Boston

Many tech sector occupiers have paused leasing decisions amidst economic uncertainty — resulting in no tech leases signed in Q3 — instead they are putting their unused office space up for sublease as they continue working remotely and look to cut costs.

Key Stats

	Y-O-Y CHANGE (Q3 2021)
16.4% Availability	-10 bps (16.5%)
$43.65 Overall Asking Rent ($/SF)	+15.3% ($37.84)
2.8 msf Quarterly Leasing Activity	-0.5 msf (3.3 msf)
9.9 msf Sublease Space	+23.6 msf (8.0 msf)

Top Tech Deals

2022 YTD



1. **InterSystems Corp.**
420.0 K sf (Relocation)
Seaport/South Boston

2. **Boston Dynamics**
80.1 K sf (New Lease)
Cambridge

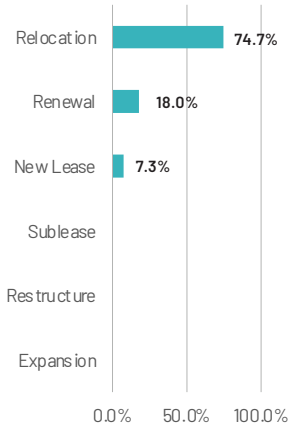
3. **Broadcom**
60.0 K sf (Renewal)
Lawrence/Andover

4. **RedHat**
41.7 K sf (Renewal)
Seaport/South Boston

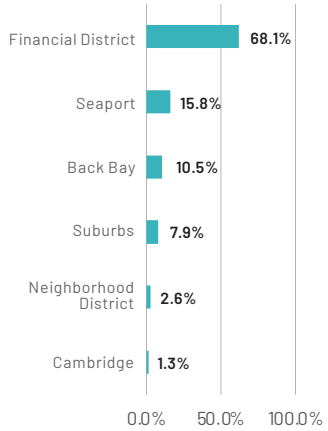
5. **Veeva Systems**
25.7 K sf (New Lease)
Financial District

Deal Type Breakdown

2022 YTD



Sublet Blocks Available

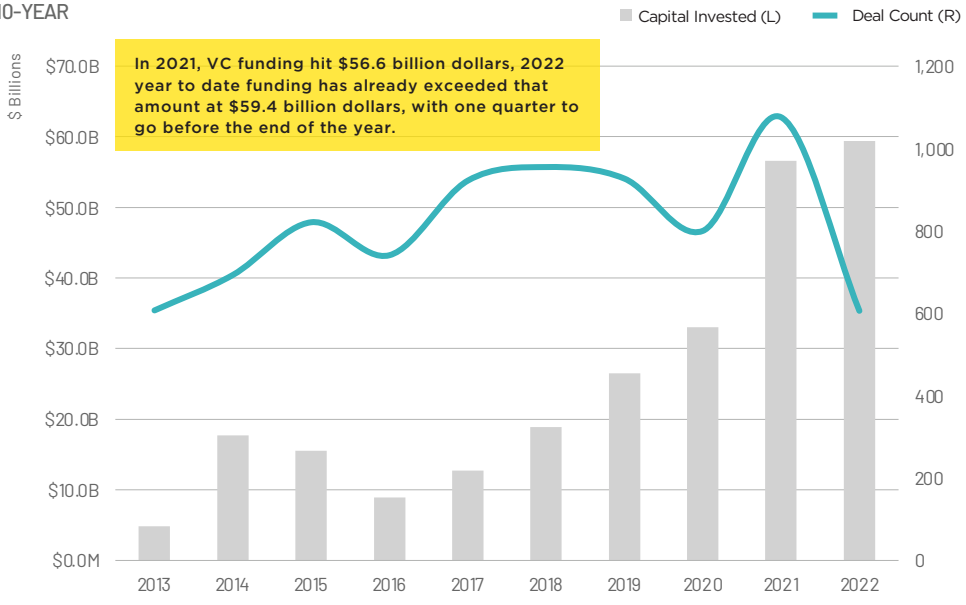


VENTURE CAPITAL ACTIVITY

Historical VC Activity

10-YEAR

Source: Pitchbook



Major Funding Rounds

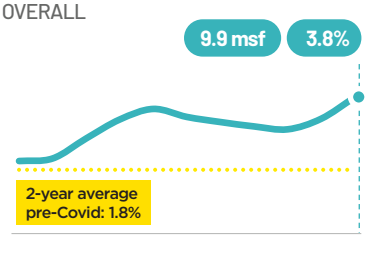
Q3 2022

	$ Millions
Connectbase	$250.0 M
Upshot	$75.2 M
ThreatX	$35.6 M
Robin	$35.0 M
Tidelift	$34.8 M
Altaeros	$33.5 M
Lumafield	$30.0 M
Fairmarkit	$30.0 M
Bevi	$23.3 M
Wasabi Technologies	$20.9 M

