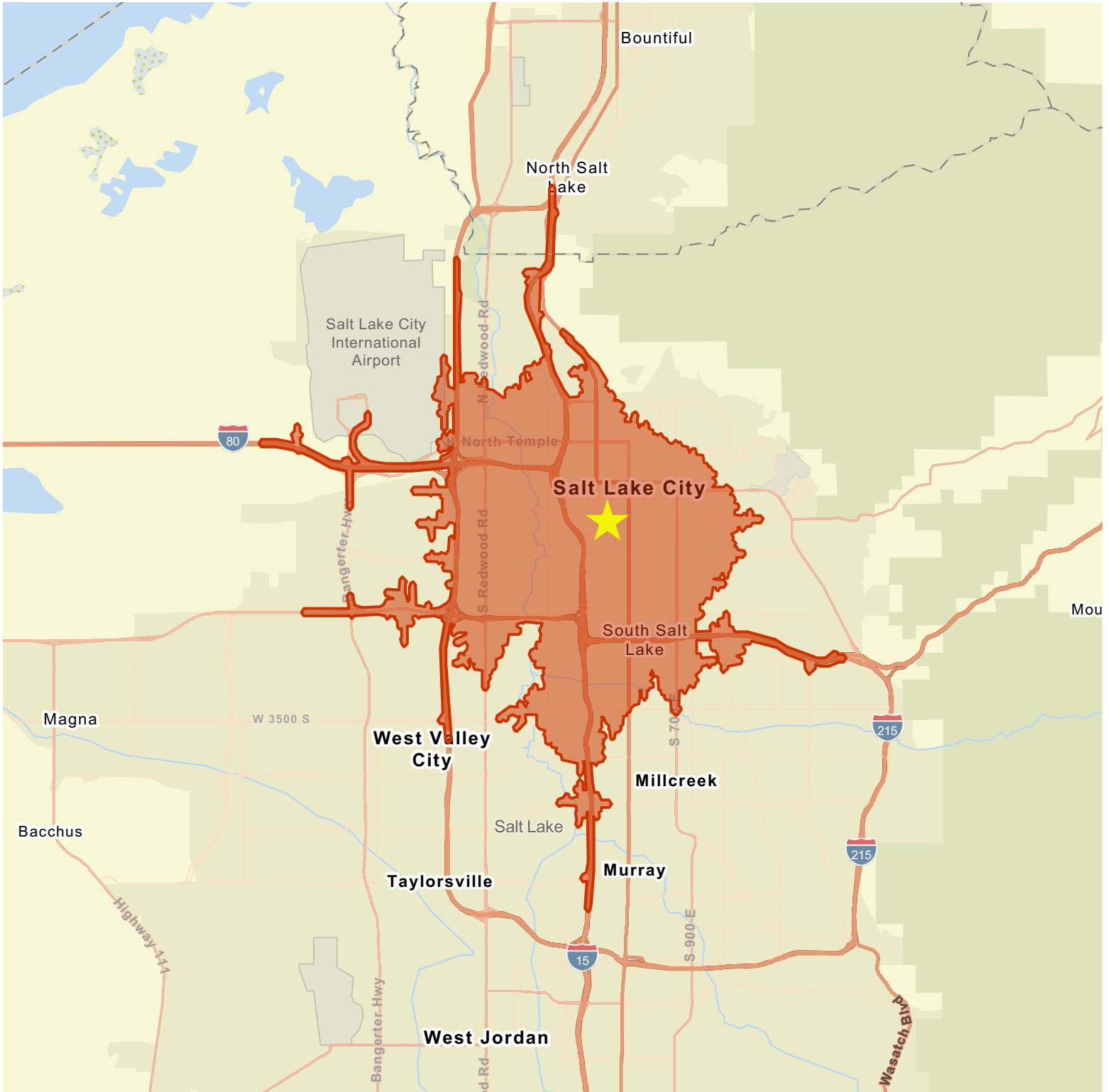


10 Minute Drive Time



Source: Esri, Esri-Data Axle, U.S. Census

2025 Labor Force

Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	130,215	93,384	3,824	3.9%	74.7%	72
16-24	22,907	15,987	1,366	7.9%	75.8%	70
25-54	77,650	64,974	2,027	3.0%	86.3%	84
55-64	12,931	8,724	393	4.3%	70.5%	67
65+	16,727	3,700	39	1.0%	22.4%	22

