

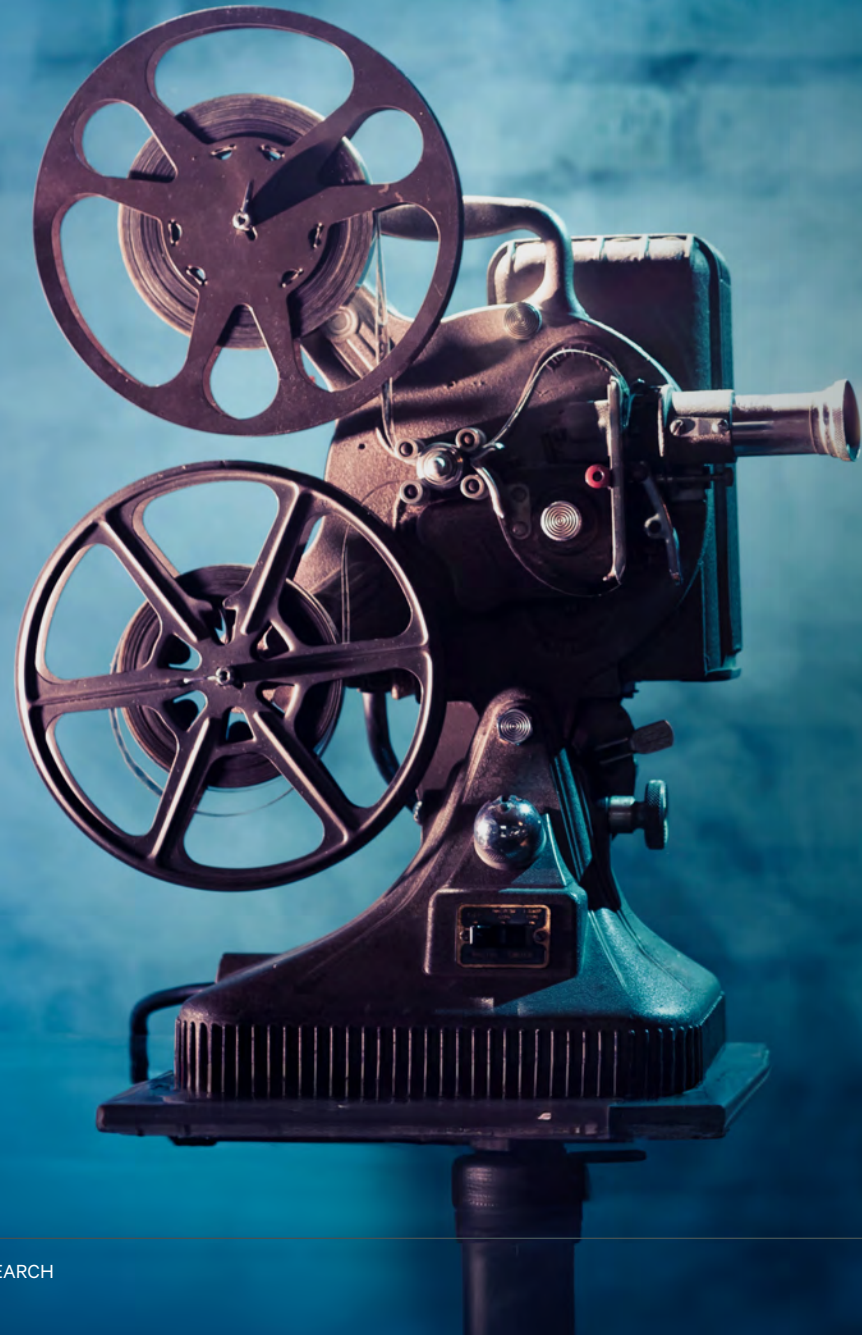
2026 Tri-State Film & Television Report

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Executive Summary



- **The forecast for production volume is uncertain.** Industry consolidation, exemplified by Paramount's move to acquire Warner Bros. Discovery, and fiscal discipline have reduced content production volume nationally, but improved streaming profitability could lead to an uptick.
- **The Tri-State New York production market is among the country's most resilient.** It was the only major U.S. market to see production starts recover to pre-2023 levels following the Hollywood labor disputes.
- **Soundstage supply has expanded rapidly, turning a structural weakness into a competitive advantage.** New York Tri-State's soundstage inventory has grown 43% since 2020 with most of this expansion being delivered in the form of modern, purpose-built facilities that allow the region to capture more stage-based, high-value productions.
- **The region's generous incentive programs keep expanding.** Between New York and New Jersey, over \$1.2 billion in annual film incentives are being offered in 2026 in addition to an uncapped program in Connecticut.
- **Talent depth remains an advantage, even as employment recovery lags.** Motion picture employment stands at 86% of pre-pandemic levels, with Manhattan and the Hudson Valley leading the rebound; New Jersey lags but is poised for improvement as new studios come online in the coming years.

Introduction

The Tri-State film industry has proven its resiliency in recent years with new soundstage inventory coming to market through the Covid-19 pandemic, the 2023 Hollywood labor disputes, and reductions in content production by domestic streaming services and studios. Content producers are now focusing on profitability over volume and the region's stages are less in demand than they were just a few years ago. Despite the pullback in filming activity, the New York Tri-State region has a competitive advantage through a strong resident talent population, generous tax incentives, and a rapidly expanding soundstage inventory.

New York's inimitable neighborhoods have long made the city a destination for on-location shoots, which remain a cornerstone of the city's production environment. A lack of best-in-class soundstage space, however, has limited the amount of production work done in the region. This issue is being addressed with dozens of new stages opening in the city and its suburbs, further strengthening New York's value as a destination for film and television projects. The rapid development of new soundstages in recent years alongside generous state incentives from New York and New Jersey have made the region one of the most competitive in the country for stage-based content production.

Challenges remain, however. Television and film employment has failed to recover to the level that existed prior to the 2023 labor disputes, streaming subscription growth has lost some momentum, and traditional networks and content studios are exploring mergers as a means of making their combined operations more efficient.

Despite the challenges, the future of film production in the region is bright. New York remains an iconic and desirable location for members of the film industry to live and work, and state-of-the-art studio complexes, many with dedicated content-producing occupiers, are slated to open in the coming years. While the film and television industry struggles to find its level in an era of change, New York's advantages shine on screen and off.

Incentives

Over 1.2 billion dollars in incentives offered between New York and New Jersey annually and an uncapped incentives program in Connecticut

Talent

Approximately 52,000 qualified motion picture professionals

Studios & Networks

Home to 70 film studios and hundreds of production-related businesses

Wide Range of Built Environments

Countless historic towns and villages, bustling urban neighborhoods, sprawling suburbs and beach towns

Geographical Diversity

Sandy beaches, riverbanks, rocky coves, mountains, marshes and forests within a short drive of NYC

Seasonal change

Four distinct seasons for outdoor shooting

Growing Capacity

Six new production campuses are actively under construction across the region

Global Migration to Streaming Platforms

Global audiences are migrating to streaming platforms. Streaming subscription numbers increased by 8% year-over-year in 2025, well below their pandemic-era heyday but up slightly from the prior two years.

Streaming networks' attempts to grow their numbers by creating tiers of offerings at different price points appear to be working. Subscribers can now opt for lower-cost subscriptions that feature ads or more premium offerings that allow multiple households and devices on a single account. Stratification and rising prices aside, streaming is taking its place as the world's preferred medium for content consumption.

