



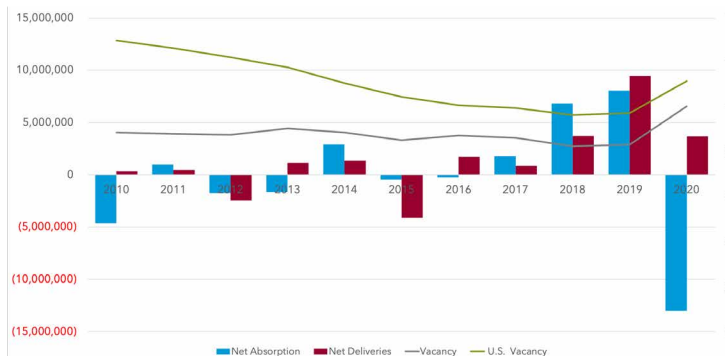
OFFICE MARKET OVERVIEW

KENNETH SALZMAN, SIOR, *Executive Managing Director, Principal*

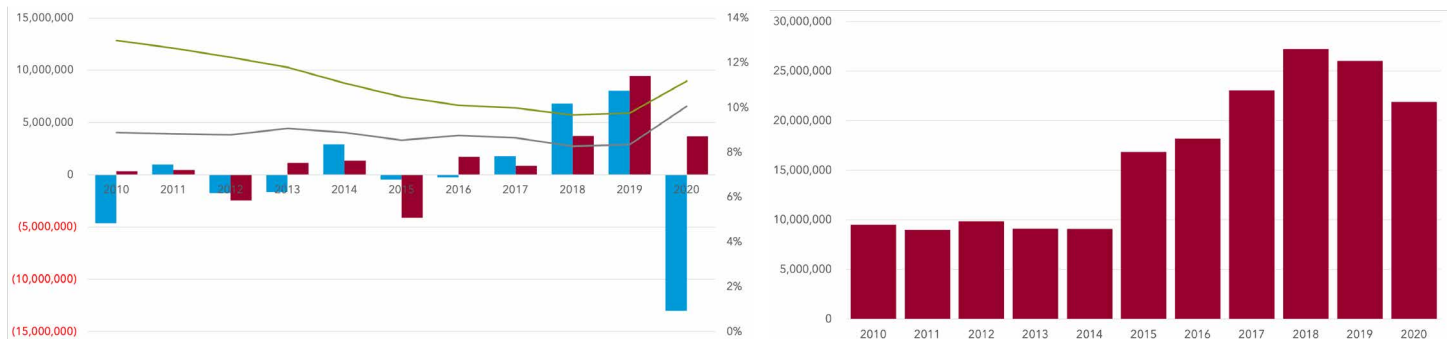
New York City unemployment fell to 12.1% in November, but daily occupancy in Manhattan is one-fifth of its pre-pandemic population. Leasing activity decreased substantially and negative net absorption increased to 13 million SF in Q4 in contrast to the 8.3 million SF of growth in first half or 8 million SF absorbed in Q4 2019. More than 7.5 million SF went back on the market last year, increasing the vacancy rate to 10.1%. Average asking rents are down slightly, but concession packages have increased significantly. TI allowances are in triple digits, and short-term, turn-key furnished space is available. The market is expected to rebound as people return to work in the second half.

MARKET INDICATORS	Q4 2020	Q3 2020	Q2 2020	Q1 2020	Q4 2019
▼ Net Absorption	(12,999,714) SF	(2,831,323) SF	2,737,536 SF	5,607,804 SF	8,045,410 SF
▲ Vacancy Rate	10.1%	9.1%	8.4%	8.3%	8.3%
▼ Avg NNN Asking Rate	\$57.63 PSF	\$58.02 PSF	\$58.61 PSF	\$58.93 PSF	\$59.19 PSF
▼ Under Construction	21,910,091 SF	22,708,092 SF	25,224,420 SF	25,098,756 SF	26,016,346 SF
▲ Inventory	949,579,371 SF	948,847,286 SF	946,182,118 SF	945,729,964 SF	945,850,485 SF

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
World Trade Center New York, NY	4,761,416 SF	\$1,334,191,744.00 \$280.21 PSF	Undisclosed	Class A
200 Park Avenue New York, NY	3,252,052 SF	\$1,720,000,000.00 \$528.90 PSF	Tishman Speyer Irvine Co. Office Pr MetLife Real Estate	Class A
30 Rockefeller Plaza New York, NY	2,963,698 SF	\$666,185,984.00 \$224.78 PSF	Tishman Speyer Undisclosed	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
One Park Avenue New York, NY	623,863 SF	Vornado	NYU Langone Medical Center	Medical
350 Fifth Avenue New York, NY	212,154 SF	Empire State Realty Trust, Inc.	Centric Brands	Apparel
485 Lexington Avenue New York, NY	133,479 SF	SL Green Corp.	Travelers	Insurance

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