Q2
2024

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NAI Hiffman
Commercial Real Estate Services, Worldwide

Office Market Report
METROPOLITAN CHICAGO

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Office Market Report

METROPOLITAN CHICAGO

Q2 2024

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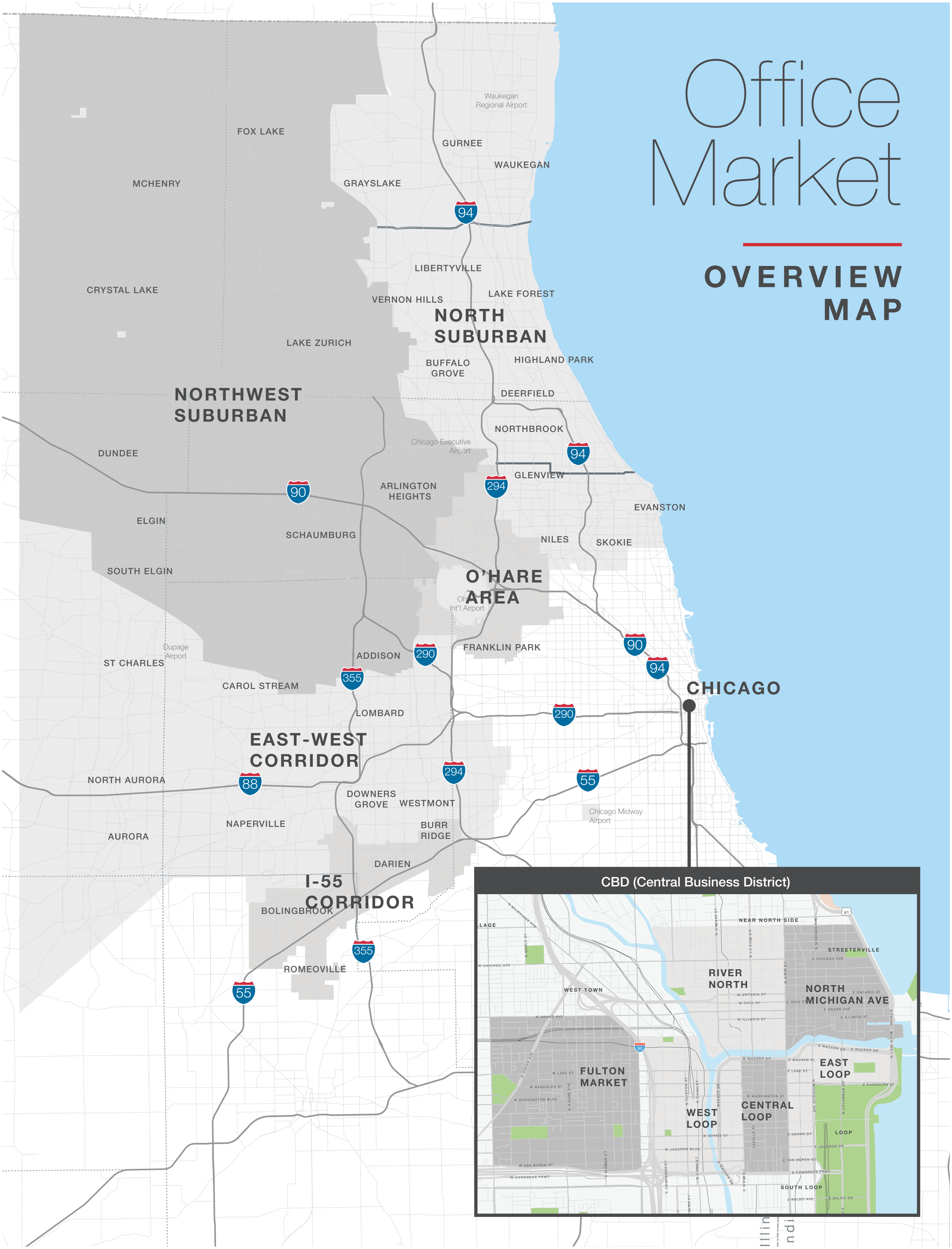
Suburban Office Market Statistics

