

Downtown Manhattan Office, May 2016

**Deals under 25,000 sq. ft. drive market—
account for 53% of year-to-date leasing**

Figure 1: Downtown Market Activity

	Apr. 2016	Mar. 2016	Apr. 2015	YTD 2015	YTD 2016
Leasing Activity	0.24 MSF	0.28 MSF	0.25 MSF	1.40 MSF	1.20 MSF
Absorption	(0.08) MSF	(0.04) MSF	(0.05) MSF	(1.56) MSF	0.36 MSF
Availability Rate	11.8%	11.7%	12.7%		
Vacancy Rate	9.2%	9.1%	9.6%		
Average Asking Rent	\$57.28 PSF	\$57.18 PSF	\$56.73 PSF		
Taking Rent Index	96.5%	96.7%	92.0%		

Source: CBRE Research, May 2016.

MARKET HIGHLIGHTS

- Monthly leasing activity totaled 236,000 sq. ft., 48% below its five-year monthly average of 455,000 sq. ft.
- Year-to-date leasing activity is down 14% compared to the same period last year.
- The availability rate increased 10 basis points (bps), but is down 90 bps from one year ago.
- Net absorption was negative 79,000 sq. ft. in April, bringing the year-to-date total to positive 363,000 sq. ft.
- The average asking rent was virtually unchanged over the past month and up slightly from the same period last year.
- Sublease availability was 1.5%, with an average asking rent of \$45.02, up 3% year-over-year.

Figure 2: Top Lease Transactions

Size (Sq. Ft.)	Tenant	Address
27,199	IPSoft, Inc	7 World Trade Center
16,899	New York City Department of Sanitation	33 Whitehall Street
16,720	McElroy, Deutsch, Mulvaney & Carpenter, LLP	225 Liberty Street
15,887 (RE)	TalkPoint Communications	100 William Street
12,352 (E)	AFLAC, Inc.	100 Wall Street

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

Source: CBRE Research, May 2016.

MAJOR NEW AVAILABILITIES

- 39,000 sq. ft. of Catlin Group Ltd. sublet space at 32 Old Slip
- 23,000 sq. ft. of direct space at 80 Maiden Lane
- 20,000 sq. ft. of direct space at 40 Wall Street
- 20,000 sq. ft. of direct space at 5 Hanover Square
- 18,000 sq. ft. of Kenyon & Kenyon LLP sublet space at 1 Broadway

For more information, please contact:

C-J. Ford at +1 212 984 8362 or cj.ford@cbre.com

Beau Garrido at +1 212 984 8153 or beau.garrido@cbre.com

To learn more about CBRE Research, or to access additional research reports, please visit the Global Research Gateway at www.cbre.com/researchgateway.