



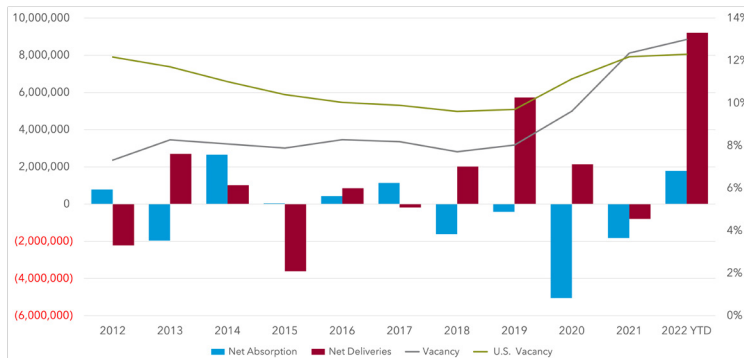
OFFICE MARKET OVERVIEW

KENNETH SALZMAN, SIOR, *Executive Managing Director*

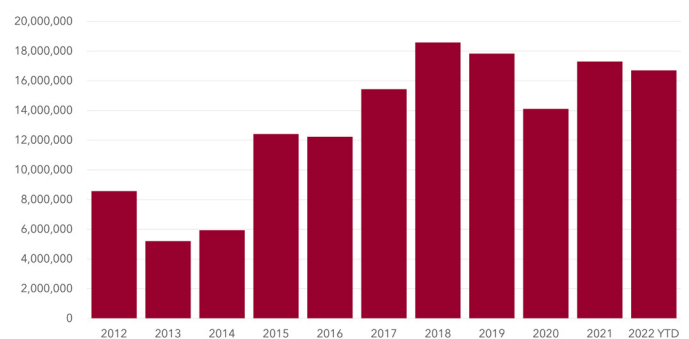
Daily occupancy in Manhattan remains less than 40% of the pre-pandemic office population, affecting the demand for office space throughout the five boroughs. The vacancy rate increased during 1Q2022 to 12.4%, reflecting a negative net absorption of 6.45 million SF. Tenants in creative industries (Roku, AlphaSights, Stripe, Microsoft) and financial tenants (Chubb, Bloomberg & Signature Bank) made large commitments to remain in New York City, taking advantage of the more favorable leasing environment. With a nation-leading 16.7 million SF under construction, vacancy levels are projected to remain elevated.

MARKET INDICATORS	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
▲ 12 Mo. Net Absorption SF	(6,449,614)	(16,280,427)	(19,508,312)	(22,373,594)	(17,566,627)
◀▶ Vacancy Rate	12.4%	12.4%	12.1%	12.0%	11.3%
▲ Avg GRS Asking Rate PSF	\$71.25	\$71.21	\$71.23	\$71.40	\$71.77
▼ SF Under Construction	16,705,979	17,298,825	17,540,869	17,491,183	17,196,618
▲ Inventory SF	571,908,477	571,015,344	571,542,000	571,973,033	571,719,719

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1 Manhattan West New York, NY	2,086,417 SF	\$1,254,000,000 \$1,226.59 PSF	Blackstone Inc. Brookfield/Qatar Investment Adv	Class A
532-564 Washington Street New York, NY	1,300,000 SF	\$350,000,000 \$269.23 PSF	Atlas Capital Group LLC Westbrook Partners	Class A
707 Eleventh Avenue New York, NY	162,018 SF	\$77,892,513 \$480.76 PSF	Georgetown Co/Beacon Cap. Ptnrs SL Green Realty Corp	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1 Madison Avenue New York, NY	328,869 SF	Undisclosed	IBM	SL Green NPS of Korea Hines
320 Park Avenue New York, NY	252,000 SF	Undisclosed	Mutual of Omaha	Mutual of America Financial Group
3 Times Square New York, NY	243,305 SF	Undisclosed	Touro College & University System	Rudin

