

MARKET FUNDAMENTALS

	YOY Chg	12-Month Forecast
20.9% Vacancy Rate	▲	▲
-18.5M Net Absorption, SF	▼	▲
\$38.15 Asking Rent, PSF	▲	▼
2.6% Rent Growth, YOY	▲	▼
35.9M Under Construction	▼	▼

(Overall, All Property Classes)

ECONOMIC INDICATORS

	YOY Chg	12-Month Forecast
158.7M Total Nonfarm Employment	▲	▲
35.2 Office-using Employment	▲	▲
4.1% U.S. Unemployment Rate	▲	▼

Source: BLS

KEY TAKEAWAYS

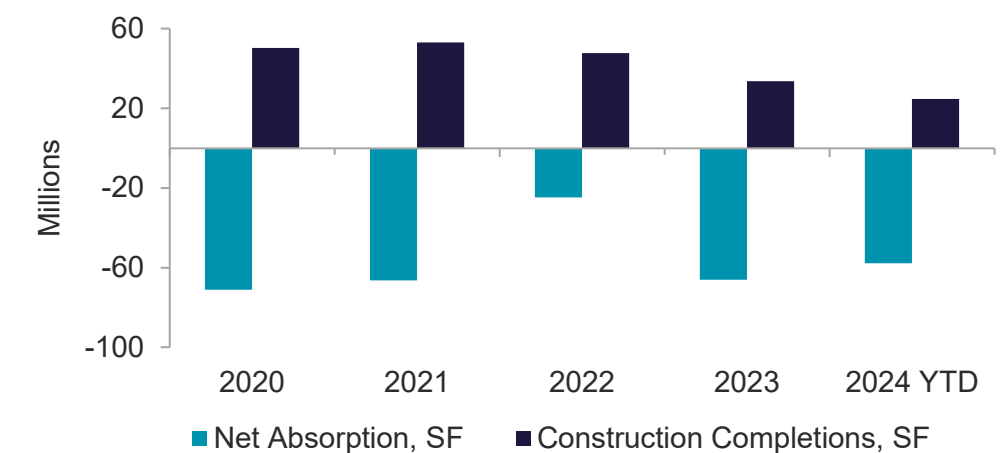
- **The U.S. economy remains on solid footing.** Real GDP grew by 3% in Q2 and is on track to grow healthily in Q3. The Fed's rate cuts are fostering a soft-landing scenario, boosting business confidence in future space decisions.
- **Businesses shed office space on net, but there are silver linings.** In the aggregate, absorption was negative in the third quarter, but certain markets are bucking the trend. Office occupancy increased quarter-over-quarter (QOQ) in over one-fourth of markets, and half of U.S. markets registered improved absorption this quarter versus a year ago.
- **Occupiers have essentially stopped putting new sublease space on the market.** The available sublease inventory has been hovering around 149 msf for three straight quarters, and sublease inventories declined QOQ in over half of U.S. markets.
- **Variability remains a key theme and quality is winning.** Occupier demand continues to favor high-quality buildings. Office occupancy of these assets in gateway markets¹ is nearly 800 basis points (bps) higher than the overall office average. Existing high-quality assets will continue to outperform as this highly sought after space faces less competition due to reduced new construction.

THE LONG-AWAITED PIVOT ARRIVES

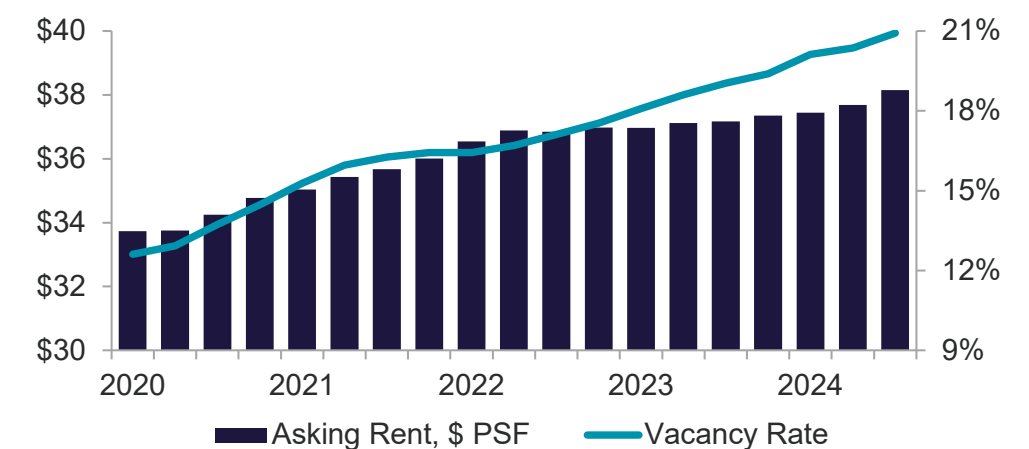
The Federal Reserve announced a 50-bps cut to the federal funds rate during its September meeting, marking the beginning of its much-anticipated rate-cutting cycle. Alongside resilient economic performance, confidence continues to form around the prospects of a "soft landing," which remains the most probable scenario, according to the consensus forecast, but is certainly not guaranteed.

In Q3 2024, the U.S. economy continued to show its resilience. Overall employment increased by 0.4% QOQ, adding 557,000 nonfarm jobs in the past three months led by a strong September (+254,000 jobs). Employment growth was strongest in leisure and hospitality (+1.0% QOQ), healthcare and education (+0.8% QOQ), and government (+0.5% QOQ), while office-using employment was flat. If you exclude temporary employment, office-using employment grew by 40,400 jobs in Q3, which is weaker than prior quarters, but still positive. Employment in the information sector peaked in mid-2022 at 3.1 million jobs and has generally flatlined since; currently it has 64,000 (3.6%) fewer jobs than it did then. This has been an important contribution to dynamics in office demand over this time.

