

	YoY Chg	12-Mo. Forecast
17.8% Vacancy Rate	▲	▲
-18.5M Net Absorption, SF	▼	▲
\$37.13 Asking Rent, PSF	▲	▼
3.3% Rent Growth, YoY	▲	▼
96M Under Construction	▼	▼

(Overall, All Property Classes)

ECONOMIC INDICATORS Q3 2022

	YoY Chg	12-Mo. Forecast*
152.6M Total Nonfarm Employment	▲	▼
34.4M Office-using Employment	▲	▼
3.5% U.S. Unemployment Rate	▼	▲

Source: BLS, *Cushman & Wakefield baseline

U.S. Office Sector Recovery—Increasingly Bifurcated

The U.S. economy is slowing, and the outlook remains highly uncertain. Odds of a recession have risen, inflation and wage pressures remain elevated, and higher interest rates are impacting various parts of the economy, including commercial real estate. It's a lot for office occupiers to sort through.

Historically, office demand follows office job creation—and job growth has been a bright spot of the 2022 economy. Just last week, the U.S. Bureau of Labor Statistics (BLS) reported that 260,000 jobs were added in September, of which 50,000 were in office-using industries. Year-to-date, 876,000 new office jobs have been created, and there are currently now 1.3 million more office workers in the U.S. than there were in February 2020, prior to the pandemic. Office-using industries—especially technology, financial services and business services—are creating a disproportionate share of jobs. In February 2020, 21.7% of all employment was in office-using sectors; according to BLS data, that proportion has increased to 22.5% in just two-and-half years.

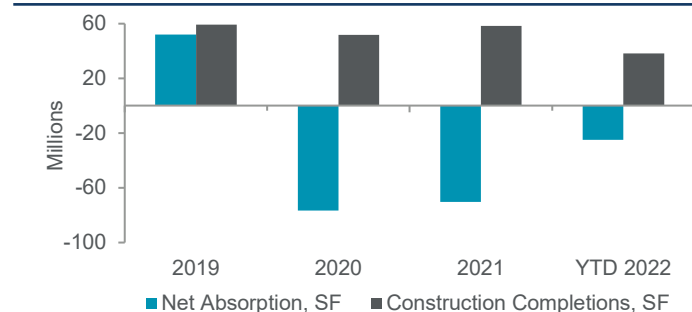
The correlation between job growth and office demand is currently tenuous given that many businesses are still recalibrating workplace strategies to include more remote work. However, new jobs—even more flexible, hybrid jobs—will necessitate various types of workspaces, including office and flexible office. Even now—depending on the geography, the quality of the asset, the location and the floor plate—some office space across the country is thriving. Each new quarter of data further confirms the flight to quality trend and increasingly paints a picture of a bifurcated U.S. office sector. That is, one where new, high-quality office space is emerging as a product that the economy needs and where lower-quality product is struggling to attract occupiers.

The Office Sector's Long Road Back Continues

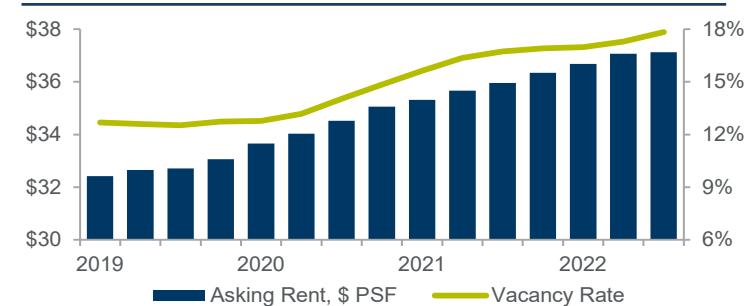
Even while office-using employment has increased in the first three quarters of the year, overall office absorption has continued to be negative. In Q3 2022, there was -18.5 msf of net absorption across the U.S., the ninth negative quarter out of the past 10, dating back to Q2 2020. After the dot-com collapse and Great Recession, national absorption was negative for nine out of 10 and eight out of nine quarters, respectively. On a four-quarter moving average basis, Q3 2022 overall net absorption was -5.9 msf, a significant improvement from the -26 msf observed this time a year ago.

Although the overall demand trend remains negative, there are notable bright spots across the country. In Q3 2022, nearly a third (27 of 90) of office markets tracked by Cushman & Wakefield registered positive absorption. On a four-quarter rolling basis, there are 35 markets where absorption has been positive, accounting for a total of 23.7 msf of positive absorption.

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & ASKING RENT



Strong demand continues to be seen in a few market categories:

- [Life sciences markets](#) buoyed by demand for both lab and office space (e.g., San Jose, San Diego, Suburban MD, Boston, San Mateo County and Northern NJ).
- Large Sunbelt markets with strong job growth and appeal for [growing technology occupiers](#) (e.g., Dallas, Austin, Atlanta and Miami).
- Small Sunbelt markets with lower costs of living and of doing business (e.g., Charlotte, Charleston, Greenville, Nashville).
- Recovering secondary markets in the Northeast (e.g., Rochester, Fairfield County and Brooklyn).

Gross leasing activity also remains at higher levels than during the depth of the pandemic. After recovering from its Q1 2021 nadir, four-quarter rolling total leasing is up 45%, and Q3 2022 marks the third quarter in a row above 350 msf. The historical average, dating back to 2003, is 320 msf. The leasing rate (leasing activity as a percentage of inventory) was 6.4% in Q3 2022, which is the same as the historical average. Gross leasing is showing strength but remains below the three-year lead up to the pandemic, when four-quarter rolling leasing averaged 395 msf from 2017-2019.

