

# Cleveland

## Market conditions

- Seasonally adjusted unemployment saw a .1% increase, to 9.6%, from October to November.
- The leading indicators in the Cleveland-Elyria-Mentor MSA reported no change from October to November, suggesting that employment loss in the region should be less this winter than in years past.
- Despite the market contraction taking place over the past 18 months, there is still a lack of large block contiguous space in the upper floors of Class A buildings within the CBD. For this reason, Class A space within the CBD has been, and will remain, one of the strongest performers in Cleveland.
- Sublease and Class B office space outperformed Class A product, signifying that there has not been a "flight to quality" typical in down real estate markets.

## Outlook for tenants

- While quoted rental remains relatively stable, tenants in the market will be offered generous tenant concession packages. Vacancy in the market will lag larger primary markets, due to the lack of organic job growth.

Current statistics		12 month outlook
Stock	36,531,428 s.f.	→
Overall vacancy	22.0%	↑
YTD net absorption	-988,156 s.f.	↓
Under construction	0 s.f.	→
CBD class A avg. rent	\$20.64 p.s.f.	↓
Suburbs class A avg. rent	\$20.26 p.s.f.	↓

