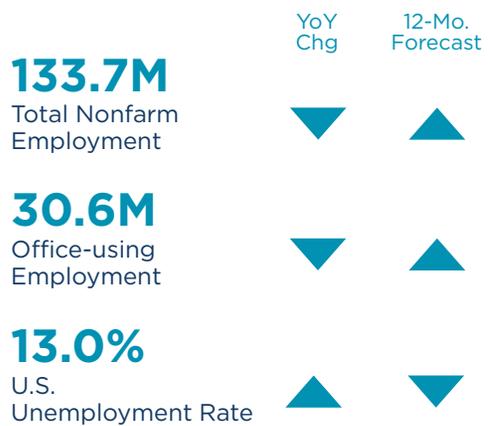




(Overall, All Property Classes)

ECONOMIC INDICATORS Q2 2020



Source: BLS

COVID-19 Impacts U.S. Office Leasing Fundamentals in Q2; Absorption Turns Negative, Vacancy Pushes Upwards

Economy: The global COVID-19 pandemic struck the U.S. in March 2020, too late to have a significant impact on the first quarter's office leasing metrics. The U.S. economy felt its full effects in the second quarter of 2020 as government-mandated shutdowns, along with shelter-in-place ordinances, pushed the country into a severe recession. The U.S. lost a record 20.8 million jobs in April 2020, by far the largest job loss in history. Office-using employment, a key driver of demand for office space, declined by 2.7 million that same month. Since then, as the lockdowns ended and the U.S. economy began to reopen, millions of furloughed workers have been called back to work and the employment data has improved. In May and June, the U.S. economy regained about one-third of the total number of jobs lost in April. However, it is generally assumed that as the virus lingers it will continue to result in sluggish growth. Thus, as the pandemic continues to impact consumer and business demand, it is also assumed that many of the job losses that occurred earlier in the year will ultimately become permanent.

Demand: Given the severe blow to the labor markets, it is not surprising that the office leasing environment was also impacted this quarter. Net absorption dropped from +5.2 million square feet (msf) in the first quarter to -22.8 msf in the second quarter. This was the largest quarterly decline in net demand for office space since the second quarter of 2009 during the Great Recession. While every region of the country recorded negative absorption, the West region experienced the lowest net demand, where markets such as San Francisco (-2.8 msf), Phoenix (-1.9 msf) and Los Angeles (-1.3 msf) saw the largest declines. Other notable drops in absorption outside of the West region occurred in Manhattan (-1.9 msf) and Dallas (-1.8 msf). A total of 65 office markets logged negative absorption, the largest number of contracting markets we have ever recorded.

Supply: New construction slowed during the quarter with a total of 9.9 msf of office space completed, down from 13.0 msf in the first quarter of 2020. The 22.9 msf completed in the first half of 2020 was the lowest amount delivered since the first half of 2015. As of the end of the second quarter, the new construction pipeline remained above the historical average (115 msf) with a total of 134.5 msf of office space under construction—a figure essentially unchanged from Q1 (133.4 msf). As construction projects interrupted by COVID-19 have recommenced and head towards the finish line, the pipeline should decrease throughout the second half of 2020.

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & ASKING RENT



Midtown Manhattan has the largest pipeline with 12.1 msf under construction, followed by Boston (9.1 msf), San Jose (8.4 msf), Austin (6.6 msf) and Chicago (5.9 msf). Relative to the size of the market, the largest pipeline is in Austin where it represents 11.8% of inventory. The next largest is Charlotte (8.8%), followed by Brooklyn (8.1%), San Mateo County, CA (7.3%) and Nashville (7.3%).

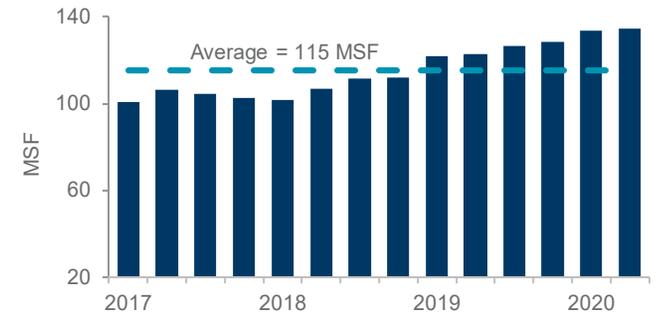
Vacancy: The office vacancy rate increased from 13.2% in the first quarter to 13.7% in the second quarter of 2020, the largest one-quarter rise in the national vacancy rate since Q3 2009. Vacancy rose in all regions with the largest increase in the West (+80 bps). San Francisco (+330 bps), Phoenix (+160 bps) and Seattle (+140 bps) experienced the steepest inclines in the West region. Other markets with substantial gains included Austin (+240 bps), Salt Lake City (+210 bps) and Charlotte (+150 bps). In all, 64 markets reported higher vacancy rates in Q2 vs. Q1, the largest number of markets with an increase since Q3 2009. The tightest major markets in the U.S. included Puget Sound-Eastside (5.5%), Sacramento (6.7%), Inland Empire (6.9%), Raleigh/Durham (8.6%), San Mateo County, CA (9.0%) and Midtown South Manhattan (9.2%).