Submarket	Total RBA (SF)	Total Vacant (SF)	Direct Vacancy	Sublease Vacancy	Total Vacancy	Availability Rate	2Q24 Net Absorption (SF)	YTD 2024 Net Absorption (SF)	2Q24 Leasing Activity (SF)	YTD 2024 Leasing Activity (SF)	Under Construction (SF)	Market Rent Per SF
East-West Corridor	39,951,134	9,613,297	23.4%	0.7%	24.1%	31.1%	-126,052	-295,672	328,180	780,165	0	$24.72
Class A	21,055,117	5,814,398	26.9%	0.7%	27.6%	36.1%	-167,928	-238,531	184,901	405,578	0	$30.27
Class B	16,730,762	3,609,262	21.0%	0.6%	21.6%	27.1%	55,577	-33,960	123,915	338,138	0	$21.56
Class C	2,165,255	189,637	8.8%	0.0%	8.8%	12.1%	-13,701	-23,181	17,090	34,175	0	$19.00
I-55 Corridor	3,337,318	614,277	18.3%	0.1%	18.4%	20.9%	-86,730	-144,317	13,893	41,101	0	$21.18
Class A	834,306	177,536	21.3%	0.0%	21.3%	32.3%	0	-4,464	0	0	0	$23.81
Class B	2,117,567	396,600	18.7%	0.0%	18.7%	18.1%	-90,055	-136,599	12,624	37,273	0	$18.81
Class C	385,445	40,141	9.7%	0.7%	10.4%	12.0%	3,325	-3,254	1,269	3,828	0	$23.15
North Suburban	25,882,244	7,660,849	28.8%	0.8%	29.6%	33.8%	-42,772	-375,784	171,170	511,565	0	$26.06
Class A	15,746,738	5,628,485	34.6%	1.1%	35.7%	40.7%	-42,286	-387,300	86,401	294,888	0	$29.66
Class B	8,755,503	1,753,607	19.8%	0.2%	20.0%	23.2%	17,669	28,164	64,099	165,893	0	$23.91
Class C	1,380,003	278,757	20.2%	0.0%	20.2%	22.7%	-18,155	-16,648	20,670	50,784	0	$19.22
Northwest Suburban	30,650,130	9,959,040	30.8%	1.7%	32.5%	34.9%	-29,429	735	174,394	453,601	0	$24.23
Class A	16,838,947	5,664,870	31.1%	2.5%	33.6%	38.0%	-114,572	-64,243	69,541	200,876	0	$27.36
Class B	12,436,414	4,223,515	33.3%	0.7%	34.0%	33.9%	42,711	25,544	97,111	232,194	0	$20.94
Class C	1,374,769	70,655	5.1%	0.0%	5.1%	6.0%	42,432	39,434	7,742	20,531	0	$17.94
O'Hare	13,935,114	2,838,630	19.0%	1.4%	20.4%	28.2%	88,971	-79,184	95,654	406,595	0	$30.01
Class A	8,046,786	1,611,714	18.5%	1.5%	20.0%	31.7%	55,679	-22,547	55,823	320,624	0	$38.57
Class B	5,465,098	1,156,316	20.0%	1.2%	21.2%	24.2%	33,192	-49,069	37,904	84,044	0	$24.83
Class C	423,230	70,600	16.7%	0.0%	16.7%	14.3%	100	-7,568	1,927	1,927	0	$17.83
Suburban Totals	113,755,940	30,686,093	25.9%	1.1%	27.0%	32.1%	-196,012	-894,222	784,284	2,194,020	0	$25.01
Class A	62,521,894	18,897,003	28.8%	1.4%	30.2%	37.2%	-269,107	-717,085	396,666	1,221,966	0	$29.15
Class B	45,505,344	11,139,300	23.9%	0.6%	24.5%	27.5%	59,094	-165,920	338,920	860,809	0	$22.01
Class C	5,728,702	649,790	11.2%	0.1%	11.3%	13.4%	14,001	-11,217	48,698	111,245	0	$17.23

* Metro Chicago Totals incorporate CBD and Suburbs

Office Market
OVERVIEW MAP



Q2
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CBD Office Market Statistics

Submarket	Total RBA (SF)	Total Vacant (SF)	Direct Vacancy	Sublease Vacancy	Total Vacancy	Availability Rate	2Q24 Net Absorption (SF)	YTD 2024 Net Absorption (SF)	2Q24 Leasing Activity (SF)	YTD 2024 Leasing Activity (SF)	Under Construction (SF)	Market Rent Per SF
Central Loop	38,583,252	9,668,262	23.8%	1.3%	25.1%	30.7%	101,918	-343,692	351,523	650,558	0	$38.23
Class A	22,434,302	5,434,602	22.5%	1.7%	24.2%	31.3%	61,543	-186,212	195,509	317,651	0	$40.07
Class B	14,824,933	4,045,199	26.6%	0.7%	27.3%	31.2%	33,490	-156,346	147,619	319,197	0	$28.66
Class C	1,324,017	188,461	14.2%	0.0%	14.2%	15.7%	6,885	-1,134	8,395	13,710	0	$18.80
East Loop	27,381,187	7,087,255	24.8%	1.1%	25.9%	32.8%	-147,544	-548,746	112,323	256,056	0	$39.08
Class A	17,977,101	4,495,938	23.9%	1.1%	25.0%	33.9%	-182,196	-540,405	47,351	121,927	0	$39.15
Class B	6,755,174	1,999,286	28.2%	1.4%	29.6%	32.0%	-9,025	-26,937	47,170	92,494	0	$37.43
Class C	2,648,912	592,031	22.2%	0.1%	22.3%	27.5%	43,677	18,596	17,802	41,635	0	$29.57
Fulton Market	10,369,187	1,991,909	17.2%	2.0%	19.2%	24.4%	230,324	239,704	147,422	282,487	369,008	$33.89
Class A	5,998,805	1,245,637	17.4%	3.3%	20.8%	27.2%	178,339	171,736	27,082	104,517	369,008	$36.04
Class B	3,112,874	588,612	18.7%	0.2%	18.9%	20.7%	29,415	53,488	105,590	137,633	0	$35.37
Class C	1,280,552	157,660	12.0%	0.3%	12.3%	19.6%	22,570	14,480	14,750	40,337	0	$29.05
NMA	13,586,468	2,312,266	14.8%	2.2%	17.0%	22.2%	-79,137	-242,272	102,012	194,619	0	$20.13
Class A	8,961,499	1,713,001	16.1%	3.0%	19.1%	24.9%	-94,831	-249,472	91,841	184,448	0	$20.03
Class B	4,388,430	547,504	12.2%	0.3%	12.5%	16.4%	19,294	9,050	10,171	10,171	0	$27.21
Class C	236,539	51,761	15.2%	6.7%	21.9%	29.0%	-3,600	-1,850	0	0	0	$18.11
River North	18,593,604	4,821,362	24.8%	1.1%	25.9%	30.4%	-64,189	5,348	285,055	551,837	0	$38.29
Class A	12,867,421	3,298,602	24.6%	1.0%	25.6%	30.4%	-7,785	193,445	224,293	386,727	0	$41.00
Class B	4,278,956	992,783	21.5%	1.7%	23.2%	28.1%	-47,975	-200,466	38,649	121,886	0	$30.21
Class C	1,447,227	529,977	36.6%	0.0%	36.6%	37.1%	-8,429	12,369	22,113	43,224	0	-
West Loop	58,828,764	12,553,160	18.9%	2.4%	21.3%	27.1%	263,252	-62,340	562,892	1,026,476	0	$41.93
Class A	47,071,704	8,834,185	16.3%	2.5%	18.8%	24.8%	74,844	-213,250	366,396	732,451	0	$42.35
Class B	9,995,830	3,407,974	31.4%	2.7%	34.1%	39.0%	143,465	117,714	182,878	254,772	0	$39.78
Class C	1,761,230	311,001	17.3%	0.4%	17.7%	22.2%	44,943	33,196	13,618	39,253	0	$36.99
Downtown Totals	167,330,940	38,434,214	21.2%	1.8%	23.0%	28.7%	304,624	-951,998	1,561,227	2,962,033	369,008	$39.30
Class A	115,299,310	25,021,965	19.7%	2.0%	21.7%	28.2%	29,914	-824,158	952,472	1,847,721	369,008	$40.01
Class B	43,344,675	11,581,358	25.4%	1.3%	26.7%	30.6%	168,664	-203,497	532,077	936,153	0	$34.85
Class C	8,686,955	1,830,891	20.7%	0.4%	21.1%	25.1%	106,046	75,657	76,678	178,159	0	$30.81
Metro Chicago Totals	281,086,880	69,120,307	23.1%	1.5%	24.6%	30.1%	108,612	-1,846,220	2,345,511	5,156,053	369,008	-
Class A	177,821,204	43,918,968	22.9%	1.8%	24.7%	31.4%	-239,193	-1,541,243	1,349,138	3,069,687	369,008	-
Class B	88,850,019	22,720,658	24.6%	1.0%	25.6%	29.0%	227,758	-369,417	870,997	1,796,962	0	-
Class C	14,415,657	2,480,681	16.9%	0.3%	17.2%	20.5%	120,047	64,440	125,376	289,404	0	-

