under construction in East Columbia Corridor. In comparison, the submarket has averaged

17,000 SF of under construction inventory over the past 10 years.

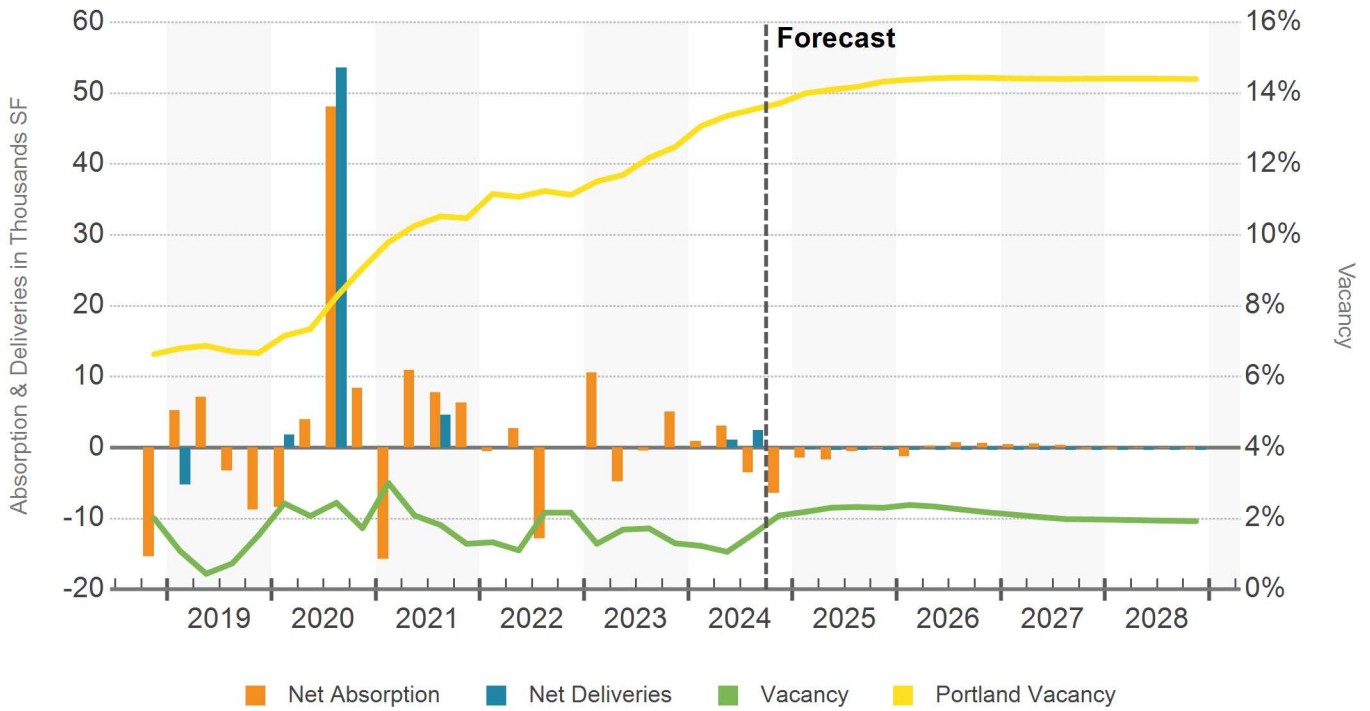
East Columbia Corridor contains 1.2 million SF of inventory, compared to 120 million SF of inventory metro wide.

Average rents in East Columbia Corridor are roughly \$25.00/SF, compared to the Portland average of \$31.00/SF. Rents have changed by 3.7% year over year in East Columbia Corridor, compared to a change of 2.1% metro wide. Annual rent growth of 3.7% in East Columbia Corridor compares to the submarket's five-year average of 1.5% and its 10-year average of 4.1%.

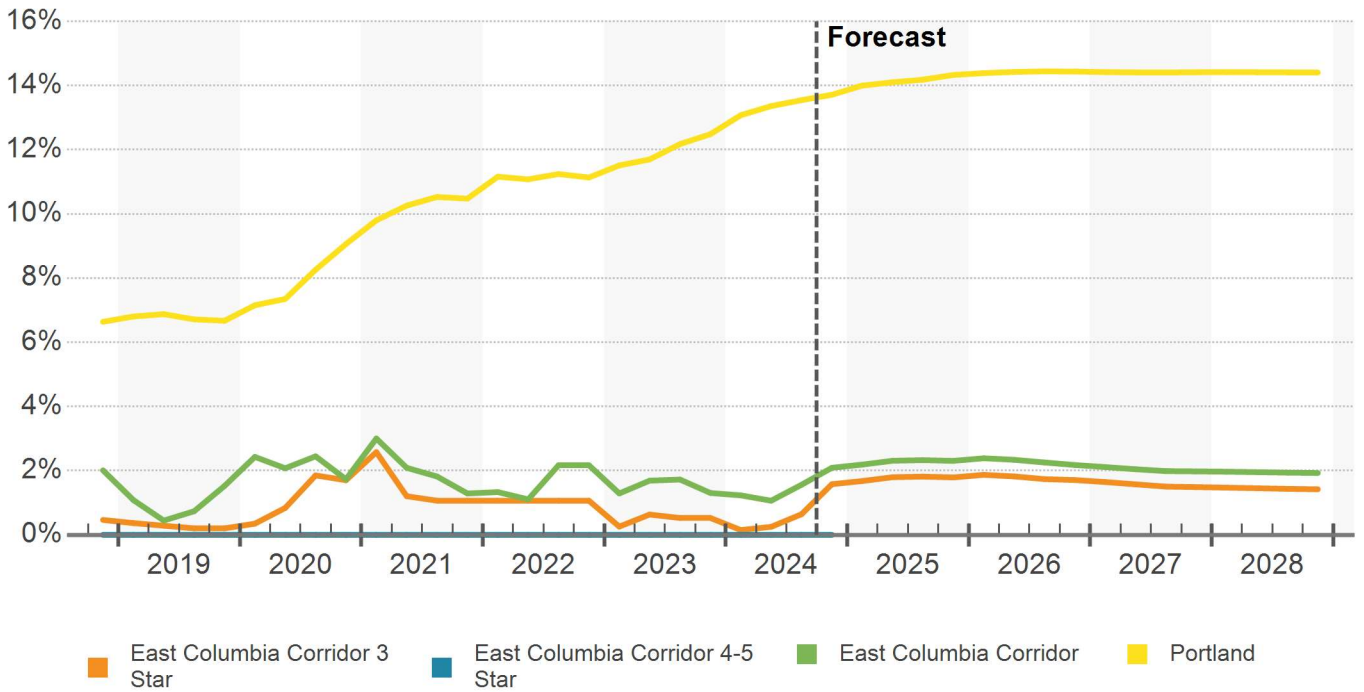
KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	0	-	-	-	0	0	0
3 Star	693,725	1.4%	\$28.52	1.4%	(5,256)	0	0
1 & 2 Star	514,996	2.6%	\$20.04	2.6%	967	0	0
Submarket	1,208,721	1.9%	\$24.91	1.9%	(4,289)	0	0
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	0.4% (YOY)	3.5%	2.1%	6.9%	2003 Q1	0.4%	2019 Q2
Net Absorption SF	(1.2K)	10,469	(2,083)	64,746	2014 Q1	(16,464)	2020 Q2
Deliveries SF	3.6K	8,660	508	55,359	2020 Q4	0	2024 Q1
Market Asking Rent Growth	3.7%	2.0%	1.6%	14.9%	2018 Q4	-9.3%	2010 Q1
Sales Volume	\$2M	\$4.1M	N/A	\$14.5M	2022 Q1	\$0	2024 Q3

