



# 2023 Anchorage Office Market

Frampton & Opinsky, LLC  
Erik Frampton

# Overview

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National Trends

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Anchorage Market

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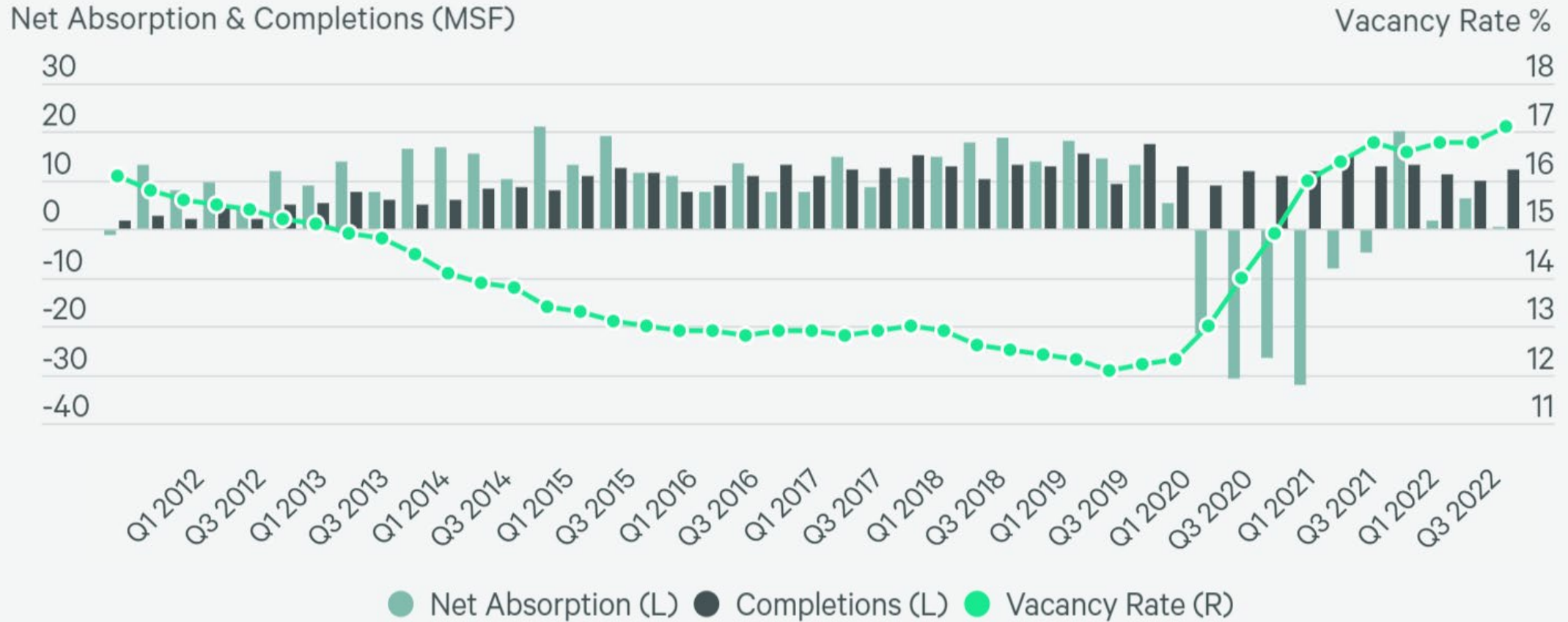
Current Conditions &  
Trends

