

2016

Q3

SEAPORT OFFICE MARKET



DIRECT VACANCY



SUBLEASE VACANCY



12-MONTH ABSORPTION



LEASING ACTIVITY



ASKING RENT



STATISTICS OVER THE LAST 12 MONTHS



STATISTICS

	TOTAL INVENTORY (SF)	UNDER CONSTRUCTION (SF)	DIRECT VACANT (SF)	SUBLEASE VACANT (SF)	TOTAL VACANCY RATE	Q3 NET ABSORPTION (SF)	YTD NET ABSORPTION (SF)	ASKING RENT (\$/SF)
CLASS A	4,478,574	726,006	238,788	15,523	5.7%	77,973	297,825	\$66.82
CLASS B	5,249,408	0	557,768	21,124	11.0%	(56,146)	12,780	\$51.15
TOTAL	9,727,982	726,006	796,556	36,647	8.6%	21,827	310,605	\$55.85


SUBMARKET TRENDS

- Westford-based Red Hat is adding an office in the Seaport. This move is a prime example of the area's ability to attract new tenants, particularly technology and creative companies.
- The design for GE's future headquarters, located on a 2.5-acre campus and spanning 388,700 square feet, recently received approval.
- Skanska filed plans for a new building on Parcel Q1, which will have 211,700 square feet of office space.
- Asking rents have seen an impressive run-up this cycle; particularly among Class B assets, which have grown 30+% in two years and now surpass \$50/SF.
- The Seaport's building boom is changing this submarket's landscape. In the past 10 years, total office inventory has increased by 44%.

FEATURED DEAL

25 THOMSON PLACE , BOSTON **16,437 SF**

NAI Hunneman assisted DrugDev, a healthcare software company, in relocating its headquarters from Newton to 16,437 square feet of brick and beam space at 25 Thomson Place in the Seaport.

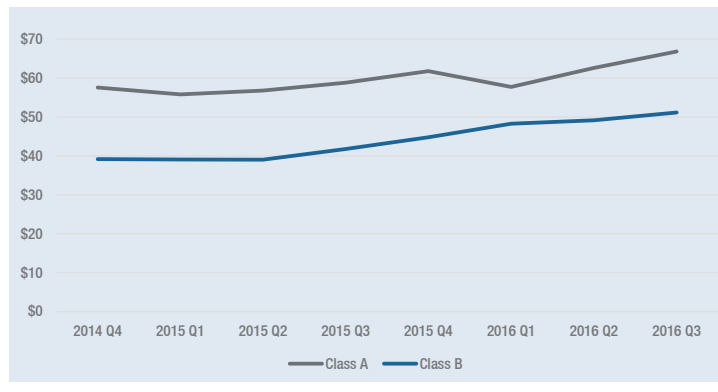


NOTABLE TRANSACTIONS

TENANT	ADDRESS	CITY	SIZE
America's Test Kitchen	21-25 Drydock Avenue	Boston	55,000
Red Hat	300 A Street	Boston	45,000
National Mentor Holdings*	313 Congress Street	Boston	40,581
Flextronics America	21-25 Drydock Avenue	Boston	18,048
DrugDev	25 Thomson Place	Boston	16,437

*Renewal

CLASS A & B RENTS



VACANCY AND NET ABSORPTION

