

Chicago

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Leasing by tech firms in Chicago remained in the doldrums in Q4 2023. Groupon's 25,000-square-foot lease at 35 West Wacker Drive represented a 90% cut from its previous occupancy at 600 West Chicago Avenue. Meanwhile, information-using job growth steadily plummeted across the region in 2023. There were some positive signals this period, including Illinois Institute of Technology's 34,000 sf lease at 400 North Aberdeen Street, while food-tech startup Umiami announced it would target Chicago for its U.S. headquarters, bringing 250 jobs to the region.

Key Stats

27.6%

Availability

\$43.11

Overall Asking Rent (\$/SF)

2.0 msf

Quarterly Leasing Activity

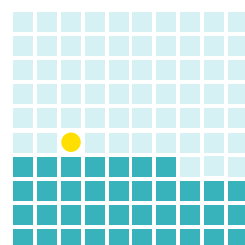
7.9 msf

Sublease Space

Y-O-Y CHANGE
Q4 2023+170 bps
(25.9%)-0.2%
(\$43.20)+0.3 msf
(1.7 msf)+1.1 msf
(6.8 msf)

Percentage of Sublet Space from Tech

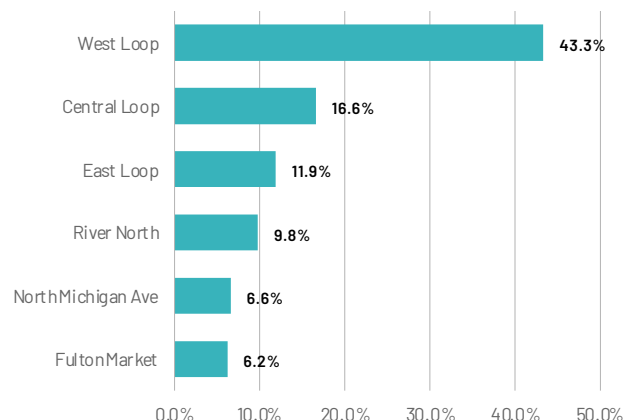
BY SQUARE FEET

37.1%


● Average Across Savills
Top Tech Hubs: **43.4%**

Allocation of Sublet Space by Submarket

Q4 2023

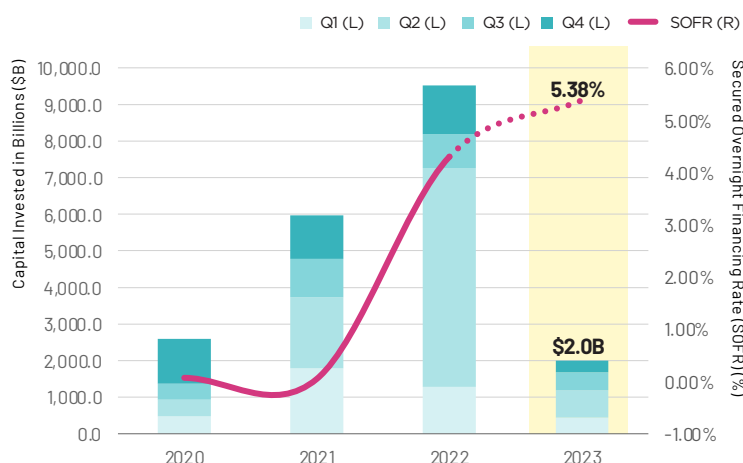


TECH VENTURE CAPITAL ACTIVITY

Historical VC Activity

2023

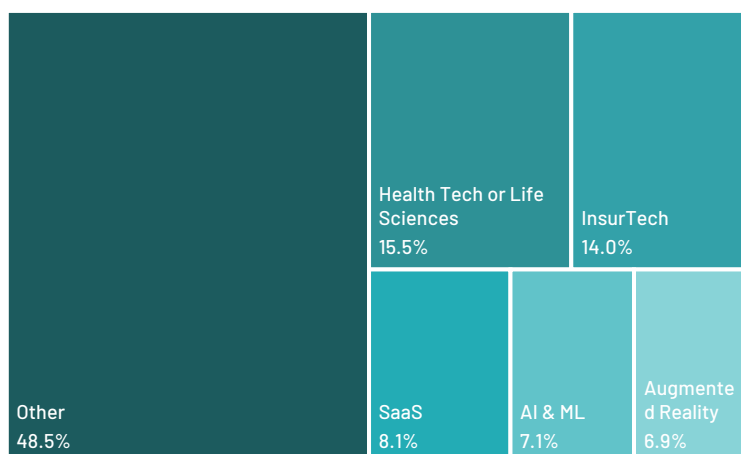
Source: PitchBook, SOFR, Savills Research



Primary Verticals of Top 30 VC Deals

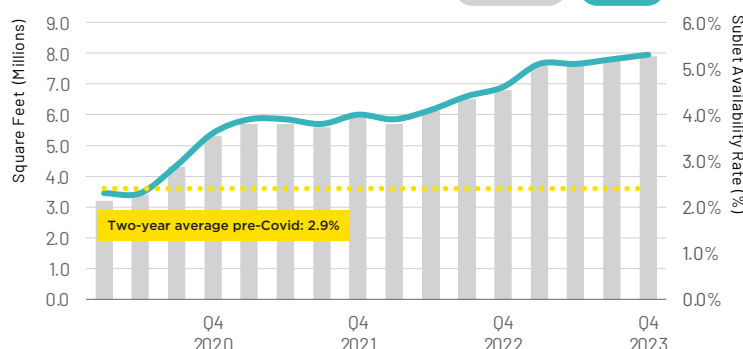
% OF TOTAL RAISED 2023

Source: PitchBook, Savills Research



Sublet Availability

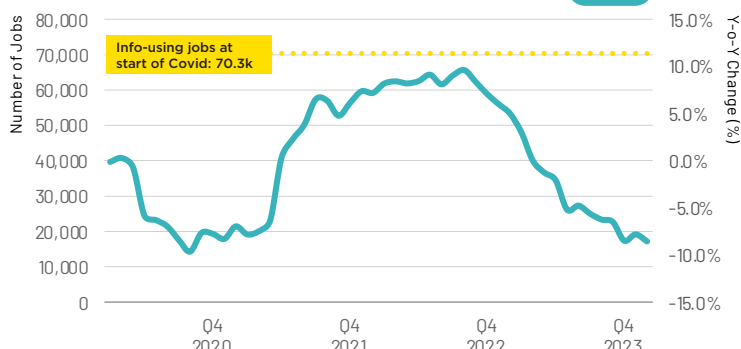
TOTAL



Information-Using Job Growth

Source: Bureau of Labor Statistics

2023



NOTABLE TRANSACTIONS

Last 12 Months

1. Relativity

231 S LaSalle Street
96.6K sf (Relocation)

2. SpotHero

125 S Clark Street
32.9K sf (Expansion)

3. IBM

71 S Wacker Drive
32.3K sf (Renewal)

4. Groupon

35 W Wacker Drive
25.0K sf (Relocation)

5. Pinterest

120 S Riverside Plaza
23.2K sf (Relocation)

SUBLET BLOCKS

1. Salesforce

333 W Wolf Point Plaza
120.0K sf

2. Avant

222 N LaSalle Street
119.7K sf

3. HERE

100 N Riverside Plaza
118.2K sf

4. Meta

151 N Franklin Street
116.4K sf

5. PayPal

222 W Merchandise Mart Plaza
108.6K sf

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

Chicago Q4 2023 – The Tech Tenant

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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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