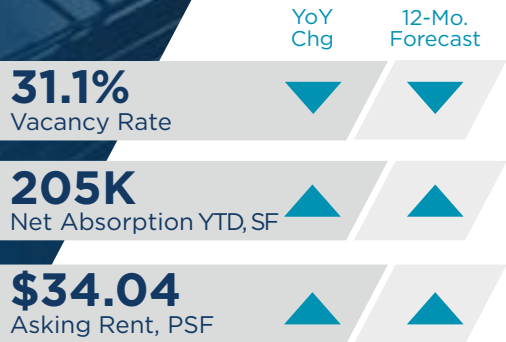


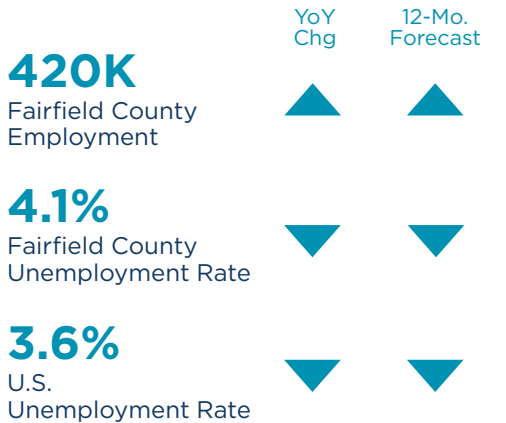
FAIRFIELD COUNTY

Office Q2 2022



(Overall, All Property Classes)

ECONOMIC INDICATORS Q2 2022



Source: BLS

ECONOMY: Strong Momentum in the Labor Markets

Fairfield County marked its fifth consecutive quarter of continued job growth, displaying a 17,607 year-over-year (YOY) net rise in total employment. Likewise, nonfarm payrolls increased nearly 3.0% over the last twelve months, creating more than 11,000 new positions throughout the county. Subsequently, the unemployment rate fell 240 basis points (bps) since this time last year to 4.1%. Despite the continued momentum in the labor markets, Fairfield County has yet to reach pre-pandemic levels of employment.

DEMAND: Midyear Leasing Activity Outpaces Five-Year Average

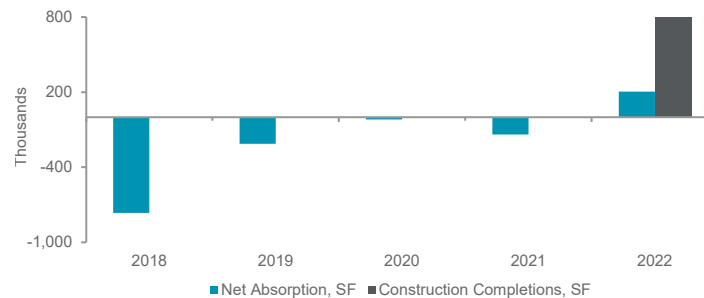
Tenant demand remained strong during the first half of 2022, with year-to-date (YTD) leasing activity outpacing the five-year average by 16.0%. Nearly 34.0% of the total square footage leased in the county was transacted in the Eastern submarket, predominately fueled by Pitney Bowes' sale-leaseback at 27 Waterview Drive in Shelton, totaling 310,000 square feet (sf). Similarly, downtown Stamford registered a 16.7% YOY surge in tenant demand, with 209,051 sf transacted. The influx of leasing in Stamford was mainly influenced by United Rentals leasing 51,194 sf at 100 First Stamford Place, Stiefel taking 24,457 sf at 677 Washington Boulevard and Webster Bank expanding by 23,031 sf at 200 Elm Street.

Overall vacancy throughout the county decreased 40 bps YOY to 31.1%. The drop in the overall county average was mainly attributed to increased occupancy in the Greenwich and Stamford submarkets. More specifically, the overall vacancy rate in Greenwich dropped a notable 560 bps YOY to 16.0% by the end of the second quarter, yielding 78,974 sf in direct YTD net absorption. In Stamford, Charter Communications absorbed its new headquarters totaling more than 530,000 sf at 406 Washington Boulevard, producing 656,764 sf in overall YTD net absorption for the submarket. On net, the county recorded 204,749 sf in YTD occupancy growth.

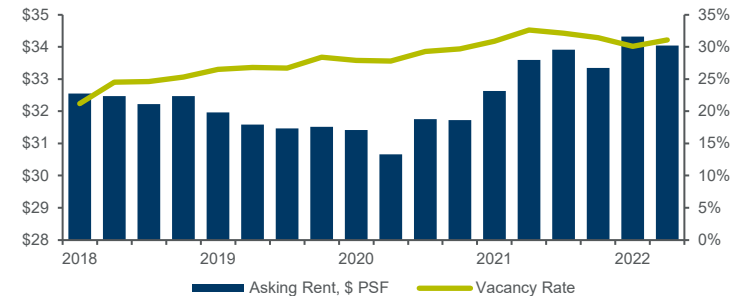
PRICING: Asking Rents Push Upwards

Overall average asking rents in the county increased \$0.12 per square foot (psf) since this time last year, ending the second quarter at \$34.04. In Stamford, the effective rent paid by commercial office tenants averaged, \$42.66 psf, a YOY increase of \$3.31. Similarly, the average effective rent in Greenwich increased \$3.36 psf since this time last year to \$65.50. On average, effective rents throughout the county increased 17.5% over the last twelve months to \$53.10 psf.

