

CHARLESTOWN

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NORTH STATION

FINANCIAL DISTRICT

MIDTOWN

SOUTH STATION

SEAPORT

BACK BAY

2016

Q4

FINANCIAL DISTRICT

OFFICE MARKET



DIRECT VACANCY



SUBLEASE VACANCY



12-MONTH ABSORPTION



LEASING ACTIVITY



ASKING RENT



STATISTICS OVER THE LAST 12 MONTHS

Q4

2016

FINANCIAL DISTRICT

OFFICE MARKET



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	28,578,270	333,283	2,130,011	43,524	7.6%	313,454	424,290	\$60.58
CLASS B	6,895,369	0	678,158	30,324	10.3%	(141,758)	7,885	\$48.34
TOTAL	35,473,639	333,283	2,808,169	73,848	8.1%	171,696	432,175	\$57.62

SUBMARKET TRENDS

- Traditional FIRE tenants continue to rightsize while the TAMI sector drives office demand. State Street Bank is subleasing upwards of 300,000 square feet of space at 1 Lincoln Street. On average financial firms are downsizing their footprints by 20-30% once their leases roll.
- In another game of musical chairs, the FBI moved into its newly-constructed building in Chelsea; vacating a large chunk of space at 1 Center Plaza. Houghton Mifflin relocated to 125 High Street from 222 Berkeley Street.
- The Boston Business Journal moved into its new 8,000-square-foot headquarters at 70 Franklin Street; vacating its long-time home at 160 Federal Street.
- TIAA acquired 101 Summer Street and 99 Chauncy Street from Synergy Investment & Development for \$75 million or \$498 per square foot.

FEATURED DEAL

70 FRANKLIN STREET, BOSTON

43,354 SF

In December, TIAA purchased 70 Franklin Street, a 43,354-square-foot Class A office building, from Frances Coles & Associates. The sale price was \$38 million or \$877 per square foot. On a price-per-square foot basis, this represents the largest Downtown transaction of the quarter.

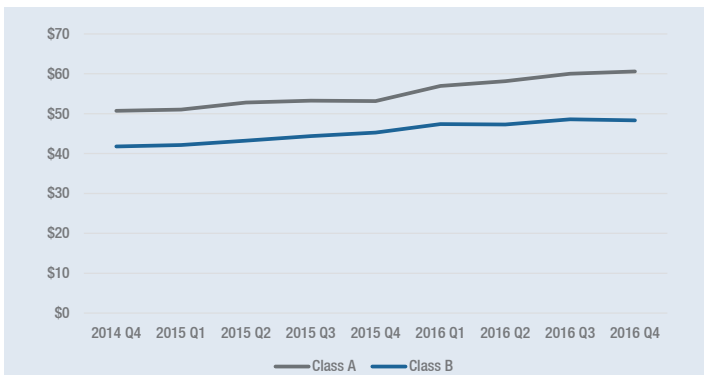


NOTABLE TRANSACTIONS

TENANT	ADDRESS	CITY	SIZE
Mass General Hospital	100 Cambridge Street	Boston	52,187
Tsoi Kobus & Associates	60 State Street	Boston	24,565
Feeley & Driscoll	2 International Place	Boston	23,000
McGraw Hill*	225 Franklin Street	Boston	17,331
ViaSat	100 Summer Street	Boston	14,594

*Renewal

CLASS A & B RENTS



VACANCY AND NET ABSORPTION

