

2025 Course Outline: Current Office Market Trends

Topics: 10 minutes spent on each topic.

1. Summary of Louisville Office Market
 - a. Vacancy Numbers
 - b. Absorption
 - c. Leasing Activity
 - d. New construction
2. Suburban & Downtown Louisville Markets
 - a. Asking rates
 - b. Annual absorption comparison
 - c. Overview of largest transactions of 2025
 - d. Discuss large vacancy blocks in downtown
3. Summary of Lexington Office Market
 - a. Vacancy Numbers
 - b. Absorption
 - c. Leasing Activity
 - d. New construction
4. Office Market Trends & Outlook
 - a. Flight to quality
 - b. Return to office trajectory
 - c. Future of vacant office buildings.
5. Q & A

Learning Objectives:

1. Better understand current office market trends and conditions in Kentucky and Southern Indiana and how it impacts sale/lease of CRE.
2. How the current economic environment both positively and or negatively impacts the office market.
3. Understanding the current challenges facing the Kentucky Office Market.

80% Lecture/20% Q & A