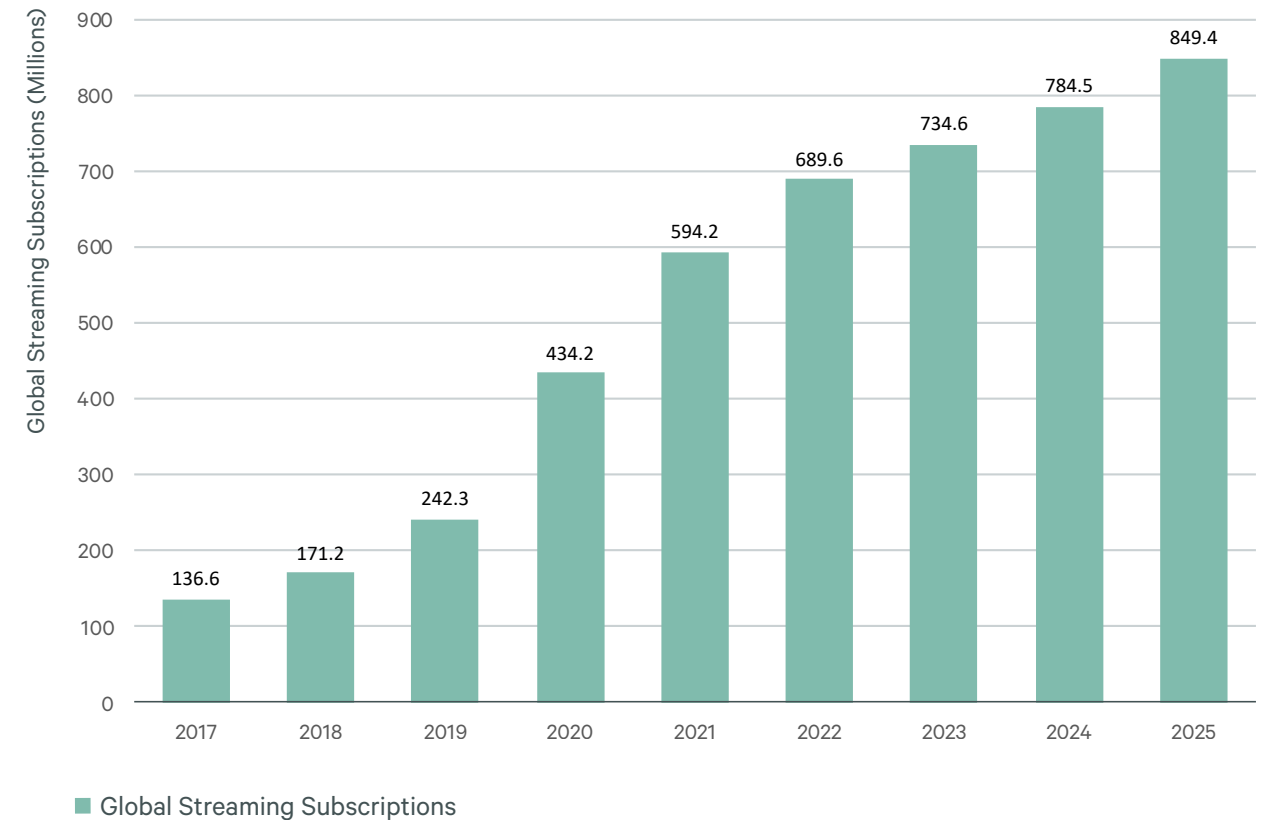
NBC's Peacock had some of the strongest growth in 2025 but more established platforms like Netflix and HBO also grew at or above the average rate. While belt-tightening at streaming platforms adversely affected content production, the upside was a record year of profitability for many of the industry's major players. With several top streamers out of the red, the outlook for new production investment is more positive than it has been in years.

The recent bidding war between Netflix and Paramount for Warner Bros. Discovery underscores the accelerating consolidation within film and television, driven by the race for scale and subscribers. Both firms have a major and

expanding presence in the Tri-State production landscape. Paramount announced an agreement to purchase Warner Bros. Discovery in February 2026 for \$110 billion but the high-stakes competition raised questions about whether future consolidation will ultimately affect the volume of film and TV production, including in major hubs such as New York.

Back on the big screen, challenges remain for American movie theaters; however, there are some early signs that the cinema is finding its post-pandemic footing. Box office grosses were flat year-over-year even as the number of releases dropped slightly, a potential overhang of the 2023 labor disputes. Overall, the number of new films being released each year continues to trend upward, though still well below pre-pandemic levels. Even as new films face uncertain reception at the box office, studios are investing in content for the silver screen.

FIGURE 1 | NUMBER OF GLOBAL STREAMING SUBSCRIPTIONS FOR TOP U.S. STREAMING SERVICES



Source: Cord Cutters News, Hollywood Reporter, MSN, Variety, Walt Disney Company, CBRE Research, Q1 2026.

New York’s Place in the World of Film

At the close of 2025, the year’s production volume in major North American markets remained at roughly 75% of the pre-strike level. While production continues to recover, with studio profits acting as a tailwind, the road to full recovery remains long and uneven. The New York area has been a leader in the post-strike recovery, with production 47% above pre-strike levels in Q4 2025 on a four-quarter rolling average basis. While the region’s soundstages may be less

busy than before, permits for outdoor location filming made a strong recovery in 2024 and stabilized in 2025.

The Tri-State was the only major North American production market to have a better year in 2025 than in 2023, with other markets seeing between 25% and 40% fewer production starts.

According to FilmLA, the official film office of Greater Los Angeles, 857 U.S.-produced, scripted projects were released in 2024, the most recent year for which data is available - down 13.4% from 2023. While production volume has been declining in recent years, this sharp contraction is partially the result of the labor disputes in 2023.

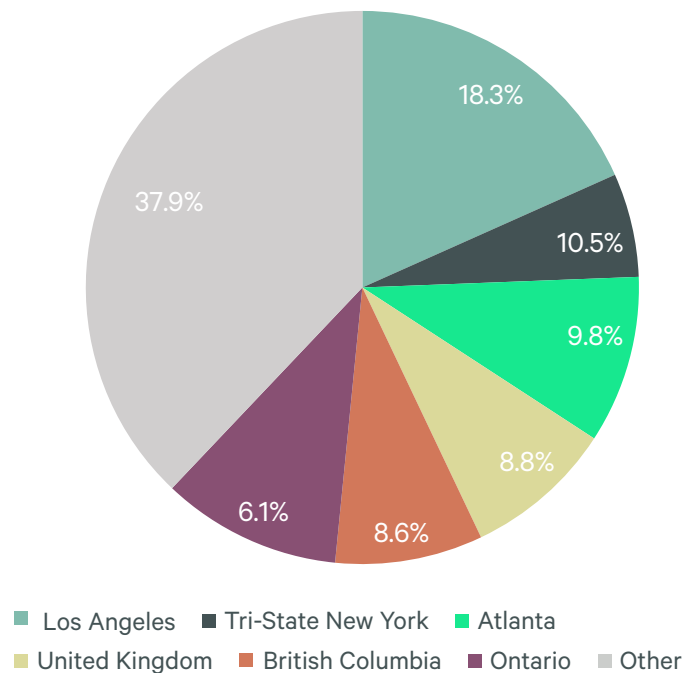
New York and New Jersey were the filming locations for 10.5% of projects that were distributed in 2024, down from 11.4% in 2023. The Tri-State area has maintained between 10.5% and 11.5% market share since FilmLA began tracking scripted production by market in 2021. During that time, Los Angeles’s share of production has fallen to 18.3% from 22.5%. The decline in California-based production has benefitted several North American markets; however during this time, the United Kingdom increased its share of production from 4.1% to 8.8%.

FIGURE 2 | PRODUCTION STATS ACROSS MAJOR FILM MARKETS

	Los Angeles	Tri-State New York	Atlanta	Ontario	British Columbia
Scripted Television Series Filming Locations (2024)	77	29	30	21	26
YoY Change	-27%	-48%	-14%	-5%	-4%
Scripted Streaming Series (2024)	37	8	20	14	13
YoY Change	-25%	-77%	-9%	-7%	0%
U.S. Scripted Cable Series (2024)	11	6	7	5	5
YoY Change	-58%	-57%	-22%	25%	150%
U.S. Scripted Broadcast Series (2024)	29	13	3	2	8
YoY Change	-3%	63%	-25%	-33%	-33%
Theatrical Release Movies (2024)	25	37	15	6	N/A
YoY Change	19%	9%	25%	50%	N/A
Original TV Movies (2024)	26	4	15	17	48
YoY Change	-35%	-50%	-32%	-15%	-28%
Streaming Movies (2024)	29	20	24	8	N/A
YoY Change	71%	33%	20%	100%	N/A
Square Feet of Existing Soundstages (2025)	7.6 MSF	3.5 MSF	3.5 MSF	2.2 MSF	2.1 MSF

Source: FilmLA, CBRE Research, Q1 2026.

FIGURE 03 | SHARE OF 2024’S SCRIPTED TELEVISION AND FILM CONTENT BY PRODUCTION MARKET



Source: FilmLA, CBRE Research, Q1 2026.

