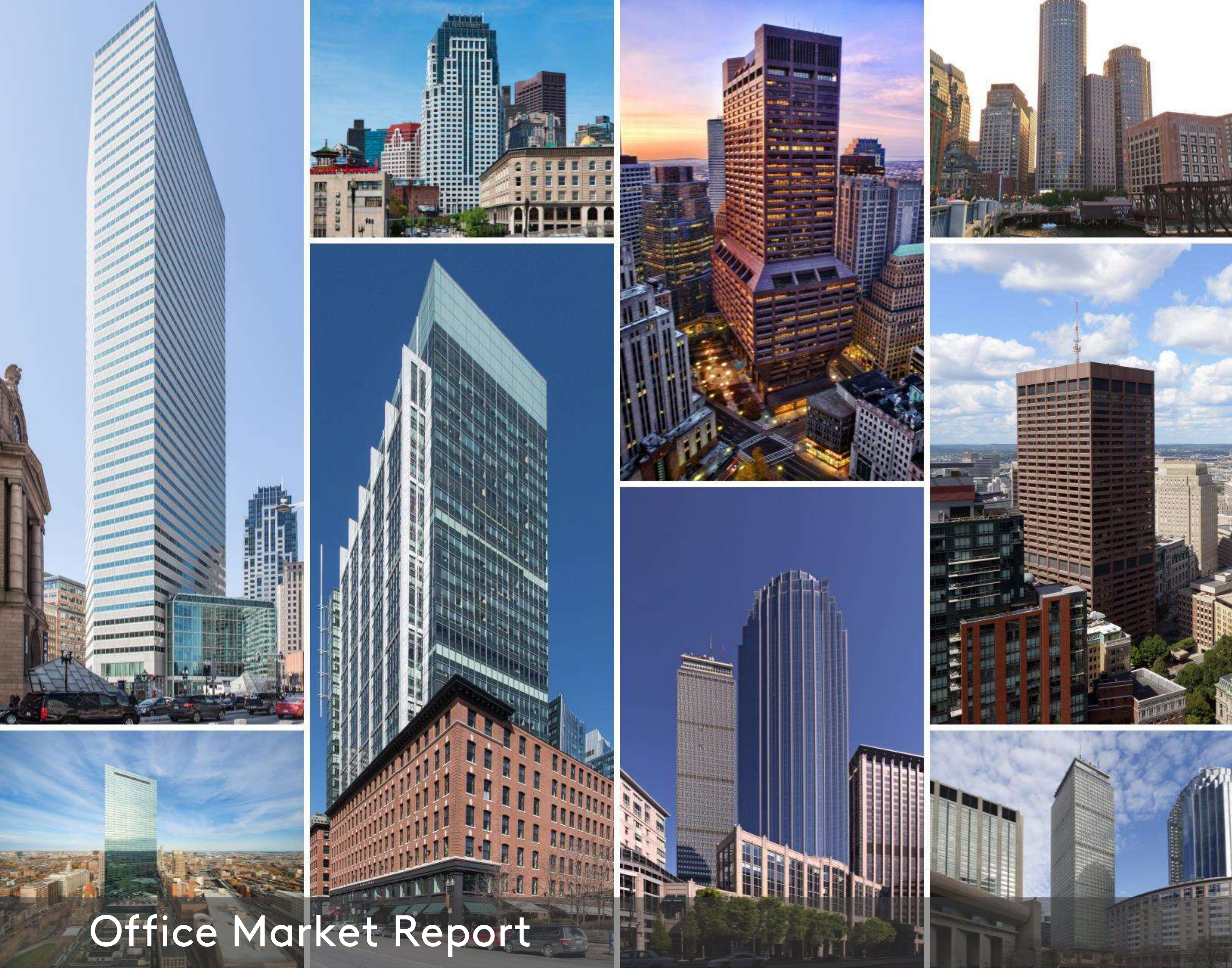

Office Market Report

Boston - MA

PREPARED BY

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CoStar™

OFFICE MARKET REPORT

Overview

12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	12 Mo Rent Growth
5.5M	3.4M	9.9%	0.7%

Boston's office market saw unprecedented leasing activity in 22Q2, further evidence that its owners and occupiers are more smoothly navigating the post-COVID-19 landscape. Not long after Intersystems Corporation's 420,000-SF corporate headquarters lease was formalized in May, Japanese multinational pharmaceutical company Takeda agreed to lease a 600,000-SF new build coming in Kendall Square. These are two of the largest leases in Boston's history, but the bigger storyline could be the consistency returning to the marketplace.

The looming specter of a recession notwithstanding, Boston office tenants and investors alike are demonstrating confidence. For the first time since CoStar began tracking the market in 2006, leasing volume entered during the 22Q2 calendar quarter eclipsed 4 million SF. Once all second-quarter deals are confirmed, a new benchmark approaching 5 million SF could be set. Regardless, it will be the third straight three-month stanza topping 4 million SF and the fifth with more than 3 million SF.

Record-breaking investment in 2021 will be difficult to top given mid-year volume, but an overarching bullish outlook remains for institutional buyers. Market pricing is fast approaching $500/SF, a number being driven by high-dollar price tags in the lab/medical office sector. Boston pricing stands well above that of CoStar's National Office Index, which stood at $340/SF entering 22Q3.

There is still downside risk in the market, and it isn't just the significant amount of supply pressure that comes with 16.7 million SF under development. The area's sublet availability is a lingering issue. There is roughly 10.4 million SF of available sublease space being marketed today; four quarters ago, that number was closer to 7.6 million SF. Availabilities are particularly elevated in the Financial District, the Seaport, Back Bay, and Waltham. These four submarkets account for nearly one-third of all available sublease space.

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	139,496,676	11.9%	$58.68	18.2%	(79,262)	263,500	15,752,240
3 Star	158,137,698	10.7%	$33.20	13.7%	(436,015)	20,000	953,905
1 & 2 Star	70,551,409	4.3%	$27.06	6.4%	(133,224)	0	20,000
Market	**368,185,783**	**9.9%**	**$42.35**	**14.2%**	**(648,501)**	**283,500**	**16,726,145**

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.4%	9.0%	11.5%	12.6%	2003 Q3	3.0%	2000 Q2
Net Absorption SF	3.4M	2,296,793	2,591,041	12,878,834	2000 Q2	(8,239,428)	2001 Q4
Deliveries SF	5.5M	3,750,619	5,462,983	9,671,082	2001 Q4	572,852	2012 Q1
Rent Growth	0.7%	2.4%	0%	19.5%	2000 Q4	-14.6%	2002 Q3
Sales Volume	$9.2B	$4.9B	N/A	$12.6B	2021 Q4	$980.3M	2010 Q1

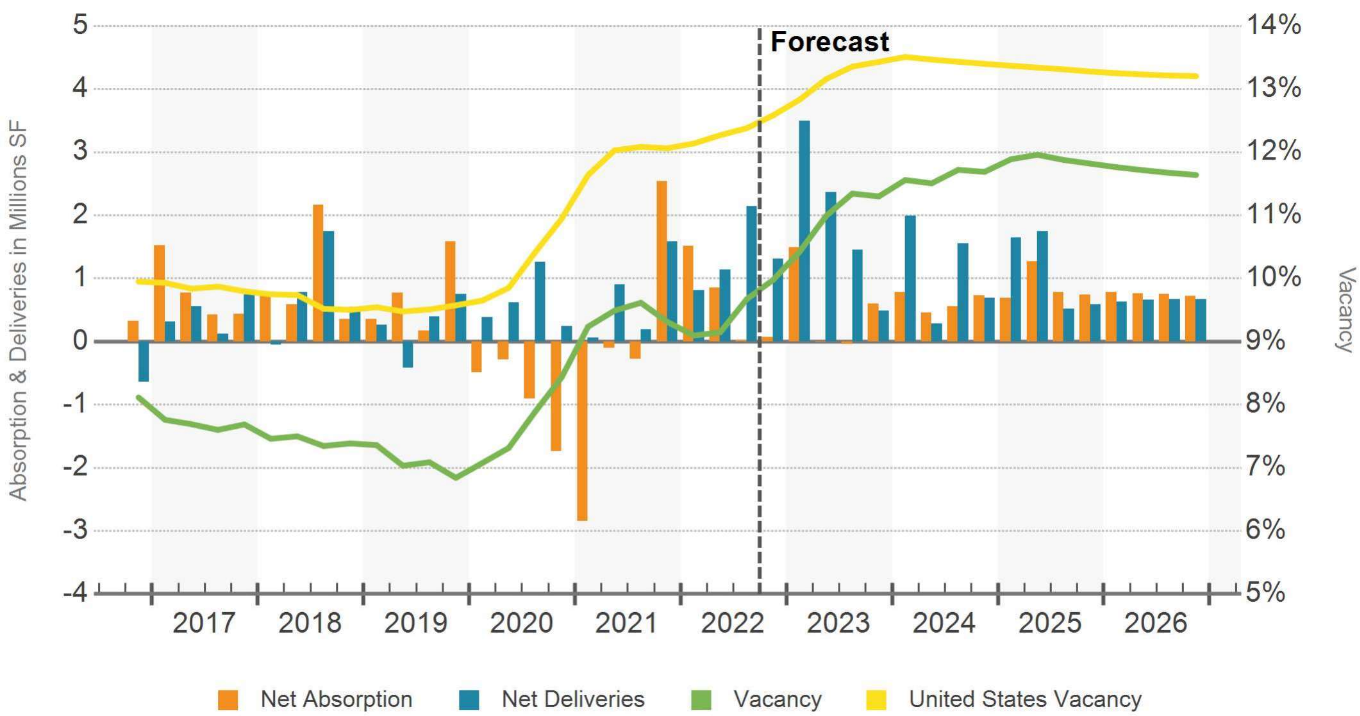
Vacancy across the metro, including tenant-owned buildings, could be approaching the upper end of its range. Even with several large deliveries slated for the next two to three years, Boston has several drivers in place to keep occupancy from sinking too much farther. The chase for lab space — or a reasonable facsimile, or even proximity to Boston's unparalleled biotech ecosystem — has led to a stretching of the term in leasing and development circles. Beyond that, the metro area's resilient economy and growing multifamily inventory have the population slowly but steadily growing. Law firms, tech-adjacent companies, and a diversifying finance sector are suitors for what is leftover, including significant space that remains unleased in the city's Financial District.

Japanese pharma giant Takeda announced in June 2022 that it would lease the entire 16-story building planned by Blackstone's BioMed Realty in Kendall Square, making a 15-year commitment to the future R&D/Office project. The 600,000-SF tower, currently branded as 585 Kendall for its location on Third Street, is expected to break ground next year and be ready for Takeda in 2026. Takeda also agreed to occupy space in 650 East Kendall in the interim and sees this expansion as the creation of a campus in Cambridge.

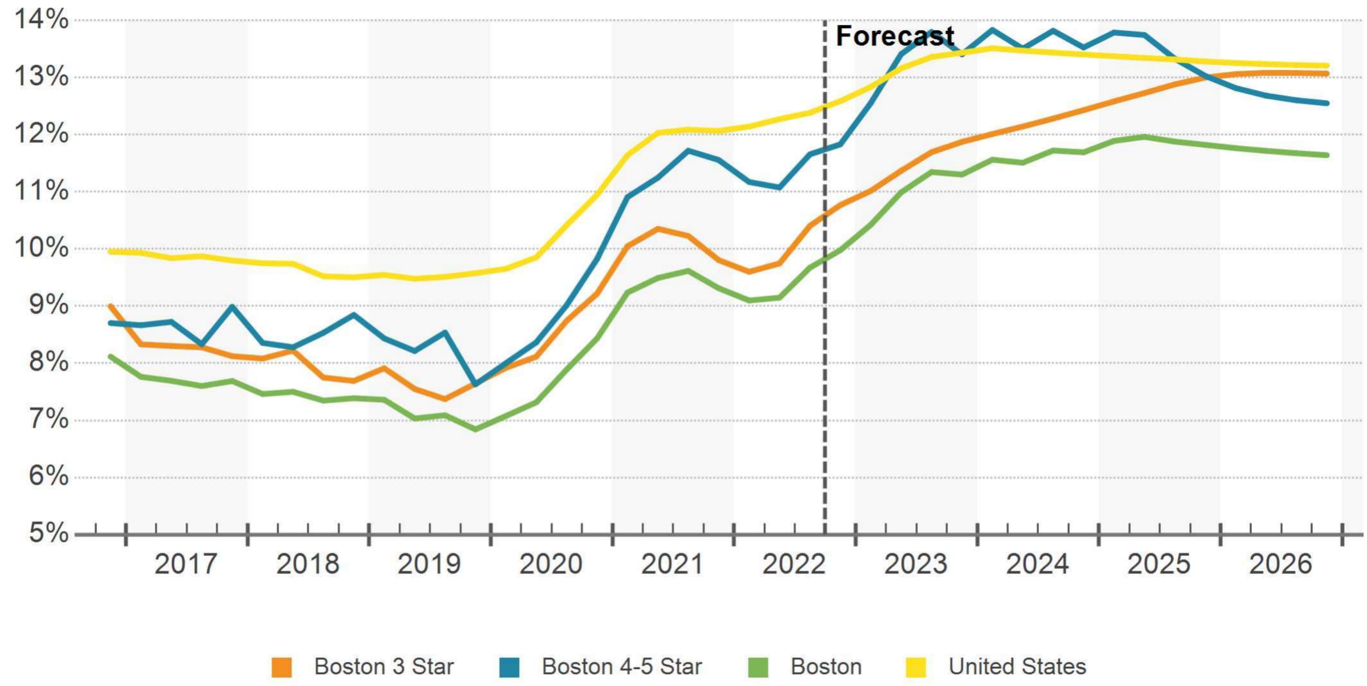
The HYM Investment Group's one million-SF One Congress is a significant part of the Bullfinch Crossing development and is now 100% preleased. State Street took over 500,000 SF, while InterSystems will end its decades-long run in Cambridge after agreeing to take the remaining 425,000 SF.

While the biomedical and lab sciences deals grab most of the headlines, some of the year's largest deals involved more traditional office tenant types. Systems & Technology Research, ZoomInfo, IBM, Bank of America, and Wellington Management all inked deals between 100,000 and 150,000 SF in the last year. Another common denominator was the location: Each deal was signed well outside of the city proper, giving hope to those banking on the future of suburban office nodes.