* Metro Chicago Totals incorporate CBD and Suburbs

Suburban Market Summary

Chicago's suburban real estate market softened during the first half of 2024 as multiple factors came to a head, including reduced demand, tighter restrictions on available capital, and persistent economic uncertainty.

Vacancy Rate
27.0%

2024 Net Absorption
-894K SF

2024 YTD New Leasing
2.2M SF

Chicago's Suburban Office Sees Rocky Midyear

Chicago's suburban real estate market softened during the first half of 2024 as multiple factors came to a head, including muted demand, tighter restrictions on available capital, and persistent economic uncertainty. Stubbornly high interest rates and tightened lending standards pose formidable challenges for property owners, particularly in the Class B and C sectors. These challenges are amplified by the increasing need to upgrade old or obsolete spaces to attract and retain larger tenants.

Moreover, the lingering indecision around the return to office has led to a discussion about office space conversion to ensure those spaces are adequately filled and utilized. Properties already slated for conversion away from office include: the former Sears Campus at 3333 Beverly Rd. in Hoffman Estates, the Atrium Corporate Center at 3800 Golf Rd. in Rolling Meadows, and 1699 E Woodfield Rd. In Schaumburg. These three locations alone will remove more than four million square feet from the Chicago Suburban Office inventory.

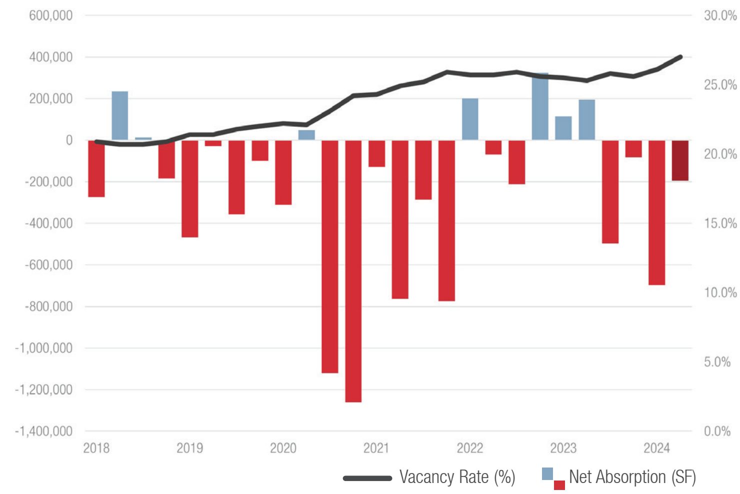
Leasing activity slowed significantly during the second quarter of 2024, totaling 784,284 square feet, down 44.4% from the previous quarter and 50.2% from Q2 2023. The year to date total stands at 2.2 million-square-feet, down 34.7% from the first half of 2023. Notably, this continues to have a significant effect on Class A space, down 59.9% from the first half of 2023 as flight-to-quality appears to have moderated due to slowing job growth locally and some tenants prioritizing cost cutting initiatives. This decrease highlights concerns about potential weakening occupancy trends as both tenants and landlords alike re-evaluate financing and cash flow.

Net absorption totaled -196,012 square feet during the second quarter, bringing the year-to-date total to -894,222 square feet. Vacancy reached a new cyclical high at 27.0%, up from 25.3% one year ago.

Class A fundamentals softened, reporting -269,107 square feet of negative absorption. As larger occupiers struggle with layoffs and downsize existing space, the higher quality buildings they occupied took the brunt of the change. Some of the new tenant movement this quarter included Advocate Health & Hospitals, putting 185,315 square feet onto the market at 3075 Highland Pky in Downers Grove.

While overall leasing activity slowed during the quarter, there were several notable leases, headlined by Wheels' 214,108 square foot sublease at 1299 Zurich Way in Schaumburg; one of the largest leases the suburban market has seen over the

Vacancy Rate vs Net Absorption



Market Summary

Q2 2024	SF	
Market Size	113,755,940	
Total Vacancy	30,686,093	27.0%
Direct Vacancy	29,548,534	25.9%
Sublease Vacancy	1,137,559	1.1%
Available Space	36,515,657	32.1%
QTR Net Absorption	-196,012	
YTD Net Absorption	-894,222	
Under Construction	0	
QTR New Supply	0	
YTD New Supply	0	
QTR New Leasing Activity	784,284	
YTD New Leasing Activity	2,194,020	

Net absorption totaled -196,012 square feet during the second quarter.