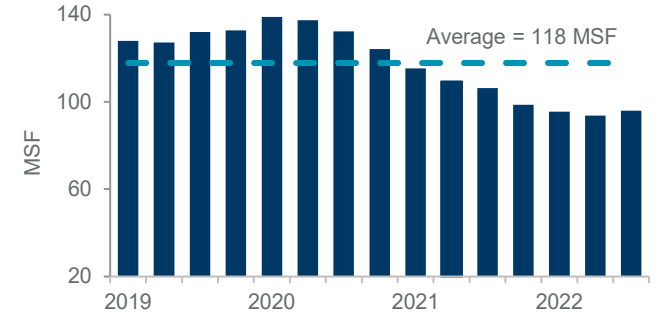
Vacancy trends also highlight the unevenness. Nationally, vacancy ended Q3 2022 at 17.8%, similar to the peaks after the previous two recessions (17.6% in Q3 2003 and 17.3% in Q3 2010). The YoY increase of 110 basis points (bps) observed in Q3 2022 is the second lowest increase since Q2 2020 and is a third as high as a year ago (Q2 2021 vacancy increased by 320 bps YoY). Vacancy rates have declined in one-fourth of U.S. markets quarter-over-quarter (QoQ), and Class-A vacancy rates dropped QoQ in 29% of U.S. markets. Even with the increase in national vacancy, a third of markets continue to have total vacancy rates below 13%—approximately the national vacancy rate immediately prior to the pandemic—and half of all U.S. markets have vacancy rates below 16%. Included in this list are markets such as Boston (12.5%), Greenville (10.2%), San Mateo County (9.6%) and Puget Sound - Eastside (9.0%).

New construction continues to be part of the story behind increased vacancies, as Q3 2022 marked the 14th straight quarter with over 10 msf of office deliveries. The 38.2 msf of new construction opening in the first three quarters of 2022 is the third highest in the past 13 years only surpassed by the first three quarters of 2021 (43.7 msf) and 2017 (39.4 msf). The construction pipeline increased QoQ for the first time since the beginning of the pandemic, up 2.3 msf (+2.4%). Under-construction totals remain 25% above the 2010-2019 historical average (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—but delivery of new space is causing increases in vacant space as occupiers move to upgrade when leases expire.

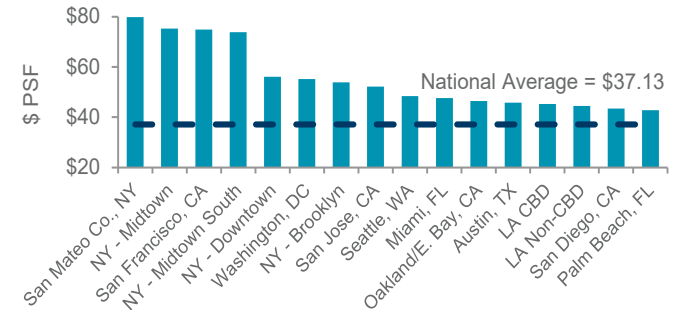
Outlook

- **Continued uncertainty impacting occupier plans:** The nature of a health pandemic is quite different than a typical recession, and the aftermath has included increased levels of uncertainty related to office usage and the [future of the workplace](#). That said, there are some signs of returning to normal patterns. As noted, the market remains very active in terms of gross leasing activity. Moreover, businesses are generally signing leases for the same length of term as observed prior to the pandemic. And office usage levels did increase recently to a post-pandemic high of nearly 50% in September, according to Kastle's Back to Work Barometer.
- **Vacancy to remain elevated:** The national vacancy rate has increased for 12 straight quarters. However, 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 Q3 2022, vacancy declined QoQ in a fourth of U.S. markets and Class-A vacancy was down in 29% of markets. While some markets are seeing improvements in vacancy rates, others are still expected to record further increases due to lagging demand, recent sublease announcements, elevated construction or a combination of these factors.
- **Construction pipeline likely to slow:** Keep an eye on it. As mentioned, new product is in high demand, but an economic slowdown is likely to slow the future supply pipeline. This may result in a period of underbuilding new product, creating fierce competition for the newer product that does exist, and likely placing upward pressure on rental rates for this segment of the market.

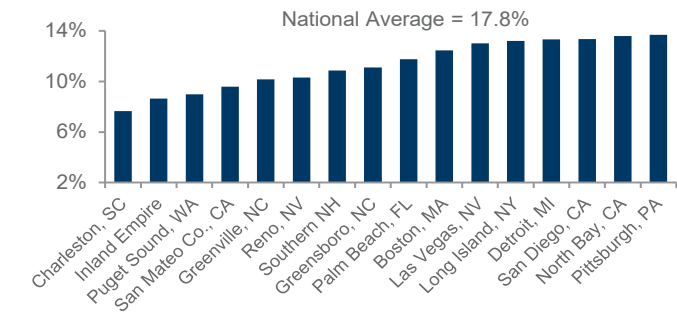
SPACE UNDER CONSTRUCTION



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



VACANCY BY SELECT MARKETS



U.S. Office Markets	Net Absorption					Leasing Activity**
	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022p	2022p
United States	-10,358,463	1,556,929	-1,649,805	-4,847,197	-18,473,662	259,349,192
Northeast	-5,245,518	-4,256,000	648,942	-3,005,906	-4,086,697	56,121,354
Midwest	-3,030,628	-2,188,247	-2,956,601	-1,279,330	-3,989,193	31,091,876
South	-10,455	3,654,141	54,147	879,493	-1,872,818	84,161,637
West	-2,071,862	4,347,035	603,707	-1,441,454	-8,524,954	87,280,092