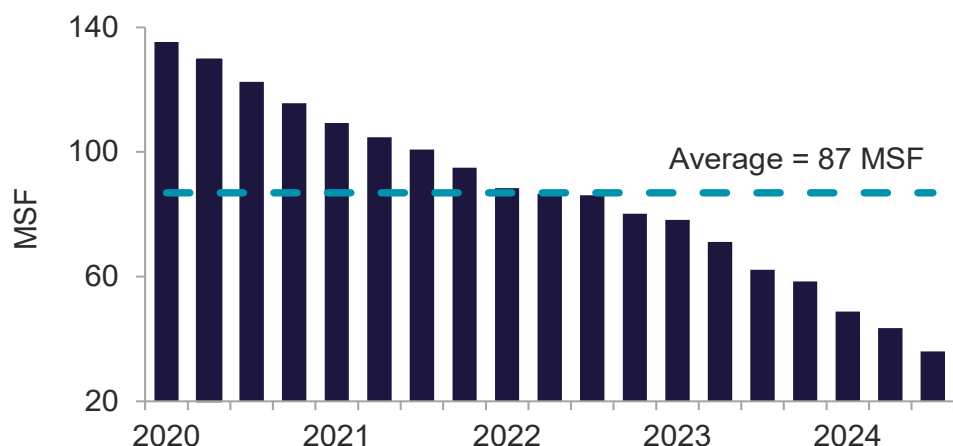
SPACE DEMAND / DELIVERIES



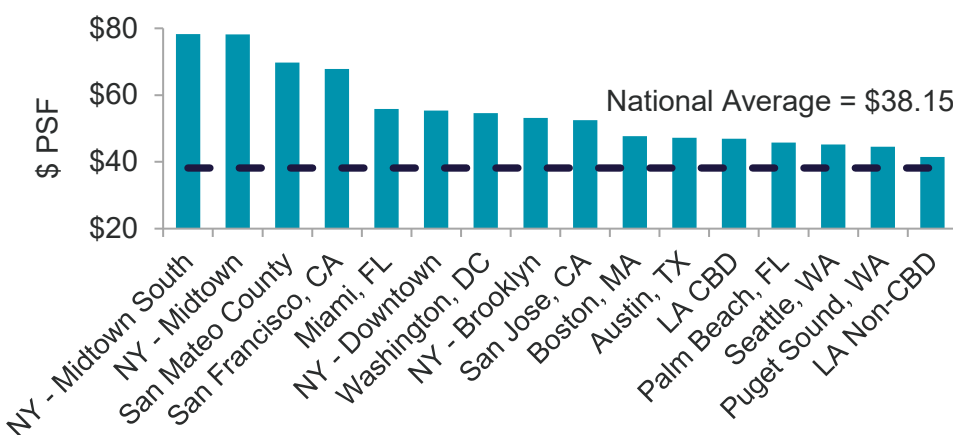
OVERALL VACANCY & ASKING RENT



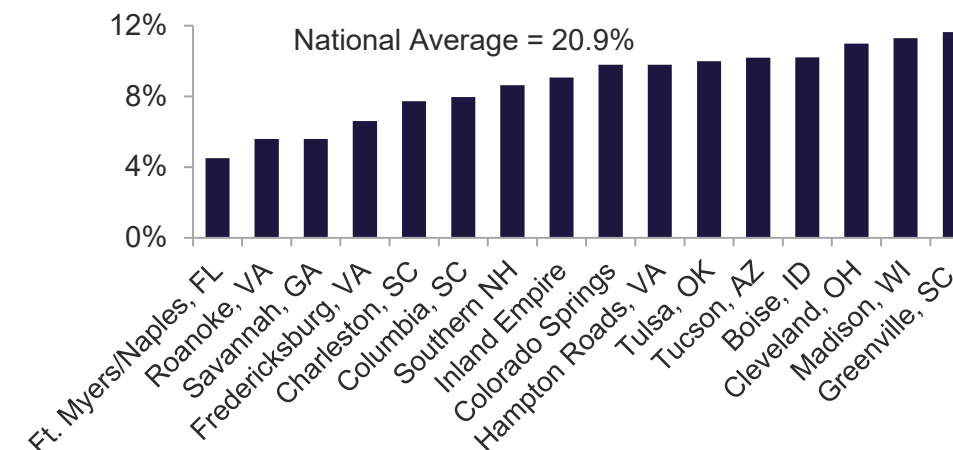
SPACE UNDER CONSTRUCTION



ASKING RENT, HIGHEST PRICED U.S. MARKETS



VACANCY BY SELECT MARKETS



NATIONAL VACANCY INCREASED IN Q3, BUT A THIRD OF U.S. MARKETS SAW FLAT OR DECLINING VACANCY RATES

U.S. office vacancy grew by 55 bps QOQ, marking the 10th straight quarter of increasing vacancy. At 20.9%, national vacancy is at its highest point as recorded by Cushman & Wakefield Research, having increased by 830 bps since Q1 2020. In Q3 2024, there were 27 U.S. office markets where vacancy declined and there were another seven markets that remained essentially flat. The largest declines tended to be in smaller Sunbelt markets, such as Roanoke, Fredericksburg, Tampa and St. Petersburg. Other non-Sunbelt markets that saw QOQ drops in their vacancy included San Mateo County and Tulsa. There are 32 markets, out of the 93 tracked by Cushman & Wakefield Research, with vacancy rates below 15%. Overall net absorption recorded a decline of 18.5 msf for the quarter, with year-to-date (YTD) absorption tracking just shy of -58 msf. The nation has recorded a total of -293.7 msf in cumulative negative net absorption since the beginning of the pandemic.

Nevertheless, there are signs of improvement across parts of the country. Over half of U.S. office markets (48 of 93) had better absorption numbers this quarter than a year ago and a similar number of markets saw absorption improve QOQ (44 markets). In Q3 2024, 27 U.S. markets had positive absorption, led by San Mateo County (+563,000 sf), Roanoke (+275,000 sf), New Orleans (+265,000 sf), Tulsa (+263,000 sf) and Pittsburgh (+217,000 sf). Additionally, 16 office markets have had over 100,000 sf of positive absorption YTD, including New Haven, Tampa, Memphis, Nashville, Fairfield County, Colorado Springs, Cleveland and Miami.

SUBLEASE AVAILABILITIES FLAT FOR THIRD QUARTER IN A ROW

In the wake of the pandemic, occupiers responded to the sudden abundance of remote work by putting substantial amounts of space on the sublease market, adding 42.6 msf in the five quarters ending in Q2 2021. Sublease availabilities inventory plateaued around 100 msf for a year from mid-2021 to mid-2022 but grew rapidly again as occupiers looked to shed costs in the wake of rising interest rates. In the five quarters starting in Q2 2022, the amount of space available for sublease increased by 44.4 msf. Over the past five quarters, however, almost no new sublease space has been added; inventory has increased by just 4.9 msf (+3.4%) since Q2 2023.

The slowing sublease market could be a sign of stabilization for the broader office market as a peak in sublease availabilities is typically a precursor to declining overall office vacancy—as the sublease market can act as a leading indicator of business sentiment. Sublease space hardly budged this quarter, with 1.1 msf added (+0.7%) in Q3. Available sublease inventories have declined year-over-year (YOY) in more than half of U.S. markets.

The U.S. office space under construction pipeline is down to 35.9 msf, its lowest point in twelve years. The sharp slowdown in the construction pipeline should help insulate the higher quality existing assets in the coming years as new deliveries shrink.

OUTLOOK

- As the prospects for a soft landing solidify throughout early 2025 and office job growth reaccelerates, [Cushman & Wakefield's current base case outlook](#) expects vacancy to peak in mid-2025 before slowly receding.
- Sublease inventories have remained flat, a precursor to peaking overall vacancy. At the same time, the U.S. construction pipeline has declined by 73% since Q1 2020 and is now at its lowest point since 2012. Occupiers will have considerably fewer new space options to consider as deliveries in 2026 and 2027 are expected to be less than one-fourth the recent averages.
- Nuance matters. The newest and best product is still performing well. [Obsolete product](#) may require investment or conversion as downtowns and central business districts should consider [reimagining their optimal real estate mix](#).