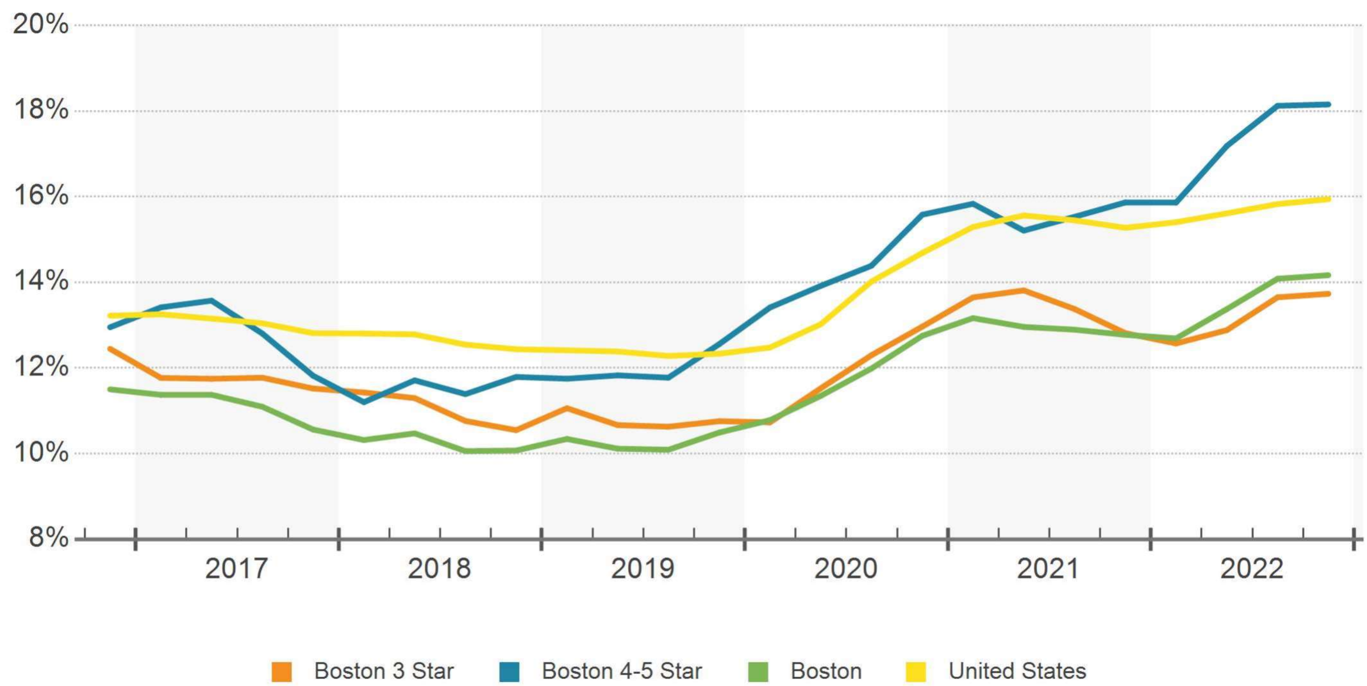
NET ABSORPTION, NET DELIVERIES & VACANCY



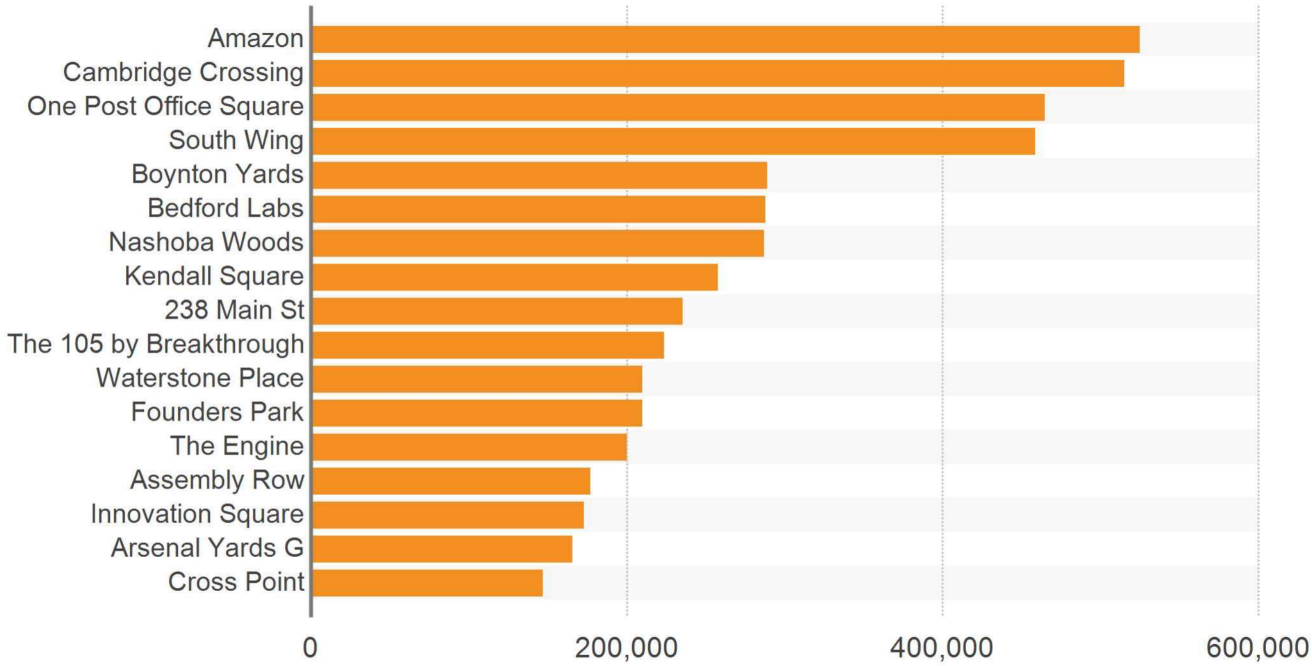
VACANCY RATE



AVAILABILITY RATE



12 MONTH NET ABSORPTION SF IN SELECTED BUILDINGS



Building Name/Address	Submarket	Bldg SF	Vacant SF	Net Absorption SF				
				1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	12 Month
Amazon	Seaport	525,000	0	0	525,000	0	0	525,000
Cambridge Crossing	Charlestown/East Bo…	515,040	0	0	0	515,040	0	515,040
One Post Office Square	Financial District	1,130,038	317,875	0	262,000	245,000	(42,000)	465,000
South Wing	Waltham	484,721	26,190	0	458,531	0	0	458,531
Boynton Yards	Somerville/Everett	289,000	0	289,000	0	0	0	289,000
Bedford Labs	Lowell/Chelmsford	288,000	0	288,000	0	0	0	288,000
Nashoba Woods	Concord/Maynard	287,037	0	0	0	287,037	0	287,037
Kendall Square	E Cambridge/Kendall…	395,000	0	0	0	0	0	257,608
238 Main St	E Cambridge/Kendall…	386,600	16,600	0	(17,518)	918	0	235,530
The 105 by Breakthrough	Seaport	263,500	40,000	0	0	0	223,500	223,500
Waterstone Place	Lynnfield/Wakefield	225,000	0	0	0	210,031	0	210,031
Founders Park	Wellesley/Needham	210,000	0	0	0	0	210,000	210,000
The Engine	Mid-Cambridge/Harv…	200,000	0	200,000	(200,000)	200,000	0	200,000
Assembly Row	Somerville/Everett	303,546	65,025	73,418	0	(12,069)	0	176,895
Innovation Square	Seaport	265,000	0	0	0	0	0	172,825
Arsenal Yards G	Watertown	165,496	0	1,739	163,757	0	0	165,496
Cross Point	Lowell/Chelmsford	450,759	38,679	147,008	0	18,876	(18,876)	147,008
Subtotal Primary Competitors		**6,383,737**	**504,369**	**999,165**	**1,191,770**	**1,464,833**	**372,624**	**4,826,501**
Remaining Boston Market		361,802,046	36,010,363	518,098	(337,584)	(1,445,431)	(1,021,125)	(1,426,771)
Total Boston Market		**368,185,783**	**36,514,732**	**1,517,263**	**854,186**	**19,402**	**(648,501)**	**3,399,730**

TOP OFFICE LEASES PAST 12 MONTHS

Building Name/Address	Submarket	Leased SF	Qtr	Tenant Name	Tenant Rep Company	Leasing Rep Company
585 Third St	E Cambridge/Kendall Sq	600,000	Q2 22	Takeda	Cushman & Wakefield	CBRE
290 Binney St	E Cambridge/Kendall Sq	570,000	Q2 22	AstraZeneca	-	-
Bulfinch Crossing	North Station/Beacon Hill	420,000	Q2 22	InterSystems Corporation	CBRE	CBRE
Leiden Center II	Seaport	344,000	Q2 22	Vertex Pharmaceuticals	CBRE	CBRE;JLL
15 Necco St	Seaport	333,996	Q1 22	Eli Lilly and Company	Colliers	CBRE
Bedford Labs	Lowell/Chelmsford	288,000	Q2 22	Sarepta Therapeutics	-	JLL
One Post Office Square	Financial District	285,000	Q4 22	Eaton Vance	-	JLL
Biogen *	E Cambridge/Kendall Sq	270,996	Q3 22	Biogen	-	-
State Street Financial Center	Financial District	249,997	Q3 22	HarbourVest Partners	-	Newmark
350 Boylston St	Back Bay	217,425	Q2 22	Bain & Company	-	-
North Wing	Waltham/Watertown	152,608	Q4 21	Sequris	-	JLL
100 Summer	Financial District	151,000	Q4 21	Simplisafe Inc	Cushman & Wakefield	Newmark
25 Network Dr	Burlington/Woburn	150,000	Q2 22	Broad Institute	-	Newmark
The Park at Beaver Brook	Concord/Maynard	149,010	Q2 22	Intel	CBRE	Newmark
60 1st St	E Cambridge/Kendall Sq	147,999	Q3 22	Prime Medicine	-	JLL
Park9	Wellesley/Needham	130,112	Q2 22	Sun Life Financial	-	-
25 Network Dr	Burlington/Woburn	125,000	Q1 22	Vericel Corporation	-	Newmark
CityPoint	Waltham	120,680	Q4 21	Markforged	Cushman & Wakefield	CBRE
Winthrop Center	Financial District	116,460	Q1 22	Cambridge Associates	-	CBRE
Marine Industrial Park	Seaport	114,068	Q1 22	-	-	JLL
165 Dascomb Rd	Lawrence/Andover	112,800	Q3 22	Alert Innovation	-	Cushman & Wakefield
LINX *	Watertown	111,452	Q4 21	C4 Therapeutics	CBRE	Cushman & Wakefield
The Hub	North Station/Beacon Hill	108,871	Q1 22	Verily	-	-
140 Kendrick St	Wellesley/Needham	106,000	Q4 21	Wellington Management	JLL	-
53 State Street	Financial District	98,158	Q4 21	-	-	Newmark
The Beat	Roxbury/Dorchester	96,000	Q1 22	NOBULL	-	CBRE
Winthrop Center	Financial District	95,446	Q3 22	McKinsey & Company	-	CBRE
Marine Industrial Park	Seaport	90,000	Q1 22	Ginkgo Bioworks	-	JLL
Arsenal on the Charles	Watertown	88,179	Q1 22	-	Colliers	Cushman & Wakefield
Marine Industrial Park	Seaport	81,442	Q1 22	Entrada Therapeutics	Entrada Therapeutics	JLL
Kendall Center	E Cambridge/Kendall Sq	80,100	Q3 22	Boston Dynamics AI Instit…	-	Cresa
Chelmsford Ofc&Resrch Prk	Lowell/Chelmsford	79,873	Q3 22	General Services Adminis…	-	Cushman & Wakefield
GenLabs	Burlington/Woburn	78,000	Q3 22	Fractyl Health	T3 Advisors	CBRE
Andover Landing at Brickstone Squar	Lawrence/Andover	75,000	Q3 22	ALKU	Cresa	Cushman & Wakefield
99 Coolidge Ave	Watertown	73,000	Q2 22	Sonata Therapeutics	-	CBRE
Bay Colony Corporate Center	Waltham	69,191	Q4 21	-	-	JLL
North Wing	Waltham/Watertown	66,275	Q4 21	ElevateBio	-	JLL
South Wing	Waltham	63,596	Q4 21	Pegasystems	-	JLL
South Wing	Waltham	63,582	Q4 21	Pegasystems	-	JLL
North Wing	Waltham/Watertown	63,296	Q4 21	ElevateBio	-	JLL

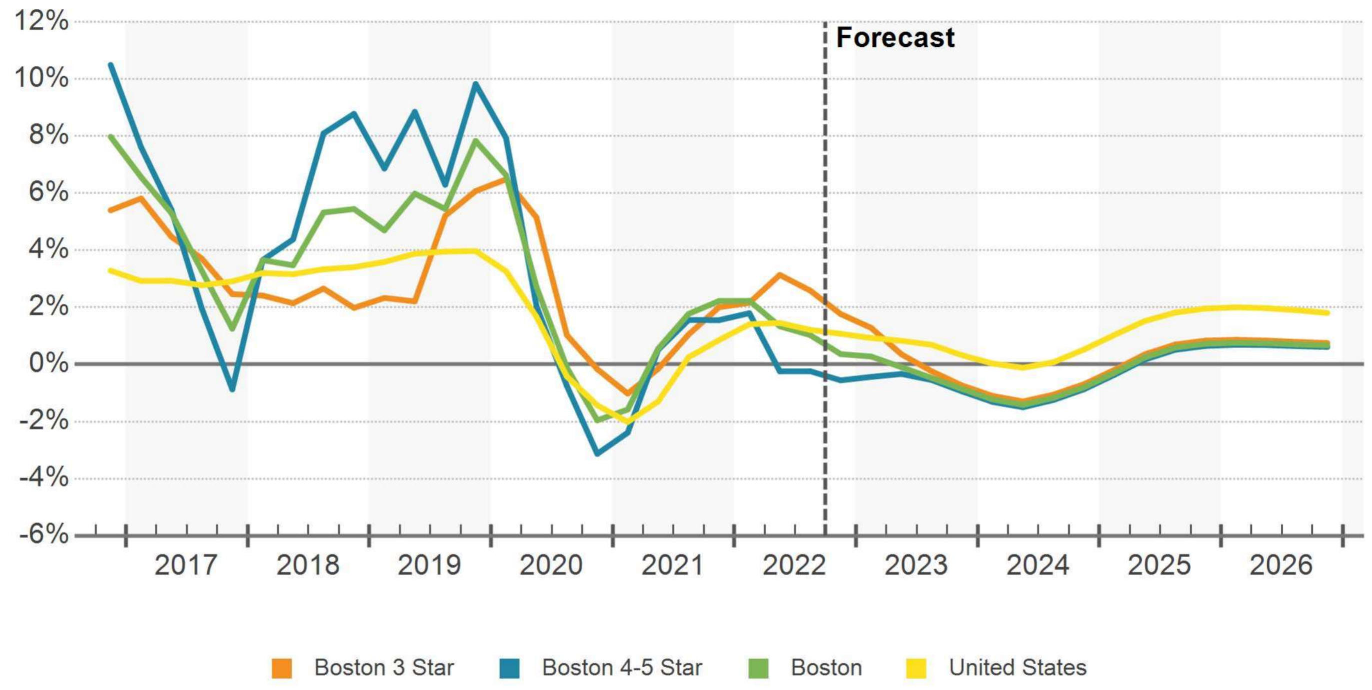
Renewal

Boston's office comeback story is developing, but rental pricing power is not as far along. Rents have edged up by 0.7% over the past year, which significantly trailed the average annual growth of 4.0% over the past decade.

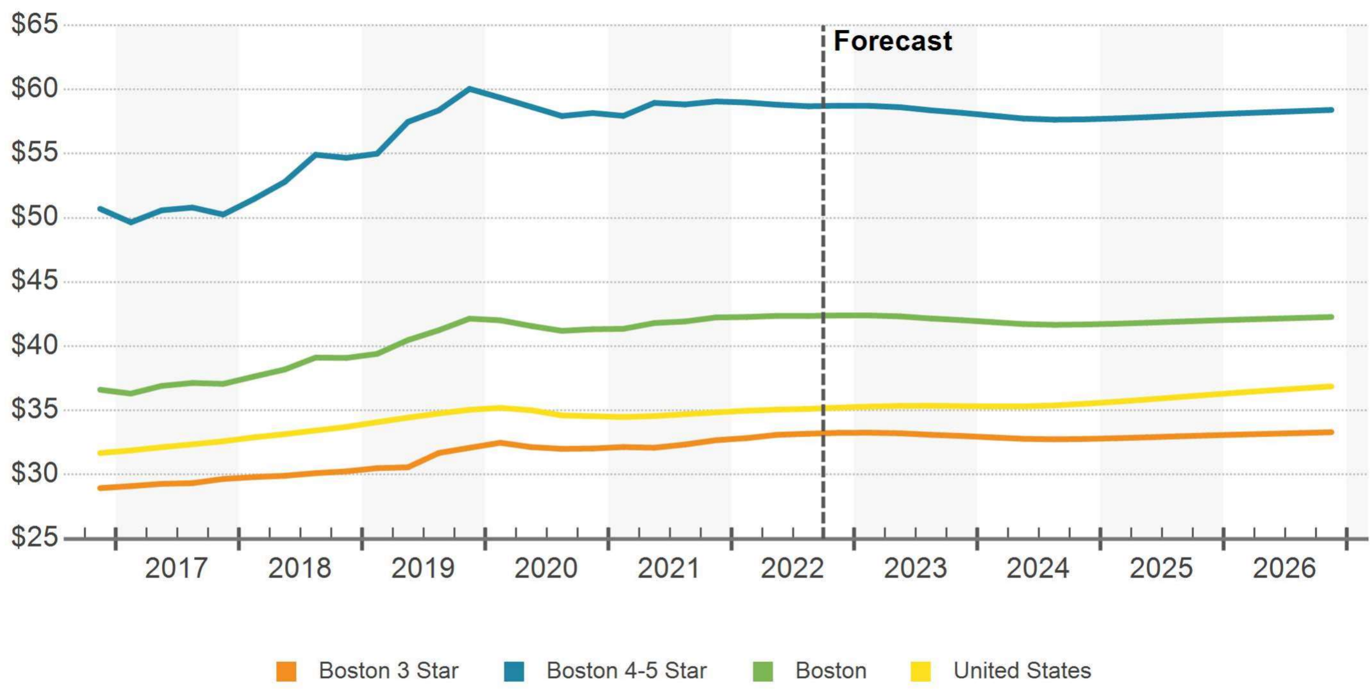
Boston's superior rent gains before the pandemic were largely due to the strong demand from tech occupiers for space, particularly in Cambridge, where vacancies have trended below 2% over the past few years. Rents can surpass $100/SF in Cambridge, as evidenced by the Cyclerion Therapeutics' lease at 301 Binney St. signed in 2020. The starting rent was $90/SF on a triple net basis with 3% annual escalations. However, several factors at the market level are contributing to flat rent growth. Vacancies remain elevated, and sublet availability is rising as office-using sectors continue to evaluate return-to-office plans amid the latest pandemic developments. In addition, record levels of new supply are set to come on line.

