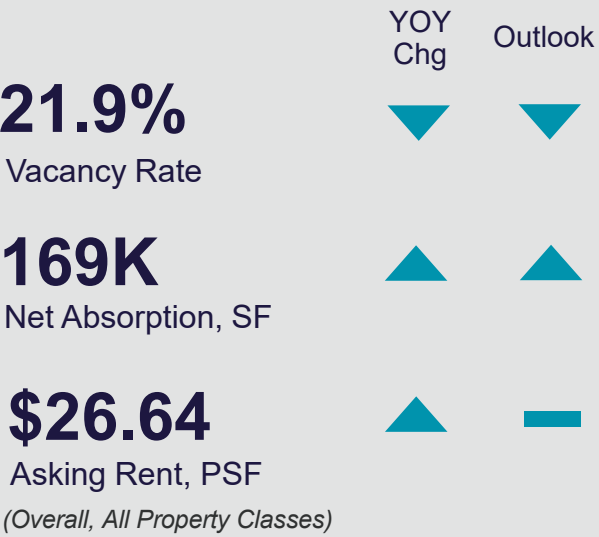
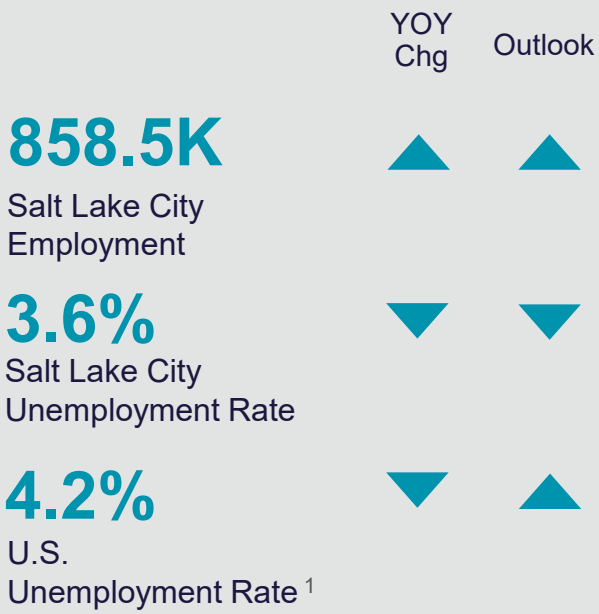


MARKET FUNDAMENTALS



ECONOMIC INDICATORS



Sources: ¹www.bls.gov ² Moody's Analytics

ECONOMIC OVERVIEW

In Q3 2026, the Salt Lake City market reported an employment level of 858,500 jobs and the unemployment rate decreased slightly from 3.7% a year ago to 3.6%.¹ The Salt Lake City economy of \$124.7 billion, as measured by 2026 gross metro product, is forecasted to climb to \$128.3 billion in 2027 and \$132.2 billion in 2028.²

