

		Apr 2017	Mar 2017	Apr 2016
Average Asking Rent (\$/sf/yr)	Midtown	\$81.53	\$82.45	\$82.26
	Midtown South	\$67.88	\$68.93	\$66.22
	Downtown	\$62.96	\$62.82	\$57.38
	Manhattan	\$73.34	\$73.92	\$72.45
Availability Rate	Midtown	10.8%	10.6%	10.5%
	Midtown South	8.8%	8.8%	7.7%
	Downtown	11.7%	11.7%	12.3%
	Manhattan	10.3%	10.2%	10.0%
Leasing Activity (MSF - monthly)	Midtown	1.76	0.64	1.72
	Midtown South	1.07	0.54	0.92
	Downtown	0.30	0.45	0.26
	Manhattan	3.13	1.63	2.90

MANHATTAN



Manhattan leasing activity in April nearly doubled month-over-month to 3.13 MSF, an 8.1% gain over April, 2016. HSBC's 548,000 SF renewal at 452 Fifth Avenue was Manhattan's second largest lease in 2017. And, the City of New York's 350,000 SF renewal at 109 East 16th Street was Midtown South's biggest deal so far this year. Availability was stable, up just slightly by 0.1pp (percentage points) to 10.3% despite new inventory, especially in Midtown. Absorption was negative 0.51 MSF. At \$73.34/ SF, Manhattan's monthly average asking rent decreased by 0.8%. Below-average priced space was listed at 733 Third Avenue (132,000 SF) and 1301 Avenue of the Americas (111,000 SF-sublease from Barclays). Also, in some buildings in all three Manhattan markets, landlords discounted asking rents.

MIDTOWN



At 1.76 MSF, Midtown's monthly leasing volume nearly tripled. Year-over-year, leasing activity was up 2.6%. Besides HSBC's renewal at 452 Fifth Avenue, Snap Inc. renewed and expanded at 229 West 43rd Street for 121,000 SF. Those two deals alone topped all of March's Midtown leasing. But, neither the HSBC or Snap Inc. deals impacted availability since the spaces were not being marketed. Strong leasing from other Midtown transactions helped to keep the monthly availability rate stable, albeit marginally higher by 0.2pp to 10.8%. Large blocks of space were listed at 733 Third Avenue (132,000 SF), 1301 Avenue of the Americas (111,000 SF) and 620 Eighth Avenue (93,000 SF). Absorption was negative 0.56 MSF. Landlords at 390 Madison Avenue, 1325 Avenue of the Americas and 717 Fifth Avenue lowered asking rents for 100,000 + SF spaces. Midtown's average asking rent declined in April by 1.1% to \$81.53/ SF.

MIDTOWN SOUTH



There was twice as much leasing in Midtown South in April at 1.07 MSF as compared to March. Leasing volume was 16.4% higher than April, 2016. The City of New York's 350,000 SF renewal at 109 East 16th was Midtown South's largest lease since 2014, outside of the Hudson Yards/Manhattan West submarket. MAC Cosmetics leased 87,000 SF at One SoHo Square and L'Oreal signed a 60,000 SF renewal/expansion at 261 Eleventh Avenue. Monthly availability was stable at 8.8% while absorption was flat at positive 0.09 MSF. Mid-sized blocks of space were listed at 148 Lafayette Street (49,000 SF) and 220 Fifth Avenue (47,000 SF). April's average asking average was down by 1.5% to \$67.88/ SF. Space leased and removed from active inventory at One SoHo Square was priced above market. The asking rents for sublet space at both 460 West 34th Street (84,000 SF) and 2 Park Avenue (71,000 SF) were lowered.

DOWNTOWN



Downtown leasing volume decreased by more than one-third last month to 0.30 MSF, but was still 15.4% above April, 2016. No deals larger than 50,000 SF closed in April. The month's largest lease was the U.S. Census Bureau's 37,000 SF expansion at 32 Old Slip and Sailthru's 27,000 SF lease at 1WTC (World Trade Center). Despite less activity, monthly availability was unchanged at 11.7% and absorption was flat at negative 0.04 MSF. At 4WTC, a 43,000 SF block of available space was listed but no other spaces larger than 25,000 SF were added to Downtown's supply during the month. Downtown's monthly asking rent average increased slightly by 0.2% to \$62.96/ SF. Asking rents were raised at 85 Broad Street (139,000 SF) and 50 Broad Street (61,000 SF) while pricing was lowered at 233 Broadway (147,000 SF).

Address	SF Leased	Tenant	Market	Lease Type
452 Fifth Avenue	548,170	HSBC	Midtown	Renewal
109 E 16th Street	349,777	City of New York	Midtown South	Renewal
229 W 43rd Street	121,000	Snap Inc.	Midtown	Renewal/Expansion
1221 Avenue of the Americas	98,018	Deloitte	Midtown	New
One SoHo Square	86,524	MAC Cosmetics	Midtown South	New