New supply in the Seaport, Longwood/Fenway, and Somerville has offered some outlet for tech and pharmaceutical demand and has lured some large occupiers away from aging towers in the Financial District and Back Bay. This competitive supply has slowed rent gains in Boston's traditional office nodes. Development has now returned to downtown Boston proper, putting even more pressure on older towers and potentially further depressing rent growth.

MARKET RENT GROWTH (YOY)



MARKET RENT PER SQUARE FEET



4 & 5 STAR EXPENSES PER SF (ANNUAL)

Market / Cluster	Utilities	Cleaning	Insurance	Taxes	Other	Total
Boston	$1.60	$1.65	$0.31	$7.73	$6.08	**$17.37**
Boston/Suffolk County	$1.12	$1.66	$0.41	$11.58	$6.18	**$20.95**
Cambridge	$0.97	$1.51	$0.39	$10.22	$7.01	**$20.10**
Close-In Suburbs North	$2.46	$1.74	$0.28	$3.72	$5.24	**$13.44**
Route 128 North	$1.94	$1.54	$0.17	$5.86	$8.53	**$18.04**
Route 128 South	$1.90	$2.15	$0.24	$4.85	$4.97	**$14.11**
Route 128 West	$1.40	$1.57	$0.17	$6.12	$7.15	**$16.41**
Route 3 North	$2.48	$1.69	$0.27	$3.47	$5.17	**$13.08**
Route 495 North East	$2.66	$1.53	$0.27	$4.43	$3.30	**$12.19**
Route 495 South	$2.54	$1.61	$0.25	$3.06	$3.02	**$10.48**
Route 495/Mass Pike West	$2.57	$1.64	$0.32	$4.97	$3.07	**$12.57**
Route 495/Route 2 West	$2.59	$1.66	$0.26	$1.77	$3.27	**$9.55**
Southern New Hampshire	$2.55	$1.74	$0.28	$3.70	$5.27	**$13.54**

Expenses are estimated using NCREIF, Trepp, IREM, and CoStar data using the narrowest possible geographical definition from Zip Code to region.

3 STAR EXPENSES PER SF (ANNUAL)

Market / Cluster	Utilities	Cleaning	Insurance	Taxes	Other	Total
Boston	$0.98	$1.51	$0.23	$4.29	$4.06	**$11.07**
Boston/Suffolk County	$0.61	$1.42	$0.36	$6.72	$4.35	**$13.46**
Cambridge	$0.63	$1.37	$0.28	$7.66	$5.10	**$15.04**
Close-In Suburbs North	$0.67	$1.58	$0.24	$3.31	$4.47	**$10.27**
Route 128 North	$0.59	$1.44	$0.16	$3.51	$5.13	**$10.83**
Route 128 South	$0.62	$1.67	$0.19	$3.13	$4.81	**$10.42**
Route 128 West	$0.59	$1.47	$0.16	$5.68	$5.26	**$13.16**
Route 3 North	$0.78	$1.63	$0.23	$3.25	$3.99	**$9.88**
Route 495 North East	$2.40	$1.54	$0.21	$2.74	$2.82	**$9.71**
Route 495 South	$2.17	$1.51	$0.20	$2.63	$2.37	**$8.88**
Route 495/Mass Pike West	$2.22	$1.52	$0.21	$3.18	$2.37	**$9.50**
Route 495/Route 2 West	$2.30	$1.68	$0.23	$3.33	$0	**$7.54**
Southern New Hampshire	$0.62	$1.46	$0.22	$3.03	$4.51	**$9.84**
Worcester	$2.34	$1.61	$0.22	$4.14	$2.68	**$10.99**

Expenses are estimated using NCREIF, Trepp, IREM, and CoStar data using the narrowest possible geographical definition from Zip Code to region.

1 & 2 STAR EXPENSES PER SF (ANNUAL)

Market / Cluster	Utilities	Cleaning	Insurance	Taxes	Other	Total
Boston	$0.67	$1.15	$0.20	$3.86	$4.32	**$10.20**
Boston/Suffolk County	$0.53	$1.18	$0.29	$5.93	$3.87	**$11.80**
Cambridge	$0.58	$1.27	$0.26	$5.86	$4.60	**$12.57**
Close-In Suburbs North	$0.64	$1.35	$0.23	$3.73	$4.55	**$10.50**
Route 128 North	$0.55	$1.35	$0.15	$3.39	$4.67	**$10.11**
Route 128 South	$0.57	$1.34	$0.17	$3.57	$4.37	**$10.02**
Route 128 West	$0.56	$1.37	$0.15	$5.26	$4.74	**$12.08**
Route 3 North	$0.70	$1.28	$0.23	$2.74	$4.44	**$9.39**
Route 495 North East	$0.92	$0.62	$0.16	$2.81	$5.08	**$9.59**
Route 495 South	$0.90	$0.62	$0.19	$2.99	$4.94	**$9.64**
Route 495/Mass Pike West	$0.95	$0.64	$0.20	$3.76	$2.40	**$7.95**
Route 495/Route 2 West	$0.93	$0.66	$0.20	$3.76	$1.36	**$6.91**
Southern New Hampshire	$0.63	$1.33	$0.23	$3.15	$4.49	**$9.83**

Expenses are estimated using NCREIF, Trepp, IREM, and CoStar data using the narrowest possible geographical definition from Zip Code to region.

Construction

Construction levels in Boston will remain near 20-year highs in 2022. Roughly 16.7 million SF of office space is under construction in the Boston metro, and at 4.5% of inventory, this trails but a handful of major office markets.

The four submarkets with the most square footage underway are E. Cambridge/Kendall Square, the Seaport, Longwood/Fenway, and the Financial District. Construction in the first three submarkets is driven by the space needs of Boston's booming life sciences sector. In contrast, construction in the Financial District is a spec investment aimed at office tenants seeking a flight for quality to attract and retain top talent with the latest amenities.

East Cambridge/Kendall Square has significant lab/office space in process. Cambridge Crossing will have Bristol-Myers Squibb occupy about 450,000 SF. The firm needs additional space following its $74 billion acquisition of Celgene in late 2019. French pharmaceutical firm Sanofi will occupy the entirety of 350 Water St. and the adjacent 450 Water St., approximately 900,000 SF, as it consolidates ten offices and 2,700 employees across Cambridge.

The Seaport is seeing near-record levels of construction. In January 2021, Amazon leased nearly 630,000 SF at 1 Boston Wharf. The 17-story tower is part of WS Development's master plan of Seaport Square and will feature two performing arts centers — a 500-seat venue and a 100-seat black box theater — and ground-floor retail space. Construction is scheduled to be completed by 2024.

Amazon's lease at the Seaport will represent an expansion for the Seattle-based retailer, as it committed to 430,000 SF at Seaport Square's 111 Harbor Way in 2019. The 525,000-SF building is currently under construction on a lot adjacent to 1 Boston Wharf, and WS Development expects this building to complete later this year. Investment manager Loomis Sayles signed on for 230,000 SF at One Financial Center in the Financial District in February 2021, and Whoop, a fitness wearable, and analytics company, signed on in May 2021 for nearly 123,000 SF at 545 Commerce Ave. in the Longwood/Fenway Submarket.

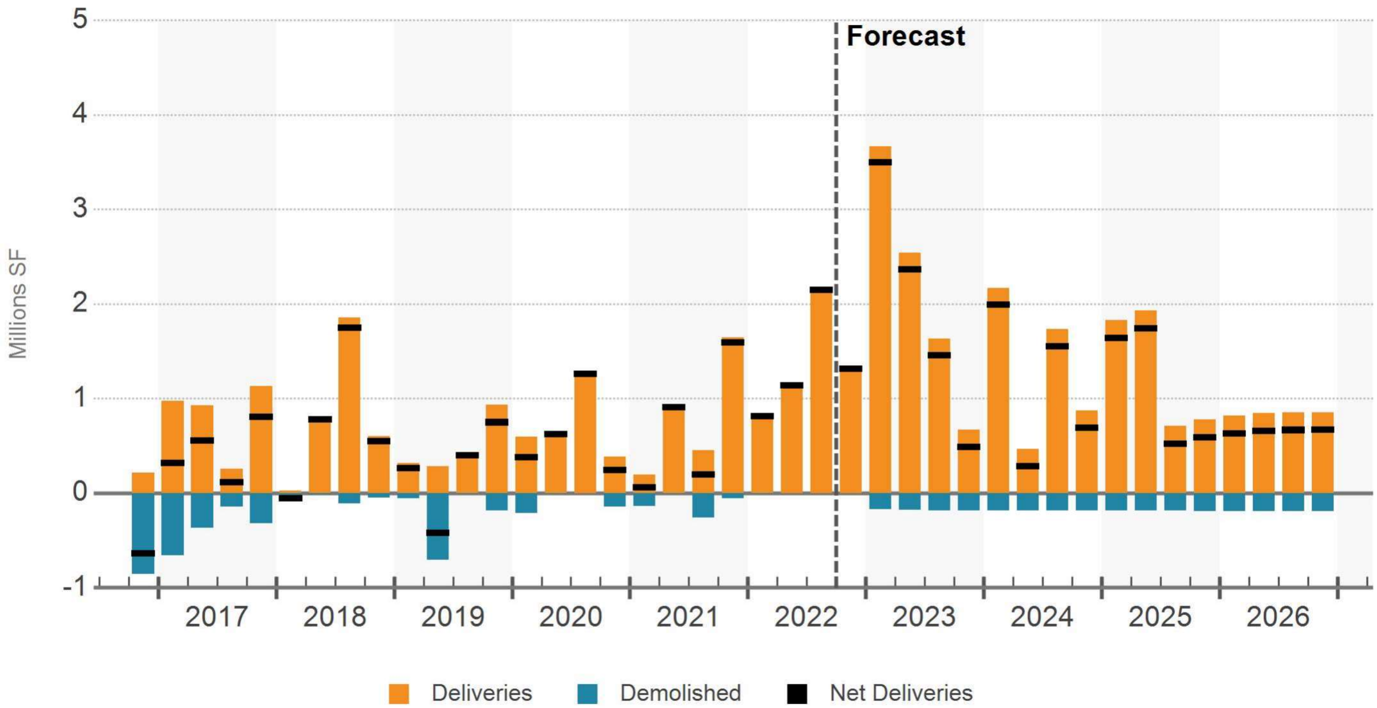
Alexandria Real Estate has gone vertical in Fenway. on a 510,000-SF tower on Brookline Avenue, part of its Landmark Center redevelopment. The life sciences-centric office is almost entirely leased, and the Alexandria Center for Life Science campus will also feature a 50,000-SF grocery store.

The Financial District is home to two speculative tower developments. Millennium Partners' Winthrop Center, designed by New York's Handel Architects, will be in the heart of downtown, halfway between two major mass transit access points, Downtown Crossing and South Station. This mixed-use project is slated to deliver 775,000 SF to the market in 2022, and the building lacked any announced commitments entering 2022.

Just four blocks south, Hines' Pelli Clarke Pelli-designed South Station Tower will rise 51 floors above South Station. This 646,000-SF mixed-use project will feature office space and residential condominiums when it completes in 2025.

Construction

DELIVERIES & DEMOLITIONS



SUBMARKET CONSTRUCTION

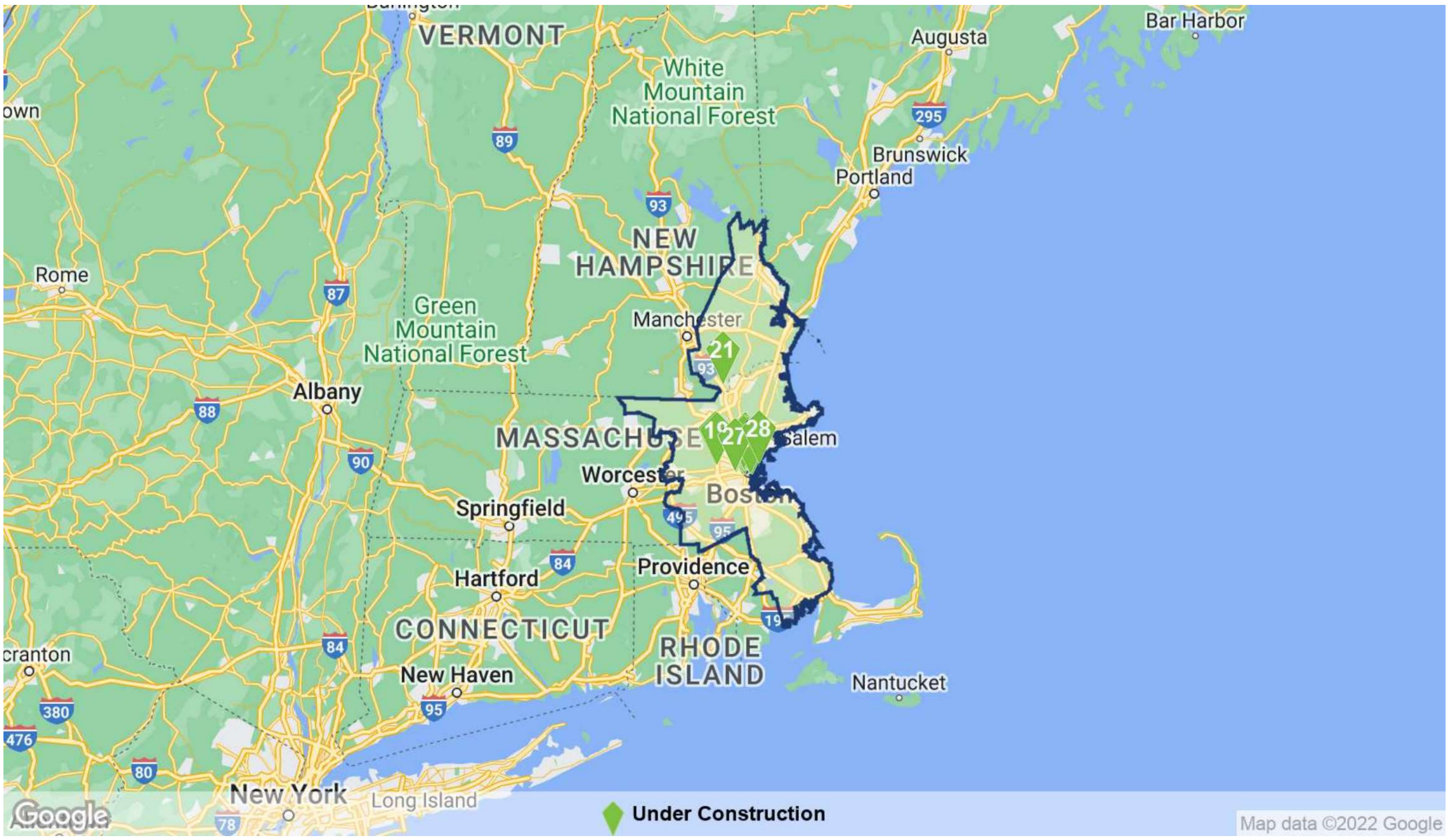
		Under Construction Inventory					Average Building Size		
No.	Submarket	Bldgs	SF (000)	Pre-Leased SF (000)	Pre-Leased %	Rank	All Existing	Under Constr	Rank
1	Seaport	5	2,729	1,763	64.6%	4	168,110	545,836	2
2	Longwood/Fenway	6	2,335	2,048	87.7%	3	96,273	389,139	5
3	E Cambridge/Kendall Sq	7	2,176	2,086	95.8%	1	164,979	310,861	7
4	Somerville/Everett	4	1,514	566	37.4%	8	27,461	378,404	6
5	Allston/Brighton	3	1,306	611	46.8%	6	29,866	435,302	4
6	Charlestown/East Boston	4	1,215	726	59.7%	5	51,984	303,758	8
7	Watertown	6	1,131	305	27.0%	9	40,272	188,478	10
8	North Station/Beacon Hill	2	1,055	967	91.7%	2	88,310	527,543	3
9	Waltham	4	982	402	40.9%	7	67,312	245,500	9
10	Financial District	1	647	0	0%	10	175,081	646,613	1
	All Other	18	1,637	661	40.4%		25,178	90,944	
Totals		**60**	**16,726**	**10,135**	**60.6%**		**33,923**	**278,769**	