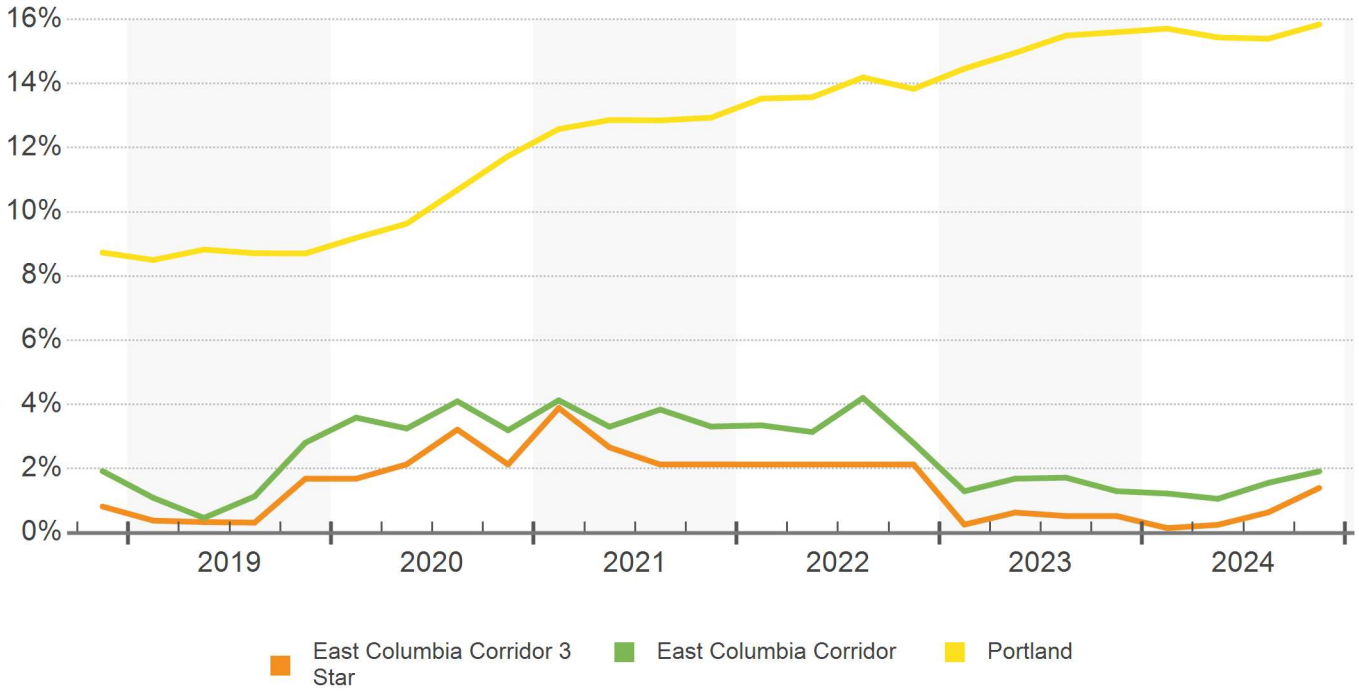
NET ABSORPTION, NET DELIVERIES & VACANCY



VACANCY RATE



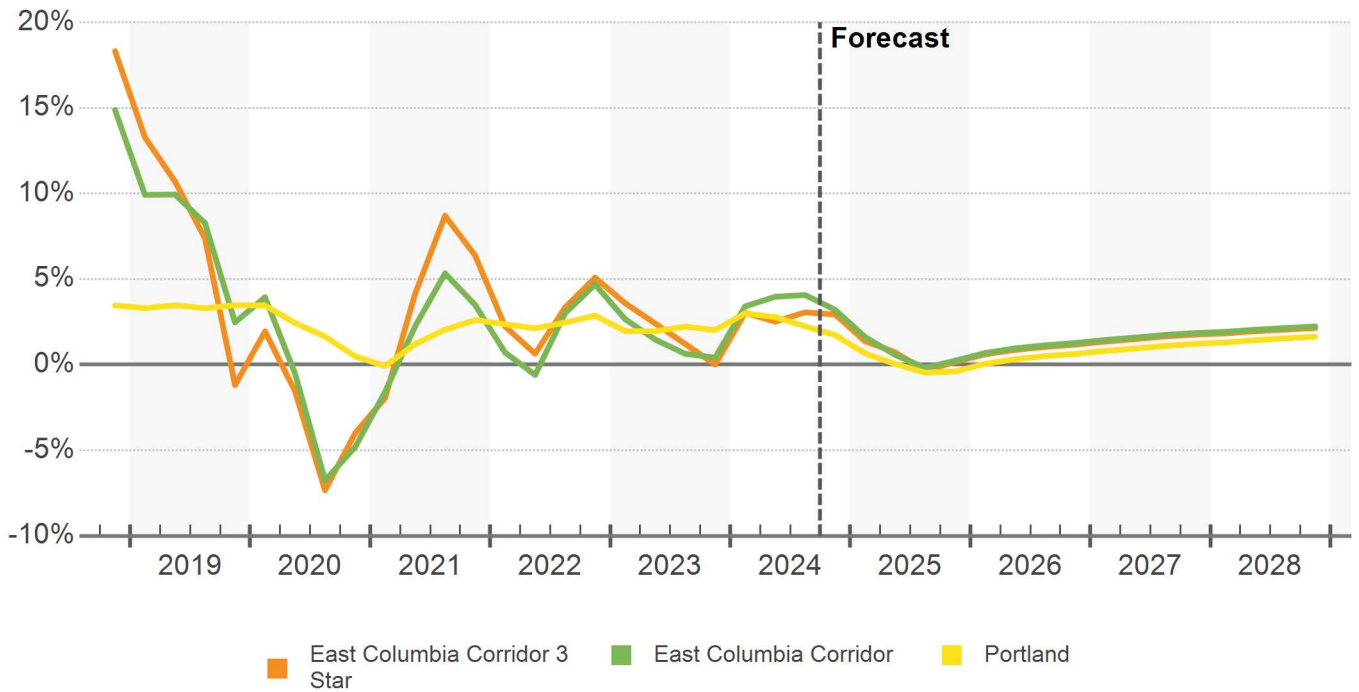
AVAILABILITY RATE



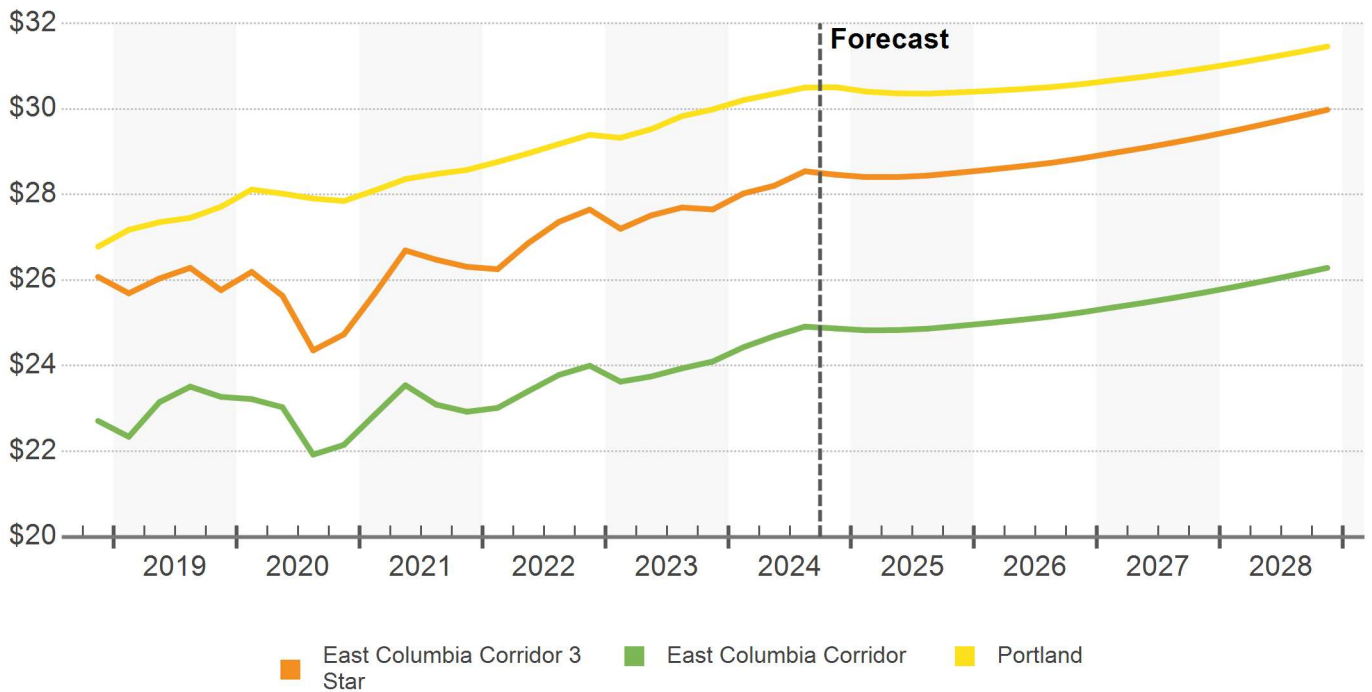
3 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

