Market Overview

Manhattan Office | Year-End 2021

CBRE

CBRE Research

January 2022

Year-End 2021

NYC Recovery Indicators

Current Measures vs. Pre-Covid Levels

New York City Covid-19 Infections

Weekly New Infections

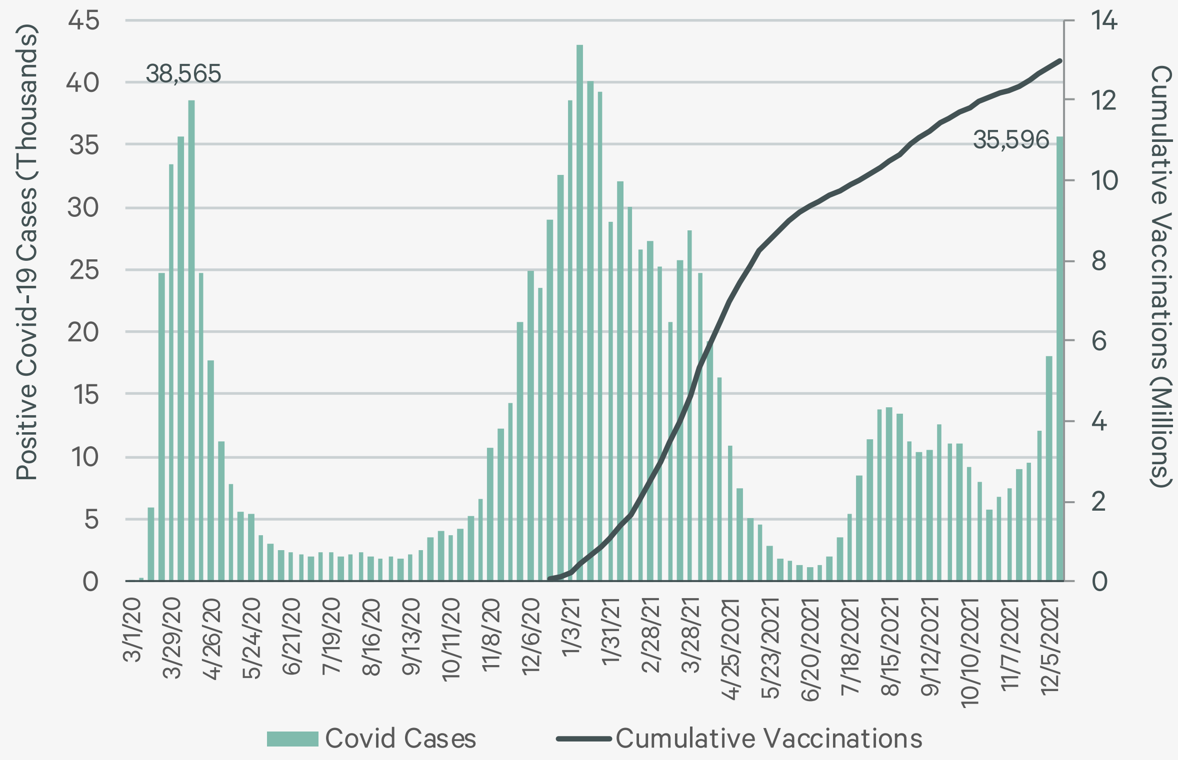
-8%

below New York City's first infection peak in April 2020

81%

of eligible NYC residents have received at lease one vaccine dose

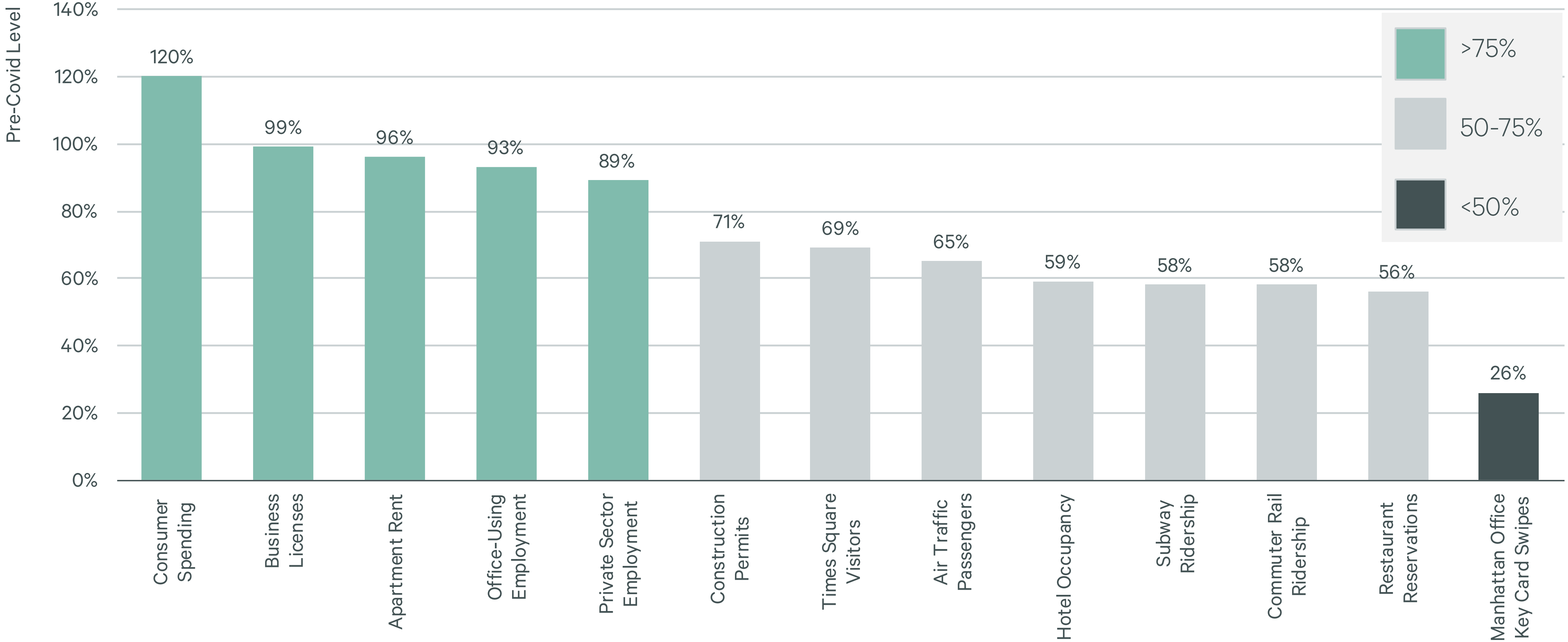
- NYC's Covid positivity rate surged in December as the Omicron variant swept through the city just as cold weather drove people indoors.
- The significant spike in positive cases due to the Omicron variant has resulted in renewed masking requirements and proof of vaccination and booster in order to dine indoors. However, neither city nor state governments are reestablishing lock-down regulations, and NYC public schools continued in-person learning through year-end.
- The winter is expected to be a challenging season for New York, disrupting the city's economic and cultural reopening, along with delaying dates for employees' return to the office.



Source: CBRE Research, The New York Times. Data as of December 18, 2021.

New York City Recovery Indicators

Current Measures vs. Pre-Covid Levels



Source: CBRE Research. Data as of December 22, 2021.

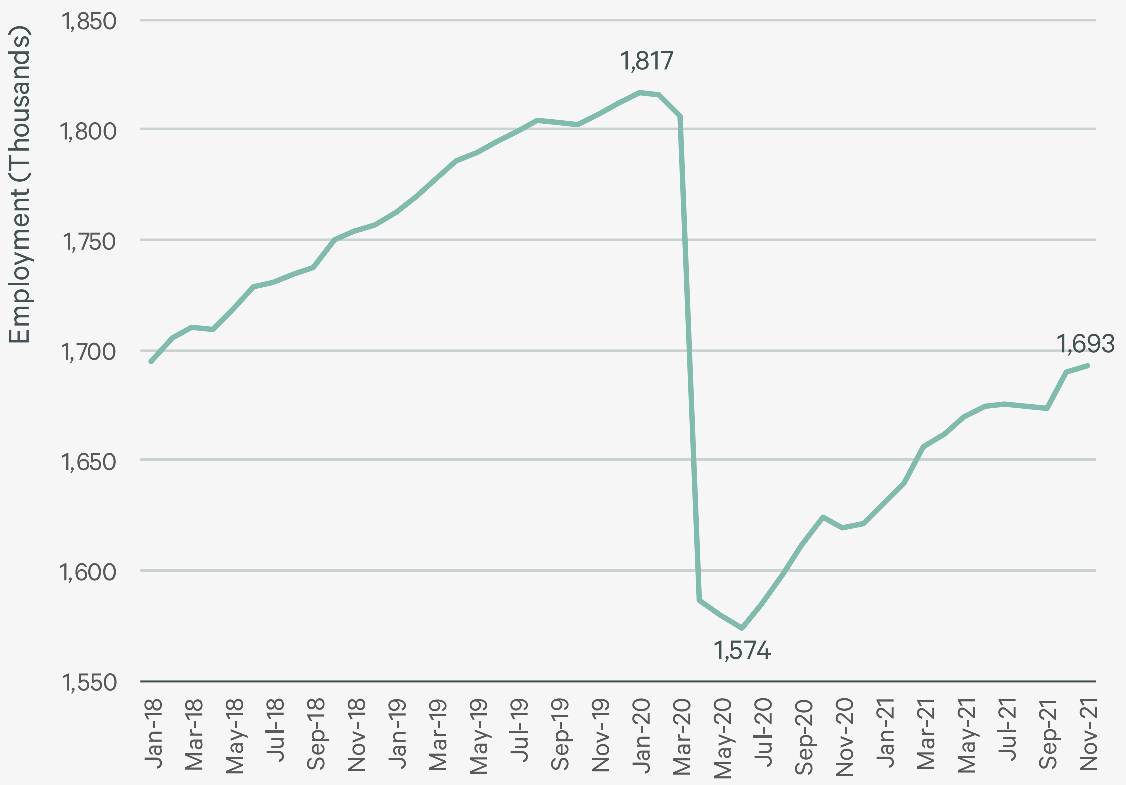
NYC Office-Using Employment Recovering

Seasonally-Adjusted Payroll Employment

93%

office-using employment compared to pre-Covid peak

- New York City's office-using employment (OUE) fell by 13% to a low of about 1.57 million in June 2020.
- OUE has seen a solid recovery since bottoming out, boosted by the advertising, media and telecom, business and professional services, and high-tech industry sectors.
- OUE saw its strongest month-over-month increase of the pandemic era in October 2021 and as of November 2021 was at 1.69 million jobs, 93% of its pre-pandemic peak and on par with late-2017 levels.



Source: CBRE Research, St. Louis FRED. Data as of December 1, 2021.