Under Construction Properties

Boston Office

Properties	Square Feet	Percent of Inventory	Preleased
62	17,112,398	4.6%	60.7%

UNDER CONSTRUCTION PROPERTIES



UNDER CONSTRUCTION

	Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1	**One Congress** 1 Congress St	★★★★★	1,006,541	43	Jul 2019	Apr 2023	The McClellan Highway Develop… National Real Estate Advisors
2	**Amazon** 1 Boston Wharf Rd	★★★★★	707,000	17	Nov 2021	Dec 2024	W/S Development W/S Development
3	**10 World Trade** 10 World Trade Center Ave	★★★★★	659,355	17	Apr 2022	Jun 2024	Boston Global Investors Boston Global Investors LLC
4	**South Station Office Tower** 650 Atlantic Ave	★★★★★	646,613	49	Mar 2020	Dec 2024	Hines Hines
5	**Foundation Medicine - P…** 400 Summer St	★★★★★	610,000	16	Oct 2020	Feb 2023	W/S Development PSP Investments
6	**Allston Labworks** 305 Western Ave	★★★☆☆	580,905	8	Oct 2022	May 2025	- -
7	**401 Park** 201 Brookline Ave	★★★★☆	510,116	14	Dec 2021	Dec 2022	Alexandria Real Estate Equities, I… Alexandria Real Estate Equities, I…

Under Construction Properties

Boston Office

UNDER CONSTRUCTION

	Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
8	**250 Water St**	★★★★★	486,000	9	Feb 2020	Feb 2023	Divco West Services, LLC Divco West Services, LLC
9	**Assembly Innovation Pa…** 35 Middlesex Ave	★★★★☆	485,000	12	May 2022	Jun 2024	- -
10	**Fenway Center Life Scie…** 725 Beacon St	★★★★★	480,000	21	Apr 2021	Apr 2025	IQHQ -
11	**CarGurus Tower** 1001 Boylston Ave	★★★★★	475,000	20	Jul 2021	Jul 2023	Samuels & Associates Managem… Samuels & Associates Managem…
12	**Purpose-Built Lab** 74 Middlesex	★★★★★	465,000	15	Feb 2022	Mar 2024	Greystar Real Estate Partners Greystar Real Estate Partners
13	**400 Newbury St**	★★★★★	450,000	10	Mar 2022	Jan 2023	- -
14	**450 Water St**	★★★★★	450,000	9	Apr 2019	Dec 2022	Divco West Services, LLC Divco West Services, LLC
15	**10 Sylvan Rd**	★★★★☆	440,000	4	Nov 2021	Apr 2023	Davis Marcus Partners Berardi Christopher
16	**Google** 325 Main St	★★★★★	420,000	16	Dec 2019	Dec 2022	Boston Properties, Inc. Boston Properties, Inc.
17	**2 Harbor** 2 Harbor St	★★★★☆	418,824	9	Nov 2021	Jan 2024	Millennium Partners Management… Millennium Partners Management…
18	**Volpe Exchange** 249 Fifth St	★★★★☆	400,000	12	Jan 2020	Dec 2022	Massachusetts Institute of Techn… GSA/PBS
19	**180 CityPoint** 180 3rd Ave	★★★★★	390,000	6	Jun 2021	Jan 2023	Consigli Construction Co., Inc. Boston Properties, Inc.
20	**Hood Park Redevelopment** 10 Stack St	★★★★☆	377,233	12	Nov 2020	Dec 2023	Catamount Management Corp Hood Business Park LLC
21	**Bldg 1300** 72 Rockingham Park Blvd	★★★★☆	375,000	6	Aug 2022	Dec 2023	Tuscan Brands Development -
22	**Building B** Allston Yards	★★★★★	375,000	11	Sep 2022	Jan 2024	New England Development Southside Investment Partners
23	**Cambridge Crossing** 441 Morgan Ave	★★★★★	375,000	12	Jun 2021	Jul 2023	Divco West Services, LLC Divco West Services, LLC
24	**808 Windsor**	★★★★☆	355,000	11	Jan 2022	Jul 2024	- -
25	**60 Guest St**	★★★★★	350,000	10	Sep 2022	Nov 2024	NB Development Group LLC LendLease US Services Inc.
26	**15 Necco St**	★★★★☆	334,000	13	Mar 2021	Nov 2023	Alexandria Real Estate Equities, I… -
27	**99 Coolidge Ave**	★★★★★	314,000	5	Oct 2021	Jan 2024	Alexandria Real Estate Equities, I… National Development
28	**Suffolk Downs** 100 Salt St	★★★★☆	280,224	5	Apr 2022	Jan 2024	- The HYM Investment Group

Investment in Boston's office market continues apace, and buyers are seeking quality: Roughly $4.8 billion of the $8.4 billion in confrimed office sales in the past 12 months was attached to 4 or 5 Star assets.

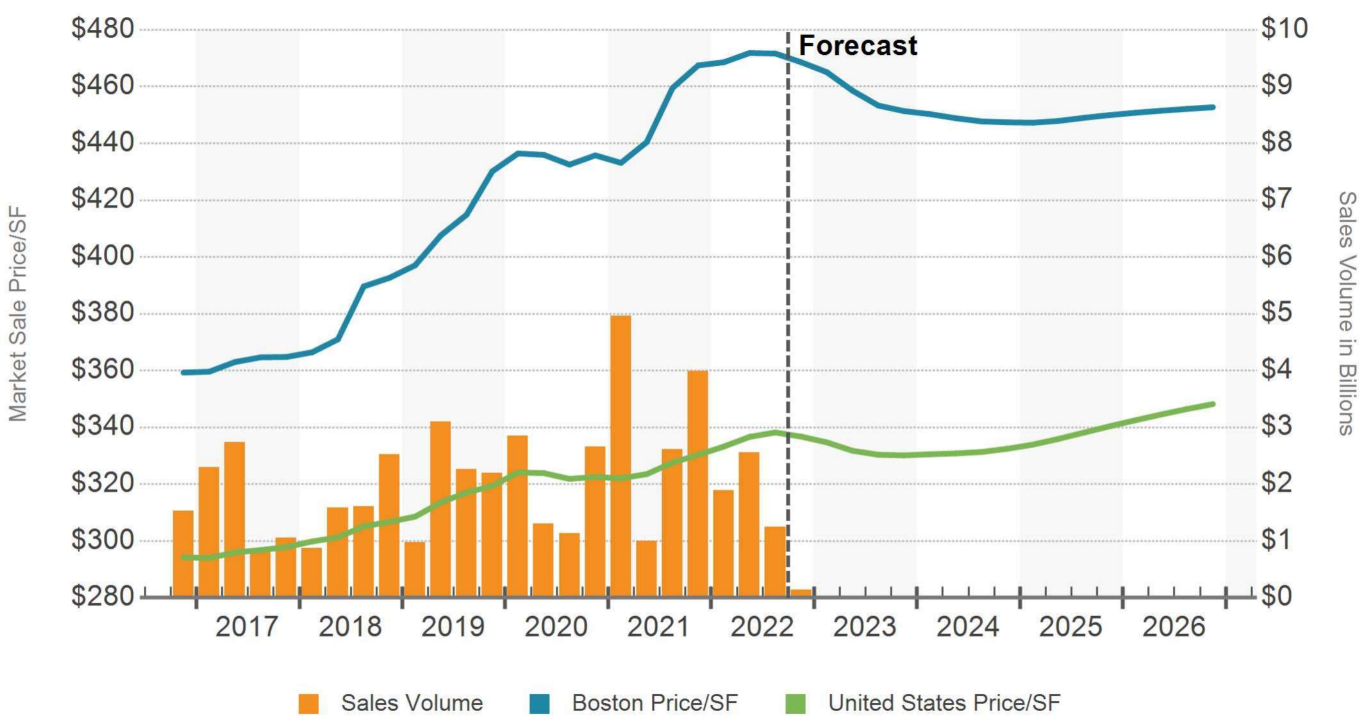
Average market cap rates are 5.9%, lower than the national average of 6.9%. Heading into the pandemic, asset price growth was solid, registering at a quarterly average of 5.8% from 2015 to 2019, well above inflationary levels. However, in 2020, the Boston market's quarterly average slowed to 4.9%, and in 2021, it has been essentially flat. Nonetheless, in recent years, top-tier assets in the market have achieved pricing north of $700/SF, and assets in Cambridge, Downtown Boston, and the Seaport routinely trade at sub-5.5% cap rates.

The life sciences sector keeps offering big headlines and big price tags. Blackstone purchased a portfolio consisting of 11 office/lab properties in Kendall Square totaling 1.9 million SF from Brookfield Asset Management. Blackstone purchased these properties for $3.2 billion, and all 11 assets were in Cambridge. This acquisition makes Blackstone the second-largest life science owner in Boston (behind Alexandria Real Estate) with a portfolio of nearly 4 million SF. Blackstone purchased an additional 470,000 SF in the South End from CIM Group for $314 million in April.

Life science real estate giant Alexandria Real Estate purchased 401 Park Drive and 201 Brookline Ave. from Samuels & Associates for a total of $1.48 billion in January, with plans to overhaul a former Sears complex at the Landmark Center. This adds nearly 1.5 million SF to Alexandria's portfolio in Boston and marks the firm's first acquisition in the Fenway area. Alexandria further expanded its metro holdings in April when it bought a nearly 240,000-SF office property in Norwood off Route 1 South for $105 million.

This sale illustrates the role REITs have played in the Boston market over the past year. While REITs were the selling party in less than 1% of transactions in the Boston market over the past year, they were the buyer in over 20% of Boston deals over the same period.

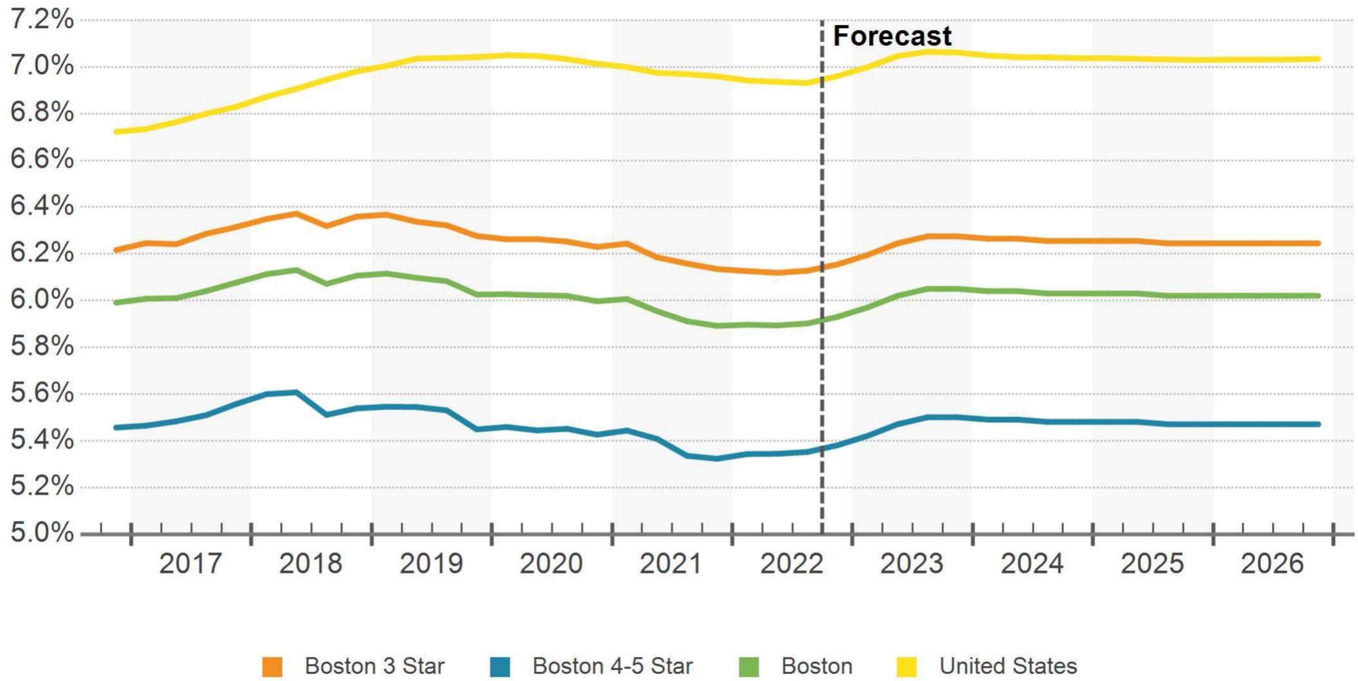
SALES VOLUME & MARKET SALE PRICE PER SF



Sales

Boston Office

MARKET CAP RATE

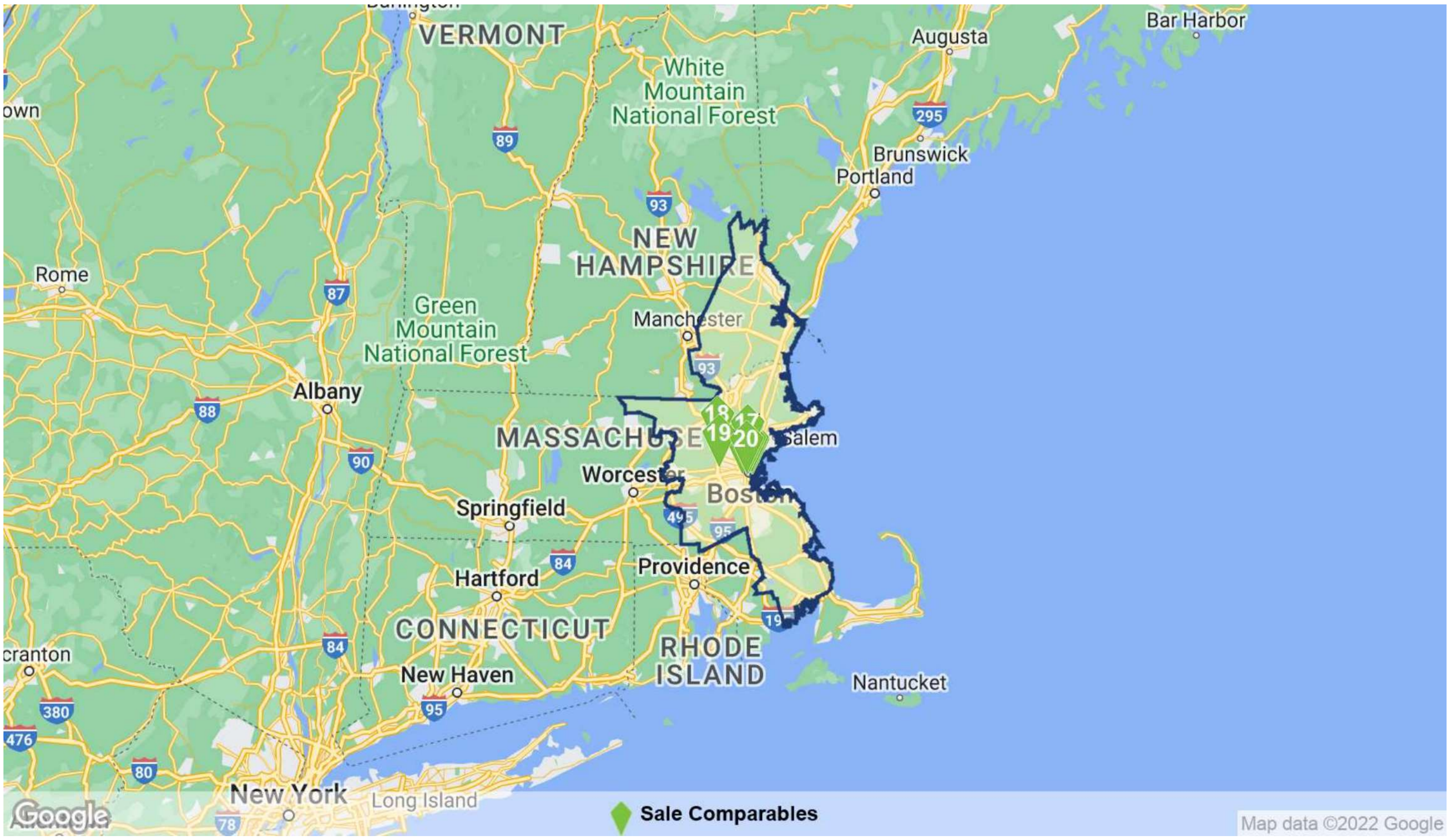


Sales Past 12 Months

Boston Office

Sale Comparables	Avg. Cap Rate	Avg. Price/SF	Avg. Vacancy At Sale
585	**6.6%**	**$650**	**12.3%**