DEMAND INDICATORS Q3 2024

U.S. Office Markets	Net Absorption					Leasing Activity**
	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024p	2024p
United States	-13,805,810	-11,199,634	-25,367,595	-13,936,175	-18,528,151	225,713,948
Northeast	921,166	-416,334	-9,946,341	-3,130,887	-4,989,196	50,745,315
Midwest	-2,949,109	-1,884,172	-3,230,262	-2,221,908	-5,151,868	24,942,512
South	-1,828,962	-2,125,489	-5,048,450	-4,518,991	-2,650,071	77,874,113
West	-9,948,905	-6,773,639	-7,142,542	-4,064,389	-5,737,016	72,152,008

U.S. Office Markets	Net Absorption					Leasing Activity**
	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024p	2024p
Atlanta, GA	-181,378	-572,663	-980,939	-392,269	-35,770	7,211,423
Austin, TX	-370,398	44,434	150,400	56,801	-114,108	2,439,428
Baltimore, MD	-158,427	-37,618	462,740	98,531	-489,969	3,145,121
Binghamton, NY	n/a	n/a	n/a	19,611	-9,225	47,342
Birmingham, AL	244,991	-9,682	233,716	-323	-197,830	381,325
Boise, ID	-197,188	87,702	-87,603	-20,714	50,754	826,886
Boston, MA	227,377	-395,130	-2,404,326	-1,373,224	-809,832	5,625,572
Buffalo, NY	-25,945	-143,025	106,919	-544,498	-174,820	477,998
Charleston, SC	72,558	111,288	32,493	113,801	124,837	590,648
Charlotte, NC	-252,737	-398,776	-393,330	-38,323	-241,583	2,312,620
Chicago, IL	-333,430	-1,188,929	-2,568,440	-1,471,700	-2,062,401	8,385,236
Cincinnati, OH	-237,390	-62,886	-101,413	-4,717	-205,604	1,224,491
Cleveland, OH	59,912	119,799	57,742	136,648	3,811	1,042,126
Colorado Springs, CO	-175,035	8,899	-45,423	298,886	-65,802	865,050
Columbia, SC	32,515	152,141	40,108	-4,139	-129,277	287,338
Columbus, OH	-112,490	230,484	-6,793	-3,303	-114,800	1,432,298
Dallas, TX	-119,810	-1,490,401	-2,469,091	-1,118,590	-1,114,409	10,048,482
Denver, CO	-1,144,700	-370,416	-935,006	-402,290	-341,781	6,736,719
Des Moines, IA	-256,959	140,401	-409,096	-265,163	-40,475	389,710
Detroit, MI	-469,362	-265,899	-822,422	-199,611	-1,361,391	2,081,519
El Paso, TX	106,350	216,741	260,964	-198,256	76,525	469,807
Fairfield County, CT	79,037	64,354	110,901	-39,649	165,033	2,176,867
Fort Lauderdale, FL	-15,773	200,305	-99,382	144,195	-37,903	1,742,428
Fort Myers/Naples, FL	41,726	-132,362	-122,648	21,748	17,326	537,603
Fort Worth, TX	67,424	-83,381	-37,406	-159,836	-47,189	581,309
Fredericksburg, VA	64,995	43,699	-88,771	12,811	53,720	189,912
Greensboro/Winston-Salem, NC	-195,523	14,605	12,809	81,495	13,662	846,564
Greenville, SC	264,522	-51,059	33,548	-172,007	189,277	509,901
Hampton Roads, VA	-13,149	87,802	37,735	78,738	161,331	918,381
Hartford, CT	-93,097	-701,229	22,106	7,930	75,419	512,587
Houston, TX	-124,263	-387,780	-614,565	-613,764	-218,797	11,416,850
Indianapolis, IN	-309,217	-39,867	-40,163	39,521	-151,103	2,187,160
Inland Empire CA	-107,606	-15,036	-92,309	62,865	-17,089	1,044,529
Jacksonville, FL	-93,588	-65,804	-33,507	-59,522	-45,249	998,171
Kansas City, MO	21,094	-216,310	121,346	15,407	-129,032	1,766,891
Las Vegas, NV	342,726	-26,177	-10,105	-229,024	-215,608	1,705,287
Long Island, NY	169,678	-1,881	76,392	-384,175	-71,382	1,494,082
Los Angeles CBD	-330,699	-848	-424,334	-85,493	-764,417	1,202,840
Los Angeles Non-CBD	-1,470,147	-1,010,852	-1,316,337	-206,940	-443,253	9,431,429
Louisville, KY	92,062	65,956	-72,928	-2,278	73,934	577,094
Madison, WI	-42,745	95,462	-131,567	-22,956	-128,368	447,468
Memphis, TN	66,763	127,064	204,929	156,430	53,268	1,060,886
Miami, FL	-96,848	-14,898	30,782	-4,960	153,934	2,280,759
Milwaukee, WI	-366,168	129,805	-507	-145,044	-103,664	1,114,306
Minneapolis/St. Paul, MN	-1,208,937	-772,496	194,531	-563,875	-909,695	3,092,968
Nashville, TN	-62,984	244,109	327,523	-9,017	73,386	2,458,455