Rent: Despite the large increase in vacancy, asking rents increased by 1.5% from the previous quarter to \$34.03 per square foot (psf), following the 0.9% increase recorded in the first quarter. That dynamic should not be surprising as landlords tend to be reluctant to lower rents early in a downcycle. During the Great Recession, for example, we observed that vacancy bottomed in Q4 2008 but the national average asking rent continued to increase for another year.

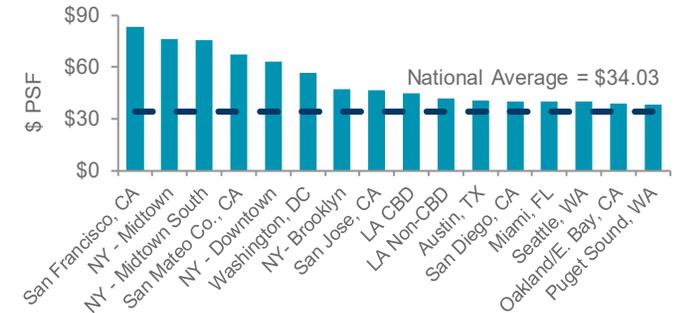
Outlook

- The nature of the economic recovery is highly uncertain and is ultimately tied to the path of the pandemic and the actions taken to contain it.
- Although the economy has seen improvement in employment and other measures of activity since the initial collapse, the U.S. economy remains a long way from returning to pre-crisis levels of full employment.
- We expect the national vacancy rate to rise over the coming quarters leading to downward pressure on effective rents.

NEW SUPPLY



ASKING RENT BY MARKET HIGHEST PRICED U.S. MARKETS



VACANCY BY MARKET SELECT MARKETS IN THE U.S.



U.S. Office Markets	Net Absorption					Leasing Activity**
	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020p	Q2 2020p
United States	12,630,869	13,949,147	15,920,309	5,222,729	-22,840,352	127,631,395
Northeast	748,836	728,745	7,189,926	-1,746,778	-4,941,168	24,051,230
Midwest	2,314,695	2,262,262	-613,737	1,311,868	-1,163,523	19,285,468
South	3,974,177	6,914,151	4,863,106	2,207,205	-5,751,864	44,394,917
West	5,593,161	4,043,989	4,481,014	3,450,434	-10,983,797	39,899,780

U.S. Office Markets	Net Absorption					Leasing Activity**
	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020p	Q2 2020p
Atlanta, GA	1,485,190	1,179,877	1,255,692	932,591	-320,051	5,103,760
Austin, TX	410,649	759,435	326,703	375,917	-744,629	1,693,381
Baltimore, MD	192,928	270,457	127,121	-72,638	-268,613	1,523,963
Binghamton, NY	-8,280	7,677	25,252	-20,727	14,611	22,140
Birmingham, AL	-237,572	81,164	3,731	118,694	-119,772	309,526
Boise, ID	n/a	n/a	n/a	138,593	140,361	1,054,270
Boston, MA	-234,525	318,612	398,458	-919,152	-768,001	1,327,945
Buffalo, NY	107,532	314,139	73,399	-113,953	223,282	267,387
Charleston, SC	-225,944	57,483	-197,879	-143,598	122,419	385,829
Charlotte, NC	1,014,395	789,138	193,879	150,611	-516,530	1,617,870
Chicago, IL	782,540	687,600	-181,656	67,278	-383,449	7,094,970
Cincinnati, OH	1,195	224,711	970	220,944	-59,787	784,765
Cleveland, OH	-3,934	-232,360	-117,385	387,735	-78,131	761,630
Colorado Springs, CO	191,043	-69,645	143,836	216,718	-33,284	617,868
Columbus, OH	131,066	63,000	n/a	37,013	43,587	888,271
Dallas, TX	160,152	471,300	678,869	-84,792	-1,785,241	5,388,731
Denver, CO	304,032	189,720	536,215	584,492	-732,606	3,413,035
Detroit, MI	535,008	-197,739	-28,278	141,885	-368,372	1,585,196
El Paso, TX	-378	52,773	65,442	-11,515	-107,212	79,644
Fairfield County, CT	-160,597	5,572	-225,138	-10,243	21,555	948,710
Fort Lauderdale, FL	-119,049	176,533	6,705	-102,747	-208,768	699,247
Fort Myers/Naples, FL	247,146	62,086	30,368	430,361	-53,730	315,806
Fort Worth, TX	126,885	365,980	77,862	-13,983	-43,345	315,886
Fredericksburg, VA	-9,435	75,849	16,963	70,351	2,531	65,103
Greenville, SC	21,795	70,730	55,552	188,655	-45,610	216,599
Hampton Roads, VA	14,395	-176,250	90,899	236,048	4,705	508,912
Hartford, CT	-89,219	-66,975	-81,201	-17,835	-57,656	451,667
Houston, TX	-701,506	2,057	1,667,417	-27,066	-773,210	5,539,538
Indianapolis, IN	74,846	22,661	-126,022	-19,304	83,190	1,284,324
Inland Empire CA	-94,771	110,690	35,167	41,478	-212,646	518,365
Jacksonville, FL	243,289	-12,078	-376,638	-177,480	-177,149	921,970
Kansas City, MO	54,225	378,485	42,345	81,171	-542,770	1,612,586
Las Vegas, NV	102,601	n/a	-59,994	282,109	-208,662	892,004
Long Island, NY	-65,923	172,935	-166,448	-115,811	-80,287	842,947
Los Angeles CBD	76,295	-102,864	-283,309	-9,756	-165,284	522,976
Los Angeles Non-CBD	561,414	868,090	97,477	1,325,220	-1,094,212	4,493,337
Louisville, KY	-64,467	28,483	-9,486	-76,604	54,374	592,212
Memphis, TN	79,561	41,203	-34,162	-14,182	285,226	449,702
Miami, FL	-88,729	-37,894	43,772	-59,662	-52,989	1,143,123
Milwaukee, WI	-60,235	75,675	-25,104	195,720	75,677	881,390
Minneapolis/St. Paul, MN	496,246	134,426	-21,181	20,918	198,681	2,159,133
Nashville, TN	368,850	544,447	198,894	-9,587	-50,737	1,513,789
New Haven, CT	301,608	51,512	64,754	5,283	-7,289	33,886
New Jersey - Central	282,829	-397,261	184,088	215,635	-625,489	1,539,144