Property Name/Address	Rating	RBA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
Market Hall Building 458 SE 185th Ave	★★★★☆	26,400	1	1,045	3.7%	99
23213 NE Halsey St	★★★★☆	1,808	1	795	8.8%	0

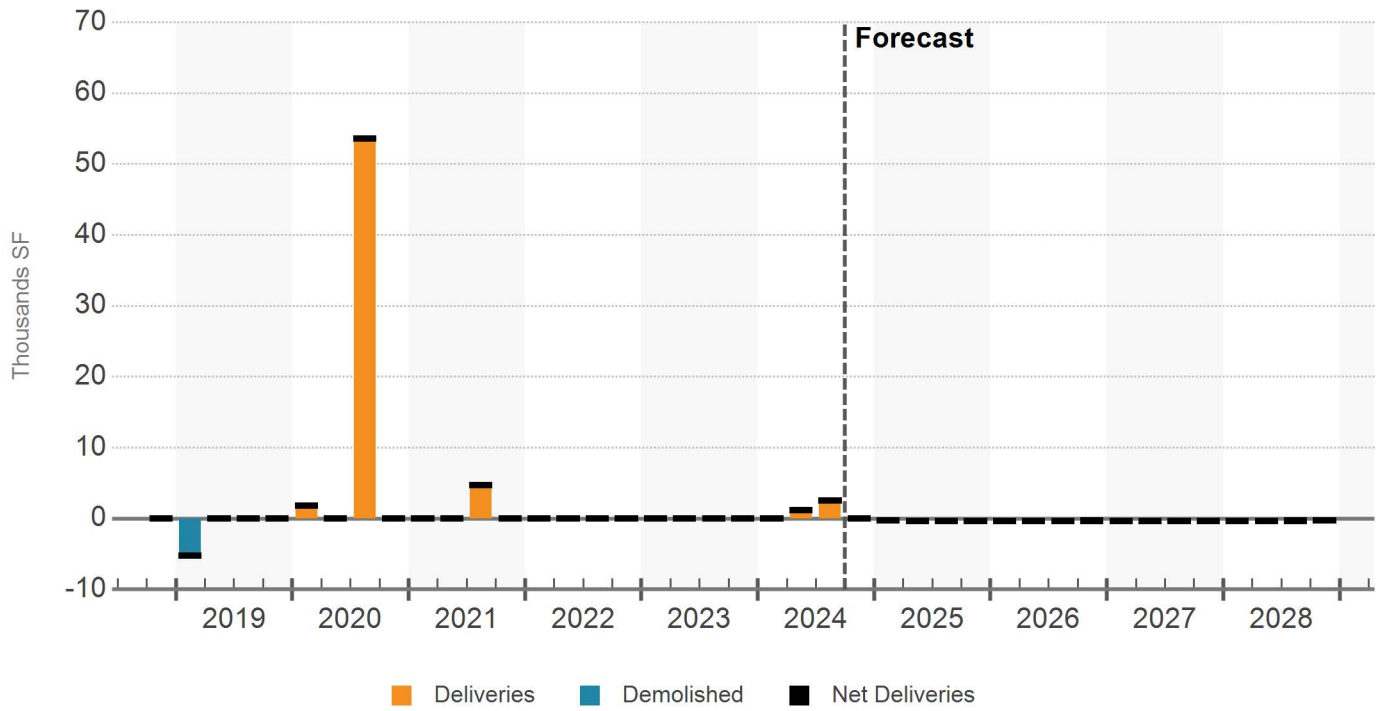
MARKET ASKING RENT GROWTH (YOY)