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & ASKING RENT



MARKETBEAT FAIRFIELD COUNTY

Office Q2 2022



MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	SUBLET VACANT (SF)	DIRECT VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	YTD LEASING ACTIVITY (SF)	UNDER CNSTR (SF)	OVERALL AVG ASKING RENT (ALL CLASSES)*	OVERALL AVG ASKING RENT (CLASS A)*
Greenwich CBD	1,803,029	56,820	69,306	7.0%	10,838	64,946	68,838	0	\$72.49	\$78.59
Greenwich Non-CBD	2,171,920	209,637	299,671	23.5%	-2,655	78,280	82,334	0	\$41.21	\$41.09
GREENWICH	3,974,949	266,457	368,977	16.0%	8,183	143,226	151,172	0	\$43.54	\$42.61
Stamford CBD	8,023,641	294,629	2,538,027	35.3%	507,478	590,093	209,051	0	\$47.29	\$47.89
Stamford Non-CBD	8,786,221	1,151,136	2,056,834	36.5%	53,991	66,671	135,450	0	\$31.95	\$35.98
STAMFORD	16,809,862	1,445,765	4,594,861	35.9%	561,469	656,764	344,501	0	\$40.51	\$43.86
Darien/New Canaan	635,747	10,016	143,577	24.2%	5,065	24,574	26,099	0	\$33.19	\$33.78
Norwalk	5,670,603	529,856	1,787,404	40.9%	-43,433	-106,099	32,799	0	\$29.58	\$31.46
Wilton	1,545,836	4,850	748,329	48.7%	-13,576	-18,861	4,578	0	\$32.46	\$32.88
SOUTH CENTRAL	7,852,186	544,722	2,679,310	41.1%	-51,944	-100,386	63,476	0	\$30.63	\$32.13
Westport	1,261,364	59,458	170,815	18.3%	3,015	11,716	30,576	0	\$38.45	\$41.49
Fairfield/Southport	740,262	25,150	105,479	17.7%	4,523	4,923	28,456	0	\$33.25	\$35.94
CENTRAL	2,001,626	84,608	276,294	18.0%	7,538	16,639	59,032	0	\$36.44	\$39.65
Bridgeport	1,041,478	19,337	244,684	25.4%	14,635	-10,643	28,713	0	\$22.35	\$25.44
Shelton/Stratford	3,817,520	177,921	722,225	23.6%	-175,781	-325,119	507,620	0	\$20.11	\$20.39
Trumbull	786,259	0	92,621	11.8%	-16,165	-5,604	0	0	\$16.60	\$19.22
EASTERN	5,645,257	197,258	1,059,530	22.3%	-177,311	-341,366	536,333	0	\$20.37	\$21.36
Greater Danbury	2,822,528	0	627,191	22.2%	-174,271	-170,128	10,896	0	\$21.54	\$22.44
FAIRFIELD COUNTY TOTALS	39,106,408	2,538,810	9,606,163	31.10%	173,664	204,749	1,165,410	0	\$34.04	\$36.56

*Rental rates reflect full service asking

KEY LEASE TRANSACTIONS Q2 2022

PROPERTY	SUBMARKET	TENANT	SF	TYPE
1351 Washington Boulevard, Stamford	Stamford Non-CBD	Optimus Health Care	34,474	Renewal*
6 Corporate Drive, Shelton	Eastern	Sikorsky Aircraft	32,400	Renewal*
263 Tresser Boulevard, Stamford	Stamford CBD	Tronox	19,450	Renewal*
5 Greenwich Office Park, Greenwich	Greenwich Non-CBD	Marblegate Asset Management	17,489	Expansion/Renewal*
83 Wooster Heights Road, Danbury	Greater Danbury	Global Jet Capital	16,793	Renewal*

*Renewal portion not included in leasing statistics

KEY SALES TRANSACTIONS Q2 2022

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE / \$ PSF
400 Atlantic Street, Stamford	Stamford CBD	The Landis Group / George Comfort & Sons, Inc.	460,000	\$72M / \$140
595 Summer Street, Stamford	Stamford Non-CBD	Polymer Management Associates, Inc / SunEnergy	62,946	\$10.5M / \$167

LORI ALBERT
Research Director
lori.albert@cushwake.com

STEVEN FIORE
Senior Research Analyst
steven.fiore@cushwake.com

A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION

©2022 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

cushmanwakefield.com