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	$93,000	$24,784,646	$2,050,000	$1,020,000,000
Price/SF	$1.40	$650	$215	$3,366
Cap Rate	3.6%	6.6%	6.3%	10.0%
Time Since Sale in Months	0.2	6.6	6.7	12.0
Property Attributes	**Low**	**Average**	**Median**	**High**
Building SF	937	51,091	13,354	587,374
Stories	1	3	2	16
Typical Floor SF	619	14,191	6,117	159,530
Vacancy Rate At Sale	0%	12.3%	0%	100%
Year Built	1758	1952	1970	2022
Star Rating	★☆☆☆☆	★★☆☆☆ 2.5	★★☆☆☆	★★★★★

Sales Past 12 Months

Boston Office

RECENT SIGNIFICANT SALES

		Property				Sale			
	Property Name - Address	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1	Alexandria Center at Ken… 100 Binney St	★★★★☆	2018	432,932	0%	4/1/2022	$1,020,000,000	$3,366	3.6%
2	Alexandria Center at Ken… 50-60 Binney St	★★★★☆	2017	532,395	0%	12/15/2021	$782,232,000	$2,226	4.3%
3	451D 451 D St	★★★☆☆	1910	477,132	0.7%	6/1/2022	$693,840,000	$1,484	-
4	Biogen 125 Broadway	★★★★☆	2001	271,000	0%	9/12/2022	$592,000,000	$2,185	-
5	1 Rogers St	★★★☆☆	1986	238,934	0%	1/11/2022	$552,169,826	$2,311	-
6	101 South St	★★★★☆	2022	289,000	0%	12/21/2021	$478,270,876	$1,655	-
7	One Charles 1 Charles Park	★★★☆☆	1994	118,800	0%	1/11/2022	$262,830,174	$2,212	-
8	Independence Wharf 470 Atlantic Ave	★★★★☆	1926	346,225	30.7%	12/17/2021	$238,000,000	$687	-
9	300 Third St	★★★★☆	2001	131,963	0%	7/7/2022	$237,000,000	$2,566	4.6%
10	2 Drydock Ave	★★★★☆	2020	235,000	28.5%	12/14/2021	$234,500,000	$998	-
11	50 Northern Ave	★★★★☆	2013	587,374	0%	12/29/2021	$196,003,767	$953	-
12	11 Fan Pier Blvd	★★★★☆	2013	547,105	0%	12/29/2021	$181,996,233	$950	-
13	One Cabot Road Laborat… 1 Cabot Rd	★★★★☆	1989	308,946	9.4%	12/28/2021	$177,000,000	$573	-
14	Harvard Vangaurd 3 Fenway Plz	★★★☆☆	1999	309,060	0%	5/31/2022	$164,518,074	$532	-
15	225 Binney St	★★★★★	2013	305,212	0%	12/28/2021	$125,264,160	$1,559	-
16	55 Summer St	★★★☆☆	1977	124,001	23.0%	3/24/2022	$106,646,350	$860	-
17	Exchange 200 200 Exchange St	★★★★☆	1983	342,415	85.7%	12/13/2021	$96,500,000	$282	-
18	20 Maguire Rd	★★★★☆	1985	101,310	9.0%	10/15/2022	$89,000,000	$878	-
19	Cityside One 1075 Main St	★★★★☆	1991	186,827	26.6%	12/28/2021	$83,000,000	$444	-
20	William J McCarthy Bldg 535 Boylston St	★★★★☆	1968	96,807	11.7%	2/17/2022	$76,033,152	$810	-

Boston's metro area economy has now technically reached full recovery from the job losses incurred during the early months of the pandemic, but Boston's fiscal health and prospects for growth are brighter than most major metro areas. Projected employment growth in 2022 rounds up to 5%, outpacing all but one dozen major metro areas in Oxford's forecast. An outsized number of STEM jobs, led by scientific research and development services, continue to build this economy for the future. Boston's scientific R&D services industry has added 13,500 jobs (+17%) since February 2020.

Boston's office sector has been a standout among many major metro recovery stories, and Oxford Economics sees more success coming. The projected growth of 2.9% in 2022 will fill more offices, and Boston's gross domestic product is expected to outpace the U.S. growth rate over the next three years.

Population and workforce gains, though, could have been better based on recent research done by The Economic Innovation Group. Using census population estimates and the pace of international immigration as of 2016, the potential losses in Boston over the next four years were significant. The metro area's two biggest counties by GDP, Middlesex and Suffolk, missed out on estimated population gains of 1.35% and 2%, respectively.

Middlesex, with an estimated population of 1.6 million as of 2020, could have gained roughly 25,000 more people. In Suffolk, where Boston is the county seat and there are almost 60 colleges and universities, that translates to approximately 15,000 more residents.

Oxford projects that Boston will see a return to in-migration from 2022 to 2026 for the expected average annual population growth of 0.6% during the period, putting it almost square in the middle of the largest 50 metros.

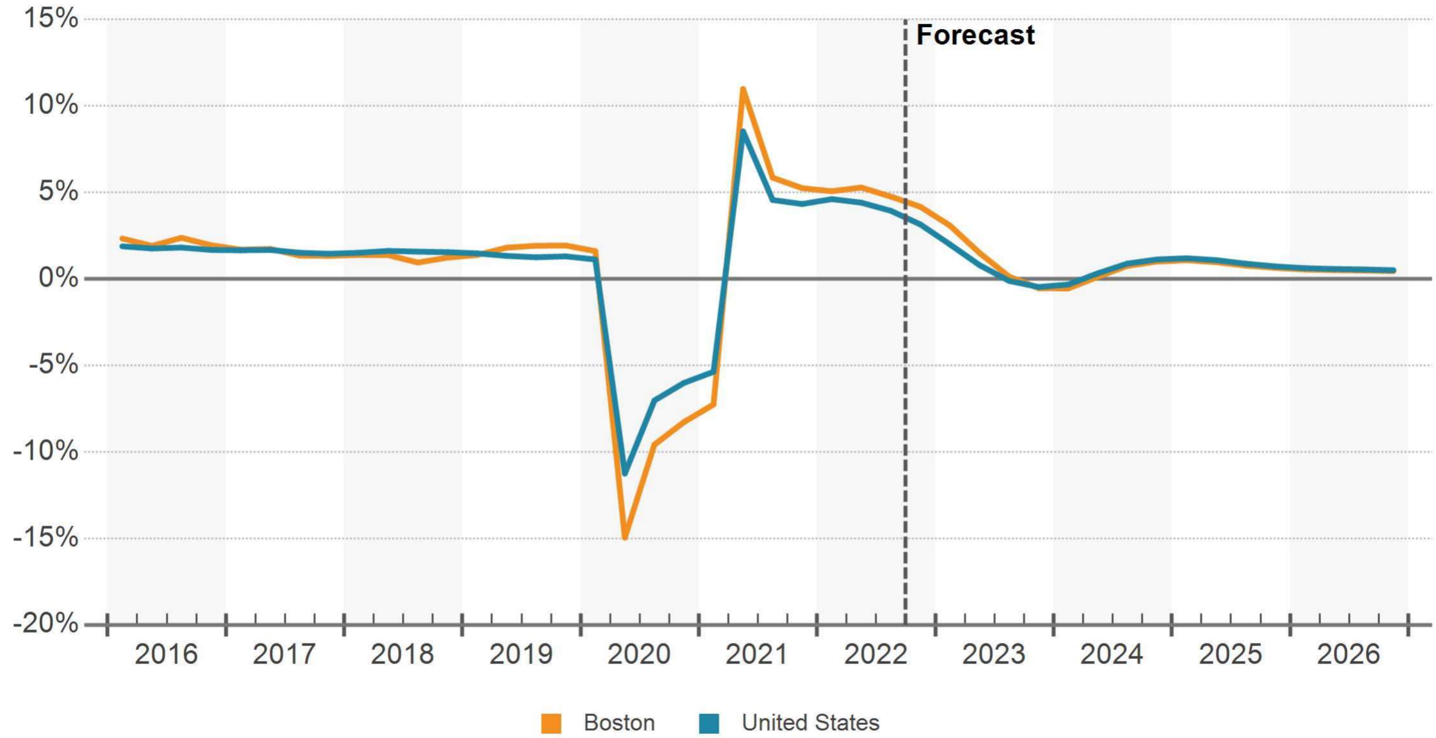
The Port of Boston is the largest port in Massachusetts and one of the main ports on the East Coast, and it is most of the way through an $850 million, multi-year overhaul by the Massachusetts Port Authority. Massport got a big win — and arrival — at the start of 2022, when the largest ship ever to call on the port, the 160-foot Ever Fortune, docked in January. Supply chain shocks remain, but this gateway metro still drives industrial demand.

BOSTON EMPLOYMENT BY INDUSTRY IN THOUSANDS

	CURRENT JOBS		CURRENT GROWTH		10 YR HISTORICAL		5 YR FORECAST	
Industry	**Jobs**	**LQ**	**Market**	**US**	**Market**	**US**	**Market**	**US**
Manufacturing	174	0.7	3.86%	3.46%	-0.15%	0.73%	-0.49%	0.14%
Trade, Transportation and Utilities	416	0.8	4.15%	3.36%	0.38%	1.26%	-0.19%	0.11%
Retail Trade	246	0.8	2.40%	2.42%	-0.02%	0.66%	-0.03%	0.07%
Financial Activities	190	1.1	-0.47%	2.09%	0.48%	1.43%	0.03%	0.24%
Government	298	0.7	-1.57%	0.64%	-0.04%	0.15%	0.49%	0.55%
Natural Resources, Mining and Construction	129	0.8	4.78%	4.23%	4.16%	2.53%	0.94%	0.39%
Education and Health Services	609	1.3	4.28%	3.33%	1.74%	1.66%	0.43%	0.68%
Professional and Business Services	567	1.4	5.29%	4.69%	2.74%	2.18%	0.50%	0.48%
Information	91	1.6	7.01%	5.61%	1.67%	1.28%	0.81%	0.40%
Leisure and Hospitality	264	0.9	16.38%	8.27%	1.02%	1.34%	1.85%	1.28%
Other Services	99	0.9	3.64%	3.41%	0.50%	0.49%	0.65%	0.50%
Total Employment	**2,837**	**1.0**	**4.55%**	**3.65%**	**1.28%**	**1.29%**	**0.46%**	**0.49%**

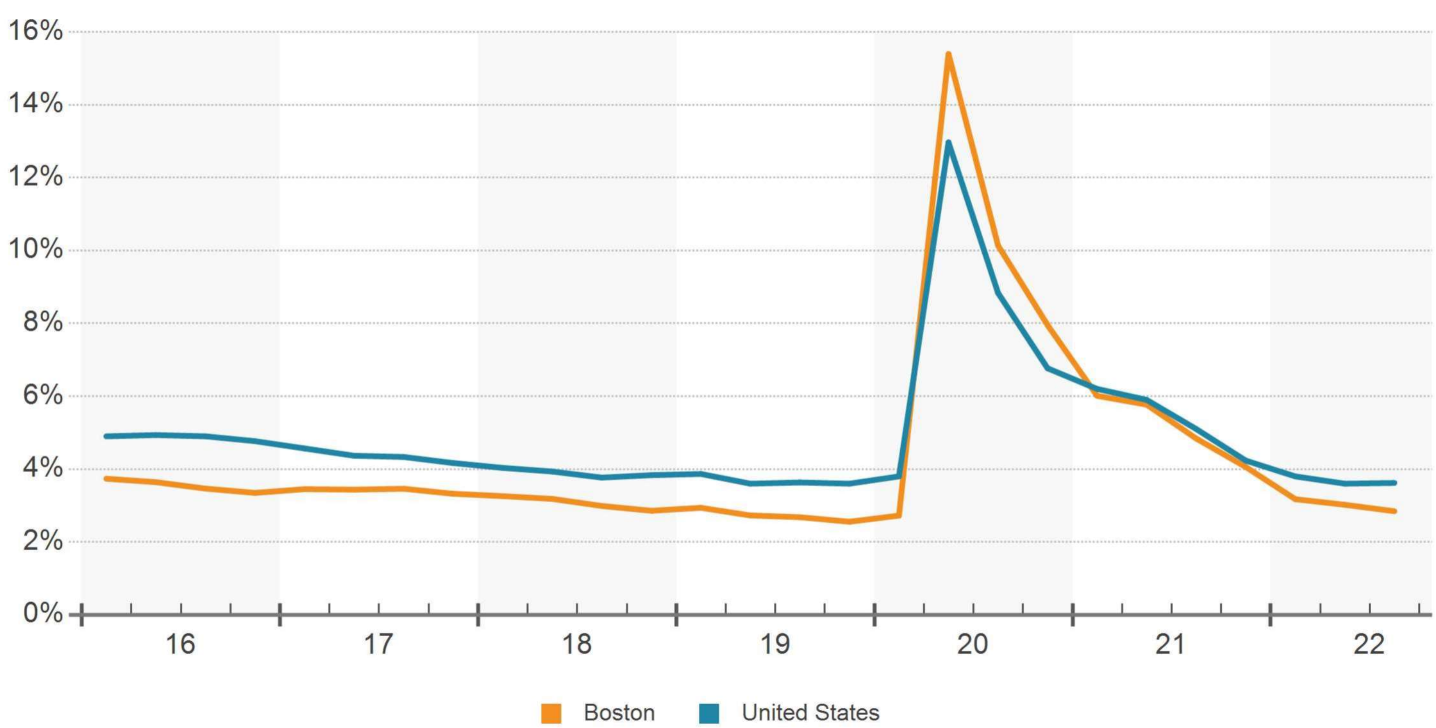
Source: Oxford Economics
LQ = Location Quotient

JOB GROWTH (YOY)



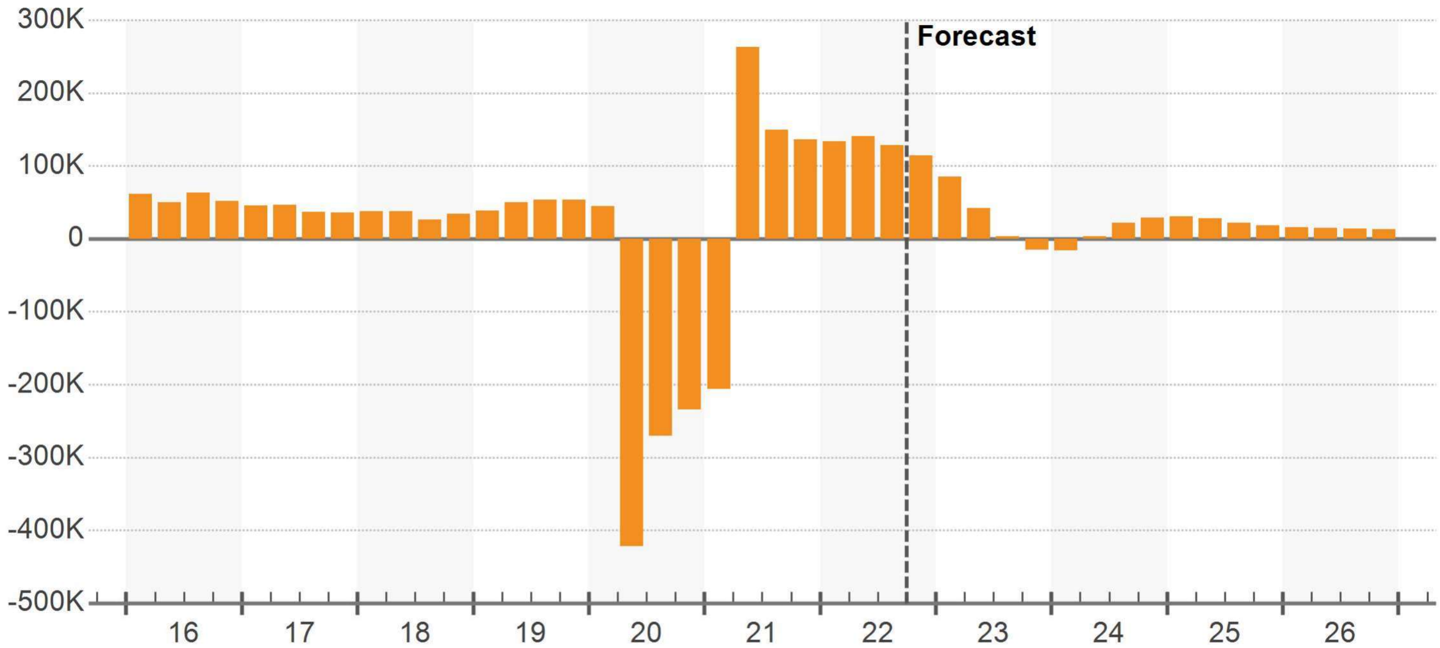
Source: Oxford Economics

UNEMPLOYMENT RATE (%)

