

FIGURES | MIDTOWN SOUTH MANHATTAN OFFICE | MAY 2026

Year-to-date leasing activity pacing 18% ahead of last year

▼ 0.77M
Leasing Activity

▼ 0.17M
Net Absorption

▼ 17.5%
Availability Rate

▼ 14.9%
Vacancy Rate

▲ \$85.72
Average Asking Rent

Note: Arrows indicate change from previous month.

QUICK FACTS

- Leasing activity totaled 773,000 sq. ft. in April, 63% above the five-year monthly average of 473,000 sq. ft.
- Year-to-date leasing activity amounted to 2.68 million sq. ft., up 18% from the prior year.
- Renewals totaled 421,000 sq. ft. in April, bringing the year-to-date total to 743,000 sq. ft.
- The availability rate was down 20 basis points (bps) from last month to 17.5% and was down 380 bps from a year ago.
- Net absorption was positive 174,000 sq. ft. in April, bringing the year-to-date total to positive 683,000 sq. ft.
- At \$85.72 per sq. ft., the average asking rent was up 2% month-over-month and up 1% year-over-year.
- The sublease availability rate was flat from last month at 2.3%, with the average asking rent up 6% from one year ago to \$71.06 per sq. ft.

FIGURE 1: Top Lease Transactions for April 2026

Size (Sq. Ft.)	Deal Type	Direct/ Sublet	Tenant	Address
124,733	L	S	Tennr	345 Hudson Street
53,892	L	D	Robin Hood Foundation	841 Broadway
50,000	L	D	Synthesia	675 Avenue of the Americas
38,034	L	D	Rain AI	555 Broadway
32,918	L	D	Industrious	609 Greenwich Street

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

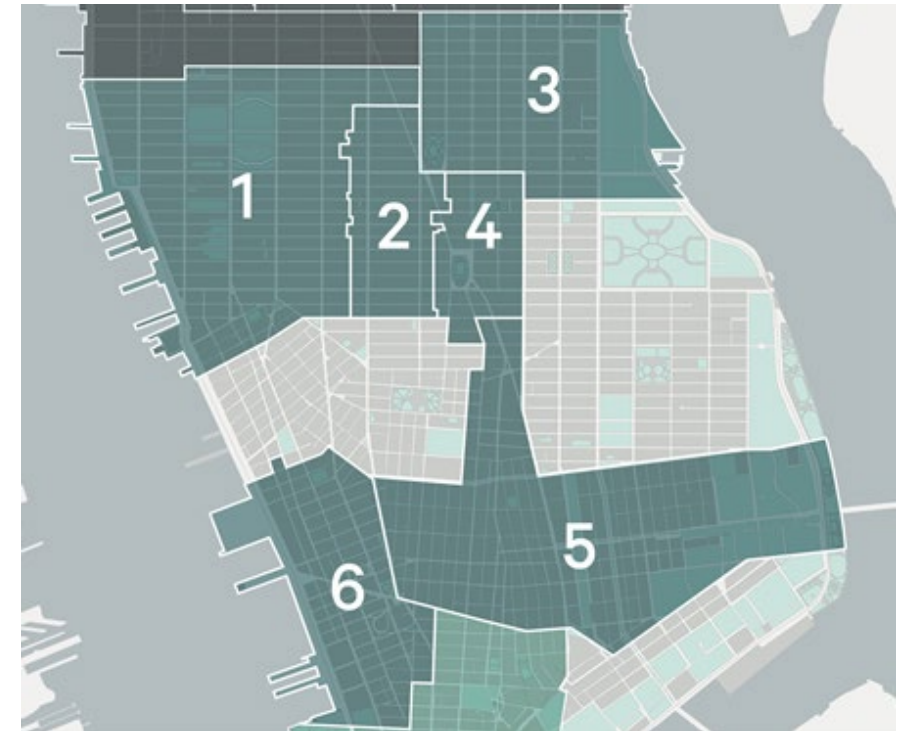
FIGURE 2: Midtown South Market Activity

	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%		

Source: CBRE Research, May 2026.

Major New Availabilities

- 44,000 sq. ft. of direct space at 31 Penn Plaza
- 44,000 sq. ft. of Robinhood sublet space at 413 West 14th Street
- 36,000 sq. ft. of direct space at 33 West 19th Street
- 29,000 sq. ft. of Sigma Computing sublet space at 0 Irving
- 27,000 sq. ft. of Elise AI sublet space at 33 East 33rd Street



Submarket		Total Size (MSF)	No. of Buildings
1	Chelsea	18.1	77
2	Flatiron	12.2	73
3	Park Avenue S./Madison Sq.	19.3	57
4	Union Sq.	5.7	38
5	NoHo/SoHo/Lower East Side	9.1	69
6	Hudson Sq./Tribeca	18.2	36
TOTAL INVENTORY		82.6	350

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 20,000+ 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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