



Viewpoint

Q3 2020




Pittsburgh's market has certainly felt the affects of Covid-19. With the closure of hotels, restaurants, and coffee shops, the Central Business District (CBD) has taken a tremendous hit. Most companies continue to allow their workforces to work from home. This trend will most likely have long term effects on the entire marketplace. The vacancy rate has increased to 9.1%. The largest deals signed include Benshaw, Inc. at 183,295 SF in the Northeast Submarket, ConnectiveRX at 110,000 SF in the Parkway West Corridor, and Dollar Bank at 73,768 SF in the CBD.

Like other cities across the United States, Pittsburgh's CBD has been the hardest hit. Subleases have increased 135% over the past twelve months and continue an upward trend.

*Data derived from CoStar Group and internal analytics. Some adjustments are reclassified or adjusted based on industry knowledge.

OFFICE

Inventory 139M SF
Cap Rate 8.7%

 Asset Value \$17.5B	 Vacancy Rate 9.1%
 Market Rent \$21.27/SF	 Net Absorption (910K)SF
 Under Construction 2M	 Market Sale Price \$123 SF

MULTI-FAMILY

Inventory 94,780 Units
Cap Rate 7%

 Asset Value \$11B	 Vacancy Rate 5.5%
 Asking Rate \$1,105 Unit	 Net Absorption 529 Units
 Under Construction 1,721	 Market Sale Price \$114K Unit

INDUSTRIAL

Inventory 203M SF
Cap Rate 7.2%

 Asset Value \$11.7B	 Vacancy Rate 6.2%
 Market Rent \$7.28/SF	 Net Absorption (166K)SF
 Under Construction 682K	 Market Sale Price \$57 SF

Office Submarket View

Central Business District Submarket

Submarket with Highest Vacancy Rate



\$25.83

Market Rent SF



5.2M

Available SF



567K

Sublease SF

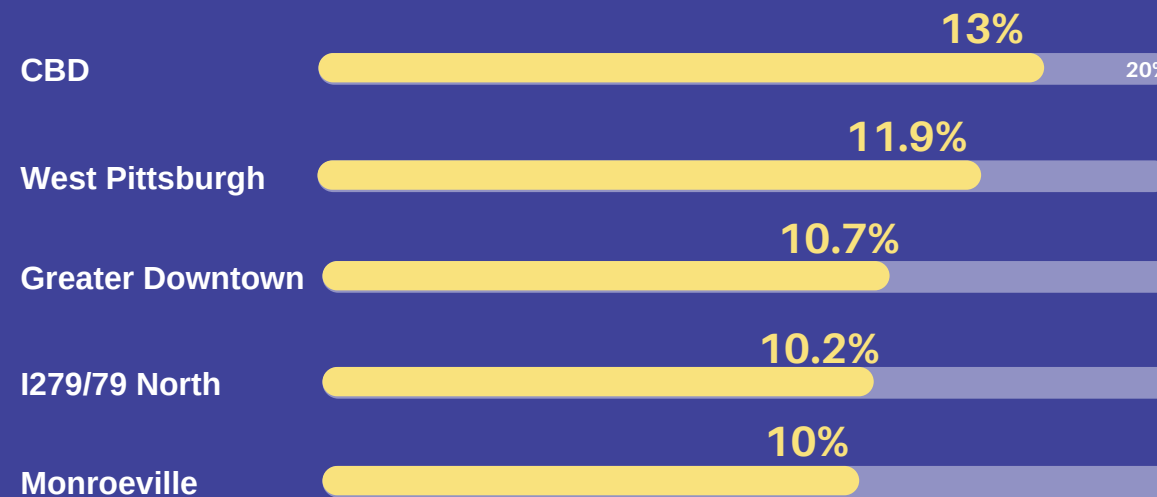


(620K)

