Q4 2025 | **OFFICE**

Arizona

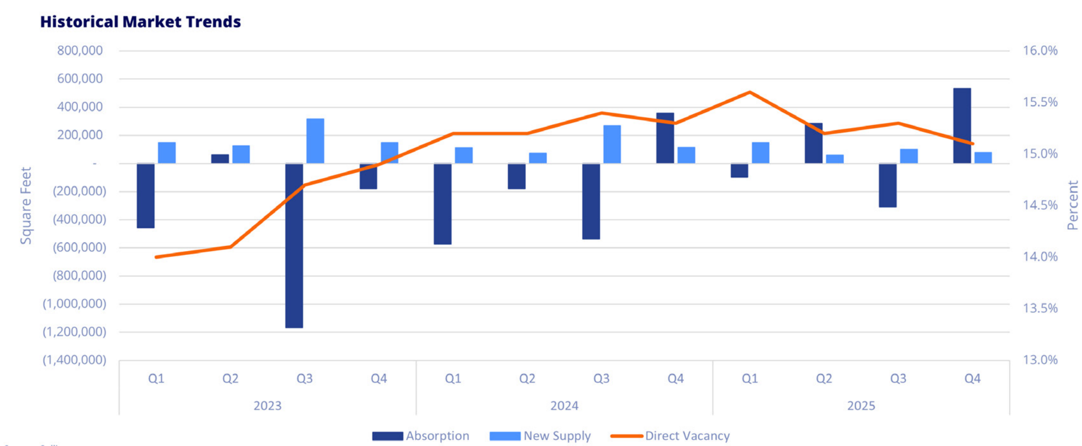
OVERALL VACANCY RATE	NET ABSORPTION (SF)	UNDER CONSTRUCTION (SF)	OVERALL CLASS A ASKING LEASE RATES (FSG)
15.10% ▼ YOY ▼ Forecast	531K ▲ YOY ▼ Forecast	564K ▼ YOY ▼ Forecast	$30.12/SF ▲ YOY ▲ Forecast

MARKET TRENDS

- The office market recorded its highest level of net absorption since Q4 2019, ending at 531,893 square feet, signaling a shift toward a rebound phase in the cycle.
- The trend of developers acquiring obsolete office buildings for conversion to alternative uses continued in Q4, with six transactions completed totaling 448,147 square feet.
- Office construction levels are at a 10-year low and are expected to decline further in 2026, with no projects anticipated to break ground during the first half of the year.
- Q4 sales volume marked the strongest quarter of 2025 at $530 million, while total sales volume for 2025 reached $1.56 billion—the highest annual total since 2022.

HISTORIC COMPARISON

	Q4 2024	Q3 2025	Q4 2025
Total Inventory (in thousands of SF)	164,626	161,757	160,908
New Supply (in thousands of SF)	115	100	77
Net Absorption (in thousands of SF)	358	(306)	531
Overall Vacancy Rate	15.3%	15.3%	15.1%
Under Construction (in thousands of SF)	789	606	564
Overall Asking Lease Rates (NNN)	$29.95	$29.96	$30.12



Source: Colliers

Strong leasing activity drove net absorption to reach the highest level since 2019, putting pressure on vacancy which decreased to 15.1 percent, after peaking at 15.6 at the beginning of 2025.

Executive Summary

Q4 2025

The Phoenix market remains a focal point for investor interest and strong economic development. At the beginning of the year, Taiwan Semiconductor Manufacturing Company further solidified its commitment to the Phoenix market by securing an additional 900 acres of state land as the winning bidder for $197.25 million. Employment in the Phoenix metropolitan area remains resilient. The unemployment rate stood 50 basis points below the national average in November 2025, while total nonfarm employment increased by 16,700 jobs compared to November 2024, representing 0.70 percent year-over-year job growth.

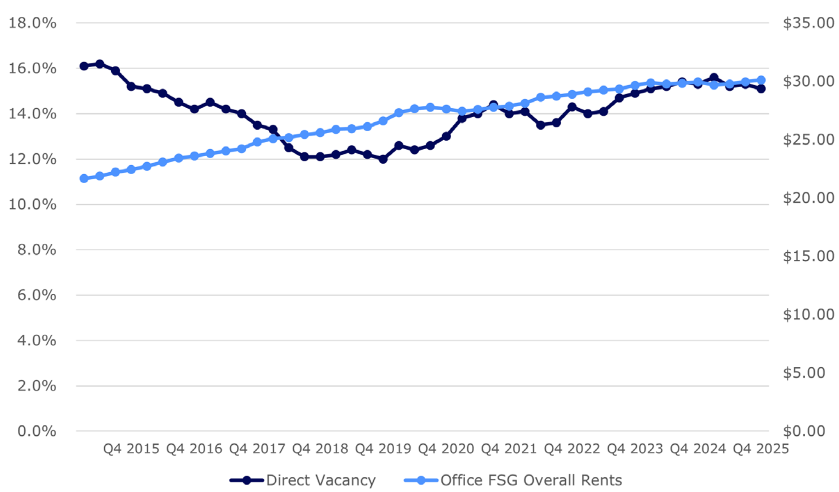
The Phoenix office market ended the year with positive momentum, recording the strongest quarter since year-end 2019, with 531,893 square feet of net absorption. Direct vacancy declined 20 basis points year-over-year, ending at 15.1 percent, and available sublease space decreased by 1.8 million square feet from year-end 2024, helping reduce the total availability rate by 140 basis points to 18.1 percent. Demolition began on multiple office conversion projects, resulting in a reduction of total inventory by more than 800,000 square feet. Overall rental rates posted a slight increase for the third consecutive quarter, rising 0.53 percent to $30.12 per square foot. Class A assets recorded the largest year-over-year gain, increasing 1.37 percent to $34.12 per square foot. Office sales volume ended 2025 at $1.5 billion, an increase of 5.9 percent compared to 2024, and marked the highest volume recorded since 2022.

