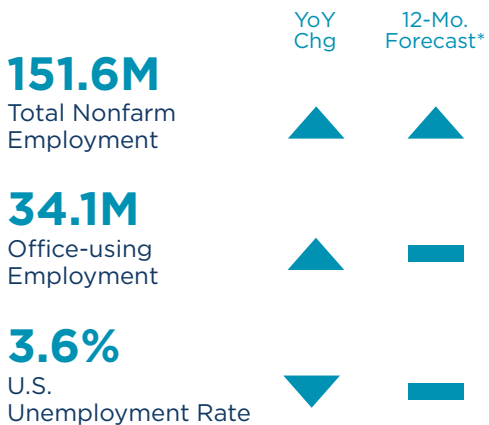


(Overall, All Property Classes)

## ECONOMIC INDICATORS Q2 2022



Source: BLS, \*Moody's Analytics baseline as of June 2022

## U.S. Office Sector Recovery—Highly Uneven

The adage that all real estate is local rings especially true in analyzing the U.S. office sector's performance more than two years into the pandemic. Depending on the geography, quality of the asset, location and floor plate, office space across the country is either thriving or continuing to struggle and beginning to look increasingly obsolete.

Ultimately, demand for office space links back to the economy; continued economic growth means more jobs, meaning more demand for all types of useful space, including office. Economic projections have dampened as the year has progressed, but the economy is still expected to grow this year. According to the Federal Reserve's mid-June FOMC meeting notes, U.S. real GDP is expected to grow by 1.7% in both 2022 and 2023—down from the March projections of 2.8% and 2.2%, respectively. Most private-sector forecasters are slightly more optimistic with 2022 real GDP growth projections closer to 2.5%.

Job growth has remained positive even among the challenges. Employment is up 4.3% YoY, and after adding 2.7 million new jobs in the first half of 2022, non-farm employment is just 524,000 (or 0.3%) jobs below its pre-pandemic peak. Excluding the leisure/hospitality sector, employment is 794,000 (or 0.6%) above pre-pandemic levels. Office employment in the U.S. has fared even better. As of June 2022, there were 1,066,000 (+3.2%) more office-using workers than before the pandemic began. Over the past year, office employment has increased by nearly 1.6 million (+4.8%). The office-using sector's share of total jobs has increased by 80 basis points (bps) over the past two years, from 21.7% prior to the pandemic to 22.5% in June 2022. Office-using employment should be a tailwind for office space demand as it is forecast to grow faster than the broader job market for the rest of the decade.

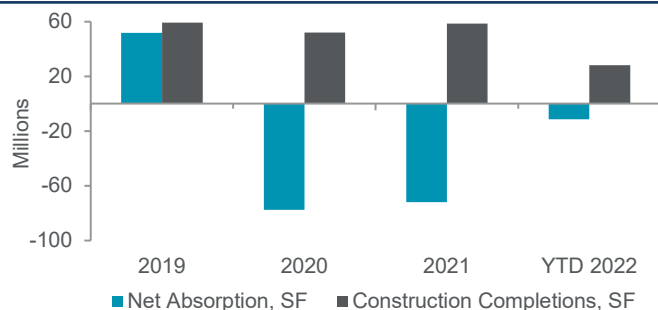
## The Office Sector's Long Road Back Continues

Even while office-using employment increased by 1.9%, adding 635,000 jobs in the first half of the year, office absorption has continued to be negative. In Q2 2022, there was -7.8 million square feet (msf) of net absorption across the U.S., making eight quarters out of the last nine that have been negative nationwide. After the Dot-Com and Great Financial Crisis (GFC) recessions, national net absorption was negative for nine out of 10 and eight out of nine quarters, respectively.

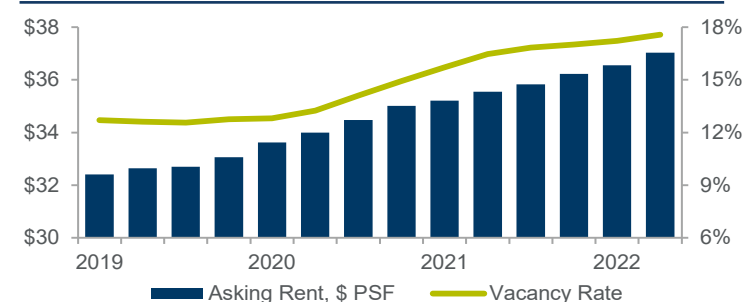
Despite this, there have been bright spots across the country. In Q2 2022, more than one-third (34 of 90) of office markets tracked by Cushman & Wakefield were positive. Over the past three quarters, 38 markets have accounted for 23 msf of positive net absorption. This is led by a few categories of markets:

- Life sciences markets buoyed by demand for both lab and office space (e.g., San Jose, San Diego, Boston, Northern New Jersey and San Mateo County).
- Large Sunbelt markets with strong job growth and appeal for growing tech firms (e.g., Dallas, Atlanta, Austin and Miami).