U.S. Office Markets	Net Absorption				Leasing Activity**	
	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022p	2022p
Atlanta, GA	930,026	-2,880	144,031	652,521	168,233	9,240,258
Austin, TX	423,367	783,346	256,441	410,380	-235,911	4,229,073
Baltimore, MD	163,149	-94,563	-273,672	57,467	-398,011	3,143,741
Binghamton, NY	-6,709	2,519	5,000	-8,255	-520	12,680
Birmingham, AL	100,194	-8,162	-128,742	10,084	-50,230	508,566
Boise, ID	187,631	165,771	-140,064	-63,475	-152,160	1,105,988
Boston, MA	-505,007	701,540	474,589	-89,078	-122,594	9,171,479
Buffalo, NY	187,648	-110,320	97,569	-102,095	-104,320	470,572
Charleston, SC	-10,678	48,849	322,479	72,405	29,111	722,539
Charlotte, NC	-205,611	869,482	-296,313	73,216	226,885	2,261,355
Chicago, IL	-1,639,713	-848,781	-1,375,623	-648,448	-1,124,055	11,532,915
Cincinnati, OH	-219,189	-339,590	-457,492	60,055	-235,604	1,447,211
Cleveland, OH	-153,429	385,841	86,204	-263,595	-212,065	2,668,175
Colorado Springs, CO	341,535	100,307	152,357	-51,328	-138,578	890,331
Columbia	-213,866	-239,489	-243,502	79,350	-45,229	302,796
Columbus, OH	-48,807	-181,612	330,266	72,475	-671,293	1,673,378
Dallas, TX	-83,277	1,617,233	284,174	454,751	-195,468	12,739,366
Denver, CO	-232,726	-42,389	-118,068	-654,680	-961,079	6,483,103
Detroit, MI	7,784	-534,698	-480,818	-96,227	-538,020	1,483,625
El Paso, TX	-4,840	20,726	66,137	648,247	-409,104	182,655
Fairfield County, CT	-114,084	438,045	31,085	166,642	154,640	2,571,977
Fort Lauderdale, FL	-206,992	-49,092	3,868	59,818	125,705	2,041,625
Fort Myers/Naples, FL	240,061	73,169	-112,200	-28,613	14,177	713,364
Fort Worth, TX	-49,787	-50,563	-18,694	-43,939	-30,336	704,485
Fredericksburg, VA	51,524	-10,177	-4,199	-45,282	178,575	217,795
Greensboro/Winston-Salem, NC	-191,233	-7,139	-42,060	-279,152	-20,948	694,233
Greenville, SC	-70,662	394,331	66,555	33,258	-23,336	467,284
Hampton Roads, VA	210,955	52,122	4,000	107,640	-184,454	1,034,271
Hartford, CT	-168,887	-15,527	-595,509	100,010	-503,488	720,538
Houston, TX	-726,298	-754,928	216,697	-275,314	-635,728	10,902,217
Indianapolis, IN	-196,483	270,429	8,720	-297,438	-192,262	1,922,264
Inland Empire CA	-70,274	-89,022	-50,918	31,915	-93,188	1,090,404
Jacksonville, FL	-166,532	-156,925	61,134	-130,789	29,514	1,247,212
Kansas City, MO	-39,160	-813,710	-686,255	-237,646	-150,192	2,863,960
Las Vegas, NV	-97,055	19,336	-241,140	55,741	-90,494	1,438,406
Long Island, NY	325,650	193,365	-383,423	-118,132	-160,675	1,348,744
Los Angeles CBD	-104,335	-83,971	-307,455	35,009	41,482	1,407,719
Los Angeles Non-CBD	-544,104	-12,946	100,087	-144,119	-358,930	10,209,237
Louisville, KY	-133,665	-87,487	-186,653	60,149	-46,932	942,583
Memphis, TN	-585,715	35,596	237,696	-69,883	136,474	995,970
Miami, FL	252,985	183,657	287,694	124,715	191,080	2,971,113
Milwaukee, WI	-159,726	30,586	33,029	-84,525	-117,422	1,179,798
Minneapolis/St. Paul, MN	-733,522	-332,895	-477,336	-181,327	-190,165	3,523,513
Nashville, TN	251,804	481,134	197,332	-306,420	98,193	2,287,375
New Haven, CT	-115,288	-89,297	-83,432	52,625	-179,947	333,311

U.S. Office Markets	Net Absorption					Leasing Activity**
	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022p	2022p
New Jersey - Central	-115,539	-501,498	269,437	-299,990	88,518	4,003,543
New Jersey - Northern	-338,758	931,290	654,119	-83,890	-1,354,634	4,487,989
New Orleans, LA	-12,950	217,716	136,890	-80,382	33,007	254,429
New York - Brooklyn	45,456	354,499	-186,076	-31,085	581,287	914,874
New York - Downtown	-1,331,437	-2,061,698	-353,815	-277,251	-280,046	3,108,070
New York - Midtown	-1,308,562	-2,801,160	-20,329	828,185	-1,219,050	16,525,743
New York - Midtown South	-832,261	-545,506	534,529	-924,877	-429,877	4,738,015
Northern VA	-242,489	-122,373	159,618	-60,754	-43,507	5,386,980
Oakland/East Bay, CA*	16,221	-91,829	832,219	192,046	-861,686	4,662,454
Omaha, NE	200,703	206,497	163,651	115,701	133,923	1,032,185
Orange County, CA	-74,331	511,163	-637,323	-836,256	-716,722	6,454,071
Orlando, FL	-42,930	28,934	-42,447	-25,389	-30,853	1,811,405
Palm Beach, FL	259,389	129,544	-11,913	144,340	112,812	1,575,545
Philadelphia, PA	-460,589	-1,015,250	708,418	-1,508,247	-1,524,950	3,680,065
Phoenix, AZ	-989,427	277,087	-30,494	-117,173	-625,328	6,795,172
Pittsburgh, PA	-218,688	-35,388	-574,836	-100,885	-169,605	1,855,188
Portland, OR	-327,368	118,877	-307,133	-576,650	-341,828	1,868,410
Providence, RI	105,119	36,166	101,954	-103,318	33,329	318,214
Puget Sound - Eastside	783,858	109,166	588,148	125,965	-256,167	1,727,430
Raleigh/Durham, NC	-212,235	-204,790	-457,501	-449,927	-404,763	2,642,676
Reno, NV	84,194	37,404	-70,817	44,369	30,002	454,594
Richmond, VA	193,112	78,852	-138,864	-162,893	-452,942	1,339,599
Roanoke, VA	-277,375	246,596	-36,783	-7,773	47,514	100,910
Rochester, NY	-357,043	263,968	121,135	-361,851	1,317,679	307,191
Sacramento, CA	-53,306	-530,994	-289,082	20,183	-383,633	2,316,085
Salt Lake City, UT	-633,215	-18,348	-489,111	-178,017	-519,137	3,925,891
San Antonio, TX	377,555	103,836	-751,102	2,692	-123,638	1,709,005
San Diego, CA	456,055	408,976	260,510	1,005,110	-437,318	6,796,794
San Francisco, CA	-510,685	-57,134	-1,217,875	-236,451	-1,572,538	5,110,681
San Francisco North Bay, CA	-96,681	-38,717	-156,888	45,472	-43,198	652,336
San Jose, CA	-520,283	2,729,802	1,603,636	977,444	-429,841	15,530,247
San Juan, PR	n/a	n/a	n/a	n/a	n/a	n/a
San Mateo County, CA*	116,233	875,081	840,301	-710,035	-138,647	4,390,656
Savannah, GA	11,640	4,500	-37,265	-3,605	26,837	34,628
Seattle, WA	141,155	-160,006	-41,780	-214,266	-660,740	3,377,863
Southern NH	111,836	82,754	-115,874	41,433	-112,084	158,774
St. Louis, MO	-49,086	-30,314	-100,947	-156,972	-586,862	1,764,854
St. Petersburg/Clearwater, FL	-191,248	-110,739	-169,675	-44,993	52,505	456,882
Suburban MD	495,308	88,968	215,587	82,550	657,163	2,371,065
Syracuse, NY	-15,827	-19,099	39,321	-10,961	103,400	179,872
Tampa, FL	-94,067	-6,621	-37,287	-50,609	-670,202	2,930,361
Tucson, AZ	55,046	119,421	324,597	-192,258	184,774	592,220
Tulsa, OK	-158,050	-176,704	63,338	132,856	90,379	699,381
Washington, DC	-91,024	278,182	319,348	-261,229	-89,390	4,993,128
Westchester County, NY	-32,548	-65,403	-74,920	-174,886	-203,760	1,214,515