U.S. Office Markets	Net Absorption					Leasing Activity**
	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020p	Q2 2020p
New Jersey - Northern	373,287	495,315	240,612	64,979	-98,574	2,469,356
New Orleans, LA	-207,588	-58,861	101,265	12,766	-52,180	199,459
New York - Brooklyn	-6,148	-335,561	519,892	845,221	-478,368	978,533
New York - Downtown	133,975	446,223	-187,348	-497,224	390,963	2,105,512
New York - Midtown	337,664	-905,036	5,935,292	-1,115,475	-1,735,399	7,641,672
New York - Midtown South	558,003	817,223	-119,075	-1,807	-598,596	1,086,620
Northern VA	558,180	445,730	875,478	830,269	-99,927	4,557,362
Oakland/East Bay, CA*	1,473,364	44,483	-651,202	-1,130,945	-849,230	2,212,296
Omaha, NE	-88,925	149,566	31,009	-77,039	-234,235	474,468
Orange County, CA	-68,577	111,981	523,676	-133,139	-440,602	2,330,278
Orlando, FL	187,187	131,246	-278,334	135,996	-346,868	1,130,581
Palm Beach, FL	-127,628	-27,249	-115,120	23,815	163,532	726,491
Philadelphia, PA	-1,217,442	289,528	-164,260	-41,258	-389,040	2,150,367
Phoenix, AZ	872,778	530,952	1,182,603	237,714	-1,877,045	2,114,770
Pittsburgh, PA	-278,839	-181,882	288,417	-355,304	-111,376	928,845
Portland, OR	-34,295	63,035	-176,631	-94,607	-148,281	1,071,299
Providence, RI	197,517	-162,228	-151,550	-39,863	9,446	169,006
Puget Sound - Eastside	-68,900	40,555	400,800	-106,163	-251,339	1,459,036
Raleigh/Durham, NC	235,896	132,441	-44,352	475,250	-131,468	376,445
Reno, NV	23,592	52,658	-5,078	48,854	-67,939	235,287
Richmond, VA	12,598	1,042,347	-111,883	-115,028	106,395	746,595
Roanoke, VA	35,653	11,279	67,304	-51,040	-59,322	77,153
Rochester, NY	380,406	-205,828	465,130	465,131	-583,369	120,351
Sacramento, CA	522,597	194,181	368,090	297,404	76,893	1,938,780
Salt Lake City, UT	126,038	-14,870	309,272	215,748	-356,673	1,313,550
San Diego, CA	350,468	105,490	654,576	-237,812	-236,769	2,739,040
San Francisco, CA	5,669	21,474	-323,392	-559,412	-2,766,026	2,054,630
San Francisco North Bay, CA	-22,411	-107,152	-91,233	-41,160	-151,871	236,642
San Jose, CA	98,078	777,604	869,940	385,689	-846,880	6,824,062
San Juan, PR	n/a	n/a	n/a	n/a	n/a	n/a
San Mateo County, CA*	662,036	733,093	429,952	1,496,062	-467,965	1,947,340
Savannah, GA	-32,738	n/a	62,115	n/a	5,710	16,050
Seattle, WA	209,510	264,184	613,774	560,529	-265,094	1,425,548
Southern NH	216,032	-53,906	50,400	-13,955	-34,546	55,951
St. Louis, MO	392,663	956,237	-188,435	255,547	102,086	1,758,735
St. Petersburg/Clearwater, FL	158,098	44,802	64,732	-133,999	-83,010	378,719
Suburban MD	47,188	128,014	-62,138	93,495	-119,984	2,056,029
Syracuse, NY	-167,701	-8,578	52,791	87,051	-42,377	218,598
Tampa, FL	-176,628	-96,715	-91,450	-24,790	-6,241	1,440,655
Tucson, AZ	302,600	230,330	-93,525	-67,182	-28,643	485,367
Tulsa, OK	58,322	194,235	230,540	-559,569	-131,707	330,304
Washington, DC	307,482	164,109	-56,755	-189,334	-198,463	3,974,483
Westchester County, NY	88,657	127,264	-13,539	-167,471	9,342	692,593

U.S. Office Markets	Overall					Direct
	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020p	Q2 2020p
United States	12.8%	12.8%	13.0%	13.2%	13.7%	12.3%
Northeast	12.7%	12.7%	12.9%	13.2%	13.5%	11.4%
Midwest	13.6%	13.6%	14.1%	14.2%	14.6%	13.9%
South	13.9%	14.1%	14.3%	14.7%	15.1%	14.0%
West	11.1%	10.9%	10.9%	11.0%	11.8%	10.2%