## SPACE DEMAND / DELIVERIES



## OVERALL VACANCY & ASKING RENT



- Tech-adjacent markets (e.g., Oakland/East Bay and Puget Sound - Eastside).
- Small Sunbelt markets with lower costs of living and of doing business (e.g., El Paso, Charlotte, Greenville and Charleston).

Gross leasing activity also continues to rebound. After recovering from its Q1 2021 nadir, four-quarter rolling total leasing is above 360 msf for the second quarter in a row. The historical average, dating back to 2003, is 320 msf. The leasing rate (leasing activity as a percentage of inventory) was 6.5% in Q2 2022, which is in line with the historical average of 6.4%. Gross leasing is showing strong improvement but remains below the three-year lead up to the pandemic, when four-quarter rolling leasing averaged 395 msf from 2017-2019.

Vacancy trends also highlight the unevenness. Nationally, vacancy ended Q2 2022 at 17.6%, similar to the peaks after the previous two recessions: 17.6% in Q3 2003 and 17.3% in Q3 2010. The YoY increase of 110 basis points (bps) observed in Q2 2022 is the lowest increase since Q2 2020 and a third as high as one year ago when vacancy increased by 325 bps YoY. There are currently 25 markets with vacancy rates at or above 20%. On the other side, there are 32 markets that continue to have vacancy rates below 13%—approximately the national vacancy rate that preceded the pandemic. Included in this list are stronger net absorption markets mentioned previously, such as Boston (12.2%), Greenville (9.5%), San Mateo County (9.1%), Colorado Springs (8.8%), and Puget Sound - Eastside (8.4%). Office vacancy rates are also relatively low in several secondary and tertiary markets in the Northeast and Midwest: Long Island (13.0%), Providence (12.9%), Rochester (12.2%), Southern New Hampshire (10.2%), Cleveland (7.0%) and Binghamton (6.8%).

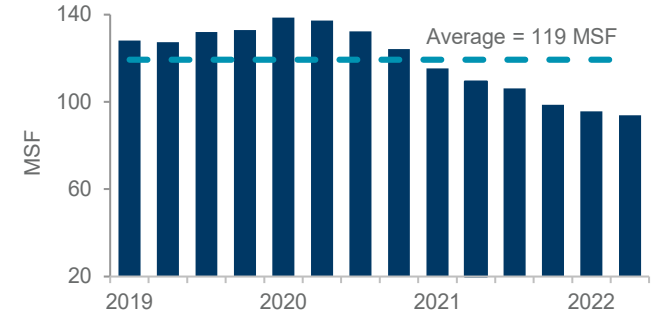
New construction continues to be part of the story behind increased vacancies, as Q2 2022 marked the 13th straight quarter with over 10 msf of office deliveries. The 28.2 msf of new construction opening in the first half of 2022 is only surpassed by new construction in two other years since the GFC (2018 and 2021). The construction pipeline of nearly 94 msf of office space has dropped 32% from the Q1 2020 peak but remains 22% above the 2010-2019 historical average of 77 msf. New deliveries will continue to impact many markets around the U.S. New construction has been in higher demand—obtaining higher rents and experiencing lower vacancies—and delivery of new space is causing increases in vacant space as occupiers allow leases to expire and move to upgrade.

National effective rents have declined by 13.3% since peaking in Q2 2020, but like other green shoots, the pace of the decline is moderating. Since hitting a nadir in Q2 2021 at -11.1% YoY, effective rent declines slowed and ended 2021 at -5.5% YoY. In Q2 2022, effective rents were down 2.4% YoY. Effective rents are likely to soften further as demand remains subdued at a national level, although there will be significant variation across markets and the building quality spectrum.

### Outlook

- **Path of office demand:** The relationship between office-using employment and net absorption has not been correlated to the degree it has been historically. While office-using employment is now 3.2% above pre-pandemic highs, office demand has not resulted in positive net absorption nationwide. That said, the markets that have seen positive net absorption are being driven by strong tech and life sciences job growth. Also, gross leasing activity is rebounding, which should drive additional absorption in the future.
- **Vacancy to remain elevated:** The national vacancy rate has increased for 11 straight quarters, but the velocity of change is slowing down; the YoY increase of 110 bps is a third as high as it was in Q2 2021. In Q2 2022, vacancy declined in a third of U.S. markets and overall was up just 34 bps QoQ. While some markets are seeing improvements in vacancy rates, others are still expected to record further increases, due to lagging demand, elevated construction or both.
- **Signs of normalcy:** Early in the pandemic, a few new trends emerged: leasing activity declined, renewals were more common and lease lengths shortened. Each of these trends look to be returning toward pre-pandemic norms. Total leasing activity is on the mend, short-term renewals have dropped back to pre-pandemic levels, and the average lease length has grown by three months over the past year.