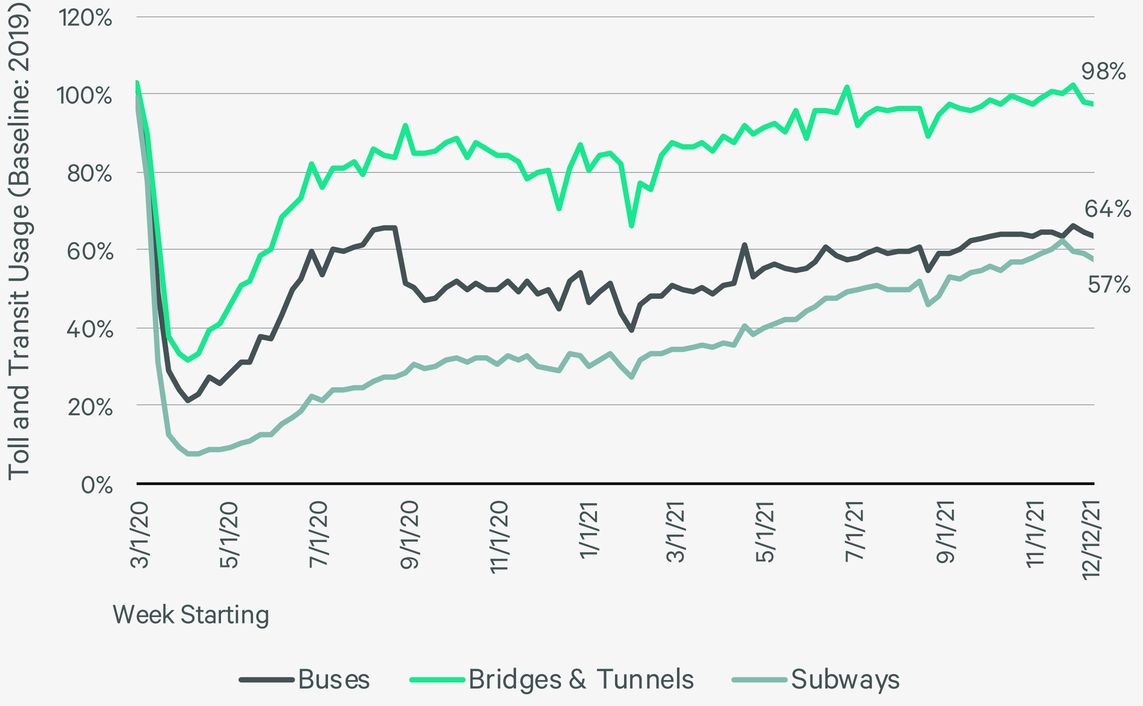
NYC Transit Ridership / Bridge & Tunnel Usage

Weekly Ridership/Usage, 2020-21 vs. 2019

58%

subway ridership compared to 2019

- MTA subway ridership recovery peaked at 61% in late November 2021 following several months of improvement after stalling at 30% of 2019 levels for much of 2020.
- The spread of the Omicron variant has reversed these gains in recent weeks as events are cancelled and riders once again avoided public transit.
- It is too early to tell how severely Omicron will impact office reoccupancy plans, tourism, and the city's social calendar. Ridership gains will likely stall or decline through the winter or until Covid-19 infections peak and fall off.



Source: CBRE Research, MTA. Data as of December 18, 2021.

Year-End 2021

2021 Recap & Historical Statistics

Manhattan Office Market

Manhattan State of the Office Market | 2021 Recap

Overview

Manhattan's office market rebound began in earnest in 2021 but is still in its early days of recovery. The bounce back reflects improvement in office tenant requirements and new leasing volumes, strong momentum in the rebound of the U.S. economy, increasing levels of NYC office-using employment, and success in vaccination levels in the Tri-State region. While headwinds remain – most notably in the form recurring Covid-19 variants delaying official return-to-office plans and elevated office availability – there is reason for optimism as demand drivers showed significant improvement throughout the year, and the local and U.S. economies are learning how to function amid the various waves of the pandemic.

Leasing & Demand

Manhattan's leasing activity (new leases and expansions) improved during each quarter of 2021, capping off the year with a return to pre-pandemic levels in Q4 and well ahead of the five-year quarterly average. This pushed annual leasing activity to 20.42 million sq. ft., 63% ahead of full-year 2020 but the second-lowest annual total since 2012. Renewal activity as a share of total velocity (new leases, expansions and renewals) fell from 37% in 2020 to 24% in 2021. Moreover, the nature of the renewals that did in occur in 2021 shifted from short-term, "band-aid" deals to longer commitments as occupiers sought to take advantage of the market's tenant-favorable conditions.

The square footage of tenant requirements for new space, a precursor for leasing, has rebounded mightily. Large requirements (50,000+ sq. ft.) closed 2021 at 97% of the pre-pandemic level. Meanwhile, tenant requirements of 10,000 sq. ft. or larger have returned to the 2018-2019 baseline level.

Net Absorption & Availability

Positive movement in demand metrics and a slowing of space additions during the second half of 2021 helped stabilize total available space, but the supply profile remains a challenge to the market. Absorption totaled negative 15.7 million sq. ft. in 2021, following negative 17.7 million sq. ft. in 2020. The availability rate closed the year at 18.7%, down from its October 2021 pandemic high point but well above the 11% range it resided in just prior to the pandemic.

The total amount of sublease space has now declined for seven consecutive months. This came as a reduction of the volume of sublease additions during the second half of 2021 dovetailed with a surge in the leasing of sublease space, as well as tenants' withdrawal of previously listed subleases. Of those tenants that withdrew space, the majority cited plans to reoccupy.

Rents & Concessions

Asking rents fell a modest 1% year-over-year in 2021 but remain down 6% since the start of the pandemic. Taking rents averaged about 87% of asking rent as of year-end 2021, up from its 83% pandemic trough. Both tenant improvement allowances and free rent have remained at record levels, indicating a great opportunity for tenants. As a result, NER dropped 15% from one year ago and is down 28% since the onset of the pandemic.

Other Market Factors

The market is still very nuanced, and the uneven recovery that is underway is expected to continue. The flight-to-quality trend, which existed before the pandemic, has gained momentum in 2021, with better-quality buildings garnering a disproportionally large share of leasing activity. Better buildings – including new construction, highly renovated buildings or others with robust building infrastructure, desirable location, an abundance of light and air, and amenities – have secured 75% of larger leases in 2021 despite representing only 40% of the square footage of buildings in the market (24% by number of buildings).

Source: CBRE Research. Data as of January 1, 2022.

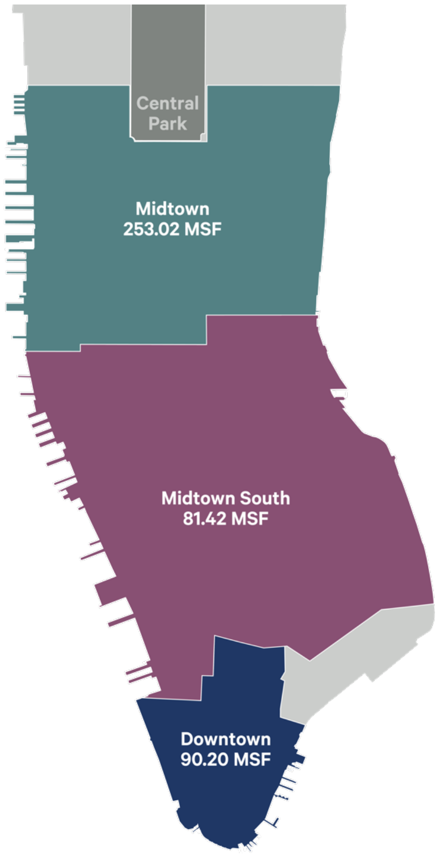
Historical Statistics

High / Low	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Leasing Activity (MSF)	22.3	24.9	29.9	28.1	22.9	28.4	32.4	31.6	12.6	20.4
Renewals (MSF)*	11.9	11.3	9.2	5.2	8.5	8.3	6.1	8.0	7.4	6.3
Total Velocity (MSF)**	34.2	36.2	39.1	33.3	31.4	36.7	38.5	39.6	20.0	26.7
Absorption (MSF)	(5.9)	0.2	5.4	(0.8)	(3.9)	(0.5)	1.7	(2.1)	(17.7)	(15.7)
Occupancy (MSF)	342.9	344.0	353.8	356.6	347.5	352.7	363.4	368.1	350.4	345.1
Availability Rate	11.9%	11.8%	10.3%	10.4%	11.5%	11.5%	10.8%	11.2%	15.4%	18.7%
Average Asking Rent (PSF)	$58.84	$63.22	$67.05	$71.85	$72.76	$72.91	$73.36	$80.43	$77.25	$76.45

* Revisions were made to renewal data for Midtown and Midtown South, which affected leasing velocity and renewals in select years prior to 2015 | **Velocity is equal to Leasing Activity plus Renewals

Source: CBRE Research. Data as of January 1, 2022.

Historical Statistics by Market



Market	Metric	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Midtown	Leasing Activity (MSF)	12.8	15.0	16.8	17.8	15.1	18.0	20.2	17.3	8.8	12.9
Midtown	Renewals (MSF)*	8.3	6.5	5.6	4.2	6.3	6.0	4.3	4.5	4.8	4.3
Midtown	Total Velocity (MSF)**	21.1	21.5	22.4	22.0	21.4	24.0	24.5	21.8	13.6	17.2
Midtown	Absorption (MSF)	(2.4)	0.7	2.8	(0.7)	(2.2)	1.2	1.3	(2.7)	(10.1)	(6.7)
Midtown	Occupancy (MSF)	206.4	207.5	209.3	210.5	206.4	209.4	217.9	218.8	207.3	208.5
Midtown	Availability Rate	12.0%	11.7%	10.5%	10.8%	11.8%	11.2%	10.3%	11.3%	15.4%	17.6%
Midtown	Average Asking Rent (PSF)	$67.80	$72.85	$74.92	$79.91	$80.18	$79.19	$78.43	$86.35	$82.10	$83.45
Midtown South	Leasing Activity (MSF)	5.0	4.2	6.2	5.7	4.4	5.0	6.7	7.0	1.5	4.8
Midtown South	Renewals (MSF)*	1.1	3.5	2.2	0.5	0.5	0.8	0.7	1.1	0.8	0.5
Midtown South	Total Velocity (MSF)**	6.1	7.7	8.4	6.2	4.9	5.8	7.4	8.1	2.3	5.3
Midtown South	Absorption (MSF)	(0.2)	(1.2)	1.1	0.8	(1.6)	(0.4)	0.1	(0.2)	(4.8)	(2.3)
Midtown South	Occupancy (MSF)	65.4	64.7	66.8	68.4	65.7	66.8	68.5	70.2	66.6	66.7
Midtown South	Availability Rate	8.6%	10.2%	8.6%	7.4%	9.7%	10.0%	9.7%	9.8%	15.7%	18.1%
Midtown South	Average Asking Rent (PSF)	$55.14	$64.58	$66.38	$70.55	$68.36	$72.85	$81.69	$84.67	$79.91	$78.56
Downtown	Leasing Activity (MSF)	4.5	5.7	6.8	4.6	3.4	5.5	5.5	7.3	2.3	2.8
Downtown	Renewals (MSF)*	2.5	1.2	1.4	0.6	1.7	1.5	1.1	2.4	1.9	1.5
Downtown	Total Velocity (MSF)**	7.0	6.9	8.2	5.2	5.1	7.0	6.6	9.7	4.2	4.3
Downtown	Absorption (MSF)	(3.2)	0.6	1.6	(0.9)	(0.1)	(1.4)	0.3	0.8	(2.8)	(6.7)
Downtown	Occupancy (MSF)	71.2	71.8	77.6	77.7	75.3	76.5	77.0	79.1	76.5	70.0
Downtown	Availability Rate	14.2%	13.5%	11.0%	11.9%	12.3%	13.5%	13.2%	12.1%	15.1%	22.5%
Downtown	Average Asking Rent (PSF)	$46.85	$46.47	$51.97	$56.57	$58.26	$61.85	$60.23	$63.10	$61.28	$59.62

High Low

* Revisions were made to renewal data for Midtown and Midtown South, which affected leasing velocity and renewals in select years prior to 2015

**Velocity is equal to Leasing Activity plus Renewals

Source: CBRE Research. Data as of January 1, 2022.