OUTLOOK

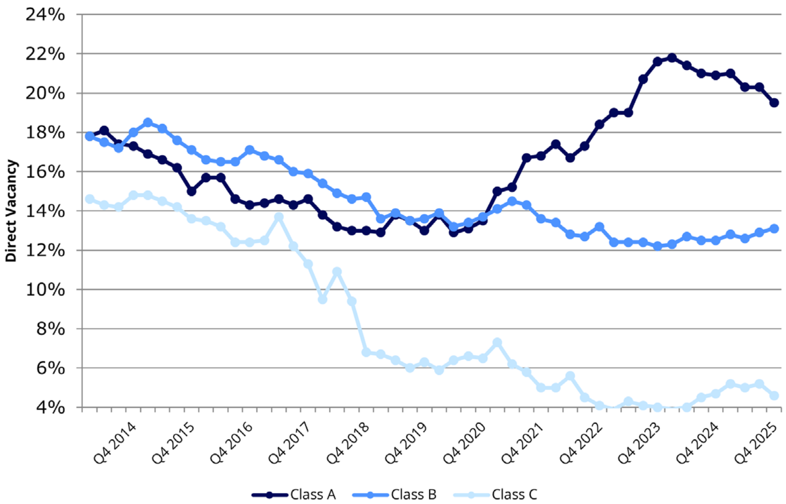
The office market is on the verge of rebounding, with all metrics indicating the sector is moving in a positive direction toward recovery. The push for return-to-office continues to gain momentum, and more tenants are expected to move in this direction in 2026. Additional opportunities are expected to emerge through office conversions or redevelopments to realign distressed or under-performing assets. The market will continue to see owner-user purchase opportunities. Construction activity will remain low, and tenants seeking experiential office designs and enhanced amenities will continue to experience rental rate increases, driven by limited supply.

Collaboration among the market's premier advocacy groups and municipal economic development teams continues to uniformly promote and attract new economic activity into the market.

Historical Vacancy v. Rents



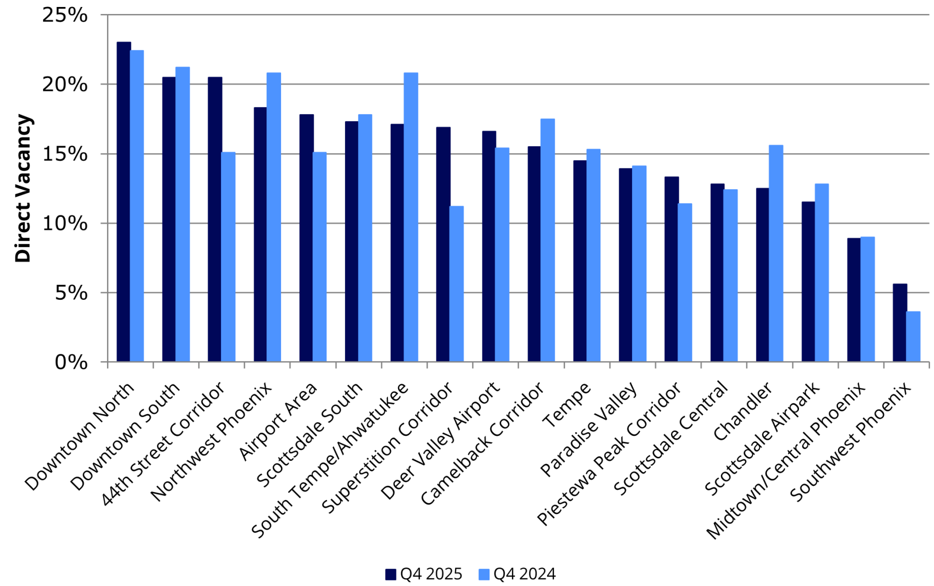
Vacancy by Class



Vacancy, Absorption & Leasing

Following a negative third quarter, the fourth quarter experienced a strong rebound, posting the highest level of net absorption since Q4 2019 at 531,893 square feet and bringing the year-end total to 414,850 square feet. The Phoenix office market recorded its first positive year-end absorption since 2020. Strong tenant demand pushed gross leasing activity to more than 1.0 million square feet during the quarter. Leasing activity was dispersed throughout the market; however, Chandler, the Camelback Corridor, Scottsdale Airpark, and Tempe each captured more than 100,000 square feet and collectively accounted for 65 percent of total gross leasing for the quarter. Finance and Insurance led tenant demand, followed by Aviation and Healthcare. Leasing activity continued to favor Class A assets, which recorded 1.047 million square feet of positive net absorption in 2025.

Direct vacancy declined by 20 basis points quarter-over-quarter, as well as 20 basis points year-over-year, ending at 15.1 percent. Available sublease space was reduced by 741,189 square feet from the previous quarter, ending at 4.9 million square feet—marking the lowest level since Q4 2021. The total availability rate dropped 140 basis points year-over-year to 18.1 percent. The largest move-out of the quarter was AAA vacating 5353 W. Bell Road, leaving the entire 206,334-square-foot building vacant. The tenant relocated within the submarket and reduced its footprint by 75 percent.