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2023 Outlook

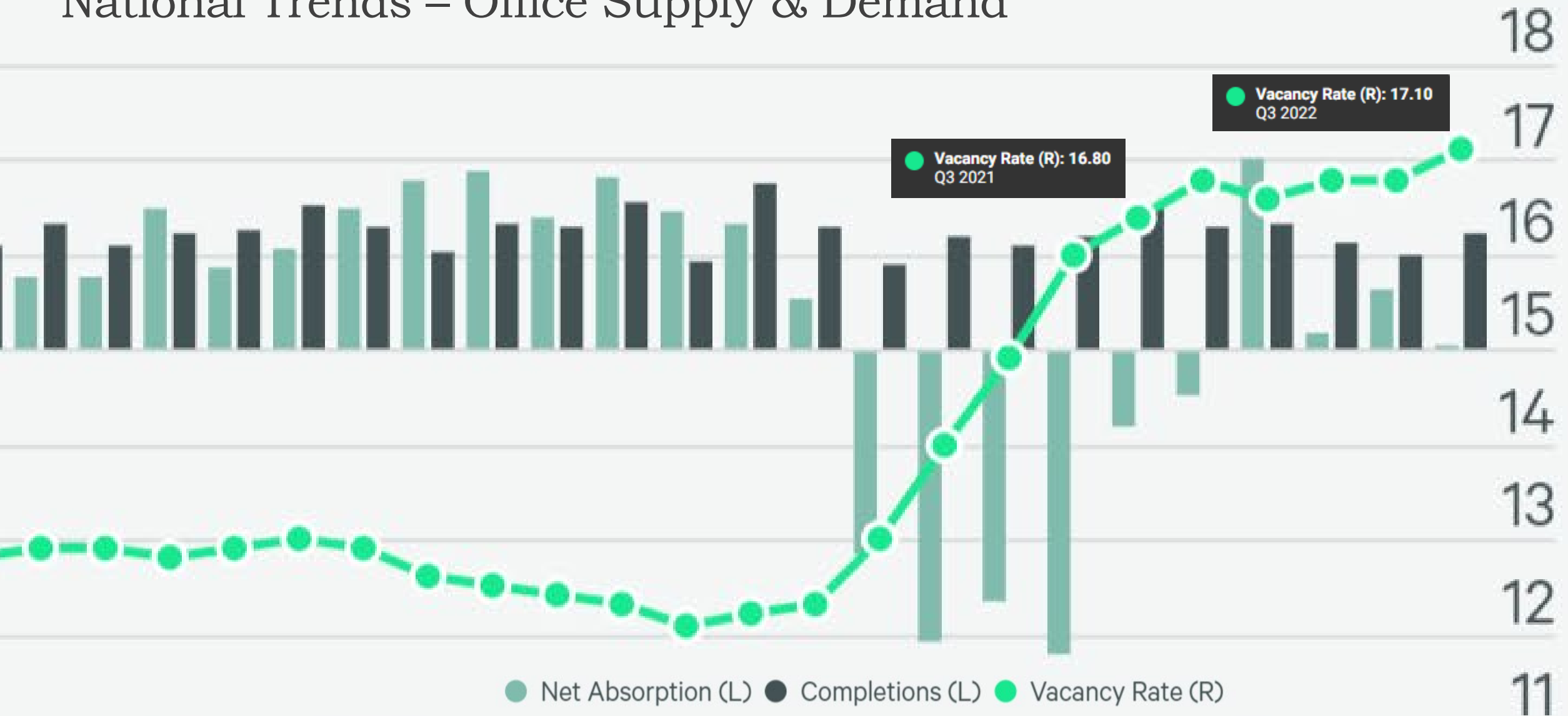


# National Trends – Office Supply & Demand

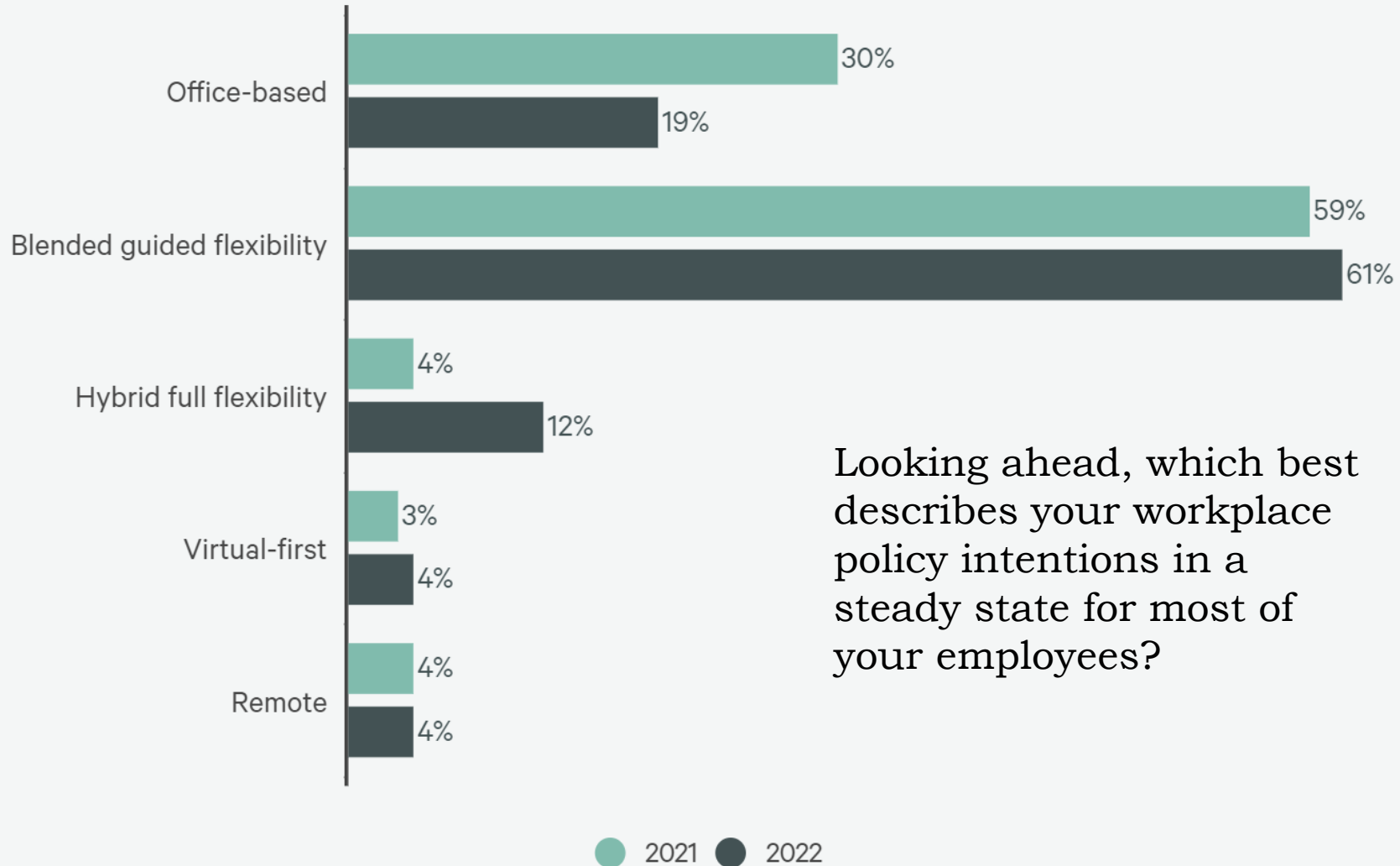


# National Trends – Office Supply & Demand

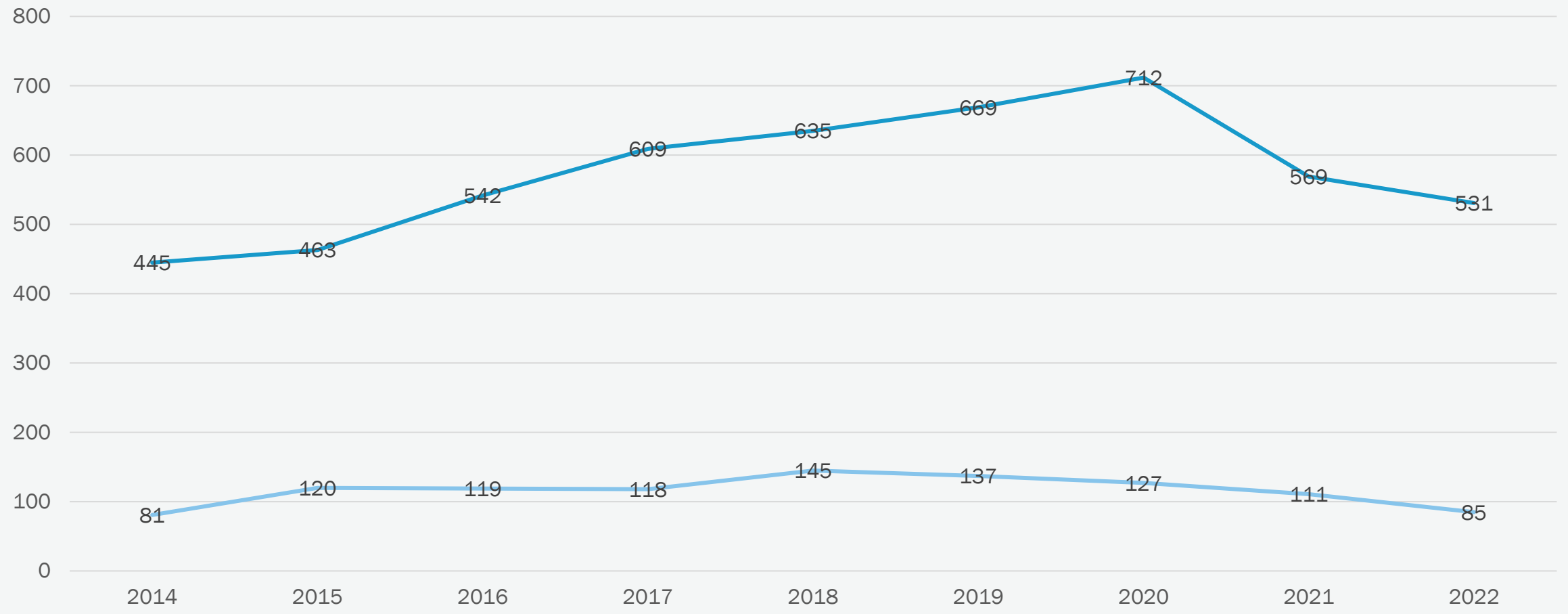
## Vacancy Rate %



# Tenant Space Needs

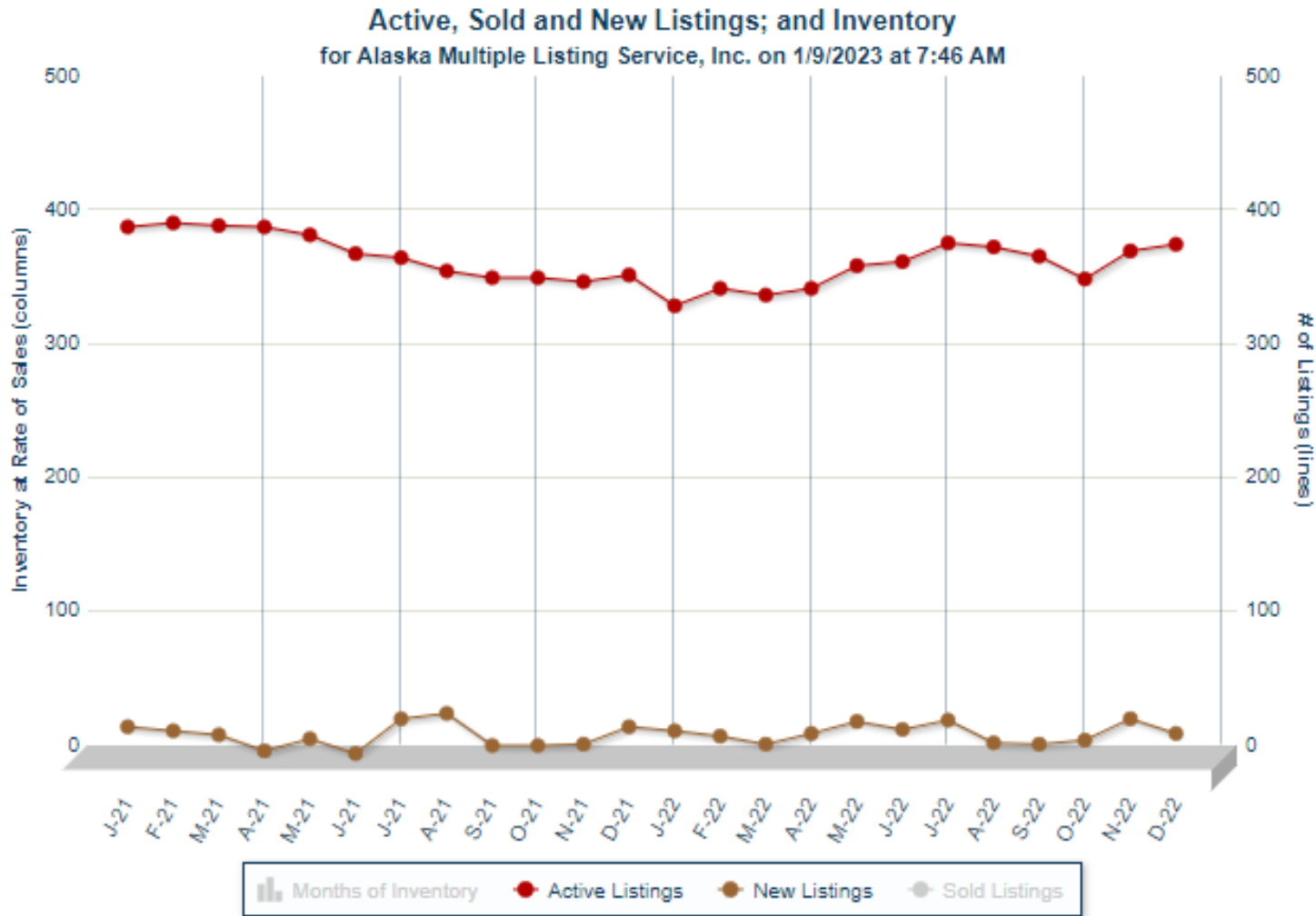


