Monthly leasing activity eclipses 2.5 million sq. ft. for the fifth consecutive month

▲ 2.98M
Leasing Activity

▲ 1.50M
Net Absorption

▼ 14.0%
Availability Rate

▼ 11.2%
Vacancy Rate

▶ $80.20
Average Asking Rent

Note: Arrows indicate change from previous month.

QUICK FACTS

- Leasing activity totaled 2.98 million sq. ft. in July, 39% above the five-year monthly average of 2.14 million sq. ft.
- Year-to-date leasing activity amounted to 17.87 million sq. ft., up 2% from the prior year.
- Renewals totaled 427,000 sq. ft. in July, bringing the year-to-date total to 6.36 million sq. ft.
- The availability rate was down 40 basis points (bps) from last month to 14.0% and was down 320 bps year-over-year.
- Net absorption was positive 1.50 million sq. ft. in July, bringing the year-to-date total to positive 6.58 million sq. ft.
- At $80.20 per sq. ft., the average asking rent was essentially flat month-over-month and up 4% year-over-year.
- The sublease availability rate was down 20 bps from last month to 2.4%, with the average asking rent flat compared to one year ago at $58.74 per sq. ft.

FIGURE 1: Top Lease Transactions for July 2026

Size (Sq. Ft.)	Deal Type	Direct/ Sublet	Tenant	Address	Market
462,513	L	D	Anthropic	330 Hudson Street	Midtown South
198,893	L	S	Snap	2 Penn Plaza	Midtown
139,692	L	D	Comcast Cable	1540 Broadway	Midtown
131,060	R	D	Cerberus Capital Management	875 Third Avenue	Midtown
100,948	L	D	United Talent Agency	350 Fifth Avenue	Midtown

Source: CBRE Research, August 2026. Lease (L), Renewal (R), Expansion (E), Renewal and Expansion (RE), Direct (D), Sublet (S).

FIGURE 2: Manhattan Market Activity

	Jul. 2026	Jun. 2026	Jul. 2025	YTD 2026	YTD 2025
Leasing Activity	2.98 MSF	2.11 MSF	2.66 MSF	17.87 MSF	17.54 MSF
Renewals	0.43 MSF	1.06 MSF	0.61 MSF	6.36 MSF	3.98 MSF
Absorption	1.50 MSF	0.67 MSF	1.25 MSF	6.58 MSF	6.42 MSF
Availability Rate	14.0%	14.4%	17.2%		
Vacancy Rate	11.2%	11.6%	13.8%		
Average Asking Rent	$80.20 PSF	$80.17 PSF	$77.23 PSF		
Taking Rent Index	95.0%	94.8%	93.3%		

FIGURE 3: Midtown Market Activity

	Jul. 2026	Jun. 2026	Jul. 2025	YTD 2026	YTD 2025
Leasing Activity	1.69 MSF	1.17 MSF	1.65 MSF	10.44 MSF	10.30 MSF
Renewals	0.31 MSF	0.66 MSF	0.44 MSF	4.67 MSF	2.16 MSF
Absorption	1.14 MSF	0.29 MSF	0.86 MSF	3.01 MSF	3.51 MSF
Availability Rate	12.3%	12.7%	15.1%		
Vacancy Rate	9.6%	10.0%	11.6%		
Average Asking Rent	$85.77 PSF	$86.18 PSF	$82.84 PSF		
Taking Rent Index	94.7%	94.6%	94.7%		

FIGURE 4: Midtown South Market Activity

	Jul. 2026	Jun. 2026	Jul. 2025	YTD 2026	YTD 2025
Leasing Activity	0.99 MSF	0.71 MSF	0.59 MSF	5.08 MSF	4.62 MSF
Renewals	0.09 MSF	0.16 MSF	0.07 MSF	1.01 MSF	0.75 MSF
Absorption	0.10 MSF	0.15 MSF	0.13 MSF	1.20 MSF	1.99 MSF
Availability Rate	16.8%	17.0%	20.4%		
Vacancy Rate	13.8%	14.3%	17.7%		
Average Asking Rent	$86.34 PSF	$85.73 PSF	$84.54 PSF		
Taking Rent Index	96.1%	94.9%	93.2%		

FIGURE 5: Downtown Market Activity

	Jul. 2026	Jun. 2026	Jul. 2025	YTD 2026	YTD 2025
Leasing Activity	0.30 MSF	0.23 MSF	0.43 MSF	2.35 MSF	2.62 MSF
Renewals	0.02 MSF	0.24 MSF	0.10 MSF	0.68 MSF	1.07 MSF
Absorption	0.25 MSF	0.22 MSF	0.27 MSF	2.36 MSF	0.92 MSF
Availability Rate	16.3%	16.6%	20.1%		
Vacancy Rate	13.5%	13.7%	16.2%		
Average Asking Rent	$61.91 PSF	$61.34 PSF	$57.53 PSF		
Taking Rent Index	89.5%	94.8%	89.5%		

Source: CBRE Research, August 2026.

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. The graph is 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.

Definitions

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 where a tenant and industry have been confirmed.

Survey Criteria

CBRE's market report analyzes fully modernized office buildings that total 150,000+ sq. ft. in Midtown, 75,000+ sq. ft. in Downtown, and 50,000+ sq. ft. in Midtown South, including owner-occupied buildings (except those owned and occupied by a government or government agency). New construction must be available for tenant build-out within 12 months. CBRE assembles all information through telephone canvassing and listings received from owners, tenants and members of the commercial real estate brokerage community.

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