Industry	Employed	Percent	US Percent	Location Quotient
Total	93,384	100.0%	100.0%	-
Agriculture/Forestry/Fishing	251	0.3%	1.2%	0.25
Mining/Quarrying/Oil & Gas	141	0.2%	0.4%	0.50
Construction	6,632	7.1%	7.1%	1.00
Manufacturing	8,238	8.8%	9.6%	0.92
Wholesale Trade	1,360	1.5%	2.5%	0.60
Retail Trade	8,095	8.7%	10.8%	0.81
Transportation/Warehousing	4,533	4.9%	5.5%	0.89
Utilities	424	0.5%	0.8%	0.62
Information	1,832	2.0%	1.9%	1.05
Finance/Insurance	5,748	6.2%	4.8%	1.29
Real Estate/Rental/Leasing	1,218	1.3%	2.0%	0.65
Professional/Scientific/Tech	9,554	10.2%	8.0%	1.27
Management of Companies	222	0.2%	0.1%	2.00
Admin/Support/Waste Management	4,597	4.9%	3.8%	1.29
Educational Services	10,794	11.6%	9.0%	1.29
Health Care/Social Assistance	11,490	12.3%	14.5%	0.85
Arts/Entertainment/Recreation	2,158	2.3%	1.8%	1.28
Accommodation/Food Services	8,347	8.9%	6.5%	1.37
Other Services (Excluding Public)	4,196	4.5%	4.7%	0.96
Public Administration	3,552	3.8%	4.9%	0.78



