

2026 OFFICE OUTLOOK

Nate Stevens

Managing Partner, Designated Broker



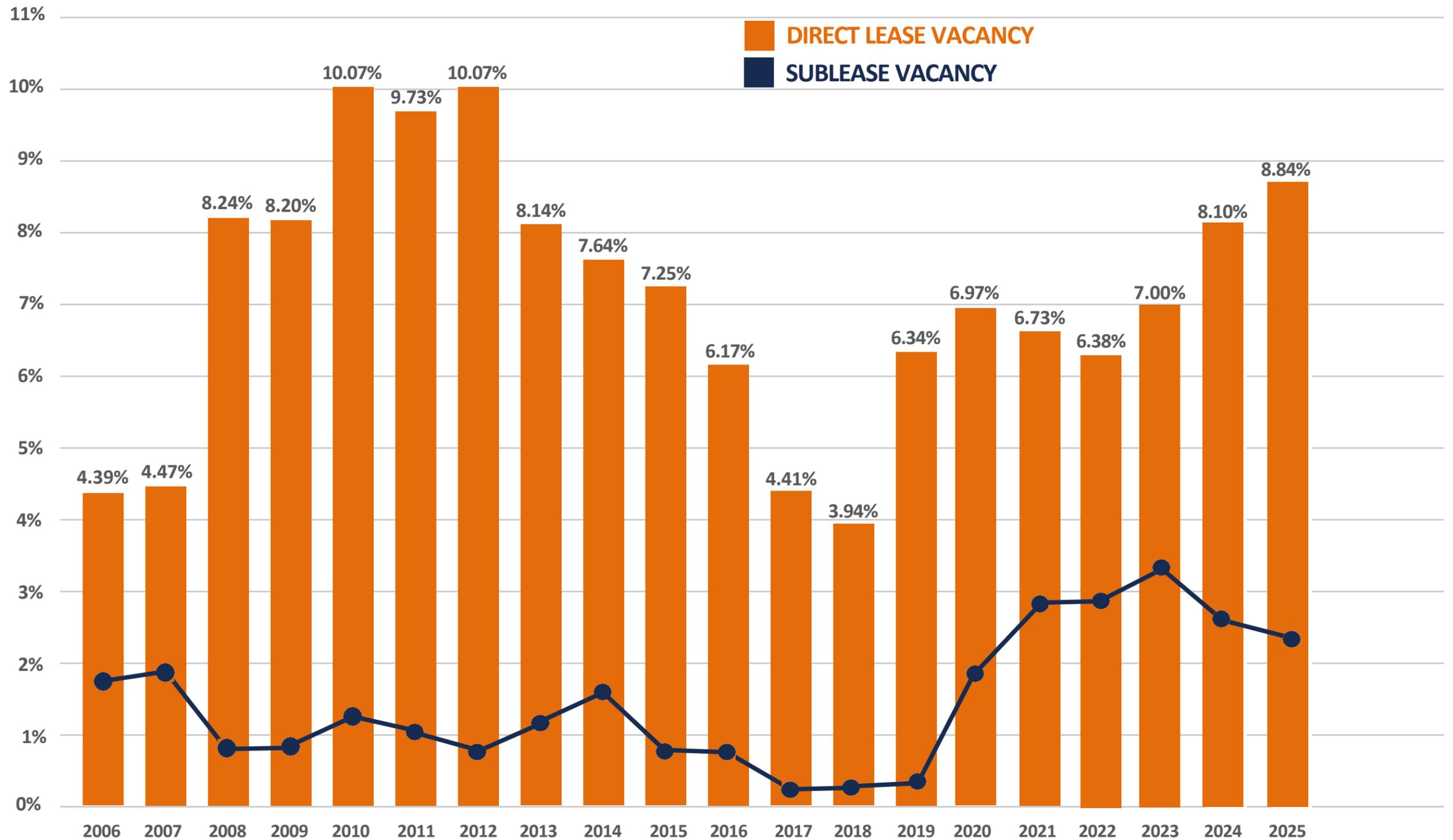
VACANCY RATES

GREATER PORTLAND'S OFFICE MARKET HISTORICAL DIRECT & SUBLEASE VACANCY RATES

