

FIGURES | MANHATTAN OFFICE | MAY 2026

Asking rents increase as availability declines



Note: Arrows indicate change from previous month.

QUICK FACTS

- Leasing activity totaled 2.75 million sq. ft. in April, 33% above the five-year monthly average of 2.07 million sq. ft.
- Year-to-date leasing activity amounted to 9.76 million sq. ft., down 6% from the prior year.
- Renewals totaled 701,000 sq. ft. in April, bringing the year-to-date total to 3.97 million sq. ft.
- The availability rate was down 50 basis points (bps) from last month to 14.6% and was down 310 bps year-over-year.
- Net absorption was positive 1.86 million sq. ft. in April, bringing the year-to-date total to positive 3.93 million sq. ft.
- At \$78.93 per sq. ft., the average asking rent was up 1% month-over-month and up 2% year-over-year.
- The sublease availability rate was down 20 bps from last month to 2.5%, with the average asking rent up 5% from one year ago to \$60.37 per sq. ft.

FIGURE 1: Top Lease Transactions for April 2026

Size (Sq. Ft.)	Deal Type	Direct/ Sublet	Tenant	Address	Market
475,000	LR ¹	D	Cleary Gottlieb	1 Liberty Plaza	Downtown
124,733	L	S	Tennr	345 Hudson Street	Midtown South
60,002	L	D	Steve Madden	501 Seventh Avenue	Midtown
53,892	L	D	Robin Hood Foundation	841 Broadway	Midtown South
50,000	L	D	Synthesia	675 Avenue of the Americas	Midtown South

¹Transaction was a relocation within the building.
Source: CBRE Research, May 2026. Lease (L), Renewal (R), Expansion (E), Renewal and Expansion (RE), Direct (D), Sublet (S).

FIGURE 2: Manhattan Market Activity

	Apr. 2026	Mar. 2026	Apr. 2025	YTD 2026	YTD 2025
Leasing Activity	2.75 MSF	2.94 MSF	2.47 MSF	9.76 MSF	10.35 MSF
Renewals	0.70 MSF	2.75 MSF	0.35 MSF	3.97 MSF	2.47 MSF
Absorption	1.86 MSF	1.81 MSF	1.34 MSF	3.93 MSF	4.34 MSF
Availability Rate	14.6%	15.1%	17.7%		
Vacancy Rate	11.9%	12.4%	14.3%		
Average Asking Rent	\$78.93 PSF	\$78.01 PSF	\$77.32 PSF		
Taking Rent Index	95.8%	95.1%	93.3%		

FIGURE 3: Midtown Market Activity

	Apr. 2026	Mar. 2026	Apr. 2025	YTD 2026	YTD 2025
Leasing Activity	1.41 MSF	1.56 MSF	1.69 MSF	5.61 MSF	6.54 MSF
Renewals	0.09 MSF	2.49 MSF	0.27 MSF	2.88 MSF	1.38 MSF
Absorption	0.00 MSF	1.05 MSF	0.60 MSF	1.61 MSF	2.34 MSF
Availability Rate	12.8%	12.8%	15.6%		
Vacancy Rate	10.2%	10.2%	12.3%		
Average Asking Rent	\$84.77 PSF	\$84.79 PSF	\$82.90 PSF		
Taking Rent Index	96.2%	95.9%	94.2%		

Source: CBRE Research, May 2026.

FIGURE 4: Midtown South Market Activity

	Apr. 2026	Mar. 2026	Apr. 2025	YTD 2026	YTD 2025
Leasing Activity	0.77 MSF	1.08 MSF	0.65 MSF	2.68 MSF	2.26 MSF
Renewals	0.42 MSF	0.16 MSF	0.01 MSF	0.74 MSF	0.49 MSF
Absorption	0.17 MSF	0.69 MSF	0.54 MSF	0.68 MSF	1.24 MSF
Availability Rate	17.5%	17.7%	21.3%		
Vacancy Rate	14.9%	15.3%	18.6%		
Average Asking Rent	\$85.72 PSF	\$84.37 PSF	\$84.78 PSF		
Taking Rent Index	94.7%	93.5%	90.2%		

FIGURE 5: Downtown Market Activity

	Apr. 2026	Mar. 2026	Apr. 2025	YTD 2026	YTD 2025
Leasing Activity	0.57 MSF	0.30 MSF	0.13 MSF	1.48 MSF	1.55 MSF
Renewals	0.19 MSF	0.11 MSF	0.08 MSF	0.34 MSF	0.60 MSF
Absorption	1.69 MSF	0.07 MSF	0.19 MSF	1.64 MSF	0.76 MSF
Availability Rate	17.2%	19.3%	20.3%		
Vacancy Rate	14.1%	15.9%	16.2%		
Average Asking Rent	\$59.62 PSF	\$59.08 PSF	\$57.39 PSF		
Taking Rent Index	92.1%	90.4%	91.3%		

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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