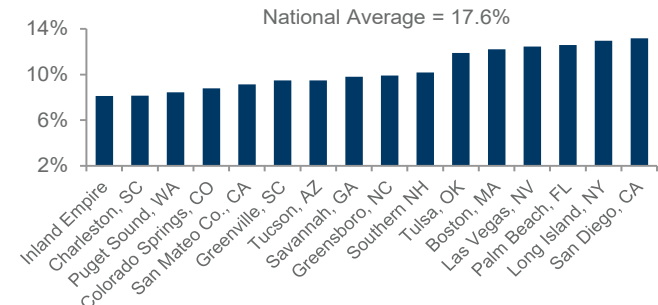
### SPACE UNDER CONSTRUCTION



### ASKING RENT BY SELECT MARKET HIGHEST PRICED U.S. MARKETS



### VACANCY BY SELECT MARKETS





U.S. Office Markets	Overall					Direct
	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022p	Q2 2022p
United States	16.5%	16.8%	17.0%	17.2%	17.6%	15.3%
Northeast	16.8%	17.3%	17.7%	17.7%	18.4%	15.1%
Midwest	16.7%	17.1%	17.3%	17.9%	18.1%	16.4%
South	17.2%	17.4%	17.6%	17.6%	17.7%	16.2%
West	15.2%	15.6%	15.6%	16.0%	16.4%	13.9%

U.S. Office Markets	Overall					Direct
	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022p	Q2 2022p
Atlanta, GA	22.9%	22.6%	22.9%	22.9%	22.3%	20.6%
Austin, TX	20.1%	19.9%	19.3%	20.4%	21.1%	16.9%
Baltimore, MD	13.3%	13.2%	13.5%	13.8%	13.7%	12.7%
Binghamton, NY	6.4%	6.6%	6.7%	6.7%	6.8%	6.8%
Birmingham, AL	18.6%	18.0%	18.0%	19.0%	18.9%	16.1%
Boise, ID	6.9%	6.9%	5.9%	6.9%	7.2%	5.6%
Boston, MA	11.8%	11.9%	11.7%	11.6%	12.2%	10.2%
Buffalo, NY	16.7%	16.0%	16.5%	16.0%	17.3%	15.4%
Charleston, SC	10.4%	10.6%	10.4%	8.4%	8.2%	7.2%
Charlotte, NC	16.0%	18.1%	17.8%	18.5%	18.3%	15.2%
Chicago, IL	20.3%	21.0%	21.3%	22.5%	22.9%	20.7%
Cincinnati, OH	19.7%	20.3%	21.3%	22.6%	22.5%	19.6%
Cleveland, OH	6.7%	6.8%	6.6%	6.9%	7.0%	6.6%
Colorado Springs, CO	10.0%	9.7%	9.3%	8.6%	8.8%	8.0%
Columbia	9.7%	10.5%	11.6%	9.3%	9.5%	8.1%
Columbus, OH	22.7%	23.1%	23.7%	23.2%	23.1%	20.9%
Dallas, TX	22.0%	22.1%	21.8%	21.7%	21.8%	20.6%
Denver, CO	19.3%	19.6%	19.7%	19.8%	20.6%	18.0%
Detroit, MI	14.8%	14.8%	15.2%	15.1%	15.2%	14.1%
El Paso, TX	9.3%	6.6%	6.2%	5.8%	2.6%	2.6%
Fairfield County, CT	31.5%	31.8%	30.6%	30.6%	31.1%	24.6%
Fort Lauderdale, FL	16.8%	16.9%	17.1%	16.9%	16.7%	14.8%
Fort Myers/Naples, FL	5.1%	4.5%	4.2%	4.6%	4.7%	3.3%
Fort Worth, TX	12.2%	12.5%	12.6%	12.8%	13.0%	12.1%
Fredericksburg, VA	9.1%	8.6%	8.2%	8.2%	8.9%	8.4%
Greensboro/Winston-Salem, NC	11.2%	11.1%	11.0%	9.6%	9.9%	9.1%
Greenville, SC	12.1%	12.0%	10.8%	9.2%	9.5%	7.6%
Hampton Roads, VA	9.1%	8.7%	8.6%	8.6%	8.4%	8.0%
Hartford, CT	20.1%	20.7%	21.3%	23.6%	23.6%	20.1%
Houston, TX	24.2%	24.9%	25.8%	25.8%	26.0%	24.3%
Indianapolis, IN	18.7%	19.3%	19.1%	19.0%	18.8%	17.3%
Inland Empire CA	7.2%	7.7%	8.1%	8.3%	8.1%	7.8%
Jacksonville, FL	19.2%	20.1%	20.8%	20.5%	21.3%	18.8%
Kansas City, MO	16.6%	16.9%	18.4%	19.7%	20.8%	17.1%
Las Vegas, NV	11.8%	12.1%	12.2%	12.6%	12.5%	11.7%
Long Island, NY	12.8%	11.9%	11.4%	12.5%	13.0%	10.7%
Los Angeles CBD	21.8%	22.4%	22.7%	24.1%	24.1%	23.0%
Los Angeles Non-CBD	18.7%	19.6%	19.9%	20.7%	21.1%	18.9%
Louisville, KY	15.2%	15.9%	16.5%	17.4%	17.1%	16.5%
Memphis, TN	14.7%	16.4%	16.8%	15.1%	15.2%	14.8%
Miami, FL	18.2%	17.8%	17.8%	17.6%	17.4%	16.5%
Milwaukee, WI	19.6%	20.5%	20.4%	20.7%	21.1%	21.1%
Minneapolis/St. Paul, MN	22.5%	23.5%	23.9%	24.8%	25.0%	21.7%
Nashville, TN	18.4%	18.6%	18.6%	18.2%	19.8%	15.6%
New Haven, CT	16.1%	17.2%	18.1%	18.9%	18.8%	18.1%

