Pre-leasing pushes Midtown activity above 2 MSF for the first time this year

▲ 2.22M	▼ (0.95)M	▲ 12.5%	▶ 9.5%	▲ $86.49
Leasing Activity SF	Net Absorption SF	Availability Rate	Vacancy Rate	Average Asking Rent

Note: Arrows indicate change from previous month.

QUICK FACTS

- Leasing activity totaled 2.22 million sq. ft. in October, 60% ahead of the five-year monthly average of 1.38 million sq. ft.
- Year-to-date leasing activity amounted to 15.31 million sq. ft. and was down 4% from the prior year.
- Renewals totaled 226,000 sq. ft. in October, bringing the year-to-date total to 5.99 million sq. ft.
- The availability rate was up 40 basis points (bps) from last month to 12.5% but was down 170 bps year-over-year.
- Net absorption was negative 951,000 sq. ft. in October, bringing the year-to-date total to positive 2.40 million sq. ft.
- At $86.49 per sq. ft., the average asking rent was up 1% month-over-month and 4% year-over-year.
- The sublease availability rate was down 10 bps from last month to 2.1%, with the average asking rent up 1% from one year ago to $62.10 per sq. ft.

FIGURE 1: Top Lease Transactions for October 2026

Size (Sq. Ft.)	Deal Type	Direct/ Sublet	Tenant	Address
1,050,000	L	D	Citadel	350 Park Avenue
141,148	R	D	Morrison & Foerster	250 West 55th Street
119,600	L/E[1]	D	Databricks	5 Bryant Park
58,131	L	D	World Economic Forum USA	825 Third Avenue
47,628	E	D	MetLife	200 Park Avenue

Source: CBRE Research, November 2026. Lease (L), Renewal (R), Expansion (E), Renewal and Expansion (RE), Direct (D), Sublet (S).
[1]Sublet to direct with additional direct expansion element

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FIGURE 2: Midtown Market Activity

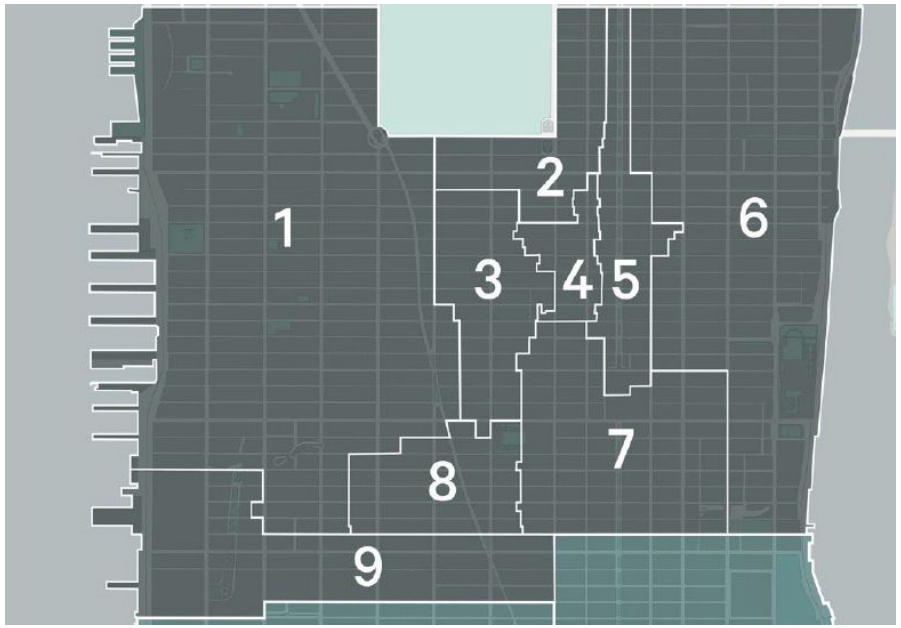
	Oct. 2026	Sep. 2026	Oct. 2025	YTD 2026	YTD 2025
Leasing Activity	2.22 MSF	1.14 MSF	1.62 MSF	15.31 MSF	15.90 MSF
Renewals	0.23 MSF	0.69 MSF	0.23 MSF	5.99 MSF	3.71 MSF
Absorption	(0.95) MSF	(0.17) MSF	0.81 MSF	2.40 MSF	5.87 MSF
Availability Rate	12.5%	12.1%	14.2%		
Vacancy Rate	9.5%	9.5%	10.9%		
Average Asking Rent	$86.49 PSF	$85.53 PSF	$82.78 PSF		
Taking Rent Index	95.1%	95.0%	95.4%		

Source: CBRE Research, November 2026.

Major New Availabilities

- 466,000 sq. ft. of direct space at 405 Lexington Avenue
- 313,000 sq. ft. of direct space at 500 Seventh Avenue
- 311,000 sq. ft. of direct space at 330 West 34th Street
- 182,000 sq. ft. of direct space at 1251 Avenue of the Americas*
- 83,000 sq. ft. of Shutterstock Images sublet space at 350 Fifth Avenue

*Space was already on the market but has now fallen within 12 months of tenant possession and therefore was added to statistics.



Submarket		Total Size (MSF)	No. of Buildings
1	Times Sq./West Side	31.0	42
2	Plaza	10.7	22
3	Sixth Avenue/Rockefeller	44.3	46
4	Fifth/Madison	11.6	27
5	Park Avenue	30.8	37
6	East Side	19.7	42
7	Grand Central	44.6	81
8	Times Sq. South	19.6	48
9	Penn District/Hudson Yards	35.8	37
TOTAL INVENTORY		**248.1**	**382**

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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. 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 with confirmed tenant and industry.

Survey Criteria

CBRE's market report analyzes fully modernized office buildings that total 150,000+ sq. ft. in Midtown, 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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