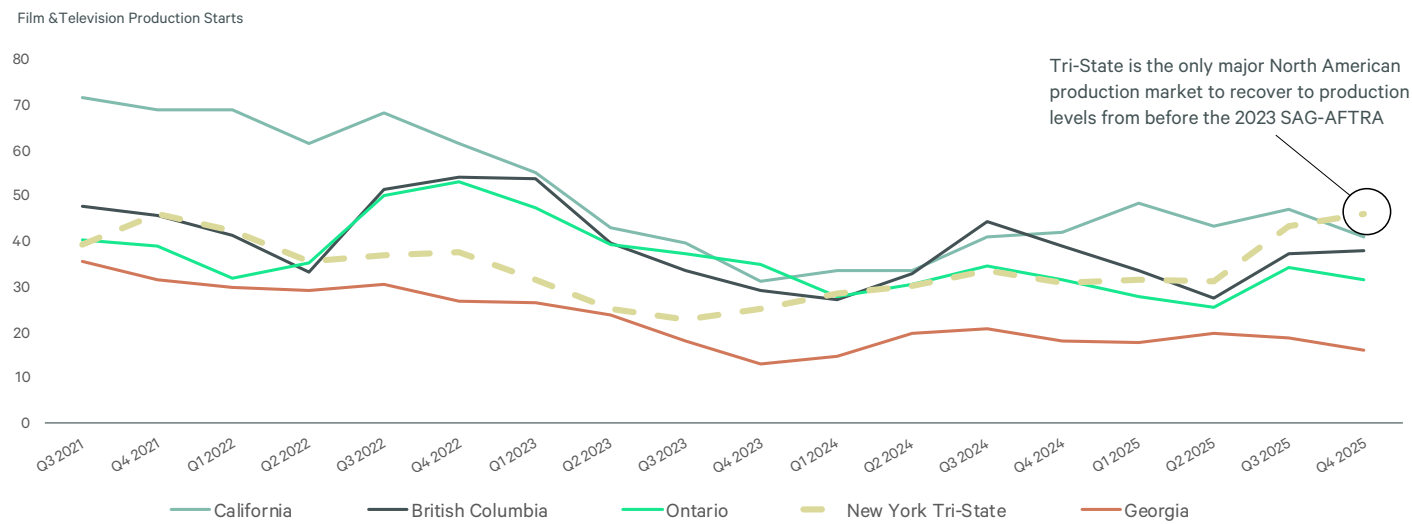
The Tri-State’s top production categories in 2024 were theatrical release movies with 37 films shot in the region (+9% YoY), followed by 20 streaming movies (+33% YoY), and 13 scripted broadcast series (+63% YoY). The diversity of projects across distribution platforms created in New York speaks to the region’s strengths as a desirable market for producing content for both the large and small screens.

The region’s growing number of studios with streaming platform affiliations, including Apple TV+ at Kaufman Studios, Lionsgate at Great Point Studios in Yonkers, and a future Netflix studio in New Jersey, suggest that New York soundstages will benefit from the shift to streaming platforms. While Tri-State’s production of scripted cable and streaming series decreased sharply in 2024, these numbers are expected to improve thanks to an increase in production spaces with dedicated studio partnerships and tenants.

Tri-State Soundstages Compete in a Tumultuous Market

Every production market in North America was affected by the labor turmoil that shut down film and television projects across the country in 2023 and left cavernous film studios sitting empty. Film crews started to recede from soundstages at the end of 2022, just months ahead of contract negotiations with the Writers Guild of America. Filming and associated spending plummeted in Q3 2023 as these negotiations broke down followed by a strike by the Screen Actors Guild.

FIGURE 4 | FILM AND TELEVISION PRODUCTION STARTS BY QUARTER BY TOP NORTH AMERICAN PRODUCTION MARKETS

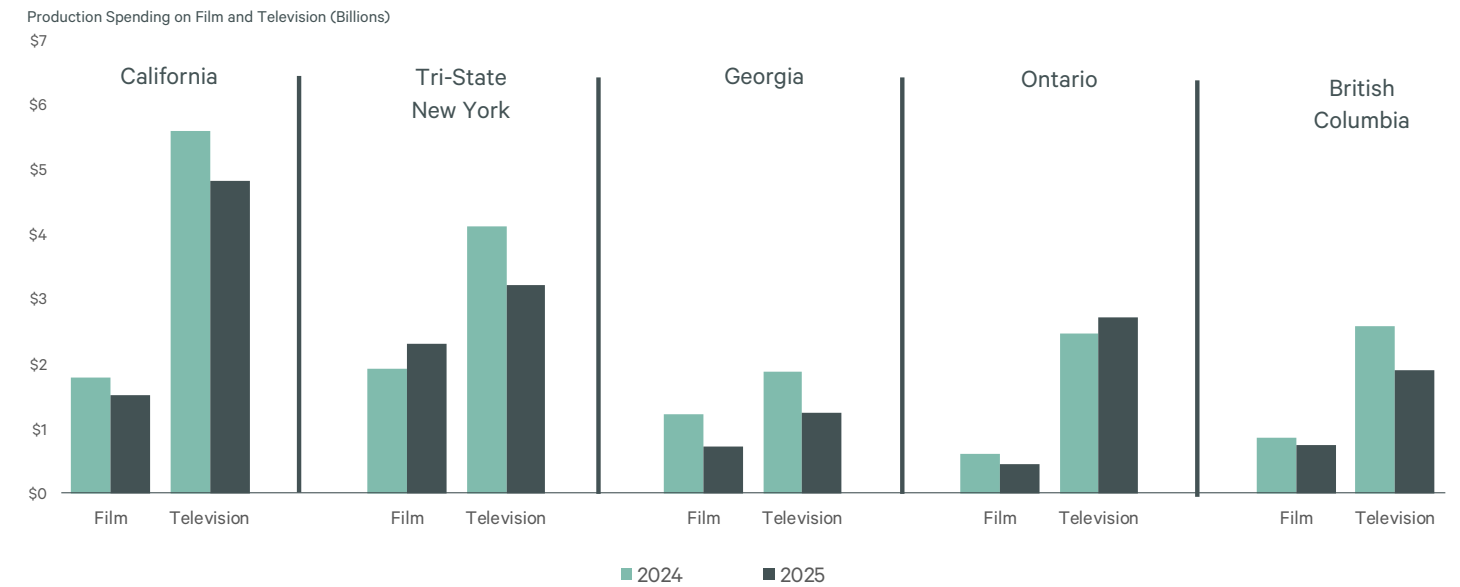


Source: ProdPro, CBRE Research, Q1 2026.

Spending on film and television projects remained subdued in 2025 as studios reduced their budgets even as project counts increased modestly. Across North America's top markets, spending fell by 15%. Production spending fell sharply across all markets for television and film projects with two notable exceptions: a 10% increase in television production spend in Ontario and a 21% increase in Tri-State film project spending.

The future of film and television production volumes and attendant spending remains murky but Tri-State's growing share of project starts among major markets and improved spending on major motion pictures suggest that the region's role could be improving. The region may have to compete in the future for a larger slice of a smaller pie, but a new crop of studios with dedicated content-producing occupiers, an improving inventory of leasable stages, and a deep pool of resident talent suggests that Tri-State is better positioned for recovery than some competitor markets.

FIGURE 5 | FILM AND TELEVISION SPENDING BY MAJOR PRODUCTION MARKET, 2024 AND 2025



Source: ProdPro, CBRE Research, Q1 2026.