U.S. Office Markets	Overall					Direct
	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022p	Q2 2022p
New Jersey - Central	18.6%	18.8%	19.5%	19.2%	19.6%	16.0%
New Jersey - Northern	21.3%	21.5%	20.7%	20.4%	20.9%	16.6%
New Orleans, LA	11.9%	12.0%	11.3%	10.7%	11.0%	10.4%
New York - Brooklyn	25.0%	24.9%	23.7%	24.1%	24.2%	21.7%
New York - Downtown	16.0%	17.5%	20.7%	21.1%	21.6%	15.0%
New York - Midtown	18.6%	19.1%	20.3%	20.6%	21.4%	16.8%
New York - Midtown South	16.6%	18.2%	19.2%	19.2%	21.3%	16.8%
Northern VA	18.4%	19.1%	19.4%	20.1%	20.2%	19.4%
Oakland/East Bay, CA*	13.7%	13.7%	13.8%	13.6%	13.3%	10.9%
Omaha, NE	16.5%	15.4%	14.2%	13.4%	12.5%	10.7%
Orange County, CA	14.9%	15.0%	14.4%	15.6%	16.7%	14.9%
Orlando, FL	12.8%	12.9%	13.3%	13.4%	13.8%	12.1%
Palm Beach, FL	14.7%	13.5%	12.9%	12.9%	12.6%	11.4%
Philadelphia, PA	14.6%	15.4%	16.1%	15.6%	16.6%	15.0%
Phoenix, AZ	21.3%	22.7%	22.1%	22.1%	22.5%	18.5%
Pittsburgh, PA	14.2%	15.1%	14.6%	13.4%	13.8%	12.7%
Portland, OR	15.6%	16.3%	16.2%	16.9%	18.3%	16.4%
Providence, RI	11.5%	11.7%	11.1%	13.0%	12.9%	11.0%
Puget Sound - Eastside	9.7%	9.3%	9.0%	8.7%	8.4%	7.2%
Raleigh/Durham, NC	12.8%	13.2%	14.9%	15.9%	16.8%	12.4%
Reno, NV	11.8%	10.4%	10.2%	10.8%	10.5%	9.5%
Richmond, VA	7.7%	7.0%	7.0%	7.4%	7.8%	6.5%
Roanoke, VA	7.4%	9.4%	7.5%	8.1%	8.2%	5.9%
Rochester, NY	15.2%	17.7%	15.9%	14.5%	12.2%	12.1%
Sacramento, CA	12.6%	12.8%	13.5%	13.9%	14.2%	13.2%
Salt Lake City, UT	13.4%	14.8%	15.5%	17.7%	18.1%	13.8%
San Antonio, TX	13.9%	13.7%	13.4%	14.7%	15.1%	13.5%
San Diego, CA	14.6%	14.3%	14.1%	13.9%	13.2%	12.3%
San Francisco, CA	17.8%	18.7%	18.8%	21.0%	21.7%	15.9%
San Francisco North Bay, CA	12.7%	13.2%	13.4%	13.9%	14.1%	13.0%
San Jose, CA	13.8%	14.4%	14.0%	14.0%	13.9%	10.5%
San Juan, PR	14.6%	14.5%	14.2%	13.4%	13.1%	13.1%
San Mateo County, CA*	9.3%	9.2%	8.5%	7.5%	9.1%	7.1%
Savannah, GA	9.6%	9.2%	8.7%	9.7%	9.8%	9.8%
Seattle, WA	16.7%	17.2%	17.8%	18.1%	19.0%	16.5%
Southern NH	9.6%	9.5%	9.1%	9.9%	10.2%	9.6%
St. Louis, MO	15.4%	15.4%	15.4%	15.5%	15.9%	14.6%
St. Petersburg/Clearwater, FL	11.8%	13.5%	14.6%	15.5%	16.0%	14.1%
Suburban MD	19.8%	18.9%	18.8%	18.4%	18.8%	17.9%
Syracuse, NY	12.9%	13.0%	13.1%	12.8%	13.0%	13.0%
Tampa, FL	17.2%	18.4%	18.7%	18.7%	19.3%	16.3%
Tucson, AZ	10.0%	10.0%	9.6%	8.6%	9.5%	8.4%
Tulsa, OK	11.5%	11.7%	12.1%	12.1%	11.9%	10.6%
Washington, DC	17.6%	17.9%	18.0%	17.7%	18.4%	17.8%
Westchester County, NY	25.2%	25.4%	25.6%	25.8%	26.6%	24.4%