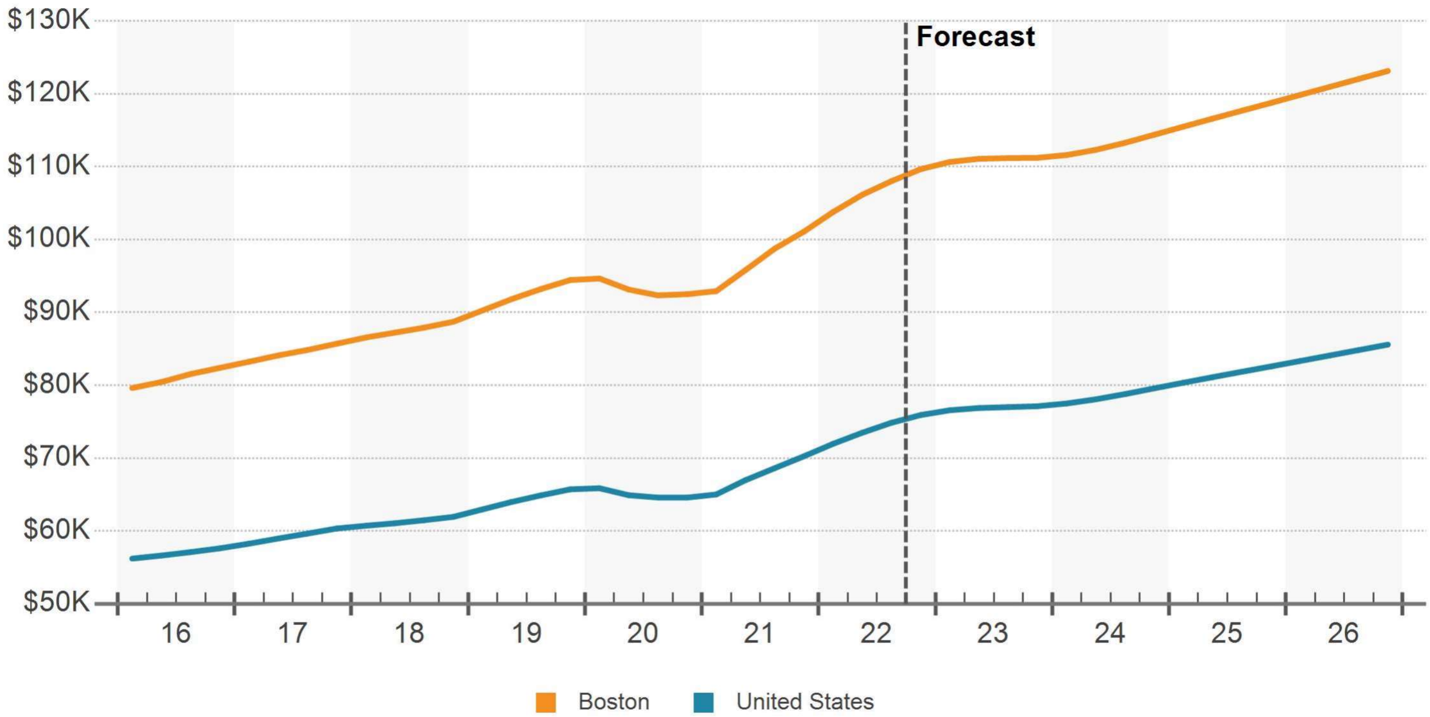


Economy

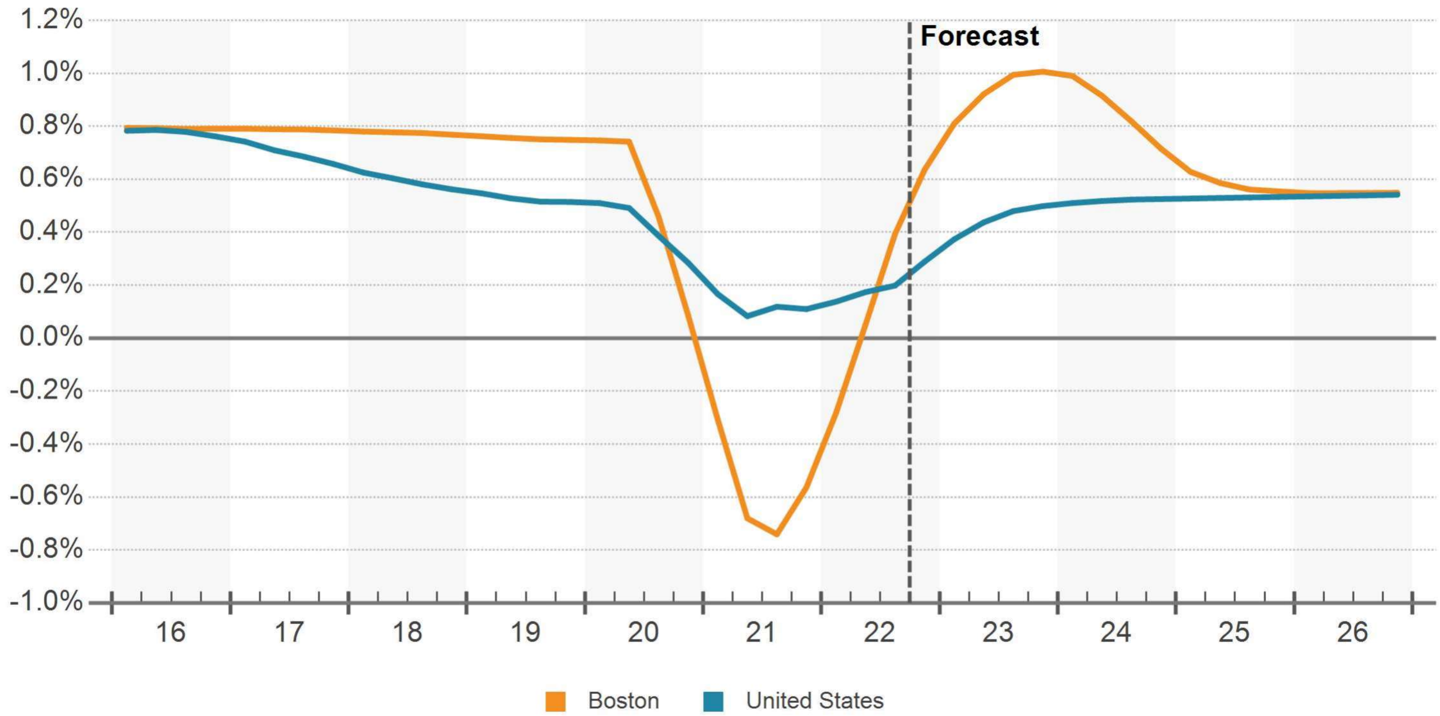
NET EMPLOYMENT CHANGE (YOY)



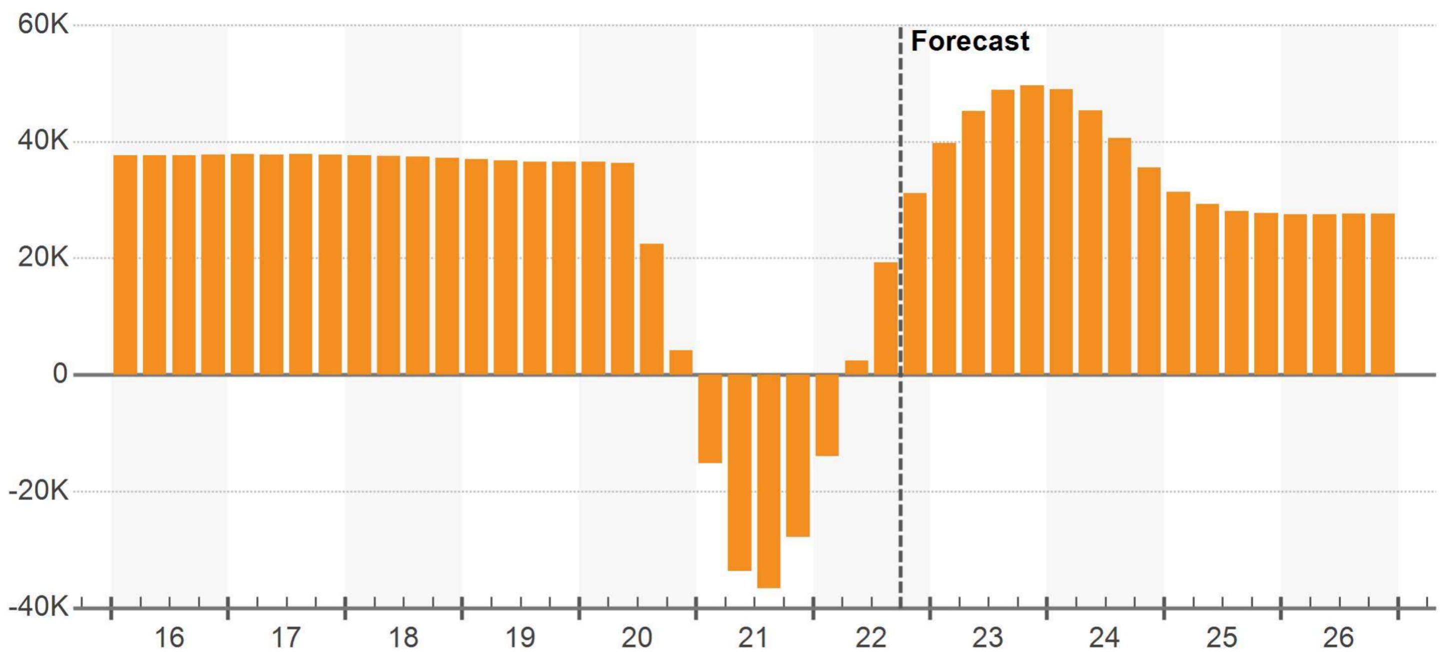
MEDIAN HOUSEHOLD INCOME



POPULATION GROWTH (YOY %)



NET POPULATION CHANGE (YOY)

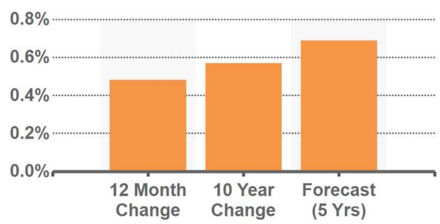


DEMOGRAPHIC TRENDS

	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
Demographic Category	Metro	US	Metro	US	Metro	US	Metro	US
Population	4,923,694	332,708,688	0.5%	0.2%	0.6%	0.6%	0.7%	0.5%
Households	1,870,449	124,190,141	0.4%	0.2%	0.6%	0.7%	0.7%	0.5%
Median Household Income	$108,588	$75,225	9.1%	8.7%	4.3%	4.0%	3.1%	3.2%
Labor Force	2,726,630	164,755,391	0.3%	1.9%	0.8%	0.6%	0.9%	0.5%
Unemployment	2.8%	3.6%	-1.7%	-1.2%	-0.3%	-0.4%	-	-