MARKET ASKING RENT PER SQUARE FEET



DELIVERIES & DEMOLITIONS



All-Time Annual Avg. Square Feet

Delivered Square Feet Past 8 Qtrs

Delivered Square Feet Next 8 Qtrs

Proposed Square Feet Next 8 Qtrs

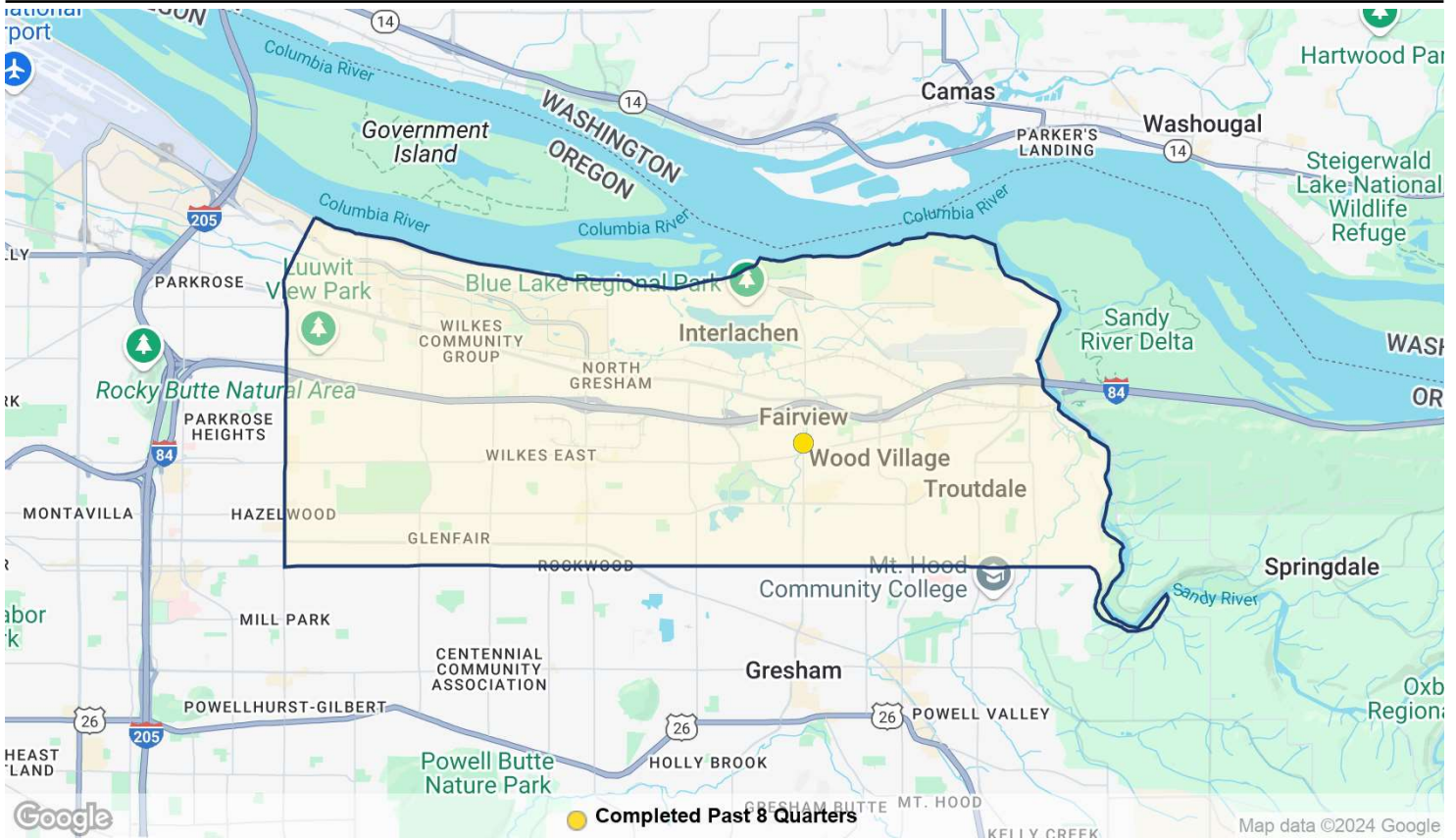
9,632

3,597

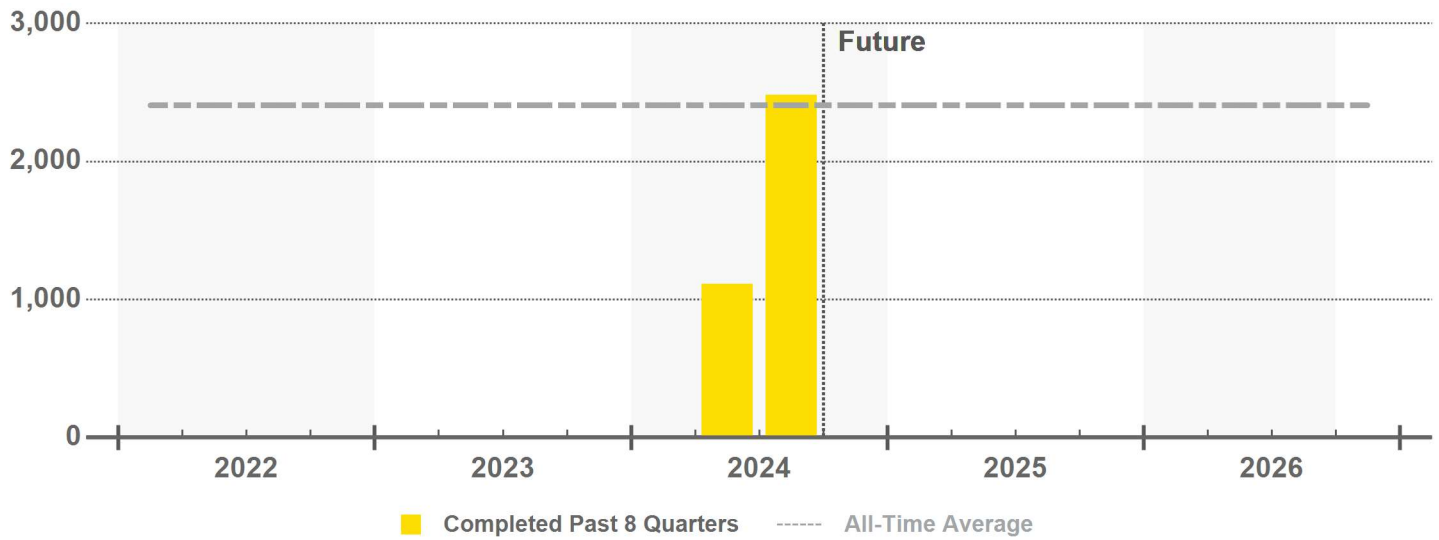
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PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