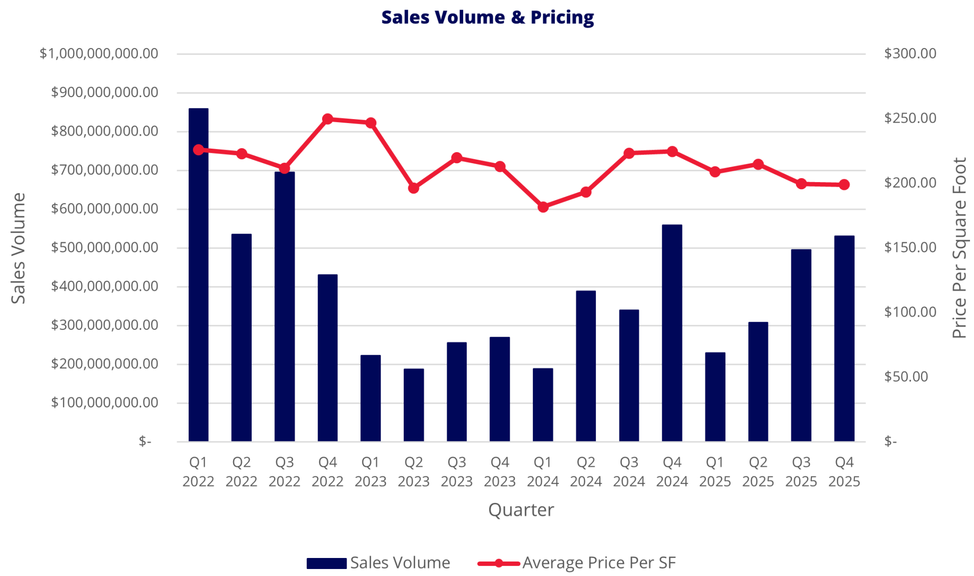
TENANT	BUILDING NAME	ADDRESS	LEASE/DEAL TYPE	SUBMARKET	SIZE SF
YREFY	North Scottsdale Corporate Center II	18500 N Allied Way	Sublease	Scottsdale Airpark	152,162
SyberJet	Ascend at Chandler Airport Center C	1811 E Northrop Blvd	Direct / New	Chandler	130,642
Banner Health	Bond	3200 E Camelback Rd	Direct / New	Camelback Corridor	65,590
Allcat Claims Service	One Chandler Corporate Center	350 N McClintock Dr	Direct / New	South Tempe/ Ahwatukee	58,697
Meade Engineering	Hayden Ferry Lakeside I	80 E Rio Salado Pkwy	Direct / New	Tempe	52,182

Investment Trends

Following a strong third quarter of office sales activity, the fourth quarter maintained the momentum, posting a 6.9 percent increase in sales volume quarter-over-quarter, ending at $530.0 million. However, sales volume declined 5.19 percent compared to the fourth quarter of 2024. Total office sales volume in 2025 reached $1.56 billion, representing a 5.9 percent increase over 2024 and marking the highest annual volume since 2022.

Six transactions closed in the fourth quarter totaling 448,147 square feet, all acquired by development companies with plans to repurpose the properties for alternative uses. Owner-user purchases, along with private capital investments, continue to lead buyer activity in the Phoenix office market.

The Scottsdale Airpark submarket recorded the highest sales volume for the quarter at $98.4 million, driven by the largest single office transaction. Axis Raintree, a 179,360-square-foot, three-story Class A property developed by Trammell Crow and delivered in 2022, traded for $70.75 million, or $394 per square foot, and was 93 percent leased at the time of sale.



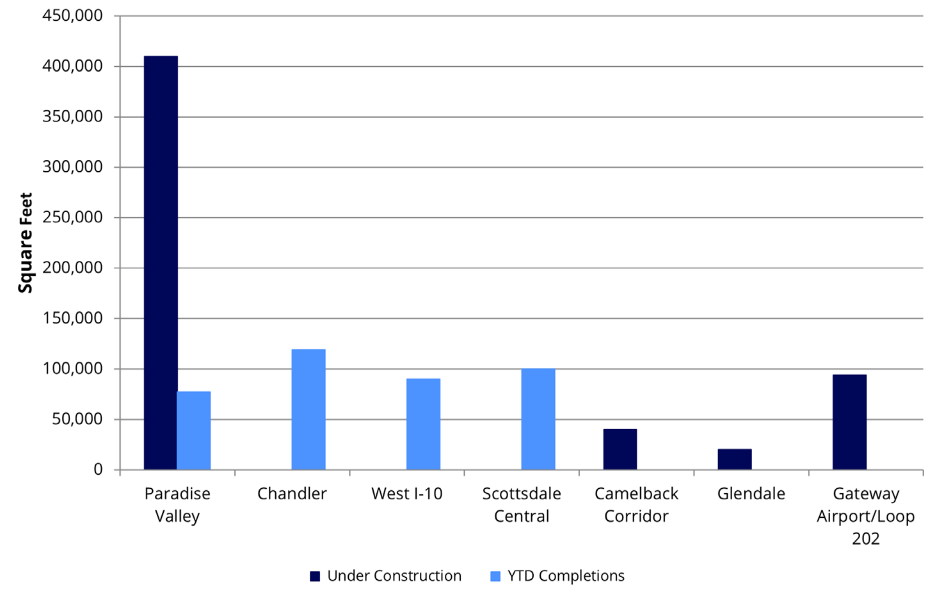
PROPERTY NAME/ADDRESS	SUBMARKET	SALE DATE	SALE PRICE	SIZE SF	SALE PRICE SF	CLASS
Axis Raintree **8605 E Raintree Dr**	Scottsdale Airpark	10/24	$70,750,000	179,360	$394	A
Norterra West **25700 N Norterra Pkwy**	Deer Valley/Airport	12/23	$45,770,000	147,688	$310	A
8530 & 8550 S Priest Dr	South Tempe/ Ahwatukee	11/5	$27,000,000	188,960	$143	B
London Center **4343 E Camelback Rd**	Camelback Corridor	10/03	$26,700,000	106,854	$250	B
Freeport McMoran Tower **333 N Central Ave**	Downtown South	12/30	$25,000,000	249,012	$100	A

CONSTRUCTION

With limited capital available for office construction, particularly on a speculative basis, the year ended with the lowest level of office product under construction since 2014. Currently, 564,057 square feet is under construction, with build-to-suit projects accounting for 75 percent of this total across two developments.