SUPPLY AND DEMAND

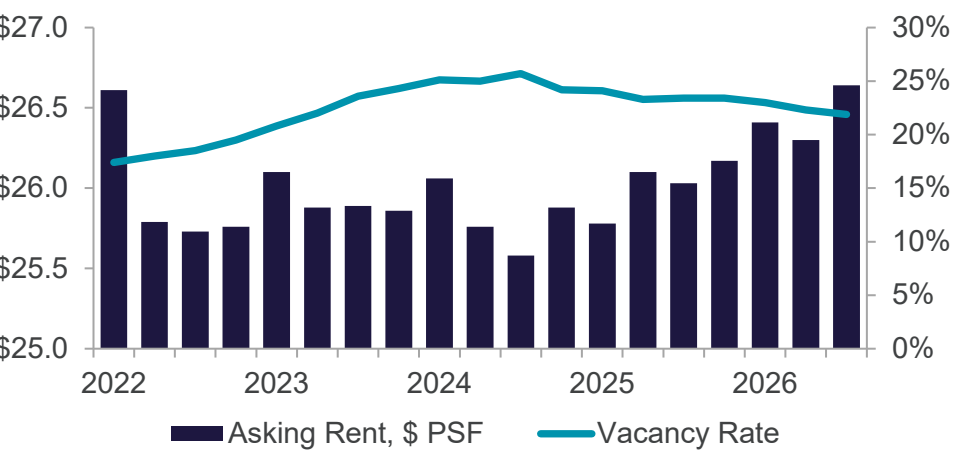
The overall office vacancy rate, including sublease space, declined to 21.9% during the quarter, improving 150 basis points (bps) year-over-year (YOY) from 23.4% in Q3 2025. Direct vacancy fell to 18.4% from 19.9% YOY, reducing available direct space to approximately 9.5 million square feet (msf). Sublease vacancy also decreased, to 3.5% (1.8 msf) from 4.1% YOY. Direct vacancy has remained below 20% for six consecutive quarters following its peak of 20.2% in Q1 2025. Sublease vacancy has also continued its downward trend, declining from a high of 6.4% in Q2 2023.

Class A direct vacancy continued to improve, declining to 12.7% from 14.1% YOY as demand remained concentrated in the market's most desirable office locations. Utah County North recorded the lowest Class A direct vacancy rate at 9.5%, while the CBD and Periphery also maintained relatively tight conditions at 15.1% and 15.7%. In contrast, South West and Utah County South reported vacancy rates of 21.1% and 23.3%, highlighting the ongoing preference for premier office environments. Continued leasing momentum in the market's highest-demand locations is expected to further reduce Class A availability through year-end.

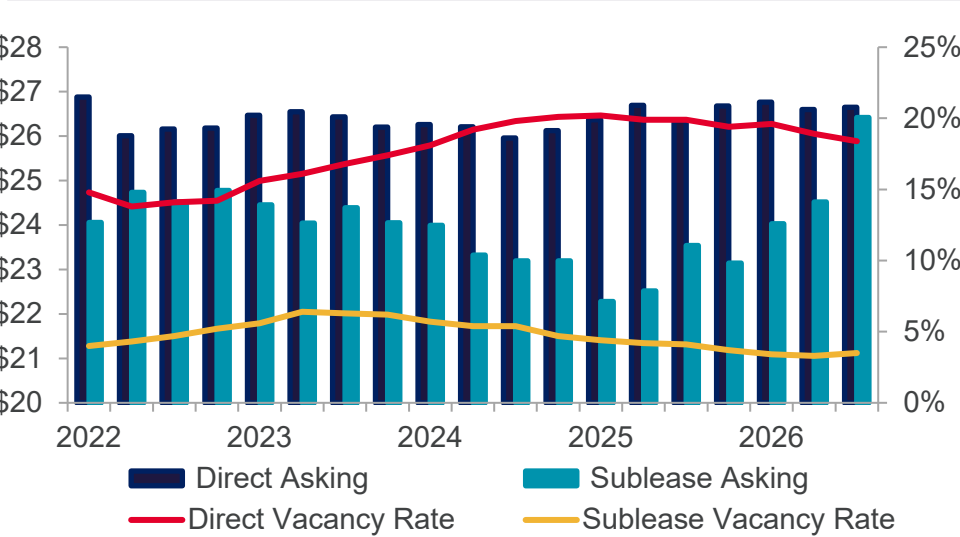
Notable additions to direct vacancy during Q3 2026 included approximately 43,500 square feet (sf) at 265 E. 100 S. in the CBD and 35,000 sf across multiple floors at 7181 S. Campus View Dr. in the Central West submarket. The largest new sublease block to hit the market was an 85,000-sf space at 136 Center 2 (13697 S. 200 W.) in the South East, formerly occupied by Bill.com. Despite the addition, the market continues to offer a limited supply of large, high-quality office spaces, particularly those capable of accommodating larger tenant requirements.

