

**MARKET FUNDAMENTALS**

	YOY Chg	Outlook
<b>10.9%</b> Vacancy Rate	▲	▬
<b>1.3M</b> YTD Net Absorption, SF	▲	▲
<b>\$19.50</b> Asking Rent, PSF <i>(Overall, All Property Classes)</i>	▼	▬

**ECONOMIC INDICATORS**

	YOY Chg	Outlook
<b>1.1M</b> Cleveland Employment	▬	▬
<b>4.5%</b> Cleveland Unemployment Rate	▲	▲
<b>4.6%*</b> U.S. Unemployment Rate	▲	▲

Source: BLS  
\* Stats as of Q3 2025

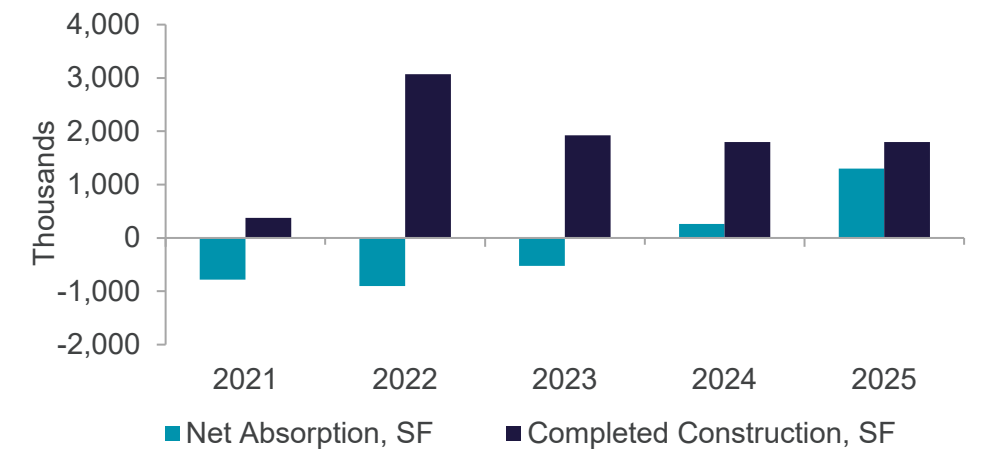
**MARKET OUTLOOK PROCEEDING 2026**

The year ended strong across the board, with asking rent going back up, vacancy rate dropping, and year-to-date net absorption pushing even further into the positives. Vacancy rate went from 11.1% down to 10.9%, still up year over year. The two marquee submarkets this quarter were the CBD and Rockside, both of which dropped over a full percent, with the former going from 12.8% to 11.2% due to over 1.2 million square feet (msf) of net absorption for the quarter. The total net absorption for the quarter came in at 1.2 msf alone represented primarily by that CBD number with only five of the 14 submarkets posting negative net absorptions, down from seven submarkets in Q3. The average asking rents for the quarter went up from \$19.14 per square foot (psf) to \$19.50 psf although the Class A rates dropped \$0.09, reflecting a steady need for Class A space as well as a healthy bounce back for a market that needed a win. With the completion of the Sherwin Williams buildings in downtown and Brecksville respectively, there are currently no new office buildings under construction, which is either going to help the market lower rates or hurt it because of a lack of new Class A space. The quarter ended similar to how the year opened up, so the expectations for 2026 are to retain the same numbers or possibly keep lowering the vacancy rate slowly.

