

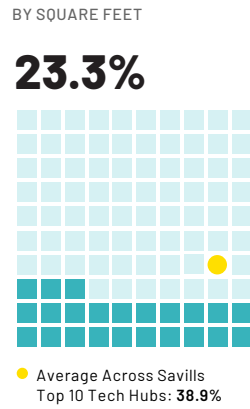
New York

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Although overall leasing activity ticked up compared to last quarter, expect large lease commitments to stay tempered and small to mid-sized leases to fuel activity, particularly as tech layoffs mount. As a result, expect large blocks of tech sublet space to remain on the market for an extended period of time.

Key Stats	Y-0-Y CHANGE (Q1 2022)		Y-0-Y CHANGE (Q1 2022)
Midtown South		Downtown	
20.2%	+200 bps (18.2%)	24.0%	+90 bps (23.1%)
Availability			
\$84.57	+4.4% (\$80.98)	\$59.56	-1.2% (\$60.30)
Overall Asking Rent (\$/SF)			
1.4 msf	-0.4 msf (1.8 msf)	1.0 msf	-0.1 msf (0.9 msf)
Quarterly Leasing Activity			
4.3 msf	+0.5 msf (3.8 msf)	6.1 msf	+0.5 msf (5.6 msf)
Total Sublease Space			

Percentage of Sublet Space from Tech



Top Tech Sublets

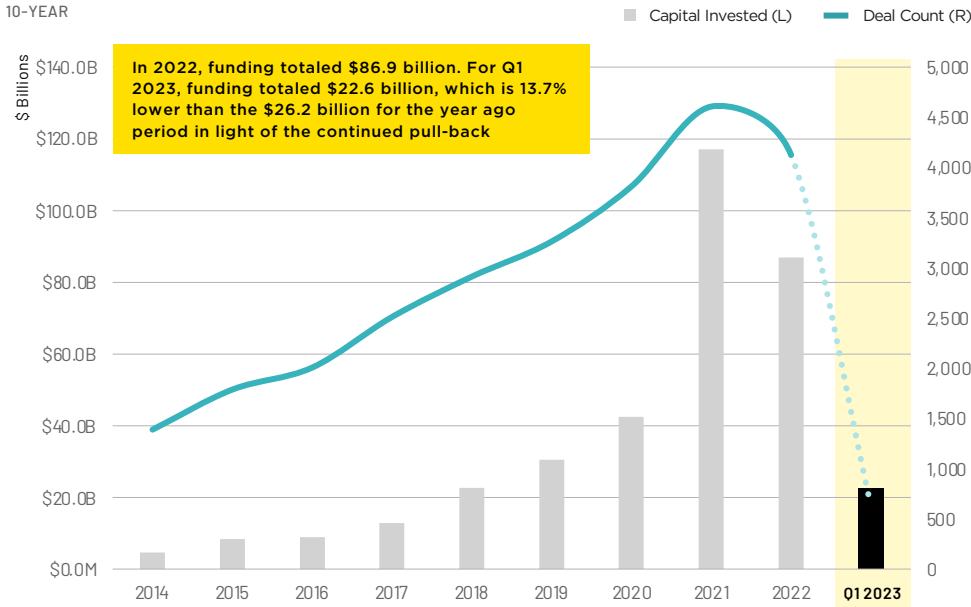
Q1 2023

199.7	1. Peloton
198.9	199.7K sf Hudson Yards
194.5	2. Twitter
172.8	198.9K sf Chelsea
152.2	3. Nityo Infotech
	194.5K sf Columbus Circle
3,254.3	4. Sirius XM
	172.8K sf Penn Plaza/Times Square S
	5. Yelp
	152.2K sf Park Avenue S

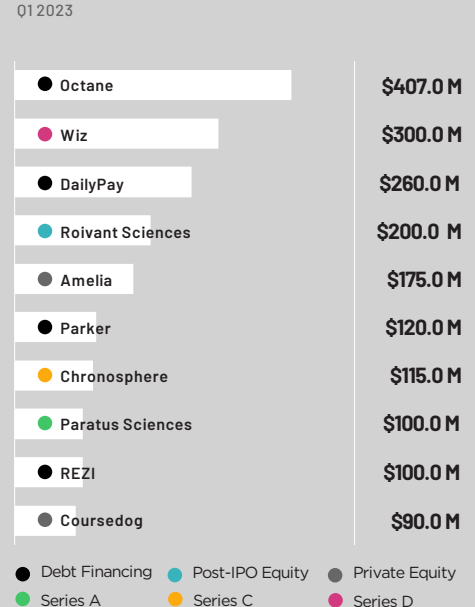
Remaining available square feet of tech sublets (thousands)

VENTURE CAPITAL ACTIVITY

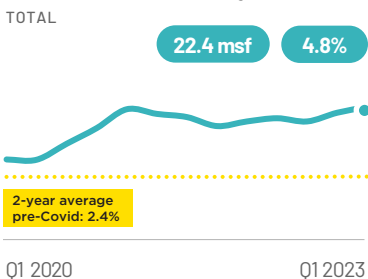
Q1 2023 Compared to Historical Annual VC Activity



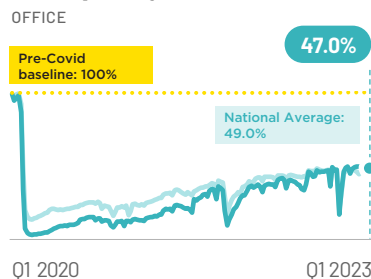
Major Funding Rounds



Sublet Availability



Occupancy



Savills Pulse & Perspective: World Research

While the global tech sector is undergoing a period of consolidation and 'rightsizing' in some organizations, in the long-term, tech as an occupier group isn't going anywhere. **Savills Tech Cities** identifies the global cities that matter most to tech. Sixteen North American cities are included in Savills overall top 30 ranking with San Francisco, New York and Silicon Valley leading as the top three. While big cities dominate, tech specialisms such as AI, ClimateTech and DeepTech are growing quickly in secondary global markets.

Paul Tostevin, Director, World Research

NOTABLE TRANSACTIONS

Q1 2023

1. Braze

63 Madison Avenue
92.3K sf (Relocation)

2. Rockstar Games

622-626 Broadway
69.4K sf (Renewal)

3. Lumen Technologies

32 Avenue of the Americas
68.3K sf (Renewal)

4. Google

345 Hudson Street
62.3K sf (Expansion)

5. Zocdoc, Inc.

568-578 Broadway
46.1K sf (Renewal)

6. StubHub

3 World Trade Center
44.0 sf (Relocation)

7. Palo Alto Networks

1 Madison Avenue
28.9K sf (New)

8. Snowflake Computing Inc

114 W 41st Street
25.0K sf (Renewal)

9. eBay Inc.

641 Avenue of the Americas
22.0K sf (New)

10. Merge API

902 Broadway
18.2K sf (Relocation)

SUBLET BLOCKS

Q1 2023

1. Twitter

245 W 17th Street
127.5K sf

2. Twitter

249 W 17th Street
71.4K sf

3. Roku, Inc.

5 Times Square
61.7K sf

4. Gemini

315 Park Avenue S
51.2K sf

5. Technicolor

451 Broadway
46.0K sf

6. ITV PLC

100 Park Avenue
43.9K sf

7. Bizzabo

50 W 23rd Street
33.9K sf

8. Callisto Media Inc

220 W 19th Street
32.0K sf

9. RELX Inc (Reed Elsevier)

111-119 W 19th Street
30.5K sf

10. RapidSOS

3 Park Avenue
28.4K sf

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

New York Q1 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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