# Anchorage- ALL Commercial Listings 2014 - 2022



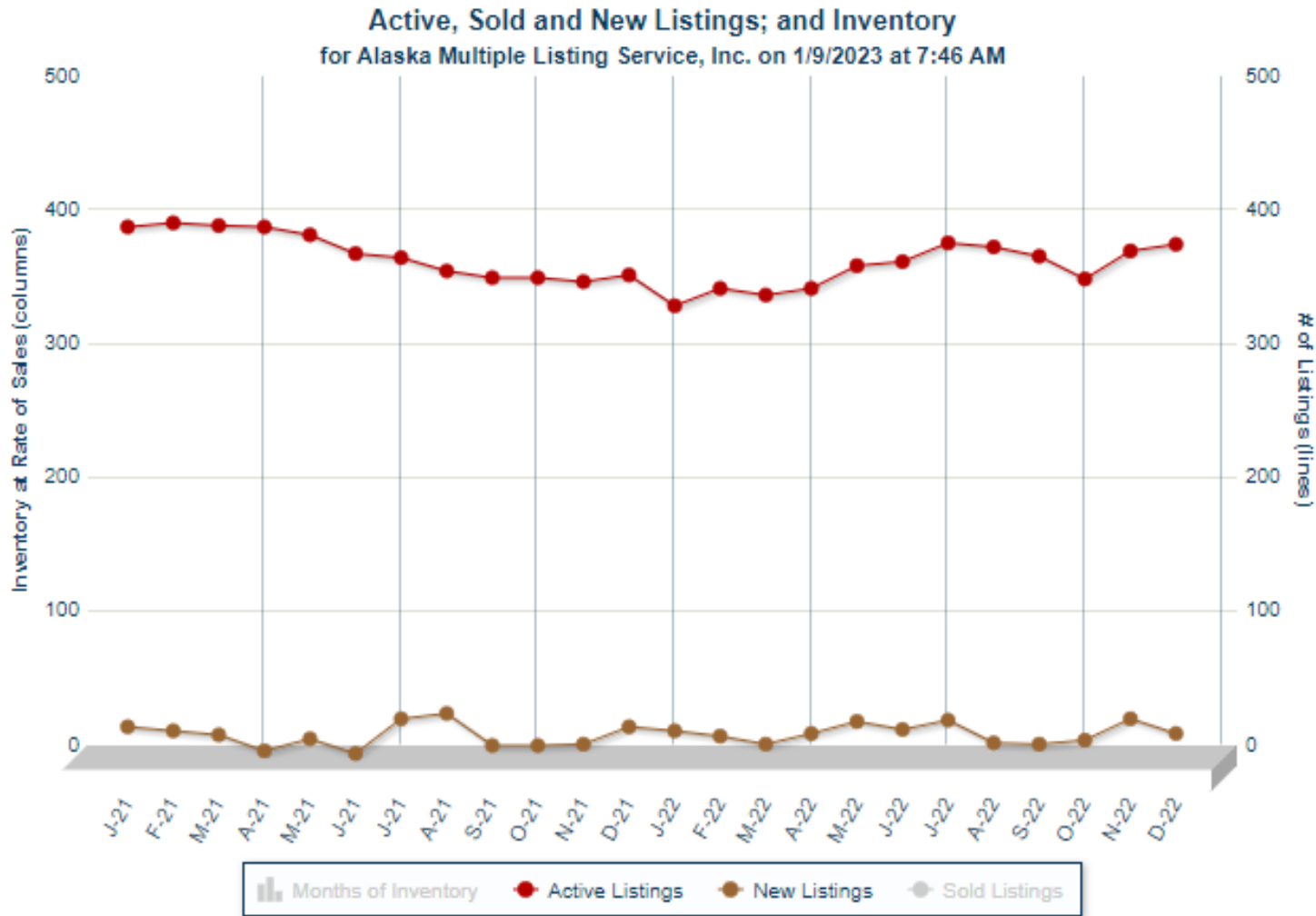
Commercial Lease Commercial Sale

# Office Lease Listings 2021 – 2023



	Active Listings	New Listings
Dec - 2022	390	24
Nov - 2022	385	35
Oct - 2022	364	19
Sep - 2022	381	16
Aug - 2022	388	17
Jul - 2022	391	34
Jun - 2022	377	27