U.S. Office Markets	Net Absorption					Leasing Activity**
	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024p	2024p
New Haven, CT	-80,261	-22,025	75,560	487,848	-59,881	336,338
New Jersey - Central	-619,683	-216,555	-1,738,878	215,856	-329,170	2,947,601
New Jersey - Northern	-69,296	-381,135	-800,974	-300,708	-419,417	4,754,151
New Orleans, LA	46,611	16,711	10,771	-495,660	265,327	475,072
New York - Brooklyn	-119,835	384,633	-323,741	-192,334	-159,824	898,083
New York - Downtown	209,845	528,738	-886,325	-98,083	-257,414	2,224,264
New York - Midtown	560,211	1,146,715	-3,533,539	-615,326	-615,516	16,764,644
New York - Midtown South	1,911,472	-301,780	386,534	-345,558	-1,589,568	3,740,687
Northern VA	-971,527	-59,306	-448,995	-652,805	-1,060,282	5,316,882
Oakland/East Bay, CA*	-788,485	-702,716	-608,190	-497,440	-690,678	3,262,063
Oklahoma City, OK	-68,122	166,479	-47,008	-191,120	-86,576	277,122
Omaha, NE	83,944	-32,514	113,687	-3,596	-27,317	801,123
Orange County, CA	-509,074	8,115	-309,149	354,098	-16,831	6,874,305
Orlando, FL	-191,756	-121,169	-58,244	-153,706	-77,621	1,967,934
Palm Beach, FL	-33,558	-29,377	-651	-43,203	-26,999	1,103,333
Philadelphia, PA	-900,157	40,886	-553,389	136,105	-570,728	4,140,834
Phoenix, AZ	-1,123,003	-169,666	-420,074	-320,427	-242,821	5,871,795
Pittsburgh, PA	23,951	-504,198	-266,400	-377	216,847	2,582,327
Portland, OR	-564,535	-522,418	-793,377	-208,979	-242,251	1,628,106
Providence, RI	41,482	-24,644	-157,431	8,715	-50,088	539,954
Puget Sound - Eastside	429,550	-928,277	795,753	9,356	-748,946	2,826,458
Raleigh/Durham, NC	325,638	-65,994	-555,109	-615,641	-441,421	2,230,809
Reno, NV	-140,724	4,808	33,984	54,048	-94,465	456,022
Richmond, VA	-140,724	-114,399	-125,071	-164,340	89,983	1,647,745
Roanoke, VA	-61,904	19,199	-13,823	59,364	275,309	68,012
Rochester, NY	-63,653	-22,718	-19,103	-1,869	-51,249	222,577
Sacramento, CA	-80,503	-119,357	-8,795	38,020	-694,550	2,022,065
Salt Lake City, UT	-505,320	-185,116	-231,272	14,319	-47,874	3,273,618
San Antonio, TX	-50,752	340,988	-151,477	-97,819	-171,477	1,884,428
San Diego, CA	52,292	363,790	-124,725	-140,783	-17,722	3,059,925
San Francisco, CA	-1,039,423	-2,140,341	-652,453	-567,659	-955,648	5,575,937
San Francisco North Bay, CA	-18,906	112,278	-129,955	-60,162	-209,524	502,197
San Jose, CA*	-1,132,795	138,965	459,312	-781,966	64,393	9,871,094
San Juan, PR	n/a*	n/a	n/a	n/a	n/a	n/a
San Mateo County, CA*	-689,361	-753,857	189,697	-466,098	563,316	1,748,240
Savannah, GA	65,912	14,096	n/a	-33,354	-13,933	0
Seattle, WA	-615,437	-663,981	-1,661,437	-570,840	-566,335	2,411,776
Southern NH	-13,524	73,321	-29,852	79,377	24,951	255,197
St. Louis, MO	-34,320	119,179	-46,263	1,318	37,696	1,366,926
St. Petersburg/Clearwater, FL	-5,029	13,913	-129,121	8,938	33,590	610,375
Suburban MD	-180,692	-211,619	-130,232	-41,210	-85,178	2,002,294
Syracuse, NY	-16,437	-70,307	-813	-43,891	-86,038	82,324
Tampa, FL	47,990	-160,818	117,079	138,630	203,180	2,581,184
Tucson, AZ	116,427	-29,539	-361,648	-72,003	591	565,957
Tulsa, OK	354,759	97,769	3,087	107,711	263,299	635,168
Washington, DC	-334,836	-95,682	-434,836	-336,042	-136,388	6,069,250
Westchester County, NY	-299,999	129,646	-9,982	-146,637	-217,294	921,886

p = preliminary, *Includes R&D, **Leasing activity includes renewals

VACANCY RATES Q3 2024

U.S. Office Markets			Overall			Leasing Activity**	
	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024p	Q3 2024p	
United States	19.0%	19.4%	20.1%	20.4%	20.9%	18.2%	
Northeast	19.2%	19.5%	20.4%	20.6%	21.0%	17.3%	
Midwest	20.2%	20.4%	20.9%	21.2%	21.9%	20.1%	
South	18.9%	19.3%	20.1%	20.1%	20.3%	18.5%	
West	18.4%	18.9%	19.6%	20.1%	21.1%	17.5%	

U.S. Office Markets	Overall					Direct
	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024p	Q3 2024p
Atlanta, GA	23.6%	24.0%	24.7%	25.2%	25.2%	22.8%
Austin, TX	26.0%	27.4%	28.0%	28.9%	29.8%	22.3%
Baltimore, MD	16.7%	16.8%	16.4%	16.3%	16.9%	15.5%
Binghamton, NY	6.7%	6.7%	4.6%	4.1%	4.3%	4.3%
Birmingham, AL	18.9%	19.0%	18.4%	18.4%	19.4%	16.7%
Boise, ID	9.7%	9.9%	10.4%	10.5%	10.2%	8.3%
Boston, MA	13.9%	14.1%	15.6%	16.3%	17.0%	13.6%
Buffalo, NY	17.5%	18.2%	17.9%	20.3%	20.9%	19.0%
Charleston, SC	9.2%	8.8%	8.7%	8.1%	7.7%	5.8%
Charlotte, NC	22.6%	23.5%	24.1%	24.8%	25.2%	21.6%
Chicago, IL	21.7%	22.2%	23.3%	23.9%	24.9%	23.4%
Cincinnati, OH	25.3%	25.3%	25.2%	25.2%	26.0%	23.3%
Cleveland, OH	11.3%	10.8%	10.9%	11.0%	11.0%	10.2%
Colorado Springs, CO	10.6%	10.5%	10.2%	9.6%	9.8%	8.8%
Columbia, SC	8.2%	7.5%	7.4%	7.4%	8.0%	7.1%
Columbus, OH	24.2%	23.8%	24.1%	24.2%	24.7%	20.8%
Dallas, TX	22.2%	22.9%	23.9%	24.9%	25.6%	23.6%
Denver, CO	22.0%	22.4%	23.5%	24.4%	24.7%	21.8%
Des Moines, IA	16.6%	15.9%	18.9%	19.0%	20.0%	19.6%
Detroit, MI	19.0%	19.3%	20.1%	20.3%	21.6%	20.1%
El Paso, TX	10.4%	10.7%	10.9%	11.8%	11.6%	10.9%
Fairfield County, CT	28.9%	28.7%	27.9%	28.0%	27.6%	23.0%
Fort Lauderdale, FL	16.3%	15.5%	15.9%	15.4%	15.4%	14.5%
Fort Myers/Naples, FL	3.5%	4.1%	4.7%	4.7%	4.5%	3.2%
Fort Worth, TX	11.7%	12.1%	12.3%	13.2%	13.5%	13.0%
Fredericksburg, VA	6.9%	6.6%	7.4%	7.7%	6.6%	6.4%
Greensboro/Winston-Salem, NC	12.3%	12.3%	12.3%	12.0%	12.0%	11.0%
Greenville, SC	10.8%	11.0%	11.5%	12.3%	11.6%	9.9%
Hampton Roads, VA	9.8%	10.0%	10.2%	10.0%	9.8%	9.4%
Hartford, CT	22.1%	24.9%	24.8%	24.8%	24.5%	21.9%
Houston, TX	24.0%	25.2%	25.3%	25.6%	25.8%	24.2%
Indianapolis, IN	22.2%	22.3%	22.6%	22.5%	22.9%	20.5%
Inland Empire CA	8.8%	8.9%	9.3%	9.0%	9.1%	8.6%
Jacksonville, FL	21.2%	21.4%	21.6%	21.9%	21.7%	19.6%
Kansas City, MO	21.3%	21.7%	21.8%	21.7%	21.6%	18.8%
Las Vegas, NV	12.4%	12.5%	12.9%	13.9%	14.5%	13.4%
Long Island, NY	13.9%	13.9%	13.9%	15.0%	15.2%	11.3%
Los Angeles CBD	25.7%	25.7%	27.3%	27.6%	30.3%	28.0%
Los Angeles Non-CBD	22.0%	22.4%	23.1%	23.6%	23.9%	20.7%
Louisville, KY	16.5%	16.3%	16.5%	16.5%	16.2%	15.7%
Madison, WI	10.6%	10.9%	10.6%	10.3%	11.3%	11.3%
Memphis, TN	16.1%	17.3%	17.1%	17.1%	16.4%	16.1%
Miami, FL	15.4%	15.1%	15.3%	15.4%	16.2%	15.9%
Milwaukee, WI	23.5%	22.9%	22.9%	22.9%	23.5%	23.5%
Minneapolis/St. Paul, MN	26.5%	27.3%	27.0%	28.0%	29.1%	25.9%
Nashville, TN	16.5%	16.3%	15.8%	15.8%	15.7%	13.3%