Year-End 2021

Tenant Demand Trends

Manhattan Office Market

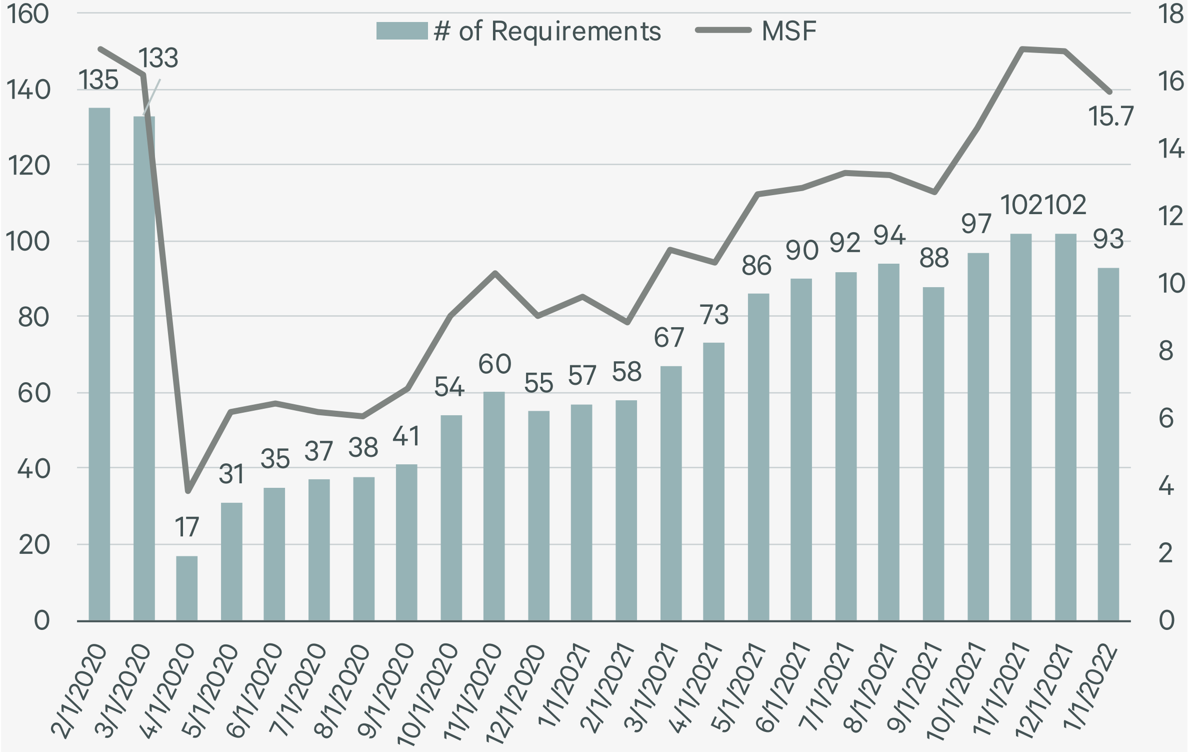
Manhattan Large TIMs

Market Recovering for 50,000 Sq. Ft. and Larger TIMs

97%

of March 2020 requirements based on square footage

- Tenants-in-the-market (TIMs) total 93 requirements for 15.70 million sq. ft. – up 74% from year-end 2020 based on square footage.
- At the low point of the pandemic, many TIMs halted their searches to focus on business operations. The market saw only 17 active TIMs totaling less than 4 million sq. ft. at that point.



Source: CBRE Research. Data as of January 1, 2022.

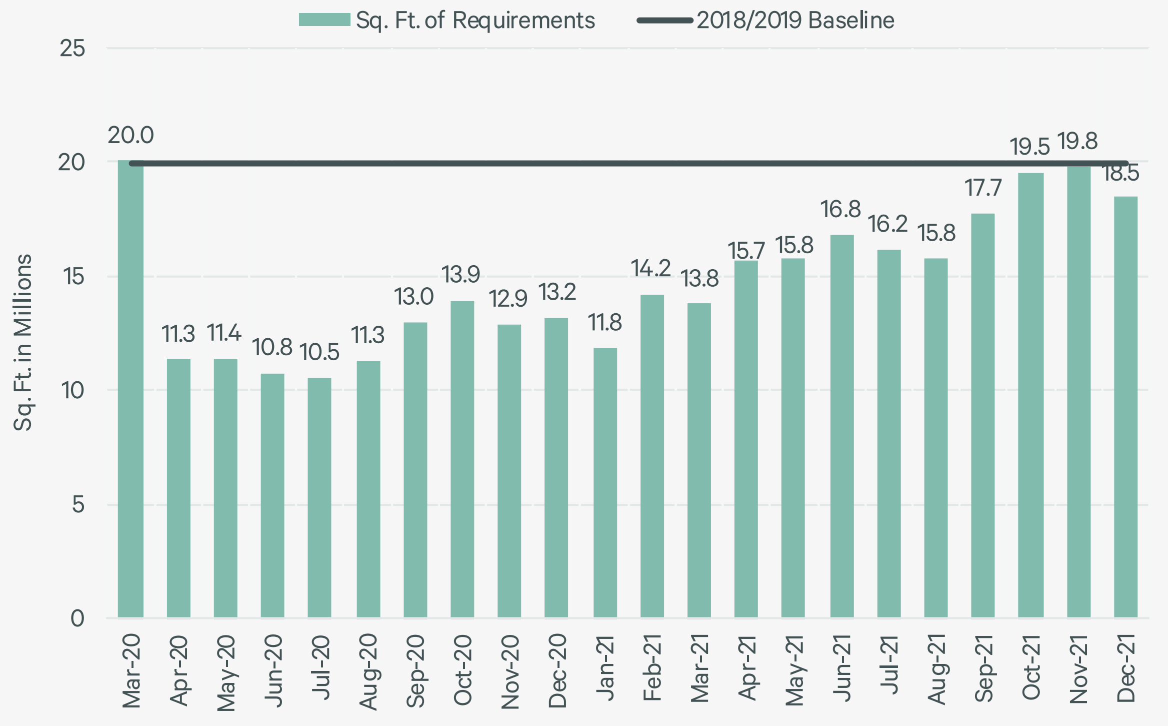
Manhattan TIMs

10,000 Sq. Ft. and Larger TIMs Have Returned to 2018-2019 Levels

93%

of pre-pandemic baseline for TIMs 10,000 sq. ft.+

- Before the pandemic, the tenant requirement pipeline (10,000 sq. ft. and greater) averaged 19.92 million sq. ft. based on 2018-2019 data.
- During the depths of the pandemic, tenant requirements dipped amid the uncertainty to around 10.5 million sq. ft. of requirements.
- The market saw active requirements rebound steadily throughout 2021, returning to the pre-pandemic baseline volume over the past three months.
- While requirements take some time to convert to closed transactions, this momentum bolstered leasing figures in the latter months of 2021 and is expected to continue in early 2022.



Source: CBRE Research. Data as of January 2022.

Year-End 2021

Leasing & Renewal Trends

Manhattan Office Market

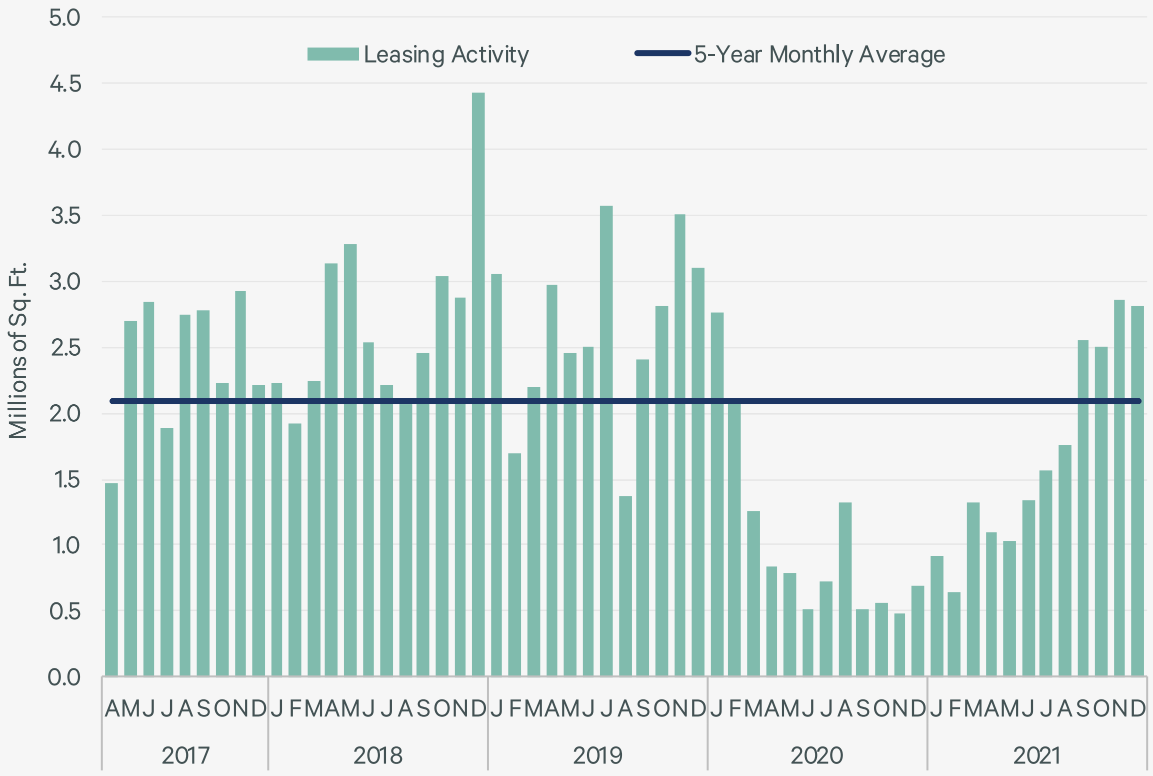
Manhattan Monthly Leasing

Four Consecutive Months of Above-Average Leasing

35%

above the five-year monthly average

- Muted monthly leasing persisted from the onset of the pandemic through early 2021 but has now topped one million sq. ft. for 10 straight months.
- For the first time since the pandemic began, Manhattan saw four consecutive months of leasing activity that exceeded the five-year average.
- November leasing activity totaled 2.86 million sq. ft., the highest monthly figure since 2019, followed by a similarly robust 2.81 million sq. ft. in December.



Source: CBRE Research. Data as of January 1, 2022.

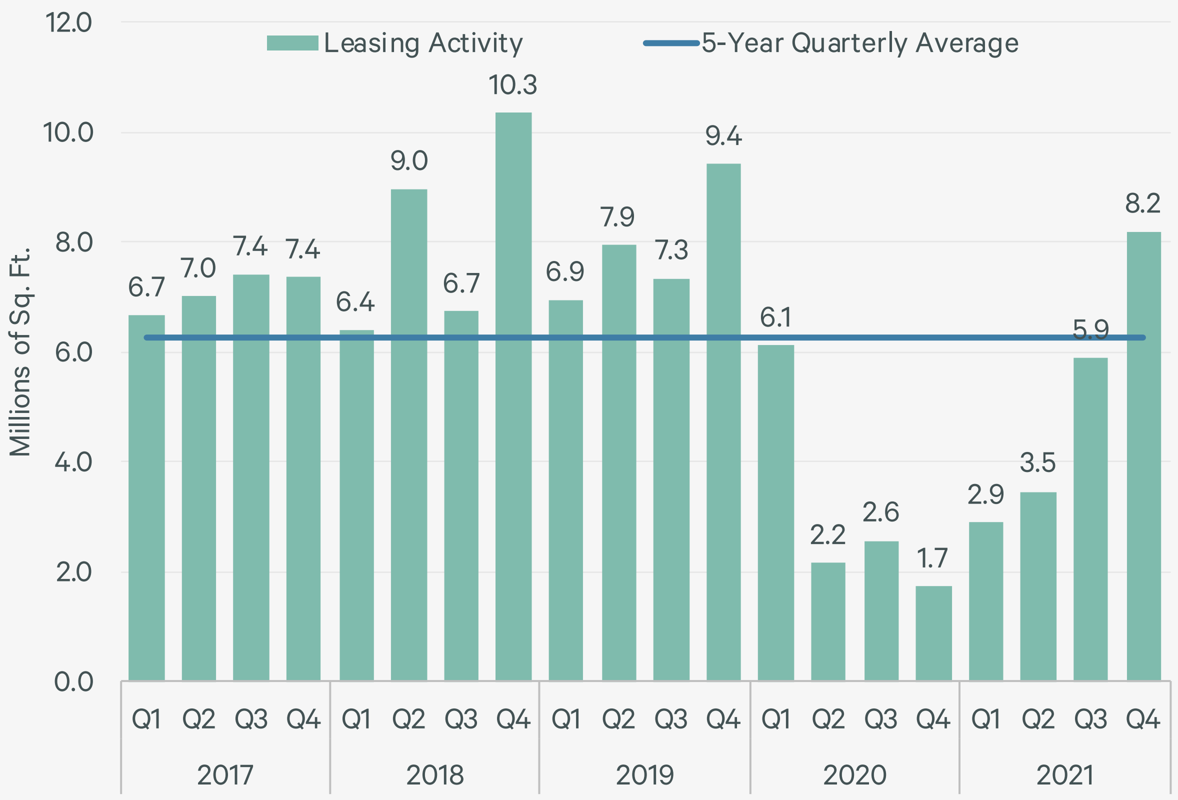
Manhattan Quarterly Leasing

Quarterly Leasing Activity Closes 2021 Above Historical Average

39%

improvement from Q3 2021

- Leasing activity improved during each quarter of 2021, capping off the year with a return to pre-pandemic levels.
- Leasing activity reached 8.19 million sq. ft. in Q4 2021, its highest level since Q4 2019 and 30% ahead of the five-year quarterly average.