NYC: A Global Media Capital

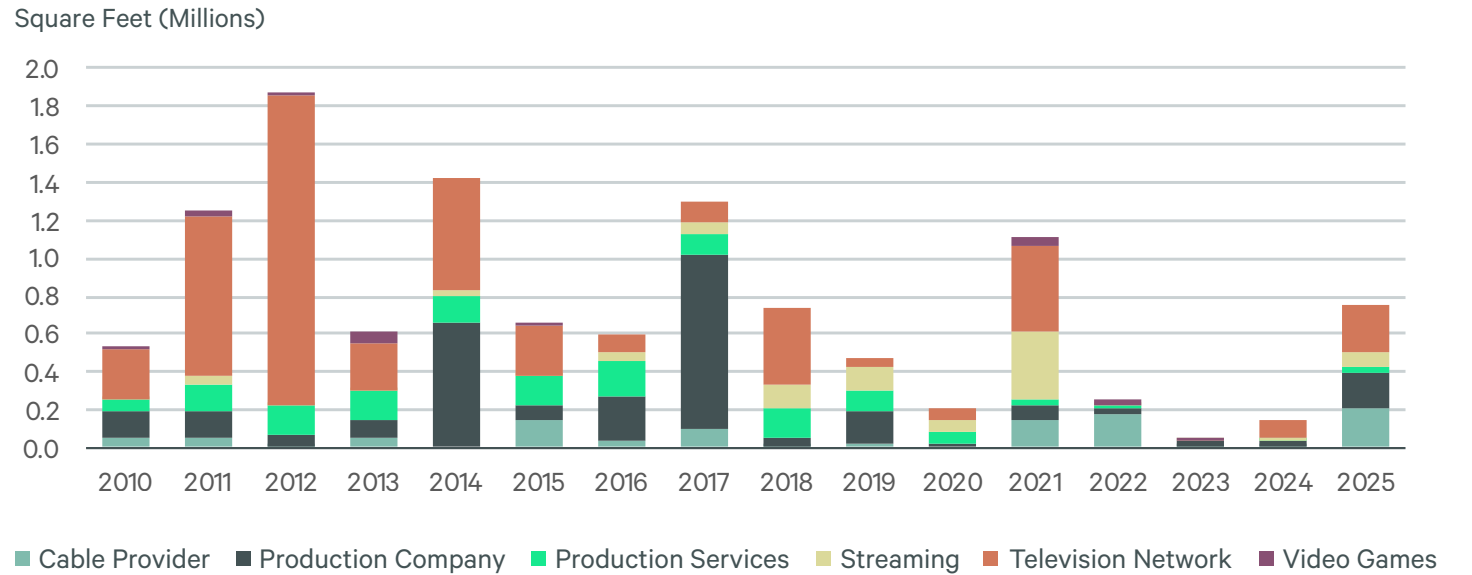
While soundstage-related movie making took a long hiatus from the region through much of the 20th century, New York City is home to dozens of institutional players in broadcast media, including major production houses, cable companies, and international news organizations. These firms have dominated the small screen since television sets became a fixture in households, businesses, and public spaces the world over. The city’s television networks and telecom companies produce and distribute sitcoms and dramas, news segments, evening variety shows, sporting events, and all other staples of traditional broadcast entertainment. These titans of entertainment have traditionally supported dozens of smaller and medium-sized firms involved in production and post-production.

Television networks, streaming services, and communications companies are the bedrock of Manhattan’s film and television office occupier landscape and leasing by film and television-related firms hit 755,000 sq. ft. in 2025, the best year since 2021. This past year also saw significant leasing recovery by production and post-production firms. These firms, with relatively small space requirements, are responsible for generating and editing the content that is funded by major networks and often filmed on the streets and soundstages of the Tri-State region. In 2025, production firms signed nearly 200,000 sq. ft. of leases, the highest volume of space taken since 2017.

While film shoots, especially the ubiquitous on-location type that fill the streets of NYC, are the most visible expression of the region’s film industry, most pre- and post-production work is done in the confines of an office. This includes script writing, pitch meetings, securing financing, and creating a production schedule at the front end, and editing and adding audio and visual effects at the back end. The growth of new soundstage inventory around the region complements the media infrastructure already in place.

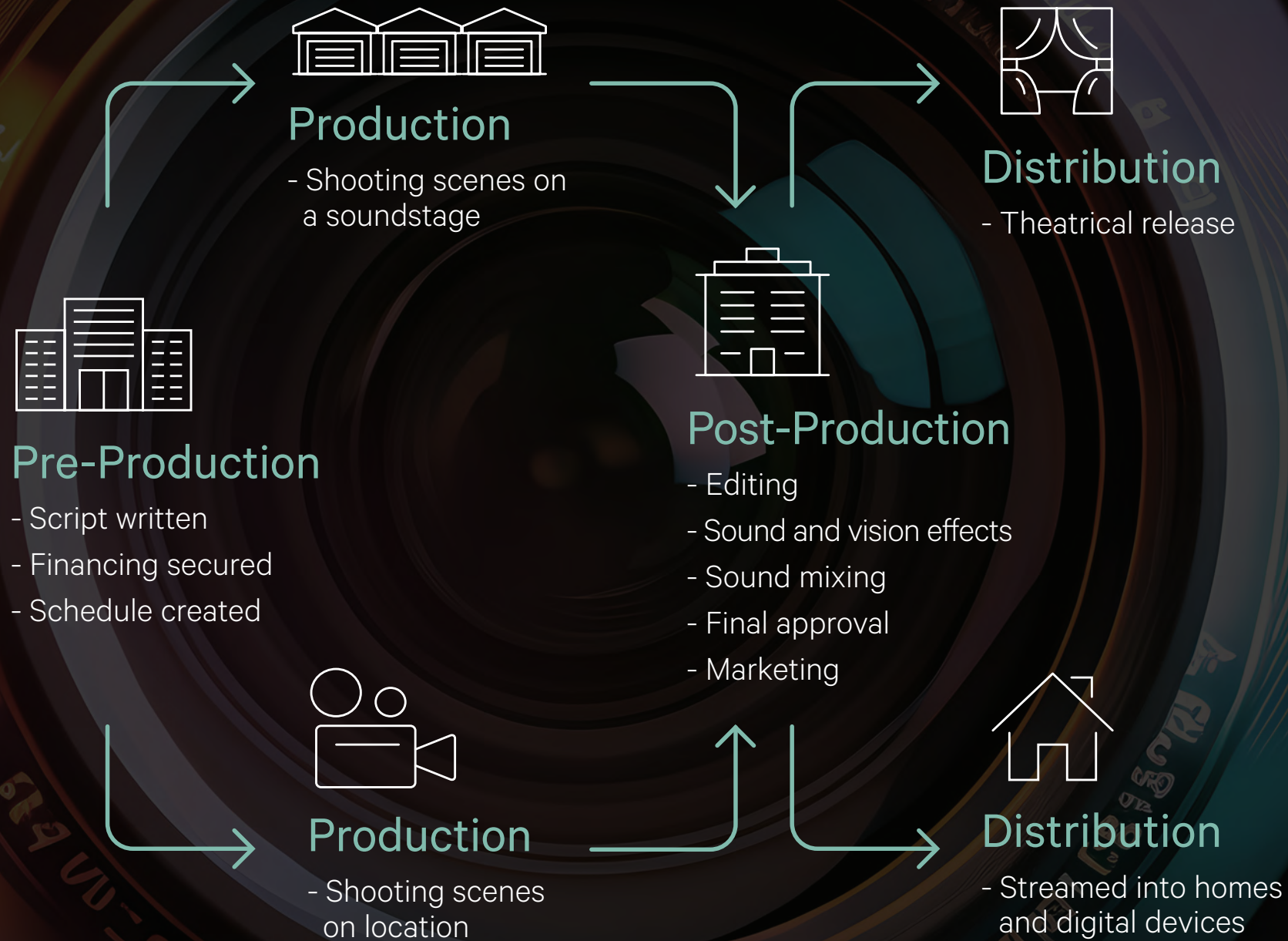
While network consolidation and tight margins are likely to have a deflating effect on average lease sizes, New York is maintaining its position as the nation’s leading broadcast media market, evidenced by News Corp’s 20-year-lease renewal on Avenue of the Americas, the migration of CNN’s studios to Hudson Yards, and the completion of Disney’s new Hudson Square headquarters. An expanding office presence by streaming platforms, independent production companies, and a new generation of soundstages are positioning New York’s media landscape for the next generation of production.

FIGURE 6 | MANHATTAN OFFICE LEASING BY FILM AND TELEVISION RELATED ENTERPRISES, 2010-2025



Source: CBRE Research, Q1 2026.

The Real Estate Life Cycle Of A Film



Source: CBRE Research, Q1 2026.