U.S. Office Markets	Overall					Direct
	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024p	Q3 2024p
New Haven, CT	17.4%	17.6%	16.9%	16.4%	17.0%	16.5%
New Jersey - Central	20.6%	20.9%	23.1%	22.9%	23.3%	19.7%
New Jersey - Northern	21.6%	22.0%	22.6%	23.0%	23.2%	18.6%
New Orleans, LA	10.8%	10.9%	10.8%	12.5%	11.8%	11.0%
New York - Brooklyn	23.1%	22.3%	23.6%	24.2%	24.8%	21.6%
New York - Downtown	23.5%	22.9%	23.9%	24.1%	24.4%	17.3%
New York - Midtown	20.8%	21.0%	22.1%	22.4%	22.5%	17.7%
New York - Midtown South	20.9%	22.6%	23.5%	24.0%	26.3%	21.6%
Northern VA	22.1%	22.1%	22.5%	23.3%	24.1%	23.3%
Oakland/East Bay, CA*	16.3%	17.1%	17.7%	18.2%	19.0%	15.2%
Oklahoma City, OK	26.9%	25.6%	26.2%	27.4%	27.7%	27.0%
Omaha, NE	11.6%	11.7%	13.3%	12.7%	12.8%	12.4%
Orange County, CA	18.5%	18.5%	18.9%	18.5%	18.6%	16.9%
Orlando, FL	15.4%	16.2%	16.4%	16.9%	17.1%	14.9%
Palm Beach, FL	12.2%	12.3%	12.3%	12.5%	12.5%	11.5%
Philadelphia, PA	19.0%	19.2%	19.9%	19.6%	20.2%	17.6%
Phoenix, AZ	26.9%	27.2%	27.7%	28.1%	28.7%	23.2%
Pittsburgh, PA	16.4%	16.7%	17.0%	17.2%	16.9%	15.6%
Portland, OR	19.0%	19.8%	21.2%	21.5%	21.9%	19.9%
Providence, RI	12.5%	12.3%	13.2%	13.4%	13.4%	10.7%
Puget Sound - Eastside	13.2%	16.4%	17.2%	17.7%	19.6%	15.1%
Raleigh/Durham, NC	19.8%	19.9%	21.5%	23.0%	24.4%	18.4%
Reno, NV	12.3%	12.5%	13.0%	12.1%	13.0%	10.7%
Richmond, VA	11.1%	10.9%	11.9%	12.0%	11.8%	10.8%
Roanoke, VA	8.7%	8.8%	86.0%	8.2%	5.6%	5.6%
Rochester, NY	22.4%	22.6%	22.8%	21.1%	21.4%	21.4%
Sacramento, CA	13.7%	13.8%	13.8%	13.7%	14.7%	13.2%
Salt Lake City, UT	23.6%	24.3%	24.9%	24.9%	25.2%	19.8%
San Antonio, TX	16.7%	16.4%	16.1%	16.4%	16.7%	15.8%
San Diego, CA	14.6%	14.1%	13.9%	14.6%	14.6%	13.3%
San Francisco, CA	29.4%	31.8%	32.7%	33.5%	34.9%	26.5%
San Francisco North Bay, CA	12.1%	11.6%	12.2%	12.4%	13.4%	11.8%
San Jose, CA*	12.9%	13.0%	13.3%	13.6%	17.1%	12.4%
San Juan, PR	12.0%	11.9%	12.2%	12.0%	12.5%	12.5%
San Mateo County, CA*	17.3%	19.1%	18.7%	20.3%	19.4%	13.6%
Savannah, GA	4.5%	4.3%	4.3%	5.3%	5.6%	5.6%
Seattle, WA	22.8%	23.9%	26.7%	28.2%	29.3%	25.1%
Southern NH	9.2%	8.7%	8.8%	8.8%	8.6%	7.3%
St. Louis, MO	17.0%	16.7%	16.8%	17.0%	16.9%	14.9%
St. Petersburg/Clearwater, FL	19.3%	19.2%	20.4%	20.3%	19.4%	14.8%
Suburban MD	20.6%	20.9%	21.5%	21.6%	21.7%	20.9%
Syracuse, NY	13.0%	13.5%	13.5%	13.8%	14.4%	13.8%
Tampa, FL	22.0%	22.6%	22.2%	21.8%	21.1%	16.7%
Tucson, AZ	8.7%	8.8%	9.9%	10.3%	10.2%	9.4%
Tulsa, OK	10.3%	10.4%	11.0%	10.6%	10.0%	9.5%
Washington, DC	20.6%	20.8%	21.2%	21.7%	21.9%	21.1%
Westchester County, NY	26.7%	26.3%	26.3%	26.9%	27.9%	26.1%

p = preliminary, *Includes R&D, **Leasing activity includes renewals

ASKING RENTS Q3 2024

U.S. Office Markets	Overall (All Classes)					Class A
	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024p	Q3 2024p
United States	\$37.17	\$37.34	\$37.44	\$37.68	\$38.15	\$43.41
Northeast	\$46.68	\$47.27	\$47.62	\$47.81	\$47.93	\$53.15
Midwest	\$26.49	\$26.75	\$27.13	\$27.36	\$27.38	\$30.98
South	\$32.60	\$32.76	\$32.74	\$33.19	\$33.32	\$37.06
West	\$40.81	\$40.56	\$40.28	\$40.21	\$41.61	\$47.17