Source: CBRE Research. Data as of January 1, 2022.

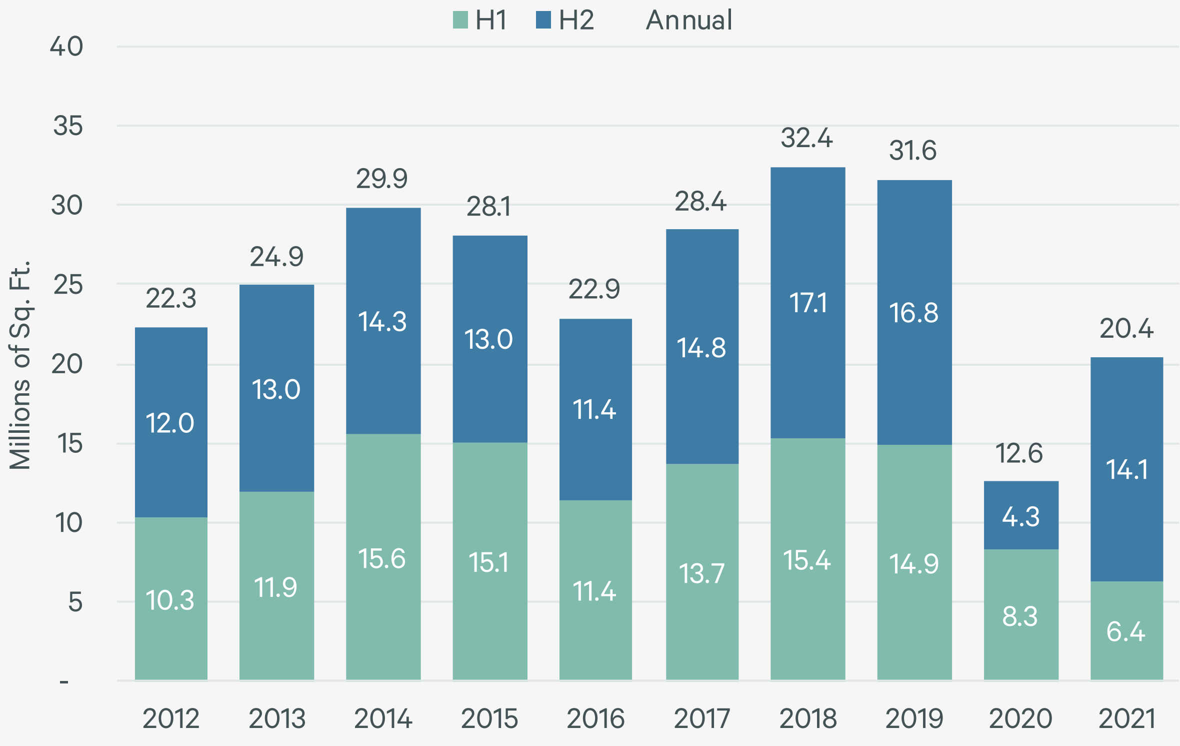
Manhattan Annual Leasing

Annual Rebound Driven by Strong Second Half

63%

ahead of full-year 2020

- Manhattan's annual leasing activity of 20.42 million sq. ft. surpassed 2020's full-year total by 63%
- H2 2021's total was more than double the leasing activity seen in H1 and was on par with the H2 average from 2012 to 2019 of 14.05 million sq. ft.
- Despite the improvement, 2021 still fell short of pre-pandemic levels.



Source: CBRE Research. Data as of January 1, 2022.

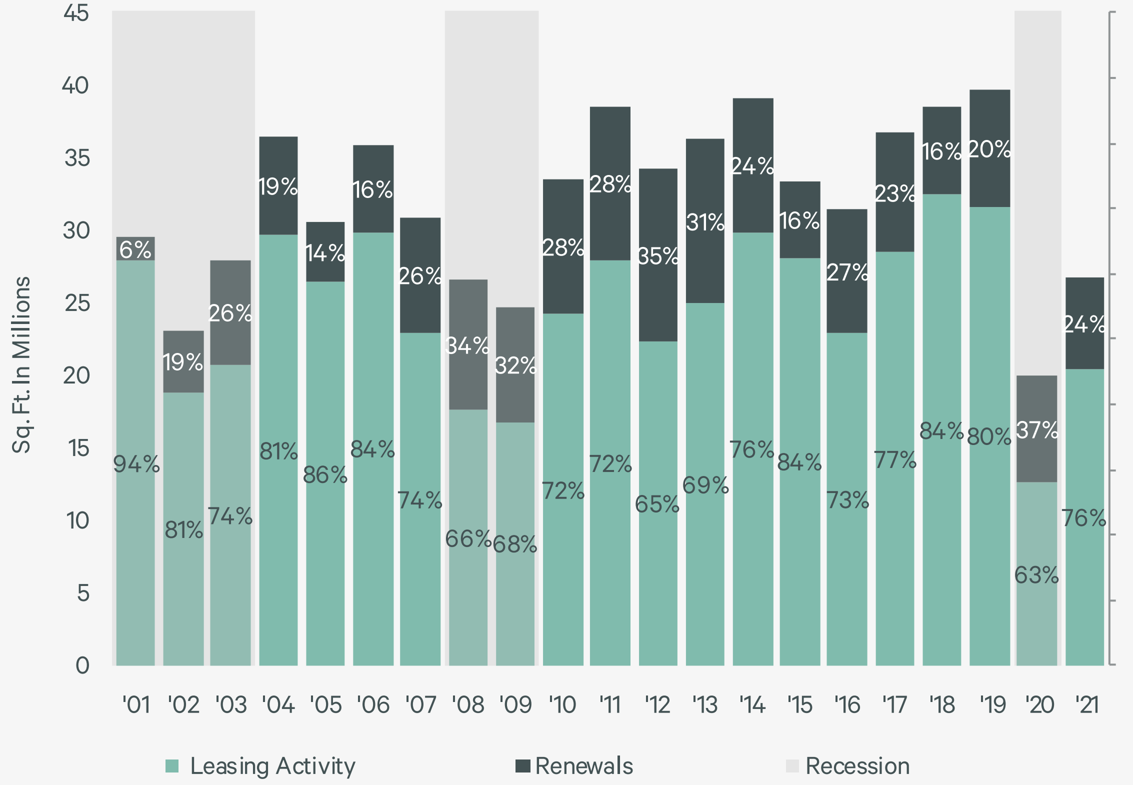
Manhattan Total Velocity

Share of Renewals Drops Sharply From 2020

24%

of total velocity in Manhattan was renewals

- During market downturns renewals make up a greater share of total velocity as tenants seek to avoid large capital outlays associated with building out new space.
- From 2010 to 2019, the share of renewals averaged 25% of total velocity, slightly higher than the 2021 level.
- Still, 2021's share of renewals remains higher than the levels seen during the record-setting years immediately preceding the pandemic.



Source: CBRE Research. Data as of January 1, 2022.

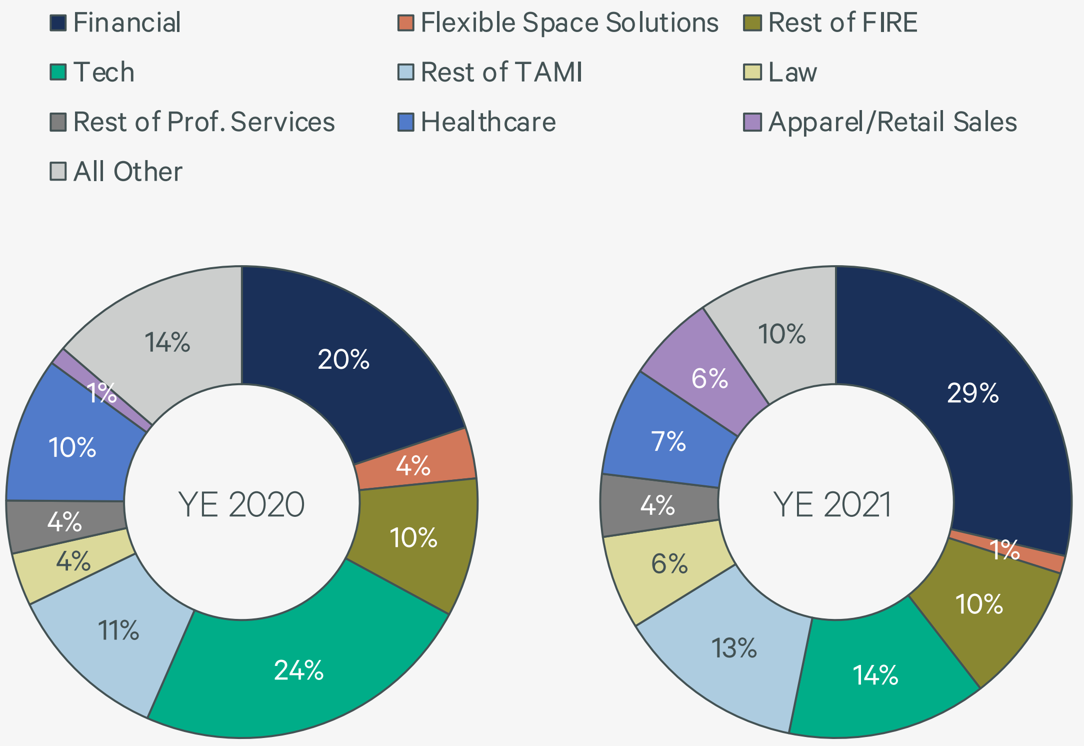
Leasing by Industry

Financial Services Leads the Pack

29%

of leasing activity was financial services

- Financial services claimed the largest share of Manhattan's leasing activity for the first time since 2018.
- Tech leasing accounted for the second-largest share with 14% of leasing activity in 2021, down markedly from its share in 2019 (25%) and 2020 (24%).
- Law firms in 2021 made up 6% of leasing, a higher percentage than the 4% they contributed in 2020.
- Healthcare, which includes the life science industry, made up 7% of leasing, down from its share in 2020 (10%).



Source: CBRE Research. Data as of January 1, 2022.