Office Specialty Report 3

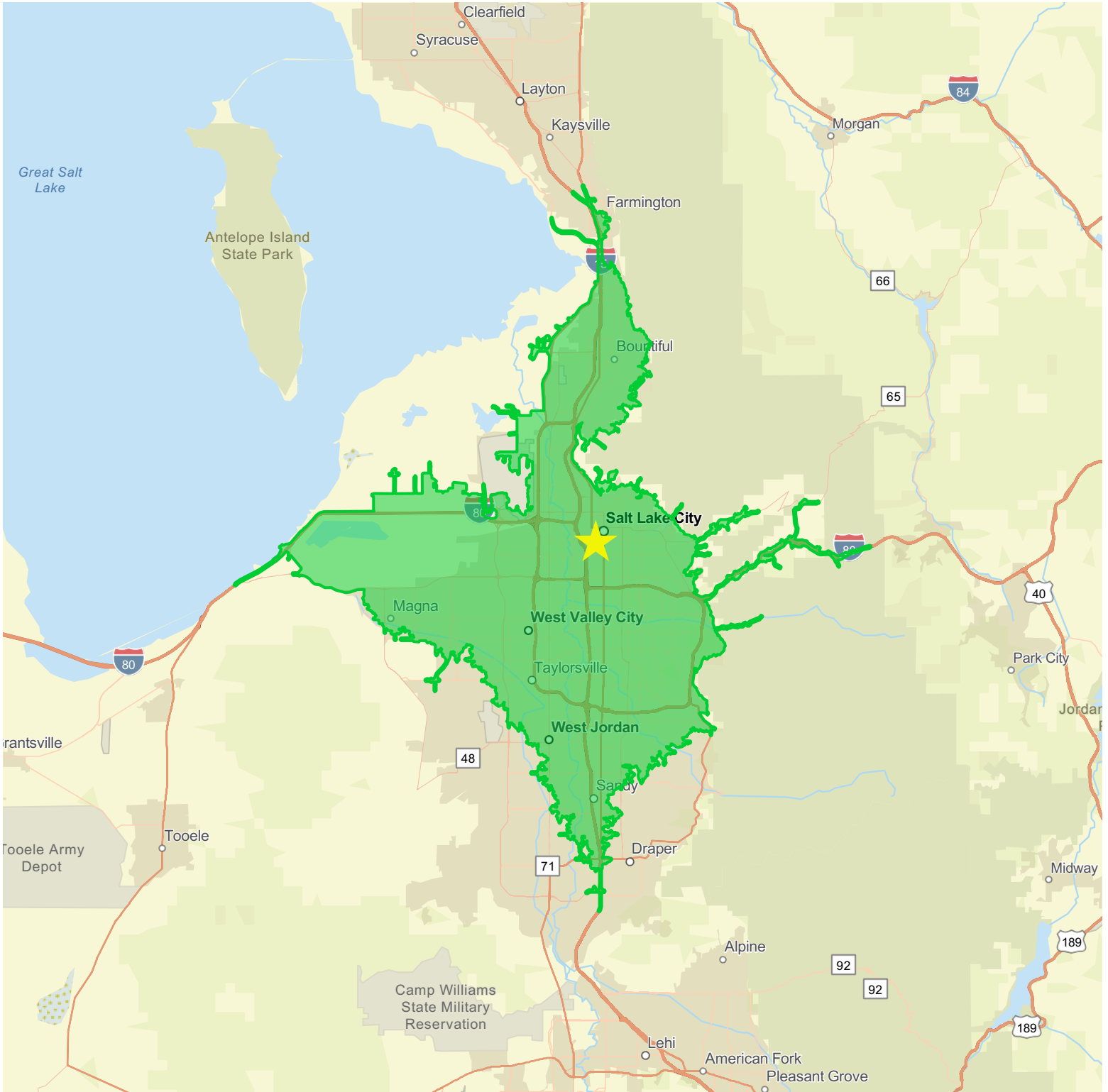
Prepared by Spark Realty

Latitude: 40.75002

Occupation	Employed	Percent	US Percent	Location Quotient
Total	93,384	100.0%	100.0%	-
White Collar	59,954	64.2%	61.8%	1.04
Management	10,932	11.7%	11.5%	1.02
Business/Financial	5,552	5.9%	6.0%	0.98
Computer/Mathematical	6,000	6.4%	3.7%	1.73
Architecture/Engineering	2,894	3.1%	1.9%	1.63
Life/Physical/Social Sciences	2,151	2.3%	1.0%	2.30
Community/Social Service	1,867	2.0%	1.9%	1.05
Legal	1,234	1.3%	1.1%	1.18
Education/Training/Library	5,774	6.2%	5.9%	1.05
Arts/Design/Entertainment	2,675	2.9%	2.0%	1.45
Healthcare Practitioner	6,080	6.5%	6.5%	1.00
Sales and Sales Related	6,055	6.5%	9.2%	0.71
Office/Administrative Support	8,740	9.4%	11.1%	0.85
Blue Collar	18,813	20.1%	22.3%	0.91
Farming/Fishing/Forestry	62	0.1%	0.6%	0.17
Construction/Extraction	5,671	6.1%	5.2%	1.17
Installation/Maintenance/Repair	1,853	2.0%	3.0%	0.67
Production	4,415	4.7%	5.4%	0.87
Transportation/Material Moving	6,812	7.3%	8.1%	0.90
Services	14,619	15.7%	15.9%	0.98
Healthcare Support	2,228	2.4%	3.4%	0.71
Protective Service	1,193	1.3%	2.0%	0.65
Food Preparation/Serving	5,698	6.1%	5.0%	1.22
Building Maintenance	3,400	3.6%	3.6%	1.00
Personal Care/Service	2,100	2.2%	1.9%	1.16

Source: Esri, Esri-Data Axle, U.S. Census

10 Minute Drive Time



Source: Esri, Esri-Data Axle, U.S. Census

2025 Labor Force

Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	680,096	481,711	17,799	3.6%	73.4%	71
16-24	112,561	78,765	6,859	8.0%	76.1%	70
25-54	375,646	319,900	8,684	2.6%	87.5%	85
55-64	76,573	56,548	1,654	2.8%	76.0%	74
65+	115,316	26,498	602	2.2%	23.5%	23

Industry	Employed	Percent	US Percent	Location Quotient
Total	481,711	100.0%	100.0%	-
Agriculture/Forestry/Fishing	1,324	0.3%	1.2%	0.25
Mining/Quarrying/Oil & Gas	923	0.2%	0.4%	0.50
Construction	38,175	7.9%	7.1%	1.11
Manufacturing	43,773	9.1%	9.6%	0.95
Wholesale Trade	9,224	1.9%	2.5%	0.76
Retail Trade	49,138	10.2%	10.8%	0.94
Transportation/Warehousing	25,246	5.2%	5.5%	0.95
Utilities	2,736	0.6%	0.8%	0.75
Information	7,999	1.7%	1.9%	0.89
Finance/Insurance	32,974	6.8%	4.8%	1.42
Real Estate/Rental/Leasing	7,984	1.7%	2.0%	0.85
Professional/Scientific/Tech	45,052	9.4%	8.0%	1.18
Management of Companies	1,061	0.2%	0.1%	2.00
Admin/Support/Waste Management	24,203	5.0%	3.8%	1.32
Educational Services	48,993	10.2%	9.0%	1.13
Health Care/Social Assistance	60,898	12.6%	14.5%	0.87
Arts/Entertainment/Recreation	10,272	2.1%	1.8%	1.17
Accommodation/Food Services	32,030	6.6%	6.5%	1.02
Other Services (Excluding Public)	21,507	4.5%	4.7%	0.96
Public Administration	18,200	3.8%	4.9%	0.78



