

Suburban Boston

Office - Q3 2026

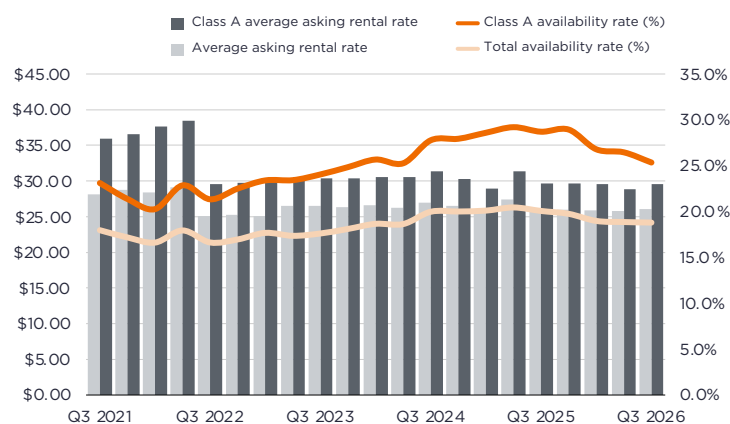
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Inventory	Y-O-Y CHANGE	Availability rate	Y-O-Y CHANGE	Asking rental rate	Y-O-Y CHANGE	Class A asking rental rate	Y-O-Y CHANGE	Quarterly leasing activity	Y-O-Y CHANGE	Available sublease space	Y-O-Y CHANGE
164.6 msf	↓	18.8 %	↓	\$26.07 psf	↑	\$29.52 psf	↓	1.4 msf	→	4.8 msf	↓
Q3 2025: 165.0 msf		Q3 2025: 20.1%		Q3 2025: \$26.02 psf		Q3 2025: \$29.64 psf		Q3 2025: 1.4 msf		Q3 2025: 6.0 msf	

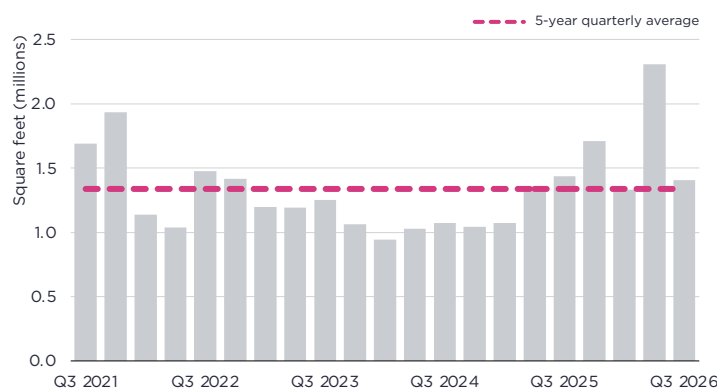
Market trends

- 01** Suburban office availability fell to 18.8%, down 130 basis points year over year, reflecting gradual improvement as tenants begin to absorb existing space.
- 02** Average asking rents held steady at \$26.07 per square foot despite declining availability, but could rise in the coming quarters if stronger demand persists.
- 03** Leasing activity totaled 1.4 million square feet, broadly in line with the five-year average, as renewals highlighted tenants' preference for maintaining existing footprints.

ASKING RENT AND AVAILABILITY



LEASING ACTIVITY



NOTABLE LEASES

*Trophy building **Sublease

Tenant	Industry	Submarket	Address	Size (sf)	Transaction type
Raytheon	Manufacturing	Route 3 North	400 Innovation Drive	134,348	Renewal
Panera Bread	Retail	Route 495/Route 2 West	133 Boston Post Road	101,950	New Location
Cambridge Health Alliance	Healthcare	Close-in Suburbs North	195 Canal Street	75,000	Renewal
CD PROJEKT RED	Technology, Advertising, Media & Information	Route 128 West	311 Arsenal Street	55,060	New Location
Sofft Shoe Company	Retail	Route 495 North East	100 Brickstone Square	34,874	Renewal

Savills Research

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Unless otherwise noted, all rents quoted throughout this report are average asking gross (full service) rents per square foot. Statistics are calculated using both direct and sublease information. Current and historical availability and rent data are subject to change due to changes in inventory. The information in this report is obtained from sources deemed reliable, but no representation is made as to the accuracy thereof. Unless otherwise noted, source for data is Savills Research. Copyright © 2026 Savills