The office market maintained its positive momentum in Q3 2026, recording 169,000 sf of net absorption and bringing the year-to-date (YTD) total to more than 800,000 sf. This performance reflects the market's continued recovery, which began gaining traction in early 2025. Direct occupancy gains accounted for approximately 234,000 sf of net absorption, while sublease net absorption totaled negative 65,000 sf. In addition to the quarter's largest sublease transaction, notable move-ins include Canopy Tax, taking 50,000 sf at Vista Station 3 in the South East, Utah Housing Corporation, occupying over 44,000 sf of space at Soleil Tech Park - Building 2 (2783 S. Leadership Ct.) in the North West, and Clicklease, moving into 40,000 sf at Vista Station 10 (12921 S. Vista Station Blvd.), in the South East.

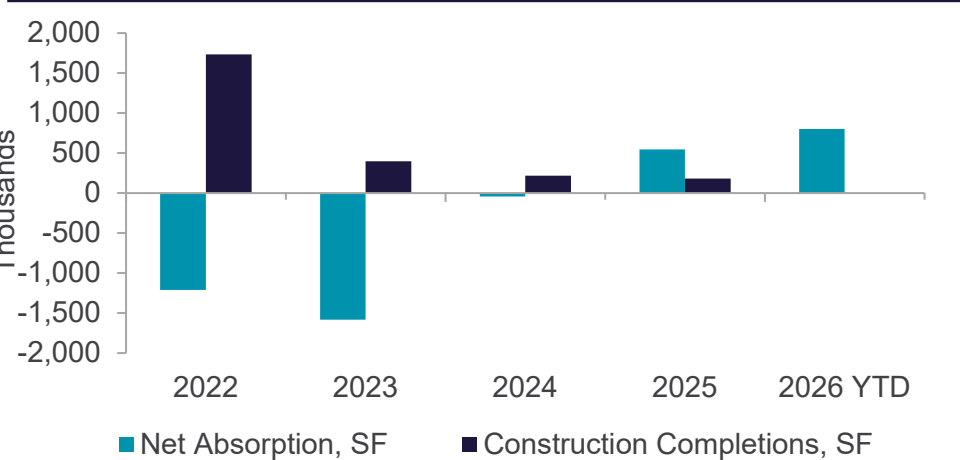
OVERALL VACANCY & ASKING RENT



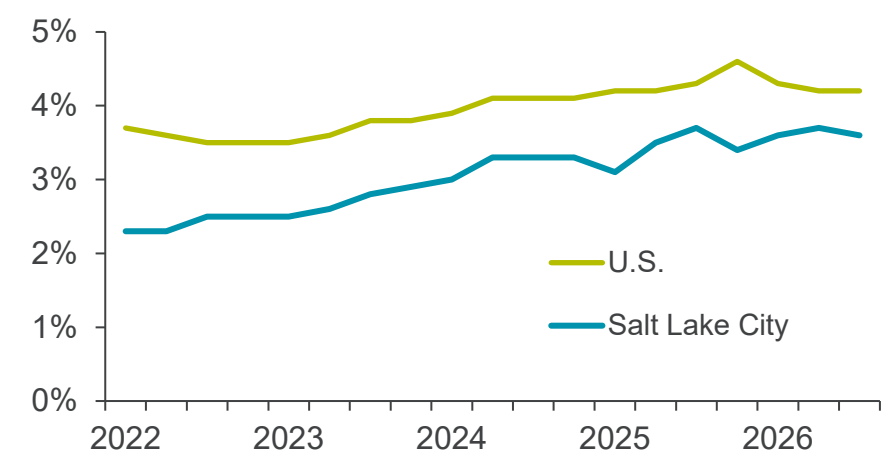
DIRECT VS. SUBLEASE VACANCY & ASKING RENT