DIRECT VACANCY
842,318± SF
8.84%

SUBLEASE
409,878± SF
2.47%

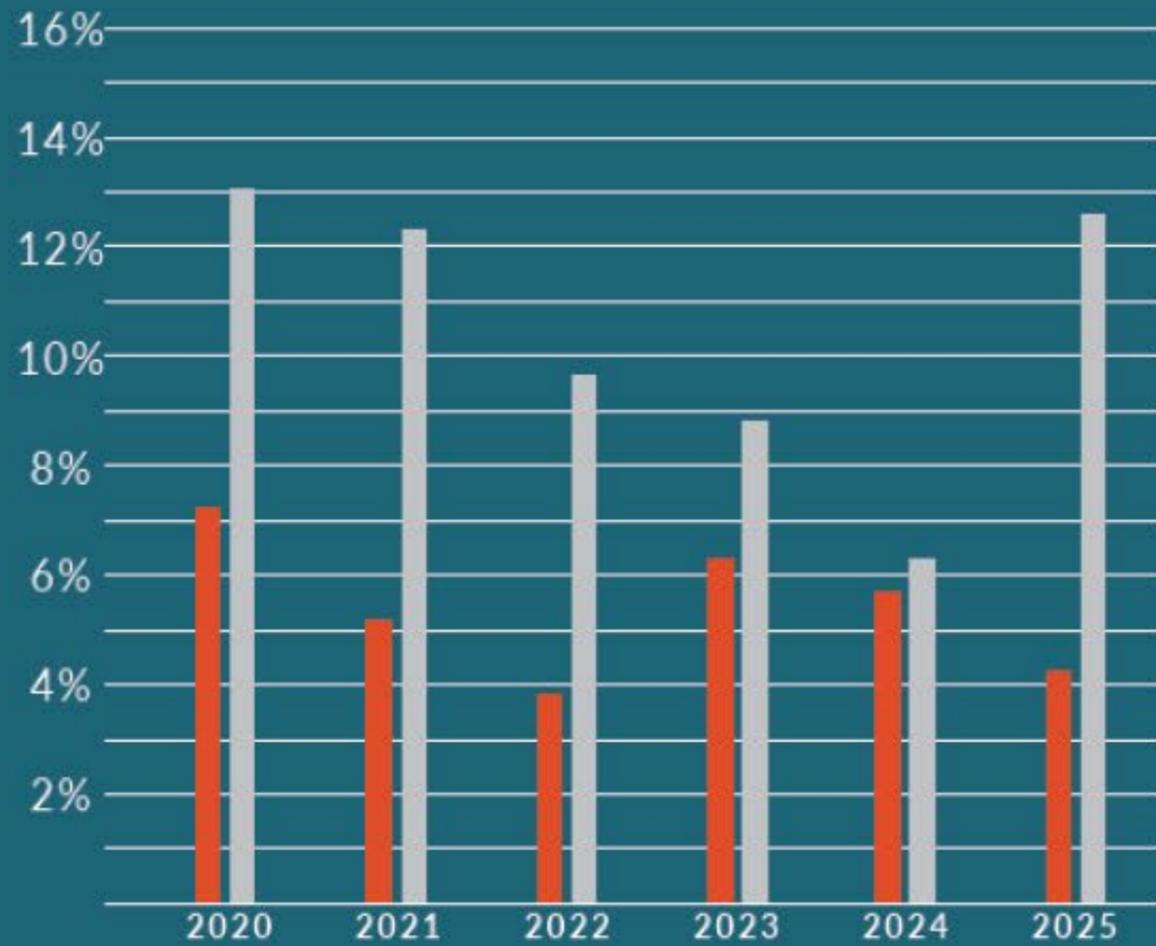
TOTAL
1,252,835± SF
11.31%



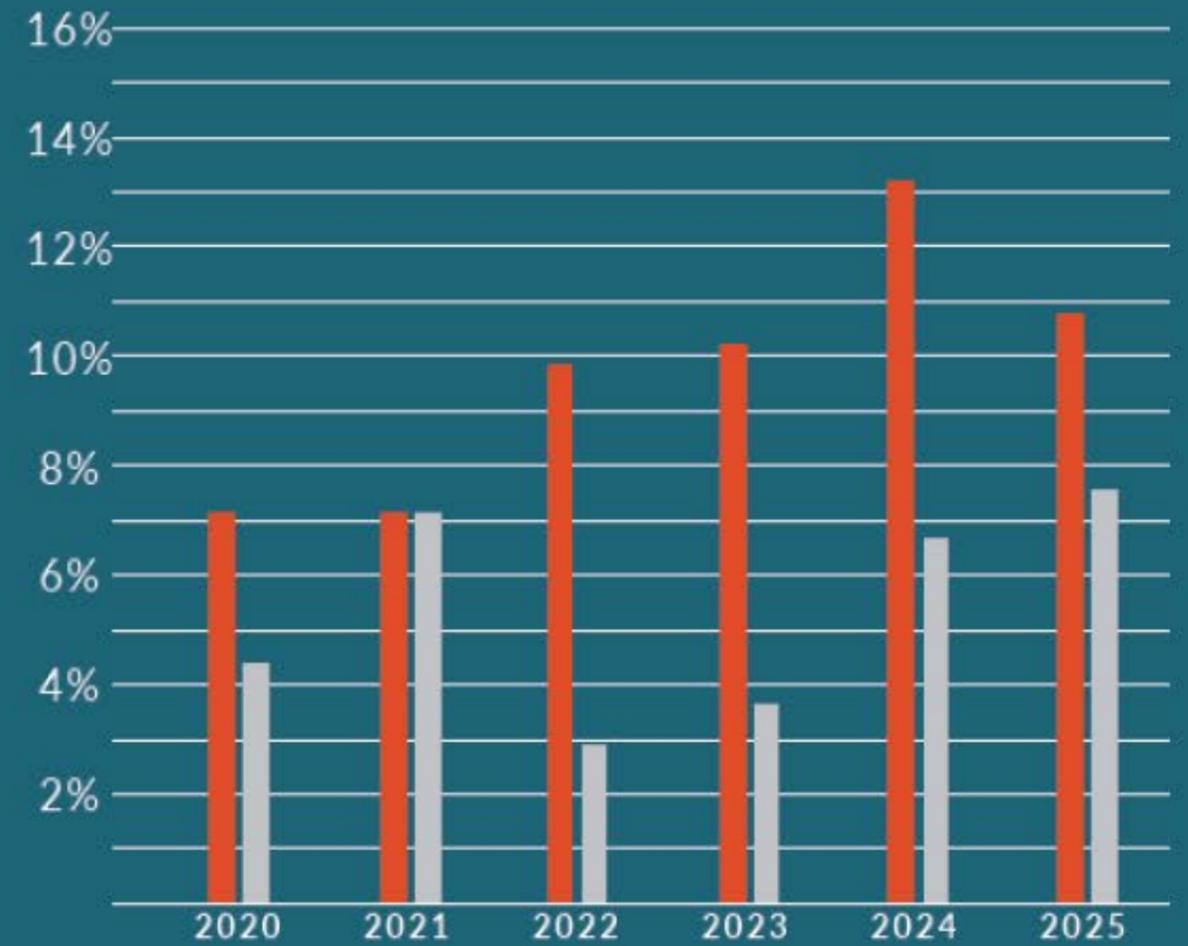
THE MARKET

VACANCY RATES

Downtown



Suburban



CLASS A CLASS B



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2026 SOUTHERN MAINE Industrial Market Report & Forecast