Vacancy reached an all-time high at 27.0%, up from 25.3% one year ago.

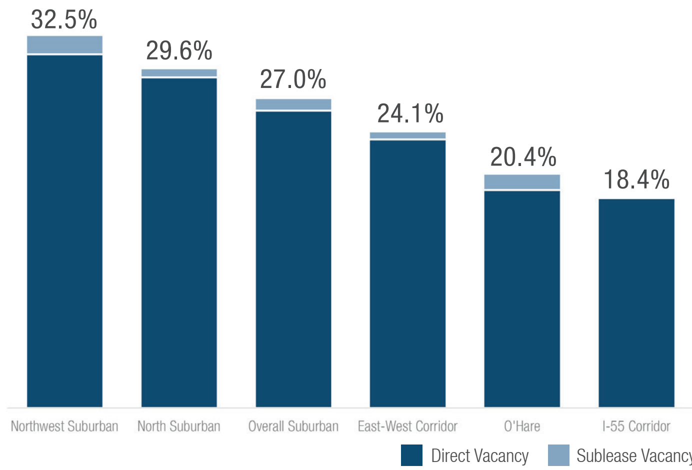
The suburban office market registered 784,284 square feet of new leasing activity during the second quarter of 2024, down from 1,574,829 square feet in 2023.

last few years. The fleet management company subleased the space from Zurich North America and will be consolidating several local offices into their new space.

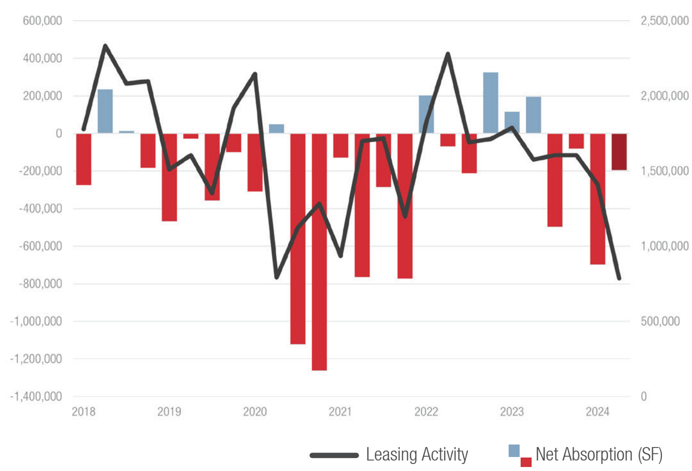
Additionally, Littlefuse inked a 53,000 square foot lease at 6133 N River Road during the second quarter. The electronic component maker will be relocating their corporate HQ from just down the road at 8755 W. Higgins Road.

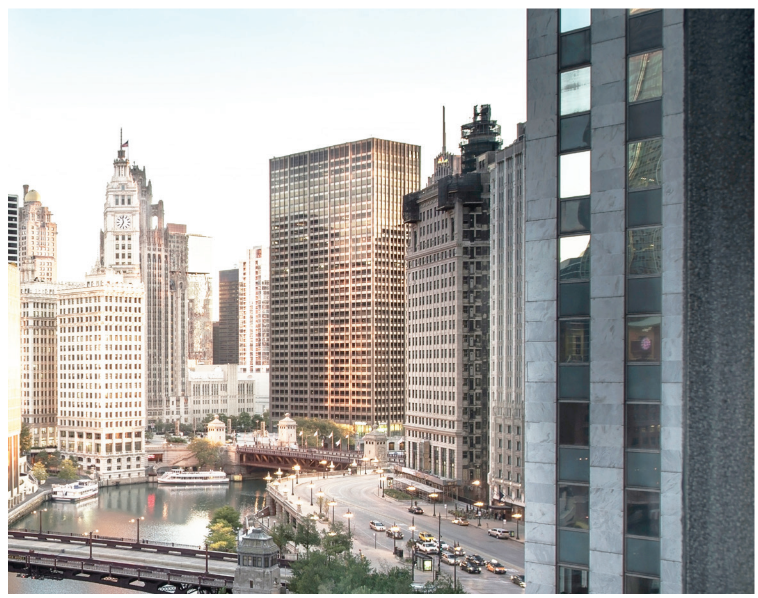
Overall asking rents averaged $25.01-/SF during the second quarter, up 3.6% year-over-year. Faced with a combination of maturing loans and looming lease expirations, property owners are left in a difficult position of deciding whether to improve their space or lower rates to entice tenants, both of which prove challenging in an environment where available capital remains difficult to secure.

Vacancy by Submarket



Absorption vs Leasing Activity





Significant Transactions

Sublease

1299 Zurich Way
Schaumburg
214,108 SF

Northwest Suburbs

Tenant
Wheels

Sale

4245 Meridian Pky
Aurora
140,384 SF

East-West Corridor

Buyer
KSData Holdings, L.L.C.

Sale

900 National Pky
Schaumburg
100,287 SF

Northwest Suburban

Buyer
Urban Commercial Property Group, Inc.

New Lease

6133 N River Rd
Rosemont
53,039 SF

O'Hare

Tenant
Littelfuse

Renewal

720 E Butterfield Rd
Lombard
30,498 SF

East-West Corridor

Tenant
Transdev

Sublease

1333 Butterfield Rd
Downers Grove
28,642 SF

East-West Corridor

Tenant
Federal Signal

Transactions with the "A" designate NAI Hiffman transactions

CBD Market Summary

Vacancy continues to rise to new cyclical highs as landlords have struggled to backfill large blocks of space amid tenant relocations and contractions within the market.