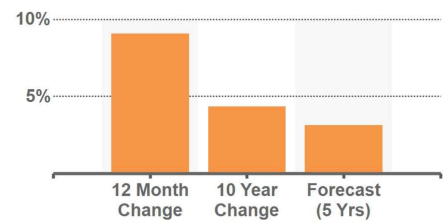
Source: Oxford Economics

POPULATION GROWTH



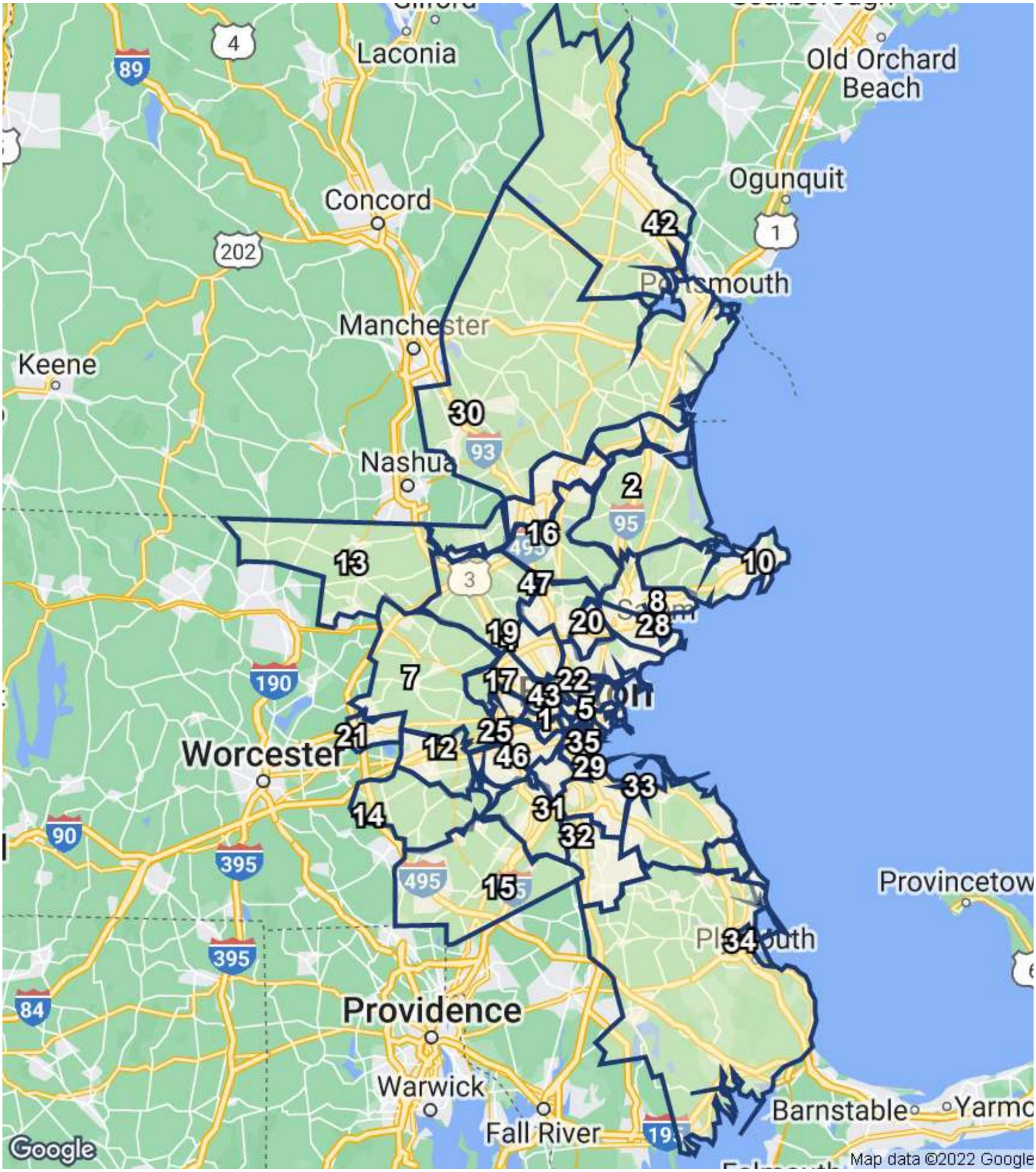
LABOR FORCE GROWTH

INCOME GROWTH



Source: Oxford Economics

BOSTON SUBMARKETS



SUBMARKET INVENTORY

		Inventory				12 Month Deliveries				Under Construction			
No.	Submarket	Bldgs	SF (000)	% Market	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
1	Allston/Brighton	110	3,285	0.9%	37	0	0	0%	-	3	1,306	39.8%	5
2	Amesbury/Ipswich	178	1,853	0.5%	43	1	13	0.7%	19	0	-	-	-
3	Back Bay	176	17,252	4.7%	4	0	0	0%	-	2	278	1.6%	13
4	Burlington/Woburn	320	15,347	4.2%	7	0	0	0%	-	1	180	1.2%	16
5	Charlestown/East Boston	102	5,302	1.4%	24	1	515	9.7%	3	4	1,215	22.9%	6
6	Chelsea/Revere	124	2,130	0.6%	40	0	0	0%	-	1	280	13.2%	12
7	Concord/Maynard	371	11,453	3.1%	10	0	0	0%	-	0	-	-	-
8	Danvers/Beverly	209	6,551	1.8%	20	0	0	0%	-	0	-	-	-
9	E Cambridge/Kendall Sq	115	18,973	5.2%	3	2	510	2.7%	4	7	2,176	11.5%	3
10	Essex/Gloucester	96	987	0.3%	46	0	0	0%	-	0	-	-	-
11	Financial District	255	44,646	12.1%	1	1	812	1.8%	2	1	647	1.4%	10
12	Framingham/Natick	398	10,741	2.9%	12	1	6	0.1%	20	0	-	-	-
13	Groton/Townsend	137	1,243	0.3%	44	2	34	2.8%	17	0	-	-	-
14	Hopkinton/Holliston	78	1,859	0.5%	42	0	0	0%	-	0	-	-	-
15	I-95 Corridor South	349	5,497	1.5%	23	0	0	0%	-	0	-	-	-
16	Lawrence/Andover	496	15,028	4.1%	8	2	85	0.6%	14	0	-	-	-
17	Lexington/Arlington	239	5,277	1.4%	25	0	0	0%	-	0	-	-	-
18	Longwood/Fenway	91	8,761	2.4%	15	1	127	1.5%	13	6	2,335	26.7%	2
19	Lowell/Chelmsford	498	19,717	5.4%	2	0	0	0%	-	2	206	1.0%	15
20	Lynnfield/Wakefield	112	3,007	0.8%	38	0	0	0%	-	0	-	-	-
21	Marlborough	124	7,020	1.9%	18	0	0	0%	-	0	-	-	-
22	Medford/Malden	161	3,742	1.0%	34	0	0	0%	-	0	-	-	-
23	Mid-Cambridge/Harvard Sq	226	9,457	2.6%	13	1	200	2.1%	10	0	-	-	-
24	Midtown	105	5,170	1.4%	26	0	0	0%	-	0	-	-	-
25	Newton/Brookline	353	9,241	2.5%	14	1	60	0.6%	15	0	-	-	-
26	North End/Waterfront	52	1,934	0.5%	41	0	0	0%	-	0	-	-	-
27	North Station/Beacon Hill	87	7,683	2.1%	17	0	0	0%	-	2	1,055	13.7%	8
28	Peabody/Salem	256	3,687	1.0%	35	0	0	0%	-	0	-	-	-
29	Quincy/Braintree	391	10,873	3.0%	11	1	50	0.5%	16	1	6	0.1%	19
30	Rockingham	968	12,478	3.4%	9	5	204	1.6%	9	4	265	2.1%	14
31	Route 1 South	269	8,518	2.3%	16	1	26	0.3%	18	0	-	-	-
32	Route 24	389	4,893	1.3%	27	0	0	0%	-	0	-	-	-
33	Route 3 Corridor	449	5,937	1.6%	21	0	0	0%	-	1	8	0.1%	18
34	Route 3 South	543	5,927	1.6%	22	0	0	0%	-	1	5	0.1%	20
35	Roxbury/Dorchester	192	4,674	1.3%	29	1	355	7.6%	7	1	25	0.5%	17
36	Saugus/Lynn	231	3,442	0.9%	36	0	0	0%	-	0	-	-	-
37	Seaport	95	15,970	4.3%	5	3	961	6.0%	1	5	2,729	17.1%	1
38	Somerville/Everett	172	4,723	1.3%	28	2	487	10.3%	5	4	1,514	32.0%	4
39	South Boston	61	558	0.2%	47	0	0	0%	-	0	-	-	-
40	South End	71	3,778	1.0%	33	1	153	4.0%	12	0	-	-	-
41	South Suffolk County	90	998	0.3%	45	0	0	0%	-	0	-	-	-
42	Strafford County	312	4,506	1.2%	30	0	0	0%	-	0	-	-	-

Submarkets

SUBMARKET INVENTORY

		Inventory				12 Month Deliveries				Under Construction			
No.	Submarket	Bldgs	SF (000)	% Market	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
43	W Cambridge/Alewife	111	4,300	1.2%	31	0	0	0%	-	4	384	8.9%	11
44	Waltham	235	15,818	4.3%	6	1	485	3.1%	6	4	982	6.2%	9
45	Watertown	97	3,906	1.1%	32	1	165	4.2%	11	6	1,131	28.9%	7
46	Wellesley/Needham	230	6,814	1.9%	19	1	210	3.1%	8	0	-	-	-
47	Wilmington/Reading	122	2,973	0.8%	39	0	0	0%	-	0	-	-	-

SUBMARKET RENT

		Market Rent		12 Month Market Rent		QTD Annualized Market Rent	
No.	Submarket	Per SF	Rank	Growth	Rank	Growth	Rank
1	Allston/Brighton	$43.87	11	0.7%	38	-0.4%	25
2	Amesbury/Ipswich	$25.31	35	2.1%	7	-1.7%	47
3	Back Bay	$61.27	3	0.1%	45	-0.4%	20
4	Burlington/Woburn	$31.60	25	1.1%	28	-0.1%	10
5	Charlestown/East Boston	$47.80	9	0.5%	42	-0.4%	24
6	Chelsea/Revere	$34.27	22	0.7%	36	-0.8%	36
7	Concord/Maynard	$24.97	37	1.7%	17	-0.2%	16
8	Danvers/Beverly	$22.79	44	1.5%	25	0.2%	2
9	E Cambridge/Kendall Sq	$83.19	1	0%	47	-0.1%	8
10	Essex/Gloucester	$23.29	41	2.5%	2	-1.0%	38
11	Financial District	$58.68	4	0%	46	-0.5%	28
12	Framingham/Natick	$28.54	28	1.1%	30	-0.2%	17
13	Groton/Townsend	$23.59	39	1.8%	16	-1.3%	42
14	Hopkinton/Holliston	$23.36	40	2.4%	4	0%	6
15	I-95 Corridor South	$30.26	26	1.9%	10	-1.4%	43
16	Lawrence/Andover	$26.01	32	1.8%	11	0.1%	4
17	Lexington/Arlington	$40.05	16	1.2%	27	-0.1%	9
18	Longwood/Fenway	$56.25	7	0.2%	44	-0.3%	19
19	Lowell/Chelmsford	$22.80	43	1.7%	21	-0.1%	12
20	Lynnfield/Wakefield	$27.73	30	1.5%	24	-0.4%	21
21	Marlborough	$25.31	36	1.7%	20	0.2%	3
22	Medford/Malden	$31.94	24	1.1%	29	-0.7%	31
23	Mid-Cambridge/Harvard Sq	$73.21	2	0.8%	34	0.3%	1
24	Midtown	$41.23	13	1.7%	18	-0.1%	14
25	Newton/Brookline	$37.58	19	1.5%	23	-0.4%	26
26	North End/Waterfront	$43.37	12	1.1%	31	-0.7%	32
27	North Station/Beacon Hill	$54.19	8	0.6%	39	-0.7%	33
28	Peabody/Salem	$22.51	45	2.2%	6	-1.0%	37
29	Quincy/Braintree	$29.34	27	1.3%	26	-0.4%	23
30	Rockingham	$26.78	31	1.8%	14	-0.6%	30
31	Route 1 South	$25.83	33	1.6%	22	-0.4%	22
32	Route 24	$22.30	46	2.3%	5	-1.1%	40
33	Route 3 Corridor	$24.78	38	1.8%	15	-0.5%	29
34	Route 3 South	$28.26	29	2.4%	3	-1.4%	45
35	Roxbury/Dorchester	$34.80	21	1.8%	13	-0.8%	35
36	Saugus/Lynn	$22.23	47	1.9%	9	-1.4%	44
37	Seaport	$58.50	5	0.5%	41	0.1%	5
38	Somerville/Everett	$39.29	18	0.4%	43	-0.8%	34
39	South Boston	$36.05	20	1.8%	12	-1.6%	46
40	South End	$45.34	10	0.9%	33	-0.5%	27
41	South Suffolk County	$32.37	23	2.1%	8	-1.3%	41
42	Strafford County	$23.27	42	1.7%	19	-1.0%	39

SUBMARKET RENT

		Market Rent		12 Month Market Rent		QTD Annualized Market Rent	
No.	Submarket	Per SF	Rank	Growth	Rank	Growth	Rank
43	W Cambridge/Alewife	$57.26	6	0.8%	35	-0.2%	15
44	Waltham	$40.71	14	0.7%	37	0%	7
45	Watertown	$40.23	15	0.5%	40	-0.1%	11
46	Wellesley/Needham	$39.46	17	1.0%	32	-0.3%	18
47	Wilmington/Reading	$25.65	34	2.9%	1	-0.1%	13

SUBMARKET VACANCY & NET ABSORPTION

		Vacancy			12 Month Absorption			
No.	Submarket	SF	Percent	Rank	SF	% of Inv	Rank	Construc. Ratio
1	Allston/Brighton	131,421	4.0%	10	(13,918)	-0.4%	31	-
2	Amesbury/Ipswich	51,491	2.8%	5	30,093	1.6%	19	-
3	Back Bay	1,738,661	10.1%	32	(640,270)	-3.7%	47	-
4	Burlington/Woburn	1,629,693	10.6%	35	(166,713)	-1.1%	45	-
5	Charlestown/East Boston	635,430	12.0%	39	635,331	12.0%	3	0.8
6	Chelsea/Revere	28,150	1.3%	2	6,975	0.3%	24	-
7	Concord/Maynard	1,930,769	16.9%	46	(34,827)	-0.3%	33	-
8	Danvers/Beverly	516,266	7.9%	24	68,378	1.0%	15	-
9	E Cambridge/Kendall Sq	1,122,828	5.9%	19	(70,420)	-0.4%	39	-
10	Essex/Gloucester	23,112	2.3%	4	16,937	1.7%	21	-
11	Financial District	6,986,213	15.6%	44	(143,981)	-0.3%	43	-
12	Framingham/Natick	978,572	9.1%	28	12,410	0.1%	23	0.5
13	Groton/Townsend	63,688	5.1%	16	5,220	0.4%	25	6.6
14	Hopkinton/Holliston	31,180	1.7%	3	(11,225)	-0.6%	29	-
15	I-95 Corridor South	296,814	5.4%	17	(33,100)	-0.6%	32	-
16	Lawrence/Andover	2,098,148	14.0%	41	16,387	0.1%	22	5.2
17	Lexington/Arlington	325,736	6.2%	20	(60,010)	-1.1%	37	-
18	Longwood/Fenway	89,564	1.0%	1	113,526	1.3%	10	1.1
19	Lowell/Chelmsford	3,040,627	15.4%	43	(66,501)	-0.3%	38	-
20	Lynnfield/Wakefield	508,773	16.9%	47	125,436	4.2%	9	-
21	Marlborough	805,348	11.5%	37	224,251	3.2%	7	-
22	Medford/Malden	612,213	16.4%	45	(8,113)	-0.2%	28	-
23	Mid-Cambridge/Harvard Sq	519,755	5.5%	18	32,281	0.3%	18	6.2
24	Midtown	502,282	9.7%	31	(134,647)	-2.6%	42	-
25	Newton/Brookline	865,377	9.4%	29	63,054	0.7%	17	1.0
26	North End/Waterfront	182,884	9.5%	30	(43,715)	-2.3%	34	-
27	North Station/Beacon Hill	389,718	5.1%	15	(150,074)	-2.0%	44	-
28	Peabody/Salem	333,768	9.1%	27	(48,180)	-1.3%	36	-
29	Quincy/Braintree	1,290,170	11.9%	38	(220,692)	-2.0%	46	-
30	Rockingham	818,507	6.6%	22	63,855	0.5%	16	3.2
31	Route 1 South	1,282,114	15.1%	42	263,721	3.1%	6	-
32	Route 24	163,957	3.4%	7	76,401	1.6%	14	-
33	Route 3 Corridor	283,896	4.8%	13	93,162	1.6%	13	-
34	Route 3 South	258,881	4.4%	12	(7,034)	-0.1%	27	-
35	Roxbury/Dorchester	474,162	10.1%	33	1,590	0%	26	223.3
36	Saugus/Lynn	124,138	3.6%	9	20,031	0.6%	20	0.1
37	Seaport	1,961,324	12.3%	40	1,487,646	9.3%	1	0.5
38	Somerville/Everett	238,725	5.1%	14	484,718	10.3%	4	0.6
39	South Boston	61,617	11.0%	36	(43,950)	-7.9%	35	-
40	South End	244,212	6.5%	21	183,143	4.8%	8	-
41	South Suffolk County	30,079	3.0%	6	(11,713)	-1.2%	30	-
42	Strafford County	154,352	3.4%	8	(104,455)	-2.3%	41	-

SUBMARKET VACANCY & NET ABSORPTION

		Vacancy			12 Month Absorption			
No.	Submarket	SF	Percent	Rank	SF	% of Inv	Rank	Construc. Ratio
43	W Cambridge/Alewife	178,794	4.2%	11	94,727	2.2%	12	-
44	Waltham	1,254,756	7.9%	25	872,847	5.5%	2	0.6
45	Watertown	271,965	7.0%	23	107,321	2.7%	11	1.5
46	Wellesley/Needham	718,947	10.6%	34	388,785	5.7%	5	0.5
47	Wilmington/Reading	265,655	8.9%	26	(74,953)	-2.5%	40	-

Supply & Demand Trends

Boston Office

OVERALL SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2026	388,622,695	2,618,235	0.7%	3,022,729	0.8%	0.9
2025	386,004,460	4,490,028	1.2%	3,474,976	0.9%	1.3
2024	381,514,432	4,509,320	1.2%	2,525,818	0.7%	1.8
2023	377,005,112	7,793,550	2.1%	2,041,239	0.5%	3.8
2022	369,211,562	5,408,775	1.5%	2,458,023	0.7%	2.2
YTD	368,185,783	4,382,996	1.2%	1,742,350	0.5%	2.5
2021	363,802,787	2,797,417	0.8%	(678,339)	-0.2%	-
2020	361,005,370	2,501,479	0.7%	(3,415,825)	-0.9%	-
2019	358,503,891	1,003,164	0.3%	2,874,422	0.8%	0.3
2018	357,500,727	3,014,348	0.9%	3,856,976	1.1%	0.8
2017	354,486,379	1,795,296	0.5%	3,161,597	0.9%	0.6
2016	352,691,083	1,738,048	0.5%	2,420,107	0.7%	0.7
2015	350,953,035	2,339,910	0.7%	4,380,266	1.2%	0.5
2014	348,613,125	2,639,528	0.8%	4,498,476	1.3%	0.6
2013	345,973,597	3,189,276	0.9%	5,459,843	1.6%	0.6
2012	342,784,321	256,381	0.1%	2,431,390	0.7%	0.1
2011	342,527,940	608,473	0.2%	1,364,454	0.4%	0.4
2010	341,919,467	2,070,577	0.6%	(216,403)	-0.1%	-

4 & 5 STAR SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2026	161,908,923	3,371,710	2.1%	3,708,074	2.3%	0.9
2025	158,537,213	4,656,441	3.0%	4,812,871	3.0%	1.0
2024	153,880,772	5,245,010	3.5%	4,356,260	2.8%	1.2
2023	148,635,762	8,122,086	5.8%	4,821,423	3.2%	1.7
2022	140,513,676	5,207,992	3.8%	4,220,732	3.0%	1.2
YTD	139,496,676	4,190,992	3.1%	3,255,930	2.3%	1.3
2021	135,305,684	3,091,478	2.3%	445,584	0.3%	6.9
2020	132,214,206	2,537,950	2.0%	(557,818)	-0.4%	-
2019	129,676,256	1,695,256	1.3%	3,121,406	2.4%	0.5
2018	127,981,000	3,173,659	2.5%	3,070,166	2.4%	1.0
2017	124,807,341	3,090,448	2.5%	2,466,227	2.0%	1.3
2016	121,716,893	2,763,725	2.3%	1,773,930	1.5%	1.6
2015	118,953,168	2,997,878	2.6%	4,147,591	3.5%	0.7
2014	115,955,290	2,749,086	2.4%	3,082,556	2.7%	0.9
2013	113,206,204	3,183,088	2.9%	4,177,132	3.7%	0.8
2012	110,023,116	578,487	0.5%	1,157,941	1.1%	0.5
2011	109,444,629	1,179,573	1.1%	1,059,896	1.0%	1.1
2010	108,265,056	2,132,542	2.0%	665,615	0.6%	3.2