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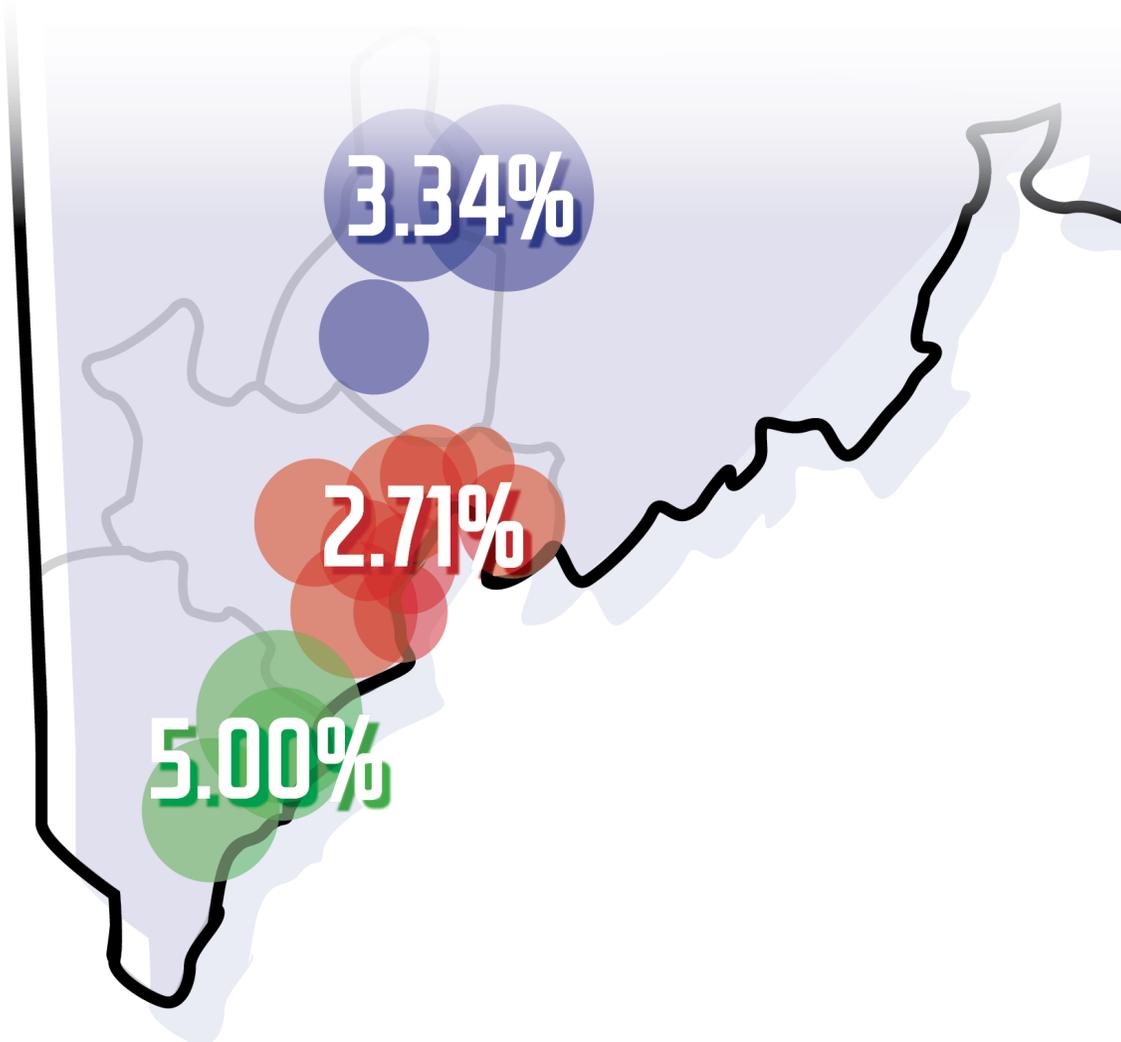
Presentation Outline

- **Industrial Market Survey**
 - Vacancy & Cap Rate Analysis
 - Sale & Lease Prices
 - National Insights
- **Look Ahead**
 - Significant Vacancies
 - Forecast & Predictions

