



SIGNIFICANT LEASE DEALS

Address	Submarket/City	SF	Tenant
7 Hanover Square	Financial District	526,552	NYC Health & Hospitals
One Seaport Plaza	City Hall-Insurance Dist	201,231	WeWork Companies
61 Ninth Ave	Chelsea	145,741	Google

SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
Submarket	Type of Sale	Cap Rate	Class	Seller
237 Park Ave	\$1.25B	\$999.00	1,215,717	David Werner RE
Grand Central	40% interest	-	Class A	RXR Realty & Watson St Cap
885 Second Ave	\$575,000,000	\$706.00	815,000	Rockpoint Group
Midtown East	Fee	-	Class A	Ruben Companies
850 Third Ave	\$422,000,000	\$688.00	613,664	Chetrit Group
Midtown East	Fee	-	Class A	HNA Group & MHP R.E.

RECENT DELIVERIES


Address	Submarket/City	SF	Developer
55 Hudson Yards	Hudson Yards	1,556,136	The Related Companies
40 Tenth Ave	Hudson Square	156,938	William Gottlieb R.E.
300 Lafayette St	SoHo	83,000	The Related Companies


LARGEST UNDER CONSTRUCTION


Address	Submarket/City	SF	Delivery Date
50 Hudson Yards	Hudson Yards	2,900,000	Jan 2022
66 Hudson Blvd	Hudson Yards	2,862,278	Oct 2022
30 Hudson Yards	Hudson Yards	2,600,000	May 2019


TOTAL OFFICE MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q1 2019	7.7%	\$74.18	2,302,542	553,361,996	16,351,542
Q4 2018	7.7%	\$73.82	(1,295,767)	551,304,869	18,088,482
Q3 2018	7.5%	\$73.42	2,146,454	551,106,735	15,289,136
Q2 2018	7.8%	\$74.05	2,223,655	550,909,494	15,286,301
Q1 2018	7.8%	\$71.03	1,324,103	547,995,692	15,322,132

 **NET ABSORPTION SF**
2,302,542

 **VACANCY**
7.7%
42,333,437 SF

 **AVG. ASKING RATE PSF**
\$74.18

 **DELIVERIES**
1,919,217
6 Buildings Last 4 Quarters

 **UNDER CONSTRUCTION**
16,351,542
24 Buildings

HENRY ABRAMOV
Director of Research

New York office vacancy is just 10 basis points below its 10-year average of 7.8%. Though leasing activity in Q1 among existing buildings decreased 43% since the end of 2018, the market experienced a positive net absorption of 2.3 million square feet compared to negative net absorption of 1.3 million square feet last quarter. Availability continues to scale in the 11 percent range with sublet availability increasing quarter-to-quarter by 30 basis points to 2.2%. Year-over-year New York office asking rents are up 4.4% to \$74.18 per square foot. Office investment sales continue to ask a low 4 percentage range in cap rates; with over \$12 billion in sales volume done in the past 12 months.