

MARKET FUNDAMENTALS

	YOY Chg	Outlook
20.8% Vacancy Rate	▲	▲
-10.5M Net Absorption, SF	▲	▲
\$38.21 Asking Rent, PSF	▲	▼
1.5% Rent Growth, YOY	▲	▼
26.2M Under Construction	▼	▼

(Overall, All Property Classes)

ECONOMIC INDICATORS

	YOY Chg	Outlook*
159.1M Total Nonfarm Employment	▲	▲
34.8M Office-using Employment	▲	▲
4.1% U.S. Unemployment Rate	▲	▲

Source: BLS, *Cushman & Wakefield baseline

KEY TAKEAWAYS

- **Office demand resilient amidst economic uncertainty.** Net absorption was negative in Q1 2025, but the 4-quarter rolling absorption total was its strongest in over two years, improving by 30% quarter-over-quarter (QOQ) and 48% year-over-year (YOY). Net absorption in Q1 2025 was positive for a third of U.S. markets.
- **Not all office is the same.** Vacancy is not equally distributed—over half of office buildings have single-digit vacancy or no vacancy at all. Quality matters and high-quality office continues to outperform. In Q1 2025, 4-quarter rolling net absorption in Class A buildings improved to a higher degree than the broader market, increasing by 36% QOQ and 55% YOY.
- **Supply-side pressures continue to alleviate.** The amount of vacancy coming from occupiers putting space on the sublease market has declined for four straight quarters. National sublease availabilities have declined 9.5% YOY. This trend has been broad-based with sublease inventory down YOY in two-thirds of U.S. markets. At the same time, new construction activity continues to dwindle. Deliveries in Q1 2025 were the lowest quarterly total in over 12 years, and the pipeline is now 80% smaller than at the beginning of 2020.

RESILIENT OFFICE DEMAND DESPITE POLICY UNCERTAINTY

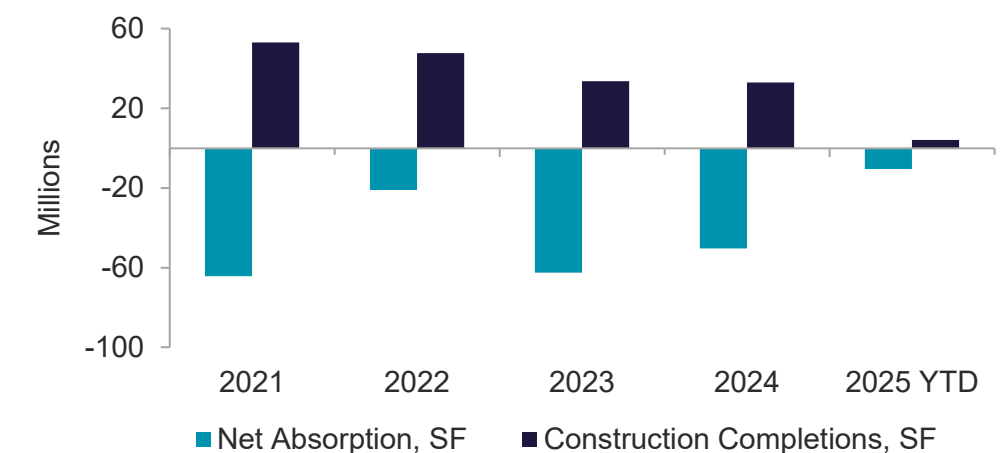
The shift in economic policies under the Trump Administration has not yet had a noticeable impact on office demand. In the first quarter, the U.S. office fundamentals continued to show signs of stabilization. While absorption was negative again in Q1, the 4-quarter rolling net absorption registered at -35 million square feet (msf), which was a 30% improvement QOQ and a 48% improvement from one year ago. Over the past four quarters, 34 out of the 92 markets tracked by Cushman & Wakefield Research recorded positive net absorption. Leading the way were eight markets with over 400,000 square feet (sf) of positive absorption: San Jose, Midtown Manhattan, Tulsa, Austin, Baltimore, Cleveland, Tampa and Salt Lake City.

In Q1 2025, office demand was positive in a third of U.S. markets, led by San Jose (+1.8 msf), Phoenix (+486,000 sf), Midtown Manhattan (+448,000 sf), Baltimore (+384,000 sf), Kansas City (+366,000 sf), and San Diego (+332,000 sf).

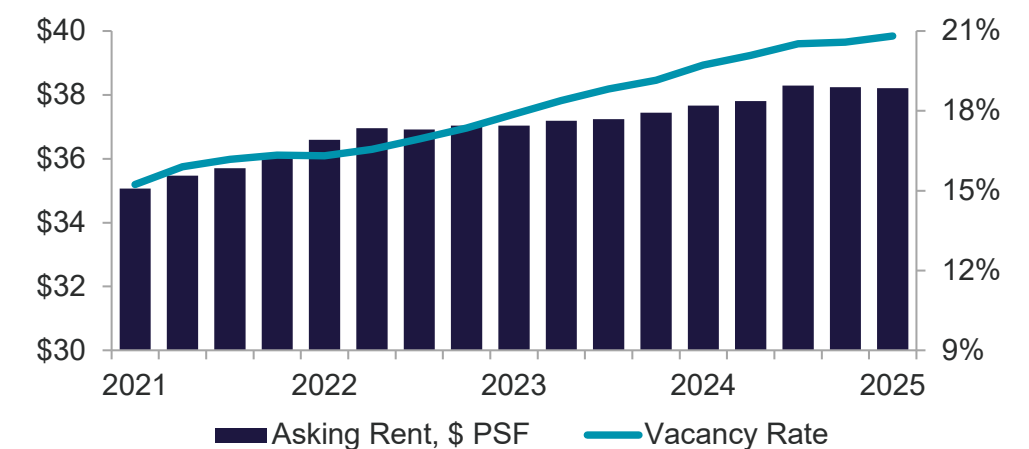
Other notable markets with positive absorption throughout the country include:

- Northeast: Fairfield County (+289,000 sf), Buffalo (+231,000 sf), Long Island (+76,000 sf)
- Texas: El Paso (+247,000 sf), Dallas (+156,000 sf), Fort Worth (+117,000 sf)

