

Midtown Manhattan Office, March 2016

## Leasing activity picks up, more than doubling January's numbers

Figure 1: Midtown Market Activity

	Feb. 2016	Jan. 2016	Feb. 2015	YTD 2015	YTD 2016
Leasing Activity	1.44 MSF	0.70 MSF	1.23 MSF	2.91 MSF	2.14 MSF
Absorption	0.05 MSF	(0.92) MSF	(0.44) MSF	(1.69) MSF	(0.87) MSF
Availability Rate	11.2%	11.3%	11.2%		
Vacancy Rate	7.1%	7.1%	7.3%		
Average Asking Rent	\$80.07 PSF	\$80.01 PSF	\$75.64 PSF		
Taking Rent Index	94.8%	94.6%	92.5%		

Source: CBRE Research, March 2016.

### MARKET HIGHLIGHTS

- Monthly leasing activity totaled 1.44 million sq. ft., 10% above its five-year monthly average of 1.31 million sq. ft.
- Year-to-date leasing activity is down 26% compared to the same period last year.
- The availability rate decreased 10 basis points (bps) over the past month and is unchanged from one year ago.
- Year-to-date net absorption is negative, but improved by 49,000 sq. ft. in February.
- The average asking rent is virtually unchanged from the past month and is up 6% from February 2015.
- Sublease availability is currently 1.7%, with an average asking rent of \$59.68, essentially unchanged year-over-year.

Figure 2: Top Lease Transactions

Size (Sq. Ft.)	Tenant	Address
211,400	Citadel LLC	425 Park Avenue
114,779 (RE)	UBS Financial Services, Inc	299 Park Avenue
82,108	Structure Tone Inc.	330 West 34th Street
71,239	Media Assembly	711 Third Avenue
67,058	Intersection	10 Hudson Yards

(R) Renewal (E) Expansion (RE) Renewal and Expansion

Source: CBRE Research, March 2016.

### MAJOR NEW AVAILABILITIES

- 241,000 sq. ft. of direct space at 390 Madison Avenue\*
- 99,000 sq. ft. of direct space at 1407 Broadway
- 90,000 sq. ft. of direct space at 90 Park Avenue
- 61,000 sq. ft. of direct space at 1411 Broadway\*
- 59,000 sq. ft. of direct space at 299 Park Avenue

\* This space was already on the market, but has now fallen within 12 months of tenant possession and therefore was added to statistics.

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