U.S. Office Markets	Overall					Direct
	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020p	Q2 2020p
Atlanta, GA	15.7%	17.4%	17.9%	18.3%	18.7%	17.3%
Austin, TX	10.0%	9.3%	9.0%	9.6%	12.1%	9.1%
Baltimore, MD	5.9%	11.9%	12.4%	12.5%	12.8%	12.2%
Binghamton, NY	6.0%	6.0%	5.7%	6.1%	5.8%	5.8%
Birmingham, AL	16.9%	16.6%	16.6%	16.2%	16.8%	16.1%
Boise, ID	****	****	8.3%	7.5%	6.7%	6.1%
Boston, MA	9.0%	8.8%	9.1%	9.2%	9.5%	8.2%
Buffalo, NY	16.5%	15.0%	15.4%	15.9%	15.1%	14.1%
Charleston, SC	6.2%	6.5%	7.4%	8.0%	8.2%	7.3%
Charlotte, NC	10.3%	10.0%	10.2%	9.4%	10.9%	10.0%
Chicago, IL	16.8%	16.9%	17.8%	18.0%	18.4%	17.2%
Cincinnati, OH	18.6%	17.9%	18.0%	17.5%	17.7%	17.0%
Cleveland, OH	6.2%	6.4%	6.5%	6.4%	6.5%	6.3%
Colorado Springs, CO	8.4%	8.6%	7.7%	7.3%	7.3%	6.9%
Columbus, OH	14.2%	14.1%	17.0%	17.4%	17.9%	17.1%
Dallas, TX	18.0%	18.0%	18.3%	18.5%	19.4%	18.1%
Denver, CO	15.0%	14.9%	14.6%	14.2%	14.7%	13.0%
Detroit, MI	11.8%	11.9%	11.6%	11.9%	12.1%	11.8%
El Paso, TX	5.5%	5.2%	4.8%	4.6%	5.2%	5.2%
Fairfield County, CT	27.0%	27.0%	27.8%	27.8%	27.8%	23.0%
Fort Lauderdale, FL	11.4%	11.4%	11.4%	11.9%	12.7%	11.5%
Fort Myers/Naples, FL	6.0%	5.2%	5.5%	4.7%	5.0%	4.8%
Fort Worth, TX	14.1%	12.1%	11.7%	11.8%	12.0%	11.5%
Fredericksburg, VA	9.9%	9.0%	9.1%	8.8%	8.7%	8.5%
Greenville, SC	7.0%	6.3%	6.5%	6.4%	6.6%	6.1%
Hampton Roads, VA	8.0%	8.5%	8.4%	7.9%	8.1%	7.9%
Hartford, CT	15.8%	15.8%	16.7%	17.6%	17.5%	15.8%
Houston, TX	20.6%	21.0%	21.3%	23.8%	23.2%	21.1%
Indianapolis, IN	16.9%	17.4%	17.7%	18.0%	17.8%	17.2%
Inland Empire CA	6.8%	6.3%	6.1%	5.9%	6.9%	6.6%
Jacksonville, FL	12.8%	13.5%	15.1%	15.8%	16.7%	14.8%
Kansas City, MO	14.1%	13.4%	13.5%	13.6%	15.1%	14.0%
Las Vegas, NV	13.7%	11.4%	13.3%	12.6%	12.8%	12.4%
Long Island, NY	10.5%	10.3%	10.5%	11.1%	11.3%	9.9%
Los Angeles CBD	18.2%	18.6%	19.6%	19.6%	20.5%	19.6%
Los Angeles Non-CBD	13.6%	13.5%	13.8%	13.4%	14.0%	13.1%
Louisville, KY	12.9%	12.8%	12.7%	13.7%	13.4%	13.1%
Memphis, TN	14.9%	13.1%	13.5%	14.2%	12.5%	12.1%
Miami, FL	12.7%	13.0%	13.0%	13.3%	13.4%	12.9%
Milwaukee, WI	15.7%	16.4%	16.5%	18.3%	18.9%	18.9%
Minneapolis/St. Paul, MN	17.1%	17.1%	17.9%	17.9%	18.2%	17.2%
Nashville, TN	10.7%	10.4%	10.4%	11.0%	12.3%	10.2%
New Haven, CT	12.6%	12.1%	11.9%	11.7%	11.6%	11.2%
New Jersey - Central	15.7%	16.2%	16.1%	15.8%	16.6%	13.7%