Net Absorption

Highest Office Vacancy Rates

Submarkets

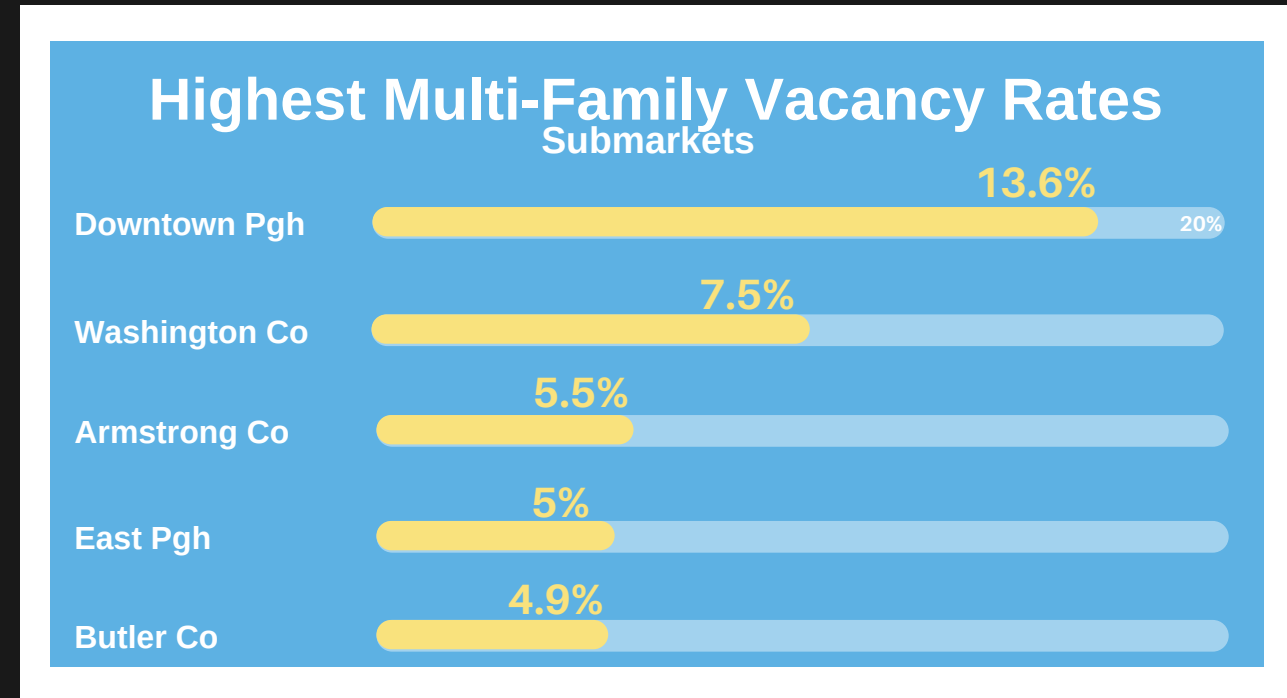
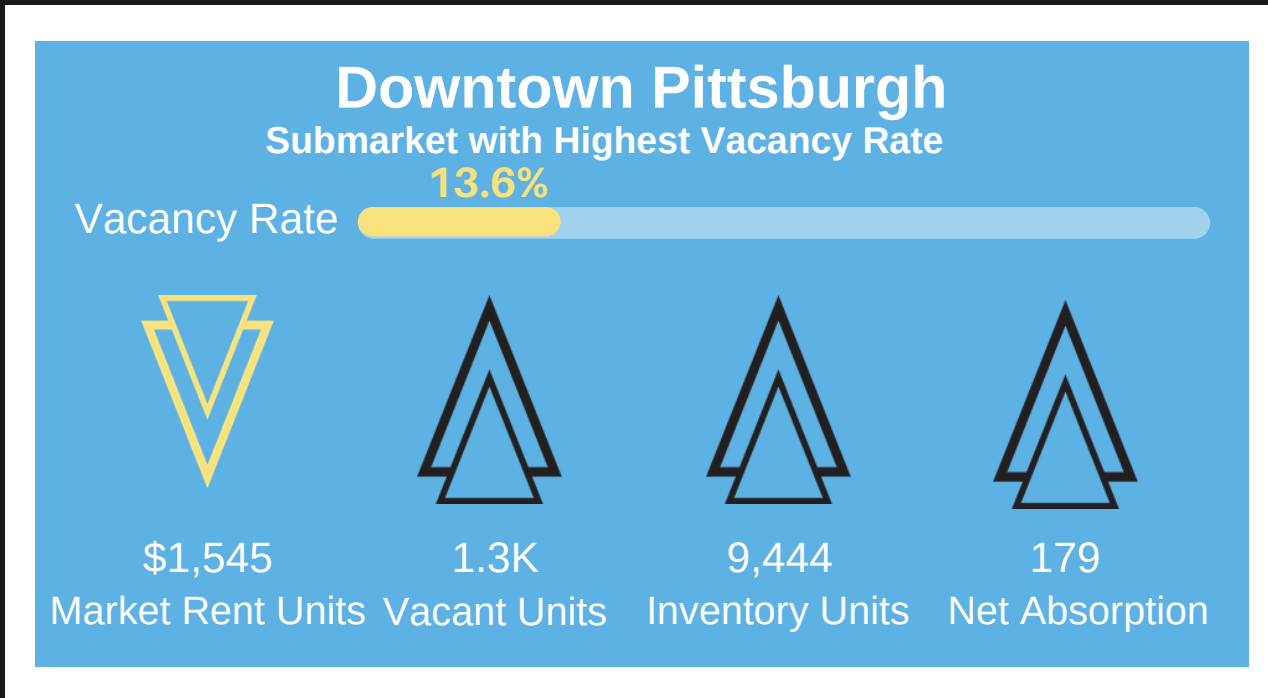