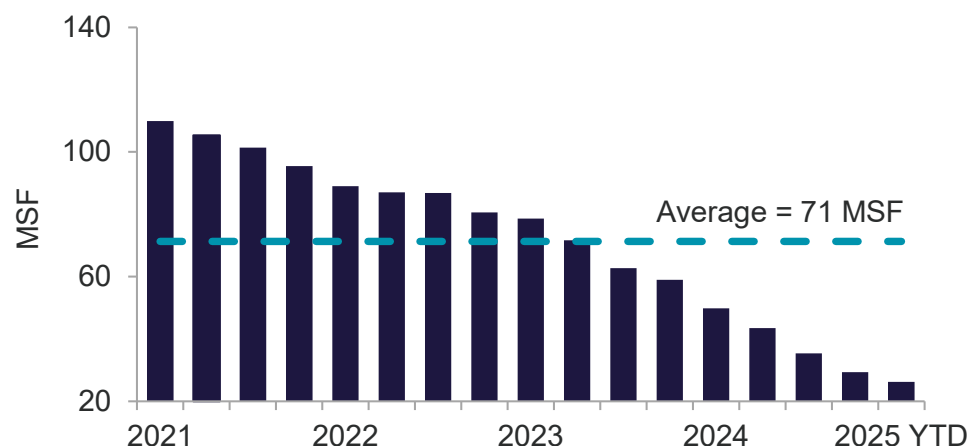
SPACE DEMAND / DELIVERIES



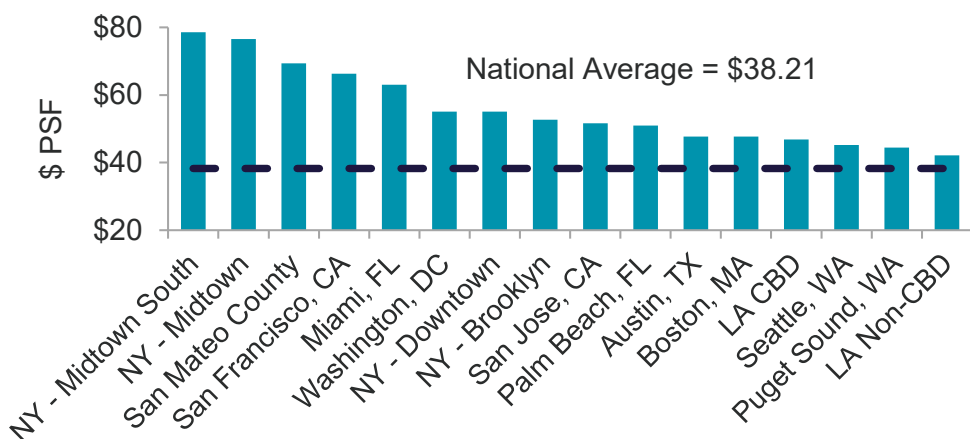
OVERALL VACANCY & ASKING RENT



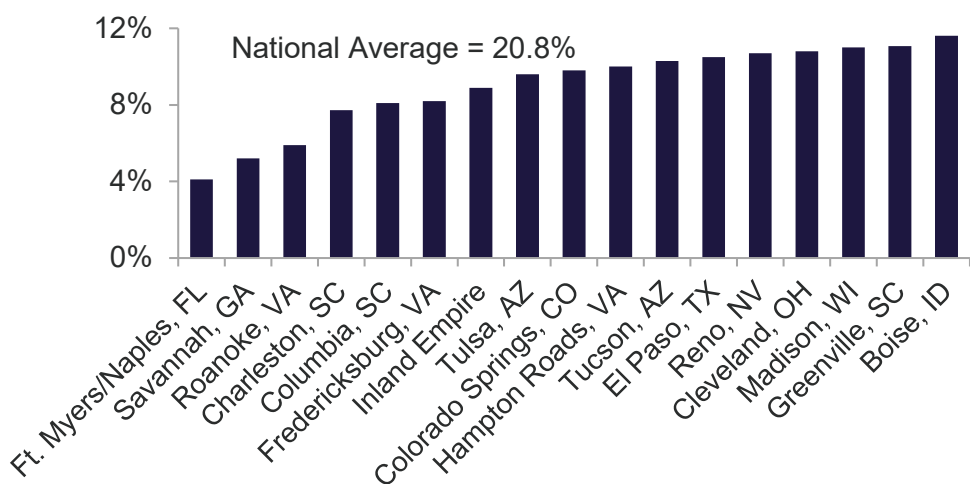
SPACE UNDER CONSTRUCTION



ASKING RENT, HIGHEST PRICED U.S. MARKETS



VACANCY BY SELECT MARKETS



- Midwest: Cleveland (+223,000 sf), Minneapolis/St. Paul (+191,000 sf)
- Southeast: Miami (143,000 sf), Birmingham (+118,000 sf), Atlanta (+114,000 sf)
- West: Salt Lake City (+130,000 sf), Reno (+86,000 sf), Inland Empire (+75,000 sf)

BRIGHT SPOTS CONTINUE TO EMERGE FOR OFFICE

National vacancy finished the quarter at 20.8%, up 25 basis points (bps) QOQ. While still trending up, the pace of vacancy increases is slowing. The annual increase of 110 bps is the lowest in over two years. Overall vacancy remained flat or declined QOQ in 30 U.S. markets, including Fairfield County, Miami, Kansas City, San Jose, San Diego, Minneapolis/St. Paul, Central New Jersey and Atlanta.

Sublease space is no longer pushing overall vacancy upwards, as the national inventory of sublease availabilities has declined each of the past four quarters. There is now 130 msf of available sublease space, which is down 9.5% YOY from the most recent peak of 144 msf in Q1 2024. As noted in the past, the sublease market is a precursor of overall vacancy, so this is an indicator that the demand side of the equation is firming up. The amount of available sublease space has declined YOY in two-thirds of U.S. markets and the YOY declines exceed 1 msf in each of four markets: San Jose, Midtown Manhattan, Austin and Midtown South Manhattan.

The office construction pipeline continues to contract, alleviating much of the supply-side pressure that has existed over the past five years. The current under construction pipeline totals 26.2 msf, down by nearly half from Q1 2024 and at just one-fifth the Q1 2020 pipeline (136 msf). New deliveries totaled just 4.1 msf, the lowest quarterly total in over 12 years (3.9 msf delivered in Q4 2012). The construction pipeline represents 0.5% of current inventory, just a third of the 25-year historical average of 1.5%. There are only ten U.S. markets with construction pipelines above 1% of current inventory and none of those markets exceed 2.6%. By comparison, a year ago, there were seven markets with construction pipelines exceeding 3% of inventory, led by two that were above 6.5%.