An Abundance of Talent

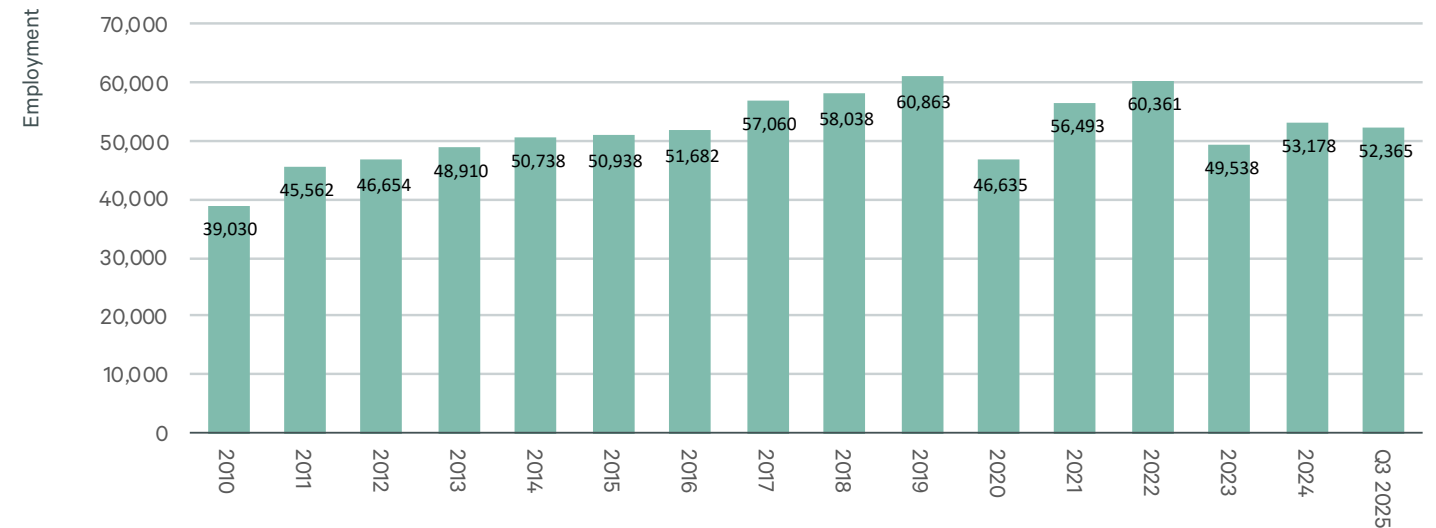
Media and entertainment employment in the New York area flourished through the 2010s, propelled by the city’s ascendent motion picture industry. Warehouses were hastily converted to soundstages and established studios expanded their inventory of purpose-built stages. These buildings were filled with a growing labor pool of stagehands, audio-visual effects specialists, and production assistants.

The onset of the pandemic brought on a sharp reversal of this growth and motion picture employment in Tri-State fell by 23% in 2020. The employment recovery was dealt a secondary blow in 2023 during the Hollywood strikes. Motion picture employment stands at 86% of its 2019 level as of Q3 2025 but is improving.

Manhattan, which is the professional home of 78% of the region’s motion picture employment, has recovered 87% of its motion picture employment while the Hudson Valley has recovered to 109% of its pre-pandemic levels as more stages are established around Yonkers in Westchester. Employment in New Jersey lags the regional recovery at 66% of the pre-pandemic level, but investments in large new studio complexes are expected to accelerate the state’s recovery in the coming years.

Employment is expected to continue to recover through 2026, especially in the outer boroughs and suburbs where much of the region’s new soundstage inventory is concentrated.

FIGURE 7 | MOTION PICTURE EMPLOYMENT IN NEW YORK TRI-STATE



Source: Bureau of Labor Statistics QCEW, CBRE Research Q1 2026.



Tri-State Incentives

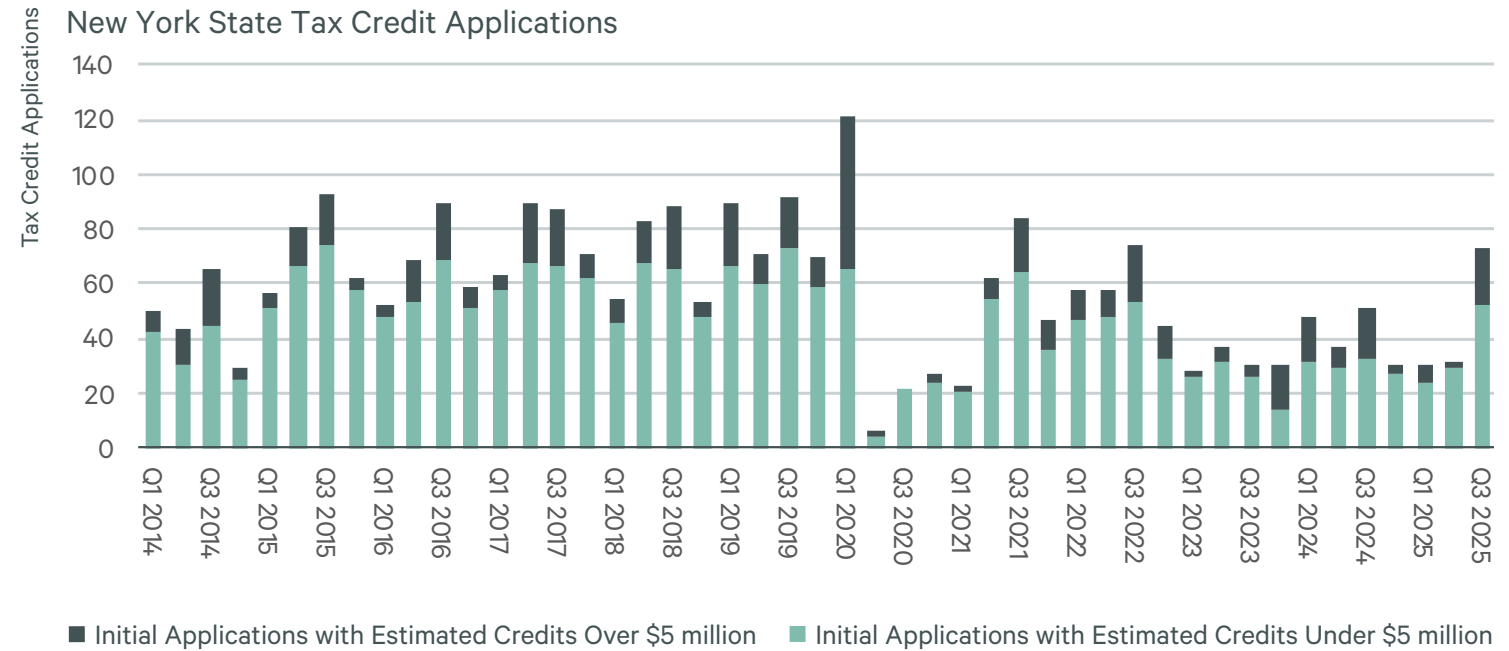
New York introduced its tax incentive program in 2004 to the tune of \$25 million and has since raised the annual cap to \$800 million, as a growing number of productions flocked to the state, local studios expanded, and new operators entered the market.

The New York State Film Production Tax Credit is currently funded through 2036 with an annual funding level of \$800 million, which includes \$100 million specifically for independent productions. This increase in New York State’s tax incentive package should allow a significantly larger number of productions to receive credits, attracting more filmmakers to New York soundstages. In 2024, 166 productions submitted applications for tax credits, including 45 for productions with budgets exceeding \$5 million. This was a 33% increase from the year prior. For the first three quarters of 2025, 135 films applied for tax credits.

New Jersey relaunched their own tax credit program in 2018 after suspending it in 2010. New Jersey’s film tax credit program has since been extended through 2049 with a total annual cap of \$430 million in credits with a focus on attracting production studios with dedicated occupancy to the state. The Studio Partners designation has helped the Garden State land investments and commitments from Lionsgate, Netflix, and Paramount.

Looking to expand its own film industry, Connecticut offers the only uncapped tax credit in the Tri-State region. The Digital Media and Motion Picture Tax Credit is a tiered, transferable incentive with a minimum in-state spend of \$100,000.

FIGURE 8 | NEW YORK STATE TAX CREDIT APPLICATIONS



Source: Empire State Development Corporation, CBRE Research Q1 2026.

North American Film Incentives

NEW YORK

2026 Amount: \$800 million

The **New York State Film Tax Credit Program** provides a fully refundable credit of 30% for qualifying film production and post-production costs with an additional 10% credit available for productions incurred north of Westchester and Rockland Counties.

Production: \$655 million annually through 2036 Qualifying costs include below-the-line items such as set construction, crew, camera and grip equipment, props and post-production costs such as film editing, sound design and effects, and visual effects.

An additional \$100 million is allocated to support qualified independent film production companies.

Post-Production: \$45 million annually through 2036. Post-production credits are available for projects that were predominantly filmed out-of-state and contract their post-production work to businesses in New York State.

