

MINNEAPOLIS OFFICE MARKET

Yardi® Matrix

Market Analysis

Second Quarter 2019

Contacts

Jeff Adler

Vice President & General
Manager of Yardi Matrix
Jeff.Adler@Yardi.com
(800) 866-1124 x2403

Jack Kern

Director of Research and
Publications
Jack.Kern@Yardi.com
(800) 866-1124 x2444

Chris Nebenzahl

Senior Analyst
Chris.Nebenzahl@Yardi.com
(800) 866-1124 x2200

Veronica Grecu

Senior Real Estate Market Analyst
Veronica.Grecu@Yardi.com
(306) 955-1855 x7583

Author

Roxana Baiceanu

Associate Editor
Roxna.Baiceanu@Yardi.com

Aggregated and anonymized
expense and lease expiration
data is available to Yardi Matrix
subscribers. Please contact us
for details!

For more information please contact:

Ron Brock, Jr.

Industry Principal, Matrix
JR.Brock@Yardi.com
(480) 663-1149 x2404

Office Sales in the Spotlight



The Minneapolis-St. Paul office market continued to sail steadily in the first half of 2019, with fundamentals performing better than the national average. Demand for office space stayed strong, while developers are making progress with new deliveries. Asking office rents increased by 1.5% in the second quarter, showcasing one of the strongest growth rates in the nation. Transaction activity slowed down slightly year-over-year in June, but sales are expected to surpass last year's \$1.4 billion volume, as borrowing costs have been softening.

Gains in the office-using employment sectors were modest, with only 1,200 jobs added in the 12 months ending in May. The professional and business services sector gained 2,000 jobs, which compensated for the layoffs recorded this spring, when dozens of Shopko stores were liquidated. Financial services contracted by 600 jobs, while information lost 200 positions.

Absorption remained healthy during the first two quarters. Office vacancy was 12.6%, below the national vacancy rate. Pre-leasing activity also remained strong, with large projects—such as the upcoming 530,000-square-foot RBC Gateway—as much as 85% pre-leased before groundbreaking. Construction activity continued at a steady pace throughout the metro, with some 2.1 million square feet under construction as of June, of which roughly 550,000 square feet is projected to reach completion by the end of the year.