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

U.S. Office Markets	Overall					Direct
	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022p	Q3 2022p
United States	16.7%	16.9%	17.0%	17.3%	17.8%	15.5%
Northeast	17.3%	17.7%	17.7%	18.3%	18.9%	15.4%
Midwest	17.0%	17.3%	17.2%	17.6%	18.2%	16.3%
South	17.2%	17.4%	17.4%	17.5%	17.8%	16.3%
West	15.5%	15.5%	15.8%	16.1%	16.8%	14.0%

U.S. Office Markets	Overall					Direct
	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022p	Q3 2022p
Atlanta, GA	22.4%	22.5%	22.6%	22.0%	22.7%	21.0%
Austin, TX	19.5%	18.7%	19.6%	19.5%	21.1%	16.2%
Baltimore, MD	12.9%	13.2%	13.5%	13.6%	14.2%	12.7%
Binghamton, NY	6.6%	6.7%	6.7%	6.8%	7.0%	7.1%
Birmingham, AL	18.0%	18.0%	19.0%	18.9%	19.2%	15.6%
Boise, ID	6.9%	5.9%	6.9%	7.2%	8.3%	6.1%
Boston, MA	11.8%	11.7%	11.6%	12.3%	12.5%	10.2%
Buffalo, NY	16.0%	16.5%	16.0%	17.3%	17.8%	15.5%
Charleston, SC	10.6%	10.4%	8.1%	7.8%	7.7%	6.6%
Charlotte, NC	18.0%	17.7%	18.4%	18.3%	18.5%	15.6%
Chicago, IL	20.8%	21.2%	22.4%	22.6%	23.1%	20.8%
Cincinnati, OH	20.3%	21.3%	22.4%	22.2%	23.8%	21.0%
Cleveland, OH	6.8%	6.6%	6.7%	7.0%	7.1%	6.6%
Colorado Springs, CO	9.7%	9.3%	8.5%	8.9%	9.3%	8.4%
Columbia	10.5%	11.6%	9.3%	9.0%	9.6%	7.5%
Columbus, OH	23.0%	23.5%	22.9%	22.6%	25.6%	22.4%
Dallas, TX	21.9%	21.6%	21.5%	21.5%	21.7%	20.6%
Denver, CO	19.4%	19.5%	19.6%	20.3%	21.1%	18.2%
Detroit, MI	14.8%	15.2%	10.5%	11.9%	13.3%	12.4%
El Paso, TX	6.6%	6.2%	5.8%	3.7%	6.6%	6.4%
Fairfield County, CT	31.7%	30.5%	30.5%	31.0%	30.6%	24.1%
Fort Lauderdale, FL	16.8%	17.0%	16.8%	16.6%	17.0%	15.6%
Fort Myers/Naples, FL	4.5%	4.2%	4.5%	4.7%	4.8%	3.3%
Fort Worth, TX	12.0%	12.3%	12.4%	12.5%	12.9%	12.1%
Fredericksburg, VA	8.6%	8.2%	8.1%	8.5%	6.7%	6.3%
Greensboro/Winston-Salem, NC	11.1%	11.0%	10.1%	11.1%	11.1%	10.3%
Greenville, SC	12.0%	10.8%	9.7%	10.0%	10.2%	8.7%
Hampton Roads, VA	8.7%	8.6%	8.6%	8.4%	8.8%	8.4%
Hartford, CT	20.7%	21.3%	23.6%	23.2%	25.2%	21.8%
Houston, TX	24.7%	25.5%	25.5%	25.6%	26.0%	24.3%
Indianapolis, IN	19.3%	19.1%	19.0%	18.6%	19.3%	17.8%
Inland Empire CA	7.7%	8.1%	8.4%	8.2%	8.6%	8.2%
Jacksonville, FL	19.9%	20.6%	20.3%	20.9%	20.7%	18.5%
Kansas City, MO	16.9%	18.4%	19.7%	20.5%	20.7%	17.1%
Las Vegas, NV	11.9%	12.0%	12.6%	12.8%	13.0%	12.1%
Long Island, NY	11.9%	11.3%	12.4%	12.7%	13.2%	10.9%
Los Angeles CBD	22.1%	22.4%	23.5%	23.4%	23.3%	22.4%
Los Angeles Non-CBD	19.4%	19.7%	20.5%	21.0%	21.5%	19.2%
Louisville, KY	14.2%	14.6%	15.5%	15.2%	15.5%	14.7%
Memphis, TN	16.4%	16.8%	15.1%	15.2%	15.8%	15.4%
Miami, FL	17.1%	17.2%	16.7%	16.4%	16.0%	15.4%
Milwaukee, WI	20.5%	20.4%	20.7%	21.1%	21.7%	21.7%
Minneapolis/St. Paul, MN	23.5%	23.9%	24.8%	25.0%	24.6%	21.3%
Nashville, TN	18.6%	18.6%	18.2%	19.6%	19.7%	15.8%
New Haven, CT	17.0%	17.8%	18.6%	18.1%	19.8%	19.4%