THE LONGER UNCERTAINTY LASTS, THE MORE IMPACTFUL IT WILL BE

Office has held up well so far, but the longer the policy uncertainty lasts, the more damaging it will likely be. We are already observing signs of weakness emerging in the economic data. Nominal retail sales have been weaker so far this year, which is perhaps an early indication that the consumer is starting to pull back. Jobless claims remain low but are drifting higher. Layoff announcements spiked in March.¹ Business uncertainty is at all-time high and CFO optimism is declining,² all of which could lead to hesitations in long-term investments (including leases).

OUTLOOK

- Concerns related to economic uncertainty and its impact on commercial real estate should not go unheeded. However, there are [reasons to be cautiously optimistic](#) that suggest the office market may demonstrate resilience. Key factors include [very limited new construction](#), a decline in sublease availability, and the fact that much of the workforce downsizing due to remote work was front loaded over the past five years. Additionally, more companies are increasingly indicating that in-office work is central to their business strategy.
- Vacancy is not equally distributed, and the recovery will not be either. While some markets may currently have record-high vacancy, the amount of available top-tier space may be limited. It is important to focus on each asset's competitive set and not the entire market, which may include buildings that are perfectly functional but are competitively obsolete.
- Real estate remains a resilient long-term asset class, and macro trends will create tailwinds for the office sector. For instance, after struggling early in the pandemic, [gateway markets are growing their populations again](#).

DEMAND INDICATORS Q1 2025

U.S. Office Markets	Net Absorption				Leasing Activity**	
	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025p	2025p
United States	-25,713,068	-12,373,699	-12,294,829	126,312	-10,505,048	70,588,630
Northeast	-9,962,082	-3,504,563	-1,290,992	2,142,452	-3,678,417	19,002,264
Midwest	-3,082,890	-2,018,654	-4,858,591	-3,383,007	-1,744,919	7,840,799
South	-5,463,456	-3,824,192	-2,415,993	1,841,389	-1,655,963	21,836,408
West	-7,204,640	-3,026,290	-3,729,253	-474,522	-3,425,749	21,690,422

U.S. Office Markets	Net Absorption				Leasing Activity**	
	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025p	2025p
Atlanta, GA	-983,594	-431,097	-93,432	-70,247	114,493	2,405,716
Austin, TX	117,443	38,806	-39,661	814,357	-110,455	930,198
Baltimore, MD	462,740	351,163	-551,890	409,888	383,635	841,257
Birmingham, AL	233,716	-323	-268,061	-67,739	118,449	236,100
Boise, ID	-74,103	-16,874	-31,659	5,071	-261,048	262,864
Boston, MA	-2,590,988	-1,844,311	-379,320	-731,178	-819,495	2,124,666
Buffalo, NY	106,919	-544,498	-174,820	-29,564	231,459	338,197
Charleston, SC	30,118	108,990	121,814	29,783	-4,121	186,393
Charlotte, NC	-419,124	10,802	-191,865	351,504	-90,913	538,846
Chicago, IL	-2,395,721	-1,303,559	-1,843,060	-2,282,790	-1,972,389	3,179,586
Cincinnati, OH	-86,563	21,698	-139,538	-155,100	72,946	271,074
Cleveland, OH	57,742	136,648	3,811	62,643	223,383	438,915
Colorado Springs, CO	-44,514	319,487	-94,134	25,268	-139,468	168,036
Columbia, SC	58,311	-7,173	-152,652	4,642	-24,552	59,836
Columbus, OH	-22,519	24,609	-146,451	345,318	-109,801	420,589
Dallas, TX	-2,410,613	-1,016,963	-883,818	-802,103	156,174	3,159,151
Denver, CO	-933,933	-347,169	-529,271	-261,017	-795,444	1,887,886
Des Moines, IA	-409,096	-265,163	-40,475	-2,315	32,363	147,230
Detroit, MI	-807,494	-162,494	-1,371,955	-458,409	-10,358	409,167
El Paso, TX	260,964	-198,256	76,525	9,057	246,506	185,977
Fairfield County, CT	131,513	-39,649	184,028	-619,118	289,175	636,481
Fort Lauderdale, FL	-130,829	156,295	-68,566	-15,087	-103,248	356,968
Fort Myers/Naples, FL	-126,561	14,707	46,514	-69,661	-12,668	141,358
Fort Worth, TX	-35,095	-193,158	-53,694	122,655	116,716	165,165
Fredericksburg, VA	-55,099	19,115	41,286	1,810	-50,481	39,163
Greensboro/Winston-Salem, NC	12,791	86,154	-172,463	484	-309,878	218,737
Greenville, SC	34,654	-160,176	199,569	131,721	-69,100	174,757
Hampton Roads, VA	30,282	62,199	139,329	170,226	-26,933	326,771
Hartford, CT	41,758	10,433	23,829	84,740	-100,421	95,275
Houston, TX	-533,362	-507,585	172,609	-113,891	-475,082	2,451,152
Indianapolis, IN	29,640	60,798	-68,098	186,231	-159,910	379,007
Inland Empire CA	-91,596	62,040	1,897	-58,810	75,319	368,177
Jacksonville, FL	-51,606	-113,012	-93,150	76,088	-105,753	651,528
Kansas City, MO	121,346	15,407	-114,019	6,990	365,590	745,420
Las Vegas, NV	-59,237	-313,907	-96,447	75,299	50,192	591,130
Long Island, NY	76,612	-387,095	144,476	158,530	75,970	492,279
Los Angeles CBD	-418,962	-79,497	-727,699	-361,350	-106,267	279,005
Los Angeles Non-CBD	-1,297,971	-72,788	-394,291	-14,072	-531,825	2,612,318
Louisville, KY	-71,846	-2,967	43,723	-140,548	-254,308	97,161
Madison, WI	-131,567	-22,956	-128,368	11,492	-99,214	153,660
Memphis, TN	204,929	156,430	53,268	-16,129	-44,724	276,736
Miami, FL	9,092	-13,125	120,882	-66,430	143,222	947,401
Milwaukee, WI	-507	-145,044	-103,664	-220,554	134	231,260
Minneapolis/St. Paul, MN	179,214	-558,152	-854,913	-341,235	191,323	885,260
Nashville, TN	302,843	-151,681	47,911	565,165	-78,341	472,334
New Haven, CT	56,796	486,913	-91,445	-14,037	-21,286	23,583