Office Specialty Report 3

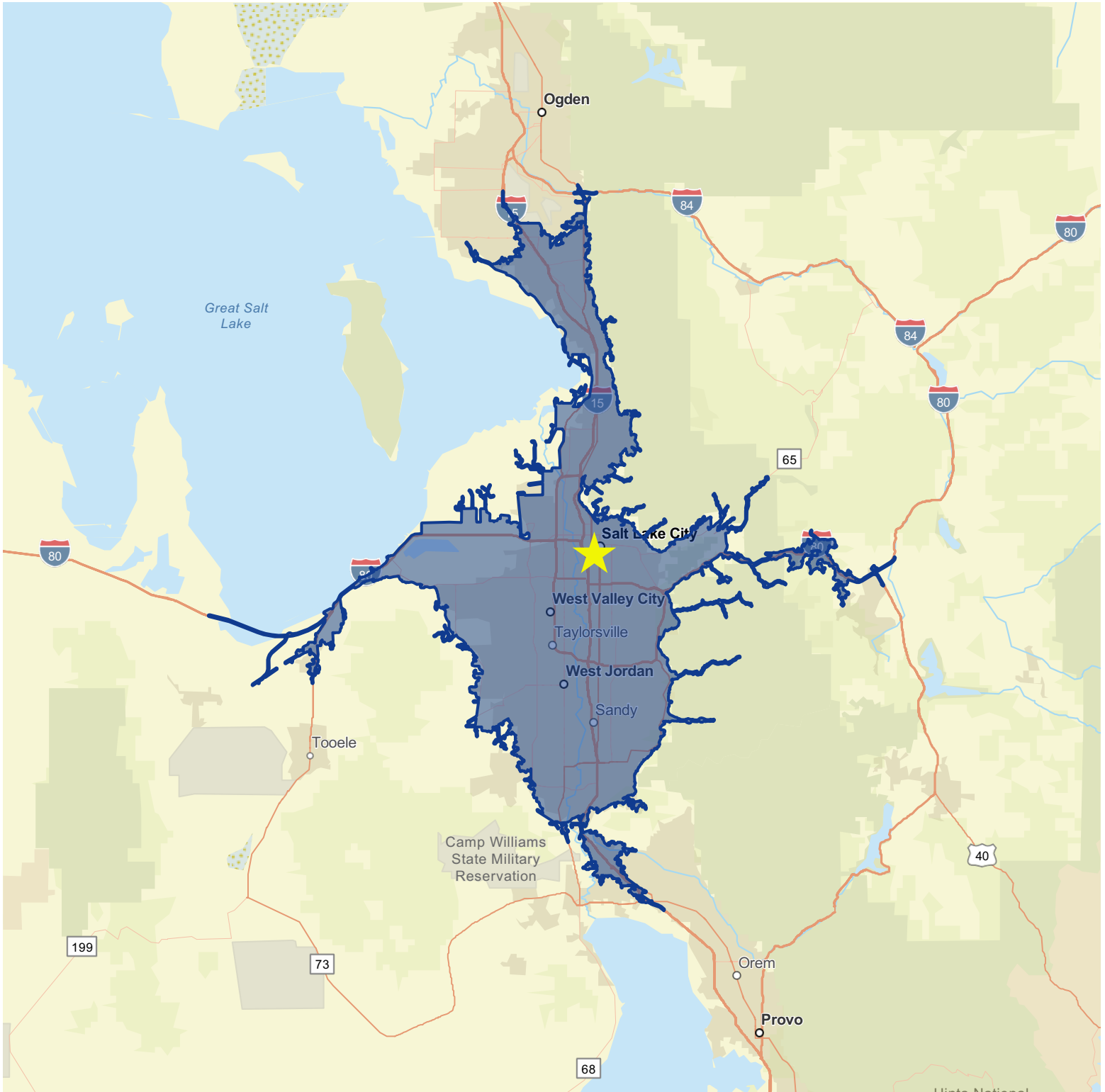
Prepared by Spark Realty

Latitude: 40.75002

Occupation	Employed	Percent	US Percent	Location Quotient
Total	481,711	100.0%	100.0%	-
White Collar	312,207	64.8%	61.8%	1.05
Management	57,771	12.0%	11.5%	1.04
Business/Financial	35,020	7.3%	6.0%	1.22
Computer/Mathematical	25,537	5.3%	3.7%	1.43
Architecture/Engineering	11,427	2.4%	1.9%	1.26
Life/Physical/Social Sciences	7,421	1.5%	1.0%	1.50
Community/Social Service	8,291	1.7%	1.9%	0.89
Legal	5,237	1.1%	1.1%	1.00
Education/Training/Library	27,062	5.6%	5.9%	0.95
Arts/Design/Entertainment	12,113	2.5%	2.0%	1.25
Healthcare Practitioner	30,660	6.4%	6.5%	0.98
Sales and Sales Related	36,533	7.6%	9.2%	0.83
Office/Administrative Support	55,135	11.4%	11.1%	1.03
Blue Collar	101,375	21.0%	22.3%	0.94
Farming/Fishing/Forestry	466	0.1%	0.6%	0.17
Construction/Extraction	28,695	6.0%	5.2%	1.15
Installation/Maintenance/Repair	13,684	2.8%	3.0%	0.93
Production	23,161	4.8%	5.4%	0.89
Transportation/Material Moving	35,369	7.3%	8.1%	0.90
Services	68,129	14.1%	15.9%	0.89
Healthcare Support	11,862	2.5%	3.4%	0.74
Protective Service	7,397	1.5%	2.0%	0.75
Food Preparation/Serving	22,799	4.7%	5.0%	0.94
Building Maintenance	14,367	3.0%	3.6%	0.83
Personal Care/Service	11,704	2.4%	1.9%	1.26

Source: Esri, Esri-Data Axle, U.S. Census

10 Minute Drive Time



Source: Esri, Esri-Data Axle, U.S. Census

2025 Labor Force

Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	1,102,635	779,762	26,429	3.3%	73.1%	71
16-24	185,207	128,959	10,839	7.8%	75.5%	70
25-54	608,712	514,041	12,332	2.3%	86.5%	84
55-64	127,839	95,182	2,440	2.5%	76.4%	74
65+	180,876	41,580	819	1.9%	23.4%	23

Industry	Employed	Percent	US Percent	Location Quotient
Total	779,762	100.0%	100.0%	-
Agriculture/Forestry/Fishing	2,033	0.3%	1.2%	0.25
Mining/Quarrying/Oil & Gas	1,914	0.2%	0.4%	0.50
Construction	59,988	7.7%	7.1%	1.08
Manufacturing	73,572	9.4%	9.6%	0.98
Wholesale Trade	15,328	2.0%	2.5%	0.80
Retail Trade	81,149	10.4%	10.8%	0.96
Transportation/Warehousing	40,653	5.2%	5.5%	0.95
Utilities	5,005	0.6%	0.8%	0.75
Information	13,170	1.7%	1.9%	0.89
Finance/Insurance	53,714	6.9%	4.8%	1.44
Real Estate/Rental/Leasing	13,721	1.8%	2.0%	0.90
Professional/Scientific/Tech	77,245	9.9%	8.0%	1.24
Management of Companies	1,566	0.2%	0.1%	2.00
Admin/Support/Waste Management	35,924	4.6%	3.8%	1.21
Educational Services	77,090	9.9%	9.0%	1.10
Health Care/Social Assistance	97,641	12.5%	14.5%	0.86
Arts/Entertainment/Recreation	16,672	2.1%	1.8%	1.17
Accommodation/Food Services	46,695	6.0%	6.5%	0.92
Other Services (Excluding Public)	34,499	4.4%	4.7%	0.94
Public Administration	32,181	4.1%	4.9%	0.84