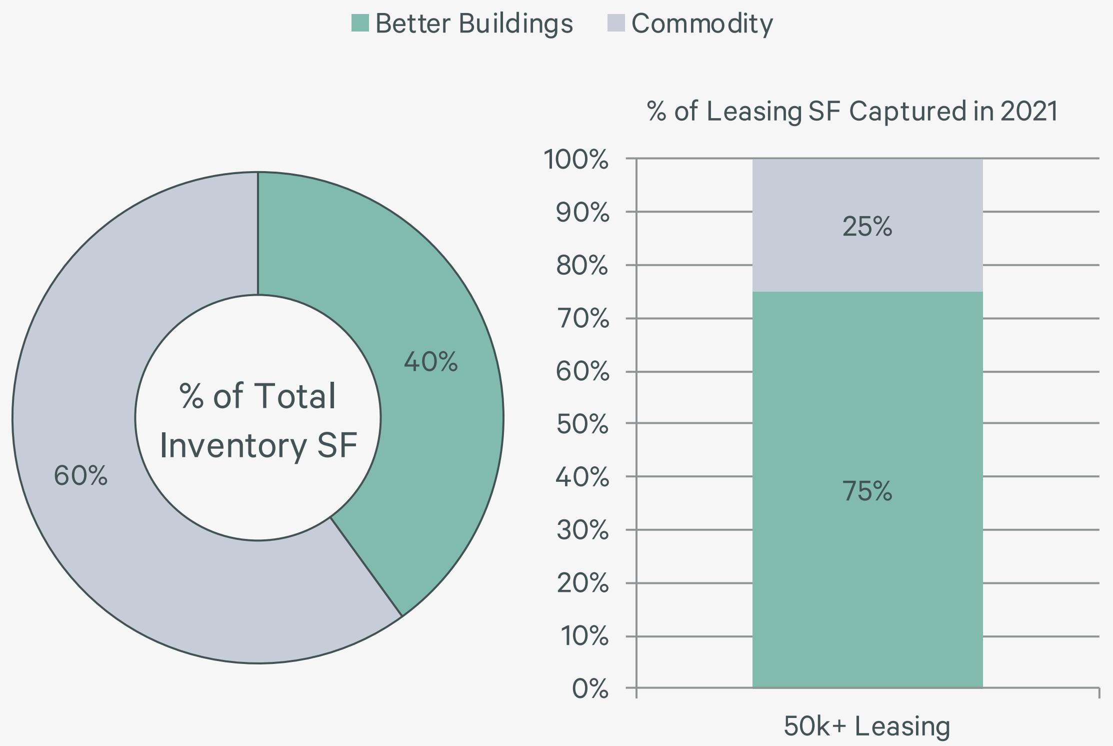
Flight-to-Quality Trend

Better Buildings Take the Lead

75%

of all leasing activity 50k+ sq. ft. was in better buildings

- A "better building" represents high quality assets, including new construction, extensively renovated buildings and other buildings that have fully modernized building systems, desirable locations, superior transit access, abundant light and air, and ample amenities.
- The better buildings in Manhattan are "punching above their weight" considering these assets make up 40% of inventory by square footage and 24% of the inventory by building count.
- Tenants' interest in high-quality assets saw an uptick amid the uncertainty of 2020.
- The flight-to-quality trend is expected to continue as tenants pursue the benefits of new systems and modern amenities that better buildings offer.



Source: CBRE Research. Data as of January 1, 2022.

Notable 2021 Transactions

Tenant	Location	RSF	Quarter	Type	Market	Industry
Blackstone Group	345 Park Avenue	720,000	Q1	Renewal/Expansion	Midtown	Financial Services
Interpublic Group of Companies, Inc.	100 W 33rd Street	513,000	Q3	Renewal	Midtown	Marketing/Public Relations
MSG Holdings, L.P.	2 Penn Plaza	423,411	Q4	Lease	Midtown	Media & Entertainment
Fried, Frank, Harris, Shriver & Jacobson LLP	1 New York Plaza	399,724	Q3	Renewal	Downtown	Law
NBC Universal, Inc.	1221 Avenue of the Americas	339,833	Q3	Renewal	Midtown	Media & Entertainment
City of New York	60 Broad Street	308,769	Q3	Renewal	Downtown	Government
Touro College	3 Times Square	243,305	Q4	Lease	Midtown	Education
Chubb	550 Madison Avenue	241,647	Q4	Lease	Midtown	Insurance
Roku, Inc.	5 Times Square	237,333	Q4	Lease	Midtown	Media & Entertainment
Legal Aid Society	40 Worth Street	198,900	Q2	Renewal/Expansion	Downtown	Non-Profit
Morgan Stanley	55 E 52nd Street	194,466	Q4	Expansion	Midtown	Financial Services
Bloomberg L.P.	919 Third Avenue	191,207	Q4	Expansion	Midtown	Info Services
Brown Brothers Harriman & Co.	140 Broadway	188,059	Q4	Renewal	Downtown	Financial Services
Credit Agricole SA	1301 Avenue of the Americas	167,000	Q3	Lease	Midtown	Financial Services
Icahn School of Medicine at Mount Sinai	787 Eleventh Avenue	165,000	Q1	Lease	Midtown	Health Care

Year-End 2021

CBRE

Rent & Concessions Trends

Manhattan Office Market

Trends in Manhattan Average Asking, Taking and Net Effective Rents

Net Effective Rent Deteriorates

30%

decline in NER since YE 2019

Asking Rent Down

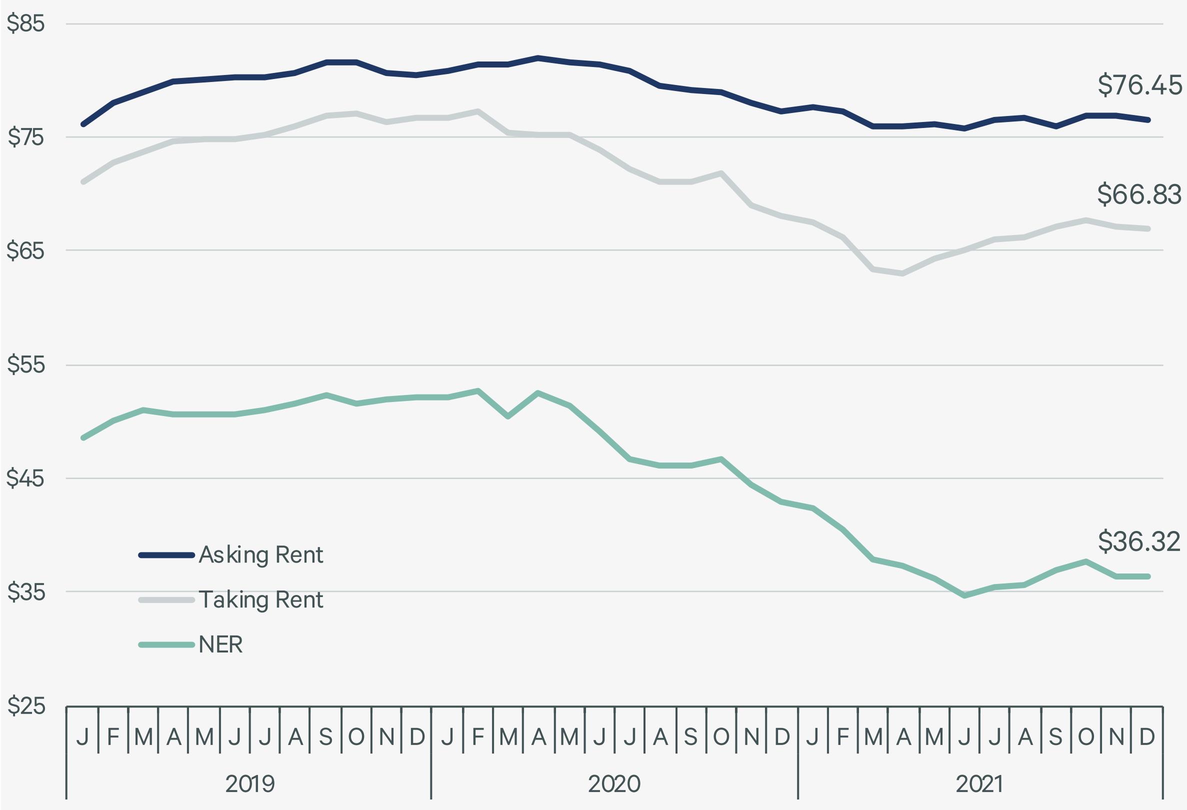
- Since YE 2019: (4.9%)

Taking Rent Down

- Since YE 2019: (12.9%)

Net Effective Rents Down

- Since YE 2019: (30.4%)



Source: CBRE Research. Data as of January 1, 2022.

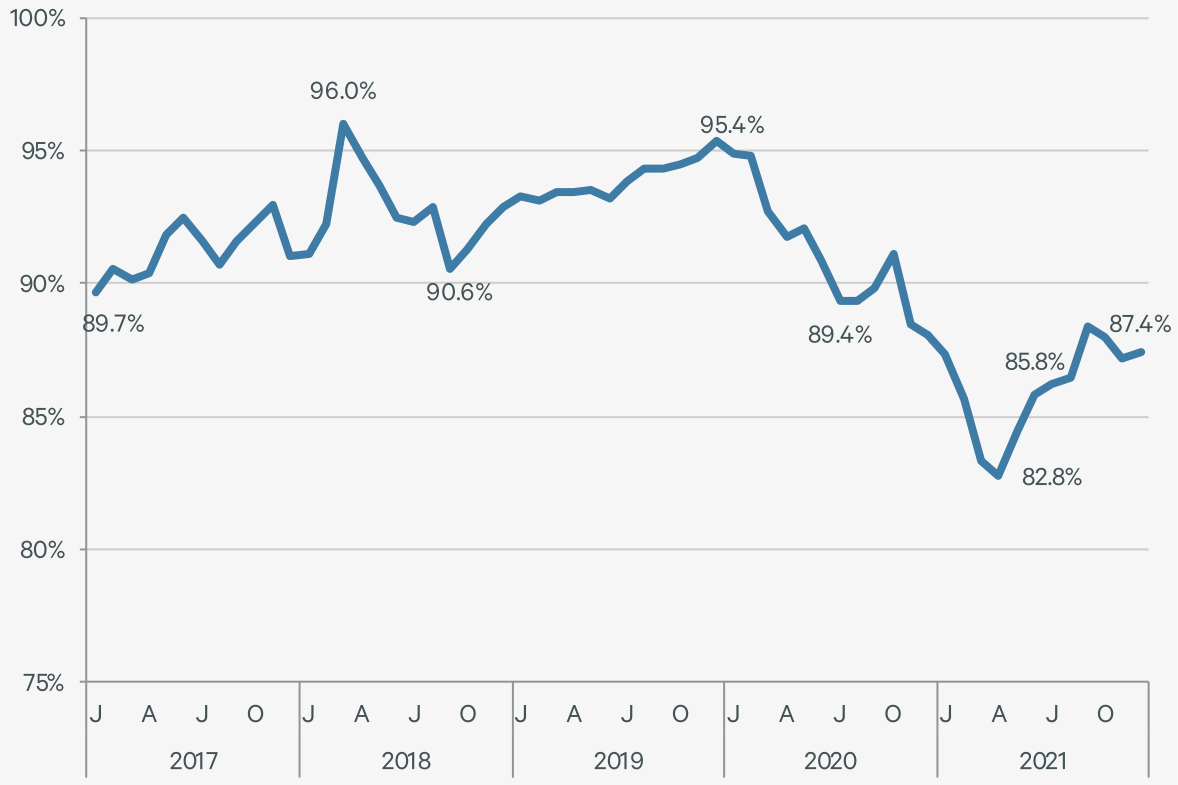
Manhattan Taking Rent

Rebound began in 2021

87%

of asking rent is being achieved

- The taking rent index measures taking rents as a percentage of the asking rent on transactions closed during the year.
- The gap between asking and taking rents has recovered 460 basis points after it reached its widest margin since 2010.
- Pre-COVID the taking rent percentage was solidly in the mid-90% range, but the onset of the pandemic pushed that rate to a low of 82.8%. As of December 2021, the rate has rebounded to 87.4%.



Source: CBRE Research. Data as of January 1, 2022.