2026 Southern Maine Industrial Market Survey Results



2026 Southern Maine Industrial Market Survey

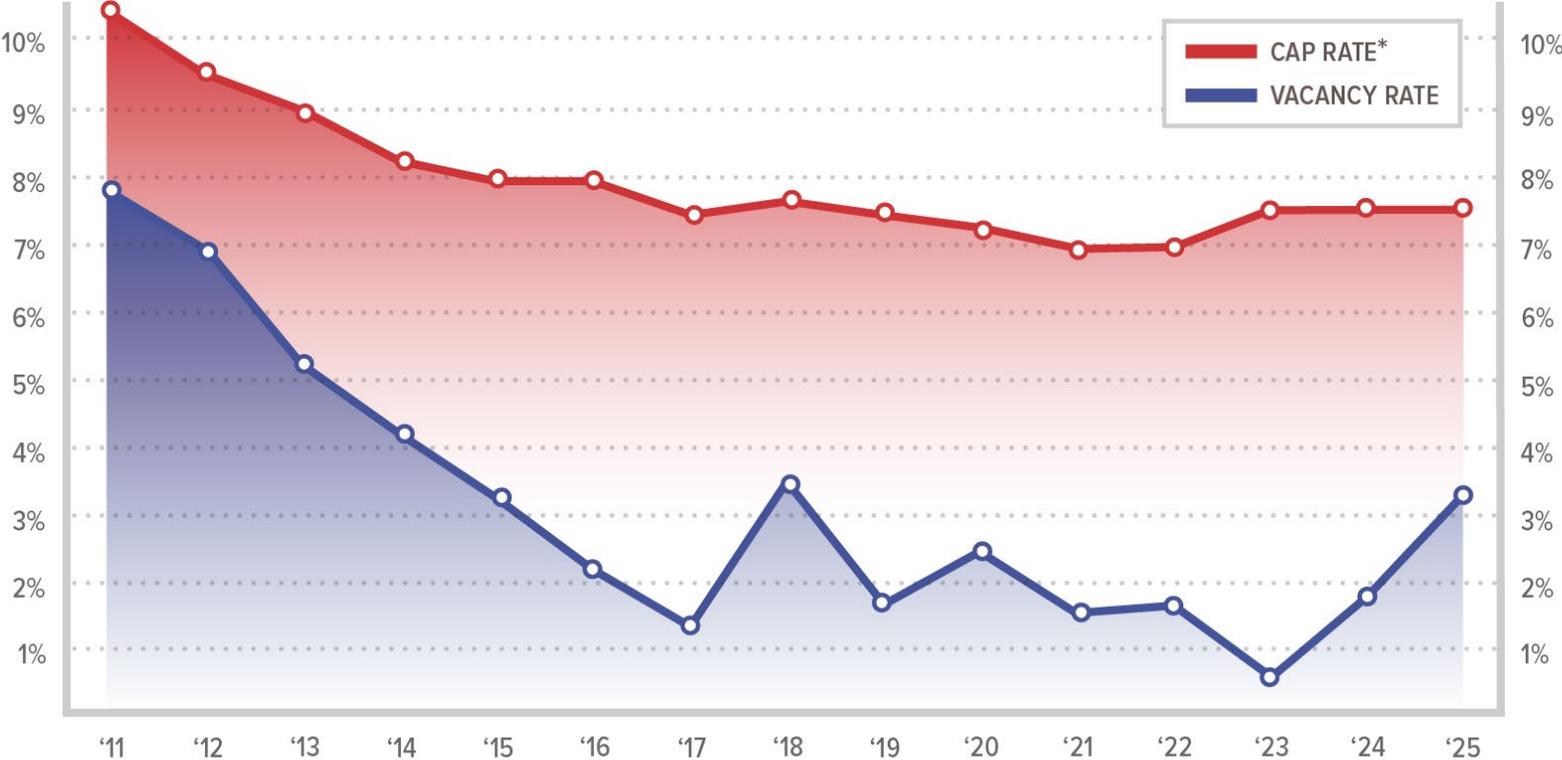


TOTAL # OF BUILDINGS	1,054
TOTAL MARKET SIZE	36,152,262± SF ¹
