CBRE

Quarterly lab leasing velocity reaches highest level since Q4 2023

▲ 2.93M
Inventory (Sq. Ft.)

▲ 154,000
Leasing Velocity (Sq. Ft.)

▲ 27.0%
Availability Rate

▲ 10.6%
Occupancy-Ready, Built Availability Rate

▶ $105.32
Average Asking Rent (NNN)

Note: Figures reflect NYC lab exclusive space, except leasing velocity. Arrows indicate change from previous quarter.

QUICK FACTS

– There was 154,000 sq. ft. of leasing velocity in Q2 2025, up 419% from 30,000 sq. ft. of leasing velocity in the prior quarter; year-to-date leasing velocity logged 183,000 sq. ft. and was ahead of 2024's same period total by 158%.
– At 27.0%, NYC's lab exclusive availability rate increased 70 basis points (bps) from last quarter but was down 430 bps from one year ago.
– At 10.6%, NYC's occupancy-ready, built lab exclusive availability rate was up 90 bps from the previous quarter and was up 70 bps from its level one year ago.
– NYC's lab exclusive average asking rent was $105.32 per sq. ft, flat from last quarter but up 4% from its level one year ago.
– NYC's lab requirements totaled 478,000 sq. ft. to close the quarter, up 9% from the prior quarter but down 51% from one year ago.
– NYC's life sciences venture capital funding totaled $231.52 million during the quarter, 117% more than the volume seen last quarter and 38% less than the five-year quarterly average of $372.23 million.

FIGURE 1: Notable Recent NYC Lab Lease Transactions (Past Four Quarters)

Size (Sq. Ft.)	Deal Type	Direct/ Sublet	Tenant	Address	Quarter/ Year
105,000	R	D	Confidential	Confidential	Q2-25
27,087	E	D	Cresilon	Industry City Bldg. #5-6	Q2-25
15,214	RE	D	Confidential	Confidential	Q2-25
6,510	L	D	Rumi Scientific	Industry City Bldg. #3-4	Q2-25
14,235	E	D	Confidential	Confidential	Q1-25

Source: CBRE Research, Q2 2025. Lease (L), Renewal (R), Expansion (E), Renewal and Expansion (RE), Direct (D), Sublet (S).

FIGURE 2: NYC Lab Market Activity

	Lab Exclusive			Lab Overall		
	Q2 2025	Q1 2025	Q2 2024	Q2 2025	Q1 2025	Q2 2024
Inventory	2.93 MSF	2.89 MSF	2.97 MSF	3.53 MSF	3.45 MSF	3.54 MSF
Availability Rate	27.0%	26.3%	31.3%	36.9%	35.5%	39.6%
Occupancy-Ready, Built Availability Rate	10.6%	9.7%	9.9%	8.8%	8.2%	8.3%
Average Asking Rent (NNN)	$105.32 PSF	$106.33 PSF	$101.31 PSF	$100.80 PSF	$101.41 PSF	$100.92 PSF

	Q2 2025	Q1 2025	Q2 2024	YTD 2025	YTD 2024
Leasing Velocity	153,811 SF	29,630 SF	71,054 SF	183,441 SF	71,054 SF

Source: CBRE Research, Q2 2025.

FIGURE 3: Manhattan Lab Market Activity

	Lab Exclusive			Lab Overall		
	Q2 2025	Q1 2025	Q2 2024	Q2 2025	Q1 2025	Q2 2024
Inventory	2.05 MSF	2.07 MSF	2.15 MSF	2.65 MSF	2.63 MSF	2.72 MSF
Availability Rate	23.0%	21.6%	23.8%	35.5%	33.1%	36.1%
Occupancy-Ready, Built Availability Rate	7.4%	6.2%	3.5%	5.8%	4.9%	2.8%
Average Asking Rent (NNN)	$121.16 PSF	$122.96 PSF	$115.95 PSF	$108.89 PSF	$109.75 PSF	$108.51 PSF

	Q2 2025	Q1 2025	Q2 2024	YTD 2025	YTD 2024
Leasing Velocity	120,214 SF	20,649 SF	71,054 SF	140,863 SF	71,054 SF

Source: CBRE Research, Q2 2025.

FIGURE 4: NYC Life Sciences VC Funding | Historical

Q2 2025	Q1 2025	Q4 2024	Q3 2024	Q2 2024
$231.52 M	$106.58 M	$269.51 M	$489.01 M	$811.02 M

Source: CBRE Research, PitchBook., Q2 2025.

FIGURE 5: NYC Life Sciences VC Funding | Notable Deals (YTD 2025)

Company	**$, M**	**Round**	**Industry**
GRIN Therapeutics	140	Series D	Pharmaceuticals and Biotechnology
Achira	33	Seed Round	Pharmaceuticals and Biotechnology
Inductive Bio	25	Series A	Pharmaceuticals and Biotechnology
Cresilon	25	Series A	Healthcare Devices and Supplies
Cambrian Bio	23	Later Stage VC	Pharmaceuticals and Biotechnology

Source: CBRE Research, PitchBook., Q2 2025.

Definitions

Lab Exclusive — Space that supports lab use only that is currently occupied by or being marketed to lab tenants.

Lab Capable — Space that is being marketed for either lab or office use simultaneously that is already outfitted with the infrastructure – including the data systems, power loads, natural gas hookups, and ventilation systems – for a landlord to accommodate a tenant seeking wet lab space.

Lab Overall — The aggregate of both lab exclusive and lab capable space. Includes incubators, step-out spaces and independent labs.

Incubator Space – Lab space that caters to startups coming out of medical or academic research institutions.

Step-Out (Graduation) Space – Lab space for early-stage life sciences companies that have outgrown their incubator environment. This space offers more independence than incubator space but may still be shared with another tenant.

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.

NNN Average Asking Rent — Weighted average triple-net (NNN) asking rent. NNN asking rents are generally lower than full service gross rents since tenant assumes responsibility for proportional real estate tax, insurance, and maintenance expenses in addition to the base rent.

Definitions

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

Future Space — Space available for tenant build-out beyond 12 months that is currently under construction/renovation or where plans to bring space to market have been confirmed.

Number of Buildings — The number of buildings in the current inventory where a portion of the building or the entire building includes lab exclusive or lab capable space.

Contacts

Michael Slattery
Tri-State Research Director
+1 212 656 0583
Michael.Slattery@cbre.com

Philip Stern
Field Research Manager
+1 212 656 0516
Philip.Stern@cbre.com

Mariusz Andrzejewski
Senior Field Research Analyst
+1 212 895 0989
Mariusz.Andrzejewski@cbre.com

CBRE