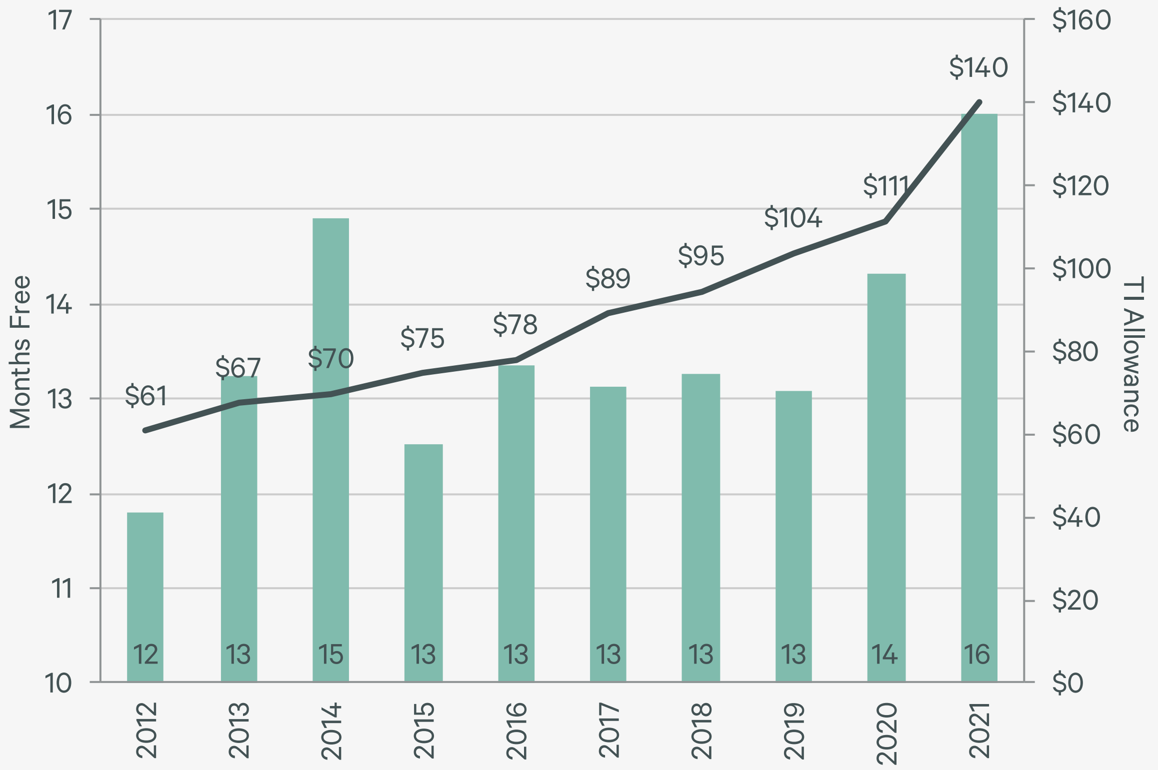
Manhattan Concessions

At Record Highs

35%

increase in average TI value since year-end 2019

- Landlords have been using increased concession packages to incentivize tenants to complete transactions during the pandemic.
- Free rent periods increased from about 13 months in 2019 to an average of 16 months in 2021 on a ten-year direct deal.
- Tenant improvement allowances also moved up, increasing 35% from pre-pandemic levels to close out 2021 at $140 per sq. ft.



Source: CBRE Research. Data as of January 1, 2022.

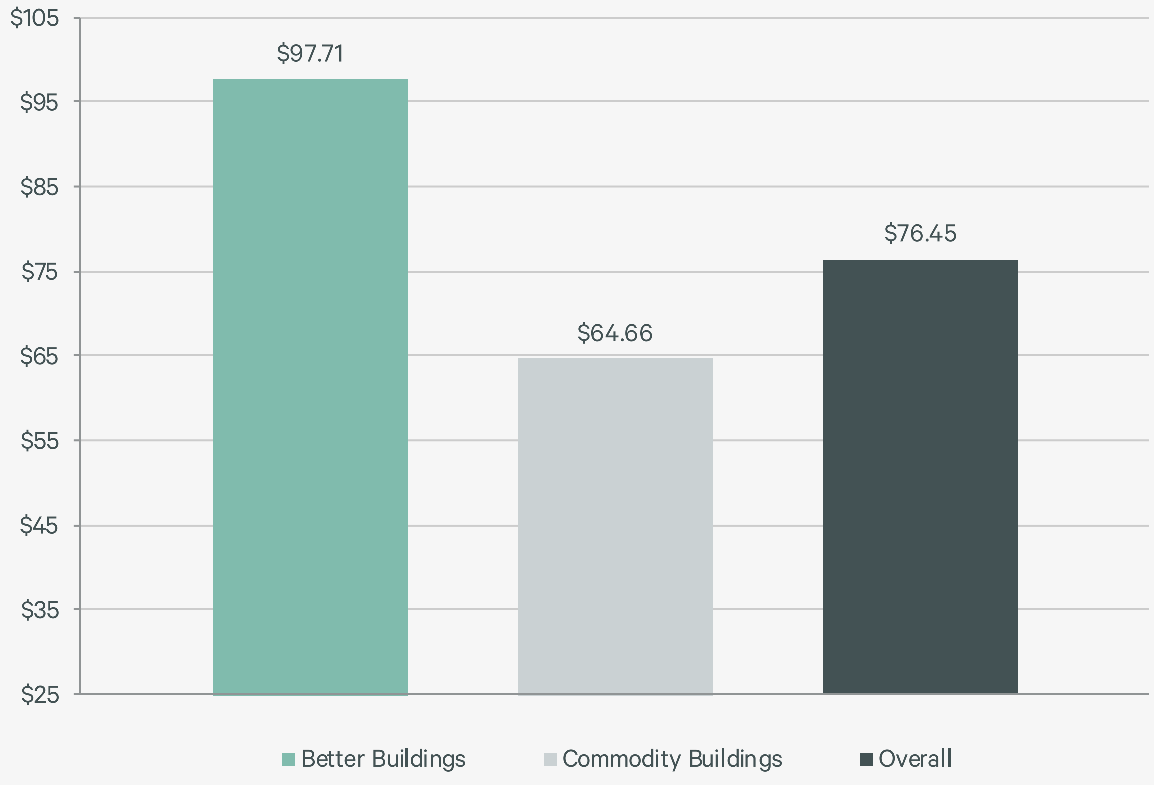
Manhattan Better Buildings

Asking Rents in Better Buildings Still Hold a Significant Premium

51%

premium in asking rents of better buildings compared to lower quality buildings

- Asking rents in better buildings always receive a premium to the overall market and lesser quality buildings.
- As of January 1, 2022, better-quality assets were asking 51% more than lower quality buildings.
- These asking rent differences show that the market is not an even playing field and can move in varied ways.



Source: CBRE Research. Data as of January 1, 2022.

Year-End 2021

Net Absorption & Availability Trends

Manhattan Office Market

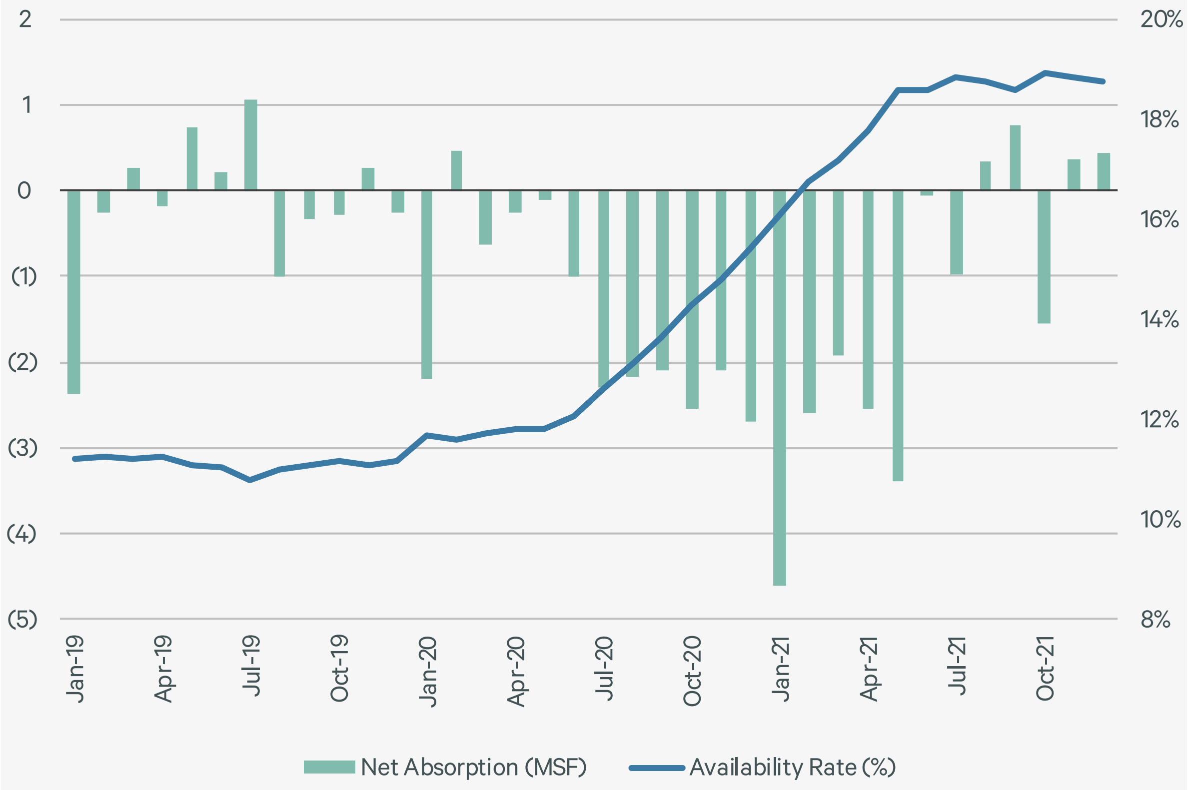
Availability and Net Absorption Trends

Availability Still Elevated but Stable

18.7%

overall availability rate

- Manhattan's availability rate finished 2021 up 750 basis points from year-end 2019, though is down slightly from its 18.9% pandemic high in October 2021.
- Despite positive absorption in four of the last five months of 2021, Manhattan registered negative 15.7 million sq. ft. of absorption for the year, following record low absorption of negative 17.7 million sq. ft. in 2020.
- The availability rate increased as a result of the large volume of sublet space that came to market, in addition to some large blocks of direct space.
- The significantly diminished leasing activity during the early stages of the pandemic kept spaces on the market, allowing supply to accumulate at an above-average rate.



Source: CBRE Research. Data as of January 1, 2022.

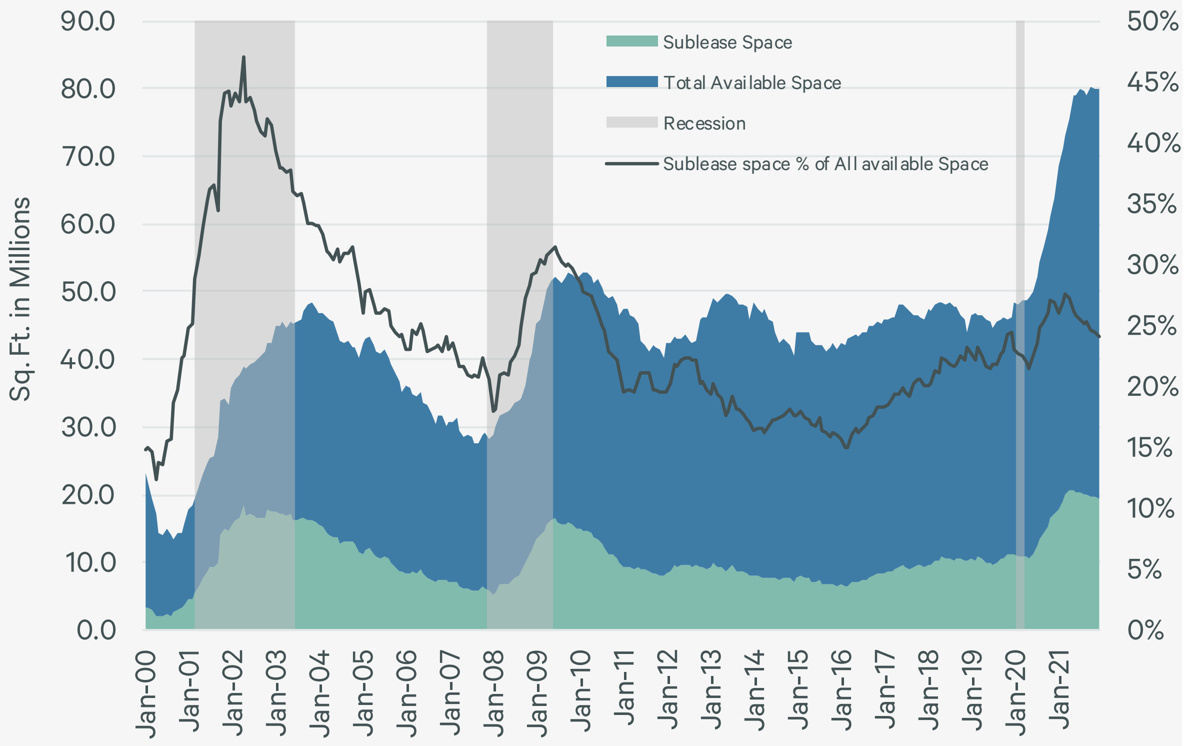
Sublease Space

Volume Trending Down but Remains Elevated

24%

of all available space is sublease space

- Manhattan sublease space as a percentage of all available space is at the lowest level since July 2020.
- Following the past two recessions, sublease space spiked and reached 47% of total available space post-dot.com/9-11 recession and 31% following the Great Financial Crisis.