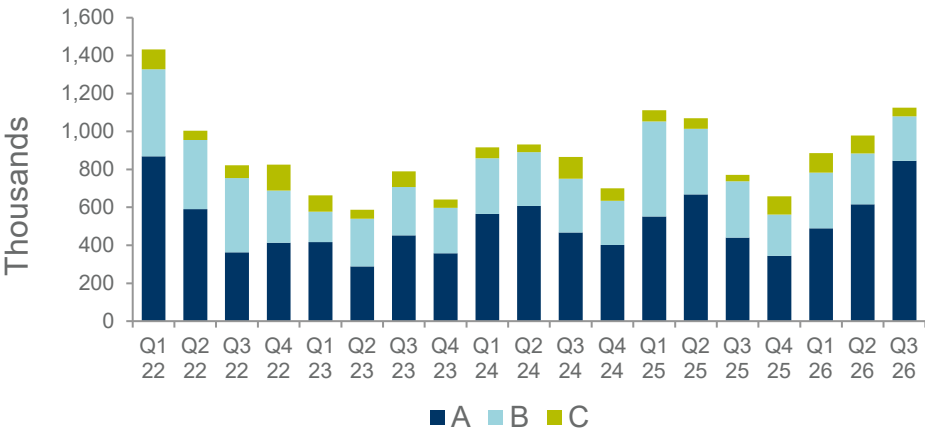
SPACE DEMAND / DELIVERIES



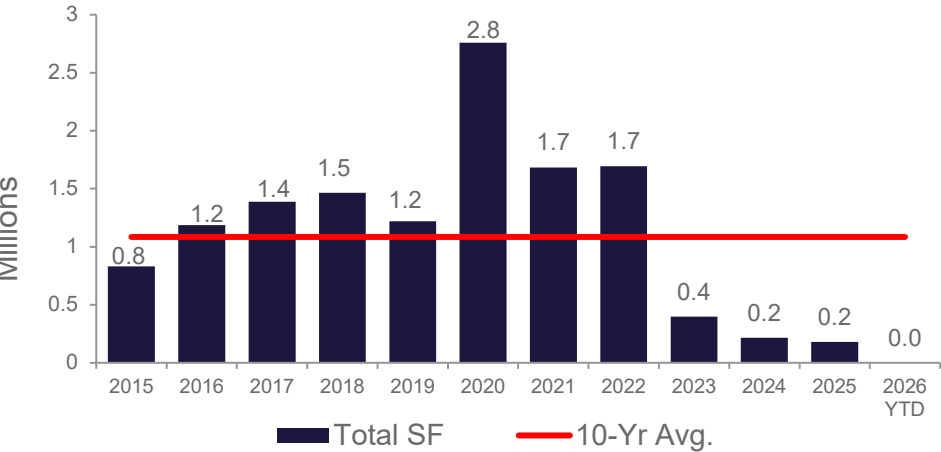
UNEMPLOYMENT RATE IN COMPARISON



OVERALL NEW LEASING ACTIVITY BY CLASS IN SF



CONSTRUCTION COMPLETIONS BY YEAR IN SF



PRICING

Overall average asking rents across all office classes increased in Q3 2026 to \$26.64 psf on a full-service annual basis, up from \$26.32 in Q2 2026. Class A asking rents also increased \$0.75 QOQ to \$30.56 psf, supported by sustained tenant demand and limited availability. Class B properties averaged \$24.78 psf, while Class C space averaged \$22.27 psf. Looking ahead, asking rents for Class A and best-in-class Class B properties are expected to remain firm as high-quality space continues to lease quickly. However, elevated vacancy within portions of the broader Class B and Class C inventory may exert downward pressure on market wide rental rates, resulting in more modest overall rent growth in the near term.