May - 2022	374	33
Apr - 2022	357	24
Mar - 2022	352	16
Feb - 2022	357	22
Jan - 2022	344	26
Dec - 2021	367	29
Nov - 2021	362	16
Oct - 2021	365	15
Sep - 2021	365	15
Aug - 2021	370	39
Jul - 2021	380	35
Jun - 2021	383	9
May - 2021	397	20
Apr - 2021	403	11
Mar - 2021	404	23
Feb - 2021	406	26
Jan - 2021	403	29

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Dec - 2022	390	24
Nov - 2022	385	35
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May - 2022	374	33
Apr - 2022	357	24
Mar - 2022	352	16
Feb - 2022	357	22
Jan - 2022	344	26
Dec - 2021	367	29
Nov - 2021	362	16
Oct - 2021	365	15
Sep - 2021	365	15
Aug - 2021	370	39
Jul - 2021	380	35
Jun - 2021	383	9
May - 2021	397	20
Apr - 2021	403	11
Mar - 2021	404	23
Feb - 2021	406	26
Jan - 2021	403	29



# 2023 Anchorage Office Lease Rates

## Class A Office (new & aging)

2021: \$2.25 – \$3.30/Sq. Ft.

Slight rate increase from 2021

Increase in Large (>5k sq. ft.) spaces:

5k --10k sq. ft. **48**

10k – 15k sq. ft. **11**

>15k sq. ft. **7**

## Class B Office

2021: \$1.25 – \$2.20/Sq. Ft.