PAST & FUTURE DELIVERIES IN SQUARE FEET



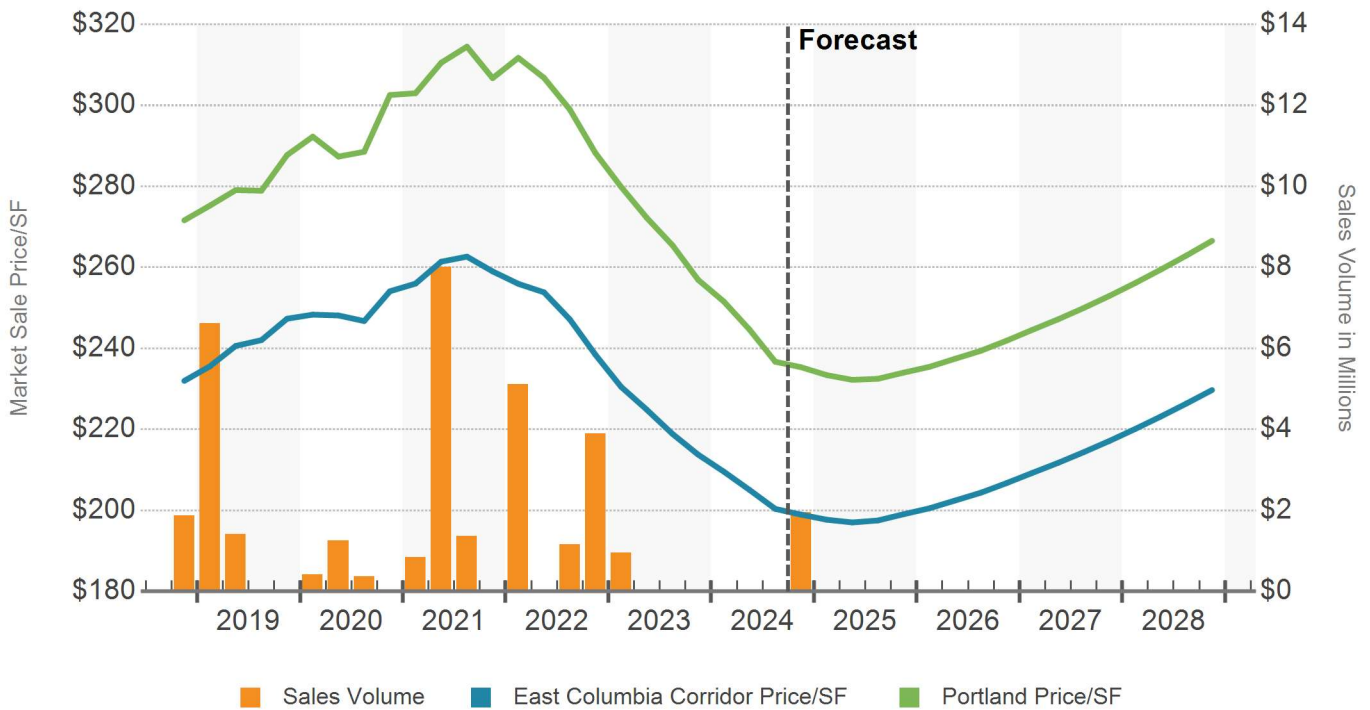
RECENT DELIVERIES

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1 1711 Fairview Ave	★ ★ ★ ★ ★	1,113	1	Dec 2023	Jul 2024	-
2 1707 Fairview Ave	★ ★ ★ ★ ★	1,371	1	Dec 2023	Jul 2024	-
3 1701 Fairview Ave	★ ★ ★ ★ ★	1,113	1	Sep 2023	Apr 2024	-

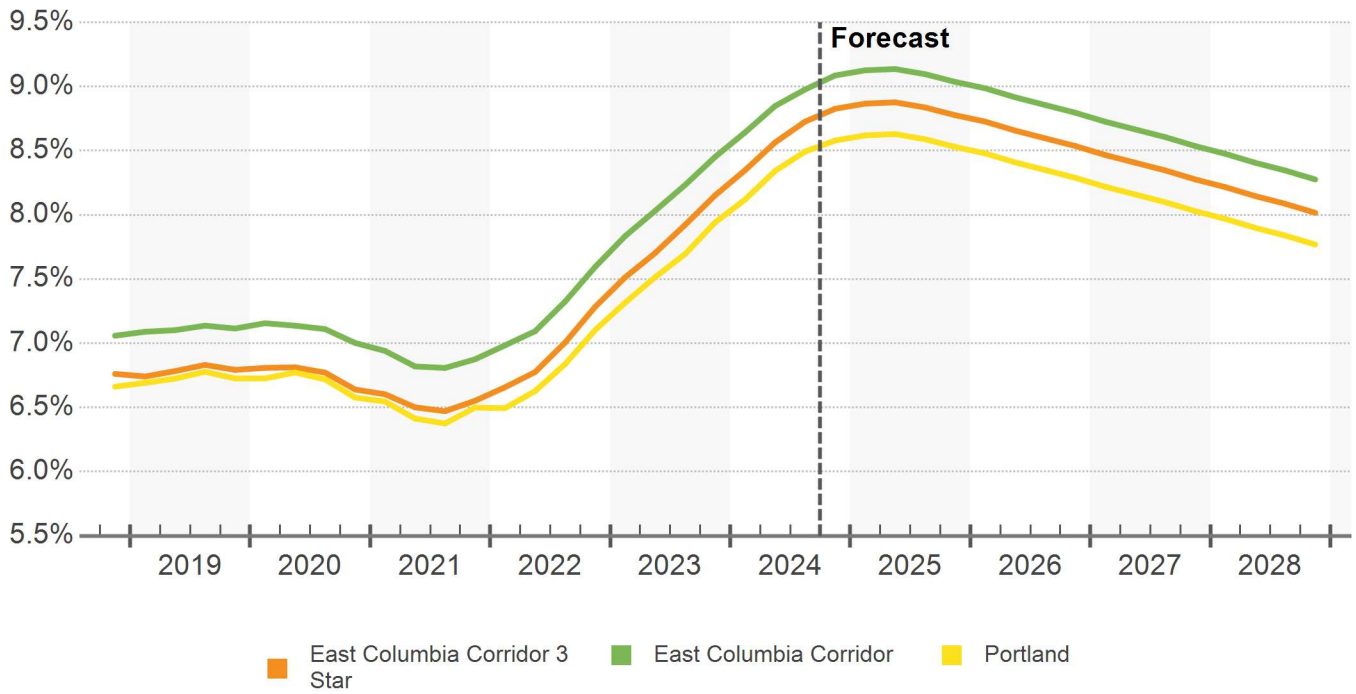
Over the past year, 17,000 SF of office inventory traded in East Columbia Corridor across 6 sales. Average annual inventory turnover in East Columbia Corridor is 9,600 SF over the past five years and 12,000 SF over the past 10 years. Office sales volume in East Columbia Corridor has totaled \$2.0 million over the past year. Average annual sales volume over the past five years is \$5.0 million and \$6.1 million over the past 10 years.