NEW JERSEY

2026 Amount: \$430 million

The **New Jersey Film Tax Credit Program** provides a transferable tax credit of 35% for qualifying film production expenses incurred for compensation, goods, and services used outside of the 30-mile Columbus Circle radius. The credit is reduced to 30% for expenses incurred inside of the radius. Productions that submit a hiring bonus plan and achieve their stated goal will qualify for a bonus of 4%. The program is available to three types of applicants:

Legacy Program for Individual Productions: \$100 million annually through 2049. Individual productions are bound by the terms above.

Studio Partners: \$150 million annually through 2049. Transferable tax credit of 40%, with potential for up to 5% in bonuses. A studio partner is a production company that has site control of a production facility that is at least 250,000 square feet for at least 10 years.

Film-Lease Partners: \$150 million annually through 2049. Transferable tax credit of 40%, with potential for up to 5% in bonuses. A film lease production company is a production company that leases space from a Film Lease Partner Facility, shoots at least 50% of the principal photography days in New Jersey and either a) spends 33% of the qualified spend at the Film Lease Partner Facility or b) at least 50% of the shoot days for the project are shot at the Film Lease Partner Facility. A Film Lease Partner Facility is an entity with site control of a production facility that is at least 250,000 square feet for at least five years.

Digital Media Tax Credit: An additional \$30 million is available for digital media and post-production expenses.



CONNECTICUT

2026 Amount: Uncapped

The **Connecticut Film Production Tax Credit** provides a transferable tax credit of up to 30% depending on the cost of qualifying expenditures incurred in the state with productions of more than \$1 million qualifying for the full 30%.

GEORGIA

2026 Amount: Uncapped

The **Georgia Film Tax Incentive** provides a transferable tax credit of 20%, rising to 30%, for productions that take advantage of the Georgia Entertainment Promotion (GEP) which is earned by including an embedded Georgia logo on approved projects.

NEW MEXICO

2026 Amount: \$130 million

The **New Mexico Film Production Tax Credit Act** provides for a non-transferable and refundable tax credit of 25%. Several credit increases are available in increments of 5%, up to a maximum credit allowance of 40%. New Mexico's cap will be raised by \$10 million per year until reaching a total of \$160 million in 2028.

TEXAS

2026 Amount: \$300 million per biennium

The **Texas Moving Image Industry Incentive Program** is a cash grant program offering cash rebates that can add up to 31% of eligible in-state spending with additional grant awards. To qualify, 35% of paid cast and crew must be Texas residents and 60% of production days must be in the State of Texas.

CALIFORNIA

2026 Amount: \$750 million

The **California Film & Television Tax Credit Program 4.0** offers a refundable tax credit of 35% for qualified productions. An additional 5% uplift is available for projects that film outside of Los Angeles County.

BRITISH COLUMBIA

Film Incentive British Columbia provides a refundable basic tax credit of 35% with additional tax credit alternatives available for shoots done in distance locations, post-production and animation services, British Columbia-based script writing and other scenarios.

ONTARIO

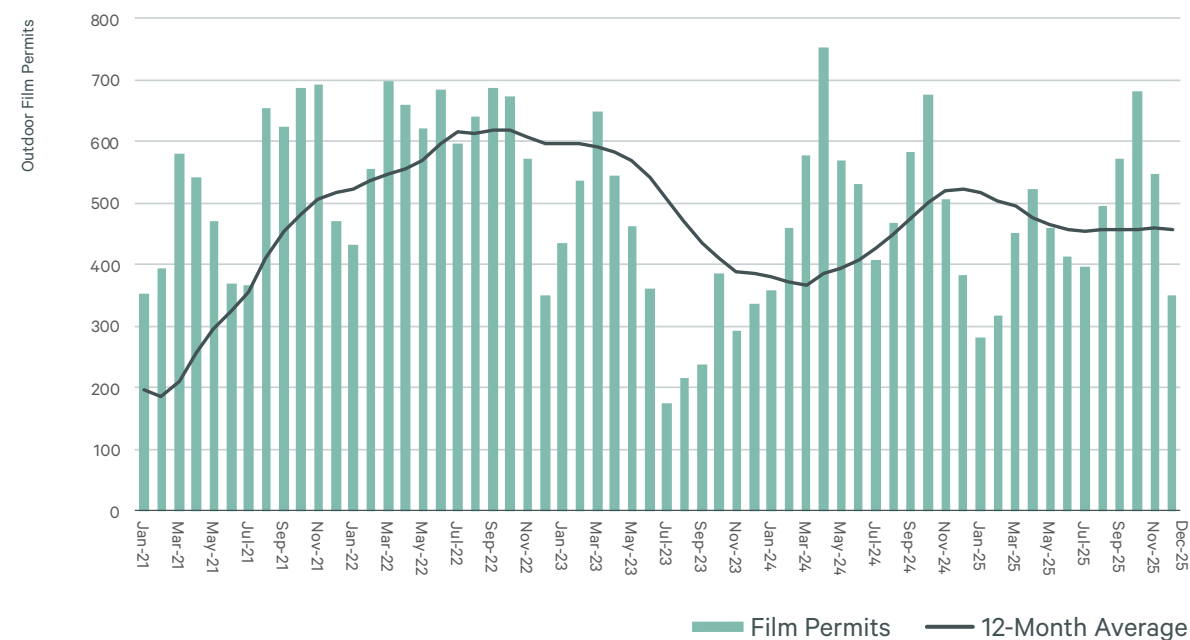
The **Ontario Film & Television Tax Credit** provides a refundable 35% tax credit on Ontario labor expenses to a qualifying production company with an enhanced rate of 40% available to production companies working on their first project for the first \$240,000 in qualifying labor expenditures. An additional 10% bonus is available for productions that are largely shot outside the Greater Toronto Area.

Film Permits Stabilize

On-location film shoots rebounded 35% year-over-year in 2024 as a backlog of projects returned to the city's streets. Film permit issuances fell by 13% year-over-year in 2025 as the production backlog that followed 2023's labor disputes eased.

After years of uneven permitting activity buffeted by the pandemic and labor stoppages, activity leveled out in 2025. Looking ahead, production activity is expected to remain stable or increase modestly as studios operate under more predictable labor and financial conditions.

FIGURE 9 | NEW YORK CITY FILM PERMIT ISSUANCES



Source: ProdPro, CBRE Research, Q1 2026.



Tri-State TV & Film Production by the Numbers

BROADCAST STUDIOS: LIVE FROM NEW YORK!

Even as new film-quality studio campuses plant flags across the region's outer boroughs and suburbs, dozens of smaller broadcast studios – averaging less than 4,000 square feet in size – continue to churn out news, variety, and talk show programs from major network offices in Manhattan. These smaller studios form the backbone of New York's global media presence, producing live segments daily from the heart of the city. Most famous of these spaces are the studios at 30 Rockefeller Center, home to NBC's Saturday Night Live and several other daily news and variety broadcasts. Fox News keeps their own studios nearby at 1211 Avenue of the Americas and CNN and ABC have both moved into new complexes in recent years.

PURPOSE-BUILT STUDIOS: A NEW STAGE OF DEVELOPMENT

As a growing number of big-budget film and television productions have been attracted to the Tri-State area, demand has grown for high-quality, modern production space with large floor areas and high ceilings. Much of the ground-up development is being constructed outside of New York's traditional soundstage belt that stretches from Queens to Brooklyn. Hudson Pacific and Blackstone's new Manhattan facility on the Hudson River, Netflix's emerging campus in Monmouth County, New Jersey, and Great Point Studios' new facilities in Yonkers and Newark are pushing the boundaries of New York City's purpose-built studio market.

ADAPTIVE REUSE: OLD BUILDINGS LEARN NEW TRICKS

New York's rich industrial legacy has left the region with a trove of expansive spaces with ample parking and relatively high ceilings, ideal for large productions. Silvercup Studios set the tone for these transformations when they opened in the former Silvercup Bakery in Long Island City in 1983. A former aircraft factory on Long Island is now home to two studios – Grumman and Gold Coast. Across the region, dozens of industrial properties of all shapes and sizes have been repurposed into production space for the TV and film industry. Some risk looms for these older properties as the region's supply of purpose-built stages steadily increases in an environment with reduced production activity.

