

MARKET FUNDAMENTALS

	YOY Chg	Outlook
17.1% Vacancy Rate	▲	▼
-247.9K YTD Net Absorption, SF	▼	▲
\$25.90 Asking Rent, PSF (Overall, All Property Classes)	▲	▲

ECONOMIC INDICATORS

	YOY Chg	Outlook
1.2 M Pittsburgh Employment	▼	▼
3.7% Pittsburgh Unemployment Rate	▼	▲
4.2% U.S. Unemployment Rate Source: BLS	▼	▲

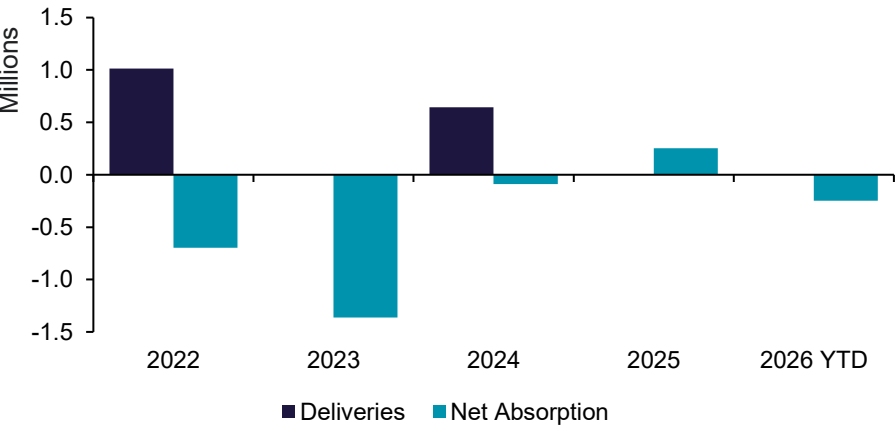
MARKET OVERVIEW

Although still negative year-to-date (YTD) due to ongoing consolidations of pre-pandemic footprints, absorption continues to gradually improve, with the market recording net occupancy gains in four of the past six quarters. Net absorption was slightly positive in Q3 2026 at 11,094 square feet (sf), bringing cumulative absorption since the beginning of 2025 into positive territory. Class A space has driven much of this improvement, recording nearly 290,000 sf of positive net absorption since 2025, including 68,000 sf in Q3.

New leasing activity YTD approached 1.9 million square feet (msf), keeping pace with the first three quarters of 2024, which ultimately recorded the highest annual leasing total since the pandemic. Class A product accounted for 71.8% of all new leasing across the Pittsburgh MSA, with the flight-to-quality trend even more pronounced in the Central Business District (CBD), where Class A captured 94.4% of activity YTD. Renewals further demonstrated occupiers' preference for quality space, with Class A accounting for over 68.0% and 91.0% of renewed space across the MSA and in the CBD, respectively. Such a proportion of Class A renewals suggests many occupiers are choosing to retain high-quality space rather than reenter a market with limited top-tier options and elevated buildout costs. Competition for this space supported rental growth despite persistently high headline vacancy, with the average Class A asking rate increasing 2.1% year-over-year (YOY).

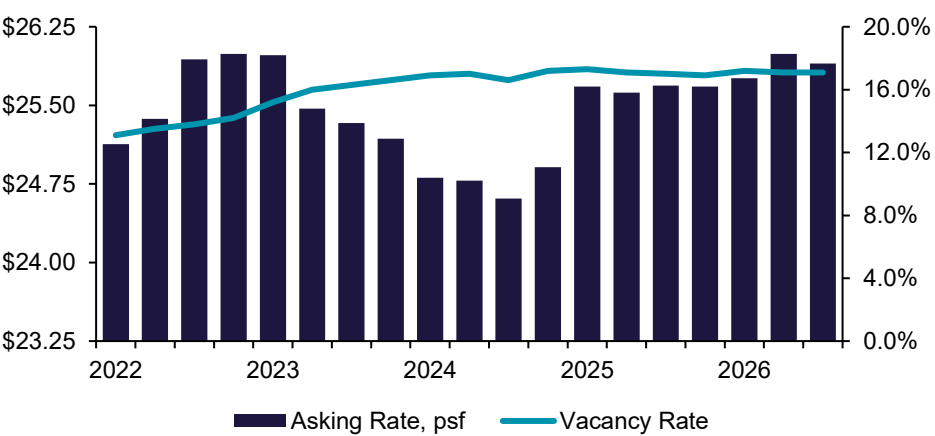
The overall vacancy rate measured 17.1% at the close of Q3 2026, 20 basis points (bps) below the all-time high reached in Q1 2025. With no noteworthy projects under construction for eight consecutive months, the lack of new supply and recovering demand have helped offset ongoing consolidations of pre-pandemic office requirements. As a result, the headline vacancy rate has remained within a narrow 40-bp range over the past two years. Conditions vary considerably by quality, however, as the supply of top-tier space that meets occupier requirements remains limited, thereby supporting further rental growth at the upper end of the market.