Slight increase from 2021

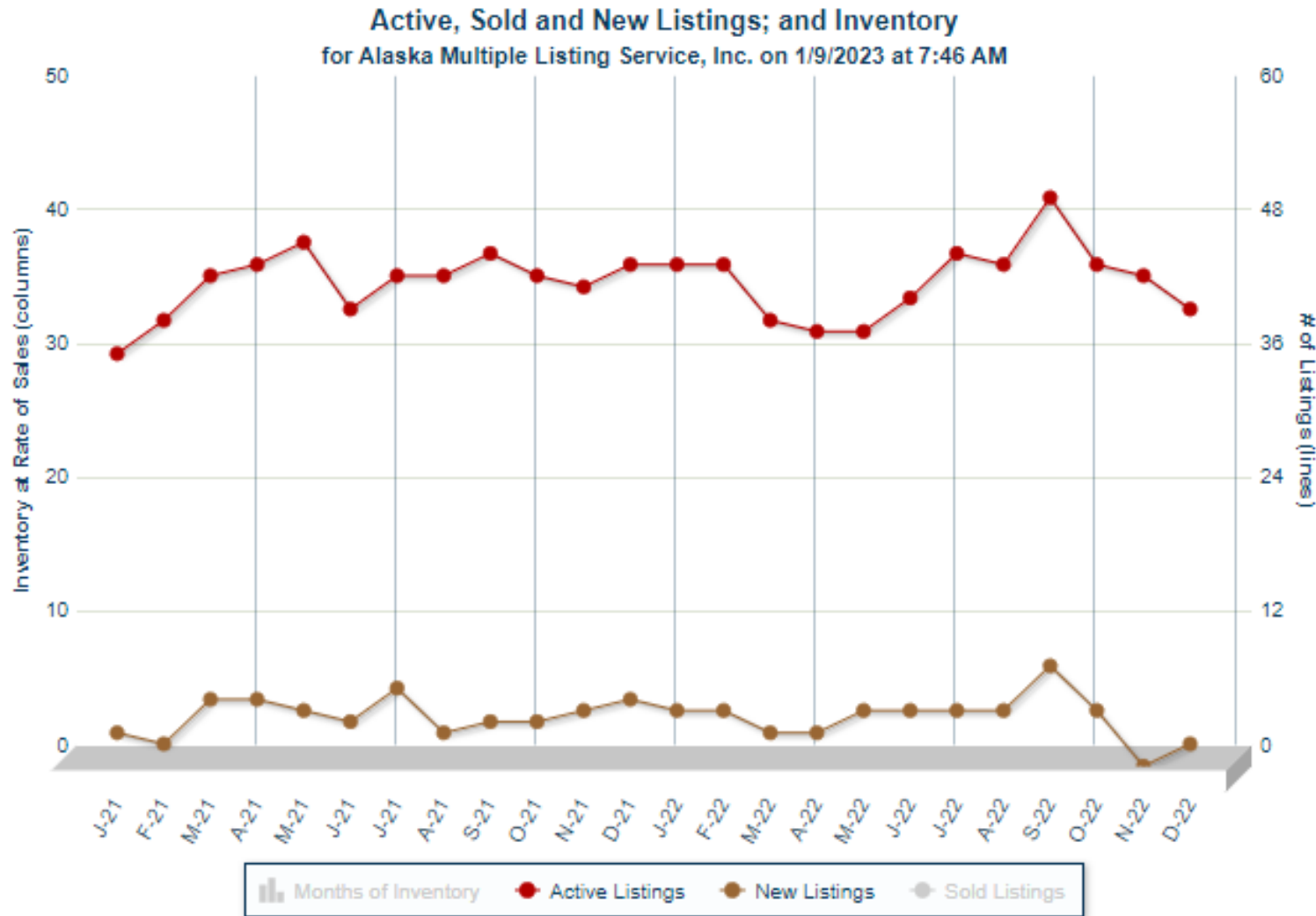
Increase in Large (>5k sq. ft.) spaces:

5k – 10K sq. ft. **16**

10k – 15k sq. ft. **1**

>15k sq. ft. **5**

# Office Sale Listings 2020 – 2023



	Active Listings	New Listings
Dec - 2022	41	2
Nov - 2022	44	0
Oct - 2022	45	5
Sep - 2022	51	9
Aug - 2022	45	5
Jul - 2022	46	5
Jun - 2022	42	5
May - 2022	39	5
Apr - 2022	39	3
Mar - 2022	40	3
Feb - 2022	45	5
Jan - 2022	45	5
Dec - 2021	45	6
Nov - 2021	43	5
Oct - 2021	44	4
Sep - 2021	46	4
Aug - 2021	44	3
Jul - 2021	44	7
Jun - 2021	41	4
May - 2021	47	5
Apr - 2021	45	6
Mar - 2021	44	6
Feb - 2021	40	2
Jan - 2021	37	3

# New Construction

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601 W 5<sup>th</sup> Avenue

Peach Holdings, LLC

- 126,000 square feet
- \$41 million-plus renovation
- Substantial completion  
Summer of 2023















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## Block 41

Peach Holdings, LLC

- Approximately \$200 million redevelopment project.
- Class A commercial office space, a hotel, retail, housing, parking, and entertainment venues in the heart of downtown.
- 400 car parking garage





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# Local Trends & Outlook

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Return to Office

Office footprint reductions not as drastic as expected.

Flight to Quality; a focus on assets offering more desirable amenities and technology.

Purpose Driven Flexibility; ability to expand into additional space as workplace needs are realized.

Growing optimism and return to normalcy



An aerial photograph of a city at dusk. The sky is a mix of orange, yellow, and blue. In the foreground, a large building with a corrugated metal roof and two gabled skylights is visible. A multi-lane road with traffic and streetlights runs through the center. Various other buildings, some with lit windows, are scattered throughout the scene. In the background, a body of water and distant mountains are visible under the twilight sky. The text "Thank You!" is written in a white, serif font across the upper middle of the image, followed by a vertical line.

Thank You!