Estimated office market pricing in East Columbia Corridor is \$200/SF compared to the market average of \$236/SF. Average market pricing for East Columbia Corridor is estimated at \$224/SF for 3 Star assets, and \$167/SF for 1 & 2 Star buildings. The estimated cap rate for East Columbia Corridor office is 9.0%, compared to the metro average of 8.5%.

SALES VOLUME & MARKET SALE PRICE PER SF



MARKET CAP RATE



Sales Past 12 Months

East Columbia Corridor Office

Sale Comparables

Avg. Cap Rate

Avg. Price/SF

Avg. Vacancy At Sale

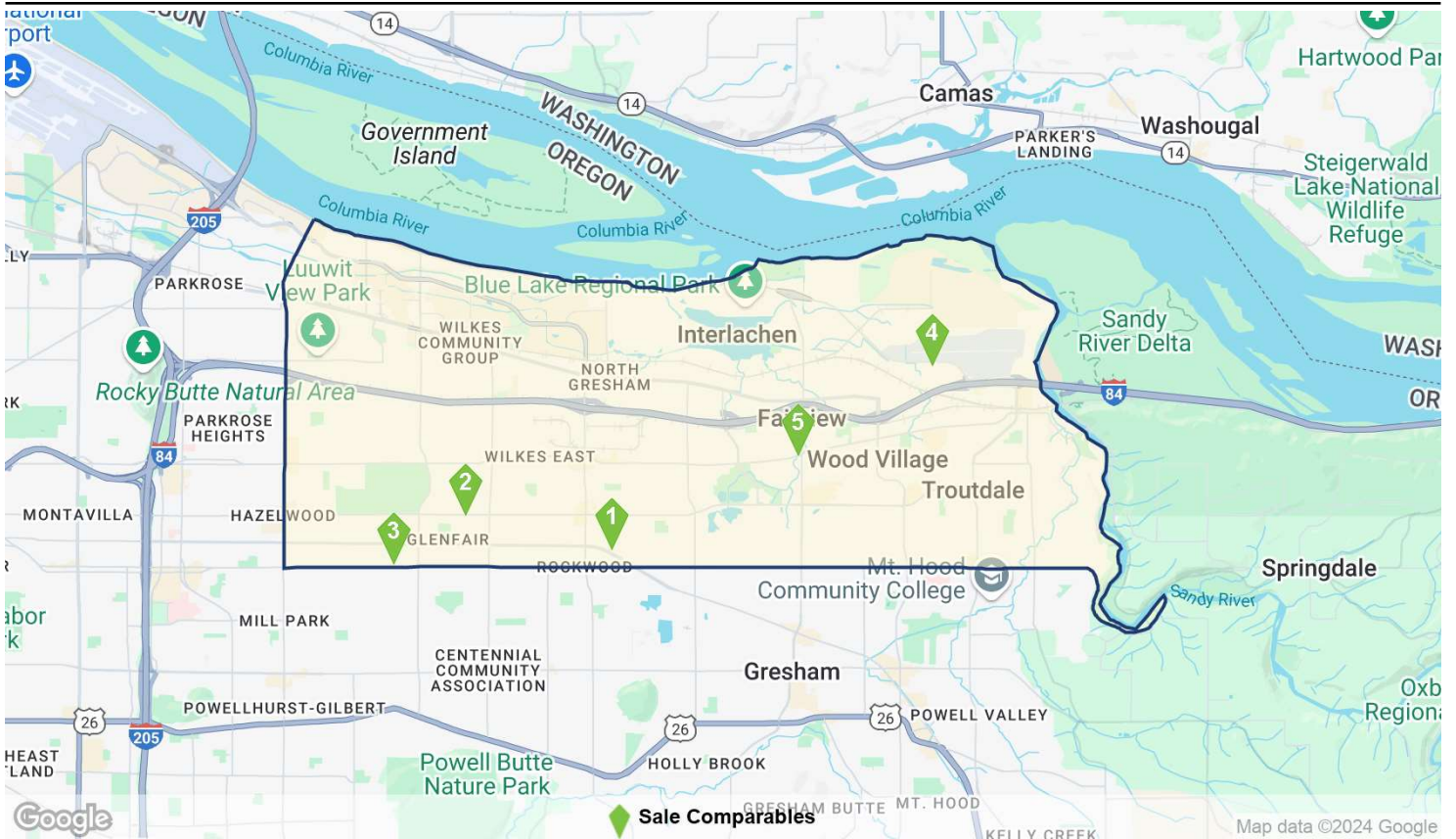
6

7.9%

\$163

0%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$615,000	\$650,000	\$615,000	\$720,000
Price/SF	\$119	\$163	\$207	\$207
Cap Rate	7.9%	7.9%	7.9%	7.9%
Time Since Sale in Months	0.7	2.4	1.1	5.3
Property Attributes	Low	Average	Median	High
Building SF	672	2,833	2,976	6,031
Stories	1	2	2	3
Typical Floor SF	672	1,400	1,488	2,010
Vacancy Rate At Sale	0%	0%	0%	0%
Year Built	1932	1959	1960	1978
Star Rating	★★★★★	★★★★★ 1.5	★★★★★	★★★★★

Sales Past 12 Months

RECENT SIGNIFICANT SALES

Property Name - Address	Property				Sale			
	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1 18531 E Burnside St	★★★★★	1948	6,031	0%	10/21/2024	\$720,000	\$119	-
2 15710 NE Glisan St	★★★★★	1978	2,976	0%	10/9/2024	\$615,000	\$207	7.9%
2 15710 NE Glisan St	★★★★★	1978	2,976	0%	10/8/2024	\$615,000	\$207	-
3 14325 SE Stark St	★★★★★	1932	3,000	0%	10/14/2024	-	-	-
4 1032 Dunbar Ave	★★★★★	1958	672	0%	6/13/2024	-	-	-
5 22238 NE Barr Rd	★★★★★	1961	1,340	0%	6/3/2024	-	-	-

