

New York

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The rate at which tech tenants are disposing of space has slowed in recent quarters and sublet pre-builts are moving quickly. Leasing activity remains tempered, as tech tenants work to get employees back to the office. Relocations and new leases accounted for 29.2% of tech volume, compared to 41.7% for the entire market.

Key Stats

Midtown South

21.5%

Availability

\$84.48

Overall Asking Rent (\$/SF)

1.8 msf

Quarterly Leasing Activity

3.8 msf

Total Sublease Space

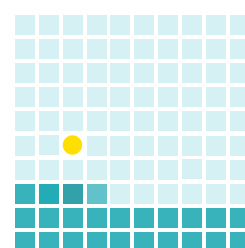
Y-O-Y CHANGE
(Q4 2023)+230 bps
(119.2%)+2.1%
(\$82.77)+0.2 msf
(1.6 msf)+1.0 msf
(3.7 msf)

Downtown

25.0%
\$58.28
1.2 msf
6.3 msf
Y-O-Y CHANGE
(Q4 2022)+130 bps
(23.7%)-2.5%
(\$59.77)+0.51 msf
(0.7 msf)+0.2 msf
(6.1 msf)

Percentage of Sublet Space from Tech

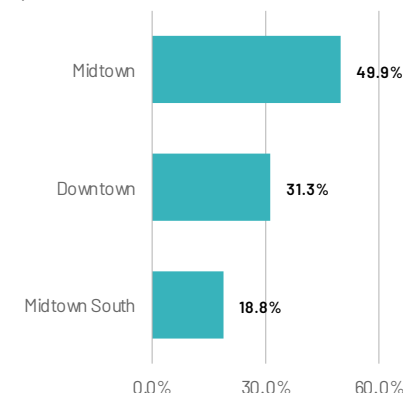
BY SQUARE FEET

24.2%


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

Allocation of Sublet Space by Submarket

Q4 2023

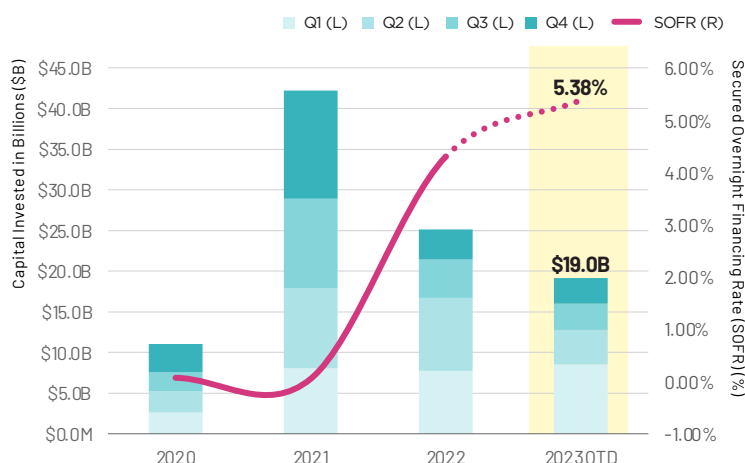


TECH VENTURE CAPITAL ACTIVITY

Historical VC Activity

2023

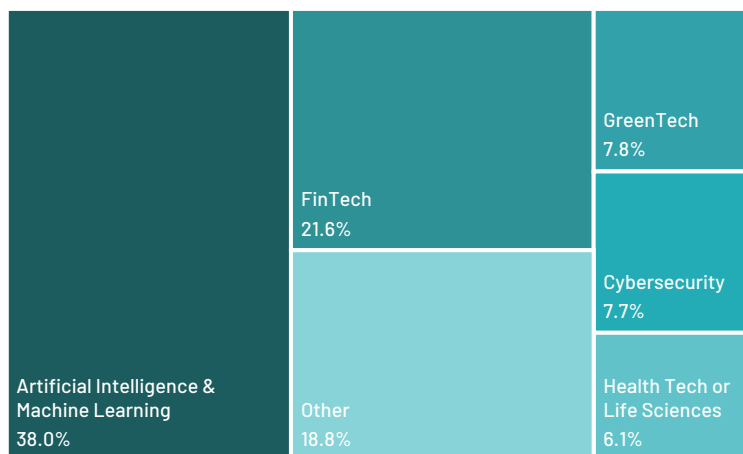
Source: PitchBook, SOFR, Savills Research



