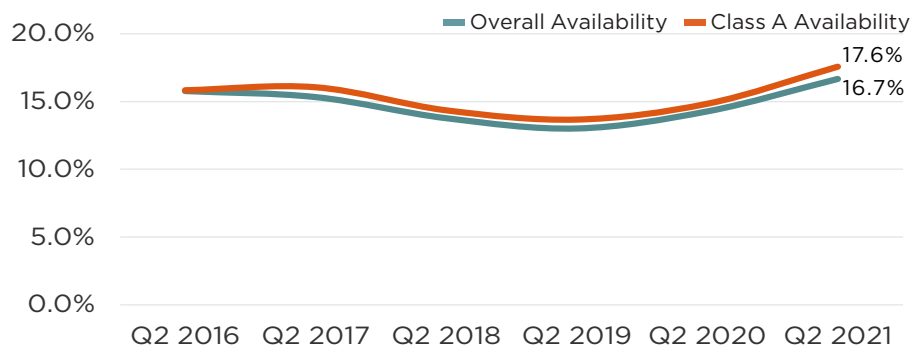
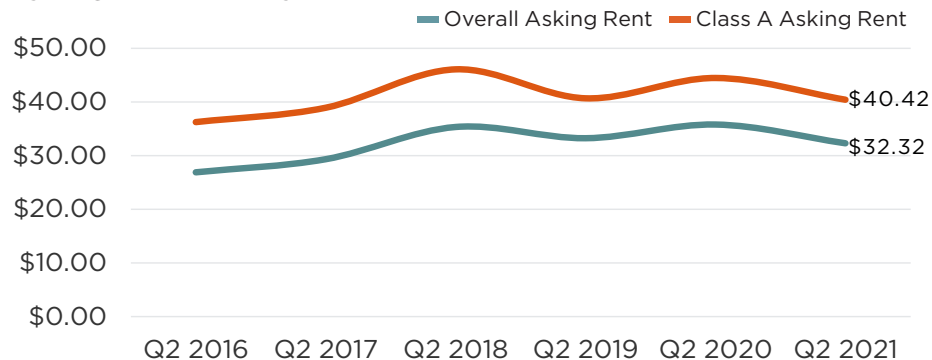


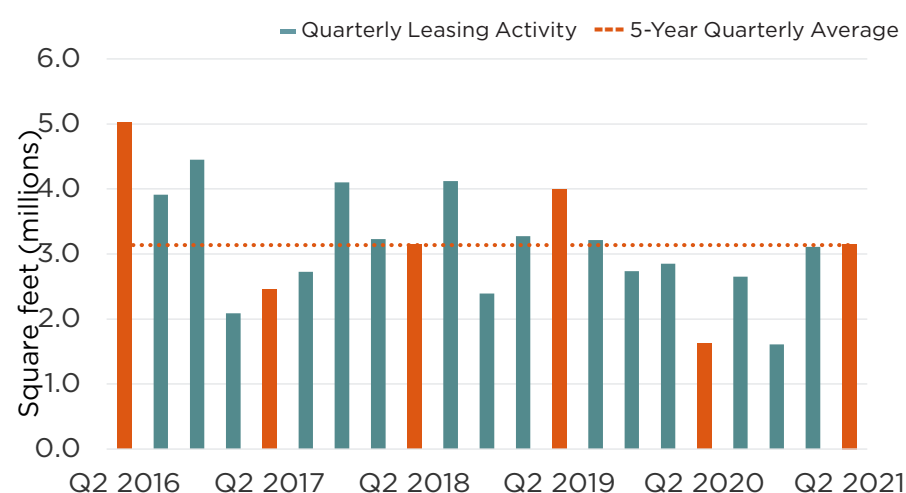
## AVAILABILITY TRENDS



## ASKING RENT TRENDS



## QUARTERLY LEASING ACTIVITY



## NOTABLE TRANSACTIONS

TENANT	SF
Moderna - 1 Investors Way	236,556 SF
IBM - 900 Chelmsford Street	147,008 SF
BJ's Wholesale Club - 350 Campus Drive	129,989 SF
Whoop - 545 Commonwealth Avenue	119,645 SF
Bristol-Myers Squibb Co - 250 Water Street	112,998 SF

## KEY STATISTICS

	Q2 2020	Q2 2021	Y-o-Y Change
Overall Availability Rate (%)	14.3%	<b>16.7%</b>	▲
Sublease Availability (MSF)	5.3 MSF	<b>8.3 MSF</b>	▲
Overall Asking Rent (\$/PSF)	\$35.82	<b>\$32.32</b>	▼
Class A Asking Rent (\$/PSF)	\$44.46	<b>\$40.42</b>	▼
Quarterly Leasing Activity	1.7 MSF	<b>3.2 MSF</b>	▲

## TAKEAWAYS

- Overall availability decreased for the first time since 2019, falling 70 basis points (bps) from the previous quarter, but is still up 240 bps from pre-pandemic levels.
- Sublet supply declined for the first quarter since COVID onset, falling 6.7% to 8.3 millions square feet (msf) available.
- Both overall and Class A rents remained stable over the second quarter, but are down 9.7% and 9.1%, respectively from early 2020.
- Fueled by the life sciences and TAMI sectors, leasing activity in the second quarter totaled 3.2 million square feet (msf) the highest level of demand since 2019.

For more information, please contact us:

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### About Savills Inc.

Savills helps organizations find the right solutions that ensure employee success. Sharply skilled and fiercely dedicated, the firm's integrated teams of consultants and brokers are experts in better real estate. With services in tenant representation, workforce and incentives strategy, workplace strategy and occupant experience, project management, and capital markets, Savills has elevated the potential of workplaces around the corner, and around the world, for 160 years and counting.

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