

FIGURES | NEW YORK CITY LIFE SCIENCES | Q1 2023

# Availability rises amid little leasing activity and large block addition

▲ 2.89 M  
Inventory (Sq. Ft.)

▼ 6,833  
Leasing Activity (Sq. Ft.)

▲ 39.2%  
Availability Rate

▲ 8.2%  
Occupancy-Ready, Pre-Built  
Availability Rate

▶ \$108.93  
Average Asking Rent (NNN)

Note: Figures reflect NYC lab exclusive space, except leasing activity. Arrows indicate change from previous quarter.

## QUICK FACTS

- Quarterly lab leasing activity for NYC totaled 7,000 sq. ft., down from 116,000 sq. ft. the prior quarter and 170,000 sq. ft. from the same period last year.
- At 39.2%, NYC’s lab exclusive availability rate increased 500 basis points (bps) from last quarter and was up 2,440 bps from one year ago.
- At 8.2%, NYC’s occupancy-ready, pre-built lab exclusive availability rate increased 50 bps from last quarter and was up 820 bps from one year ago.
- NYC’s lab exclusive average asking rent was \$108.93 per sq. ft., virtually unchanged from last quarter but up 21% from one year ago.
- NYC’s lab requirements totaled 713,000 sq. ft. to close the quarter, a 48% decrease from the prior quarter and down 65% from one year ago.
- NYC’s life sciences venture capital funding totaled \$247.00 million during the quarter, up 408% from last quarter but down 20% from the same period last year.

FIGURE 1: Top NYC Lab Lease Transactions for Q1 2023

Size (Sq. Ft.)	Tenant	Address
6,833	Aethon Therapeutics	30-02 48th Avenue
-	-	-
-	-	-
-	-	-
-	-	-

Source: CBRE Research, Q1 2023. Renewal (R), Expansion (E), Renewal and Expansion (RE).

FIGURE 2: NYC Lab Market Activity

	Lab Exclusive			Lab Overall		
	Q1 2023	Q4 2022	Q1 2022	Q1 2023	Q4 2022	Q1 2022
Inventory	2.89 MSF	2.70 MSF	1.90 MSF	3.54 MSF	3.35 MSF	2.64 MSF
Availability Rate	39.2%	34.2%	14.8%	45.6%	42.0%	29.1%
Occupancy-Ready, Pre-built Availability Rate	8.2%	7.7%	0.0%	6.7%	6.2%	0.0%
Average Asking Rent (NNN)	\$108.93 PSF	\$108.47 PSF	\$90.06 PSF	\$106.48 PSF	\$106.16 PSF	\$101.47 PSF
	Q1 2023	Q4 2022	Q1 2022	YTD 2023	YTD 2022	
Leasing Activity	6,833 SF	116,141 SF	170,120 SF	6,833 SF	170,120 SF	

Source: CBRE Research, Q1 2023.

FIGURE 3: Manhattan Lab Market Activity

	Lab Exclusive			Lab Overall		
	Q1 2023	Q4 2022	Q1 2022	Q1 2023	Q4 2022	Q1 2022
Inventory	2.14 MSF	1.95 MSF	1.37 MSF	2.72 MSF	2.53 MSF	2.03 MSF
Availability Rate	34.1%	26.8%	4.0%	42.3%	37.2%	26.7%
Occupancy-Ready, Pre-built Availability Rate	4.8%	3.8%	0.0%	3.8%	2.9%	0.0%
Average Asking Rent (NNN)	\$122.23 PSF	\$121.81 PSF	\$103.00 PSF	\$114.06 PSF	\$113.70 PSF	\$107.52 PSF
	Q1 2023	Q4 2022	Q1 2022	YTD 2023	YTD 2022	
Leasing Activity	0 SF	23,783 SF	96,767 SF	0 SF	96,767 SF	

Source: CBRE Research, Q1 2023.

FIGURE 4: NYC Life Sciences VC Funding | Historical

Q1 2023	Q4 2022	Q3 2022	Q2 2022	Q1 2022
\$247.00 M	\$48.60 M	\$86.12 M	\$172.09 M	\$308.23 M

Source: CBRE Research, CB Insights, Q1 2023.

FIGURE 5: NYC Life Sciences VC Funding | Notable YTD 2023 Deals

Company	\$, M	Round	Industry
Paratus Sciences	100	Series A	Biotechnology
Volastra Therapeutics	60	Series A	Biotechnology
Transcend Therapeutics	40	Series A	Biotechnology
Olatec	40	Series A	Biotechnology
Melonfrost	7	Seed VC	Biotechnology

Source: CBRE Research, CB Insights, Q1 2023.

### Definitions

Lab Exclusive — Space that supports lab use only that is currently occupied by or being marketed to lab tenants.

Lab Capable — Space that is being marketed for either lab or office use simultaneously that is already outfitted with the infrastructure – including the data systems, power loads, natural gas hookups, and ventilation systems – for a landlord to accommodate a tenant seeking wet lab space.

Lab Overall — The aggregate of both lab exclusive and lab capable space. Includes incubators, step-out spaces and independent labs.

Incubator Space – Lab space that caters to startups coming out of medical or academic research institutions.

Step-Out (Graduation) Space – Lab space for early-stage life sciences companies that have outgrown their incubator environment. This space offers more independence than incubator space but may still be shared with another tenant.

Availability — Space that is being actively marketed and is available for tenant build-out within 12 months. Includes space available for sublease as well as space in buildings under construction.

NNN Average Asking Rent — Weighted average triple-net (NNN) asking rent. NNN asking rents are generally lower than full service gross rents since tenant assumes responsibility for proportional real estate tax, insurance, and maintenance expenses in addition to the base rent.

### Definitions

Leasing Activity — Total amount of sq. ft. leased within a specified period of time, including new deals, expansions, and pre-leasing, but excluding renewals.

Future Space — Space available for tenant build-out beyond 12 months that is currently under construction/renovation or where plans to bring space to market have been confirmed.

Number of Buildings — The number of buildings in the current inventory where a portion of the building or the entire building includes lab exclusive or lab capable space.

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