LEASING ACTIVITY

Leasing activity remained strong in Q3 2026, with over 1.1 msf of new leases executed across the market. The South East led all submarkets with 489,000 sf of leasing volume, representing 43% of total activity, followed by Utah County North at 25%. Demand remained concentrated in Class A properties, which accounted for 75% of leasing activity (846,000 sf), while Class B and Class C assets captured 21% and 4%, respectively. As competition for tenants intensifies, landlords are increasingly investing in speculative (SPEC) suites to attract smaller occupiers seeking turnkey, move-in-ready space. SPEC suites are helping drive demand in Class B properties, while reduced Class A availability and concessions are encouraging some tenants to consider Class B alternatives. Consequently, demand for quality Class B product remains strong, supporting continued absorption of available inventory.

Leasing activity during the quarter was led by Swire Coca-Cola's 106,000-sf sublease at Jordan Valley Tech I in the South East, which occupied in Q2 2026. The majority of notable transactions completed during the quarter were renewals, totaling approximately 738,500 sf (excluded from new leasing totals). Notable renewals included Fidelity Real Estate Company's 230,000-sf renewal at Four Gateway in the Periphery submarket, Pattern Inc. renewing 141,000-sf at Innovation Pointe III in Utah County North, and Progressive Financial's 70,000-sf renewal at Vista Station 3 in the South East. As availability within the market's most sought-after Class A assets continues to tighten, many large occupiers are opting to renew or expand in place, limiting turnover and further constraining premium space options across the market.

INVENTORY

No new office completions were recorded in 2026, compared with the market's 10-year annual average of 1.1 msf of deliveries. With no projects under construction and limited large-block availability, especially in the CBD, supply constraints are expected to intensify, leaving the market several years away from meaningful inventory growth. Meanwhile, adaptive reuse projects and owner-user acquisitions continue to remove space from the competitive inventory. Since 2022, more than 1.0 msf of office space has been redeveloped for multifamily use, while additional properties have transitioned to owner-user and institutional occupancy. Notable examples include the acquisition of the Franklin Covey Portfolio by the State of Utah, Fairbourne Station by Intermountain Healthcare, and 175 S. West Temple by Drury Development Corporation. Collectively, these conversions and acquisitions are expected to further reduce available office inventory, supporting tighter market conditions through 2026.

OUTLOOK

- Class A properties are expected to continue driving leasing demand.
- Class A rents should remain firm, though weaker Class B and Class C assets may temper overall growth.
- Amenities will remain a key leasing differentiator, particularly hospitality-style offerings.
- Tenant improvement allowances are expected to stay competitive, especially for longer-term leases.
- SPEC suites will continue to support leasing activity among smaller tenants seeking turnkey space.
- New office development is expected to remain limited in the near term.
- Tight availability of larger spaces in high-demand submarkets such as the CBD, Periphery, and Utah County North is expected to drive more tenants to renew in place as relocation opportunities become increasingly limited.