U.S. Office Markets	Overall					Direct
	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020p	Q2 2020p
New Jersey - Northern	18.0%	17.6%	17.4%	17.4%	17.8%	16.0%
New Orleans, LA	9.1%	9.5%	8.8%	8.5%	8.8%	8.5%
New York - Brooklyn	16.6%	17.8%	21.3%	18.9%	20.3%	17.8%
New York - Downtown	11.9%	11.4%	11.6%	12.1%	11.7%	8.6%
New York - Midtown	10.5%	11.1%	11.6%	12.3%	12.7%	9.5%
New York - Midtown South	9.0%	7.8%	8.2%	8.3%	9.2%	5.7%
Northern VA	20.3%	19.0%	18.4%	17.7%	18.1%	17.3%
Oakland/East Bay, CA*	10.4%	10.8%	11.4%	11.7%	12.1%	9.8%
Omaha, NE	10.8%	10.0%	9.8%	9.7%	10.8%	10.1%
Orange County, CA	11.8%	12.1%	11.6%	12.2%	12.0%	11.1%
Orlando, FL	9.3%	9.0%	9.7%	9.9%	11.2%	10.3%
Palm Beach, FL	13.2%	13.5%	14.4%	14.3%	13.7%	13.0%
Philadelphia, PA	13.9%	13.7%	13.8%	13.9%	14.1%	13.4%
Phoenix, AZ	15.3%	14.9%	14.4%	15.7%	17.3%	15.6%
Pittsburgh, PA	11.0%	10.6%	10.2%	10.9%	10.4%	9.9%
Portland, OR	10.3%	10.2%	10.1%	10.8%	11.8%	11.1%
Providence, RI	6.2%	6.8%	7.4%	11.0%	10.7%	10.4%
Puget Sound - Eastside	5.9%	4.8%	4.5%	4.8%	5.5%	4.6%
Raleigh/Durham, NC	8.1%	7.9%	8.2%	8.3%	8.6%	8.1%
Reno, NV	11.5%	10.5%	10.0%	9.5%	10.6%	10.3%
Richmond, VA	6.6%	6.5%	5.8%	5.8%	5.8%	5.5%
Roanoke, VA	5.2%	5.1%	4.7%	5.1%	5.5%	5.5%
Rochester, NY	10.5%	11.9%	8.6%	8.6%	12.8%	12.8%
Sacramento, CA	8.6%	8.3%	8.2%	7.0%	6.7%	6.5%
Salt Lake City, UT	10.8%	11.2%	10.4%	10.8%	13.0%	10.1%
San Diego, CA	13.7%	12.5%	12.2%	12.8%	13.6%	12.6%
San Francisco, CA	5.6%	5.6%	6.0%	6.6%	9.9%	5.3%
San Francisco North Bay, CA	8.2%	8.7%	9.1%	9.3%	10.0%	8.7%
San Jose, CA	9.7%	9.5%	9.7%	9.9%	10.5%	7.9%
San Juan, PR	13.0%	12.3%	11.3%	12.6%	13.2%	13.2%
San Mateo County, CA*	7.5%	7.7%	7.8%	7.6%	9.0%	5.9%
Savannah, GA	14.9%	14.9%	13.1%	13.1%	12.6%	12.6%
Seattle, WA	8.7%	8.7%	8.0%	8.4%	9.8%	8.4%
Southern NH	7.3%	7.5%	7.5%	6.7%	7.1%	6.4%
St. Louis, MO	12.5%	11.8%	12.4%	11.9%	11.8%	11.2%
St. Petersburg/Clearwater, FL	10.2%	9.8%	9.2%	10.4%	11.1%	10.5%
Suburban MD	18.4%	18.0%	18.6%	18.1%	18.6%	17.6%
Syracuse, NY	13.1%	12.7%	12.0%	11.1%	11.1%	11.0%
Tampa, FL	12.2%	12.5%	13.5%	13.4%	13.4%	11.2%
Tucson, AZ	7.8%	7.5%	8.0%	8.8%	9.1%	8.6%
Tulsa, OK	10.7%	10.1%	10.1%	11.5%	11.8%	11.0%
Washington, DC	13.9%	14.2%	14.8%	15.6%	16.3%	15.2%
Westchester County, NY	23.1%	22.5%	22.8%	23.5%	23.4%	21.5%

Overall (All Classes)						Class A
U.S. Office Markets	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020p	Q2 2020p
United States	\$32.59	\$32.74	\$33.22	\$33.52	\$34.03	\$39.58
Northeast	\$40.35	\$40.66	\$41.62	\$41.74	\$41.75	\$47.28
Midwest	\$24.34	\$24.41	\$24.79	\$24.95	\$25.12	\$29.58
South	\$29.40	\$29.23	\$29.51	\$29.95	\$30.18	\$34.42
West	\$35.23	\$35.94	\$36.46	\$36.86	\$38.24	\$44.69