U.S. Office Markets	Net Absorption				Leasing Activity**	
	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025p	2025p
New Jersey - Central	-1,733,264	264,980	-126,625	157,224	-139,189	1,088,019
New Jersey - Northern	-811,858	-522,040	-35,252	92,471	-402,227	1,437,673
New Orleans, LA	-30,182	-501,546	316,779	-33,526	-159,426	61,615
New York - Brooklyn	-324,054	-192,334	167,580	555,717	-375,087	360,984
New York - Downtown	-878,458	-23,358	412,616	-376,514	-489,696	1,636,860
New York - Midtown	-3,531,240	-622,561	-118,136	1,811,984	447,773	6,448,420
New York - Midtown South	402,477	-307,414	-1,288,156	1,162,179	-392,783	1,593,989
Northern VA	-554,873	-678,105	-1,100,420	-126,434	-124,668	1,256,436
Oakland/East Bay, CA*	-607,983	-486,169	-570,617	-649,437	-855,612	970,861
Oklahoma City, OK	82,102	98,341	-81,849	199,219	-228,970	56,624
Omaha, NE	22,340	-120,032	-56,763	-144,330	50,887	224,653
Orange County, CA	-285,805	437,423	97,692	-280,427	-594,501	1,440,806
Orlando, FL	-83,168	-177,183	-40,532	54,407	-62,090	500,563
Palm Beach, FL	3,373	-40,085	-85,577	-16,230	36,589	257,773
Philadelphia, PA	-446,400	291,986	55,046	165,472	-1,191,924	1,242,989
Phoenix, AZ	-367,689	-294,293	-251,977	273,888	485,505	1,402,629
Pittsburgh, PA	-252,003	25,597	328,355	-181,956	-230,552	868,777
Portland, OR	-787,622	-143,896	170,834	-450,272	-581,198	386,762
Providence, RI	-150,322	7,664	-12,361	99,270	-23,476	92,956
Puget Sound - Eastside	830,499	447,090	-697,138	-95,587	-523,874	613,755
Raleigh/Durham, NC	-493,939	-466,668	-496,829	-119,688	-73,621	598,197
Reno, NV	5,840	48,464	-69,665	153,377	86,191	109,820
Richmond, VA	-312,593	-154,009	255,854	226,228	-56,164	396,336
Roanoke, VA	-13,723	61,264	289,010	-5,928	-41,425	65,126
Rochester, NY	-19,103	-1,869	-51,249	-123,318	85,842	20,344
Sacramento, CA	-11,903	45,122	-603,964	-15,212	-82,735	417,877
Salt Lake City, UT	-241,041	24,367	-90,641	340,538	130,207	1,489,255
San Antonio, TX	-158,977	9,181	94,173	104,499	-89,902	436,799
San Diego, CA	-122,687	-149,803	22,486	131,118	331,634	781,017
San Francisco, CA	-855,920	-432,921	-913,784	528,613	-611,563	2,834,017
San Francisco North Bay, CA	-124,059	-20,891	-159,431	-26,199	-102,138	139,831
San Jose, CA*	452,464	-741,034	1,256,445	1,253,352	1,793,109	3,616,847
San Juan, PR	n/a	n/a	n/a	n/a	n/a	n/a
San Mateo County, CA*	191,901	-459,265	628,831	-801,114	-463,878	398,776
Savannah, GA	n/a	-33,354	-13,933	27,611	13,460	15,800
Seattle, WA	-1,589,575	-512,110	-673,487	-251,639	-723,354	699,325
Southern NH	-21,774	83,521	-172,435	9,992	-661,262	89,798
St. Louis, MO	-48,801	34,423	-35,573	-393,263	-297,510	502,208
St. Petersburg/Clearwater, FL	-194,664	3,602	-20,809	26,837	1,579	317,280
Suburban MD	-302,716	-104,528	-410,069	-217,300	-86,915	536,474
Syracuse, NY	-813	-43,891	-86,038	-32,699	30,311	59,407
Tampa, FL	57,910	101,016	164,458	154,639	-5,816	1,166,705
Tucson, AZ	-361,648	-74,503	37,242	6,405	-37,364	72,198
Tulsa, OK	7,359	112,898	338,897	336,927	-75,493	175,342
Washington, DC	-409,519	-264,161	-119,324	-95,417	-221,739	1,351,370
Westchester County, NY	-17,880	-146,637	-71,085	-46,743	8,451	351,567

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

VACANCY RATES Q1 2025

U.S. Office Markets	Overall					Direct
	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025p	Q1 2025p
United States	19.7%	20.1%	20.5%	20.6%	20.8%	18.4%
Northeast	20.1%	20.4%	20.5%	20.5%	20.8%	17.6%
Midwest	20.2%	20.5%	21.1%	21.5%	21.7%	20.2%
South	19.5%	19.9%	20.1%	20.2%	20.3%	18.7%
West	19.4%	19.8%	20.7%	20.7%	21.0%	17.9%