Source: CBRE Research. Data as of January 1, 2022.

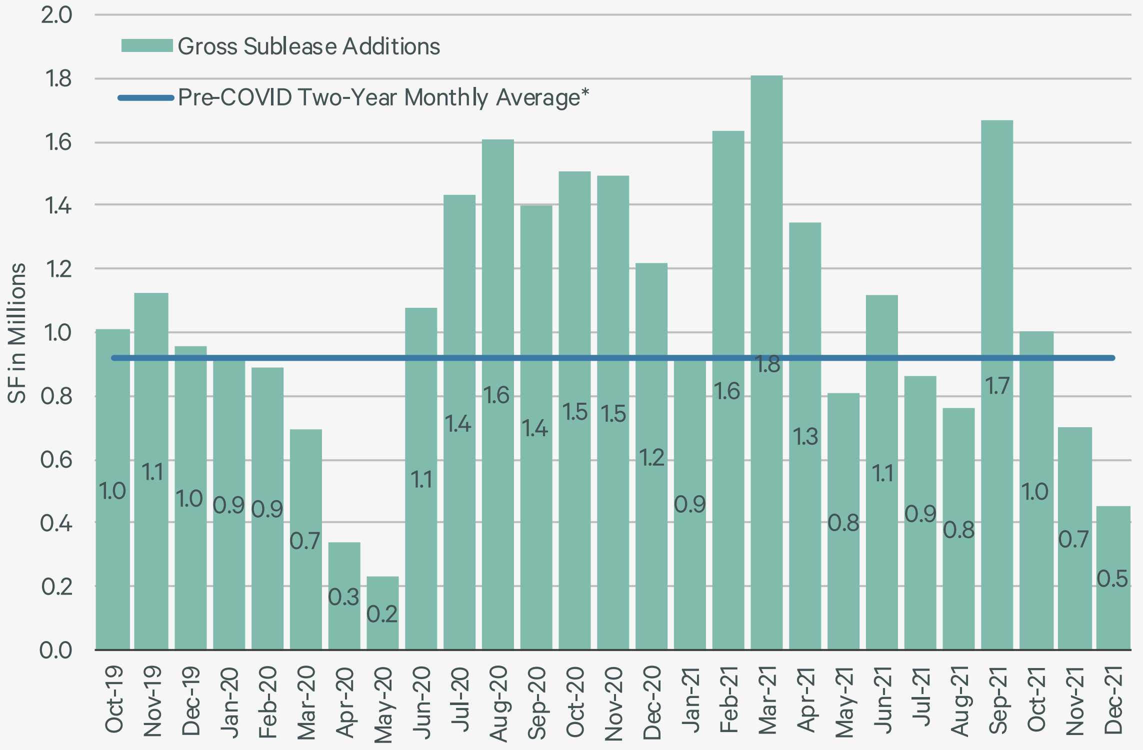
Manhattan Sublease Additions

Monthly Gross Sublease Additions Below Average

908,000 sq. ft.

average sublease additions over past six months

- The pre-Covid two-year monthly average of sublease additions was 918,000 sq. ft.
- December 2021 saw gross sublease space additions reach its lowest monthly total since early 2020. The market has been trending down following a brief spike in September.
- Despite the September spike, the market experienced a net loss of sublease space over the past six months due to strong leasing and the withdrawal of sublease space.
- Over the last six months of 2021, Manhattan's average monthly gross sublease additions were 908,000 sq. ft. which was a 36% reduction from the average seen between June 2020 and March 2021.



*March 2018 through February 2020.

Source: CBRE Research. Data as of January 1, 2022.

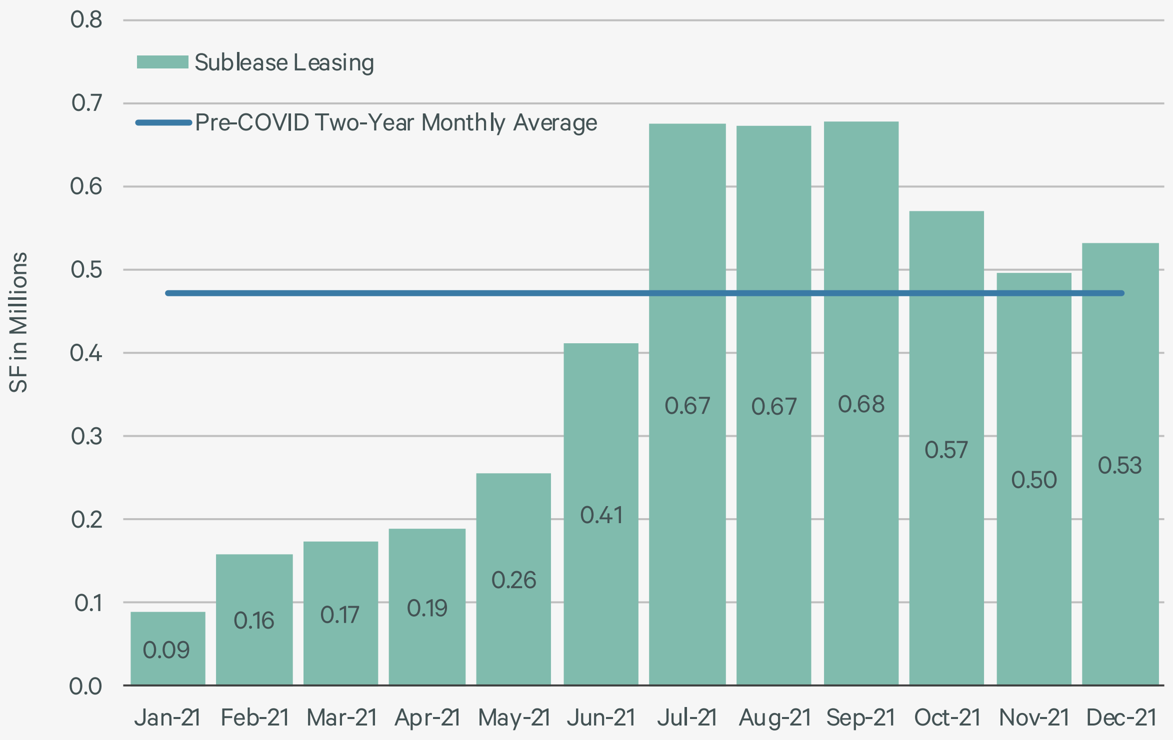
Manhattan Sublease Leasing

Sublease Leasing Has Picked up and Held Firm

531,000 sq. ft.

of sublease leasing occurred in December

- Leasing of sublease space has grown since the start of 2021 as tenants became more confident in making decisions.
- Monthly sublease leasing has exceeded the pre-Covid two-year monthly average over the past six consecutive months.
- Annual sublease leasing in 2021 totaled 4.9 million sq. ft., 41% more than 2020's full-year total.



Source: CBRE Research. Data as of January 1, 2022.

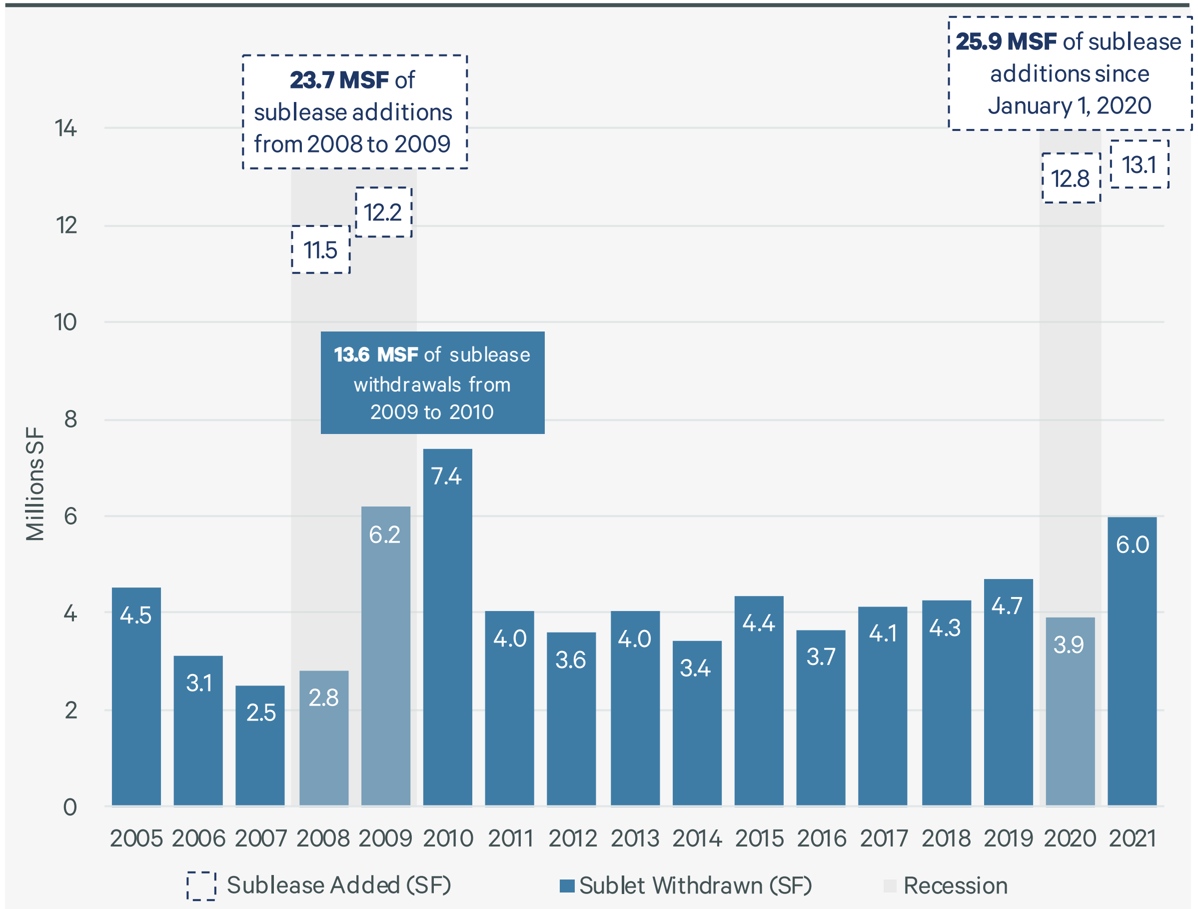
Removal of Sublease Space

Sublease Withdrawals Surpassed 2020's Full-Year Total

6.0 million sq. ft.

of sublease withdrawals occurred in 2021

- Following the significant additions to the sublease supply in 2008 and 2009 in response to the Great Financial Crisis, there were large scale sublease withdrawals from the market. The 13.6 million sq. ft. of withdrawals in 2009 and 2010 represented 57% of the sublease space that was added during Great Financial Crisis.
- So far in the Covid era, 25.9 million sq. ft. of sublease space has been added to the market, with a total of 9.9 million withdrawn.
- Sublease withdrawals jumped by 53% in 2021 from the prior year.