Overall (All Classes)						Class A
U.S. Office Markets	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020p	Q2 2020p
Atlanta, GA	\$27.05	\$27.17	\$27.12	\$27.34	\$27.58	\$30.32
Austin, TX	\$38.48	\$38.87	\$39.14	\$40.05	\$40.90	\$44.97
Baltimore, MD	\$23.71	\$24.03	\$23.82	\$23.33	\$23.12	\$27.09
Binghamton, NY	\$13.81	\$13.74	\$13.18	\$13.21	\$13.21	\$13.21
Birmingham, AL	\$19.86	\$20.48	\$20.64	\$20.77	\$20.79	\$22.33
Boise, ID	n/a	n/a	\$19.02	\$19.23	\$19.38	\$22.44
Boston, MA	\$37.55	\$38.17	\$38.68	\$38.75	\$37.18	\$39.31
Buffalo, NY	\$17.70	\$17.70	\$17.70	\$17.70	\$17.70	\$23.60
Charleston, SC	\$23.06	\$25.65	\$26.21	\$26.74	\$27.05	\$29.17
Charlotte, NC	\$28.76	\$29.19	\$29.78	\$28.26	\$29.60	\$32.91
Chicago, IL	\$30.54	\$30.59	\$31.04	\$31.16	\$31.31	\$37.43
Cincinnati, OH	\$19.36	\$19.27	\$19.42	\$19.36	\$19.38	\$21.88
Cleveland, OH	\$17.47	\$17.48	\$18.03	\$18.40	\$18.71	\$22.74
Colorado Springs, CO	\$16.68	\$16.80	\$17.79	\$18.30	\$19.80	\$21.39
Columbus, OH	\$20.95	\$21.13	\$21.13	\$20.68	\$20.81	\$22.85
Dallas, TX	\$27.63	\$26.44	\$26.89	\$26.61	\$26.55	\$30.29
Denver, CO	\$28.70	\$28.66	\$28.55	\$28.89	\$29.09	\$33.07
Detroit, MI	\$19.95	\$20.01	\$20.26	\$20.34	\$20.29	\$22.08
El Paso, TX	\$15.23	\$15.63	\$15.22	\$15.77	\$16.21	\$17.77
Fairfield County, CT	\$31.53	\$31.42	\$31.34	\$31.40	\$31.66	\$34.25
Fort Lauderdale, FL	\$32.94	\$32.76	\$32.67	\$33.43	\$33.68	\$38.61
Fort Myers/Naples, FL	\$14.76	\$15.66	\$15.76	\$15.83	\$16.01	\$21.77
Fort Worth, TX	\$25.69	\$24.25	\$24.10	\$24.26	\$24.12	\$28.50
Fredericksburg, VA	\$22.55	\$23.05	\$23.25	\$23.22	\$23.16	\$24.65
Greenville, SC	\$19.07	\$19.33	\$20.37	\$21.09	\$21.80	\$24.27
Hampton Roads, VA	\$18.14	\$18.20	\$18.67	\$18.94	\$19.16	\$21.73
Hartford, CT	\$20.47	\$20.56	\$20.80	\$20.33	\$20.27	\$22.61
Houston, TX	\$29.07	\$28.95	\$29.31	\$31.05	\$31.34	\$37.45
Indianapolis, IN	\$20.23	\$20.47	\$20.58	\$21.08	\$21.10	\$23.45
Inland Empire CA	\$23.79	\$23.62	\$23.76	\$23.74	\$23.77	\$27.43
Jacksonville, FL	\$20.89	\$20.90	\$21.18	\$21.17	\$21.20	\$23.94
Kansas City, MO	\$21.38	\$21.37	\$21.61	\$21.60	\$21.84	\$25.97
Las Vegas, NV	\$20.04	\$22.08	\$22.85	\$24.43	\$24.38	\$29.52
Long Island, NY	\$30.95	\$31.13	\$31.16	\$31.67	\$31.10	\$34.44
Los Angeles CBD	\$44.05	\$44.26	\$44.34	\$44.52	\$44.53	\$46.01
Los Angeles Non-CBD	\$39.98	\$40.23	\$40.41	\$41.28	\$41.68	\$45.20
Louisville, KY	\$17.45	\$18.43	\$17.84	\$18.23	\$18.15	\$20.49
Memphis, TN	\$18.89	\$18.89	\$19.12	\$19.13	\$19.36	\$21.81
Miami, FL	\$40.22	\$40.60	\$40.86	\$40.87	\$39.93	\$45.72
Milwaukee, WI	\$20.57	\$20.70	\$20.73	\$20.65	\$21.16	\$25.14
Minneapolis/St. Paul, MN	\$26.03	\$26.06	\$26.16	\$26.18	\$26.24	\$31.98
Nashville, TN	\$27.02	\$27.62	\$28.36	\$29.07	\$29.68	\$33.49
New Haven, CT	\$21.94	\$22.42	\$22.66	\$22.16	\$22.38	\$22.81
New Jersey - Central	\$26.44	\$26.46	\$26.31	\$26.59	\$27.19	\$30.44