U.S. Office Markets	Overall					Direct
	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025p	Q1 2025p
Atlanta, GA	24.5%	25.0%	25.1%	25.4%	25.2%	23.1%
Austin, TX	28.0%	29.0%	29.8%	28.8%	29.2%	23.0%
Baltimore, MD	16.3%	15.9%	16.6%	16.1%	16.4%	15.0%
Birmingham, AL	18.4%	18.5%	20.0%	20.2%	19.6%	16.7%
Boise, ID	10.0%	10.0%	10.2%	10.2%	11.6%	9.1%
Boston, MA	15.0%	16.0%	16.4%	17.1%	17.5%	14.4%
Buffalo, NY	17.9%	20.3%	20.9%	21.1%	20.1%	18.4%
Charleston, SC	8.7%	8.2%	7.8%	7.7%	7.7%	5.7%
Charlotte, NC	24.4%	25.1%	25.4%	24.6%	25.2%	21.8%
Chicago, IL	22.3%	22.8%	23.6%	24.5%	25.3%	24.0%
Cincinnati, OH	25.2%	25.1%	25.6%	26.1%	25.9%	23.2%
Cleveland, OH	10.9%	11.0%	11.0%	10.6%	10.8%	10.1%
Colorado Springs, CO	10.1%	9.5%	9.7%	9.5%	9.8%	8.8%
Columbia, SC	7.3%	7.3%	8.0%	8.0%	8.1%	7.3%
Columbus, OH	24.0%	24.0%	24.5%	23.6%	23.9%	19.9%
Dallas, TX	23.9%	24.8%	25.5%	26.2%	26.2%	24.4%
Denver, CO	23.4%	24.4%	24.8%	25.0%	25.6%	22.9%
Des Moines, IA	18.9%	19.6%	20.0%	17.2%	17.2%	16.8%
Detroit, MI	18.7%	18.9%	20.3%	20.8%	20.8%	19.5%
El Paso, TX	10.9%	11.8%	11.6%	11.6%	10.5%	10.0%
Fairfield County, CT	27.9%	28.1%	27.6%	29.0%	27.9%	24.8%
Fort Lauderdale, FL	16.0%	15.4%	15.6%	15.7%	16.1%	14.5%
Fort Myers/Naples, FL	4.7%	4.7%	4.4%	4.5%	4.1%	3.0%
Fort Worth, TX	12.4%	13.4%	13.7%	13.0%	12.4%	12.1%
Fredericksburg, VA	7.7%	7.9%	6.9%	7.0%	8.2%	8.1%
Greensboro/Winston-Salem, NC	11.9%	11.7%	12.2%	11.3%	12.2%	11.3%
Greenville, SC	11.5%	12.2%	11.5%	10.8%	11.1%	9.8%
Hampton Roads, VA	10.7%	10.5%	10.3%	9.7%	10.0%	9.5%
Hartford, CT	23.2%	23.2%	23.1%	22.7%	23.1%	21.2%
Houston, TX	25.0%	25.3%	25.3%	25.3%	25.4%	23.9%
Indianapolis, IN	21.8%	21.7%	21.9%	21.4%	21.9%	20.0%
Inland Empire CA	9.3%	9.0%	9.0%	9.2%	8.9%	8.6%
Jacksonville, FL	21.4%	21.9%	21.9%	21.5%	22.0%	20.1%
Kansas City, MO	21.8%	21.7%	21.6%	21.4%	20.6%	18.7%
Las Vegas, NV	12.8%	14.0%	14.4%	14.2%	14.1%	13.4%
Long Island, NY	14.0%	15.1%	14.7%	14.3%	14.0%	10.5%
Los Angeles CBD	26.8%	27.1%	29.7%	31.4%	31.8%	29.5%
Los Angeles Non-CBD	22.4%	22.8%	23.0%	23.3%	23.5%	20.4%
Louisville, KY	16.2%	16.2%	16.0%	16.7%	17.9%	17.7%
Madison, WI	10.6%	10.3%	11.3%	10.8%	11.0%	11.0%
Memphis, TN	17.1%	17.1%	16.4%	16.7%	16.6%	15.1%
Miami, FL	14.8%	14.9%	15.8%	16.1%	15.4%	15.2%
Milwaukee, WI	22.9%	22.9%	23.5%	24.7%	24.5%	24.5%
Minneapolis/St. Paul, MN	26.9%	27.9%	28.9%	29.3%	28.9%	25.9%
Nashville, TN	15.6%	15.8%	15.7%	15.9%	16.6%	14.7%
New Haven, CT	16.5%	16.1%	16.9%	17.0%	17.2%	17.0%

U.S. Office Markets	Overall					Direct
	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025p	Q1 2025p
New Jersey - Central	22.5%	22.2%	22.3%	22.1%	21.6%	19.0%
New Jersey - Northern	22.4%	22.9%	22.8%	22.6%	22.9%	19.3%
New Orleans, LA	10.8%	12.4%	11.7%	11.6%	11.8%	11.1%
New York - Brooklyn	23.5%	24.2%	23.6%	23.6%	24.8%	23.0%
New York - Downtown	23.3%	23.3%	22.8%	23.3%	23.9%	17.6%
New York - Midtown	22.1%	22.4%	22.3%	21.7%	21.6%	17.6%
New York - Midtown South	23.4%	23.8%	25.7%	24.7%	25.3%	22.2%
Northern VA	22.5%	23.3%	24.2%	24.2%	24.3%	23.5%
Oakland/East Bay, CA*	17.5%	18.0%	18.7%	19.4%	20.0%	16.3%
Oklahoma City, OK	23.3%	23.5%	23.8%	24.0%	25.5%	24.9%
Omaha, NE	11.5%	12.0%	12.6%	13.1%	12.9%	12.6%
Orange County, CA	18.8%	18.3%	18.2%	18.6%	19.2%	17.5%
Orlando, FL	16.4%	16.9%	17.0%	16.9%	17.0%	14.6%
Palm Beach, FL	12.0%	12.1%	12.3%	13.8%	13.6%	12.7%
Philadelphia, PA	19.5%	19.1%	19.2%	19.1%	20.0%	17.7%
Phoenix, AZ	27.5%	27.9%	28.6%	28.3%	27.8%	22.7%
Pittsburgh, PA	17.0%	17.1%	16.7%	17.3%	17.5%	16.4%
Portland, OR	20.5%	20.6%	20.8%	21.6%	22.6%	21.1%
Providence, RI	12.6%	12.7%	12.6%	12.6%	13.0%	10.5%
Puget Sound - Eastside	16.8%	17.4%	19.1%	19.3%	20.7%	15.9%
Raleigh/Durham, NC	20.8%	22.1%	23.6%	23.8%	23.9%	18.0%
Reno, NV	12.0%	11.1%	11.6%	10.6%	10.7%	9.4%
Richmond, VA	12.5%	12.6%	12.2%	12.1%	12.4%	11.3%
Roanoke, VA	8.5%	8.1%	5.4%	5.6%	5.9%	5.9%
Rochester, NY	22.8%	21.1%	21.4%	22.1%	21.4%	21.4%
Sacramento, CA	14.0%	13.9%	14.8%	14.8%	15.6%	14.3%
Salt Lake City, UT	25.1%	25.0%	25.4%	24.7%	24.6%	20.2%
San Antonio, TX	16.3%	16.6%	16.2%	16.5%	16.4%	15.7%
San Diego, CA	13.6%	14.3%	14.2%	14.2%	13.8%	12.6%
San Francisco, CA	33.0%	33.5%	34.6%	33.9%	34.7%	27.4%
San Francisco North Bay, CA	11.9%	12.0%	12.8%	12.9%	13.4%	12.3%
San Jose, CA*	13.4%	13.7%	16.7%	16.2%	15.7%	12.1%
San Juan, PR	12.2%	12.0%	12.5%	12.4%	12.3%	12.3%
San Mateo County, CA*	18.7%	20.2%	19.2%	21.2%	22.3%	16.3%
Savannah, GA	4.3%	5.3%	5.6%	4.9%	5.2%	5.2%
Seattle, WA	25.8%	27.3%	28.6%	29.5%	30.5%	27.0%
Southern NH	9.0%	8.9%	10.1%	10.0%	14.3%	11.9%
St. Louis, MO	16.4%	16.4%	16.3%	16.9%	17.5%	16.2%
St. Petersburg/Clearwater, FL	19.0%	18.9%	18.5%	18.4%	18.5%	16.7%
Suburban MD	21.3%	21.5%	22.1%	22.5%	22.7%	22.0%
Syracuse, NY	13.5%	13.8%	14.4%	14.5%	14.4%	14.2%
Tampa, FL	22.4%	22.1%	21.6%	20.9%	21.0%	17.7%
Tucson, AZ	9.9%	10.3%	10.1%	10.2%	10.3%	9.3%
Tulsa, OK	11.0%	10.5%	9.8%	9.2%	9.6%	9.4%
Washington, DC	20.5%	20.9%	21.1%	21.2%	21.5%	20.8%
Westchester County, NY	26.3%	27.0%	27.3%	27.5%	27.4%	25.9%