Source: CBRE Research. Data as of January 1, 2022.

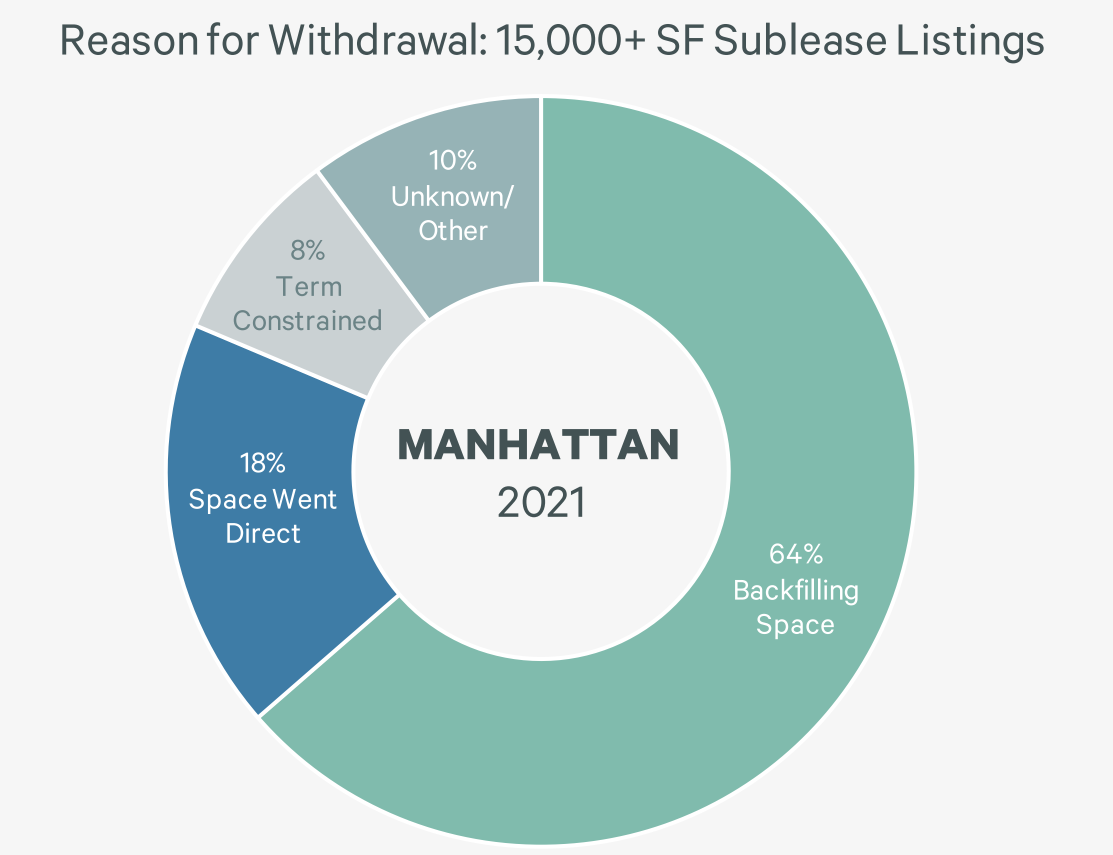
Removal of Sublease Space

Tenants Pulling Space to Reoccupy

64%

of sublease space withdrawn from the market in 2021 is to be backfilled by tenants

- Most tenants who put sublease space on the market have taken it off with plans to reoccupy.
- Other sublease offerings were removed because they were term-constrained to the point where it was unlikely to find a replacement tenant.
- Some firms are working with owners to get out of their lease agreements and those sublease spaces are coming back to the market as direct offerings.



Source: CBRE Research. Data as of January 1, 2022.

Year-End 2021

Other Market Factors

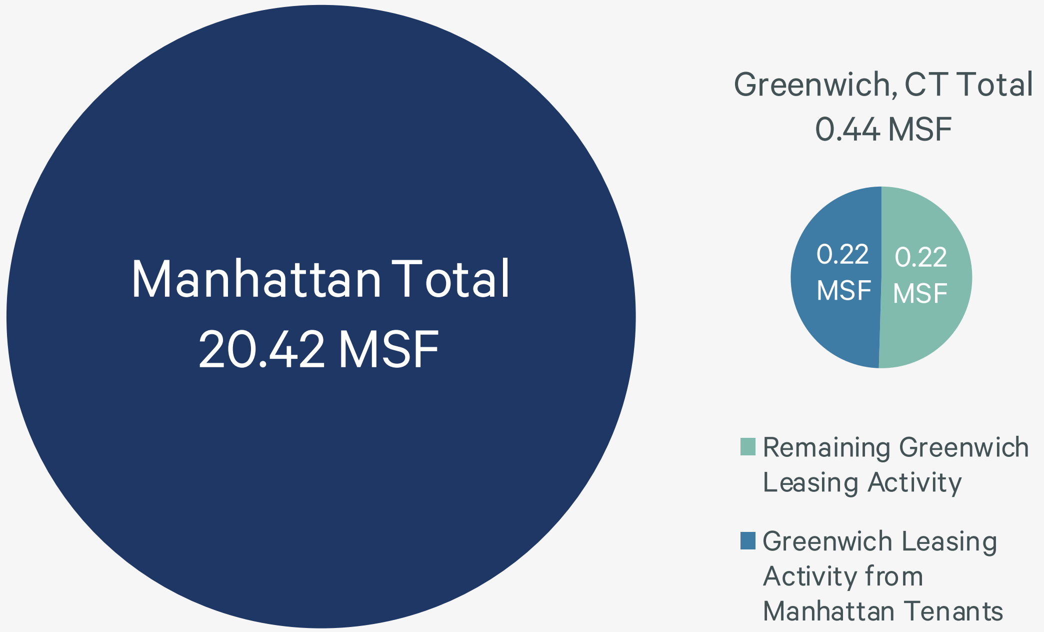
Manhattan Office Market

Minimal Exodus to Suburban Office Markets

Minor Manhattan Tenant Relocations to Greenwich, CT

- To date, Manhattan occupiers have not made a flight to the suburbs, as was speculated early in the pandemic.
- The only market that has seen a meaningful influx of leasing from Manhattan-based tenants is Greenwich, CT, which experienced 215,650 sq. ft. of such leasing in 2021, generating nearly 50% of total 2021 leasing in this small market.
- In Manhattan, which had 20.42 million sq. ft. of leasing in 2021, the migration of tenants to Greenwich, CT was a non-event.
- Additionally, residential migration did not cripple the NYC market either. Analysis of USPS change-of-address data reveals that a significant majority of those households that relocated during the pandemic stayed within reasonable commuting distance of NYC office districts. Further, residential vacancy rates, which spiked during the pandemic, have returned to pre-Covid levels.

2021 Total Leasing Activity

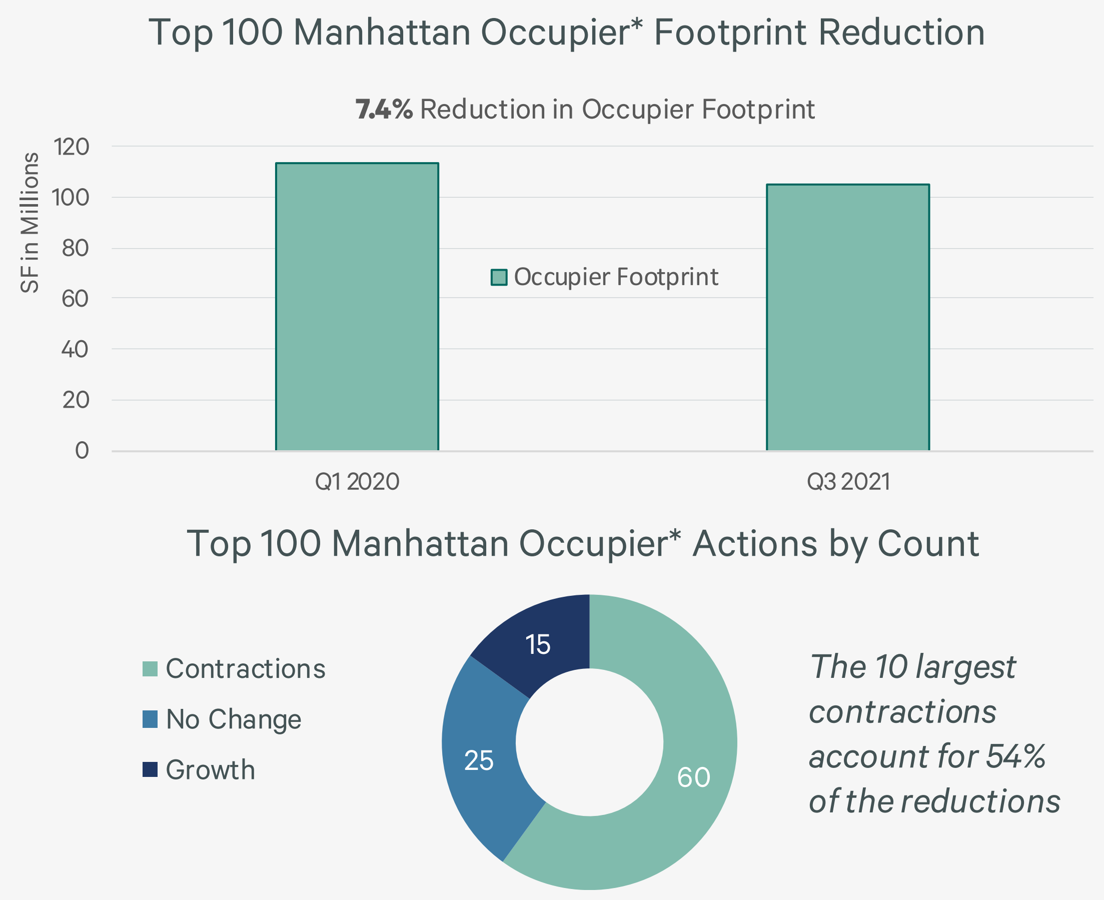


Source: CBRE Research. Data as of January 1, 2022.

Little Contraction as of Q3 2021

Footprint Analysis for Top 100 Manhattan Occupiers

- Public estimates have ranged from less than 10% to as much as 25% occupancy reductions. A detailed analysis by CBRE Research – the first of its kind – reveals that the 100 largest private-sector occupiers have reduced their footprint by a collective 7.4% since the onset of the pandemic.
- Of the 100 occupiers in the study, 60 contracted, averaging a 16% reduction in space. The top ten largest reductions made up 54% of the total contractions, with the most significant reductions in the apparel/retail, financial, media, and marketing/PR sectors.
- Among the remaining firms, 25 have not changed their footprint, while 15 have grown by an average of 10%. Growing firms included those in tech, financial services, healthcare and law firms.



Source: CBRE Research. Q3 2021.

*For the purpose of this analysis, flex/coworking operators have been excluded from the list of top 100 private sector occupiers.

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Definitions

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.

Asking Rent: Weighted average asking rent.

Concession Values: The combination of rent abatement and T.I. allowance. For new leases for raw space of 25,000 sq. ft. or greater consummated year-to-date, this excludes expansion and renewal deals.

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

Leasing Velocity: Total amount of sq. ft. leased within a specified period of time, including new deals, expansions, and pre-leasing and renewals.

Net Absorption: The change in the amount of committed sq. ft. within a specified period of time, as measured by the change in available sq. ft.

Rent Abatement: The time between lease commencement and rent commencement.

Taking Rent: Actual, initial base rent in a lease agreement.

Taking Rent Index: Initial taking rents as a percentage of asking rents.

T.I.: Tenant improvements.

Vacancy: Unoccupied space available for lease.

Percentage of Leasing by Industry: The percentage of sq. ft. leased by an industry based on transactions in which a tenant and industry have been confirmed.