Supply & Demand Trends

East Columbia Corridor Office

OVERALL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2028	1,203,181	(1,371)	-0.1%	(555)	0%	-
2027	1,204,552	(1,411)	-0.1%	1,147	0.1%	-
2026	1,205,963	(1,406)	-0.1%	401	0%	-
2025	1,207,369	(1,352)	-0.1%	(3,745)	-0.3%	-
2024	1,208,721	3,597	0.3%	(5,942)	-0.5%	-
YTD	1,208,721	3,597	0.3%	(3,841)	-0.3%	-
2023	1,205,124	0	0%	10,417	0.9%	0
2022	1,205,124	0	0%	(10,590)	-0.9%	-
2021	1,205,124	31,040	2.6%	9,437	0.8%	3.3
2020	1,174,084	55,359	4.9%	52,062	4.4%	1.1
2019	1,118,725	(5,254)	-0.5%	302	0%	-
2018	1,123,979	0	0%	(13,477)	-1.2%	-
2017	1,123,979	(1,598)	-0.1%	20,582	1.8%	-
2016	1,125,577	23,919	2.2%	36,463	3.2%	0.7
2015	1,101,658	0	0%	(5,311)	-0.5%	-
2014	1,101,658	34,000	3.2%	39,619	3.6%	0.9
2013	1,067,658	24,929	2.4%	39,322	3.7%	0.6
2012	1,042,729	0	0%	(803)	-0.1%	-

3 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2028	693,752	27	0%	498	0.1%	0.1
2027	693,725	0	0%	1,526	0.2%	0
2026	693,725	0	0%	568	0.1%	0
2025	693,725	0	0%	(1,469)	-0.2%	-
2024	693,725	0	0%	(7,299)	-1.1%	-
YTD	693,725	0	0%	(6,067)	-0.9%	-
2023	693,725	0	0%	3,733	0.5%	0
2022	693,725	0	0%	-	-	-
2021	693,725	26,400	4.0%	3,969	0.6%	6.7
2020	667,325	55,359	9.0%	45,253	6.8%	1.2
2019	611,966	0	0%	1,596	0.3%	0
2018	611,966	0	0%	558	0.1%	0
2017	611,966	0	0%	17,928	2.9%	0
2016	611,966	23,919	4.1%	18,484	3.0%	1.3
2015	588,047	0	0%	(5,898)	-1.0%	-
2014	588,047	34,000	6.1%	40,789	6.9%	0.8
2013	554,047	24,929	4.7%	21,083	3.8%	1.2
2012	529,118	0	0%	(1,253)	-0.2%	-

Supply & Demand Trends

East Columbia Corridor Office

1 & 2 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2028	509,429	(1,398)	-0.3%	(1,053)	-0.2%	-
2027	510,827	(1,411)	-0.3%	(379)	-0.1%	-
2026	512,238	(1,406)	-0.3%	(167)	0%	-
2025	513,644	(1,352)	-0.3%	(2,276)	-0.4%	-
2024	514,996	3,597	0.7%	1,357	0.3%	2.7
YTD	514,996	3,597	0.7%	2,226	0.4%	1.6
2023	511,399	0	0%	6,684	1.3%	0
2022	511,399	0	0%	(10,590)	-2.1%	-
2021	511,399	4,640	0.9%	5,468	1.1%	0.8
2020	506,759	0	0%	6,809	1.3%	0
2019	506,759	(5,254)	-1.0%	(1,294)	-0.3%	-
2018	512,013	0	0%	(14,035)	-2.7%	-
2017	512,013	(1,598)	-0.3%	2,654	0.5%	-
2016	513,611	0	0%	17,979	3.5%	0
2015	513,611	0	0%	587	0.1%	0
2014	513,611	0	0%	(1,170)	-0.2%	-
2013	513,611	0	0%	18,239	3.6%	0
2012	513,611	0	0%	450	0.1%	0

OVERALL RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2028	\$26.29	144	2.2%	9.1%	23,189	1.9%	-0.1%
2027	\$25.71	141	1.8%	6.7%	23,827	2.0%	-0.2%
2026	\$25.24	138	1.3%	4.8%	26,248	2.2%	-0.1%
2025	\$24.93	136	0.2%	3.4%	27,841	2.3%	0.2%
2024	\$24.87	136	3.2%	3.2%	25,259	2.1%	0.8%
YTD	\$24.91	136	3.7%	3.4%	23,158	1.9%	0.6%
2023	\$24.10	132	0.4%	0%	15,720	1.3%	-0.9%
2022	\$24	131	4.7%	-0.4%	26,137	2.2%	0.9%
2021	\$22.92	125	3.5%	-4.9%	15,547	1.3%	-0.4%
2020	\$22.15	121	-4.8%	-8.1%	20,344	1.7%	0.2%
2019	\$23.27	127	2.5%	-3.4%	17,047	1.5%	-0.5%
2018	\$22.71	124	14.9%	-5.8%	22,603	2.0%	1.2%
2017	\$19.77	108	3.8%	-18.0%	9,126	0.8%	-2.0%
2016	\$19.05	104	2.5%	-21.0%	31,306	2.8%	-1.2%
2015	\$18.58	102	4.4%	-22.9%	43,850	4.0%	0.5%
2014	\$17.80	97	9.2%	-26.1%	38,539	3.5%	-0.6%
2013	\$16.30	89	0%	-32.4%	44,158	4.1%	-1.5%
2012	\$16.30	89	-0.8%	-32.4%	58,551	5.6%	0.1%

3 STAR RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2028	\$29.98	146	2.1%	8.4%	9,848	1.4%	-0.1%
2027	\$29.35	143	1.8%	6.1%	10,326	1.5%	-0.2%
2026	\$28.84	140	1.2%	4.3%	11,852	1.7%	-0.1%
2025	\$28.51	139	0.2%	3.1%	12,420	1.8%	0.2%
2024	\$28.46	138	2.9%	2.9%	10,951	1.6%	1.1%
YTD	\$28.52	139	3.0%	3.1%	9,719	1.4%	0.9%
2023	\$27.65	134	0%	0%	3,652	0.5%	-0.5%
2022	\$27.65	134	5.1%	0%	7,385	1.1%	0%
2021	\$26.31	128	6.4%	-4.8%	7,385	1.1%	-0.6%
2020	\$24.73	120	-4.0%	-10.6%	11,354	1.7%	1.5%
2019	\$25.76	125	-1.2%	-6.8%	1,248	0.2%	-0.3%
2018	\$26.07	127	18.3%	-5.7%	2,844	0.5%	-0.1%
2017	\$22.04	107	3.3%	-20.3%	3,402	0.6%	-2.9%
2016	\$21.34	104	3.0%	-22.8%	21,330	3.5%	0.8%
2015	\$20.71	101	1.4%	-25.1%	15,895	2.7%	1.0%
2014	\$20.43	99	9.7%	-26.1%	9,997	1.7%	-1.3%
2013	\$18.62	91	-1.1%	-32.6%	16,786	3.0%	0.6%
2012	\$18.83	92	2.2%	-31.9%	12,940	2.4%	0.2%