Source: Esri, Esri-Data Axle, U.S. Census



Office Specialty Report 3

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Occupation	Employed	Percent	US Percent	Location Quotient
Total	779,762	100.0%	100.0%	-
White Collar	520,354	66.7%	61.8%	1.08
Management	102,833	13.2%	11.5%	1.15
Business/Financial	59,719	7.7%	6.0%	1.28
Computer/Mathematical	43,535	5.6%	3.7%	1.51
Architecture/Engineering	19,767	2.5%	1.9%	1.32
Life/Physical/Social Sciences	10,497	1.3%	1.0%	1.30
Community/Social Service	12,247	1.6%	1.9%	0.84
Legal	8,479	1.1%	1.1%	1.00
Education/Training/Library	43,886	5.6%	5.9%	0.95
Arts/Design/Entertainment	18,316	2.3%	2.0%	1.15
Healthcare Practitioner	49,263	6.3%	6.5%	0.97
Sales and Sales Related	63,025	8.1%	9.2%	0.88
Office/Administrative Support	88,787	11.4%	11.1%	1.03
Blue Collar	154,936	19.9%	22.3%	0.90
Farming/Fishing/Forestry	740	0.1%	0.6%	0.17
Construction/Extraction	42,591	5.5%	5.2%	1.06
Installation/Maintenance/Repair	21,764	2.8%	3.0%	0.93
Production	36,301	4.7%	5.4%	0.87
Transportation/Material Moving	53,540	6.9%	8.1%	0.85
Services	104,472	13.4%	15.9%	0.84
Healthcare Support	19,012	2.4%	3.4%	0.71
Protective Service	12,976	1.7%	2.0%	0.85
Food Preparation/Serving	33,281	4.3%	5.0%	0.86
Building Maintenance	20,592	2.6%	3.6%	0.72
Personal Care/Service	18,611	2.4%	1.9%	1.26

Source: Esri, Esri-Data Axle, U.S. Census

	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Businesses:	9,640		35,035		46,689							
Total Employees:	166,540		567,281		719,637							
Total Residential Population:	152,536		851,038		1,414,426							
Employee/Residential Population Ratio (per 100)	109		67		51							
by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
Agriculture, Forestry, Fishing & Hunting	14	0.1%	135	0.1%	63	0.2%	348	0.1%	93	0.2%	476	0.1%
Mining	17	0.2%	147	0.1%	58	0.2%	723	0.1%	68	0.1%	1,057	0.1%
Utilities	17	0.2%	1,034	0.6%	52	0.1%	1,620	0.3%	80	0.2%	2,186	0.3%
Construction	611	6.3%	9,269	5.6%	2,426	6.9%	30,761	5.4%	3,494	7.5%	40,051	5.6%
Manufacturing	567	5.9%	11,434	6.9%	1,691	4.8%	39,674	7.0%	2,095	4.5%	47,941	6.7%
Wholesale Trade	447	4.6%	7,076	4.2%	1,346	3.8%	23,095	4.1%	1,645	3.5%	31,715	4.4%
Retail Trade	1,138	11.8%	20,018	12.0%	4,305	12.3%	68,426	12.1%	5,771	12.4%	90,678	12.6%
Motor Vehicle & Parts Dealers	190	2.0%	3,369	2.0%	659	1.9%	11,321	2.0%	816	1.7%	13,454	1.9%
Furniture & Home Furnishings Stores	73	0.8%	1,120	0.7%	270	0.8%	3,300	0.6%	338	0.7%	3,999	0.6%
Electronics & Appliance Stores	49	0.5%	713	0.4%	167	0.5%	2,241	0.4%	241	0.5%	3,311	0.5%
Bldg Material & Garden Equipment &	132	1.4%	2,402	1.4%	448	1.3%	7,461	1.3%	609	1.3%	9,469	1.3%