HIGHEST MARKET RENT/SF

Central Business District	\$25.80
Greater Downtown	\$24.50
Oakland	\$22.69
Parkway West Corridor	\$21.78
I-279/I-79	\$21.44
West Pittsburgh	\$20.31
Monroeville	\$19.68

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Multi-Family Submarket View

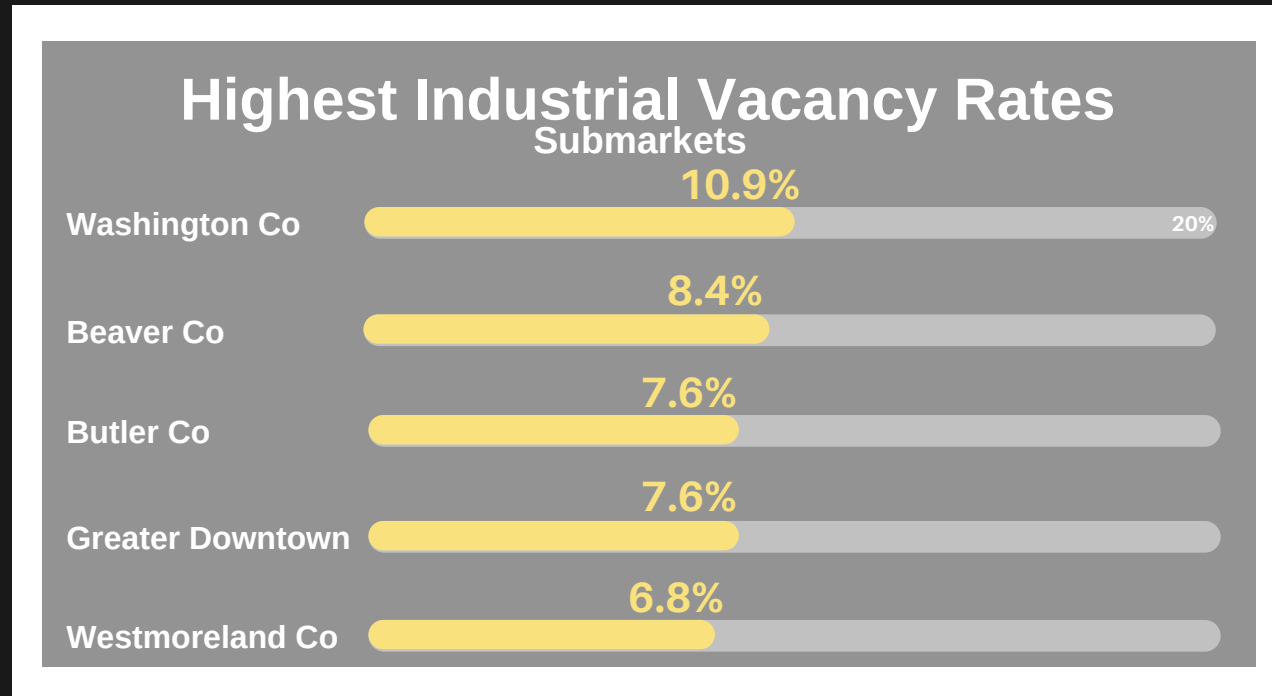
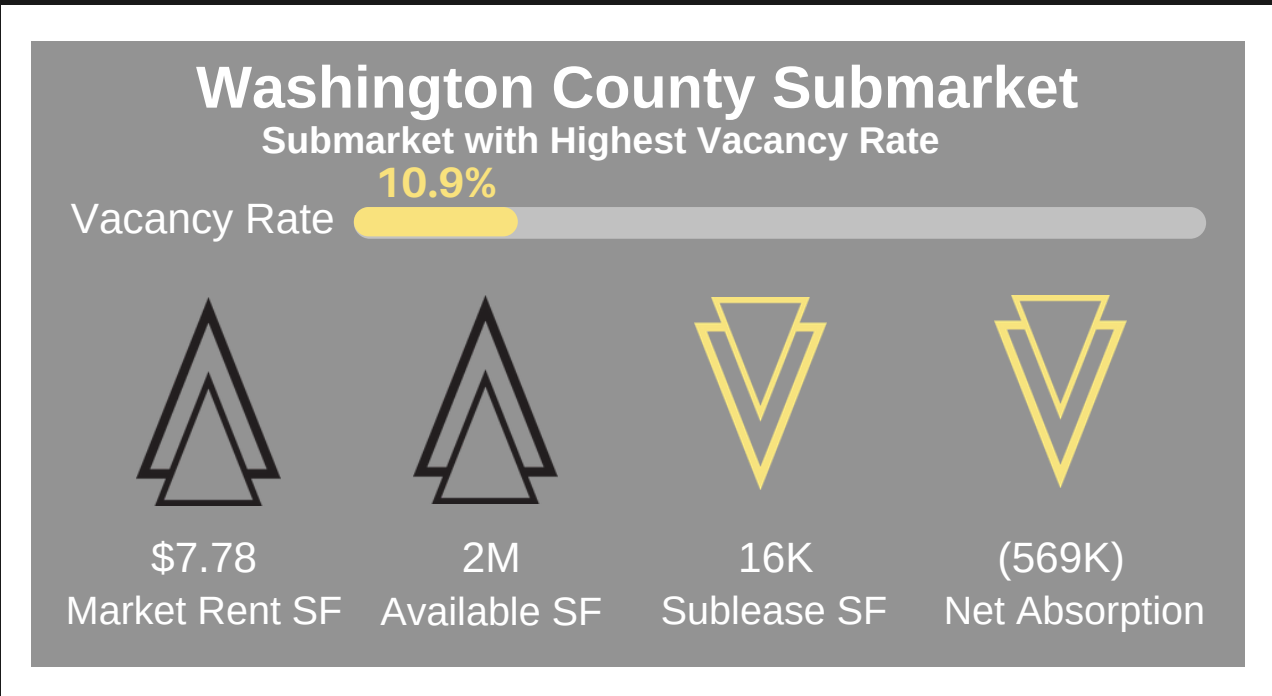


HIGHEST MARKET RENT/UNIT

Downtown Pittsburgh	\$1,545
East Pittsburgh	\$1,330
Butler County	\$1,134
Washington County	\$1,107
South Allegheny	\$1,019
North Allegheny	\$1,008
Beaver County	\$966

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Industrial Submarket View



HIGHEST MARKET RENT/SF

Monroeville	\$9.44
Greater Downtown	\$8.75
Parkway West Corridor	\$8.68
South Pittsburgh	\$8.41
Northeast Pittsburgh	\$8.27
Oakland	\$8.21
Butler County	\$7.82

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