Overall (All Classes)						Class A
U.S. Office Markets	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020p	Q2 2020p
New Jersey - Northern	\$31.49	\$31.54	\$32.18	\$32.07	\$32.41	\$36.78
New Orleans, LA	\$18.49	\$18.53	\$18.52	\$18.63	\$18.79	\$19.98
New York - Brooklyn	\$42.14	\$42.76	\$49.79	\$47.63	\$47.18	\$59.18
New York - Downtown	\$63.61	\$62.83	\$62.66	\$62.56	\$63.02	\$67.11
New York - Midtown	\$75.42	\$76.56	\$76.41	\$76.80	\$76.29	\$82.86
New York - Midtown South	\$79.90	\$78.11	\$75.98	\$77.22	\$75.72	\$94.81
Northern VA	\$33.48	\$33.34	\$33.57	\$33.78	\$34.11	\$37.01
Oakland/East Bay, CA*	\$34.10	\$36.58	\$36.49	\$36.32	\$39.04	\$46.87
Omaha, NE	\$19.52	\$19.64	\$19.29	\$22.60	\$23.88	\$28.95
Orange County, CA	\$35.82	\$36.61	\$36.53	\$35.94	\$35.28	\$39.42
Orlando, FL	\$23.42	\$23.46	\$23.86	\$24.29	\$24.82	\$27.42
Palm Beach, FL	\$37.92	\$38.24	\$38.11	\$38.10	\$37.66	\$46.06
Philadelphia, PA	\$27.04	\$26.87	\$26.96	\$26.71	\$26.80	\$29.77
Phoenix, AZ	\$26.25	\$26.55	\$27.10	\$27.40	\$27.79	\$32.50
Pittsburgh, PA	\$19.41	\$19.68	\$20.07	\$20.03	\$20.31	\$24.29
Portland, OR	\$29.32	\$29.37	\$29.99	\$30.40	\$30.60	\$34.93
Providence, RI	\$18.11	\$18.36	\$19.08	\$19.40	\$19.07	\$27.82
Puget Sound - Eastside	\$37.59	\$37.91	\$37.76	\$37.48	\$38.30	\$44.94
Raleigh/Durham, NC	\$26.75	\$27.00	\$26.44	\$25.21	\$25.20	\$27.30
Reno, NV	\$20.52	\$20.40	\$20.52	\$20.76	\$20.88	\$24.96
Richmond, VA	\$19.21	\$19.34	\$19.48	\$19.76	\$20.17	\$22.51
Roanoke, VA	\$15.57	\$15.66	\$16.14	\$16.76	\$18.78	\$23.43
Rochester, NY	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$20.66
Sacramento, CA	\$23.21	\$22.92	\$22.98	\$23.01	\$23.42	\$29.01
Salt Lake City, UT	\$23.45	\$24.15	\$24.34	\$24.92	\$24.57	\$28.79
San Diego, CA	\$38.28	\$38.72	\$39.12	\$40.48	\$40.02	\$44.36
San Francisco, CA	\$77.59	\$79.17	\$81.57	\$83.32	\$83.11	\$86.31
San Francisco North Bay, CA	\$32.02	\$32.97	\$32.80	\$33.25	\$33.22	\$38.69
San Jose, CA	\$41.05	\$41.61	\$41.79	\$41.80	\$46.85	\$61.32
San Juan, PR	\$18.16	\$20.31	\$20.31	\$20.06	\$20.06	\$20.12
San Mateo County, CA*	\$65.52	\$65.16	\$68.28	\$68.04	\$67.26	\$70.53
Savannah, GA	\$20.74	\$20.74	\$21.29	\$21.29	\$21.38	\$24.78
Seattle, WA	\$37.05	\$38.93	\$39.20	\$39.91	\$39.83	\$44.92
Southern NH	\$17.79	\$17.92	\$17.75	\$20.18	\$20.16	\$21.05
St. Louis, MO	\$20.43	\$20.45	\$20.72	\$21.13	\$21.18	\$23.51
St. Petersburg/Clearwater, FL	\$23.38	\$23.27	\$23.58	\$23.37	\$23.40	\$25.49
Suburban MD	\$27.81	\$27.73	\$27.49	\$28.21	\$27.96	\$31.48
Syracuse, NY	\$17.27	\$17.44	\$17.22	\$16.91	\$16.94	\$18.87
Tampa, FL	\$27.24	\$27.45	\$27.35	\$27.17	\$27.31	\$31.71
Tucson, AZ	\$18.64	\$18.82	\$20.37	\$20.81	\$21.47	\$26.29
Tulsa, OK	\$15.59	\$15.69	\$15.64	\$15.92	\$16.04	\$20.27
Washington, DC	\$54.61	\$54.69	\$55.59	\$56.60	\$56.62	\$62.71
Westchester County, NY	\$28.60	\$28.51	\$28.82	\$28.92	\$28.97	\$29.88

U.S. Office Markets	Inventory	Deliveries YTD 2020	Under Construction as of Q2 2020p
United States	5,370,719,101	22,932,187	134,486,095
Northeast	1,266,478,638	1,086,601	31,284,776
Midwest	833,788,763	3,925,036	14,456,615
South	1,741,123,195	9,526,726	45,731,604
West	1,529,328,505	8,393,824	43,013,100

U.S. Office Markets	Inventory	Deliveries YTD 2020	Under Construction as of Q2 2020p
Atlanta, GA	148,352,936	2,067,265	5,158,364
Austin, TX	55,722,783	1,482,908	6,554,963
Baltimore, MD	77,607,701	0	511,000
Binghamton, NY	4,235,105	0	0
Birmingham, AL	19,908,059	0	34,000
Boise, ID	16,366,086	13,504	1,155,359
Boston, MA	179,916,046	0	9,128,548
Buffalo, NY	22,474,911	60,000	230,000
Charleston, SC	26,594,890	225,998	764,516
Charlotte, NC	53,146,726	271,913	4,653,005
Chicago, IL	238,959,210	1,559,950	5,927,271
Cincinnati, OH	33,753,141	0	492,000
Cleveland, OH	150,773,577	87,929	553,650
Colorado Springs, CO	28,584,583	7,840	471,101
Columbus, OH	33,610,431	242,120	820,579
Dallas, TX	221,600,100	697,675	4,717,198
Denver, CO	118,066,261	64,680	2,022,350
Detroit, MI	108,984,949	0	863,497
El Paso, TX	19,023,700	15,790	327,520
Fairfield County, CT	38,503,814	0	532,258
Fort Lauderdale, FL	28,219,980	78,816	1,112,548
Fort Myers/Naples, FL	22,320,414	410,500	132,132
Fort Worth, TX	18,652,982	0	0
Fredericksburg, VA	10,256,661	0	86,000
Greenville, SC	25,273,103	0	160,351
Hampton Roads, VA	43,763,719	0	913,852
Hartford, CT	24,256,074	0	0
Houston, TX	189,386,544	366,671	2,646,273
Indianapolis, IN	37,842,045	123,000	520,470
Inland Empire CA	21,874,191	0	178,285
Jacksonville, FL	23,736,771	0	62,751
Kansas City, MO	53,432,356	434,780	650,617
Las Vegas, NV	47,591,442	186,965	202,165
Long Island, NY	36,485,976	0	0
Los Angeles CBD	27,696,147	0	0
Los Angeles Non-CBD	176,347,466	162,031	5,745,512
Louisville, KY	20,579,609	135,917	167,011
Memphis, TN	26,007,209	225,100	0
Miami, FL	45,015,371	102,287	2,321,467
Milwaukee, WI	29,764,492	452,817	400,076
Minneapolis/St. Paul, MN	77,711,834	556,221	2,015,000
Nashville, TN	43,087,604	755,500	3,141,776
New Haven, CT	10,713,686	0	0
New Jersey - Central	83,630,866	0	0