Food & Beverage Stores	158	1.6%	5,501	3.3%	586	1.7%	14,950	2.6%	790	1.7%	20,023	2.8%
Health & Personal Care Stores	83	0.9%	1,182	0.7%	456	1.3%	5,596	1.0%	654	1.4%	7,209	1.0%
Gasoline Stations	32	0.3%	249	0.1%	145	0.4%	1,066	0.2%	207	0.4%	1,546	0.2%
Clothing & Clothing Accessories Stores	115	1.2%	1,278	0.8%	426	1.2%	4,686	0.8%	582	1.2%	6,170	0.9%
Sport Goods, Hobby, Book, & Music Stores	212	2.2%	1,586	1.0%	778	2.2%	8,046	1.4%	1,012	2.2%	11,140	1.5%
General Merchandise Stores	94	1.0%	2,620	1.6%	370	1.1%	9,759	1.7%	520	1.1%	14,357	2.0%
Miscellaneous Store Retailers												
Nonstore Retailers												
Transportation & Warehousing	213	2.2%	2,444	1.5%	717	2.0%	10,467	1.8%	877	1.9%	12,137	1.7%
Information	293	3.0%	6,323	3.8%	944	2.7%	18,226	3.2%	1,220	2.6%	22,478	3.1%
Finance & Insurance	466	4.8%	8,925	5.4%	2,236	6.4%	29,239	5.2%	2,901	6.2%	33,765	4.7%
Central Bank/Credit Intermediation & Related	180	1.9%	3,601	2.2%	931	2.7%	12,200	2.2%	1,215	2.6%	14,411	2.0%
Securities, Commodity Contracts & Other	165	1.7%	2,416	1.5%	612	1.7%	7,472	1.3%	776	1.7%	8,578	1.2%
Insurance Carriers & Related Activities;	121	1.3%	2,909	1.7%	693	2.0%	9,567	1.7%	910	1.9%	10,775	1.5%
Real Estate, Rental & Leasing	559	5.8%	4,937	3.0%	1,908	5.4%	14,075	2.5%	2,399	5.1%	17,225	2.4%
Professional, Scientific & Tech Services	1,283	13.3%	17,346	10.4%	3,919	11.2%	52,493	9.3%	5,041	10.8%	62,006	8.6%
Legal Services	386	4.0%	4,612	2.8%	956	2.7%	7,887	1.4%	1,131	2.4%	8,698	1.2%
Management of Companies & Enterprises	18	0.2%	372	0.2%	59	0.2%	667	0.1%	79	0.2%	737	0.1%
Administrative & Support & Waste Management	336	3.5%	4,496	2.7%	1,233	3.5%	16,204	2.9%	1,641	3.5%	20,333	2.8%
Educational Services	176	1.8%	4,922	3.0%	925	2.6%	31,089	5.5%	1,370	2.9%	45,847	6.4%
Health Care & Social Assistance	551	5.7%	10,811	6.5%	3,830	10.9%	107,766	19.0%	5,371	11.5%	130,975	18.2%
Arts, Entertainment & Recreation	187	1.9%	3,459	2.1%	634	1.8%	10,376	1.8%	893	1.9%	16,300	2.3%
Accommodation & Food Services	772	8.0%	16,773	10.1%	2,473	7.1%	44,136	7.8%	3,390	7.3%	61,765	8.6%
Accommodation	81	0.8%	4,747	2.9%	214	0.6%	7,664	1.4%	302	0.6%	10,431	1.4%
Food Services & Drinking Places	691	7.2%	12,026	7.2%	2,259	6.4%	36,472	6.4%	3,088	6.6%	51,333	7.1%
Other Services (except Public Administration)	1,239	12.9%	17,587	10.6%	4,226	12.1%	36,228	6.4%	5,618	12.0%	43,457	6.0%
Automotive Repair & Maintenance	224	2.3%	3,569	2.1%	780	2.2%	7,972	1.4%	966	2.1%	9,098	1.3%
Public Administration	397	4.1%	18,833	11.3%	813	2.3%	31,188	5.5%	1,025	2.2%	37,897	5.3%
Unclassified Establishments	341	3.5%	200	0.1%	1,178	3.4%	481	0.1%	1,618	3.5%	613	0.1%