DIRECT VACANCY	1,200,586± SF ²
TOTAL VACANCY RATE	3.32%

LEWISTON/AUBURN/GRAY	3.34%
GREATER PORTLAND	2.71%
NORTHERN YORK COUNTY	5.00%

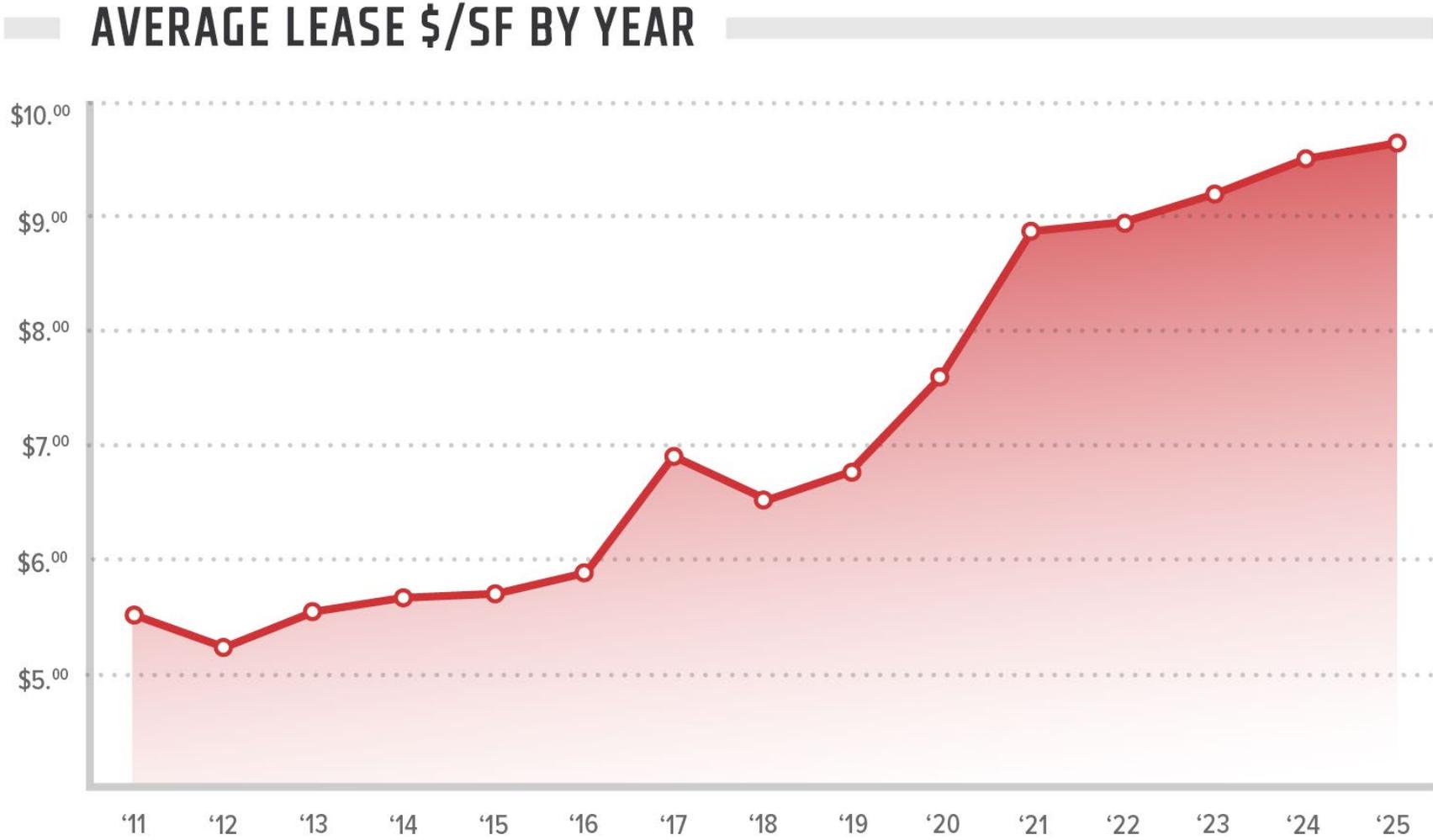
2026 Southern Maine Industrial Market Survey