Buyout/LBO · Seed Round · Early Stage VC · Later Stage VC

Sublet Availability

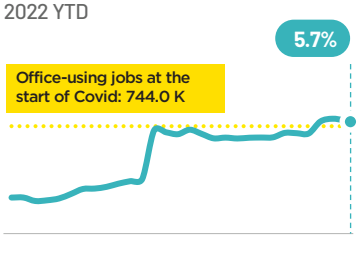
OVERALL



Office-Using Jobs

2022 YTD

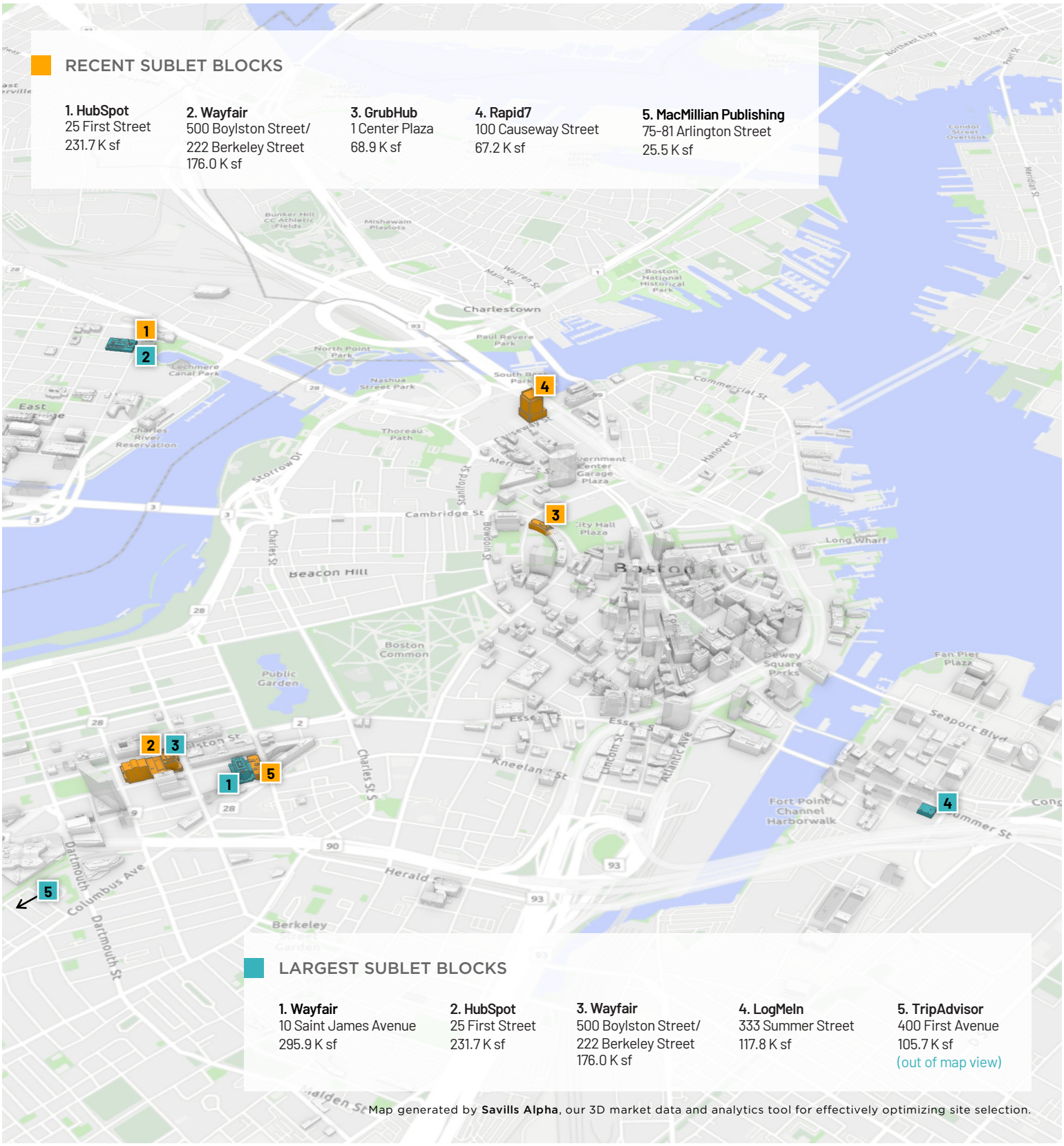
Y-O-Y CHANGE (%)



Savills Pulse & Perspective: Workplace

"Tech companies fall into one of two categories: those that are creating workplaces for a desired future state, or those designing environments to accommodate current behaviors. While these are different approaches, they both reflect the tech industry's penchant for letting individual company cultures guide workplace strategy versus adopting a cookie cutter approach sector-wide."

Johanna Rodriguez
Senior Managing Director, Occupant Experience



Map generated by **Savills Alpha**, our 3D market data and analytics tool for effectively optimizing site selection.

Boston Q3 2022 - Technology

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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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