



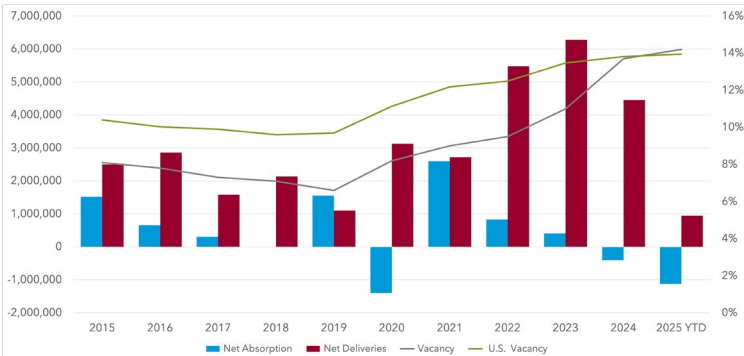
OFFICE MARKET OVERVIEW

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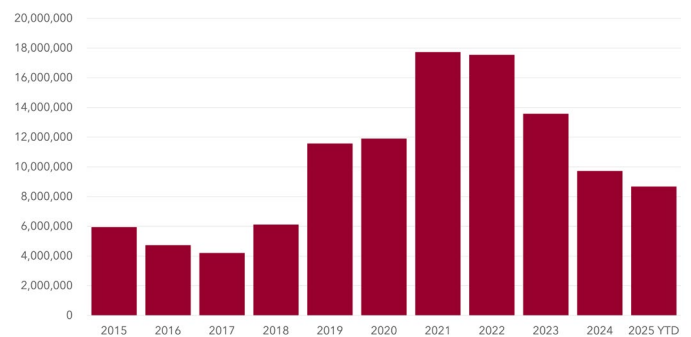
Boston's office market hit a record 14.2% vacancy, nearly double the 6.7% low from late 2019, and in line with the 13.9% national rate. Availability climbed to 18.7%, fueled by 17M SF of new supply and -5.4M SF of net absorption-worst since 2001. Another 7.6M SF, with a majority being lab space, is slated for delivery by 2026. Leasing remains weak, with 2024 volume just 5% above 2020 and average deal sizes under 5,000 SF. Investment sales cratered 80% from 2021 highs, with only \$2.1B trading in the past year.

MARKET INDICATORS	Q1 2025	Q4 2024	Q3 2024	Q2 2024	Q1 2024
▲ 12 Mo. Net Absorption SF	(4,948,977)	(6,574,477)	(5,761,306)	(5,602,500)	(1,883,019)
▲ Vacancy Rate	14.0%	13.7%	13.0%	12.7%	11.6%
▼ Avg NNN Asking Rent PSF	\$41.65	\$41.67	\$41.64	\$41.63	\$41.56
▼ Sale Price PSF	\$345.19	\$346.49	\$348.72	\$355.20	\$368.69
▼ Cap Rate	6.7%	6.8%	7.0%	8.4%	7.2%
▼ Under Construction	8,683,672	9,734,258	12,286,466	13,375,081	12,873,198
▲ Inventory	385,011,594	384,063,031	381,550,154	380,560,116	380,267,244

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
313 Washington Street Newton, MA	81,052 SF	\$8,000,000 \$98.70 PSF	City Realty Group Grander Capital Partners LLC	Class B
401 Washington Street Boston, MA	76,148 SF	\$13,000,000 \$170.72 PSF	Hudson Group Wells Fargo & Company	Class A
15 Broad Street Boston, MA	75,890 SF	\$13,500,000 \$177.89 PSF	Broder Properties TA Realty	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
75 Broadway Cambridge, MA	580,000 SF	Biomed Realty	Biogen	Biotechnology Research
60 Sylvan Road Waltham, MA	165,940 SF	Alexandria Real Estate Equities, Inc.	Novo Nordisk	Pharmaceutical Manufacturing
125 Summer Street Boston, MA	159,860 SF	Oxford Property Groups	Klaviyo	Marketing Services

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