GREATER PORTLAND VACANCY RATE & CAP RATE BY YEAR

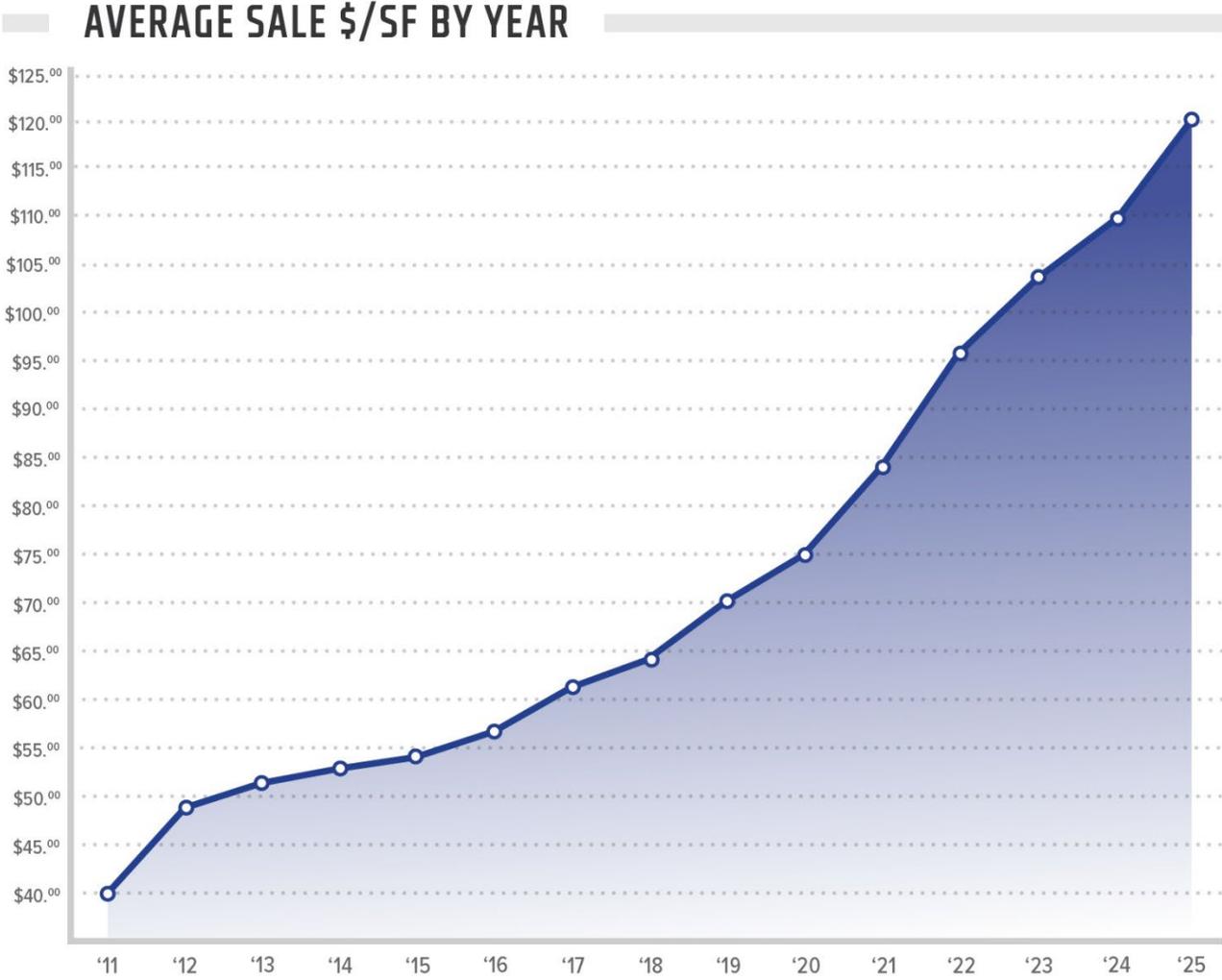


*Estimate based on available data/anecdotal evidence

2026 Southern Maine Industrial Market Survey



2026 Southern Maine Industrial Market Survey



National & Regional Insights

MARKET FUNDAMENTALS

	YOY Chg	Outlook*
7.1% Vacancy Rate	▲	▲
54.5M Net Absorption, SF	▲	▲
\$10.18 Asking Rent, PSF	▲	▲
1.5% Rent Growth, YOY	▼	▼
268.1M Under Construction	▼	▲

(Overall, All Property Types)

OVERALL VACANCY & ASKING RENT



Source: BLS, *Cushman & Wakefield baseline

Final Thoughts of 2025



THANK YOU



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SURVEY**