3 STAR SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2026	159,093,735	1,158	0%	(111,296)	-0.1%	-
2025	159,092,577	581,797	0.4%	(397,669)	-0.2%	-
2024	158,510,780	104	0%	(880,435)	-0.6%	-
2023	158,510,676	361,578	0.2%	(1,430,979)	-0.9%	-
2022	158,149,098	206,819	0.1%	(1,327,856)	-0.8%	-
YTD	158,137,698	195,419	0.1%	(1,226,511)	-0.8%	-
2021	157,942,279	(191,968)	-0.1%	(1,143,013)	-0.7%	-
2020	158,134,247	5,936	0%	(2,480,166)	-1.6%	-
2019	158,128,311	(420,824)	-0.3%	(316,372)	-0.2%	-
2018	158,549,135	(118,143)	-0.1%	579,089	0.4%	-
2017	158,667,278	(506,471)	-0.3%	925,468	0.6%	-
2016	159,173,749	(717,967)	-0.4%	306,543	0.2%	-
2015	159,891,716	(449,909)	-0.3%	287,795	0.2%	-
2014	160,341,625	315,843	0.2%	1,186,089	0.7%	0.3
2013	160,025,782	151,723	0.1%	1,425,917	0.9%	0.1
2012	159,874,059	2,959	0%	1,070,367	0.7%	0
2011	159,871,100	80,619	0.1%	293,781	0.2%	0.3
2010	159,790,481	251,749	0.2%	(840,831)	-0.5%	-

1 & 2 STAR SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2026	67,620,037	(754,633)	-1.1%	(574,049)	-0.8%	-
2025	68,374,670	(748,210)	-1.1%	(940,226)	-1.4%	-
2024	69,122,880	(735,794)	-1.1%	(950,007)	-1.4%	-
2023	69,858,674	(690,114)	-1.0%	(1,349,205)	-1.9%	-
2022	70,548,788	(6,036)	0%	(434,853)	-0.6%	-
YTD	70,551,409	(3,415)	0%	(287,069)	-0.4%	-
2021	70,554,824	(102,093)	-0.1%	19,090	0%	-
2020	70,656,917	(42,407)	-0.1%	(377,841)	-0.5%	-
2019	70,699,324	(271,268)	-0.4%	69,388	0.1%	-
2018	70,970,592	(41,168)	-0.1%	207,721	0.3%	-
2017	71,011,760	(788,681)	-1.1%	(230,098)	-0.3%	-
2016	71,800,441	(307,710)	-0.4%	339,634	0.5%	-
2015	72,108,151	(208,059)	-0.3%	(55,120)	-0.1%	-
2014	72,316,210	(425,401)	-0.6%	229,831	0.3%	-
2013	72,741,611	(145,535)	-0.2%	(143,206)	-0.2%	-
2012	72,887,146	(325,065)	-0.4%	203,082	0.3%	-
2011	73,212,211	(651,719)	-0.9%	10,777	0%	-
2010	73,863,930	(313,714)	-0.4%	(41,187)	-0.1%	-

OVERALL RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2026	$42.28	136	0.7%	0.1%	45,236,468	11.6%	-0.2%
2025	$42	135	0.7%	-0.6%	45,628,162	11.8%	0.1%
2024	$41.70	134	-0.8%	-1.3%	44,600,733	11.7%	0.4%
2023	$42.03	136	-0.9%	-0.5%	42,603,901	11.3%	1.3%
2022	$42.40	137	0.4%	0.4%	36,838,451	10.0%	0.7%
YTD	$42.35	137	0.7%	0.3%	36,514,732	9.9%	0.6%
2021	$42.25	136	2.2%	0%	33,876,671	9.3%	0.9%
2020	$41.33	133	-2.0%	-2.2%	30,445,402	8.4%	1.6%
2019	$42.15	136	7.8%	-0.2%	24,528,098	6.8%	-0.5%
2018	$39.09	126	5.4%	-7.5%	26,411,566	7.4%	-0.3%
2017	$37.07	120	1.3%	-12.2%	27,254,004	7.7%	-0.4%
2016	$36.62	118	8.0%	-13.3%	28,621,370	8.1%	-0.3%
2015	$33.91	109	8.3%	-19.7%	29,358,710	8.4%	-0.6%
2014	$31.32	101	3.5%	-25.9%	31,394,666	9.0%	-0.6%
2013	$30.25	98	2.5%	-28.4%	33,345,969	9.6%	-0.7%
2012	$29.51	95	5.6%	-30.1%	35,491,286	10.4%	-0.6%
2011	$27.95	90	3.5%	-33.8%	37,666,295	11.0%	-0.2%
2010	$27	87	-1.2%	-36.1%	38,422,276	11.2%	0.6%

4 & 5 STAR RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2026	$58.41	140	0.6%	-2.7%	20,316,461	12.5%	-0.5%
2025	$58.05	139	0.6%	-3.3%	20,654,030	13.0%	-0.5%
2024	$57.68	138	-0.9%	-3.9%	20,811,636	13.5%	0.1%
2023	$58.18	139	-0.9%	-3.1%	19,923,481	13.4%	1.6%
2022	$58.74	141	-0.6%	-2.2%	16,622,818	11.8%	0.3%
YTD	$58.68	141	-0.4%	-2.3%	16,570,600	11.9%	0.3%
2021	$59.07	141	1.6%	-1.6%	15,635,538	11.6%	1.7%
2020	$58.16	139	-3.1%	-3.1%	12,989,644	9.8%	2.2%
2019	$60.04	144	9.8%	0%	9,893,876	7.6%	-1.2%
2018	$54.68	131	8.8%	-8.9%	11,320,026	8.8%	-0.1%
2017	$50.26	120	-0.9%	-16.3%	11,216,533	9.0%	0.3%
2016	$50.71	121	10.5%	-15.6%	10,592,312	8.7%	0.6%
2015	$45.89	110	9.6%	-23.6%	9,657,748	8.1%	-1.2%
2014	$41.89	100	2.5%	-30.2%	10,807,461	9.3%	-0.5%
2013	$40.85	98	1.1%	-32.0%	11,140,931	9.8%	-1.1%
2012	$40.42	97	7.1%	-32.7%	12,009,725	10.9%	-0.6%
2011	$37.73	90	5.3%	-37.2%	12,589,179	11.5%	0%
2010	$35.84	86	1.2%	-40.3%	12,469,502	11.5%	1.1%

3 STAR RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2026	$33.31	134	0.8%	1.9%	20,791,648	13.1%	0.1%
2025	$33.06	133	0.8%	1.1%	20,679,372	13.0%	0.6%
2024	$32.79	132	-0.7%	0.3%	19,700,062	12.4%	0.6%
2023	$33.01	133	-0.7%	1.0%	18,819,545	11.9%	1.1%
2022	$33.26	134	1.8%	1.8%	17,026,985	10.8%	1.0%
YTD	$33.20	134	2.3%	1.6%	16,905,909	10.7%	0.9%
2021	$32.68	132	2.0%	0%	15,483,979	9.8%	0.6%
2020	$32.04	129	-0.2%	-2.0%	14,573,967	9.2%	1.6%
2019	$32.09	129	6.1%	-1.8%	12,087,865	7.6%	0%
2018	$30.26	122	2.0%	-7.4%	12,192,317	7.7%	-0.4%
2017	$29.67	119	2.5%	-9.2%	12,889,359	8.1%	-0.9%
2016	$28.96	117	5.4%	-11.4%	14,320,282	9.0%	-0.6%
2015	$27.47	111	7.1%	-15.9%	15,344,792	9.6%	-0.4%
2014	$25.65	103	5.5%	-21.5%	16,078,096	10.0%	-0.6%
2013	$24.30	98	4.3%	-25.6%	17,040,697	10.6%	-0.8%
2012	$23.31	94	3.8%	-28.7%	18,314,891	11.5%	-0.7%
2011	$22.47	90	2.6%	-31.3%	19,382,299	12.1%	-0.1%
2010	$21.91	88	-3.3%	-33.0%	19,595,461	12.3%	0.7%

1 & 2 STAR RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2026	$27.03	127	0.7%	0.9%	4,128,359	6.1%	-0.2%
2025	$26.84	126	0.8%	0.2%	4,294,760	6.3%	0.4%
2024	$26.64	125	-0.8%	-0.6%	4,089,035	5.9%	0.4%
2023	$26.84	126	-0.8%	0.1%	3,860,875	5.5%	1.0%
2022	$27.06	127	1.0%	1.0%	3,188,648	4.5%	0.6%
YTD	$27.06	127	2.1%	1.0%	3,038,223	4.3%	0.4%
2021	$26.80	126	6.3%	0%	2,757,154	3.9%	-0.2%
2020	$25.22	118	-1.0%	-5.9%	2,881,791	4.1%	0.5%
2019	$25.47	120	3.0%	-5.0%	2,546,357	3.6%	-0.5%
2018	$24.73	116	-0.1%	-7.7%	2,899,223	4.1%	-0.3%
2017	$24.75	116	8.1%	-7.6%	3,148,112	4.4%	-0.7%
2016	$22.89	107	3.7%	-14.6%	3,708,776	5.2%	-0.9%
2015	$22.07	104	5.8%	-17.6%	4,356,170	6.0%	-0.2%
2014	$20.87	98	2.7%	-22.1%	4,509,109	6.2%	-0.9%
2013	$20.33	95	4.2%	-24.2%	5,164,341	7.1%	0%
2012	$19.50	92	3.6%	-27.2%	5,166,670	7.1%	-0.7%
2011	$18.82	88	-1.3%	-29.8%	5,694,817	7.8%	-0.8%
2010	$19.07	90	-5.0%	-28.8%	6,357,313	8.6%	-0.3%

Sale Trends

Boston Office

OVERALL SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2026	-	-	-	-	-	-	$452.73	203	6.0%
2025	-	-	-	-	-	-	$449.98	201	6.0%
2024	-	-	-	-	-	-	$447.44	200	6.0%
2023	-	-	-	-	-	-	$451.38	202	6.1%
2022	-	-	-	-	-	-	$468.60	210	5.9%
YTD	425	$5.8B	3.3%	$17,001,328	$535.68	6.9%	$470.99	211	5.9%
2021	602	$12.6B	6.3%	$24,143,496	$588.57	6.9%	$467.48	209	5.9%
2020	580	$7.9B	5.3%	$19,369,340	$444.82	7.1%	$435.80	195	6.0%
2019	556	$8.5B	5.5%	$19,137,591	$443.45	6.8%	$430.17	193	6.0%
2018	452	$6.6B	5.7%	$18,018,571	$380.24	6.7%	$392.66	176	6.1%
2017	459	$6.9B	5.4%	$19,288,841	$372.75	6.3%	$364.81	163	6.1%
2016	541	$5.4B	5.6%	$11,773,988	$328.29	6.7%	$359.31	161	6.0%
2015	512	$8.1B	6.7%	$16,739,889	$353.90	6.2%	$340.18	152	6.0%
2014	584	$8.5B	8.4%	$15,677,758	$305.43	6.3%	$311.61	139	6.2%
2013	479	$4.5B	6.0%	$10,824,906	$232.46	6.6%	$289.42	130	6.4%
2012	388	$3.2B	4.8%	$9,267,600	$204.20	7.0%	$267.02	120	6.7%
2011	369	$3.6B	4.6%	$12,350,451	$240.82	7.1%	$251.75	113	6.9%

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4 & 5 STAR SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2026	-	-	-	-	-	-	$684.26	204	5.5%
2025	-	-	-	-	-	-	$680.32	203	5.5%
2024	-	-	-	-	-	-	$676.71	202	5.5%
2023	-	-	-	-	-	-	$682.82	204	5.5%
2022	-	-	-	-	-	-	$710.04	212	5.4%
YTD	28	$2.7B	3.0%	$117,797,170	$742.63	5.7%	$713.83	213	5.4%
2021	56	$10.1B	8.9%	$186,592,481	$871.42	5.3%	$710.94	212	5.3%
2020	30	$4.4B	6.0%	$147,754,610	$562.06	6.3%	$656.77	196	5.4%
2019	47	$5.9B	7.6%	$132,219,729	$602.14	5.7%	$648.66	194	5.4%
2018	54	$4.5B	8.8%	$116,011,949	$502.51	5.8%	$590.91	176	5.5%
2017	30	$3.8B	5.6%	$126,071,897	$537.80	5.8%	$544.73	163	5.6%
2016	38	$2.3B	6.2%	$82,975,220	$514.98	5.7%	$540.18	161	5.5%
2015	45	$5.3B	8.7%	$120,648,474	$520.66	5.5%	$512.67	153	5.5%
2014	61	$6.2B	13.1%	$110,847,412	$442.11	5.3%	$469.15	140	5.6%
2013	42	$2.3B	6.7%	$55,697,383	$315.19	5.7%	$436.38	130	5.8%
2012	25	$1.3B	4.0%	$55,223,921	$313.56	5.8%	$401.88	120	6.1%
2011	27	$2.5B	6.5%	$94,404,131	$355.68	6.8%	$378.81	113	6.3%

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3 STAR SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2026	-	-	-	-	-	-	$326.28	201	6.2%
2025	-	-	-	-	-	-	$324.11	200	6.2%
2024	-	-	-	-	-	-	$322.07	199	6.3%
2023	-	-	-	-	-	-	$324.74	200	6.3%
2022	-	-	-	-	-	-	$336.39	208	6.2%
YTD	163	$2.7B	3.9%	$20,618,738	$504.74	6.7%	$337.87	208	6.1%
2021	233	$1.9B	4.9%	$9,566,218	$280.37	6.8%	$333.64	206	6.1%
2020	228	$3.2B	5.6%	$19,242,222	$391.57	7.1%	$316.11	195	6.2%
2019	221	$2.2B	4.9%	$12,515,962	$296.90	7.0%	$310.98	192	6.3%
2018	166	$1.7B	4.3%	$12,474,158	$273.49	6.7%	$284.07	175	6.4%
2017	196	$2.6B	6.2%	$17,793,663	$281.53	6.1%	$265	163	6.3%
2016	232	$2.6B	6.2%	$14,032,688	$271.96	6.9%	$259.34	160	6.2%
2015	213	$2.5B	6.9%	$12,220,027	$233.83	5.7%	$245.07	151	6.3%
2014	204	$1.9B	6.9%	$10,347,255	$178.95	6.4%	$225.15	139	6.4%
2013	181	$2B	6.9%	$12,034,956	$192.86	6.4%	$208.58	129	6.6%
2012	171	$1.7B	6.4%	$10,868,840	$169.32	7.2%	$192.93	119	6.9%
2011	133	$845.2M	4.1%	$7,898,697	$140	7.3%	$182.21	112	7.1%

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1 & 2 STAR SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2026	-	-	-	-	-	-	$227.39	197	6.7%
2025	-	-	-	-	-	-	$225.94	196	6.7%
2024	-	-	-	-	-	-	$224.62	195	6.7%
2023	-	-	-	-	-	-	$226.63	197	6.8%
2022	-	-	-	-	-	-	$234.34	203	6.6%
YTD	234	$379.8M	2.8%	$2,031,168	$210.45	8.0%	$235.71	204	6.6%
2021	313	$565.4M	4.4%	$2,125,490	$192.04	7.4%	$232.48	202	6.6%
2020	322	$314.6M	3.3%	$1,470,012	$173.90	7.4%	$218.46	189	6.7%
2019	288	$370.2M	2.9%	$1,652,466	$194.31	6.7%	$217.19	188	6.7%
2018	232	$348.9M	3.1%	$1,846,017	$170.56	7.6%	$200.40	174	6.8%
2017	233	$506.1M	3.5%	$2,796,047	$228.62	7.0%	$193.14	167	6.7%
2016	271	$451.8M	3.5%	$1,859,439	$195.37	7.4%	$185.95	161	6.7%
2015	254	$288.5M	2.9%	$1,227,522	$145.35	8.0%	$174.33	151	6.7%
2014	319	$391.6M	4.3%	$1,301,127	$127.85	7.0%	$159.22	138	6.9%
2013	256	$253M	2.9%	$1,193,539	$133.77	7.9%	$147.66	128	7.1%
2012	192	$192.1M	2.4%	$1,157,118	$124.88	7.3%	$136.72	119	7.4%
2011	209	$212.3M	2.8%	$1,343,415	$119.78	7.3%	$128.40	111	7.7%

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