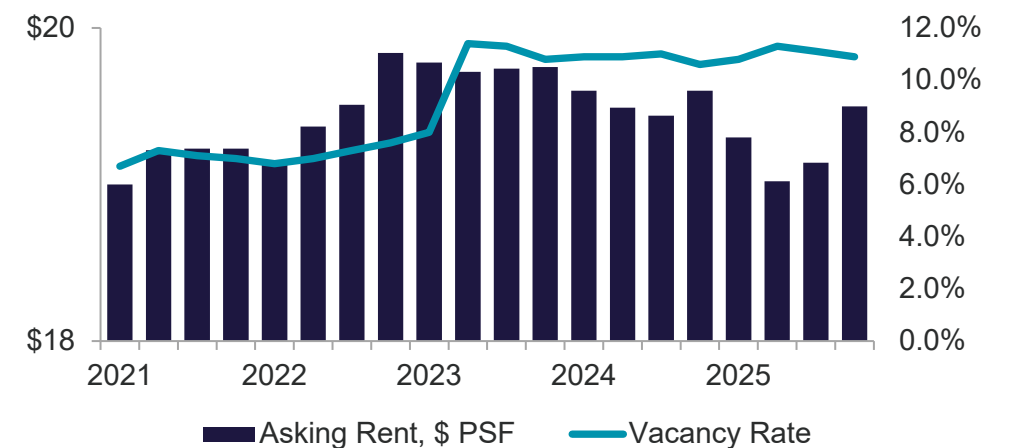
**CONSISTENT TRANSACTIONAL NUMBERS IN Q4**

Q4 recorded over 2.5 msf of sales with the largest being the sale of 1100 Superior Avenue East, a 576,503-square-foot (sf) building in the CBD, transferring from LNR Partners to Brady Sullivan Properties for \$8.1 Million or \$14.10 psf. Q4 also saw another medical portfolio sell, this time being Summa Health selling off it's assets to General Catalyst. The portfolio contained 33 properties across Cleveland sold for a total of 3.1 msf, including 1077 Gorge Boulevard, a 271,000-sf building going for \$19.6 Million or \$72.40 psf. The whole portfolio sold for \$515 Million or \$166.38 psf, topping the Cleveland Clinic deal of last quarter. Along with that, there was about 500k sf of new leases this quarter, headlined by a 34,000-sf deal at 3637 Ridgewood Road in Akron, where The Smithers Group subleased the space. Along with that, there was three other leases that surpassed 25k sf, which capped off an underwhelming quarter in that regard. With that being said, the 2025 leasing numbers nearly tripled that of 2024, once again proving the resilience of the office market in Cleveland.

**SPACE DEMAND / DELIVERIES**



**OVERALL VACANCY & ASKING RENT**



MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	DIRECT VACANT (SF)	SUBLET VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	YTD LEASING ACTIVITY (SF)	UNDER CNSTR (SF)	OVERALL AVG ASKING RENT (ALL CLASSES)*	OVERALL AVG ASKING RENT (CLASS A)*
CBD	24,278,152	2,521,403	193,237	11.2%	1,276,834	1,241,877	210,291	-	\$20.07	\$20.93
Akron	13,222,426	1,173,433	162,660	10.1%	-142,701	-133,281	473,701	-	\$18.77	\$19.18
Chagrin, East & Lander	8,698,497	1,068,846	8,932	12.4%	-28,022	38,899	329,956	-	\$22.25	\$24.30
Rockside & South	6,859,113	1,312,866	95,951	20.5%	62,940	91,503	302,237	-	\$19.40	\$23.50
West	7,023,636	566,447	18,035	8.3%	7,825	-147,851	241,327	-	\$16.89	\$19.23
Stark County	6,615,546	782,868	3,920	10.9%	-58,939	-35,591	1,232,843	-	\$13.94	\$13.94
Southwest	5,128,526	498,693	5,856	10.2%	40,833	195,800	258,645	-	\$16.54	\$21.50
Midtown	4,742,515	387,143	22,990	8.6%	-1,555	87,801	62,902	-	\$21.93	\$27.97
Northeast & Lake County	4,630,773	395,511	5,652	8.7%	-17,892	-106,549	162,311	-	\$18.87	\$20.73
Fairlawn & Montrose	2,935,883	338,452	-	11.5%	43,137	6,919	36,965	-	\$20.63	\$21.04
Portage & Geauga	2,091,930	75,499	-	3.6%	17,205	3,377	55,724	-	\$15.21	-
Lorain County	2,116,029	77,145	-	3.6%	-745	2,277	194,571	-	\$17.73	-
Medina County	1,590,164	44,266	-	2.8%	685	-19,822	50,891	-	\$23.65	-
Southeast	1,720,706	183,087	2,865	10.8%	3,044	209	402,839	-	\$19.82	\$21.02
<b>CLEVELAND TOTALS</b>	<b>91,653,896</b>	<b>9,425,656</b>	<b>539,339</b>	<b>10.9%</b>	<b>1,276,834</b>	<b>1,299,753</b>	<b>4,015,203</b>	<b>0</b>	<b>\$19.50</b>	<b>\$21.58</b>