Vacancy Rate
23.0%

2024 Net Absorption
-952M SF

2024 YTD New Leasing
3.0M SF

Downtown's Office Market Continues to Soften during 2024

Chicago's CBD office market experienced a rare uptick in occupancy during the second quarter with 304,624 square feet of absorption, the first time the CBD has recorded positive absorption in two years. Despite this, vacancy continues to rise to new cyclical highs as landlords have struggled to backfill large blocks of space amid tenant relocations and contractions within the market.

The downtown market registered 1.6 million square feet of new leasing activity during the second quarter, down 6.3% compared year-over-year. Class A properties continue to lead the new leasing, accounting for 952,472 square feet during the second quarter or 61.0% of all new leases signed.

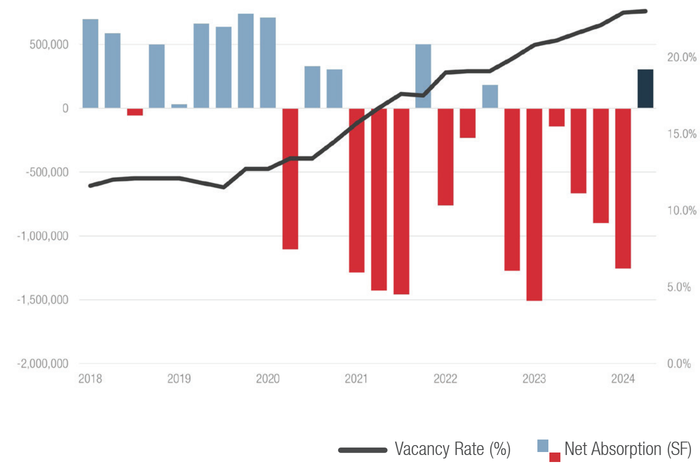
222 Merchandise Mart Plz inked the largest deal of the quarter, with Grubhub subleasing 108,617 square feet while Lessen leased 76,932 square feet at 203 N LaSalle St.

Overall vacancy continued to rise at 23.0% during the second quarter, a new cyclical high. Contributing to the higher vacancy was the delivery of 360 N Green St in Fulton Market. It has seen strong pre-leasing with many tenants scheduled to take occupancy in Q1 2025. Since the start of the pandemic, vacancy has risen 1,030 basis points from 12.7% during the first quarter of 2020. A record amount of sublet space continues to flood the market, with 3.0 million square feet of vacant space. The sublease vacancy rate measured 1.8% during the second quarter.

CBD asking rents averaged $39.30/SF during the second quarter, down 5.2% year-over-year. Class A asking net rents averaged $40.01/SF, down 6.3% from one year ago. Although asking rents had held relatively steady over the past few years, rising taxes and elevated concessions continue to put downward pressure on effective rents.

There are 369,008 square feet of new development currently under construction in the CBD. The largest project currently under construction is 919 W Fulton Market in Fulton Market. This quarter saw the completion of 360 N Green St, a 494,000 square-foot, 24-story Class A project owned and developed by Sterling Bay and is already 68.2% pre-leased by tenants such as Boston Consulting Group and the Greenberg Traurig law firm.

Vacancy Rate vs Net Absorption



Market Summary

Q2 2024	SF	
Market Size	167,330,940	
Total Vacancy	38,434,214	23.0%
Direct Vacancy	35,474,159	21.2%
Sublease Vacancy	3,011,957	1.8%
Available Space	48,023,980	28.7%
QTR Net Absorption	304,624	
YTD Net Absorption	-951,998	
Under Construction	369,008	
QTR New Supply	646,143	
YTD New Supply	646,143	
QTR New Leasing Activity	1,561,227	
YTD New Leasing Activity	2,962,033	

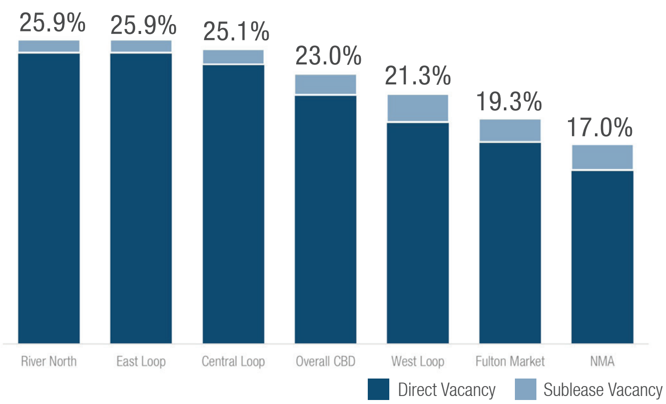
While the CBD remains tenant-favored, signs of recovery persist. Though still well below pre-pandemic levels, more than half of Chicago workers are back in the office as employers push their workforce to return to the office setting. Savvy landlord strategies such as spec suites, in-demand amenities and common-area renovations will be key in attracting and retaining tenants moving forward.

Chicago's CBD office market experienced a rare uptick in occupancy during the second quarter with 304,624 square feet of absorption.

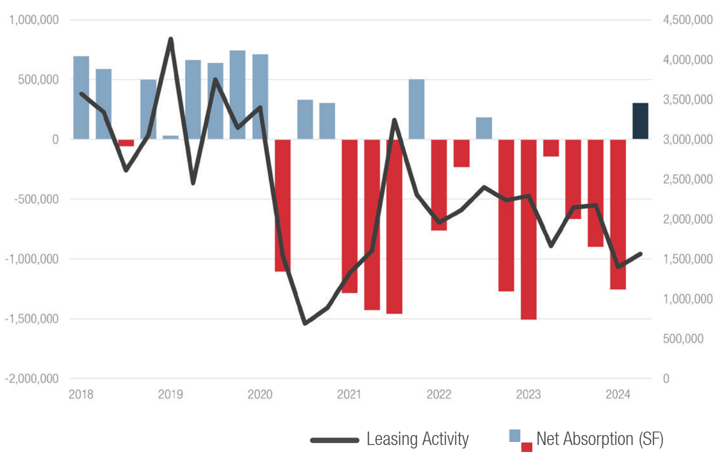
Overall vacancy continues to tick up, hitting a new cyclical high of 23.0% during the second quarter.