Office Specialty Report 3

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POPULATION BY AGE	CENSUS 2010		2025		2030	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0 - 4	10,566	8%	7,499	5%	7,857	5%
5 - 9	8,251	6%	6,711	4%	6,706	4%
10 - 14	6,918	5%	6,652	4%	6,647	4%
15 - 19	7,591	6%	7,865	5%	7,723	5%
20 - 24	14,274	11%	16,501	11%	16,354	10%
Total	29,481	22%	37,102	24%	38,445	24%
35 - 44	17,639	13%	24,238	16%	27,133	17%
45 - 54	14,645	11%	16,310	11%	18,651	11%
55 - 64	11,127	8%	12,931	8%	13,834	8%
65 - 74	4,630	4%	10,221	7%	11,075	7%
75 - 84	3,535	3%	4,927	3%	6,579	4%
85 +	1,789	1%	1,579	1%	2,080	1%

POPULATION BY SEX	2010	2025	2030
2010 Male Population	70,738	80,474	85,541
2010 Female Population	64,316	72,062	77,543

Source: Esri, Esri-Data Axle, U.S. Census



Office Specialty Report 3

Prepared by Spark Realty

Latitude: 40.75002

POPULATION BY AGE	CENSUS 2010		2025		2030	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0 - 4	65,188	9%	52,357	6%	52,387	6%
5 - 9	57,288	7%	53,610	6%	50,503	6%
10 - 14	51,903	7%	54,143	6%	52,859	6%
15 - 19	52,547	7%	55,577	7%	53,183	6%
20 - 24	64,240	8%	67,815	8%	68,564	8%
Total	137,363	18%	152,097	18%	147,729	17%
35 - 44	94,878	12%	126,286	15%	134,319	15%
45 - 54	90,382	12%	97,263	11%	107,097	12%
55 - 64	73,622	10%	76,573	9%	76,923	9%
65 - 74	35,612	5%	66,456	8%	66,164	8%
75 - 84	26,222	3%	36,292	4%	43,665	5%
85 +	11,333	1%	12,568	1%	15,027	2%