1 & 2 STAR RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2028	\$21.31	140	2.4%	7.0%	13,341	2.6%	0%
2027	\$20.81	137	2.0%	4.5%	13,501	2.6%	-0.2%
2026	\$20.40	134	1.4%	2.4%	14,396	2.8%	-0.2%
2025	\$20.11	132	0.4%	1.0%	15,421	3.0%	0.2%
2024	\$20.03	132	3.7%	0.6%	14,308	2.8%	0.4%
YTD	\$20.04	132	5.0%	0.6%	13,439	2.6%	0.2%
2023	\$19.31	127	1.2%	-3.0%	12,068	2.4%	-1.3%
2022	\$19.08	125	3.9%	-4.2%	18,752	3.7%	2.1%
2021	\$18.36	121	-1.7%	-7.8%	8,162	1.6%	-0.2%
2020	\$18.67	123	-6.2%	-6.2%	8,990	1.8%	-1.3%
2019	\$19.91	131	9.6%	0%	15,799	3.1%	-0.7%
2018	\$18.18	119	8.8%	-8.7%	19,759	3.9%	2.7%
2017	\$16.71	110	4.7%	-16.1%	5,724	1.1%	-0.8%
2016	\$15.96	105	1.6%	-19.9%	9,976	1.9%	-3.5%
2015	\$15.71	103	10.1%	-21.1%	27,955	5.4%	-0.1%
2014	\$14.27	94	8.3%	-28.4%	28,542	5.6%	0.2%
2013	\$13.17	87	2.2%	-33.9%	27,372	5.3%	-3.6%
2012	\$12.89	85	-6.1%	-35.3%	45,611	8.9%	-0.1%

OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$229.73	178	8.3%
2027	-	-	-	-	-	-	\$217.15	169	8.5%
2026	-	-	-	-	-	-	\$206.76	161	8.8%
2025	-	-	-	-	-	-	\$199.08	155	9.0%
2024	-	-	-	-	-	-	\$198.98	155	9.1%
YTD	6	\$2M	1.4%	\$650,000	\$162.73	7.9%	\$199.80	155	9.0%
2023	2	\$955K	0.6%	\$955,000	\$190.54	-	\$213.79	166	8.5%
2022	8	\$10.2M	4.7%	\$1,693,910	\$191.26	5.5%	\$238.45	185	7.6%
2021	6	\$10.2M	3.9%	\$2,044,017	\$237.39	-	\$259.01	201	6.9%
2020	5	\$2M	1.3%	\$680,000	\$237.73	-	\$254.10	197	7.0%
2019	4	\$8M	2.2%	\$2,675,000	\$373.95	5.5%	\$247.33	192	7.1%
2018	7	\$5.5M	3.3%	\$909,295	\$164.05	6.6%	\$231.99	180	7.1%
2017	12	\$8.9M	5.5%	\$990,567	\$166.30	-	\$223.57	174	6.9%
2016	12	\$6.1M	4.2%	\$681,678	\$149.31	-	\$214.51	167	6.7%
2015	8	\$6.3M	4.6%	\$1,055,333	\$139.79	-	\$202.56	157	6.7%
2014	11	\$8.6M	5.6%	\$1,071,097	\$160.19	7.3%	\$182.13	142	7.0%
2013	10	\$2.8M	4.6%	\$467,526	\$79.81	-	\$163.36	127	7.3%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred. The price index is not smoothed.

3 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$257.33	182	8.0%
2027	-	-	-	-	-	-	\$243.33	172	8.3%
2026	-	-	-	-	-	-	\$231.76	164	8.5%
2025	-	-	-	-	-	-	\$223.27	158	8.8%
2024	-	-	-	-	-	-	\$223.30	158	8.8%
YTD	-	-	-	-	-	-	\$224.36	159	8.8%
2023	-	-	-	-	-	-	\$243.50	172	8.2%
2022	-	-	-	-	-	-	\$274.61	194	7.3%
2021	2	\$8M	3.9%	\$4,000,418	\$295.53	-	\$301.33	213	6.6%
2020	-	-	-	-	-	-	\$298.62	211	6.6%
2019	1	\$6.6M	1.8%	\$6,610,000	\$600.91	5.5%	\$286.97	203	6.8%
2018	1	\$1.9M	2.0%	\$1,863,668	\$150.21	-	\$268.19	189	6.8%
2017	2	\$2.1M	1.9%	\$1,037,500	\$181.78	-	\$259.31	183	6.6%
2016	1	\$965K	0.5%	\$965,000	\$347.12	-	\$246.45	174	6.5%
2015	1	\$1.1M	2.5%	\$1,050,000	\$72.40	-	\$231.11	163	6.5%
2014	4	\$6.6M	5.0%	\$1,656,485	\$223.73	7.3%	\$206.86	146	6.7%
2013	2	\$1.3M	4.1%	\$1,257,156	\$107.76	-	\$185.63	131	7.1%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred. The price index is not smoothed.

1 & 2 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$192.47	173	8.6%
2027	-	-	-	-	-	-	\$181.81	163	8.9%
2026	-	-	-	-	-	-	\$173.01	155	9.1%
2025	-	-	-	-	-	-	\$166.45	149	9.4%
2024	-	-	-	-	-	-	\$166.16	149	9.4%
YTD	6	\$2M	3.3%	\$650,000	\$162.73	7.9%	\$166.65	150	9.4%
2023	2	\$955K	1.5%	\$955,000	\$190.54	-	\$173.68	156	8.9%
2022	8	\$10.2M	11.0%	\$1,693,910	\$191.26	5.5%	\$189.65	170	8.0%
2021	4	\$2.2M	4.0%	\$739,750	\$138.89	-	\$201.89	181	7.3%
2020	5	\$2M	3.0%	\$680,000	\$237.73	-	\$194.03	174	7.5%
2019	3	\$1.4M	2.7%	\$707,500	\$135.28	-	\$193.83	174	7.5%
2018	6	\$3.6M	4.8%	\$718,420	\$172.28	6.6%	\$183.15	164	7.5%
2017	10	\$6.8M	9.8%	\$977,157	\$162.11	-	\$175.34	157	7.3%
2016	11	\$5.2M	8.7%	\$646,263	\$134.96	-	\$171.41	154	7.1%
2015	7	\$5.3M	7.0%	\$1,056,400	\$171.52	-	\$164.03	147	7.1%
2014	7	\$1.9M	6.1%	\$485,709	\$81.37	-	\$148.75	134	7.3%
2013	8	\$1.5M	5.1%	\$309,600	\$65.92	-	\$133.30	120	7.7%

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