U.S. Office Markets	Inventory	Deliveries YTD 2020	Under Construction as of Q2 2020p
New Jersey - Northern	110,469,672	490,000	150,500
New Orleans, LA	26,850,364	0	n/a
New York - Brooklyn	30,692,272	324,626	2,482,516
New York - Downtown	89,787,734	0	325,631
New York - Midtown	246,663,920	0	12,105,901
New York - Midtown South	68,261,570	0	2,909,160
Northern VA	134,141,406	789,788	2,266,440
Oakland/East Bay, CA*	109,653,853	138,124	351,500
Omaha, NE	19,235,771	404,219	971,047
Orange County, CA	91,454,874	0	967,744
Orlando, FL	36,014,328	351,116	63,209
Palm Beach, FL	23,681,674	60,000	1,060,618
Philadelphia, PA	134,339,641	0	1,085,333
Phoenix, AZ	107,192,915	1,092,859	1,263,202
Pittsburgh, PA	92,307,255	211,975	1,979,929
Portland, OR	56,030,157	695,673	1,127,372
Providence, RI	25,785,552	0	0
Puget Sound - Eastside	34,957,228	0	2,483,024
Raleigh/Durham, NC	58,614,585	0	2,335,395
Reno, NV	7,916,380	0	0
Richmond, VA	53,130,533	17,000	542,832
Roanoke, VA	12,942,088	0	0
Rochester, NY	14,069,668	0	45,000
Sacramento, CA	89,760,962	142,000	2,228,200
Salt Lake City, UT	39,000,255	959,353	2,060,629
San Diego, CA	81,798,483	290,260	2,789,583
San Francisco, CA	83,472,841	0	3,106,534
San Francisco North Bay, CA	20,779,694	0	34,425
San Jose, CA	218,490,960	1,213,387	8,411,474
San Juan, PR	10,312,067	0	0
San Mateo County, CA*	59,361,223	1,842,260	4,359,419
Savannah, GA	3,522,730	10,800	17,290
Seattle, WA	65,199,517	1,548,888	3,206,216
Southern NH	14,177,577	0	72,000
St. Louis, MO	49,720,957	64,000	1,242,408
St. Petersburg/Clearwater, FL	11,640,330	0	0
Suburban MD	60,294,742	0	2,244,767
Syracuse, NY	16,295,811	0	238,000
Tampa, FL	31,548,398	0	1,409,022
Tucson, AZ	27,732,987	36,000	849,006
Tulsa, OK	46,992,864	55,834	155,374
Washington, DC	113,180,224	1,405,848	2,171,930
Westchester County, NY	23,411,488	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.

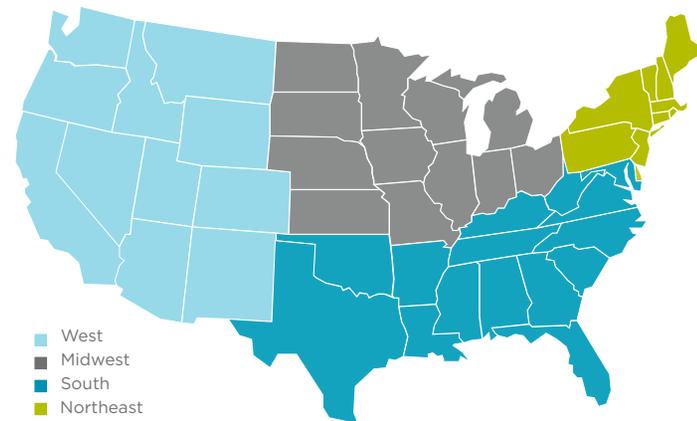
Absorption: The net change in occupied space between two points in time. (Total occupied space in the present quarter minus total occupied space from the previous quarter, quoted on a net, not gross, basis.)

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 53,000 employees in 400 offices and 60 countries. In 2019, the firm had revenue of \$8.8 billion across core services of property, facilities and project management, leasing, capital markets, valuation and other services. To learn more, visit www.cushmanwakefield.com or follow [@CushWake](https://twitter.com/CushWake) on Twitter.

Ken McCarthy
Principal Economist
Americas Head of Applied Research
Tel: +1 212.841.7500
ken.mccarthy@cushwake.com