Sources: CoStar, Real Capital Analytics, Cushman & Wakefield Research

MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	SUBLET VACANT (SF)	DIRECT VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	YTD LEASING ACTIVITY (SF)	YTD DIRECT NET ABSORPTION (SF)	DIRECT AVG ASKING RENT (ALL CLASSES)*	OVERALL AVG ASKING RENT (ALL CLASSES)*	OVERALL AVG ASKING RENT (CLASS A)*
CBD	8,913,257	149,057	1,878,610	22.7%	-2,858	27,580	250,455	15,470	\$30.83	\$30.23	\$38.73
Periphery	3,121,818	68,639	625,173	22.2%	15,488	104,673	260,689	124,053	\$24.24	\$25.49	\$39.18
North East	1,985,794	125,555	220,080	17.4%	-125,276	-72,613	62,371	33,207	\$25.58	\$29.50	\$35.98
North West	4,460,066	105,493	1,442,166	34.7%	231,532	400,343	201,887	249,712	\$24.91	\$24.40	\$25.75
Central East	7,627,587	198,898	1,190,726	18.2%	-35,512	-17,709	281,334	-20,111	\$27.63	\$28.02	\$34.50
Central West	1,900,615	88,767	425,163	27.0%	78,670	40,499	72,983	43,520	\$22.96	\$23.88	\$29.06
South East	8,475,128	515,937	1,254,687	20.9%	18,781	402,769	931,552	194,985	\$26.95	\$26.89	\$28.98
South West	1,767,112	49,680	373,595	24.0%	-20,554	39,522	122,498	26,018	\$29.07	\$28.39	\$28.28
Utah County North	9,158,260	435,524	1,031,472	16.0%	-27,051	1,619	721,908	-26,767	\$26.66	\$26.47	\$28.98
Utah County South	4,403,798	101,719	1,090,310	27.1%	35,529	-126,032	84,647	-115,153	\$22.96	\$22.66	\$24.47
MARKET TOTALS	51,813,435	1,839,269	9,531,982	21.9%	168,749	800,651	2,990,324	524,934	\$26.65	\$26.64	\$30.56
Class A	25,041,400	1,370,768	3,172,164	18.1%	-39,464	411,359	1,950,967	349,305	\$31.33	\$30.56	\$30.56
Class B	21,288,260	432,923	5,195,397	26.4%	332,101	461,508	797,968	269,342	\$25.09	\$24.78	
Class C	5,483,775	35,578	1,164,421	21.9%	-123,888	-72,216	241,389	-93,713	\$22.42	\$22.27	
MARKET TOTALS	51,813,435	1,839,269	9,531,982	21.9%	168,749	800,651	2,990,324	524,934	\$26.65	\$26.64	

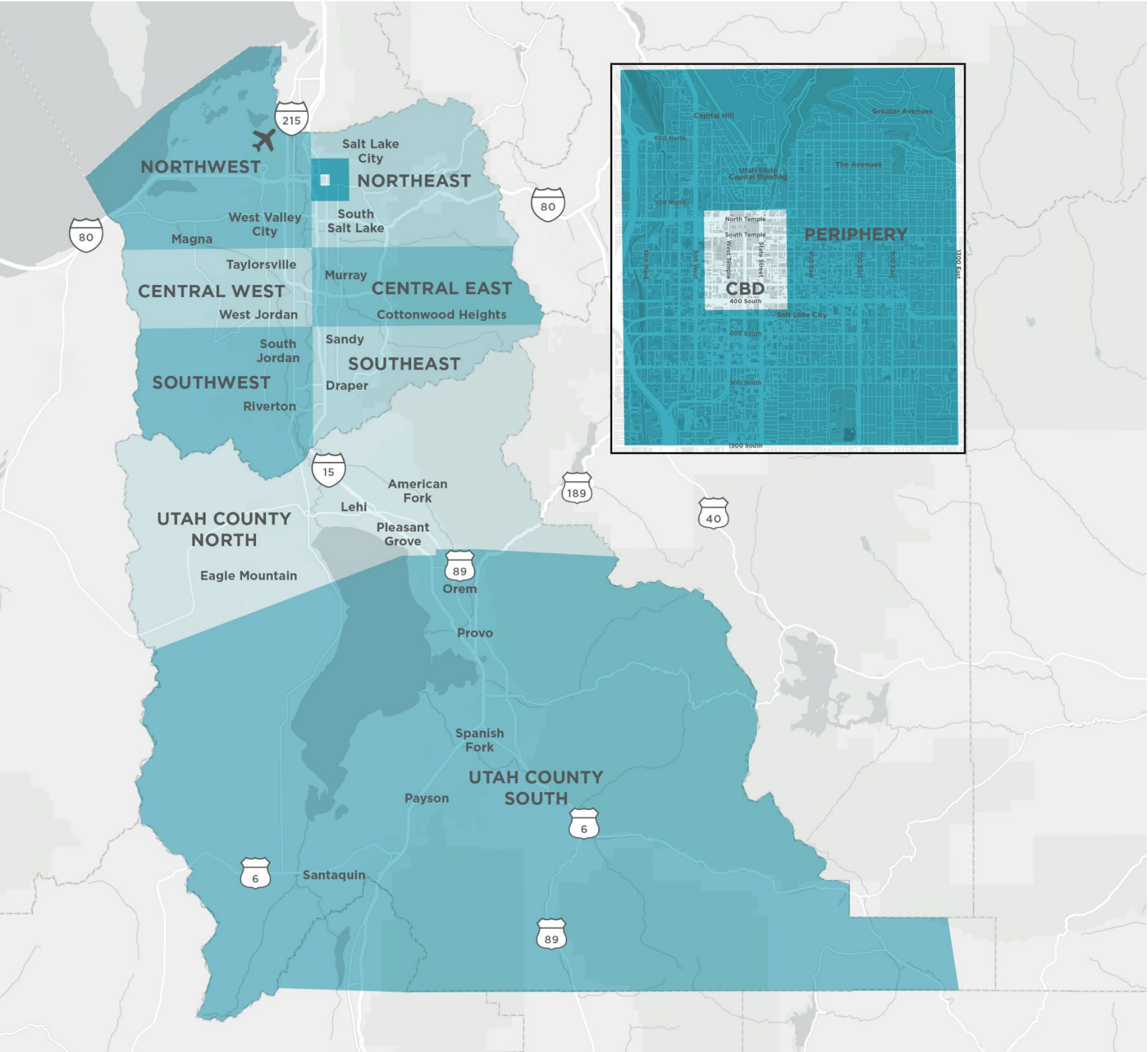
KEY LEASE TRANSACTIONS Q3 2026*Rental rates reflect full-service asking