p = preliminary, \*Includes R&D

	Overall (All Classes)					Class A
U.S. Office Markets	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022p	Q2 2022p
United States	\$35.54	\$35.83	\$36.23	\$36.55	\$37.03	\$42.74
Northeast	\$43.86	\$44.06	\$44.74	\$45.62	\$46.19	\$51.48
Midwest	\$26.15	\$26.21	\$26.24	\$26.40	\$26.71	\$31.02
South	\$30.70	\$31.03	\$31.33	\$31.37	\$31.76	\$36.00
West	\$40.36	\$40.66	\$41.10	\$41.49	\$41.78	\$48.80

	Overall (All Classes)					Class A
U.S. Office Markets	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022p	Q2 2022p
Atlanta, GA	\$29.22	\$29.48	\$29.56	\$29.73	\$29.75	\$32.37
Austin, TX	\$45.08	\$45.03	\$45.22	\$45.37	\$50.91	\$59.34
Baltimore, MD	\$24.68	\$24.87	\$24.99	\$25.40	\$25.53	\$27.99
Binghamton, NY	\$12.99	\$12.89	\$13.71	\$13.71	\$13.71	\$13.71
Birmingham, AL	\$20.93	\$20.89	\$20.87	\$20.88	\$20.88	\$22.98
Boise, ID	\$20.98	\$21.38	\$21.51	\$21.54	\$22.42	\$24.26
Boston, MA	\$39.14	\$39.56	\$39.35	\$39.42	\$40.65	\$44.54
Buffalo, NY	\$17.70	\$17.70	\$17.70	\$17.70	\$17.70	\$23.60
Charleston, SC	\$29.70	\$30.83	\$30.74	\$29.44	\$28.21	\$31.56
Charlotte, NC	\$30.26	\$31.03	\$31.70	\$32.36	\$32.64	\$34.26
Chicago, IL	\$33.68	\$33.62	\$33.43	\$33.50	\$34.15	\$40.34
Cincinnati, OH	\$19.45	\$19.41	\$19.58	\$19.98	\$19.82	\$22.01
Cleveland, OH	\$19.00	\$19.14	\$19.23	\$19.14	\$19.37	\$21.48
Colorado Springs, CO	\$24.00	\$24.06	\$24.36	\$25.02	\$24.63	\$27.00
Columbia	\$19.07	\$19.32	\$19.07	\$19.42	\$19.08	\$21.53
Columbus, OH	\$20.94	\$20.81	\$20.75	\$21.04	\$21.05	\$23.43
Dallas, TX	\$27.58	\$27.58	\$28.49	\$28.52	\$28.84	\$33.36
Denver, CO	\$31.15	\$31.22	\$31.15	\$31.33	\$31.36	\$35.27
Detroit, MI	\$20.73	\$20.73	\$20.93	\$20.89	\$20.67	\$22.10
El Paso, TX	\$18.50	\$18.50	\$18.50	\$18.50	\$18.50	\$20.00
Fairfield County, CT	\$33.92	\$33.92	\$33.59	\$34.26	\$34.04	\$36.56
Fort Lauderdale, FL	\$36.26	\$35.77	\$36.23	\$36.31	\$36.72	\$40.72
Fort Myers/Naples, FL	\$19.00	\$19.27	\$19.65	\$20.69	\$20.46	\$18.81
Fort Worth, TX	\$24.07	\$23.94	\$23.49	\$23.80	\$23.79	\$27.11
Fredericksburg, VA	\$23.92	\$24.03	\$23.98	\$24.13	\$24.53	\$26.35
Greensboro/Winston-Salem, NC	\$16.59	\$16.80	\$16.88	\$17.56	\$17.95	\$20.59
Greenville, SC	\$21.95	\$22.09	\$22.61	\$21.80	\$21.79	\$25.09
Hampton Roads, VA	\$20.23	\$20.31	\$20.48	\$20.74	\$20.78	\$21.99
Hartford, CT	\$20.31	\$20.36	\$20.50	\$20.48	\$20.61	\$22.59
Houston, TX	\$31.15	\$31.17	\$31.90	\$31.04	\$30.81	\$36.71
Indianapolis, IN	\$21.44	\$21.44	\$21.40	\$21.60	\$21.48	\$23.85
Inland Empire CA	\$25.11	\$25.48	\$26.13	\$26.12	\$26.12	\$30.81
Jacksonville, FL	\$22.14	\$22.20	\$22.10	\$22.34	\$22.64	\$24.27
Kansas City, MO	\$22.08	\$22.15	\$21.83	\$21.50	\$21.97	\$26.40
Las Vegas, NV	\$25.56	\$25.04	\$25.32	\$25.31	\$25.54	\$32.81
Long Island, NY	\$31.62	\$31.97	\$32.26	\$31.78	\$32.06	\$35.76
Los Angeles CBD	\$45.24	\$45.41	\$45.28	\$45.06	\$44.98	\$46.51
Los Angeles Non-CBD	\$44.64	\$44.76	\$44.89	\$44.46	\$44.35	\$48.19
Louisville, KY	\$18.23	\$18.28	\$18.22	\$18.32	\$18.61	\$20.50
Memphis, TN	\$18.74	\$18.95	\$18.87	\$19.05	\$19.37	\$23.63
Miami, FL	\$44.27	\$44.84	\$45.86	\$46.95	\$47.85	\$53.26
Milwaukee, WI	\$20.93	\$20.56	\$22.06	\$21.77	\$21.83	\$24.42
Minneapolis/St. Paul, MN	\$27.48	\$27.45	\$27.61	\$27.78	\$27.99	\$32.63
Nashville, TN	\$31.18	\$31.28	\$30.93	\$32.31	\$33.11	\$38.26
New Haven, CT	\$21.59	\$21.62	\$21.82	\$22.14	\$22.61	\$22.52