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

ASKING RENTS Q1 2025

U.S. Office Markets	Overall (All Classes)					Class A
	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025p	Q1 2025p
United States	\$37.66	\$37.80	\$38.29	\$38.23	\$38.21	\$43.35
Northeast	\$47.75	\$47.95	\$48.17	\$47.94	\$47.51	\$52.79
Midwest	\$27.16	\$27.39	\$27.39	\$27.35	\$27.52	\$31.20
South	\$33.03	\$33.25	\$33.40	\$33.62	\$33.96	\$38.18
West	\$40.42	\$40.38	\$41.83	\$41.68	\$41.44	\$47.67

U.S. Office Markets	Overall (All Classes)					Class A
	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025p	Q1 2025p
Atlanta, GA	\$31.80	\$31.98	\$31.92	\$32.54	\$33.01	\$35.77
Austin, TX	\$47.49	\$47.34	\$47.38	\$47.51	\$47.69	\$51.00
Baltimore, MD	\$25.22	\$25.34	\$25.66	\$25.61	\$25.64	\$28.09
Birmingham, AL	\$21.36	\$21.35	\$21.95	\$22.01	\$21.96	\$23.83
Boise, ID	\$23.25	\$23.31	\$23.49	\$23.26	\$23.66	\$25.91
Boston, MA	\$46.82	\$47.87	\$47.78	\$47.93	\$47.68	\$51.51
Buffalo, NY	\$17.70	\$18.50	\$18.50	\$20.50	\$20.50	\$31.00
Charleston, SC	\$30.06	\$30.83	\$30.51	\$30.13	\$29.80	\$32.06
Charlotte, NC	\$33.37	\$34.15	\$34.02	\$34.23	\$34.61	\$37.52
Chicago, IL	\$35.54	\$35.79	\$35.72	\$35.41	\$35.45	\$41.55
Cincinnati, OH	\$20.48	\$20.61	\$20.77	\$21.05	\$21.06	\$23.43
Cleveland, OH	\$19.60	\$19.51	\$19.44	\$19.60	\$19.30	\$21.46
Colorado Springs, CO	\$26.28	\$26.03	\$25.61	\$25.65	\$25.19	\$26.78
Columbia, SC	\$19.53	\$19.60	\$19.09	\$19.18	\$19.16	\$22.35
Columbus, OH	\$21.36	\$21.86	\$21.66	\$21.78	\$21.53	\$23.21
Dallas, TX	\$32.25	\$32.72	\$32.92	\$33.12	\$33.19	\$38.38
Denver, CO	\$32.62	\$32.79	\$32.82	\$32.77	\$32.62	\$36.68
Des Moines, IA	\$19.88	\$19.90	\$19.96	\$20.25	\$20.75	\$21.70
Detroit, MI	\$20.57	\$20.59	\$20.33	\$20.15	\$20.16	\$21.10
El Paso, TX	\$19.50	\$19.50	\$19.50	\$19.50	\$20.00	\$27.00
Fairfield County, CT	\$34.79	\$34.47	\$34.46	\$34.41	\$34.71	\$37.29
Fort Lauderdale, FL	\$39.92	\$40.71	\$41.01	\$41.10	\$41.50	\$45.84
Fort Myers/Naples, FL	\$29.05	\$26.40	\$24.56	\$23.51	\$31.07	\$35.52
Fort Worth, TX	\$27.31	\$26.82	\$26.83	\$27.04	\$26.92	\$32.73
Fredericksburg, VA	\$25.26	\$25.72	\$25.91	\$25.91	\$26.70	\$27.68
Greensboro/Winston-Salem, NC	\$18.95	\$18.81	\$19.10	\$19.23	\$19.14	\$21.70
Greenville, SC	\$23.47	\$23.61	\$23.54	\$23.27	\$23.60	\$26.41
Hampton Roads, VA	\$22.22	\$22.55	\$22.33	\$22.17	\$22.42	\$23.65
Hartford, CT	\$21.25	\$21.25	\$21.29	\$21.28	\$21.34	\$22.62
Houston, TX	\$31.37	\$31.36	\$31.22	\$31.12	\$31.33	\$38.59
Indianapolis, IN	\$21.63	\$21.79	\$21.84	\$21.68	\$21.58	\$23.95
Inland Empire CA	\$26.85	\$26.97	\$26.78	\$26.92	\$26.73	\$30.14
Jacksonville, FL	\$22.90	\$22.64	\$22.70	\$22.71	\$22.74	\$24.53
Kansas City, MO	\$22.58	\$22.61	\$22.80	\$22.82	\$22.96	\$25.47
Las Vegas, NV	\$27.90	\$28.60	\$28.70	\$28.76	\$29.00	\$36.11
Long Island, NY	\$32.50	\$32.66	\$32.96	\$32.79	\$33.00	\$35.50
Los Angeles CBD	\$46.28	\$46.24	\$47.05	\$47.19	\$46.84	\$49.22
Los Angeles Non-CBD	\$41.38	\$41.54	\$42.14	\$42.39	\$42.16	\$45.26
Louisville, KY	\$18.89	\$18.84	\$18.74	\$18.90	\$18.89	\$20.41
Madison, WI	\$23.59	\$23.90	\$23.98	\$23.65	\$23.62	\$25.85
Memphis, TN	\$19.33	\$19.08	\$19.39	\$19.45	\$19.42	\$24.38
Miami, FL	\$54.53	\$56.11	\$56.44	\$58.21	\$63.03	\$68.06
Milwaukee, WI	\$22.30	\$22.33	\$22.31	\$22.32	\$22.65	\$27.77
Minneapolis/St. Paul, MN	\$28.61	\$28.84	\$29.02	\$29.07	\$29.22	\$33.38
Nashville, TN	\$34.45	\$34.63	\$35.05	\$36.53	\$37.84	\$41.69
New Haven, CT	\$23.49	\$23.60	\$23.56	\$23.56	\$23.50	\$22.84

