

Phoenix

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Inventory	Y-0-Y CHANGE	Availability Rate	Y-0-Y CHANGE	Asking Rental Rate	Y-0-Y CHANGE	Class A Asking Rental Rate	Y-0-Y CHANGE	Quarterly Leasing Activity	Y-0-Y CHANGE	Available Sublease Space	Y-0-Y CHANGE
105.1 msf	↘	27.2 %	↗	\$29.67 psf (FS)	↗	\$31.81 psf (FS)	↗	1.8 msf	↗	7.0 msf	↗
Q3 2022: 105.8 msf		Q3 2022: 26.1%		Q3 2022: \$28.36		Q3 2022: \$30.72		Q3 2022: 1.4 msf		Q3 2022: 6.4 msf	

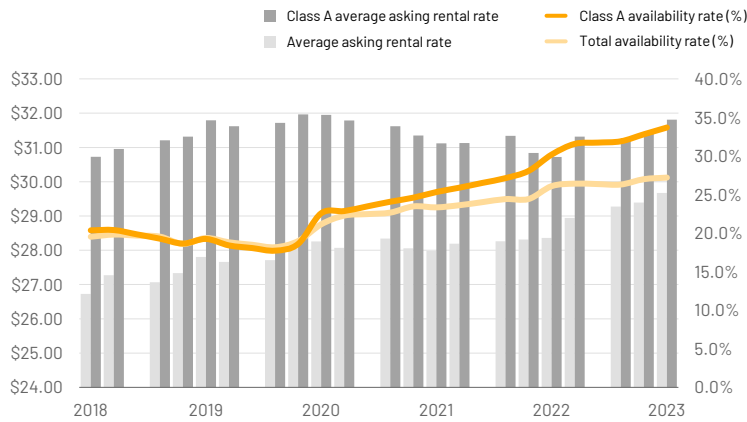
Market Trends

01 Phoenix has witnessed four consecutive quarters of leasing activity and Q3 deal volumes were the market's second highest since the pandemic's onset

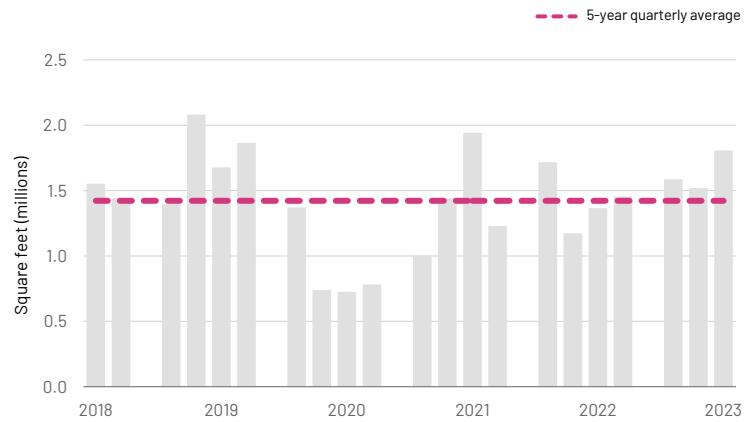
02 Availability continued to rise, particularly among Class A properties, as cost-conscious firms continued the trend of rightsizing their current occupancies

03 Asking rents increased 4.6% year over year, however, landlords continue to provide generous concessions packages that typically result in lower net effective rents

Asking Rent and Availability



Leasing Activity



Top Transactions

TENANT	INDUSTRY	SUBMARKET	ADDRESS	SIZE (SF)	TRANSACTION TYPE
Open Network Exchange	TAMI	Central Scottsdale	7350 N Dobson Road	70,000	New Location**
Dish Network	TAMI	South Tempe/Ahwatukee	350 N McClintock Drive	59,000	New Location
Northrop Grumman	Manufacturing	Chandler	1233 S Spectrum Boulevard	46,000	Renewal
One Medical	Healthcare	Airport Area	1850 W Rio Salado Parkway	39,000	New Location
National Institute of Health	Government	Downtown	850 N 5 th Street	34,000	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.

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