A proposed 14-story Class A office project in Tempe recently appeared before the Tempe Development Review Commission with plans to pivot the project into a 110-unit condominium residential tower. The developer sought to amend the planned area development overlay, which was recommended for approval and will next advance to the City Council.

Fender HQ at PV was the only new delivery in the fourth quarter. The property will serve as the company's co-headquarters and is located within the 100-acre, $2 billion redevelopment of the former Paradise Valley Mall. The company reduced its previous footprint by nearly 40 percent when relocating from the Scottsdale Airport submarket. Construction on the Republic Services build-to-suit project at City North is progressing rapidly and is expected to deliver in the first half of 2026.

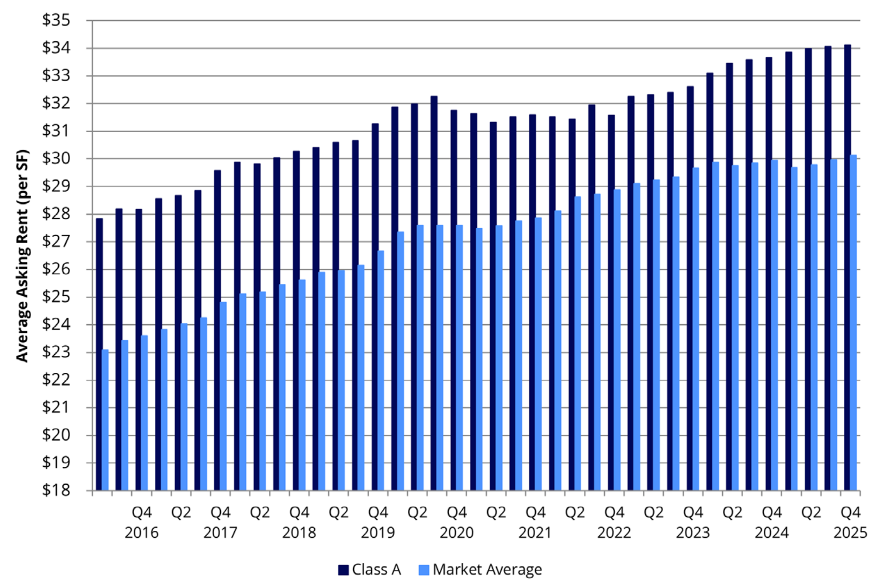


RENTAL RATES

Rental rates in the office market remain highly bifurcated. On one side, highly amenitized Class A assets in desirable submarkets continue to experience strong rent growth; on the other, Class B and C assets in less desirable locations continue to face rent reductions. Overall asking rates increased 0.57 percent year-over-year to $30.12 per square foot. Class A assets rose 1.37 percent to $34.12 per square foot, while Class B and Class C assets declined by 1.4 percent and 1.7 percent, respectively.

The gap between Class A rental rates and both overall and Class B rates continues to widen. Class A assets command a 13.3 percent premium over overall rates and ended the fourth quarter at a 31.13 percent premium over Class B assets—the largest separation between the two asset classes in the past two years.

The Camelback Corridor led the market with the largest overall and Class A year-over-year increases, at 4.0 percent and 5.4 percent, respectively, driven by tight competition for new experiential office space.



EXISTING PROPERTIES		DIRECT VACANCY		SUBLEASE AVAILABILITY		TOTAL VACANCY		NET ABSORPTION - SF		NEW SUPPLY - SF		UNDER CONSTR.	AVERAGE RENT
BUILDING CLASS	TOTAL INVENTORY SF	SF	RATE	SF	RATE	Q4-25 AVAILABILITY	Q4-24 DIRECT VACANCY	CURRENT PERIOD	YTD	CURRENT PERIOD	YTD	SF	RATE (FS)
CENTRAL BUSINESS DISTRICT													
Downtown North													
A	6,526,220	1,964,857	30.1%	83,841	1.3%	31.4%	30.0%	(125,485)	(38,146)	-	-	-	$27.10
B	5,033,402	783,328	15.6%	9,222	0.2%	15.7%	14.5%	(50,769)	(83,465)	-	-	-	$21.73
C	779,649	91,364	11.7%	-	0.0%	11.7%	12.4%	10,000	(27,905)	-	-	-	$22.49
Total	**12,339,271**	**2,839,549**	**23.0%**	**93,063**	**0.8%**	**23.8%**	**22.7%**	**(166,254)**	**(149,516)**	**-**	**-**	**-**	**$26.18**
Downtown South													
A	6,029,953	1,883,355	31.2%	339,443	5.6%	36.9%	33.3%	(6,668)	57,532	-	-	-	$32.91
B	3,359,616	241,820	7.2%	11,853	0.4%	7.6%	7.3%	(12,147)	(3,698)	-	-	-	$27.58
C	1,011,121	4,049	0.4%	-	0.0%	0.4%	0.2%	(1,349)	(2,159)	-	-	-	$20.75
Total	**10,400,690**	**2,129,224**	**20.5%**	**351,296**	**3.4%**	**23.8%**	**21.5%**	**(20,164)**	**51,675**	**-**	**-**	**-**	**$32.24**
SUBURBAN													
44th St. Corridor													
A	1,907,156	594,149	31.2%	113,833	6.0%	37.1%	17.3%	10,192	(242,790)	-	-	-	$28.31
B	1,632,284	176,711	10.8%	8,156	0.5%	11.3%	13.6%	22,827	33,737	-	-	-	$26.10
C	268,061	9,979	3.7%	-	0.0%	3.7%	6.4%	(283)	7,075	-	-	-	$21.57
Total	**3,807,501**	**780,839**	**20.5%**	**121,989**	**3.2%**	**23.7%**	**15.6%**	**32,736**	**(201,978)**	**-**	**-**	**-**	**$27.24**
Airport Area													
A	1,828,871	158,631	8.7%	574,702	31.4%	40.1%	6.9%	(4,650)	(58,884)	-	-	-	$25.82
B	3,872,937	910,395	23.5%	57,383	1.5%	25.0%	21.2%	(23,730)	(70,384)	-	-	-	$21.98
C	410,447	19,493	4.7%	-	0.0%	4.7%	2.3%	1,330	(9,352)	-	-	-	$14.18
Total	**6,112,255**	**1,088,519**	**17.8%**	**632,085**	**10.3%**	**28.2%**	**16.7%**	**(27,050)**	**(138,620)**	**-**	**-**	**-**	**$23.23**
Arrowhead													
A	638,827	19,846	3.1%	28,368	4.4%	7.5%	4.9%	0	3,319	-	-	-	$33.29
B	2,506,350	261,389	10.4%	17,758	0.7%	11.1%	8.3%	(1,348)	(57,367)	-	-	-	$29.10
C	208,970	22,899	11.0%	-	0.0%	11.0%	9.1%	450	4,206	-	-	-	$22.21
Total	**3,354,147**	**304,134**	**9.1%**	**46,126**	**1.4%**	**10.4%**	**8.7%**	**(898)**	**(49,842)**	**-**	**-**	**-**	**$30.48**