\*Rental rates reflect full service asking

KEY LEASE TRANSACTIONS Q4 2025

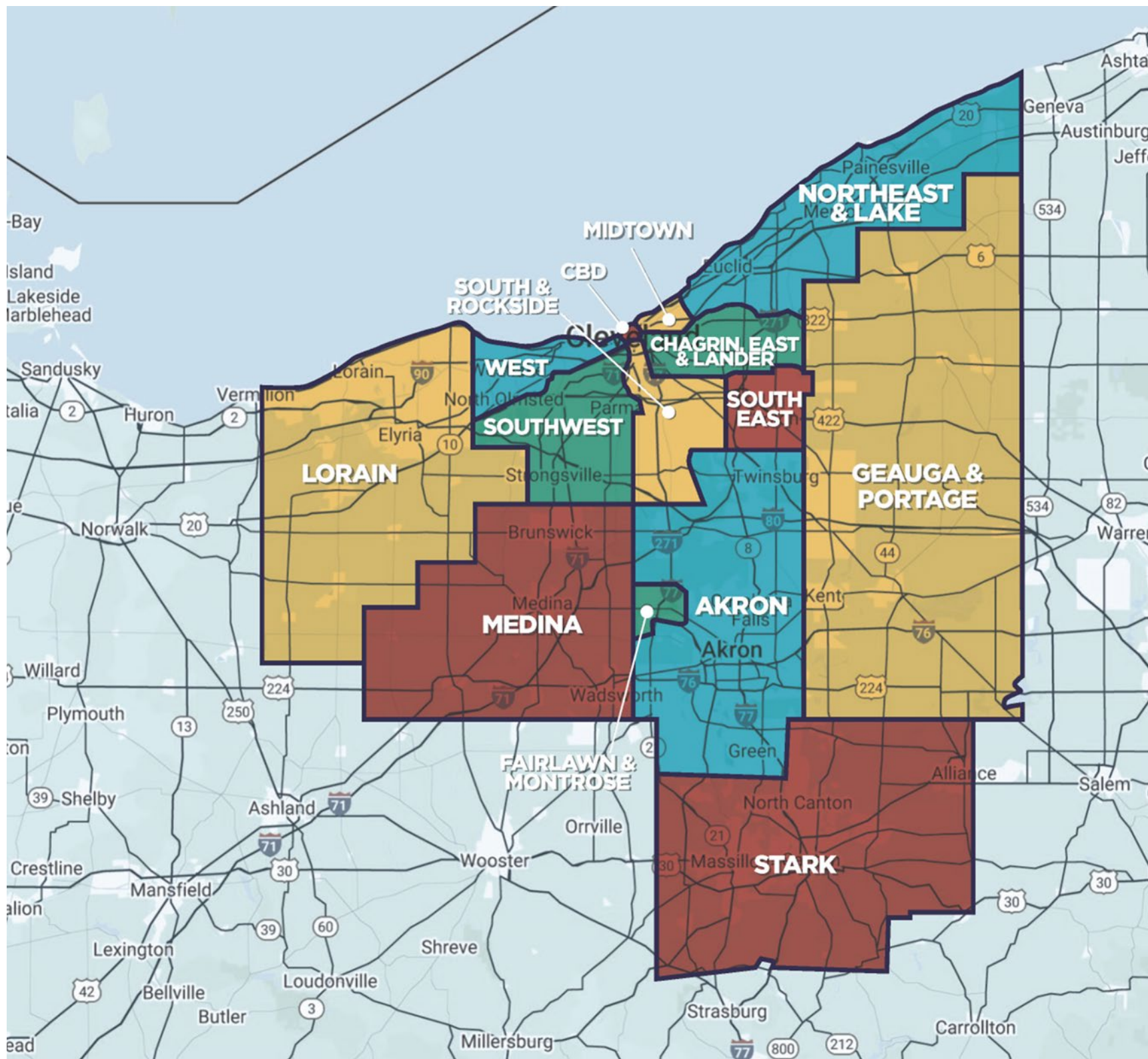
PROPERTY	SUBMARKET	TENANT	SF	TYPE
3637 Ridgewood Road	Akron	The Smithers Group, Inc.	34,000	Sublease
50 Executive Parkway	Akron	Unknown	30,622	New
3609-3619 Park East Drive	Chagrin, East & Lander	The MetroHealth System	27,512	Renewal*
124 E Hines Hill Road	Akron	Arhaus	25,000	New
4020 Kinross Lakes Parkway	Akron	IRG Realty Advisors	24,610	Renewal*

\*Renewals not included in leasing statistics

KEY SALE TRANSACTIONS Q4 2025

PROPERTY	SUBMARKET	SELLER/BUYER	SF	PRICE / \$ PSF
1100 Superior Avenue E	CBD	LNR Partners / Brady Sullivan Properties	576,503	\$8.13M / \$14
1077 Gorge Boulevard	Akron	Summa Health / General Catalyst	271,150	\$19.63M / \$72
27100 Chardon Road	Chagrin, East & Lander	University Hospitals / The Graph Group	186,000	\$5.25M / \$28
5625 Hudson Drive	Akron	Summa Health / General Catalyst	60,694	\$910,000 / \$14
2132 E 9 <sup>th</sup> Street	CBD	Knights Center Corporation	44,584	\$3.1M / \$70

OFFICE SUBMARKETS



**GEORGE POFOK, JR.**  
 Research Analyst  
 Tel: +1 216 232 4103  
[gpofokjr@crescorealestate.com](mailto:gpofokjr@crescorealestate.com)

*Independently Owned and Operated (A Member of the Cushman & Wakefield Alliance)*

**A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION**

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2024, the firm reported revenue of \$9.4 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), sustainability and more. For additional information, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com).

©2026 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable, including reports commissioned by Cushman & Wakefield (“CWK”). This report is for informational purposes only and may contain errors or omissions; the report is presented without any warranty or representations as to its accuracy.

Nothing in this report should be construed as an indicator of the future performance of CWK’s securities. You should not purchase or sell securities—of CWK or any other company—based on the views herein. CWK disclaims all liability for securities purchased or sold based on information herein, and by viewing this report, you waive all claims against CWK as well as against CWK’s affiliates, officers, directors, employees, agents, advisers and representatives arising out of the accuracy, completeness, adequacy or your use of the information herein.