	Overall (All Classes)					Class A
U.S. Office Markets	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022p	Q2 2022p
New Jersey - Central	\$27.53	\$27.89	\$27.72	\$27.55	\$27.35	\$31.30
New Jersey - Northern	\$32.46	\$32.66	\$32.44	\$32.43	\$32.55	\$36.37
New Orleans, LA	\$18.68	\$18.88	\$18.89	\$19.16	\$19.11	\$19.51
New York - Brooklyn	\$51.32	\$51.24	\$51.64	\$52.01	\$53.03	\$57.40
New York - Downtown	\$60.01	\$60.04	\$57.89	\$57.32	\$56.80	\$60.54
New York - Midtown	\$74.38	\$74.12	\$74.22	\$75.92	\$76.84	\$83.52
New York - Midtown South	\$69.70	\$68.94	\$70.71	\$71.67	\$71.69	\$90.12
Northern VA	\$33.71	\$33.92	\$33.91	\$33.95	\$34.04	\$36.32
Oakland/East Bay, CA*	\$42.16	\$42.02	\$43.32	\$44.56	\$44.20	\$48.55
Omaha, NE	\$23.40	\$24.56	\$24.84	\$25.48	\$26.21	\$31.79
Orange County, CA	\$35.16	\$35.18	\$35.12	\$34.72	\$34.06	\$37.34
Orlando, FL	\$25.10	\$25.48	\$25.64	\$25.72	\$25.69	\$28.21
Palm Beach, FL	\$38.84	\$40.98	\$43.25	\$41.34	\$42.67	\$51.77
Philadelphia, PA	\$27.79	\$28.17	\$28.49	\$28.69	\$28.53	\$30.85
Phoenix, AZ	\$27.70	\$27.14	\$27.28	\$27.36	\$27.73	\$34.02
Pittsburgh, PA	\$20.21	\$20.16	\$20.50	\$24.55	\$24.77	\$27.06
Portland, OR	\$29.11	\$29.51	\$29.63	\$29.29	\$29.72	\$33.53
Providence, RI	\$19.74	\$19.75	\$20.06	\$19.70	\$19.77	\$31.46
Puget Sound - Eastside	\$38.63	\$39.37	\$41.54	\$41.45	\$42.39	\$49.64
Raleigh/Durham, NC	\$29.25	\$29.63	\$29.76	\$30.32	\$30.56	\$32.04
Reno, NV	\$21.48	\$21.96	\$22.32	\$22.44	\$22.80	\$29.16
Richmond, VA	\$20.94	\$20.20	\$20.10	\$20.13	\$20.07	\$22.28
Roanoke, VA	\$20.40	\$20.46	\$20.47	\$20.03	\$19.91	\$24.51
Rochester, NY	\$18.00	\$18.00	\$18.00	\$16.00	\$16.00	\$22.00
Sacramento, CA	\$25.50	\$25.05	\$24.45	\$25.05	\$25.32	\$31.77
Salt Lake City, UT	\$24.31	\$24.43	\$24.68	\$26.46	\$25.68	\$30.07
San Antonio, TX	\$23.96	\$23.91	\$23.89	\$24.34	\$24.37	\$28.95
San Diego, CA	\$40.62	\$40.60	\$41.86	\$41.72	\$42.16	\$48.26
San Francisco, CA	\$75.89	\$75.35	\$75.38	\$77.07	\$75.65	\$80.21
San Francisco North Bay, CA	\$34.27	\$34.21	\$34.33	\$34.35	\$33.51	\$38.78
San Jose, CA	\$48.41	\$50.02	\$50.47	\$51.26	\$51.53	\$66.60
San Juan, PR	\$20.18	\$20.12	\$20.12	\$19.97	\$19.99	\$20.08
San Mateo County, CA*	\$72.46	\$71.99	\$77.68	\$76.82	\$78.97	\$86.81
Savannah, GA	\$22.13	\$22.13	\$22.13	\$22.32	\$22.24	\$24.71
Seattle, WA	\$39.84	\$39.77	\$41.56	\$42.44	\$47.60	\$54.24
Southern NH	\$21.53	\$21.42	\$21.24	\$21.46	\$21.87	\$22.41
St. Louis, MO	\$22.03	\$22.25	\$22.36	\$22.15	\$22.20	\$24.37
St. Petersburg/Clearwater, FL	\$23.48	\$24.50	\$24.70	\$25.87	\$25.95	\$27.43
Suburban MD	\$28.79	\$28.98	\$28.95	\$29.20	\$29.02	\$32.39
Syracuse, NY	\$17.89	\$17.24	\$17.42	\$17.42	\$17.41	\$17.83
Tampa, FL	\$30.39	\$32.14	\$31.65	\$31.53	\$30.87	\$33.82
Tucson, AZ	\$21.46	\$21.62	\$21.60	\$21.80	\$22.22	\$24.85
Tulsa, OK	\$16.01	\$16.22	\$16.23	\$16.32	\$16.60	\$20.29
Washington, DC	\$56.56	\$56.88	\$56.64	\$56.16	\$55.82	\$62.52
Westchester County, NY	\$29.21	\$29.65	\$29.77	\$29.95	\$30.11	\$30.98