EXISTING PROPERTIES		DIRECT VACANCY		SUBLEASE AVAILABILITY		TOTAL VACANCY		NET ABSORPTION - SF		NEW SUPPLY - SF		UNDER CONSTR.	AVERAGE RENT
BUILDING CLASS	TOTAL INVENTORY SF	SF	RATE	SF	RATE	Q4-25 AVAILABILITY	Q4-24 DIRECT VACANCY	CURRENT PERIOD	YTD	CURRENT PERIOD	YTD	SF	RATE (FS)
SUBURBAN													
Camelback Corridor													
A	6,409,224	1,052,348	16.4%	144,609	2.3%	18.7%	19.1%	114,597	179,039	-	-	40,000	$44.25
B	2,108,238	325,025	15.4%	71,543	3.4%	18.8%	16.1%	(25,069)	(9,478)	-	-	-	$28.41
C	353,525	1,489	0.4%	-	0.0%	0.4%	1.1%	5,680	3,441	-	-	-	$18.18
Total	**8,870,987**	**1,378,862**	**15.5%**	**216,152**	**2.4%**	**18.0%**	**17.1%**	**95,208**	**173,002**	**-**	**-**	**40,000**	**$39.67**
Chandler													
A	5,000,415	658,194	13.2%	346,556	6.9%	20.1%	16.7%	59,530	264,658	-	119,177	-	$29.88
B	6,153,453	729,126	11.8%	255,726	4.2%	16.0%	14.8%	56,839	188,404	-	-	-	$26.71
C	163,964	23,770	14.5%	-	0.0%	14.5%	11.6%	(1,774)	(4,744)	-	-	-	$20.50
Total	**11,317,832**	**1,411,090**	**12.5%**	**602,282**	**5.3%**	**17.8%**	**15.6%**	**114,595**	**448,318**	**-**	**119,177**	**-**	**$28.94**
Deer Valley Airport													
A	4,735,248	601,845	12.7%	150,000	3.2%	15.9%	15.7%	108,658	154,525	-	-	-	$29.16
B	5,769,074	1,163,804	20.2%	156,246	2.7%	22.9%	15.4%	(198,774)	(270,362)	-	-	-	$25.35
C	139,249	1,731	1.2%	1,044	0.7%	2.0%	2.9%	0	1,024	-	-	-	$22.43
Total	**10,643,571**	**1,767,380**	**16.6%**	**307,290**	**2.9%**	**19.5%**	**12.2%**	**(90,116)**	**(114,813)**	**-**	**-**	**-**	**$27.56**
Gateway Airport/Loop 202													
A	425,294	25,233	5.9%	-	0.0%	5.9%	6.5%	3,022	6,452	-	-	68,000	$38.12
B	1,193,914	27,181	2.3%	16,453	1.4%	3.7%	4.5%	10,280	26,693	-	-	26,032	$34.85
C	37,873	-	0.0%	-	0.0%	0.0%	0.0%	0	1,329	-	-	-	$16.80
Total	**1,657,081**	**52,414**	**3.2%**	**16,453**	**1.0%**	**4.2%**	**7.3%**	**13,302**	**34,474**	**-**	**-**	**94,032**	**$35.65**
Glendale													
A	739,337	148,242	20.1%	4,522	0.6%	20.7%	19.8%	(2,383)	(1,886)	-	-	-	$29.69
B	1,898,563	215,999	11.4%	37,122	2.0%	13.3%	11.4%	(2,766)	(3,338)	-	-	20,000	$26.70
C	393,770	32,139	8.2%	-	0.0%	8.2%	11.7%	0	22,255	-	-	-	$18.71
Total	**3,031,670**	**396,380**	**13.1%**	**41,644**	**1.4%**	**14.4%**	**13.7%**	**(5,149)**	**17,031**	**-**	**-**	**20,000**	**$28.65**

