



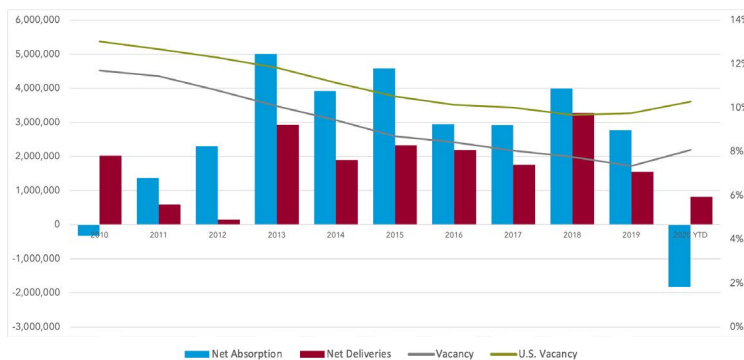
### OFFICE MARKET OVERVIEW

ERIC SOLEM, *Managing Principal*

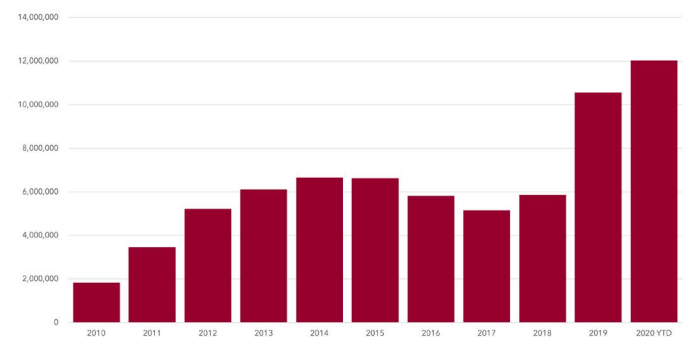
The most notable change from the impact of the COVID-19 pandemic in the 2nd quarter was the increase in subleasing. Approximately a million square feet have come on the sublease market over the past quarter as the unemployment rate hit a high of 16.3% for Massachusetts in May. Boston CBD construction was halted from mid-March and finally ensued in June, leading to delayed completion dates and essentially no deliveries of new space for the quarter. Boston's highly concentrated professional and tech-oriented labor pool has allowed many employees to work from home and actual occupancy rates for office space hit an all time low.

MARKET INDICATORS	Q2 2020	Q1 2020	Q4 2019	Q3 2019	Q2 2019
▼ Net Absorption	755,737 SF	1,944,799 SF	2,768,979 SF	1,570,994 SF	3,608,873 SF
▲ Vacancy Rate	7.9%	7.7%	7.3%	7.6%	7.5%
▼ Avg NNN Asking Rate	\$41.01 PSF	\$41.05 PSF	\$41.02 PSF	\$40.38 PSF	\$40.05 PSF
▼ Under Construction	12,031,895 SF	12,279,918 SF	10,546,621 SF	11,382,247 SF	9,397,933 SF
▲ Inventory	349,509,137 SF	349,151,561 SF	348,697,284 SF	347,364,230 SF	346,985,484 SF

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
245 Summer Street Boston, MA	891,814 SF	\$728,499,968 \$816.87 PSF	Fidelity Investments Benderson Development Company	Class A
200 Smith Street Waltham, MA	426,000 SF	\$320,000,000 \$751.17 PSF	Healthpeak Properties, Inc. Northwood Investors, LLC	Class A
300 Baker Avenue Concord, MA	424,702 SF	\$74,500,000 \$175.42 PSF	Taurus Investment Holdings, LLC Novaya Real Estate Ventures	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
828 Winter Street Waltham, MA	53,305 SF	Morgan Stanley Services Group, Inc.	Arrakis Therapeutics	Biotechnology
1075 Main Street Waltham, MA	48,734 SF	The Davis Companies	Senior Whole Health	Health Care Services
35 Nagog Park Acton, MA	45,855 SF	GFI Partners LLC	Affirmed Networks, Inc.	Computers/Data Providers