U.S. Office Markets	Overall					Direct
	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022p	Q3 2022p
New Jersey - Central	18.9%	19.5%	19.2%	19.6%	19.5%	15.8%
New Jersey - Northern	21.4%	20.6%	20.1%	20.2%	21.4%	17.1%
New Orleans, LA	12.0%	11.3%	11.1%	10.9%	10.2%	9.7%
New York - Brooklyn	24.9%	23.7%	24.3%	24.4%	23.1%	20.4%
New York - Downtown	17.5%	20.7%	21.1%	21.5%	22.2%	15.5%
New York - Midtown	19.1%	20.3%	20.6%	21.1%	21.8%	17.1%
New York - Midtown South	18.0%	19.0%	18.9%	21.0%	21.7%	17.0%
Northern VA	18.8%	19.1%	19.8%	19.9%	20.0%	19.3%
Oakland/East Bay, CA*	13.7%	13.8%	13.5%	13.2%	14.1%	11.3%
Omaha, NE	15.4%	14.2%	13.0%	12.4%	11.8%	10.9%
Orange County, CA	14.7%	14.2%	14.9%	15.9%	16.7%	14.8%
Orlando, FL	12.8%	13.2%	13.3%	13.7%	13.7%	12.1%
Palm Beach, FL	13.3%	12.7%	12.6%	12.3%	11.8%	10.4%
Philadelphia, PA	15.5%	16.2%	15.7%	16.8%	17.9%	16.0%
Phoenix, AZ	22.7%	22.1%	22.0%	22.4%	23.5%	18.5%
Pittsburgh, PA	15.1%	14.6%	13.2%	13.6%	13.7%	12.5%
Portland, OR	16.3%	16.2%	16.9%	17.9%	18.6%	16.4%
Providence, RI	11.7%	11.1%	13.1%	12.9%	12.3%	10.6%
Puget Sound - Eastside	9.1%	8.8%	8.6%	8.3%	9.0%	7.2%
Raleigh/Durham, NC	12.8%	14.5%	15.5%	16.5%	17.4%	12.5%
Reno, NV	10.3%	10.3%	11.3%	10.8%	10.3%	8.5%
Richmond, VA	7.0%	7.0%	7.3%	7.7%	8.5%	7.3%
Roanoke, VA	9.4%	7.5%	7.9%	8.0%	7.5%	5.4%
Rochester, NY	17.7%	15.9%	14.5%	12.2%	23.3%	23.3%
Sacramento, CA	12.9%	13.5%	13.9%	13.9%	14.5%	13.3%
Salt Lake City, UT	13.5%	14.4%	16.8%	17.5%	18.8%	14.1%
San Antonio, TX	13.7%	13.4%	14.7%	14.8%	15.1%	13.4%
San Diego, CA	14.3%	14.1%	13.6%	12.8%	13.4%	12.0%
San Francisco, CA	18.5%	18.6%	20.8%	21.0%	23.0%	17.0%
San Francisco North Bay, CA	13.2%	13.4%	13.6%	13.4%	13.6%	12.5%
San Jose, CA	14.3%	13.9%	13.8%	13.7%	14.3%	10.6%
San Juan, PR	14.5%	14.2%	13.4%	13.1%	12.7%	12.7%
San Mateo County, CA*	9.1%	8.3%	7.2%	8.8%	9.6%	6.8%
Savannah, GA	9.2%	8.7%	9.7%	9.8%	9.2%	9.2%
Seattle, WA	17.1%	17.7%	17.7%	18.5%	19.6%	16.9%
Southern NH	9.5%	9.1%	9.8%	10.2%	10.9%	9.8%
St. Louis, MO	15.3%	15.3%	15.4%	15.7%	16.9%	14.4%
St. Petersburg/Clearwater, FL	13.6%	14.6%	15.3%	15.8%	15.3%	13.2%
Suburban MD	18.9%	18.8%	18.3%	18.7%	18.5%	17.8%
Syracuse, NY	13.0%	13.1%	12.8%	13.0%	12.3%	12.2%
Tampa, FL	18.4%	18.8%	18.9%	19.2%	21.3%	16.2%
Tucson, AZ	10.0%	9.6%	9.1%	10.0%	9.4%	8.4%
Tulsa, OK	11.7%	12.1%	12.1%	11.9%	11.8%	10.5%
Washington, DC	17.8%	18.0%	17.7%	18.7%	18.9%	18.2%
Westchester County, NY	25.1%	25.4%	25.5%	26.3%	26.6%	23.9%

p = preliminary, *Includes R&D

	Overall (All Classes)					Class A
U.S. Office Markets	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022p	Q3 2022p
United States	\$35.96	\$36.34	\$36.68	\$37.06	\$37.13	\$42.67
Northeast	\$44.39	\$45.01	\$45.62	\$46.27	\$45.94	\$51.06
Midwest	\$26.20	\$26.23	\$26.60	\$26.78	\$26.63	\$30.57
South	\$31.08	\$31.38	\$31.41	\$31.64	\$31.67	\$35.75
West	\$40.75	\$41.19	\$41.59	\$41.84	\$42.33	\$49.16

