

MARKET REPORT

OFFICE
Nashville Metro Area

IPA
INSTITUTIONAL
PROPERTY
ADVISORS

2Q/21

Office 2021 Outlook

EMPLOYMENT:

+5.2%
 **52,500 JOBS**
will be created

CONSTRUCTION:

2.6%
of stock  **2,160,000 SQ. FT.**
will be completed

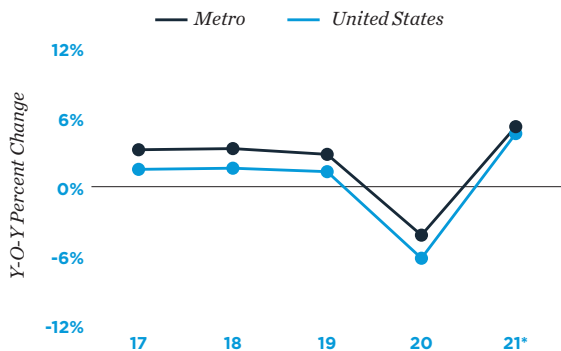
VACANCY:

14.9%
 **90 BASIS POINT**
increase in vacancy

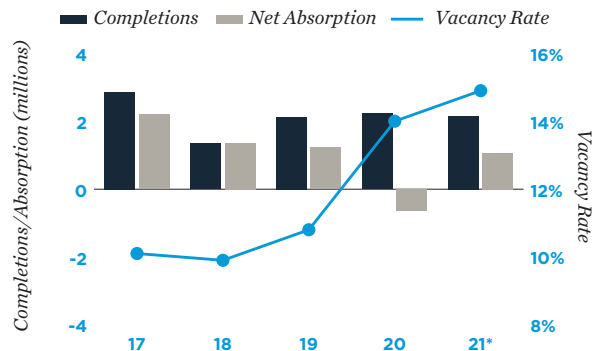
RENT:

\$25.59
per sq. ft.  **2.8% DECREASE**
in asking rent

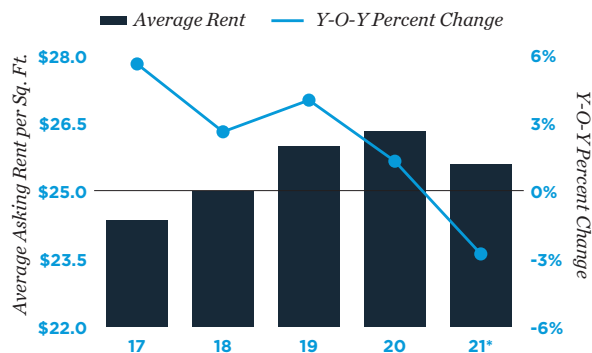
Employment Trends



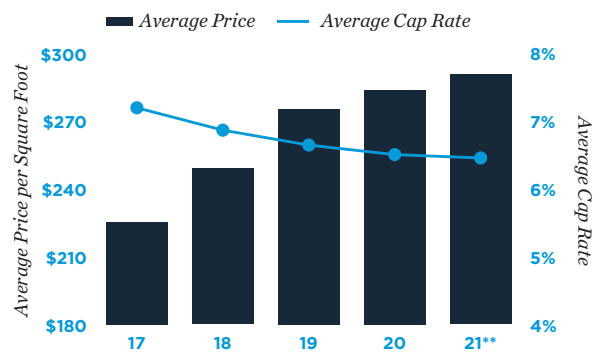
Supply and Demand



Rent Trends



Sales Trends



IPA Office

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* Forecast

** Through 1Q

Sources: BLS; CoStar Group, Inc; Real Capital Analytics

The information contained in this report was obtained from sources deemed to be reliable. Every effort was made to obtain accurate and complete information; however, no representation, warranty or guarantee, express or implied, may be made as to the accuracy or reliability of the information contained herein. Note: Metro-level employment growth is calculated based on the last month of the quarter/year. Sales data includes transactions sold for \$1 million or greater unless otherwise noted. This is not intended to be a forecast of future events and this is not a guaranty regarding a future event. This is not intended to provide specific investment advice and should not be considered as investment advice. Sources: IPA Research Services; Bureau of Labor Statistics; CoStar Group, Inc.; Real Capital Analytics

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Price: \$250