



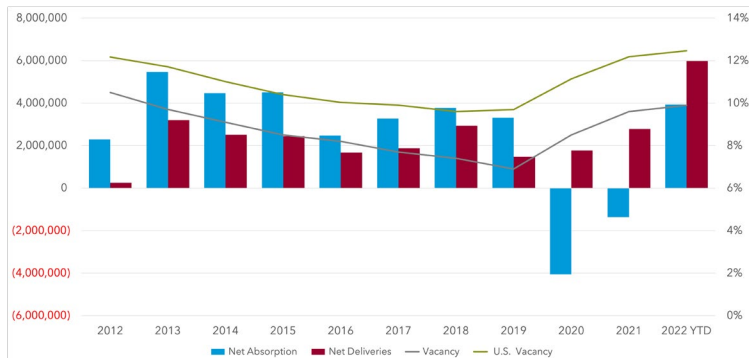
OFFICE MARKET OVERVIEW

ERIC SOLEM, *Managing Principal, President*

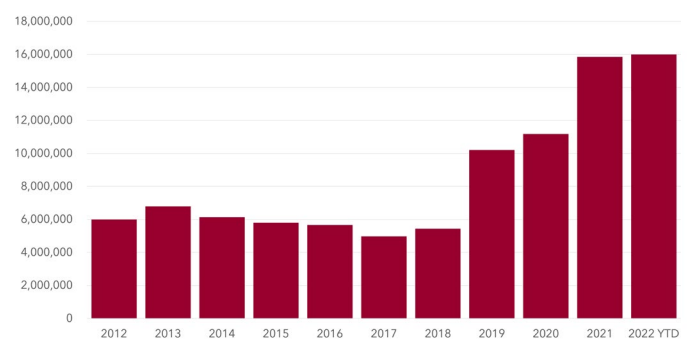
Signs of volatility continue with another 1 million SF of sublease space coming on the market in Boston's CBD pushing available sublease space over 3.7 million SF. Meanwhile, big block tenants such as McKinsey & Company preleased 78K SF new construction at 115 Federal; HarbourVest agreed to lease over 205,000 SF vacated by State Street at One Lincoln; Eaton Vance finalized 280,000 SF at One PO Square; AstraZeneca agreed to lease 570,000 SF at 290 Binney; and Japanese pharma giant Takeda announced 600,000 SF at 585 Kendall in Cambridge. Vacancy Rate continues to hover just below 10% in the Boston office market with new supply coming on the market and direct rents holding but with downward pressure.

MARKET INDICATORS	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021
▲ 12 Mo. Net Absorption SF	4,862,111	4,618,687	4,618,687	(696,499)	(4,981,889)
▲ Vacancy Rate	9.7%	9.2%	9.1%	9.3%	9.6%
▼ Avg NNN Asking Rate PSF	\$42.35	\$42.40	\$42.27	\$42.23	\$41.94
▼ SF Under Construction	15,992,227	16,972,998	16,602,131	15,853,223	14,263,560
▲ Inventory SF	367,704,047	365,628,007	364,488,086	363,677,136	362,088,837

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
50 Northern Avenue (portfolio) Boston, MA	587,374 SF	\$55,916,762 \$951.98 PSF	Diversified Healthcare Trust Diversified Healthcare Trust	Class A
11 Fan Pier Boulevard (portfolio) Boston, MA	547,105 SF	\$52,083,238 \$951.98 PSF	Diversified Healthcare Trust Diversified Healthcare Trust	Class A
125 Broadway Somerville, MA	271,000 SF	\$592,000,000 \$2,184.50 PSF	Boston Properties, Inc. Biogen	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
125 Broadway Cambridge, MA (Renewal)	270,996 SF	Boston Properties, Inc.	Biogen	Life Science
1 Lincoln Street Boston, MA	249,997 SF	Fortis Property Group LLC	HarbourVest Partners	Finance & Insurance
100 CambridgeSide Place Cambridge, MA	147,999 SF	Northwood Investors LLC	Prime Medicine	Biotech