	Overall (All Classes)					Class A
U.S. Office Markets	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022p	Q3 2022p
Atlanta, GA	\$29.52	\$29.60	\$29.79	\$29.80	\$30.73	\$33.61
Austin, TX	\$45.06	\$45.31	\$45.39	\$47.94	\$45.85	\$51.40
Baltimore, MD	\$24.98	\$25.05	\$25.45	\$25.47	\$25.32	\$27.38
Binghamton, NY	\$12.89	\$13.71	\$13.71	\$13.71	\$13.51	\$13.51
Birmingham, AL	\$20.89	\$20.87	\$20.88	\$20.88	\$20.86	\$22.85
Boise, ID	\$21.36	\$21.50	\$21.41	\$22.24	\$22.51	\$24.84
Boston, MA	\$39.85	\$39.62	\$39.73	\$41.14	\$41.89	\$46.17
Buffalo, NY	\$17.70	\$17.70	\$17.70	\$17.70	\$17.70	\$23.60
Charleston, SC	\$30.83	\$30.74	\$29.70	\$28.33	\$28.27	\$32.90
Charlotte, NC	\$31.04	\$31.70	\$32.37	\$32.74	\$33.30	\$34.97
Chicago, IL	\$33.61	\$33.39	\$33.44	\$34.07	\$33.96	\$39.99
Cincinnati, OH	\$19.41	\$19.57	\$20.03	\$19.88	\$19.98	\$22.36
Cleveland, OH	\$19.14	\$19.23	\$18.99	\$19.40	\$19.86	\$22.04
Colorado Springs, CO	\$24.06	\$24.36	\$25.02	\$24.59	\$24.96	\$27.13
Columbia	\$19.32	\$19.07	\$19.44	\$19.25	\$19.06	\$21.73
Columbus, OH	\$20.82	\$20.74	\$21.05	\$21.06	\$21.31	\$23.19
Dallas, TX	\$27.53	\$28.46	\$28.47	\$28.81	\$28.74	\$33.31
Denver, CO	\$31.27	\$31.20	\$31.39	\$31.46	\$31.62	\$35.54
Detroit, MI	\$20.73	\$20.93	\$21.01	\$19.99	\$19.76	\$20.54
El Paso, TX	\$18.50	\$18.50	\$18.50	\$18.50	\$18.50	\$20.00
Fairfield County, CT	\$33.90	\$33.57	\$34.24	\$34.00	\$34.06	\$36.60
Fort Lauderdale, FL	\$35.87	\$36.37	\$36.44	\$36.68	\$37.84	\$42.12
Fort Myers/Naples, FL	\$19.27	\$19.65	\$20.72	\$19.88	\$20.79	\$19.72
Fort Worth, TX	\$23.93	\$23.44	\$23.73	\$23.74	\$24.57	\$27.94
Fredericksburg, VA	\$24.03	\$23.98	\$24.13	\$24.54	\$24.97	\$26.90
Greensboro/Winston-Salem, NC	\$16.80	\$16.88	\$17.42	\$17.92	\$18.29	\$20.27
Greenville, SC	\$22.09	\$22.61	\$21.89	\$21.83	\$22.06	\$25.36
Hampton Roads, VA	\$20.31	\$20.48	\$20.74	\$20.76	\$20.83	\$22.68
Hartford, CT	\$20.36	\$20.50	\$20.48	\$20.50	\$20.63	\$22.49
Houston, TX	\$31.28	\$32.01	\$31.17	\$30.92	\$31.10	\$37.10
Indianapolis, IN	\$21.44	\$21.41	\$21.61	\$21.50	\$21.56	\$23.98
Inland Empire CA	\$25.59	\$26.26	\$26.34	\$26.31	\$26.44	\$31.00
Jacksonville, FL	\$22.19	\$22.04	\$22.29	\$22.59	\$22.69	\$24.36
Kansas City, MO	\$22.15	\$21.83	\$21.50	\$21.96	\$21.55	\$25.10
Las Vegas, NV	\$24.89	\$25.18	\$25.14	\$25.26	\$25.55	\$32.54
Long Island, NY	\$31.93	\$32.23	\$31.73	\$32.09	\$32.59	\$36.48
Los Angeles CBD	\$45.44	\$45.33	\$45.06	\$45.02	\$45.22	\$46.77
Los Angeles Non-CBD	\$44.91	\$45.04	\$44.62	\$44.52	\$44.52	\$48.08
Louisville, KY	\$18.64	\$18.59	\$18.68	\$18.64	\$18.66	\$20.28
Memphis, TN	\$18.95	\$18.87	\$19.05	\$19.37	\$19.38	\$23.79
Miami, FL	\$45.14	\$46.20	\$46.94	\$47.83	\$47.65	\$53.04
Milwaukee, WI	\$20.56	\$22.06	\$21.77	\$21.83	\$21.38	\$23.77
Minneapolis/St. Paul, MN	\$27.46	\$27.62	\$27.79	\$28.00	\$28.22	\$32.85
Nashville, TN	\$31.31	\$30.96	\$32.36	\$33.20	\$32.66	\$37.84
New Haven, CT	\$21.62	\$21.83	\$22.16	\$22.59	\$22.45	\$22.37