The downtown market registered 1.6 million square feet of new leasing activity during the second quarter of the year, down 6.3% year-over-year.

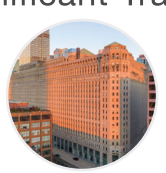
Vacancy by Submarket



Absorption vs Leasing Activity



Significant Transactions



Sublease

222 Merchandise Mart Plz
Chicago
108,617 SF

West Loop

Tenant
GrubHub

New Lease

203 N LaSalle St
Chicago
76,932 SF

River North

Tenant
Lessen

New Lease

401 N Michigan Ave
Chicago
69,574 SF

River North

Tenant
American Dental Association

New Lease

1 S Wacker Dr
Chicago
31,500 SF

Central Loop

Tenant
Invenergy

Renewal

448 LaSalle St
Chicago
30,976 SF

West Loop

Tenant
WeWork

Suburban Office Capital Markets Overview

by Arthur Burrows

COMPARING Q2 2023 TO Q2 2024				
SUBURBAN Q2 2024 MARKET SNAPSHOT				
	$100.3M	9	$48	2.1M
Q2 2024	$89.2M Sales Volume	4 Sales Transactions	$118 Avg Sales Price PSF	0.75M SF Sold

	Q2 2023	Q3 2023	Q4 2023	Q1 2024	Q2 2024
TOTAL SALES VOLUME	$100.3M	$314.7M	$109.9M	$108.3M	$89.2
TOTAL SF SOLD	2.1M	3.5M	1.7M	1.7M	0.75M
# BUILDINGS SOLD	9	7	8	5	4
# OF TRANSACTIONS	9	7	8	5	4
PORTFOLIO TRANSACTIONS	0	0	1	0	0

Cash-In, Cash-Out, a look at recent suburban Chicago office refinancing activity. The term cash-in, i.e., bring a check to closing to pay down the principal balance, became more relevant with the spike in Treasury/Interest Rates due to the Fed's corrective action to bring inflation under control. The combination of a spike in interest rates, the 1.25X DSC minimum, and increase in cap rates increasingly reduced refinancing loan proceeds. The impact on refinancing volume can be seen in the chart on the bottom of the following page, as loan volume declined from $1,065M in CY 2019 to $348M in CY 2023. The mid-year 2024 volume was $107M.

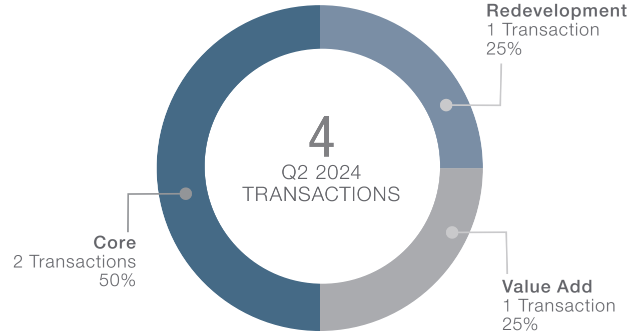
2022: Fourteen of the forty new loans (35%) had reduced loan balances. The new total loan balance was 7% higher than the prior total loan balance. The regional/local bank loan balances were 4% higher than the original balances. National bank loan balances were 2% lower than the original balances. Twenty-three of the forty loans (58%) were from new lenders. The largest loan balance reduction was 51%, the largest loan increase was 138%.

2023: Fifteen of the twenty-nine new loans (52%) reflected reduced loan balances. The new total loan balance was 13% lower than the prior total loan balance. The regional/local bank loan balances were 11% lower than the original balances while the national bank loan balances were 12% lower than the original balances. Eight of the twenty-nine loans (28%) were from new lenders. The largest loan balance reduction was 49%, the largest loan increase was 117%.

2024: Seven of the ten new loans (70%) reflected reduced loan balances. The new total loan balance was 17% lower than the prior total loan balance. The regional/local bank loan balances were 34% lower than the original balances. National bank loan balances were 14% lower than the original balances. Six of the ten loans (60%) were from new lenders. The largest loan balance reduction was 50%, the largest loan increase was 43%.

There were four transactions in Q2 2024, generating a sales volume of $89.2, which is 11% below the Q2 2023 total of $100.3M. Two of the four transactions were in the EW Corridor, the remaining transactions were in the NW submarket. The 389K SF Oak Brook 22 property was sold by Heitman to Chicago-based Franklin Partners for $46M or $118 PSF. The property was 75% occupied. Franklin Partners will be able to take advantage of the leasing synergy between Oak Brook 22 and nearby 1900 Spring Drive. Mizuho Americas bought the 104K SF STNL property located at 2400 Huntington Boulevard in Schaumburg from Net Lease Office Properties (WP Carey) for $36M or $327 PSF. The building is occupied by DMG MORI USA under a long-term lease.