FIGURE 10 | SOUNDSTAGE SCORECARD

	Purpose Built	Industrial	Office	Other	Total
Brooklyn	251,100 sq. ft.	906,000 sq. ft.	-	-	1,157,100 sq. ft.
Stage Count	17	109	-	-	126
Average Size	14,800 sq. ft.	8,300 sq. ft.	-	-	9,200 sq. ft.
Queens	450,900 sq. ft.	496,500 sq. ft.	14,700 sq. ft.	-	962,100 sq. ft.
Stage Count	28	45	6	-	79
Average Size	16,100 sq. ft.	11,000 sq. ft.	2,500 sq. ft.	-	12,200 sq. ft.
Long Island	92,700 sq. ft.	252,400 sq. ft.	-	-	345,100 sq. ft.
Stage Count	6	13	-	-	19
Average Size	15,400 sq. ft.	19,400 sq. ft.	-	-	18,200 sq. ft.
Manhattan	90,000 sq. ft.	30,600 sq. ft.	133,400 sq. ft.	73,500 sq. ft.	327,500 sq. ft.
Stage Count	6	8	45	12	71
Average Size	15,000 sq. ft.	3,800 sq. ft.	3,000 sq. ft.	6,100 sq. ft.	4,600 sq. ft.
Hudson Valley	135,700 sq. ft.	131,300 sq. ft.	-	-	267,000 sq. ft.
Stage Count	9	11	-	-	20
Average Size	15,100 sq. ft.	11,900 sq. ft.	-	-	13,400 sq. ft.
New Jersey	67,400 sq. ft.	128,100 sq. ft.	-	12,000 sq. ft.	207,500 sq. ft.
Stage Count	3	14	-	2	19
Average Size	22,500 sq. ft.	9,200 sq. ft.	-	6,000 sq. ft.	10,900 sq. ft.
The Bronx	81,300 sq. ft.	54,900 sq. ft.	-	-	136,200 sq. ft.
Stage Count	5	4	-	-	9
Average Size	16,300 sq. ft.	13,700 sq. ft.	-	-	15,100 sq. ft.
Staten Island	69,500 sq. ft.	27,000 sq. ft.	-	-	96,500 sq. ft.
Stage Count	4	2	-	-	6
Average Size	17,400 sq. ft.	13,500 sq. ft.	-	-	16,100 sq. ft.
Total	1,238,700 sq. ft.	2,026,800 sq. ft.	148,100 sq. ft.	85,500 sq. ft.	3,499,100 sq. ft.
Stage Count	78	206	51	14	349
Average Size	15,900 sq. ft.	9,800 sq. ft.	2,900 sq. ft.	6,100 sq. ft.	10,000 sq. ft.

Source: Data compiled from individual production studios and media reports, CBRE Research Q1 2026.

*Square footage is only representative of soundstage and shooting areas and does not include supporting infrastructure including offices, green rooms, control rooms, and other ancillary space.

The Geography of New York Tri-State's Film Industry

Forty-nine percent of production space belongs to Tri-State's five largest studio operators in 2026: Broadway Stages, Grumman Studios, Steiner Studios, Silvercup Studios, and the newly opened Wildflower Studios. This is down slightly from 2025 when the five largest studios accounted for over half of the region's inventory. Surging development of large Hollywood-style campuses has resulted in a more evenly distributed production landscape across the Tri-State region.

Despite the expansion, the focal point of the region's film production industry remains centered in the neighborhoods in Queens and Brooklyn, including Long Island City, Greenpoint and Bushwick. These neighborhoods along the industrialized Newtown Creek offer an abundance of large manufacturing spaces that are well-suited for conversion to soundstages. The stages in older buildings face increasingly stiff competition from a rising volume of purpose-built soundstages, including 50,000 sq. ft. of new stage space at the Borden Studios in Long Island City and Wildflower Studios on the edge of Astoria.

Approximately, 230,000 sq. ft. of soundstage inventory delivered in 2025 and Q1 2026, down from a record 390,000 sq. ft. of deliveries in 2024. Overall, New York's soundstage

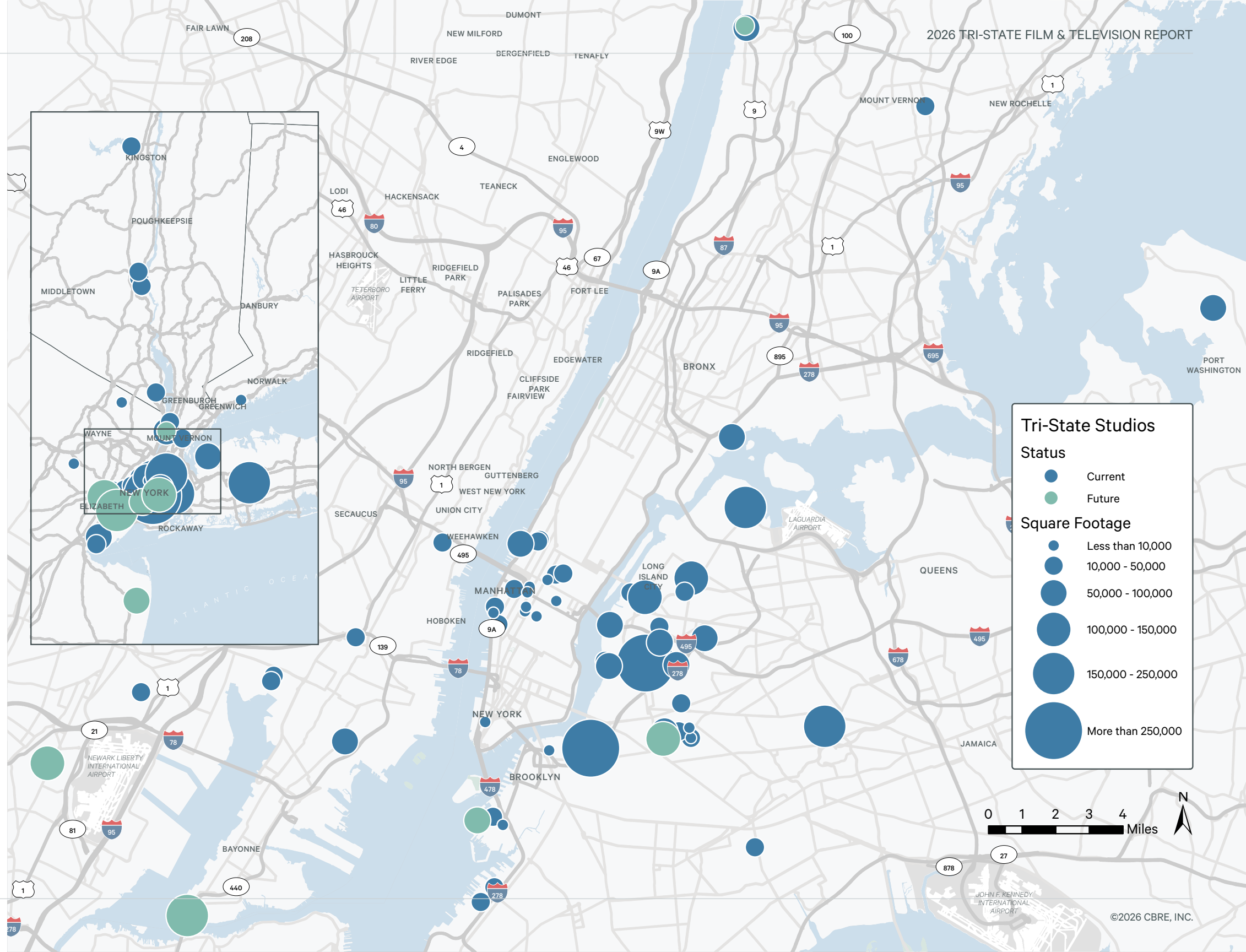
inventory has expanded by 43% since 2020, driven by studios large and small across New York City, Long Island, the Hudson Valley and New Jersey.

Looking ahead, more deliveries are expected with three of the four active studio construction projects underway in New Jersey. The Lionsgate Newark film studio and the first phase of Netflix's Fort Monmouth campus are expected to debut in 2027 with 1888 Studios targeting an opening date of 2028 in Bayonne.

Even as New Jersey builds out a new generation of large production facilities, New York City is expanding its inventory as well. Sunset Studios debuted in Manhattan in January 2026 and the city's Economic Development Corporation announced that Bungalow Projects will be developing two soundstage production sites for Echelon Studios, potentially adding hundreds of thousands of square feet of new production space in the city's core filmmaking market of Bushwick and in Red Hook, both in Brooklyn.