	Overall (All Classes)					Class A
U.S. Office Markets	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022p	Q3 2022p
New Jersey - Central	\$27.84	\$27.64	\$27.44	\$27.24	\$26.94	\$30.69
New Jersey - Northern	\$32.66	\$32.44	\$32.43	\$32.61	\$33.10	\$36.80
New Orleans, LA	\$18.88	\$18.89	\$19.15	\$19.11	\$19.13	\$19.60
New York - Brooklyn	\$51.24	\$51.64	\$51.79	\$52.86	\$53.88	\$59.29
New York - Downtown	\$60.04	\$57.89	\$57.32	\$56.80	\$56.09	\$59.33
New York - Midtown	\$74.11	\$74.21	\$75.91	\$77.03	\$75.27	\$81.59
New York - Midtown South	\$68.66	\$70.33	\$71.30	\$72.24	\$73.81	\$93.91
Northern VA	\$34.00	\$33.99	\$34.06	\$34.14	\$34.26	\$36.56
Oakland/East Bay, CA*	\$41.99	\$43.32	\$44.67	\$44.58	\$46.43	\$50.60
Omaha, NE	\$24.56	\$24.84	\$25.48	\$26.21	\$26.94	\$32.36
Orange County, CA	\$35.24	\$35.17	\$34.83	\$34.11	\$34.23	\$37.33
Orlando, FL	\$25.53	\$25.69	\$25.75	\$25.73	\$25.78	\$28.37
Palm Beach, FL	\$41.14	\$43.57	\$41.61	\$43.03	\$42.84	\$51.53
Philadelphia, PA	\$28.14	\$28.47	\$28.66	\$28.49	\$28.45	\$30.72
Phoenix, AZ	\$27.14	\$27.28	\$27.36	\$27.73	\$28.27	\$34.82
Pittsburgh, PA	\$25.51	\$25.26	\$24.56	\$24.78	\$25.46	\$28.68
Portland, OR	\$29.49	\$29.72	\$29.38	\$29.79	\$30.61	\$34.86
Providence, RI	\$19.75	\$20.06	\$19.74	\$19.90	\$19.94	\$31.34
Puget Sound - Eastside	\$39.62	\$41.79	\$41.70	\$42.76	\$42.33	\$50.56
Raleigh/Durham, NC	\$29.78	\$29.91	\$30.48	\$30.64	\$30.92	\$32.29
Reno, NV	\$21.96	\$22.20	\$22.68	\$22.68	\$23.28	\$27.60
Richmond, VA	\$20.20	\$20.10	\$20.16	\$20.21	\$20.33	\$22.32
Roanoke, VA	\$20.46	\$20.47	\$20.03	\$19.91	\$19.90	\$24.52
Rochester, NY	\$18.00	\$18.00	\$16.00	\$17.50	\$17.50	\$22.00
Sacramento, CA	\$25.05	\$24.45	\$25.03	\$25.30	\$26.10	\$31.38
Salt Lake City, UT	\$24.70	\$24.73	\$26.56	\$25.76	\$25.74	\$29.52
San Antonio, TX	\$23.91	\$23.89	\$24.37	\$24.42	\$24.13	\$27.62
San Diego, CA	\$40.59	\$41.87	\$41.72	\$42.11	\$43.45	\$49.36
San Francisco, CA	\$75.53	\$75.50	\$77.21	\$75.96	\$74.80	\$78.79
San Francisco North Bay, CA	\$34.21	\$34.33	\$34.26	\$33.72	\$33.60	\$39.31
San Jose, CA	\$50.09	\$50.56	\$51.35	\$51.71	\$52.23	\$65.27
San Juan, PR	\$20.12	\$20.12	\$19.97	\$19.99	\$19.99	\$20.08
San Mateo County, CA*	\$72.06	\$77.84	\$77.23	\$79.44	\$79.75	\$84.75
Savannah, GA	\$22.13	\$22.13	\$22.32	\$22.24	\$22.37	\$25.02
Seattle, WA	\$39.85	\$41.64	\$43.24	\$47.87	\$48.35	\$54.72
Southern NH	\$21.42	\$21.25	\$21.51	\$21.90	\$22.21	\$22.99
St. Louis, MO	\$22.31	\$22.44	\$22.27	\$22.36	\$22.54	\$24.56
St. Petersburg/Clearwater, FL	\$24.41	\$24.62	\$25.78	\$25.82	\$25.80	\$27.44
Suburban MD	\$29.00	\$28.97	\$29.22	\$29.05	\$29.10	\$32.47
Syracuse, NY	\$17.24	\$17.42	\$17.42	\$17.41	\$17.32	\$17.76
Tampa, FL	\$32.14	\$31.71	\$31.65	\$30.99	\$30.31	\$33.51
Tucson, AZ	\$21.62	\$21.60	\$20.76	\$20.97	\$20.90	\$20.50
Tulsa, OK	\$16.22	\$16.23	\$16.32	\$16.59	\$16.53	\$19.95
Washington, DC	\$56.89	\$56.65	\$56.16	\$55.41	\$55.14	\$61.15
Westchester County, NY	\$29.70	\$29.82	\$30.01	\$30.15	\$30.44	\$31.27

p = preliminary, *Includes R&D

U.S. Office Markets	Inventory	Deliveries YTD 2022	Under Construction as of Q3 2022p
United States	5,559,833,795	38,229,216	96,006,181
Northeast	1,296,144,305	8,240,483	22,082,663
Midwest	851,888,912	4,800,892	8,141,841
South	1,869,626,058	14,212,639	32,655,157
West	1,542,174,520	10,975,202	33,126,520