PROPERTY	SUBMARKET	TENANT	SF	TYPE
Four Gateway – 50 N. 400 W.	Periphery	Fidelity Real Estate Company	230,000	Renewal*
Innovation Pointe III – 1441 W. Innovation Way	Utah County North	Pattern, Inc.	140,948	Renewal*
Jordan Valley Tech I – 698 W. 10000 S.	South East	Swire Coca-Cola, USA	106,083	Sublease
Jordan Valley Tech Center II – 680 W. 10000 S.	South East	Confidential	104,903	Renewal*
Vista Station 3 – 256 Data Drive	South East	Progressive Financial	70,060	Renewal*
222 S. Main Street	CBD	Holland and Hart, LLP	68,142	Renewal*

KEY SALE TRANSACTIONS Q3 2026*Renewals not included in leasing activity statistics

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE / \$ PSF
Franklin Covey Portfolio (5 Buildings)	North West	Franklin Salt Lake / State of Utah	312,234	\$40.0M / \$128
Parkway Centre Portfolio (3 Buildings + 2 Land Parcels) – 2777-2737 S. Corporate Park Dr.	North West	KW Fund VI – Parkway Center / Wasatch Commercial	246,996	\$25.6M / \$104
4646 Lake Park Blvd.	North West	Intermountain Healthcare / Wasatch Commercial	234,795	Confidential
Fairbourne Station – 3535 S. Market Street	Central West	Wasatch Commercial / Intermountain Healthcare	233,511	Confidential
175 S. West Temple	CBD	Ahlquist / Drury Development Corporation	151,382	Confidential
North Slope I – 4100 N. Chapel Ridge Rd.	Utah County North	Spear Street Capital / X North Slope	149,506	\$37.3M / \$249

OFFICE SUBMARKETS



REBECCA LLOYD
Research Manager
Tel: +1 801 303 5444
Rebecca.Lloyd@cushwake.com

JENNA BOWEN
Data Specialist
Tel: +1 801 303 5436
Jenna.Bowen@cushwake.com

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 53,000 employees in over 350 offices and nearly 60 countries. In 2025, the firm reported revenue of \$10.3 billion across its core service lines of Services, Leasing, Capital Markets, and Valuation and other. Built around the belief that Better never settles, the firm receives numerous industry and business accolades for its award-winning culture. For additional information, visit 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.