

2016

Q4

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	Q4 NET ABSORPTION (SF)	YTD NET ABSORPTION (SF)	ASKING RENT (\$/SF)
CLASS A	4,478,574	726,006	167,463	0	3.7%	86,848	384,673	\$69.97
CLASS B	5,473,583	0	577,387	13,341	10.8%	(27,114)	854	\$50.95
<b>TOTAL</b>	<b>9,952,157</b>	<b>726,006</b>	<b>744,850</b>	<b>13,341</b>	<b>7.6%</b>	<b>59,734</b>	<b>385,527</b>	<b>\$55.22</b>

## SUBMARKET TRENDS

- The Seaport has transformed into arguably the hottest market in Greater Boston; ending the year with close 400,000 square feet of positive absorption.
- The Seaport is also becoming a relief valve for biotech companies looking for more space and rent relief from the frothy Cambridge markets. Related Beal is planning a 125,000-square-foot speculative office and lab complex on Tide Street to tap into this potential demand.
- Asking rents have seen an impressive run-up this cycle; with Class A assets averaging close to \$70 per square foot.
- Goodwin Proctor's headquarters at 100 Northern Ave is reportedly being bought by Deutsche Bank for upwards of \$475 million.
- Callahan Capital Properties sold 10 Channel Center to LaSalle Investment Management for \$119 million or \$473 per square foot.

## FEATURED DEAL

### INNOVATION & DESIGN BUILDING , BOSTON 220,000 SF

Reebok recently announced it would relocate its global headquarters from Canton to the Innovation and Design Building. The 220,000-square-foot space is expected to open in late 2017. This transaction represents the latest in a series of moves from suburban Boston.

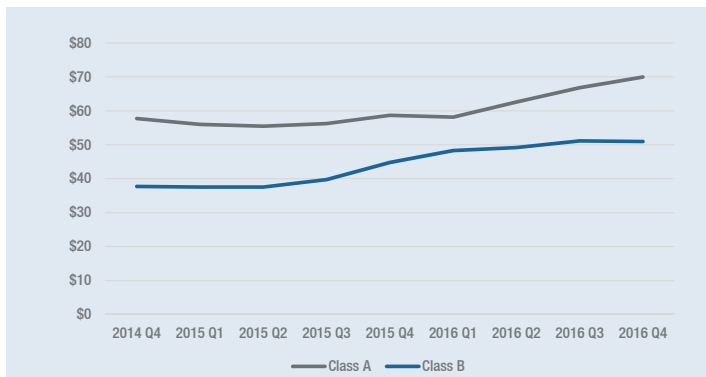


## NOTABLE TRANSACTIONS

TENANT	ADDRESS	CITY	SIZE
Rue La La*	20 Channel Center	Boston	78,096
ReThink Robotics*	27-43 Wormwood Street	Boston	26,629
Kids & Co.	451 D Street	Boston	20,500
BevSpot**	321 Summer Street	Boston	10,635
HGC Investment Management	101 Seaport Boulevard	Boston	8,000

\*Renewal, \*\* Sublease

## CLASS A & B RENTS



## VACANCY AND NET ABSORPTION