p = preliminary, \*Includes R&D

U.S. Office Markets	Inventory	Deliveries YTD 2022	Under Construction as of Q2 2022p
United States	5,552,767,866	28,156,133	93,824,359
Northeast	1,296,699,184	7,716,919	21,372,191
Midwest	852,252,967	3,298,377	9,310,610
South	1,863,009,988	8,469,565	34,279,803
West	1,540,805,727	8,671,272	28,861,755

U.S. Office Markets	Inventory	Deliveries YTD 2022	Under Construction as of Q2 2022p
Atlanta, GA	154,187,967	294,000	3,851,664
Austin, TX	61,281,917	1,400,773	5,855,307
Baltimore, MD	78,284,057	183,000	1,090,522
Binghamton, NY	4,262,170	0	0
Birmingham, AL	19,068,128	0	0
Boise, ID	16,611,979	21,050	331,095
Boston, MA	202,305,440	2,139,494	3,699,022
Buffalo, NY	22,987,055	0	0
Charleston, SC	20,872,283	124,028	401,687
Charlotte, NC	56,686,099	73,000	3,633,891
Chicago, IL	242,704,033	2,106,811	2,063,546
Cincinnati, OH	34,021,025	173,576	518,900
Cleveland, OH	156,173,683	0	3,063,038
Colorado Springs, CO	30,010,164	16,061	143,498
Columbia	22,368,806	0	91,492
Columbus, OH	35,070,235	134,311	1,127,663
Dallas, TX	227,037,903	1,024,022	4,752,609
Denver, CO	120,888,579	238,811	1,857,730
Detroit, MI	110,402,730	74,371	855,037
El Paso, TX	19,973,139	29,207	232,614
Fairfield County, CT	39,106,408	914,137	0
Fort Lauderdale, FL	26,226,268	0	277,000
Fort Myers/Naples, FL	21,824,751	31,727	131,981
Fort Worth, TX	19,495,248	0	359,994
Fredericksburg, VA	10,596,990	0	0
Greensboro/Winston-Salem, NC	35,554,024	49,900	100,000
Greenville, SC	22,720,163	148,000	750,487
Hampton Roads, VA	45,291,892	33,153	53,524
Hartford, CT	24,955,190	0	0
Houston, TX	189,413,052	517,189	701,923
Indianapolis, IN	38,954,688	0	111,881
Inland Empire CA	21,435,609	0	0
Jacksonville, FL	21,765,785	0	0
Kansas City, MO	53,612,972	260,000	339,107
Las Vegas, NV	40,774,584	152,968	636,219
Long Island, NY	36,837,710	0	0
Los Angeles CBD	27,750,804	0	0
Los Angeles Non-CBD	183,972,504	1,313,180	3,978,708
Louisville, KY	20,752,068	0	136,203
Memphis, TN	26,820,650	75,000	103,442
Miami, FL	39,931,182	224,041	919,485
Milwaukee, WI	30,196,588	0	186,000
Minneapolis/St. Paul, MN	80,026,198	542,308	340,000
Nashville, TN	47,766,313	473,522	2,823,357
New Haven, CT	10,594,660	0	0