U.S. Office Markets	Inventory	Deliveries YTD 2022	Under Construction as of Q3 2022p
Atlanta, GA	155,611,668	2,162,356	2,119,319
Austin, TX	62,553,426	2,437,106	5,625,754
Baltimore, MD	78,028,003	183,000	1,179,597
Binghamton, NY	4,262,170	0	0
Birmingham, AL	19,068,128	0	55,000
Boise, ID	16,634,734	42,600	456,984
Boston, MA	202,493,156	2,203,194	4,321,752
Buffalo, NY	22,969,055	0	0
Charleston, SC	20,850,216	131,496	373,004
Charlotte, NC	57,015,099	488,000	3,489,152
Chicago, IL	242,897,810	2,106,811	2,063,546
Cincinnati, OH	34,504,670	597,476	100,000
Cleveland, OH	156,056,096	0	3,063,038
Colorado Springs, CO	30,036,267	16,061	143,498
Columbia	22,397,911	91,492	0
Columbus, OH	35,444,820	591,749	814,225
Dallas, TX	227,535,995	1,593,951	5,683,471
Denver, CO	120,692,435	238,811	3,378,175
Detroit, MI	109,332,415	496,808	424,151
El Paso, TX	20,025,238	81,306	256,730
Fairfield County, CT	39,137,279	914,137	0
Fort Lauderdale, FL	26,505,945	277,000	0
Fort Myers/Naples, FL	21,832,876	31,727	134,231
Fort Worth, TX	19,643,842	48,594	311,400
Fredericksburg, VA	10,663,095	0	0
Greensboro/Winston-Salem, NC	35,650,288	49,900	100,000
Greenville, SC	22,629,806	180,000	797,487
Hampton Roads, VA	45,400,961	71,677	132,000
Hartford, CT	24,955,190	0	0
Houston, TX	189,353,217	517,189	869,064
Indianapolis, IN	39,010,525	0	236,147
Inland Empire CA	21,097,636	0	0
Jacksonville, FL	21,845,417	0	0
Kansas City, MO	53,820,972	260,000	339,107
Las Vegas, NV	41,174,826	152,968	688,487
Long Island, NY	36,913,350	34,913	0
Los Angeles CBD	27,750,804	0	0
Los Angeles Non-CBD	184,952,952	1,596,525	4,101,012
Louisville, KY	20,752,068	0	136,203
Memphis, TN	26,817,399	142,000	36,442
Miami, FL	39,989,566	272,299	961,227
Milwaukee, WI	30,429,654	186,000	70,357
Minneapolis/St. Paul, MN	79,195,077	542,308	340,000
Nashville, TN	47,931,942	639,151	3,095,085
New Haven, CT	10,720,967	0	525,000

U.S. Office Markets	Inventory	Deliveries YTD 2022	Under Construction as of Q3 2022p
New Jersey - Central	83,514,035	0	0
New Jersey - Northern	110,679,240	181,763	180,000
New Orleans, LA	26,354,421	0	n/a
New York - Brooklyn	29,565,193	250,000	1,582,191
New York - Downtown	87,215,489	0	48,077
New York - Midtown	255,594,272	3,548,894	7,927,705
New York - Midtown South	68,271,394	738,582	5,073,289
Northern VA	134,522,074	1,422,237	814,872
Oakland/East Bay, CA*	109,570,305	307,871	850,240
Omaha, NE	20,322,238	19,740	92,698
Orange County, CA	90,351,969	0	604,265
Orlando, FL	35,887,854	0	711,510
Palm Beach, FL	22,656,935	83,462	612,930
Philadelphia, PA	135,572,941	0	767,000
Phoenix, AZ	91,092,280	638,634	731,494
Pittsburgh, PA	94,661,128	265,000	1,211,649
Portland, OR	58,380,974	75,000	542,859
Providence, RI	23,407,319	0	n/a
Puget Sound - Eastside	37,214,741	565,293	4,033,613
Raleigh/Durham, NC	60,782,763	593,381	1,476,821
Reno, NV	8,266,112	0	0
Richmond, VA	55,210,770	77,819	153,500
Roanoke, VA	11,517,133	21,150	0
Rochester, NY	13,134,709	0	0
Sacramento, CA	68,073,354	0	532,678
Salt Lake City, UT	58,112,026	1,553,468	839,226
San Antonio, TX	49,910,258	367,160	1,390,737
San Diego, CA	83,702,358	599,140	6,080,101
San Francisco, CA	86,324,147	653,900	680,480
San Francisco North Bay, CA	20,503,259	0	0
San Jose, CA	226,623,562	3,201,444	3,121,934
San Juan, PR	10,312,067	0	n/a
San Mateo County, CA*	63,766,294	867,050	3,595,613
Savannah, GA	3,951,242	28,000	0
Seattle, WA	69,041,557	402,937	2,171,957
Southern NH	15,641,389	104,000	194,000
St. Louis, MO	50,874,635	0	598,572
St. Petersburg/Clearwater, FL	10,940,889	0	45,000
Suburban MD	61,548,784	960,980	516,000
Syracuse, NY	14,056,420	0	252,000
Tampa, FL	31,092,758	0	75,000
Tucson, AZ	28,811,928	63,500	573,904
Tulsa, OK	49,483,309	116,503	763,634
Washington, DC	113,352,695	1,143,703	739,987
Westchester County, NY	23,379,609	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.

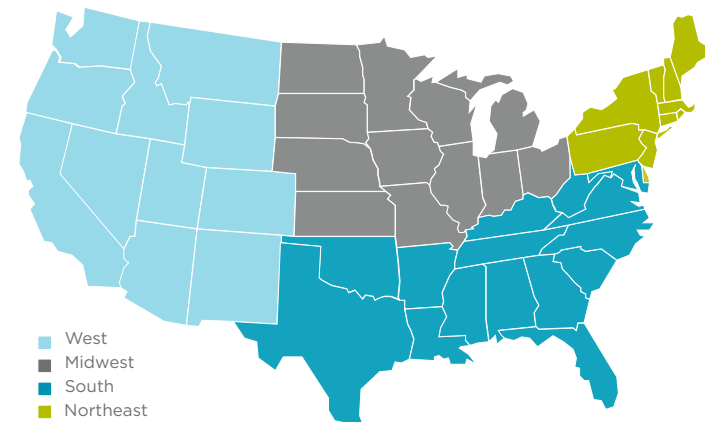
Absorption: The net change in occupied space between two points in time. (Total occupied space in the present quarter minus total occupied space from the previous quarter, quoted on a net, not gross, basis.)

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 or follow @CushWake on Twitter.

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