EXISTING PROPERTIES		DIRECT VACANCY		SUBLEASE AVAILABILITY		TOTAL VACANCY		NET ABSORPTION - SF		NEW SUPPLY - SF		UNDER CONSTR.	AVERAGE RENT
BUILDING CLASS	TOTAL INVENTORY SF	SF	RATE	SF	RATE	Q4-25 AVAILABILITY	Q4-24 DIRECT VACANCY	CURRENT PERIOD	YTD	CURRENT PERIOD	YTD	SF	RATE (FS)
SUBURBAN													
Loop 303/Surprise													
A	416,636	-	0.0%	-	0.0%	0.0%	0.0%	0	0	-	-		$34.36
B	1,488,432	106,942	7.2%	7,839	0.5%	7.7%	9.7%	2,678	35,446	-	-	-	$29.34
C	110,022	10,783	9.8%	10,783	9.8%	19.6%	0.0%	(10,783)	(10,783)	-	-	-	$28.00
Total	**2,015,090**	**117,725**	**5.8%**	**18,622**	**0.9%**	**6.8%**	**7.1%**	**(8,105)**	**24,663**	**-**	**-**	**-**	**$27.42**
Mesa Downtown													
A	-	-	0.0%	-	0.0%	0.0%	0.0%	0	0	-	-	-	$-
B	706,715	46,817	6.6%	-	0.0%	6.6%	6.2%	5,700	(1,089)	-	-	-	$21.72
C	271,369	28,252	10.4%	-	0.0%	10.4%	6.6%	(6,235)	(11,541)	-	-	-	$16.90
Total	**978,084**	**75,069**	**7.7%**	**-**	**0.0%**	**7.7%**	**7.4%**	**(535)**	**(12,630)**	**-**	**-**	**-**	**$19.98**
Mesa East													
A	666,362	211,067	31.7%	-	0.0%	31.7%	46.2%	24,622	62,341	-	-	-	$41.29
B	1,957,410	97,266	5.0%	20,092	1.0%	6.0%	6.3%	20,962	35,403	-	-	-	$23.87
C	631,666	46,301	7.3%	-	0.0%	7.3%	4.9%	(869)	(15,256)	-	-	-	$21.03
Total	**3,255,438**	**354,634**	**10.9%**	**20,092**	**0.0%**	**11.5%**	**14.8%**	**44,715**	**82,488**	**-**	**-**	**-**	**$33.27**
Midtown/Central Phoenix													
A	-	-	0.0%	-	0.0%	0.0%	0.0%	0	0	-	-	-	$-
B	2,949,392	358,498	12.2%	20,229	0.7%	12.8%	11.5%	18,072	(29,168)	-	-	-	$25.44
C	1,556,079	44,146	2.8%	13,099	0.0%	3.7%	4.6%	(667)	19,048	-	-	-	$20.54
Total	**4,505,471**	**402,644**	**8.9%**	**33,328**	**0.7%**	**9.7%**	**9.3%**	**17,405**	**(10,120)**	**-**	**-**	**-**	**$24.20**
Northwest Phoenix													
A	1,016,659	369,129	36.3%	51,972	5.1%	41.4%	45.8%	6,598	54,878	-	-	-	$24.98
B	5,270,961	1,030,337	19.5%	44,197	0.8%	20.4%	20.7%	4,898	(81,414)	-	-	-	$21.11
C	1,942,896	104,863	5.4%	5,250	0.3%	5.7%	6.0%	56,636	40,057	-	-	-	$20.23
Total	**8,230,516**	**1,504,329**	**18.3%**	**101,419**	**1.2%**	**19.5%**	**21.6%**	**68,132**	**13,521**	**-**	**-**	**-**	**$23.36**

