

2017 Q3 Q3 2017

SEAPORT OFFICE MARKET

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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	4,522,152	1,297,341	185,913	-	4.1%	(10,731)	(48,457)	\$68.42
Class B	5,522,735	0	603,850	70,269	12.2%	(5,264)	(68,113)	\$50.57
TOTAL	10,044,887	1,297,341	789,763	70,269	8.6%	(15,995)	(116,570)	\$54.77

SUBMARKET TRENDS

- Leasing activity in some of the Seaport's newest buildings is picking up steam, which bodes well for future absorption in this submarket.
- The latest wave of suburban-to-urban migration has hit the Seaport. PTC signed a lease for roughly half of 121 Seaport and plans to relocate its headquarters from Needham in 2019. Alexion, which is consolidating operations from several locations including Lexington, is slated to occupy the remainder of the building and bring it to full occupancy.
- In September, Reebok began shifting its workforce from Canton to its new headquarters at the Innovation & Design Center.
- Thomson Reuters is subleasing more than 70,000 square feet of space across several buildings on Thomson Place and CloudHealth Technologies is also subleasing roughly 30,000 square feet at 280 Summer Street in anticipation of its relocation to the Financial District.
- GE is delaying the planned opening of its new Fort Point headquarters, now called South Point, until mid-2021. The first phase of the project will include two renovated brick buildings, now called North Point, and is still slated to come on line in 2019.

FEATURED DEAL

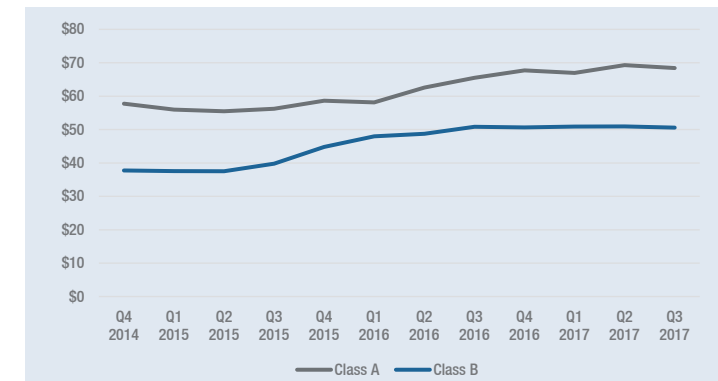
303 CONGRESS STREET, BOSTON **6,420 SF**

NAI Hunneman's Urban Advisory Group recently completed a seven-year, 6,420-square-foot lease transaction with Worcester Polytechnic Institute. The university will be establishing an innovation and collaboration space this fall in order to expand its economic development efforts in Massachusetts. This new location will also house WPI's Boston Project Center.

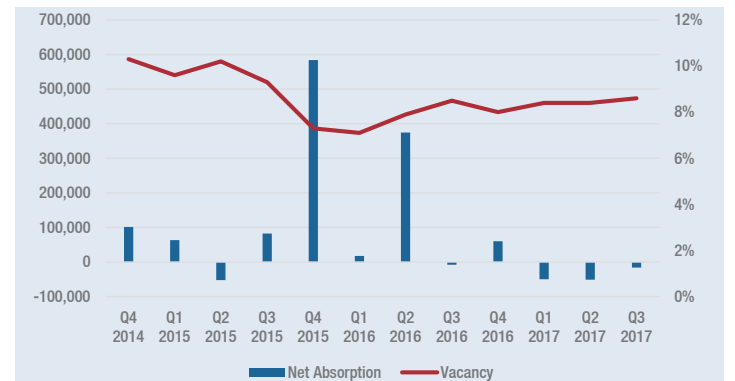
NOTABLE TRANSACTIONS

TENANT	ADDRESS	CITY	SIZE
PTC	121 Seaport Boulevard	Boston	221,531
Alexion	121 Seaport Boulevard	Boston	178,787
Industrious	22 Boston Wharf Road	Boston	30,300
Duck Creek	22 Boston Wharf Road	Boston	29,000
WPI	303 Congress Street	Boston	6,420

CLASS A & B RENTS



VACANCY AND NET ABSORPTION



DIRECT VACANCY
 SUBLEASE VACANCY
 12-MONTH ABSORPTION
 LEASING ACTIVITY
 ASKING RENT
 STATISTICS OVER THE LAST 12 MONTHS