SPACE DEMAND / DELIVERIES



Source: Cushman & Wakefield Research, CoStar

OVERALL VACANCY & ASKING RENT



Source: Cushman & Wakefield Research, CoStar

PITTSBURGH 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 CONSTRUCTION (SF)	OVERALL AVG ASKING RENT (ALL CLASSES)	OVERALL AVG ASKING RENT(CLASS A)
CBD	26,189,859	5,448,144	217,888	21.6%	-10,164	-47,267	176,583	0	\$28.50	\$30.76
Greater CBD	13,238,447	2,063,118	307,914	17.9%	-1,970	-168,193	202,273	0	\$27.41	\$34.90
CITY TOTALS	39,428,306	7,511,262	525,802	20.4%	-12,134	-215,460	378,856	0	\$28.25	\$31.26
Armstrong County	150,472	0	0	0.0%	0	1,500	0	0	N/A	N/A
Beaver County	1,177,610	6,190	0	0.5%	15,000	15,800	800	0	\$15.00	N/A
Butler County	3,918,319	389,854	23,637	10.6%	-7,616	17,805	170,317	0	\$21.48	\$23.49
East End	3,606,768	551,428	151,022	19.5%	53,151	13,053	95,994	0	\$35.20	\$36.39
Fayette County	668,814	26,200	0	3.9%	-1,200	-23,200	3,000	0	\$10.18	N/A
Monroeville	2,449,713	518,000	3,841	21.3%	2,079	4,335	462,522	0	\$17.61	\$16.76
North Pittsburgh	6,510,012	724,060	65,828	12.1%	-22,299	107,047	92,476	0	\$22.68	\$24.96
Northeast Pittsburgh	2,327,427	312,620	0	13.4%	0	12,529	21,956	0	\$17.05	\$24.98
Oakland	3,440,597	194,751	0	5.7%	456	1,476	745	0	\$32.20	\$37.94
Parkway East Corridor	4,990,375	844,667	0	16.9%	-5,637	5,268	110,433	0	\$17.74	\$24.43
Parkway West Corridor	8,629,199	1,913,648	69,355	23.0%	-29,800	-136,437	146,186	0	\$23.71	\$25.30
South Pittsburgh	4,988,968	297,510	26,133	6.5%	4,068	10,572	70,040	0	\$20.13	\$23.56
Washington County	5,807,787	816,040	38,962	14.7%	15,092	-78,566	134,603	0	\$20.44	\$22.76
West Pittsburgh	3,026,750	920,222	54,930	32.2%	1,529	28,754	162,056	0	\$24.18	\$30.35
Westmoreland County	3,218,138	154,325	0	4.8%	-1,595	-12,331	22,969	0	\$16.03	N/A
SUBURBAN TOTALS	54,910,949	7,669,515	433,708	14.8%	23,228	-32,395	1,494,097	0	\$23.24	\$27.34
PITTSBURGH OFFICE TOTALS	94,339,255	15,180,777	959,510	17.1%	11,094	-247,855	1,872,953	0	\$25.90	\$29.68