Primary Verticals of Top 30 VC Deals

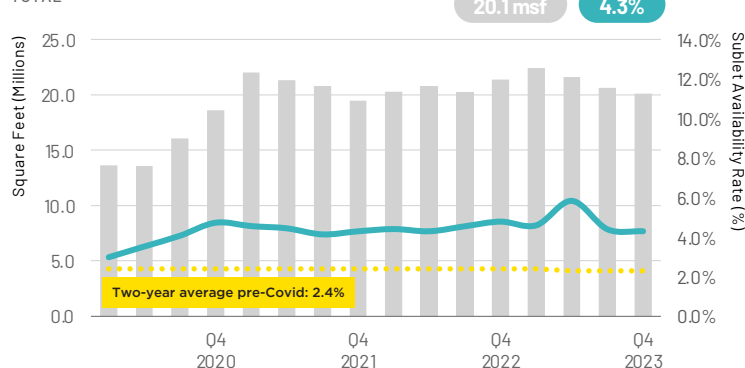
% OF TOTAL RAISED 2023

Source: PitchBook, Savills Research



Sublet Availability

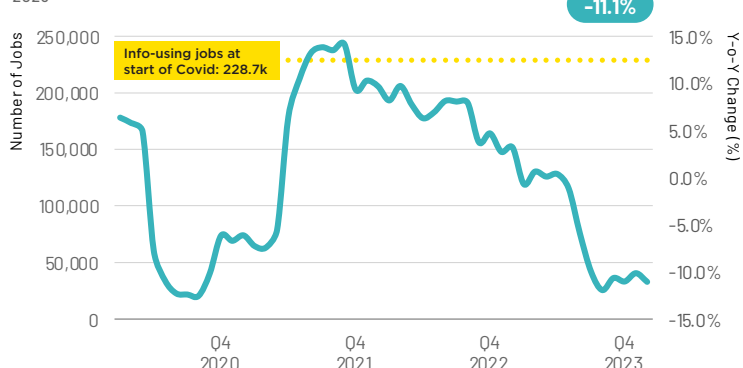
TOTAL



Information-Using Job Growth

Source: Bureau of Labor Statistics

2023



NOTABLE TRANSACTIONS

Q4 2023

1. LinkedIn

350 Fifth Avenue

143.8K sf (Renewal & Expansion)

2. Palantir

620 Avenue of the Americas

140.3K sf (Renewal)

3. DoorDash

200 Fifth Avenue

115.4K sf (Renewal & Expansion)

4. Current

620 Avenue of the Americas

71.7K sf (Restructure)

5. Notion

75 Varick Street

49.7K sf (Renewal & Expansion)

6. Payoneer

195 Broadway

41.9K sf (New Location)

7. adMarketplace

90 Park Avenue

39.3K sf (Relocation)

8. Shopify

85 Tenth Avenue

35.5K sf (Relocation)

9. Ro

625 Avenue of the Americas

35.2K sf (Relocation)

10. EliseAI

33 E 33rd Street

26.6K sf (Renewal & Expansion)

SUBLET BLOCKS

Q4 2023

1. Indeed Inc

1120 Avenue of the Americas

177.3K sf

2. Verizon

155 Delancey Street

139.1K sf

3. IXL Learning

225-233 Park Avenue S

40.3K sf

4. ActionIQ via Yelp

11 Madison Avenue

39.6K sf

5. CaaStle

5 Penn Plaza

29.0K sf

6. Bluecore Inc.

222 Broadway

26.7K sf

7. Paperless Post

115 Broadway

20.9K sf

8. Grubhub

5 Bryant Park

20.6K sf

9. FNZ Group

441 Ninth Avenue

19.3K sf

10. Gerber Technology

601 W 26th Street

18.3K sf

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

New York 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.

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