

# Phoenix

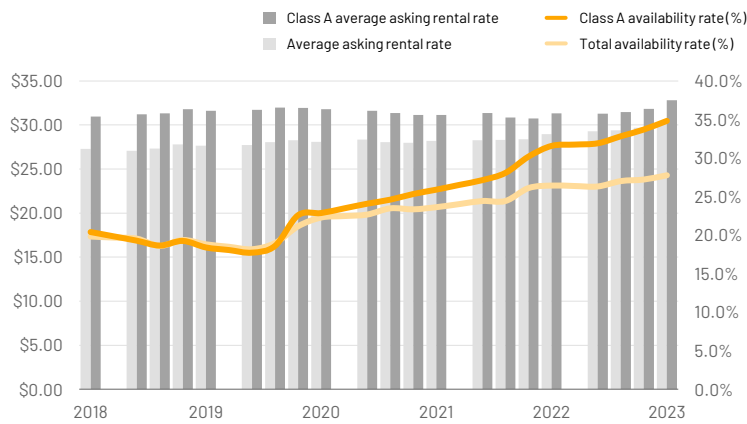
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Inventory	Y-0-Y CHANGE	Availability Rate	Y-0-Y CHANGE	Asking Rental Rate	Y-0-Y CHANGE	Class A Asking Rental Rate	Y-0-Y CHANGE	Quarterly Leasing Activity	Y-0-Y CHANGE	Available Sublease Space	Y-0-Y CHANGE
<b>105.2</b> msf	↘	<b>27.8</b> %	↗	<b>\$30.34</b> psf (FS)	↗	<b>\$32.82</b> psf (FS)	↗	<b>1.2</b> msf	↘	<b>7.3</b> msf	↗
Q4 2022: 106.0 msf		Q4 2022: 26.4%		Q4 2022: \$28.95		Q4 2022: \$31.32		Q4 2022: 1.5 msf		Q4 2022: 6.9 msf	

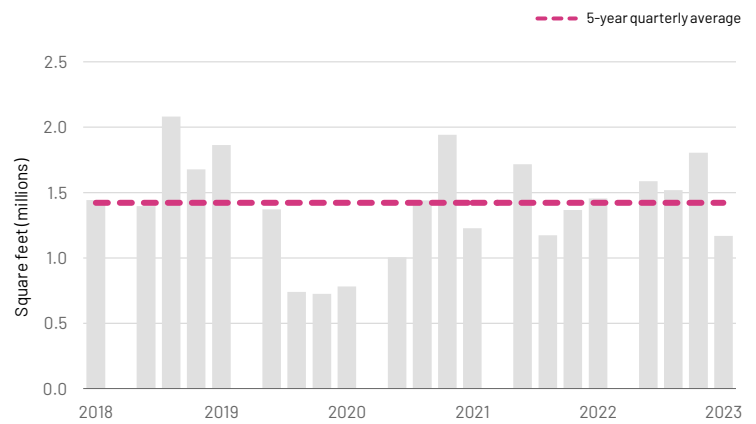
## Market Trends

- 01** Phoenix reported a decrease in leasing activity at Q4 2023 which brought full-year 2023 total leasing activity to 6.1 million square feet (msf), still up from 5.7 msf in 2022
- 02** Availability has continued to increase, especially sublease availability which is now at a record high of 7.3 msf, as occupiers reevaluate their space needs post-pandemic
- 03** Average asking rents have increased 4.8% from a year ago as new expensive projects have delivered vacant while high-priced sublease space remains on the market

## Asking Rent and Availability



## Leasing Activity



## Top Transactions

TENANT	INDUSTRY	SUBMARKET	ADDRESS	SIZE (SF)	TRANSACTION TYPE
Peckham Industries	● Manufacturing	Airport Area	3150 S 48 <sup>th</sup> Street	136,194	New Location**
Northrop Grumman	● Manufacturing	Chandler	SWC Elliot Road & McQueen Road	119,222	New Location
OfferPad	● Real Estate	Airport Area	433 S Farmer Avenue	41,164	New Location
Ports America	● Transportation	Tempe	222 S Mill Avenue	27,240	New Location
Trinity Air Medical	● Healthcare	South Tempe/Ahwatukee	4100 W Galveston Street	25,981	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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