



Quarter 2 2024

NEWSLETTER

www.kwgovernment.com



COMMERCIAL REAL ESTATE MARKET INSIGHTS

Per the National Association of Realtors® Commercial Real Estate Division, interest rates remain steady at 5.5%, and the effects of hybrid work impact on office spaces are factors that are not going away overnight. In the meantime, the U.S. economy started to slow down after previously exceeding expectations. Nonetheless, consumers continue to spend, helping to keep the economy resilient.



The commercial real estate (CRE) market has seen few changes during the year's first quarter. Vacancy rates were on the rise, and rent growth continued to decelerate across all market sectors. Specifically, the office vacancy rate reached new record highs, reaching almost 14%, while fundamentals in both the retail and industrial sectors decelerated. These trends reflect the persistent trends and challenges from the previous year that continue to influence the market.

REDEVELOPMENT PROJECTS

- KWGS KEEPS ABREAST OF THE LATEST TRENDS AND FLUCTUATIONS IN EQUITY AND DEBT MARKETS.

- OUR VAST NETWORK OF INTERNATIONAL, PRIVATE AND INSTITUTIONAL INVESTORS ALLOWS US TO MATCH OUR CLIENTS WITH THE RIGHT INVESTMENT OPPORTUNITY.

CONTACT OUR TEAM OF EXPERTS TODAY!

GOVERNMENT SERVICES AT KW COMMERCIAL
LOCATIONS NATIONWIDE | WWW.KWGOVERNMENT.COM



READ MORE AT:

<https://www.nar.realtor/commercial-real-estate-market-insights/april-2024-commercial-real-estate-market-insights>

DOES YOUR GOVERNMENT AGENCY NEED HELP WITH REAL ESTATE BROKERAGE SERVICES?



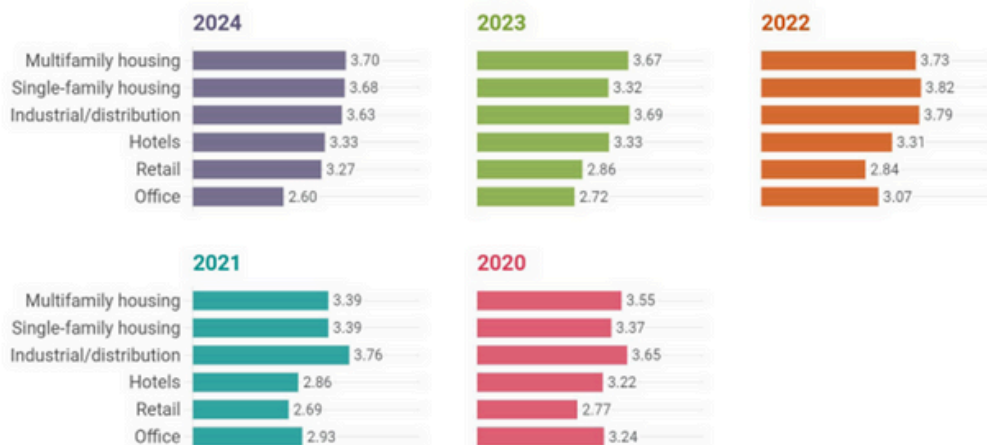
Established in regions across the United States, KWGS helps to generate short and long-term revenue streams for many government entities.

Prospects for Major Commercial Property Types, 2020–2024

1–Abysmal 2–Poor 3–Fair 4–Good 5–Excellent

Investment prospects

Development prospects



Source: Emerging Trends in Real Estate surveys.
Note: Based on U.S. respondents only.

WELCOME TO THE TEAM!

KWGS is pleased to welcome the following senior real estate experts to the team!
Please reach out to them directly to discuss any opportunities.

NEW ASSOCIATES



JACK BATAOEL

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Please reach out to them directly to discuss any opportunities.



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Government Services at KW Commercial
www.KWGovernment.com

AGENT SPOTLIGHT

On June 18th, our Government Services Portland Director, Nat Andreini, lead a workshop for Small Nonprofits and Businesses. If you have any questions or need assistance in these areas please contact Nat directly. You can also reach him on social media at the following links:

Instagram: [@re_natandreini](#)

LinkedIn: [nathanaelandreini](#)



WORKSHOP **Real Estate for Small Nonprofits & Businesses**



JUN 18 2024 10:00 - 11:30 am

At the Beaverton Area Chamber of Commerce

Are you a part of an organization looking to stabilize with a leased or owned real estate property, but don't know where to begin? Join this interactive workshop with Oregon Real Estate Broker & Educator - Nat Andreini - to learn the first steps in pursuing a new space. In this workshop you will (1) learn how to evaluate your current space, (2) create a needs assessment, and (3) identify your property search team.

**Light snacks and beverages provided.
Registration required.
www.beaverton.org/events**

**Facilitated by Nat Andreini
Real Estate For Community Impact**



Government Services at KW Commercial

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Each office is independently owned and operated.

ENERGY *Services*

Analysis | Planning | RFPs

**KW GOVERNMENT SERVICES' ENERGY EXPERTS HELP GOVERNMENTS
ANALYZE PROPERTIES, ASSEMBLE AND RUN RFPs,
AND REVIEW DEVELOPER'S RESPONSES**

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DON'T USE BIDS FROM JUST ONE ENERGY DEVELOPER. LET KWGS' ENERGY EXPERTS RUN PROFESSIONAL RFPs THAT WILL BRING COMPETITIVE BIDS FROM NATIONAL & REGIONAL ENERGY DEVELOPERS FOR:

- **COMMERCIAL-SCALE SOLAR DEVELOPMENTS;**
- **MICROGRIDS; AND**
- **EV CHARGING STATIONS**