U.S. Office Markets	Inventory	Deliveries YTD 2022	Under Construction as of Q2 2022p
New Jersey - Central	83,565,436	0	0
New Jersey - Northern	110,040,840	181,763	180,000
New Orleans, LA	26,243,084	0	0
New York - Brooklyn	29,315,193	0	1,305,591
New York - Downtown	88,803,338	0	48,077
New York - Midtown	255,082,263	3,548,894	7,877,705
New York - Midtown South	68,018,933	563,631	5,372,147
Northern VA	134,949,951	1,422,237	740,272
Oakland/East Bay, CA*	109,304,339	220,710	1,003,115
Omaha, NE	20,217,437	7,000	105,438
Orange County, CA	92,144,339	0	604,378
Orlando, FL	35,857,854	0	826,310
Palm Beach, FL	22,656,935	83,462	485,000
Philadelphia, PA	135,572,830	0	767,000
Phoenix, AZ	90,881,189	287,000	959,486
Pittsburgh, PA	94,393,236	265,000	1,732,649
Portland, OR	57,772,258	0	617,859
Providence, RI	23,631,926	0	0
Puget Sound - Eastside	37,125,183	565,293	3,503,048
Raleigh/Durham, NC	60,559,449	368,154	2,005,436
Reno, NV	8,293,785	0	0
Richmond, VA	54,442,502	65,819	303,000
Roanoke, VA	11,249,236	21,150	0
Rochester, NY	14,493,162	0	0
Sacramento, CA	68,309,787	0	32,678
Salt Lake City, UT	58,564,819	1,511,661	606,214
San Antonio, TX	49,378,531	314,160	1,252,982
San Diego, CA	83,484,956	599,280	4,900,365
San Francisco, CA	86,138,540	637,900	445,409
San Francisco North Bay, CA	20,489,579	0	0
San Jose, CA	226,054,135	2,208,944	3,604,408
San Juan, PR	10,312,067	0	0
San Mateo County, CA*	63,375,228	506,414	3,364,249
Savannah, GA	3,951,242	28,000	0
Seattle, WA	68,837,183	347,000	2,104,417
Southern NH	15,621,389	104,000	194,000
St. Louis, MO	50,873,378	0	600,000
St. Petersburg/Clearwater, FL	10,940,889	0	0
Suburban MD	61,054,756	344,980	1,132,000
Syracuse, NY	14,055,899	0	196,000
Tampa, FL	31,077,579	0	75,000
Tucson, AZ	28,586,184	45,000	168,879
Tulsa, OK	49,351,058	109,338	340,634
Washington, DC	113,066,170	1,031,703	851,987
Westchester County, NY	23,056,106	0	0

## 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.

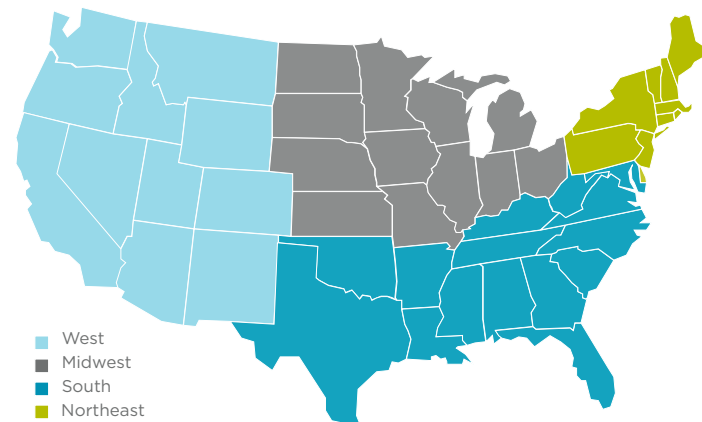
**Absorption:** The net change in occupied space between two points in time. (Total occupied space in the present quarter minus total occupied space from the previous quarter, quoted on a net, not gross, basis.)

**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



## About Cushman & Wakefield

Cushman & Wakefield (NYSE: CWK) is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with approximately 50,000 employees in over 400 offices and approximately 60 countries. In 2021, the firm had revenue of \$9.4 billion across core services of property, facilities and project management, leasing, capital markets, and valuation and other services. To learn more, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com) or follow @CushWake on Twitter.

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