New York Tri-State Studio Map

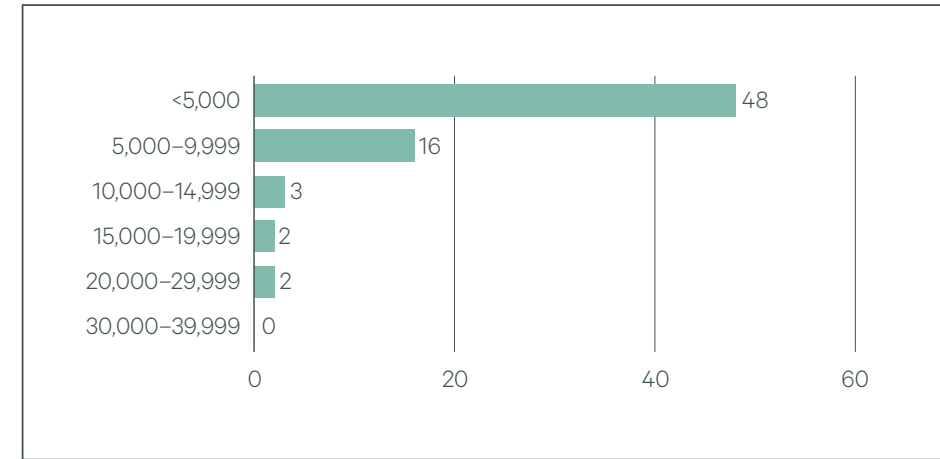


Soundstage Size Segments Across the New York Metro Area

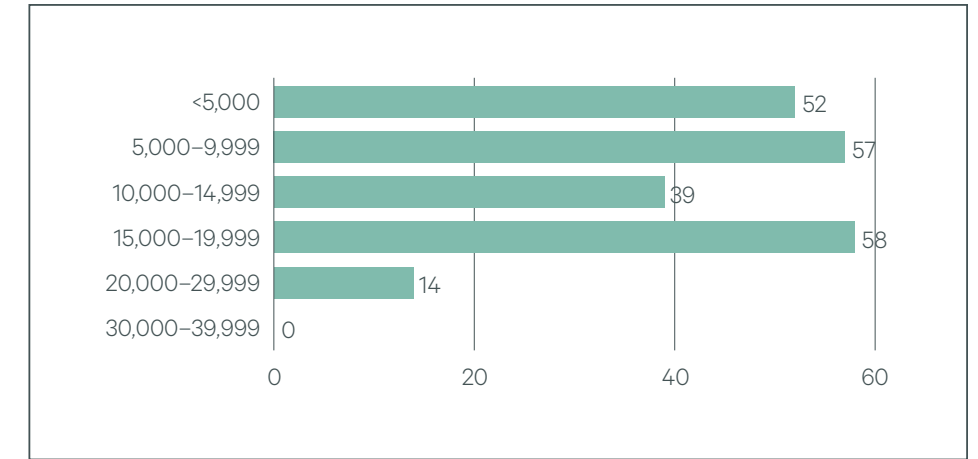


FIGURE 11 | SOUNDSTAGE BY SIZE SEGMENT

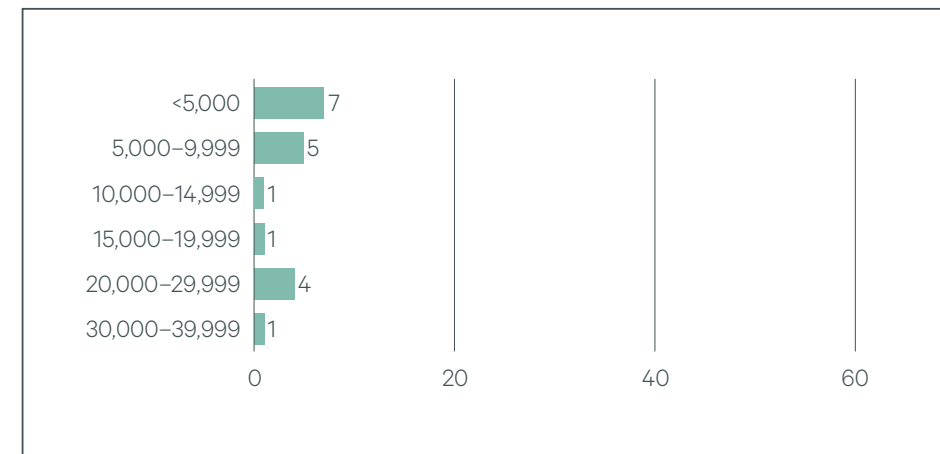
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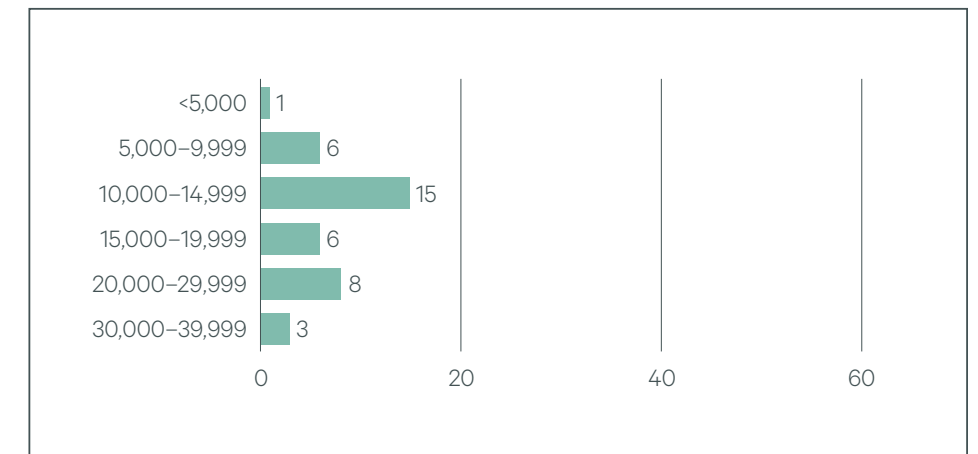
OUTER BOROUGHS



NEW JERSEY



NEW YORK SUBURBS



Source: CBRE Research, Q1 2026.

Emerging & Expanding Studio Clusters

New York City

Even as film studios proliferate in the suburbs, New York City remains the epicenter of film production, with 86% of Tri-State soundstage square footage located in the five boroughs. The region's fifth largest studio campus – Wildflower Studios – recently opened in Astoria, joining a roster of legacy campuses helmed by Kaufman Astoria and Silvercup. The former manufacturing zones that stretch along the Queens and Brooklyn borders are home to dozens of additional soundstages in warehouses that have been adaptively repurposed. This stretch of prime real estate remains the locus of film production in the entire region.

Manhattan, long a center of broadcast media, now offers one of the region's most desirable studio campuses with the debut of Sunset Pier 94 Studios on the Hudson River. Despite the embrace of movie making, Manhattan has not forgotten its broadcasting routes. The new Disney headquarters at Hudson Square houses a new broadcast center for ABC and most other major news broadcasters retain a robust Manhattan presence.

New York Suburbs

Film and television production has been pushing into New York's suburbs in the Hudson Valley and on Long Island as owners seek space to construct modern soundstages within the boundaries of New York State's generous incentives program. Great Point Studios debuted in Yonkers in 2022 and now owns nine modern soundstages across four buildings with two more to come. Lionsgate occupies many of the stages.

Long Island's first major film studio outside of the grounds of the former Grumman aircraft plant in Bethpage recently debuted in the North Shore village of Port Washington North in 2022. This purpose-built film studio with six modern soundstages adds 90,000 sq. ft. of stage space to Long Island.

New Jersey

New Jersey's generous film incentives program has rapidly made the state a major contender in the race to attract film and television productions. While a growing number of productions are flocking to the state, the industry's growth is constrained by a lack of large and modern sound stage inventory – a limitation that is being rectified. New Jersey's studio inventory is largely concentrated along the Hudson River in Jersey City but the large Hollywood-style movie studios to come will expand production to other parts of the shoreline and the state.

Great Point Studios in Newark is moving forward and will be Lionsgate's second Tri-State area home after their Yonkers campus. A campus for 1888 Studios in Bayonne will be the home of Paramount and a new Netflix campus on the site of the shuttered Fort Monmouth military installation will become one of the largest film studios on the east coast when all phases are fully built out. New Jersey's production space is expected to triple by 2028 as the first phases of these large campuses open.

Contacts

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