U.S. Office Markets	Overall (All Classes)					Class A
	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024p	Q3 2024p
Atlanta, GA	\$31.93	\$31.78	\$31.81	\$31.94	\$31.90	\$34.40
Austin, TX	\$46.82	\$47.08	\$47.41	\$47.20	\$47.19	\$50.58
Baltimore, MD	\$25.01	\$25.00	\$25.22	\$25.28	\$25.62	\$27.92
Binghamton, NY	\$13.21	\$13.21	\$13.50	\$16.81	\$16.81	\$15.63
Birmingham, AL	\$21.09	\$21.03	\$21.36	\$21.35	\$21.46	\$23.02
Boise, ID	\$22.81	\$23.05	\$23.33	\$23.51	\$23.35	\$24.97
Boston, MA	\$45.66	\$45.63	\$46.48	\$47.54	\$47.72	\$51.78
Buffalo, NY	\$17.70	\$17.70	\$17.70	\$18.50	\$18.50	\$23.60
Charleston, SC	\$30.50	\$30.36	\$30.12	\$30.83	\$30.49	\$33.38
Charlotte, NC	\$33.43	\$33.42	\$33.43	\$34.23	\$34.23	\$36.45
Chicago, IL	\$34.47	\$34.65	\$35.31	\$35.61	\$35.51	\$41.78
Cincinnati, OH	\$20.27	\$20.39	\$20.48	\$20.59	\$20.73	\$23.14
Cleveland, OH	\$19.80	\$19.80	\$19.60	\$19.51	\$19.44	\$21.57
Colorado Springs, CO	\$26.02	\$25.78	\$26.01	\$25.76	\$25.36	\$24.28
Columbia, SC	\$19.08	\$19.59	\$19.63	\$19.70	\$19.18	\$22.48
Columbus, OH	\$21.35	\$21.40	\$21.34	\$21.83	\$21.63	\$23.22
Dallas, TX	\$31.00	\$31.28	\$31.98	\$32.45	\$32.72	\$37.93
Denver, CO	\$32.36	\$32.60	\$32.73	\$32.92	\$32.87	\$36.63
Des Moines, IA	\$19.76	\$19.57	\$19.88	\$19.90	\$19.96	\$21.57
Detroit, MI	\$19.86	\$20.09	\$20.47	\$20.50	\$20.23	\$21.15
El Paso, TX	\$19.50	\$19.50	\$19.50	\$19.50	\$19.50	\$26.00
Fairfield County, CT	\$34.37	\$34.43	\$34.78	\$34.45	\$34.40	\$36.68
Fort Lauderdale, FL	\$39.31	\$39.45	\$40.16	\$40.84	\$41.23	\$45.81
Fort Myers/Naples, FL	\$27.67	\$26.59	\$30.40	\$27.41	\$24.03	\$27.95
Fort Worth, TX	\$27.57	\$27.27	\$27.12	\$26.60	\$26.43	\$32.19
Fredericksburg, VA	\$24.67	\$24.71	\$25.29	\$25.80	\$26.09	\$27.26
Greensboro/Winston-Salem, NC	\$18.92	\$18.88	\$18.96	\$18.87	\$18.92	\$20.93
Greenville, SC	\$23.04	\$22.89	\$23.52	\$23.60	\$23.60	\$25.45
Hampton Roads, VA	\$22.22	\$22.27	\$22.27	\$22.59	\$22.39	\$23.47
Hartford, CT	\$21.32	\$21.03	\$21.16	\$21.17	\$21.17	\$22.58
Houston, TX	\$31.37	\$31.39	\$31.30	\$31.29	\$31.07	\$37.71
Indianapolis, IN	\$21.36	\$21.75	\$21.66	\$21.85	\$21.90	\$24.41
Inland Empire CA	\$26.95	\$26.75	\$26.82	\$26.95	\$26.73	\$30.29
Jacksonville, FL	\$22.67	\$22.67	\$22.88	\$22.65	\$22.72	\$24.58
Kansas City, MO	\$22.28	\$22.32	\$22.58	\$22.61	\$22.80	\$25.09
Las Vegas, NV	\$27.72	\$27.25	\$27.66	\$28.28	\$28.40	\$35.65
Long Island, NY	\$32.50	\$32.16	\$32.51	\$32.67	\$32.98	\$35.23
Los Angeles CBD	\$44.56	\$44.53	\$46.17	\$46.13	\$46.93	\$49.25
Los Angeles Non-CBD	\$44.05	\$41.25	\$40.85	\$40.89	\$41.43	\$44.17
Louisville, KY	\$18.68	\$18.78	\$18.89	\$18.83	\$18.68	\$20.39
Madison, WI	\$22.69	\$23.21	\$23.59	\$23.90	\$23.98	\$26.30
Memphis, TN	\$19.30	\$19.16	\$19.33	\$19.08	\$19.39	\$24.76
Miami, FL	\$50.45	\$51.51	\$53.72	\$55.32	\$55.79	\$63.39
Milwaukee, WI	\$22.22	\$22.13	\$22.30	\$22.33	\$22.31	\$25.62
Minneapolis/St. Paul, MN	\$28.17	\$28.60	\$28.59	\$28.81	\$28.97	\$33.17
Nashville, TN	\$34.09	\$34.65	\$34.35	\$34.55	\$35.07	\$38.58

