

Cambridge

Office - Q3 2026

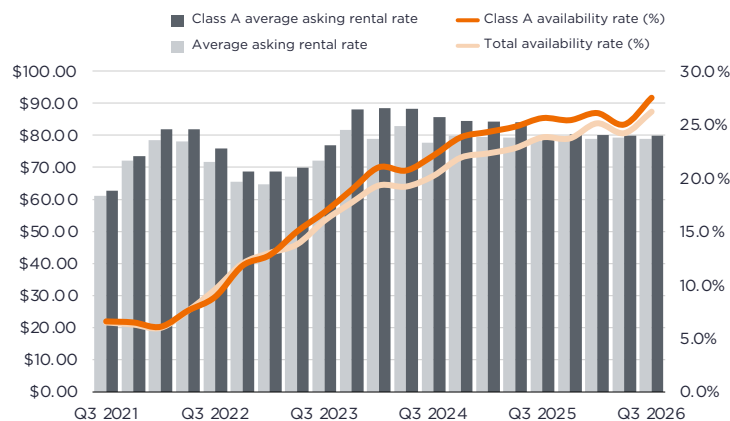
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Inventory	Y-O-Y CHANGE	Availability rate	Y-O-Y CHANGE	Asking rental rate	Y-O-Y CHANGE	Class A asking rental rate	Y-O-Y CHANGE	Quarterly leasing activity	Y-O-Y CHANGE	Available sublease space	Y-O-Y CHANGE
26.5 msf	↓	26.2 %	↑	\$78.87 psf	↑	\$79.94 psf	↓	0.3 msf	↑	2.6 msf	↑
Q3 2025: 26.6 msf		Q3 2025: 23.8%		Q3 2025: \$78.27 psf		Q3 2025: \$80.04 psf		Q3 2025: 0.2 msf		Q3 2025: 2.5 msf	

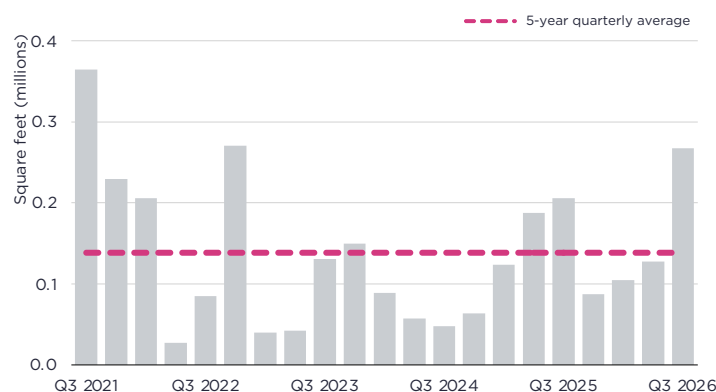
Market trends

- 01** Leasing activity gained momentum this quarter, led by Blitzzy's and Anthropic's leases at 1 Kendall Square, signaling a growing artificial intelligence presence in Cambridge's office market.
- 02** Average asking rents edged up to \$78.87 per square foot (psf), remaining relatively stable as leasing activity reached its highest volume since late 2022.
- 03** Availability rose to 26.2% despite stronger leasing activity, driven by a combination of direct and sublet listings. A sustained recovery will require continued demand.

ASKING RENT AND AVAILABILITY



LEASING ACTIVITY



NOTABLE LEASES

*Trophy building **Sublease

Tenant	Industry	Submarket	Address	Size (sf)	Transaction type
Blitzzy	Technology, Advertising, Media & Information	Cambridge	1 Kendall Square	52,000	Expansion
Anthropic	Technology, Advertising, Media & Information	Cambridge	1 Kendall Square	24,410	New Location

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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