U.S. Office Markets	Overall (All Classes)					Class A
	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025p	Q1 2025p
New Jersey - Central	\$28.44	\$28.77	\$29.14	\$29.57	\$29.56	\$33.98
New Jersey - Northern	\$32.84	\$33.19	\$33.79	\$34.22	\$34.79	\$37.82
New Orleans, LA	\$19.95	\$20.67	\$20.17	\$20.14	\$20.27	\$20.61
New York - Brooklyn	\$53.39	\$53.58	\$53.58	\$53.54	\$52.65	\$59.71
New York - Downtown	\$55.85	\$55.69	\$55.68	\$55.72	\$55.04	\$59.17
New York - Midtown	\$78.47	\$78.19	\$78.64	\$78.30	\$76.58	\$84.94
New York - Midtown South	\$78.44	\$79.37	\$78.34	\$78.34	\$78.59	\$99.32
Northern VA	\$35.85	\$35.73	\$35.68	\$35.67	\$35.74	\$38.02
Oakland/East Bay, CA*	\$40.37	\$40.13	\$40.25	\$39.63	\$39.11	\$43.83
Oklahoma City, OK	\$20.62	\$20.53	\$20.69	\$20.69	\$21.09	\$25.66
Omaha, NE	\$26.53	\$26.62	\$26.73	\$26.31	\$28.87	\$34.15
Orange County, CA	\$34.48	\$34.43	\$34.51	\$34.66	\$34.70	\$37.42
Orlando, FL	\$27.55	\$27.40	\$27.48	\$27.59	\$27.40	\$29.73
Palm Beach, FL	\$45.60	\$46.01	\$46.31	\$50.83	\$50.96	\$60.40
Philadelphia, PA	\$28.99	\$29.02	\$29.26	\$29.46	\$29.44	\$31.57
Phoenix, AZ	\$29.85	\$29.68	\$29.86	\$29.73	\$29.93	\$35.18
Pittsburgh, PA	\$24.99	\$24.90	\$24.70	\$24.99	\$25.84	\$29.31
Portland, OR	\$33.60	\$33.85	\$33.81	\$33.66	\$33.59	\$38.03
Providence, RI	\$21.76	\$21.73	\$22.12	\$21.91	\$22.24	\$33.82
Puget Sound - Eastside	\$43.58	\$44.25	\$44.91	\$44.62	\$44.45	\$47.83
Raleigh/Durham, NC	\$30.05	\$30.53	\$31.25	\$31.11	\$30.90	\$31.86
Reno, NV	\$22.68	\$22.56	\$22.92	\$22.44	\$24.98	\$31.40
Richmond, VA	\$21.25	\$21.22	\$21.25	\$21.10	\$22.29	\$24.17
Roanoke, VA	\$21.05	\$20.72	\$20.48	\$19.66	\$20.33	\$23.75
Rochester, NY	\$17.50	\$17.50	\$17.50	\$17.50	\$17.50	\$21.00
Sacramento, CA	\$26.74	\$26.65	\$26.55	\$26.56	\$26.47	\$29.76
Salt Lake City, UT	\$26.06	\$25.76	\$25.58	\$25.72	\$25.62	\$29.16
San Antonio, TX	\$23.60	\$23.75	\$23.99	\$24.05	\$26.86	\$28.78
San Diego, CA	\$40.82	\$41.28	\$41.17	\$41.19	\$41.22	\$46.84
San Francisco, CA	\$69.80	\$68.57	\$68.18	\$67.23	\$66.31	\$70.90
San Francisco North Bay, CA	\$34.52	\$33.18	\$33.40	\$33.28	\$33.48	\$34.36
San Jose, CA*	\$42.38	\$41.98	\$53.03	\$51.91	\$51.58	\$64.19
San Juan, PR	\$20.56	\$20.59	\$20.79	\$20.60	\$20.71	\$20.99
San Mateo County, CA*	\$70.31	\$70.20	\$69.69	\$71.25	\$69.31	\$74.19
Savannah, GA	\$25.16	\$25.60	\$26.45	\$26.93	\$27.19	\$30.38
Seattle, WA	\$45.11	\$45.16	\$45.25	\$45.35	\$45.18	\$49.75
Southern NH	\$24.09	\$24.24	\$23.55	\$23.46	\$23.61	\$25.06
St. Louis, MO	\$23.23	\$23.27	\$23.08	\$22.87	\$22.85	\$24.50
St. Petersburg/Clearwater, FL	\$25.64	\$25.86	\$26.55	\$26.80	\$27.05	\$28.06
Suburban MD	\$31.02	\$31.20	\$31.36	\$31.33	\$31.40	\$34.70
Syracuse, NY	\$16.92	\$17.00	\$17.07	\$17.18	\$17.34	\$17.57
Tampa, FL	\$30.97	\$31.05	\$31.44	\$31.83	\$31.78	\$35.23
Tucson, AZ	\$23.54	\$23.43	\$23.97	\$24.40	\$24.64	\$25.17
Tulsa, OK	\$17.72	\$18.30	\$18.06	\$17.95	\$18.59	\$21.79
Washington, DC	\$55.24	\$55.19	\$54.82	\$54.87	\$55.11	\$61.40
Westchester County, NY	\$30.59	\$30.49	\$30.48	\$30.48	\$30.35	\$30.90

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

INVENTORY Q1 2025

U.S. Office Markets	Inventory	Deliveries 2025 YTD	Under Construction as of Q1 2025
United States	5,442,888,028	4,098,144	26,236,636
Northeast	1,286,541,653	0	7,199,467
Midwest	798,080,784	11,180	3,802,862
South	1,843,984,405	2,195,624	9,010,362
West	1,514,281,186	1,891,340	6,223,945