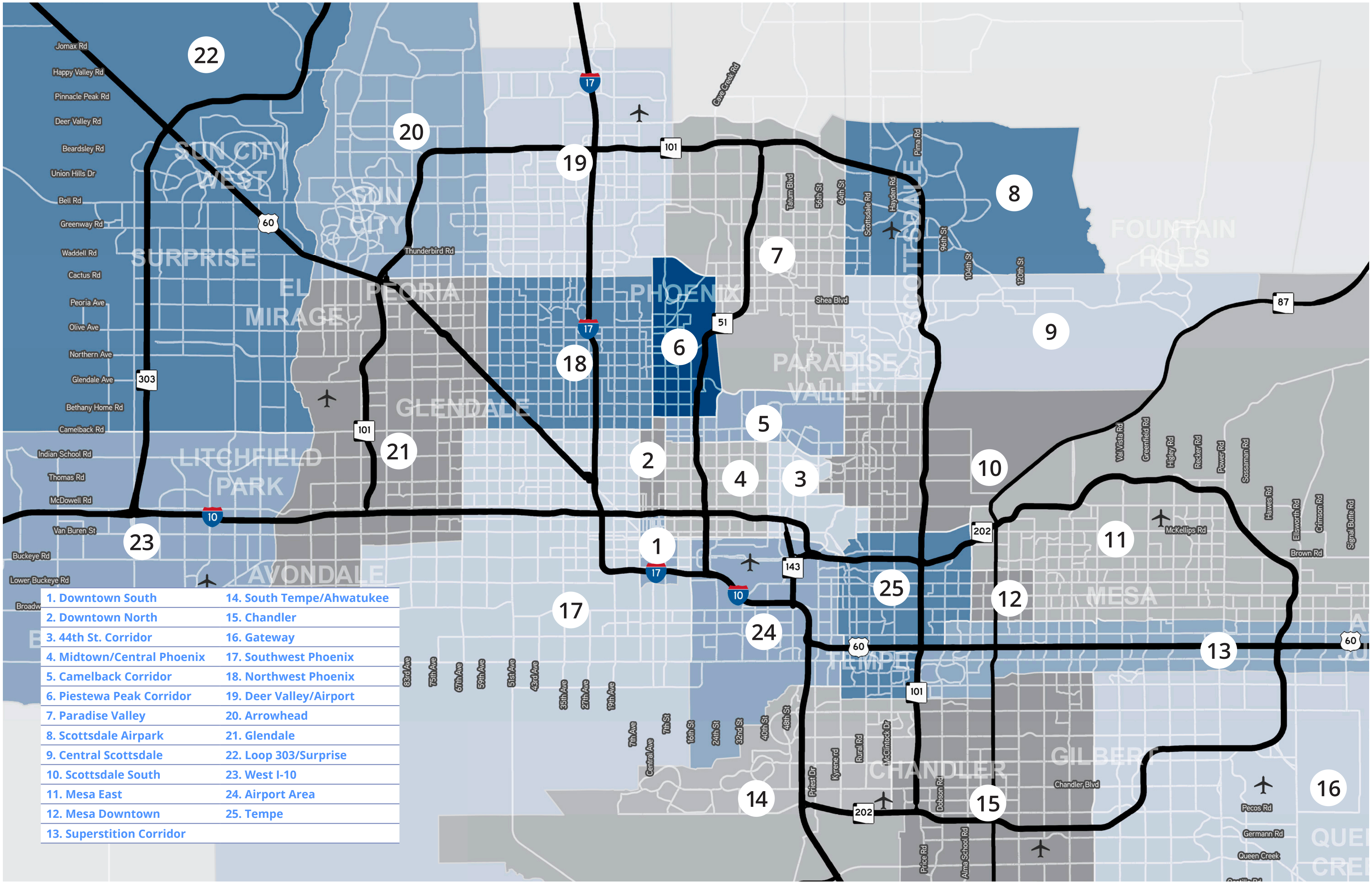
EXISTING PROPERTIES		DIRECT VACANCY		SUBLEASE AVAILABILITY		TOTAL VACANCY		NET ABSORPTION - SF		NEW SUPPLY - SF		UNDER CONSTR.	AVERAGE RENT
BUILDING CLASS	TOTAL INVENTORY SF	SF	RATE	SF	RATE	Q4-25 AVAILABILITY	Q4-24 DIRECT VACANCY	CURRENT PERIOD	YTD	CURRENT PERIOD	YTD	SF	RATE (FS)
SUBURBAN													
Paradise Valley													
A	2,241,000	427,787	19.1%	131,404	5.9%	25.0%	21.0%	101,691	97,684	77,505	77,505	410,025	$34.65
B	1,980,635	178,888	9.0%	13,051	0.7%	9.7%	7.8%	6,563	(42,097)	-	-	-	$27.92
C	335,241	28,238	8.4%	-	0.0%	8.4%	8.5%	1,160	2,207	-	-	-	$22.34
Total	**4,556,876**	**634,913**	**13.9%**	**144,455**	**3.2%**	**17.1%**	**14.0%**	**109,414**	**57,794**	**77,505**	**77,505**	**410,025**	**$32.29**
Piestewa Peak Corridor													
A	594,367	131,716	22.2%	58,580	9.9%	32.0%	18.2%	(47,826)	(24,567)	-	-	-	$32.34
B	2,054,910	250,966	12.2%	41,320	2.0%	14.2%	10.2%	1,216	(9,707)	-	-	-	$23.87
C	271,582	7,153	2.6%	-	0.0%	2.6%	2.6%	0	0	-	-	-	$17.12
Total	**2,920,859**	**389,835**	**13.3%**	**99,900**	**3.4%**	**16.8%**	**11.9%**	**(46,610)**	**(34,274)**	**-**	**-**	**-**	**$25.47**
Scottsdale Airpark													
A	7,119,264	1,010,558	14.2%	208,201	2.9%	17.1%	17.6%	31,181	120,353	-	-	-	$36.64
B	5,952,977	518,614	8.7%	44,510	0.7%	9.5%	7.6%	(90,928)	(56,000)	-	-	-	$29.66
C	248,883	6,968	2.8%	-	0.0%	2.8%	2.7%	0	0	-	-	-	$20.85
Total	**13,321,124**	**1,536,140**	**11.5%**	**252,711**	**1.9%**	**13.4%**	**12.7%**	**(59,747)**	**64,353**	**-**	**-**	**-**	**$32.77**
Scottsdale Central													
A	2,818,299	462,066	16.4%	202,177	7.2%	23.6%	17.2%	59,701	111,029	-	-	-	$33.68
B	5,144,408	574,959	11.2%	44,872	0.9%	12.0%	10.6%	61,069	(35,552)	-	-	-	$29.54
C	165,640	5,958	3.6%	-	0.0%	3.6%	0.4%	1,005	(5,333)	-	-	-	$21.98
Total	**8,128,347**	**1,042,983**	**12.8%**	**247,049**	**3.0%**	**15.9%**	**12.5%**	**121,775**	**70,144**	**-**	**-**	**-**	**$31.54**
Scottsdale South													
A	4,072,306	952,071	23.4%	67,191	1.6%	25.0%	25.2%	64,017	32,299	-	-	-	$40.27
B	1,953,001	172,634	8.8%	10,644	0.5%	9.4%	8.5%	(3,443)	16,024	-	-	-	$31.82
C	556,185	16,693	3.0%	-	0.0%	3.0%	8.3%	6,970	5,793	-	-	-	$28.19
Total	**6,581,492**	**1,141,398**	**17.3%**	**77,835**	**1.2%**	**18.5%**	**20.6%**	**67,544**	**54,116**	**-**	**-**	**-**	**$36.92**