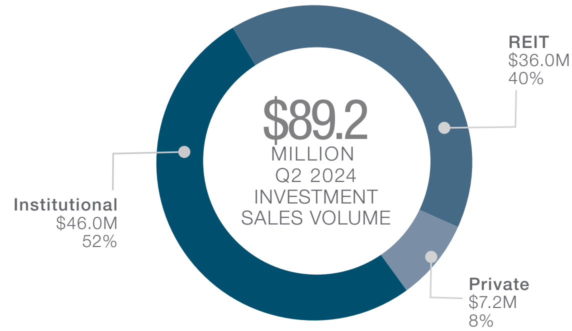
Transactions by Sale Type



Number of Deals / Volume / % of Total

Buyer Pool Composition

Seller Pool Composition

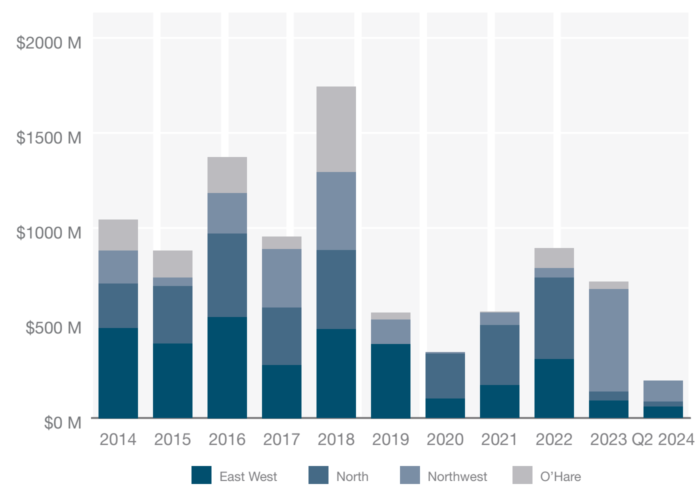


We continue to recommend that private investors consider the mid-cap office market, which we define as properties less than 75K RSF, as this subsector offers attractive opportunities relative to the core and core plus sectors. The syndicator cap stack is typically 50% equity which will generate debt options. Properties with varying lease terms and no anchor tenants significantly reduce the risk profile as tenants tend to be sticky. In addition, the vacancy rate of mid-cap properties and single-story complexes is less than half of the overall market, TI costs are more favorable, and the typical PSF acquisition costs work in today's climate.

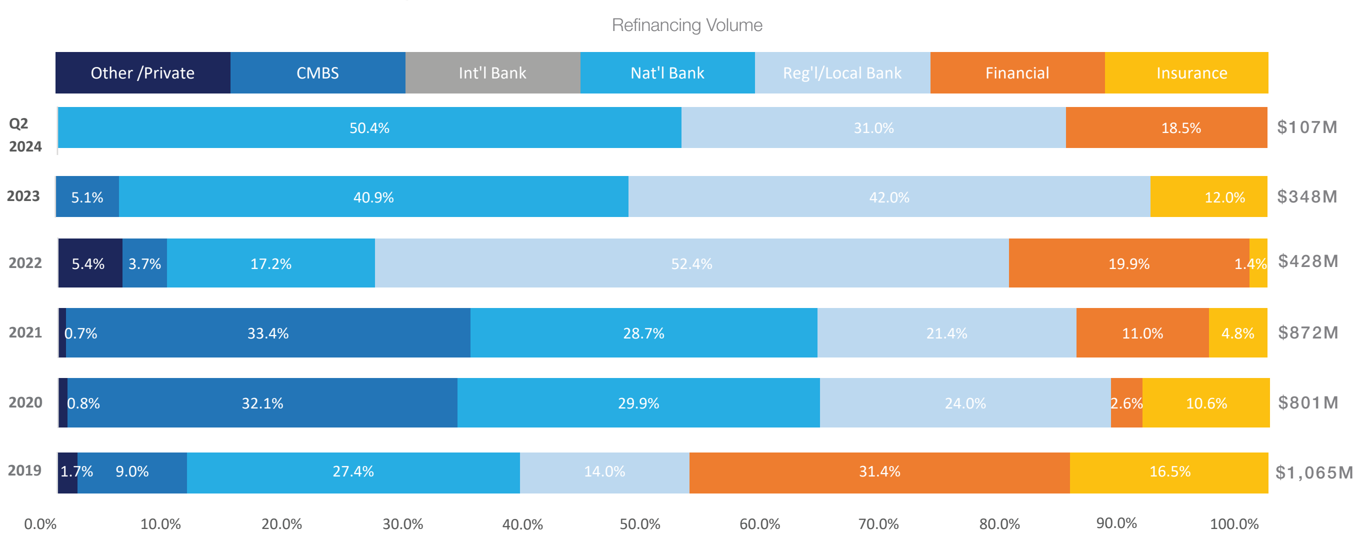
There were five loans refinanced in Q2 2024 totaling $45.7M or $61 PSF versus six loans in Q2 2023 totaling $43.3M or $62 PSF, essentially unchanged. The midyear 2024 volume of $107M is 11% lower than the midyear 2023 volume of $120M. The five loans were comprised of one core asset representing $25.4M, or 56% of the loan volume, the remainder of the loans were between $3.8M and $6.2m or 8% to 13% of the loan volume. The core asset loan was funded by a national bank, the remainder of the loans were funded by regional/local banks. The chart below shows the diminished role CMBS debt has played, and the minimal role life companies have played. In recent years, the national and regional/local banks have provided 70% plus of the refinancing funding.

We entered 2024 with a sense of optimism as the Fed was expected to implement multiple rate cuts based upon the reduction in the inflation rate which peaked at 9.1% in Jun 2022, falling to 3.4% by YE 2023. YTD 2024 the inflation rate has been between 3.1% and 3.5%. The Fed has found inflation to be quite stubborn as they have been unable to close the gap between the inflation rate and the 2% target inflation rate. The optimism of multiple rate cuts was short-lived and has been replaced with the second-half hope for a rate.