U.S. Office Markets	Inventory	Deliveries 2025 YTD	Under Construction as of Q1 2025p
Atlanta, GA	158,014,031	0	450,000
Austin, TX	66,499,941	213,354	1,686,843
Baltimore, MD	79,408,382	775,000	137,985
Birmingham, AL	18,761,351	0	49,930
Boise, ID	17,555,065	0	177,371
Boston, MA	197,822,724	0	1,159,230
Buffalo, NY	22,745,439	0	0
Charleston, SC	21,041,680	0	88,000
Charlotte, NC	56,508,772	391,063	448,157
Chicago, IL	240,812,825	0	457,022
Cincinnati, OH	33,201,237	0	69,161
Cleveland, OH	90,870,243	0	1,800,091
Colorado Springs, CO	30,477,052	0	0
Columbia, SC	22,211,061	0	0
Columbus, OH	34,895,008	0	217,828
Dallas, TX	219,275,926	0	2,060,626
Denver, CO	121,215,966	0	811,319
Des Moines, IA	17,858,311	0	0
Detroit, MI	102,445,266	0	474,600
El Paso, TX	20,475,763	16,408	152,796
Fairfield County, CT	36,827,148	0	90,000
Fort Lauderdale, FL	26,402,017	0	174,790
Fort Myers/Naples, FL	22,692,094	0	18,400
Fort Worth, TX	18,552,866	0	0
Fredericksburg, VA	8,021,060	0	6,477
Greensboro/Winston-Salem, NC	35,349,300	0	0
Greenville, SC	21,972,400	0	0
Hampton Roads, VA	35,261,198	0	100,000
Hartford, CT	25,091,090	0	0
Houston, TX	183,326,821	0	493,228
Indianapolis, IN	39,681,263	0	326,656
Inland Empire CA	21,227,042	0	0
Jacksonville, FL	21,464,521	0	128,992
Kansas City, MO	52,733,046	0	201,504
Las Vegas, NV	42,538,833	0	161,823
Long Island, NY	36,259,803	0	0
Los Angeles CBD	26,429,032	0	0
Los Angeles Non-CBD	186,340,227	0	2,107,100
Louisville, KY	20,513,051	0	72,000
Madison, WI	16,361,315	0	0
Memphis, TN	27,739,179	0	0
Miami, FL	39,543,938	265,760	515,269
Milwaukee, WI	29,824,821	0	0
Minneapolis/St. Paul, MN	80,701,228	0	140,000
Nashville, TN	50,907,666	358,000	1,097,947
New Haven, CT	11,410,709	0	0

U.S. Office Markets	Inventory	Deliveries 2025 YTD	Under Construction as of Q1 2025p
New Jersey - Central	81,130,743	0	173,572
New Jersey - Northern	107,983,214	0	340,000
New Orleans, LA	28,553,021	0	0
New York - Brooklyn	30,516,166	0	0
New York - Downtown	84,803,830	0	0
New York - Midtown	259,828,881	0	4,496,619
New York - Midtown South	71,983,816	0	349,348
Northern VA	132,576,858	0	163,331
Oakland/East Bay, CA*	96,730,341	0	0
Oklahoma City, OK	15,733,377	0	115,000
Omaha, NE	26,131,289	11,180	116,000
Orange County, CA	90,909,892	0	277,079
Orlando, FL	36,738,045	0	0
Palm Beach, FL	23,666,117	0	266,549
Philadelphia, PA	133,817,591	0	544,698
Phoenix, AZ	89,520,637	119,222	360,000
Pittsburgh, PA	94,439,726	0	0
Portland, OR	59,309,570	63,899	190,000
Providence, RI	25,740,066	0	n/a
Puget Sound - Eastside	40,104,446	0	482,300
Raleigh/Durham, NC	57,531,390	0	0
Reno, NV	10,394,756	121,117	20,000
Richmond, VA	37,951,497	150,000	119,771
Roanoke, VA	10,473,978	20,000	0
Rochester, NY	13,996,318	0	0
Sacramento, CA	69,533,916	569,000	0
Salt Lake City, UT	51,865,600	0	180,000
San Antonio, TX	50,710,267	0	0
San Diego, CA	71,505,716	171,102	410,774
San Francisco, CA	86,346,460	0	0
San Francisco North Bay, CA	20,733,802	0	0
San Jose, CA*	226,402,324	847,000	509,179
San Juan, PR	10,312,067	n/a	0
San Mateo County, CA*	40,332,726	0	537,000
Savannah, GA	3,713,260	0	22,454
Seattle, WA	67,997,779	0	0
Southern NH	15,327,182	0	0
St. Louis, MO	50,423,243	0	0
St. Petersburg/Clearwater, FL	9,529,847	0	44,434
Suburban MD	59,255,093	0	0
Syracuse, NY	13,840,392	0	46,000
Tampa, FL	30,998,517	0	131,790
Tucson, AZ	28,951,693	0	0
Tulsa, OK	50,252,164	6,039	80,593
Washington, DC	112,045,889	0	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.

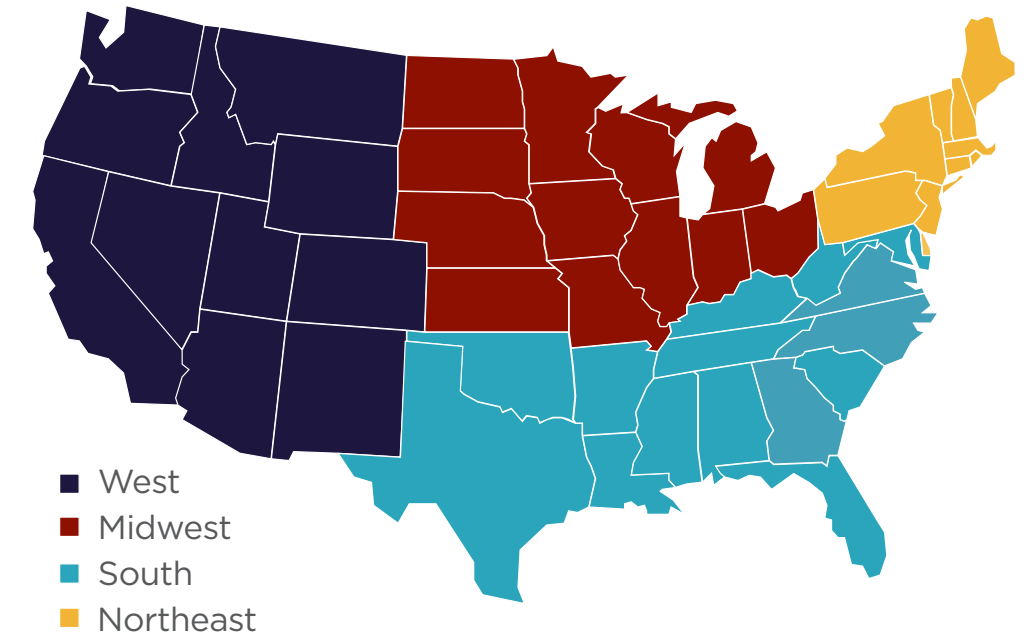
Absorption: The net change in occupied space between two points in time. (Total occupied space in the present quarter minus total occupied space from the previous quarter, quoted on a net, not gross, basis.)

Leasing Activity: The sum of all leases over a period of time. This includes pre-leasing activity as well as expansions. It does 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



A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION

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¹<https://www.challengergray.com/blog/federal-cuts-dominate-march-2025-total-275240-announced-job-cuts-216670-from-doge-actions/>

²https://www.richmondfed.org/press_room/press_releases/2025/the_cfosurvey_20250326