

U.S. ECONOMIC UPDATE

The arrival of the COVID-19 pandemic has created an economic shock that has likely pushed the global economy and the U.S. into recession. Policies initiated to “flatten the curve” of potential infection include the voluntary and mandated shutdown of large sectors and regions of the economy. Retail establishments, restaurants, passenger transportation, schools and leisure activities have almost all grinded to a halt while customers self-quarantine and practice social distancing.

RECORD-SETTING LAYOFFS, DECLINING EMPLOYMENT

Over the last two weeks (ending on March 28th), a cumulative 10 million people have applied for unemployment benefits—by far the largest number of applications in history since record-keeping began in 1967. Initial unemployment claims are a highly reliable leading indicator of trends in labor markets and therefore the economy at large. Given the size of the increase, along with other high-frequency data trends that are similarly bleak, it is widely believed that the U.S. economy has entered a recession. This was reinforced in early April when the Labor Department reported that payroll employment in the U.S. fell by 701,000 jobs in March, one of the largest declines in history. It's all but certain that even more jobs will be lost in the months ahead.

Given the way these events have unfolded and the huge number of layoffs, the current thinking among economic forecasters is that the second quarter of 2020 will see one of the largest real GDP declines in U.S. history. What is less clear is what the economic trajectory will be following Q2. As of this writing (4-7-2020), hopeful signs are emerging that policy steps to “flatten the curve” are beginning to work in certain areas, but many unknowns remain. It is too soon to say if these signs are sustainable and how they will impact the trajectory of the economy.

We continue to monitor developments extremely closely and are working around the clock to publish data and insight as quickly as possible.

To view our latest perspective on the coronavirus and its potential impact on CRE and the economy, access Cushman & Wakefield's [COVID-19 resource page](#).

TRENDS AND INSIGHTS

Cushman & Wakefield Covid-19 Webinar Replay

Learn more on the evolving COVID-19 situation and its implication for **real estate occupiers and investors**.

[Click to Replay](#)

COVID-19: A Wholly Unprecedented Policy Response

On March 27, 2020, an enormous \$2.2 trillion emergency coronavirus stimulus package was signed into law by President Trump. The legislative package—the Coronavirus Aid, Relief and Economic Security (CARES) Act—is the largest rescue package in U.S. history. [Click for Summary](#)

Lessons From Landlords In China's Post Covid-19 Recovery Phase

With local infections down, China is getting back to work. As the lights are turned back on in offices across the country, landlords and tenants alike are inevitably finding themselves in a new paradigm. [Click for Article](#)

2020 Asia Pacific Office Outlook

In this report, you will find detailed but succinct analysis of the trends in each of the region's key Grade A office markets over the next two years that we hope will help refine your organization's CRE strategy.

[Click for Article](#)

CUSHMAN & WAKEFIELD
WEEKLY COVID-19 UPDATES

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MARKET STATISTICS

SUBMARKET	Q1 2019 ASKING RENT	Q1 2020 ASKING RENT	% CHANGE	Q1 2019 AVAILABILITY RATE	Q1 2020 AVAILABILITY RATE	% POINT CHANGE
Fifth Avenue (42 nd -49 th Streets)	\$987	\$749	-24.1%	21.4%	18.5%	-2.9%
Fifth Avenue (49 th -60 th Streets)	\$2,779	\$2,613	-6.0%	25.0%	23.5%	-1.5%
Fifth Avenue (42 nd -60 th Streets) <i>Direct space only</i>	\$2,871	\$2,843	-1.0%	13.2%	11.8%	-1.4%
Madison Avenue (East 57 th -East 79 th Streets)	\$985	\$927	-5.9%	28.2%	26.6%	-1.6%
SoHo	\$398	\$350	-12.1%	25.3%	22.8%	-2.5%
Third Avenue (East 57 th Street-East 79 th Street)	\$237	\$228	-3.8%	15.2%	16.7%	1.5%
Times Square Bow Tie (Broadway and Seventh, 42 nd -49 th Street)	\$1,994	\$1,941	-2.7%	20.0%	35.3%	15.3%
Upper West Side (Broadway and Columbus Avenue)	\$331	\$308	-6.9%	12.2%	13.8%	1.6%
Flatiron/Union Square West	\$412	\$347	-15.8%	13.5%	18.9%	5.4%
Meatpacking	\$350	\$371	6.0%	21.5%	22.0%	0.5%
Herald Square/West 34 th Street (Fifth Avenue –Seventh Avenue)	\$595	\$497	-16.5%	34.5%	25.0%	-9.5%
Lower Manhattan (Broadway, Wall and Fulton Streets)	\$377	\$383	1.6%	16.4%	19.8%	3.4%

*Rental rates reflect gross asking \$PSF/Year

KEY RETAIL LEASE TRANSACTIONS Q1 2020

PROPERTY	SUBMARKET	TENANT	SF	TYPE
10 Union Square East	Flatiron/Union Square	Target	32,579	New Lease
445 Fifth Avenue	Grand Central	Brickworks	18,371	New Lease
1110 Third Avenue	Upper East Side	Workshoppe Fitness	13,992	New Lease

KEY RETAIL SALES TRANSACTIONS Q1 2020

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE/\$ PSF
36 Walker Street	Tribeca	David Sharoff/Eden Capital Management	8,600	\$8,575,000/\$997
112 Bowery	Chinatown	Magid Realty CORP./Greg Sun	7,300	\$7,250,000/\$993
333 Rector Place*	Lower Manhattan	Magnum Real Estate Group/Cohen Equities	6,916	\$4,600,000/\$665
37-39 Greene Street*	SoHo	Thor Equities Premier Equities/ Acadia Realty Trust	3,569	\$15,409,495/\$4,318

*Retail Condo

RICHARD PERSICHETTI

Tri-State Marketing & Research Lead

+1 212 954 0917 /Richard.Persichetti@cushwake.com

CATHERINE MERCK

Analyst – New York Retail Research

+1 212 698 2621 /Catherine.Merck@cushwake.com

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