U.S. Office Markets	Overall (All Classes)					Class A
	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024p	Q3 2024p
New Haven, CT	\$24.05	\$23.74	\$23.37	\$23.50	\$23.38	\$22.88
New Jersey - Central	\$28.22	\$28.35	\$28.40	\$28.69	\$28.98	\$32.92
New Jersey - Northern	\$32.61	\$32.52	\$32.88	\$33.25	\$33.77	\$36.93
New Orleans, LA	\$20.03	\$20.01	\$19.95	\$20.69	\$20.19	\$20.76
New York - Brooklyn	\$55.57	\$56.53	\$53.38	\$53.58	\$53.13	\$59.41
New York - Downtown	\$56.00	\$55.92	\$55.87	\$55.66	\$55.39	\$58.71
New York - Midtown	\$76.50	\$78.04	\$78.43	\$78.08	\$78.21	\$86.04
New York - Midtown South	\$75.85	\$78.86	\$78.39	\$79.32	\$78.24	\$96.28
Northern VA	\$34.92	\$35.62	\$35.79	\$35.69	\$35.63	\$37.95
Oakland/East Bay, CA*	\$41.41	\$41.31	\$40.36	\$40.19	\$40.19	\$45.01
Oklahoma City, OK	\$20.92	\$22.05	\$21.91	\$21.75	\$21.76	\$25.60
Omaha, NE	\$26.15	\$26.55	\$26.84	\$26.30	\$27.06	\$32.48
Orange County, CA	\$34.60	\$34.43	\$34.44	\$34.38	\$34.46	\$37.47
Orlando, FL	\$26.84	\$27.45	\$27.52	\$27.33	\$27.42	\$29.82
Palm Beach, FL	\$46.18	\$46.14	\$46.20	\$46.12	\$45.72	\$52.43
Philadelphia, PA	\$29.11	\$29.08	\$29.08	\$29.11	\$29.20	\$31.27
Phoenix, AZ	\$29.18	\$29.42	\$29.83	\$29.66	\$29.85	\$35.24
Pittsburgh, PA	\$25.70	\$25.53	\$25.04	\$24.94	\$24.68	\$27.71
Portland, OR	\$32.49	\$33.52	\$33.59	\$33.75	\$33.71	\$38.30
Providence, RI	\$21.58	\$21.68	\$22.12	\$22.10	\$22.61	\$34.16
Puget Sound - Eastside	\$42.93	\$43.72	\$43.58	\$43.20	\$44.53	\$47.31
Raleigh/Durham, NC	\$29.52	\$29.40	\$30.11	\$30.64	\$31.28	\$32.31
Reno, NV	\$22.56	\$22.56	\$22.59	\$22.59	\$22.90	\$26.88
Richmond, VA	\$20.94	\$21.30	\$21.31	\$21.21	\$21.24	\$22.93
Roanoke, VA	\$21.00	\$21.00	\$21.05	\$20.72	\$20.34	\$24.78
Rochester, NY	\$17.50	\$17.50	\$17.50	\$17.50	\$17.50	\$21.00
Sacramento, CA	\$26.64	\$26.60	\$26.67	\$26.57	\$26.37	\$30.24
Salt Lake City, UT	\$25.89	\$25.81	\$25.86	\$25.54	\$25.38	\$28.68
San Antonio, TX	\$24.40	\$23.33	\$23.54	\$23.71	\$23.91	\$27.16
San Diego, CA	\$41.07	\$40.87	\$40.48	\$40.93	\$40.88	\$47.13
San Francisco, CA	\$71.46	\$70.09	\$69.65	\$68.41	\$67.79	\$72.14
San Francisco North Bay, CA	\$35.53	\$35.28	\$34.38	\$32.97	\$32.91	\$33.72
San Jose, CA*	\$43.04	\$43.35	\$42.35	\$41.95	\$52.48	\$64.59
San Juan, PR	\$20.39	\$20.43	\$20.56	\$20.59	\$20.79	\$20.80
San Mateo County, CA*	\$74.55	\$71.72	\$70.33	\$70.22	\$69.69	\$75.01
Savannah, GA	\$23.49	\$25.16	\$25.16	\$25.60	\$26.45	\$30.00
Seattle, WA	\$46.25	\$45.77	\$45.07	\$45.11	\$45.18	\$49.63
Southern NH	\$23.23	\$23.38	\$24.84	\$24.96	\$24.87	\$25.59
St. Louis, MO	\$23.28	\$23.19	\$23.14	\$23.04	\$22.88	\$24.49
St. Petersburg/Clearwater, FL	\$25.59	\$25.65	\$25.51	\$25.70	\$26.18	\$26.90
Suburban MD	\$30.94	\$30.96	\$31.02	\$31.20	\$31.23	\$34.94
Syracuse, NY	\$16.76	\$16.90	\$16.92	\$17.00	\$17.07	\$17.36
Tampa, FL	\$30.81	\$30.87	\$30.91	\$31.01	\$31.40	\$34.78
Tucson, AZ	\$22.78	\$22.84	\$23.54	\$23.43	\$23.98	\$25.63
Tulsa, OK	\$17.09	\$17.62	\$17.70	\$18.28	\$18.04	\$21.03
Washington, DC	\$54.95	\$54.95	\$55.08	\$55.01	\$54.62	\$60.92
Westchester County, NY	\$30.60	\$30.55	\$30.57	\$30.47	\$30.39	\$31.10

p = preliminary, *Includes R&D, **Leasing activity includes renewals

INVENTORY Q3 2024

U.S. Office Markets	Inventory	Deliveries 2024 YTD	Under Construction as of Q3 2024
United States	5,452,289,527	24,808,297	35,921,951
Northeast	1,291,320,484	4,120,913	7,293,074
Midwest	793,113,431	1,754,792	3,913,818
South	1,854,201,492	10,181,993	14,599,796
West	1,513,654,120	8,750,599	10,115,263

U.S. Office Markets	Inventory	Deliveries 2024 YTD	Under Construction as of Q3 2024p
Atlanta, GA	158,003,478	576,637	1,267,560
Austin, TX	66,493,031	2,830,651	2,183,464
Baltimore, MD	78,755,422	203,781	912,985
Binghamton, NY	4,206,101	0	0
Birmingham, AL	18,697,001	48,750	24,000
Boise, ID	17,252,177	0	120,000
Boston, MA	197,652,096	1,374,492	1,889,230
Buffalo, NY	22,705,439	0	0
Charleston, SC	21,039,680	0	88,000
Charlotte, NC	57,144,212	380,201	839,220
Chicago, IL	242,213,702	632,032	369,008
Cincinnati, OH	33,410,665	15,000	69,161
Cleveland, OH	88,591,838	125,000	1,800,091
Colorado Springs, CO	30,284,681	0	0
Columbia, SC	22,202,384	0	0
Columbus, OH	35,316,206	90,000	398,067
Dallas, TX	220,828,495	1,734,238	2,854,507
Denver, CO	122,755,632	1,513,128	907,507
Des Moines, IA	17,049,126	28,566	0
Detroit, MI	102,495,697	0	705,600
El Paso, TX	20,447,047	54,662	140,020
Fairfield County, CT	37,807,223	0	90,000
Fort Lauderdale, FL	26,402,017	0	174,790
Fort Myers/Naples, FL	22,834,347	0	0
Fort Worth, TX	18,702,306	0	132,222
Fredericksburg, VA	9,066,332	0	2,408
Greensboro/Winston-Salem, NC	35,637,900	0	100,000
Greenville, SC	22,150,944	118,000	0
Hampton Roads, VA	37,310,279	187,400	126,197
Hartford, CT	25,051,560	0	0
Houston, TX	185,325,340	386,323	492,345
Indianapolis, IN	39,783,804	94,266	348,045
Inland Empire CA	21,224,636	0	0
Jacksonville, FL	21,834,867	0	143,000
Kansas City, MO	53,073,954	190,380	177,000
Las Vegas, NV	42,523,485	464,541	161,823
Long Island, NY	36,259,803	0	0
Los Angeles CBD	27,797,027	0	0
Los Angeles Non-CBD	185,644,089	340,094	2,462,774
Louisville, KY	20,493,363	0	44,000
Madison, WI	16,372,279	0	0
Memphis, TN	27,521,067	0	0
Miami, FL	40,084,165	731,949	837,469
Milwaukee, WI	30,868,991	61,779	0
Minneapolis/St. Paul, MN	80,717,831	340,000	35,666
Nashville, TN	49,847,304	86,326	2,168,357

