

2017 Q4 Q4 2017

SEAPORT OFFICE MARKET

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STATISTICS

	TOTAL INVENTORY (SF)	UNDER CONSTRUCTION (SF)	DIRECT VACANT (SF)	SUBLEASE VACANT (SF)	TOTAL VACANCY RATE	Q4 NET ABSORPTION (SF)	YTD NET ABSORPTION (SF)	ASKING RENT (\$/SF)
Class A	4,522,152	1,001,341	185,913	-	4.1%	-	(48,457)	\$63.59
Class B	5,522,735	-	563,795	83,317	11.7%	27,007	(41,106)	\$51.21
TOTAL	10,044,887	1,001,341	749,708	83,317	8.3%	27,007	(89,563)	\$54.28

SUBMARKET TRENDS

- Vacancies edged down by 30 basis points over the quarter due to slight positive absorption.
- Rents continue to inch forward in the Seaport. At more than \$54/SF in the fourth quarter, average lease rates are more than 30% higher than they were just three years ago.
- New construction in the Seaport continues to attract tenants. Aptiv leased two floors at 100 Northern Avenue, and Viviant's lease on the 7th floor of 101 Seaport brought the building to full-occupancy. Cengage Learning is also planning to relocate to 117,000 square feet at Pier 4 in late 2018.
- In addition to Amazon's HQ2 requirement, the e-commerce giant is reportedly in the market for another 500,000 to 1 million square feet in Boston and taking a hard look at WS Development's Seaport Square development.
- Morgan Stanley acquired the 201,481-square-foot 253 Summer Street from Synergy Investment & Development for \$140MM or \$695/SF. Amazon is set to occupy 150,000 square feet in the building in early 2018.

FEATURED DEAL

100 NORTHERN AVENUE, BOSTON **61,577 SF**

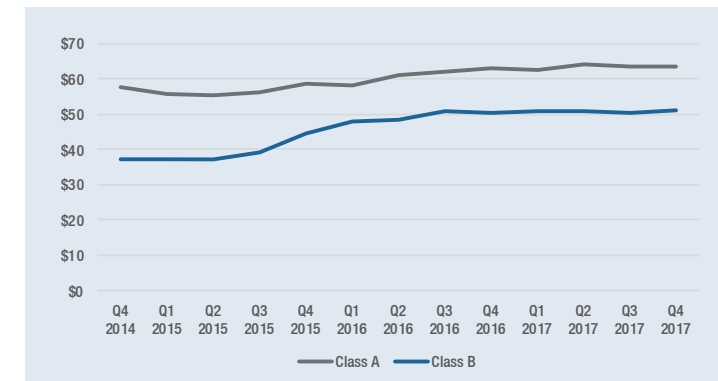
After acquiring nuTonomy for up to \$450MM, Aptiv (formerly Delphi) inked a deal for 61,577 square feet at 100 Northern Avenue, which is currently anchored by Goodwin Procter. The firm plans to open a technology center in the space; housing several hundred employees. The new office is slated to open sometime in mid-2018.

NOTABLE TRANSACTIONS

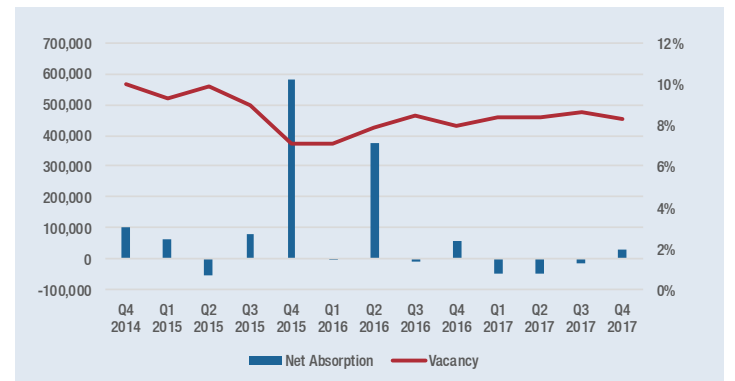
TENANT	ADDRESS	CITY	SIZE
JPMorgan*	451 D Street	Boston	140,000
Aptiv	100 Northern Avenue	Boston	61,577
Industrious	22 Boston Wharf Road	Boston	30,300
BondLink	330 Congress Street	Boston	6,815
MediaSilo	374 Congress Street	Boston	5,627

* Renewal

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