EXISTING PROPERTIES		DIRECT VACANCY		SUBLEASE AVAILABILITY		TOTAL VACANCY		NET ABSORPTION - SF		NEW SUPPLY - SF		UNDER CONSTR.	AVERAGE RENT
BUILDING CLASS	TOTAL INVENTORY SF	SF	RATE	SF	RATE	Q4-25 AVAILABILITY	Q4-24 DIRECT VACANCY	CURRENT PERIOD	YTD	CURRENT PERIOD	YTD	SF	RATE (FS)
SUBURBAN													
South Tempe/Ahwatukee													
A	1,658,933	464,238	28.0%	167,733	10.1%	38.1%	38.2%	94,964	125,456	-	-	-	$33.13
B	3,845,428	552,481	14.4%	52,323	1.4%	15.7%	15.9%	107,546	(153,395)	-	-	-	$25.02
C	437,986	-	0.0%	15,350	3.5%	3.5%	2.5%	0	(3,879)	-	-	-	$20.21
Total	**5,942,347**	**1,016,719**	**17.1%**	**235,406**	**4.0%**	**21.1%**	**23.7%**	**202,510**	**(31,818)**	**-**	**-**	**-**	**$29.88**
Southwest Phoenix													
A	510,869	103,950	20.3%	-	0.0%	20.3%	19.8%	0	0	-	-	-	$28.00
B	1,869,720	116,117	6.2%	2,980	0.2%	6.4%	2.0%	(31,842)	(47,824)	-	-	-	$19.87
C	1,536,777	-	0.0%	-	0.0%	0.0%	0.0%	0	0	-	-	-	$19.88
Total	**3,917,366**	**220,067**	**5.6%**	**2,980**	**0.1%**	**5.7%**	**3.2%**	**(31,842)**	**(47,824)**	**-**	**-**	**-**	**$27.22**
Superstition Corridor													
A	903,597	253,911	28.1%	39,915	4.4%	32.5%	15.5%	(20,548)	(82,553)	-	-	-	$28.36
B	3,643,751	535,169	14.7%	7,998	0.2%	14.9%	10.7%	(4,497)	15,928	-	-	-	$22.35
C	378,349	41,699	11.0%	973	0.3%	11.3%	4.8%	11,988	(9,965)	-	-	-	$20.32
Total	**4,925,697**	**830,779**	**16.9%**	**48,886**	**1.0%**	**17.9%**	**11.5%**	**(13,057)**	**(76,590)**	**-**	**-**	**-**	**$24.39**
Tempe													
A	10,841,589	1,660,104	15.3%	939,252	8.7%	24.0%	15.9%	78,906	152,357	-	-	-	$40.83
B	5,934,305	902,610	15.2%	157,031	2.6%	17.9%	16.8%	23,690	(18,684)	-	-	-	$25.98
C	1,459,567	80,205	5.5%	142,190	9.7%	15.2%	5.0%	1,239	(2,551)	-	-	-	$20.78
Total	**18,235,461**	**2,642,919**	**14.5%**	**1,238,473**	**6.8%**	**21.3%**	**16.8%**	**103,835**	**131,122**	**-**	**-**	**-**	**$33.10**
West I-10													
A	539,887	68,553	12.7%	9,367	12.7%	14.4%	16.2%	4,332	74,719	-	60,000	-	$36.84
B	1,203,814	101,300	8.4%	3,897	0.3%	8.7%	5.6%	5,917	(18,563)	-	30,000	-	$32.21
C	115,444	3,939	3.4%	-	0.0%	3.4%	6.2%	0	4,018	-	-	-	$22.18
Total	**1,859,145**	**173,792**	**9.3%**	**13,264**	**0.7%**	**10.1%**	**12.5%**	**10,249**	**60,174**	**-**	**90,000**	**-**	**$35.12**

EXISTING PROPERTIES		DIRECT VACANCY		SUBLEASE AVAILABILITY		TOTAL VACANCY		NET ABSORPTION - SF		NEW SUPPLY - SF		UNDER CONSTR.	AVERAGE RENT
BUILDING CLASS	TOTAL INVENTORY SF	SF	RATE	SF	RATE	Q4-25 AVAILABILITY	Q4-24 DIRECT VACANCY	CURRENT PERIOD	YTD	CURRENT PERIOD	YTD	SF	RATE (FS)
GRAND TOTAL													
A	67,640,313	13,221,850	19.5%	3,661,666	5.4%	25.0%	21.0%	554,451	1,047,815	77,505	356,682	518,025	$34.12
B	79,483,690	10,378,376	13.1%	1,112,445	1.4%	14.5%	12.5%	(97,056)	(639,950)	0	30,000	46,032	$26.02
C	13,784,315	632,111	4.6%	188,689	1.4%	6.0%	4.5%	74,498	6,985	0	0	0	$21.51
Total	**160,908,318**	**24,232,337**	**15.1%**	**4,962,800**	**3.1%**	**18.1%**	**15.3%**	**531,893**	**414,850**	**77,505**	**386,682**	**564,057**	**$30.12**

Quarterly Comparisons and Totals													
2025 Q4	160,908,318	24,232,337	15.1%	4,962,800	3.1%	18.1%	15.3%	531,893	414,850	77,505	386,682	564,057	$30.12
2025 Q3	161,757,248	24,764,265	15.3%	5,703,989	3.5%	18.8%	15.4%	(306,638)	(117,043)	100,000	309,177	655,662	$29.96
2025 Q2	162,384,172	24,625,174	15.2%	6,331,822	3.9%	19.1%	15.2%	286,309	189,595	60,000	209,177	755,662	$29.78
2025 Q1	163,524,248	25,469,441	15.6%	6,698,145	4.1%	19.7%	15.1%	(96,714)	(96,714)	149,177	149,177	647,164	$29.68
2024 Q4	164,626,484	25,237,452	15.3%	6,793,073	4.1%	19.5%	14.9%	358,118	(928,923)	115,136	496,616	789,847	$29.95

Submarket Map



Global Stats Boilerplate

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With nearly $5.0 billion in annual revenues, a team of 23,000 professionals, and more than $100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

$5.5B+

ANNUAL REVENUE

70

COUNTRIES WE OPERATE IN

$108B+

ASSETS UNDER MANAGEMENT

46,000

LEASE AND SALE TRANSACTIONS

2B

SQUARE FEET MANAGED

24,000

PROFESSIONALS

Number of countries includes affiliates

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