U.S. Office Markets	Inventory	Deliveries 2024 YTD	Under Construction as of Q3 2024p
New Haven, CT	11,410,709	525,000	0
New Jersey - Central	81,220,945	19,000	30,656
New Jersey - Northern	107,209,199	0	340,000
New Orleans, LA	27,044,854	35,425	0
New York - Brooklyn	29,963,391	83,000	252,000
New York - Downtown	85,495,030	0	0
New York - Midtown	261,707,539	0	3,022,590
New York - Midtown South	72,060,446	1,172,000	470,632
Northern VA	132,664,244	540,071	163,331
Oakland/East Bay, CA*	97,685,928	0	0
Oklahoma City, OK	16,932,886	45,000	115,000
Omaha, NE	19,370,958	119,335	11,180
Orange County, CA	91,384,881	0	277,079
Orlando, FL	36,492,167	0	0
Palm Beach, FL	23,291,110	0	641,556
Philadelphia, PA	134,283,814	668,000	689,698
Phoenix, AZ	91,171,630	461,358	479,222
Pittsburgh, PA	94,643,227	180,621	462,268
Portland, OR	59,173,629	0	531,000
Providence, RI	23,498,078	0	n/a
Puget Sound - Eastside	39,547,344	1,578,503	1,019,723
Raleigh/Durham, NC	57,862,575	1,193,938	35,350
Reno, NV	8,495,864	0	141,117
Richmond, VA	38,618,442	116,200	291,771
Roanoke, VA	10,380,982	0	0
Rochester, NY	14,002,116	0	0
Sacramento, CA	68,185,901	0	569,000
Salt Lake City, UT	51,848,898	215,675	180,000
San Antonio, TX	51,587,782	265,700	182,000
San Diego, CA	71,698,256	483,283	713,059
San Francisco, CA	86,342,225	285,762	0
San Francisco North Bay, CA	21,042,240	0	0
San Jose, CA*	226,076,923	2,155,272	1,472,579
San Juan, PR	10,312,067	0	n/a
San Mateo County, CA*	40,257,786	454,163	537,000
Savannah, GA	3,758,560	0	22,454
Seattle, WA	67,349,830	766,254	483,447
Southern NH	15,327,182	78,020	0
St. Louis, MO	50,897,506	87,000	0
St. Petersburg/Clearwater, FL	10,273,222	0	45,000
Suburban MD	59,631,629	276,000	0
Syracuse, NY	13,839,771	20,780	46,000
Tampa, FL	30,829,719	0	131,790
Tucson, AZ	28,861,932	4,000	59,933
Tulsa, OK	50,714,708	49,959	56,000
Washington, DC	112,985,564	320,782	385,000
Westchester County, NY	22,976,815	0	0

p = preliminary, *Includes R&D, **Leasing activity includes renewals

METHODOLOGY

Cushman & Wakefield’s quarterly estimates are derived from a variety of data sources, including its own proprietary database, and historical data from third party data sources. The market statistics are calculated from a base building inventory made up of office properties deemed to be competitive in the local office markets. Generally, owner-occupied and federally-owned buildings are not included. Single tenant buildings and privately-owned buildings in which the federal government leases space are included. Older buildings unfit for occupancy or ones that require substantial renovation before tenancy are generally not included in the competitive inventory. The inventory is subject to revisions due to resampling. Vacant space is defined as space that is available immediately or imminently after the end of the quarter. Sublet space still occupied by the tenant is not counted as available space. The figures provided for the current quarter are preliminary, and all information contained in the report is subject to correction of errors and revisions based on additional data received.

EXPLANATION OF TERMS

Total Inventory: The total amount of office space (in buildings of a predetermined size by market) that can be rented by a third party.

Overall Vacancy Rate: The amount of unoccupied space (new, relet, and sublet) expressed as a percentage of total inventory.

Direct Vacancy Rate: The amount of unoccupied space available directly through the landlord, excludes sublease space.

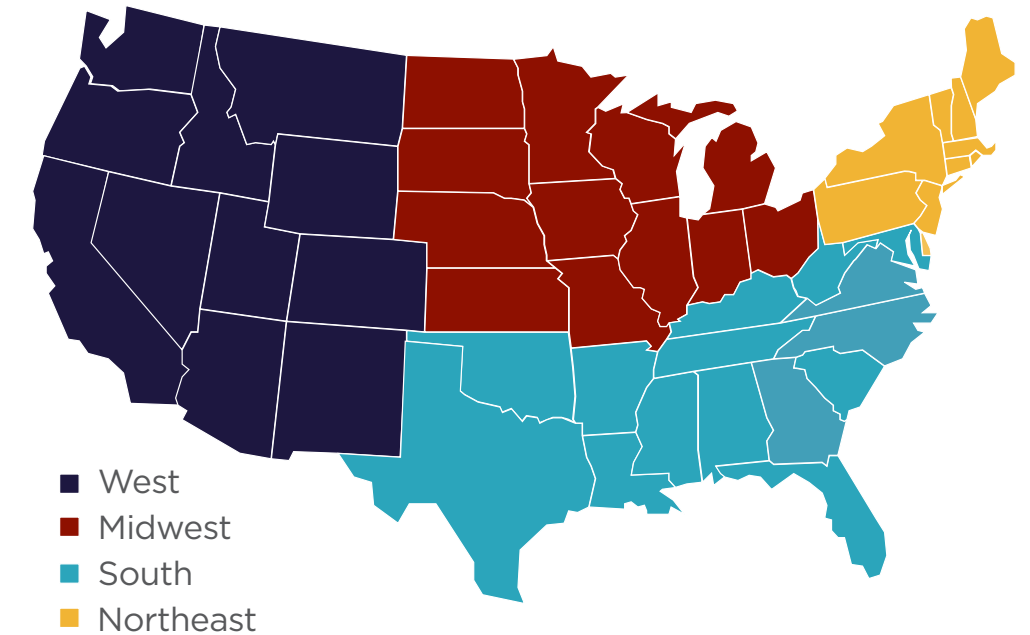
Absorption: The net change in occupied space between two points in time. (Total occupied space in the present quarter minus total occupied space from the previous quarter, quoted on a net, not gross, basis.)

Leasing Activity: The sum of all leases over a period of time. This includes pre-leasing activity as well as expansions. It does not include renewals.

Overall Weighted Asking Rents: Gross average asking rents weighted by the amount of available direct and sublease space in Class A, B and C properties.

Class A Asking Rents: Gross average asking rents weighted by the amount of available Class A direct and sublease space.

REGIONAL MAP



[†]The six U.S. gateway markets include: Boston, Chicago, Los Angeles, New York, San Francisco and Washington, DC

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DAVID C. SMITH

Head of Americas Insights
Tel: +1 404.853.5310
david.smith4@cushwake.com

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