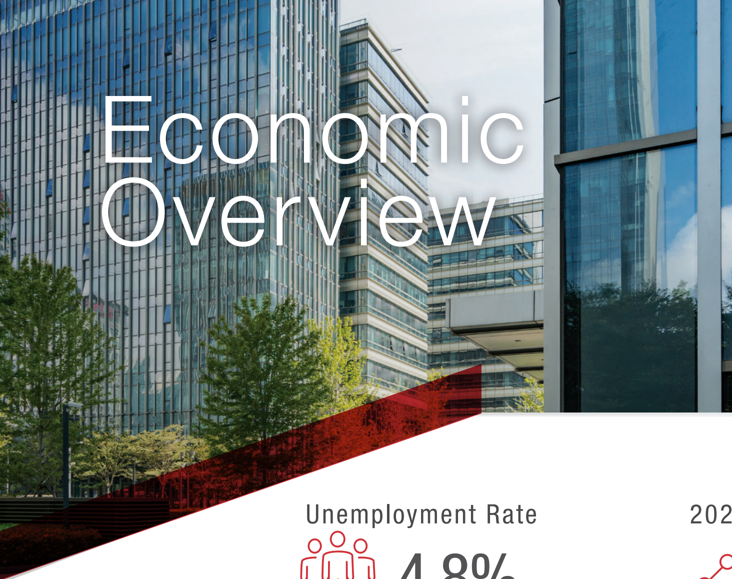
Annual Sales Volume



Conventional Refinancing: 2020 - Q2 2024



Economic Overview



Looking forward, significant headwinds remain as elevated inflation, rising interest rates, and global economic uncertainty put downward pressure on consumer spending and the financial.

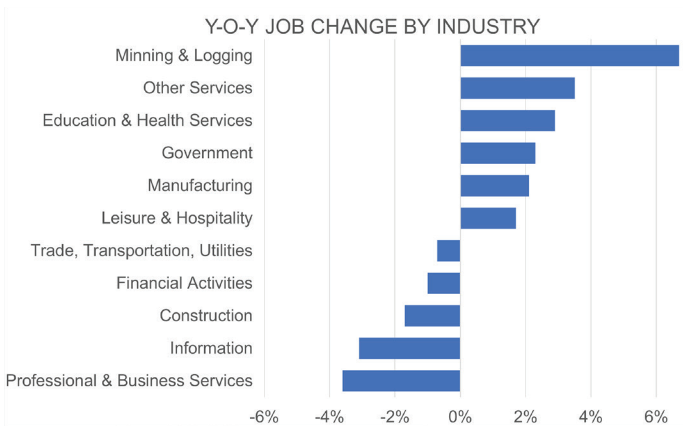
Unemployment Rate
4.8%

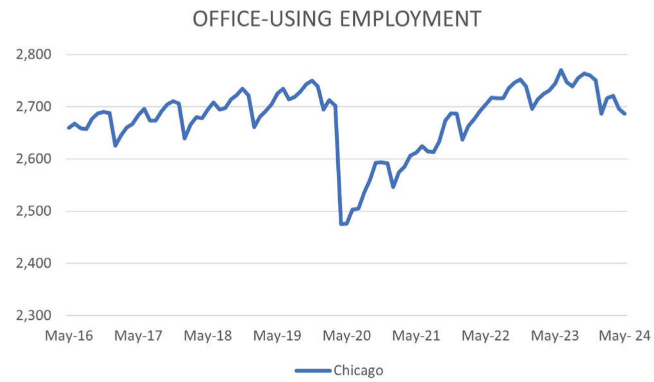
2024 Total Nonfarm Job Growth
12,700

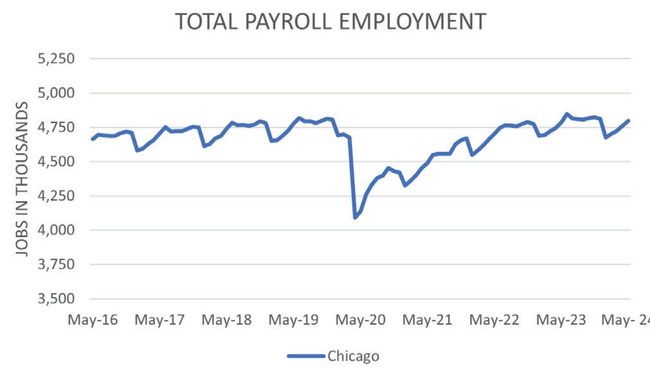
Y-O-Y Office-Using Employment
-58,300

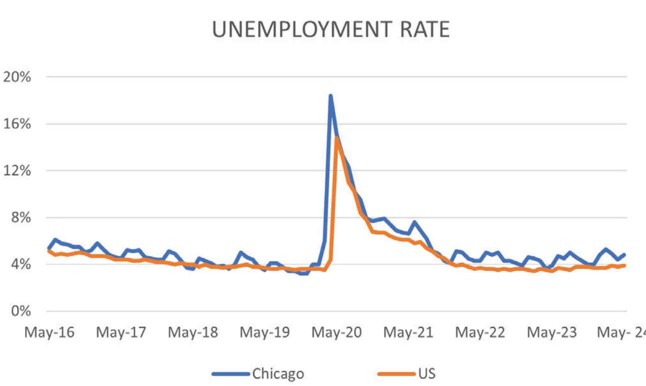
Economic Indicators Uneven in 2024

- The U.S. economy is navigating a complicated landscape marked by moderate growth, tempered by ongoing inflationary pressures and a cautious Federal Reserve.
- Consumer spending continues to be robust, supporting the broader economy, but high inflation remains a concern, prompting the Fed to maintain elevated interest rates to curb price increases
- Nationally, unemployment remains below pre-pandemic levels at 3.9% as of May 2024.
- Despite continued job growth, significant headwinds remain as elevated inflation and rising interest rates put downward pressure on consumer spending and the financial markets.
- Locally, Chicago's economy saw the unemployment rate rise to 4.8% as of May 2024.
- Total nonfarm employment dipped locally, down 12,700 jobs through May 2024.
- Chicago has seen year-over-year growth in several job sectors, led by the Mining and Logging (6.7%) and Other Services (3.5%) sectors.
- Industrial-using employment has decreased 2.1% year-over-year.









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- Tenant Representation
- Appraisal & Valuation

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- Market Analysis

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- Project Management
- Feasibility Analysis
- Lease Administration
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Our experts are strategic and innovative, working collaboratively to realize maximum potential and generate creative solutions for our clients worldwide.

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