*Rental rates reflect full service asking

KEY LEASE TRANSACTIONS Q3 2026

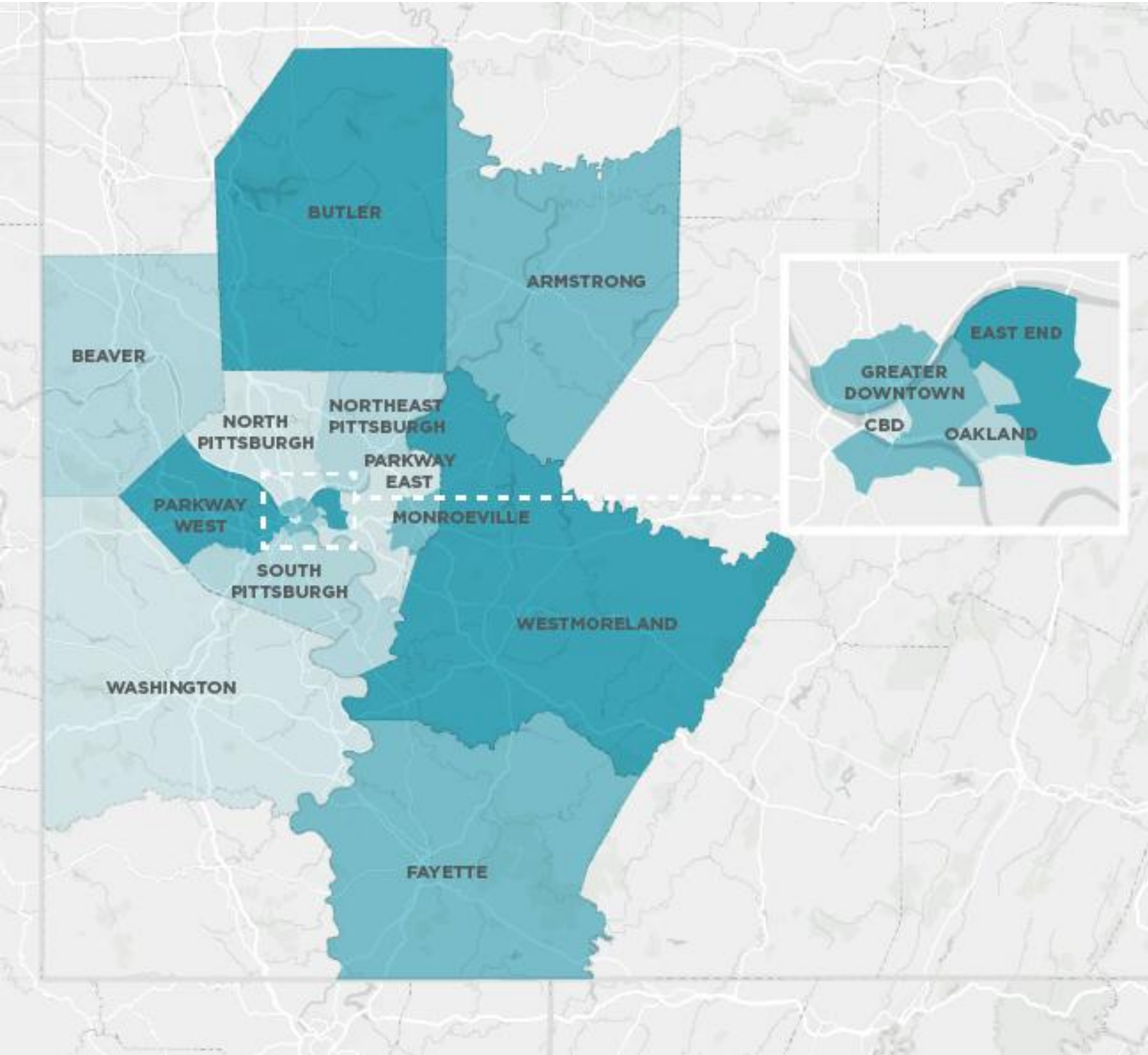
PROPERTY	SUBMARKET	TENANT	SF	TYPE**
800 Commonwealth Dr	Butler County	Emerson Process Management	87,895	New Lease
4300 Lytle Ave	Parkway East Corridor	Hellbender	60,261	New Lease
120 Fifth Ave	CBD	Sherrard, German & Kelly PC	20,172	New Lease
501 Grant St	CBD	First Commonwealth Bank	15,500	Renewal
1 PPG PI	CBD	McKinsey & Company	14,106	Renewal
6425 Living PI	East End	Credo Semiconductor	13,772	New Lease
342-380 N Shore Dr	Greater Downtown	Acrisure LLC	11,353	New Lease

**Renewals are not included in leasing statistics

KEY SALE TRANSACTIONS Q3 2026

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE / \$ PSF
1187 Thorn Run Rd	West Pittsburgh	Speerco / LNR Partners	103,257	\$1,560,000 / \$15.11
8150 Perry Hwy	North Pittsburgh	Genesis Medical / Mike Locke	57,000	\$4,600,000 / \$80.70

OFFICE SUBMARKETS



STEVEN PATTERSON

Research Analyst
Tel: +1 412 347 8973
Steven.Patterson@cushwake.com

MICHAEL HANES

Senior Research Manager
Tel: +1 215 963 4037
Michael.Hanes@cushwake.com

A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for occupiers and investors 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.