POPULATION BY SEX	2010	2025	2030
2010 Male Population	394,797	432,026	439,203
2010 Female Population	393,833	419,012	429,215

Source: Esri, Esri-Data Axle, U.S. Census



Office Specialty Report 3

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POPULATION BY AGE	CENSUS 2010		2025		2030	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0 - 4	108,252	9%	91,373	6%	93,058	6%
5 - 9	102,398	8%	97,652	7%	93,529	6%
10 - 14	94,766	8%	102,374	7%	98,779	7%
15 - 19	89,521	7%	100,570	7%	96,095	7%
20 - 24	92,375	8%	105,029	7%	104,935	7%
Total	205,669	17%	231,561	16%	236,203	16%
35 - 44	156,591	13%	209,310	15%	220,857	15%
45 - 54	147,474	12%	167,841	12%	183,861	13%
55 - 64	113,850	9%	127,839	9%	130,374	9%
65 - 74	49,830	4%	107,058	8%	108,137	7%
75 - 84	34,368	3%	55,923	4%	68,214	5%
85 +	14,150	1%	17,895	1%	21,949	2%

POPULATION BY SEX	2010	2025	2030
2010 Male Population	630,218	717,958	735,779
2010 Female Population	623,692	696,468	720,212

POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Total	107,309	567,533	917,428
Less than 9th Grade	5.6%	4.0%	3.2%
9th - 12th Grade, No Diploma	5.0%	4.5%	4.0%
High School Graduate	17.3%	19.6%	19.0%
GED/Alternative Credential	3.8%	3.4%	3.3%
Some College, No Degree	15.5%	18.4%	19.0%
Associate Degree	6.9%	8.8%	9.7%
Bachelor's Degree	26.9%	25.3%	26.1%
Graduate/Professional Degree	19.0%	15.9%	15.8%

POPULATION 15+ BY MARITAL STATUS 2025

Total	131,674	690,928	1,123,027
Never Married	48.4%	36.0%	32.7%
Married	35.9%	48.6%	53.3%
Widowed	2.9%	3.9%	3.7%
Divorced	12.8%	11.5%	10.3%



HOUSEHOLDS BY INCOME

Household Income Base	70,594	325,309	499,988
<\$15,000	10.6%	6.5%	5.3%
\$15,000 - \$24,999	6.0%	4.0%	3.3%
\$25,000 - \$34,999	6.8%	4.9%	4.1%
\$35,000 - \$49,999	11.1%	9.4%	8.0%
\$50,000 - \$74,999	17.0%	15.7%	14.0%
\$75,000 - \$99,999	13.6%	13.7%	13.4%
\$100,000 - \$149,999	16.5%	20.0%	21.0%
\$150,000 - \$199,999	8.0%	10.9%	12.6%
\$200,000+	10.4%	15.0%	18.4%
Average Household Income	\$99,583	\$122,182	\$134,774

HOUSEHOLDS BY TYPE

Total	52,953	272,831	403,746
Households with 1 Person	37.7%	25.5%	21.3%
Households with 2+ People	62.3%	74.5%	78.7%
Family Households	48.7%	66.3%	72.0%
Husband-wife Families	32.2%	49.6%	56.4%
With Related Children	16.0%	24.9%	30.4%
Other Family (No Spouse Present)	16.5%	16.7%	15.6%
Other Family with Male Householder	5.7%	5.3%	4.9%
With Related Children	3.1%	3.0%	2.9%
Other Family with Female Householder	10.8%	11.5%	10.7%
With Related Children	7.0%	7.3%	7.0%
Nonfamily Households	13.5%	8.2%	6.7%
All Households with Children	26.6%	35.6%	40.8%
Multigenerational Households	3.4%	4.7%	5.0%
Unmarried Partner Households	8.5%	6.2%	5.4%
Male-female	7.0%	5.2%	4.6%
Same-sex	1.5%	1.0%	0.9%

HOUSEHOLD BY SIZE

Total	52,953	272,832	403,745
1 Person Household	37.7%	25.5%	21.3%
2 Person Household	29.3%	30.4%	29.1%
3 Person Household	12.8%	15.7%	16.2%
4 Person Household	9.1%	12.9%	14.7%
5 Person Household	5.1%	7.7%	9.3%
6 Person Household	2.7%	4.2%	5.3%
7 + Person Household	3.3%	3.6%	4.2%