

Silicon Valley

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Availability is forecasted to increase as larger tech companies finally are terminating leases or putting their spaces on the market for sublease. As such, expect office leasing activity to remain slow in terms of leasing volume from traditional technology companies. Expect office leasing activity to remain low as long as the technology sector, which is the primary driver of space demand locally, remains in a correction.

Key Stats

27.5%

Availability

\$61.20

Overall Asking Rent (\$/SF)

1.2 msf

Quarterly Leasing Activity

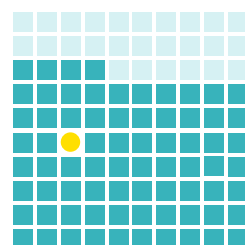
8.8 msf

Sublease Space

Y-O-Y CHANGE
Q4 2023+480 bps
(+210%)+2.9%
(\$59.40)+0.7 msf
(0.5 msf)+3.6msf
(5.2 msf)

Percentage of Sublet Space from Tech

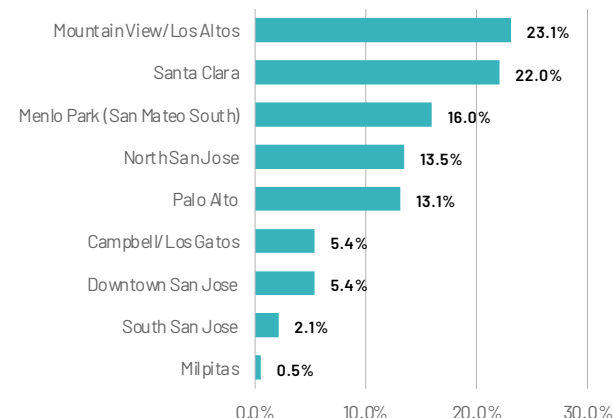
BY SQUARE FEET

85.3%


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

Allocation of Sublet Space by Submarket

Q4 2023

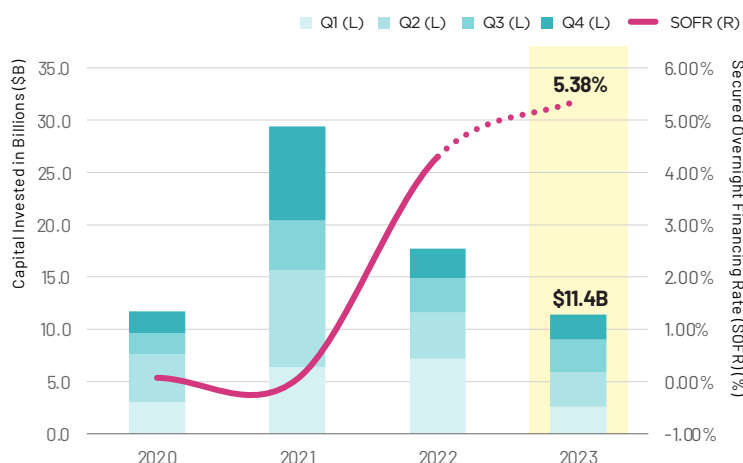


TECH VENTURE CAPITAL ACTIVITY

Historical VC Activity

2023

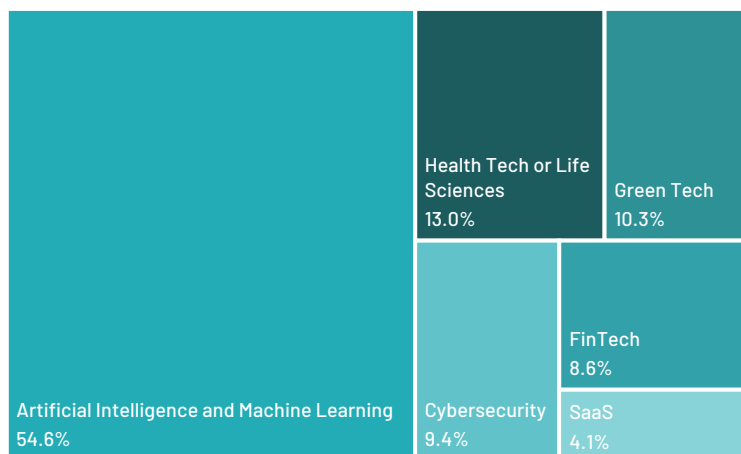
Source: PitchBook, SOFR, Savills Research



Primary Verticals of Top 30 VC Deals

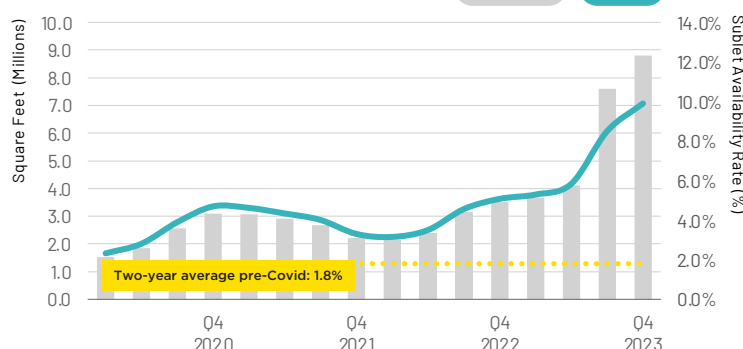
% OF TOTAL RAISED 2023

Source: PitchBook, Savills Research



Sublet Availability

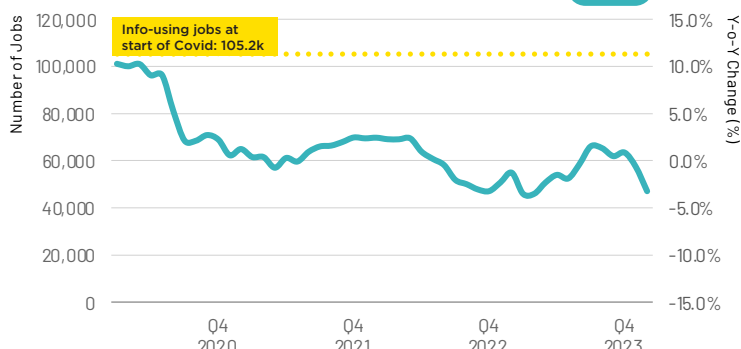
TOTAL



Information-Using Job Growth

Source: Bureau of Labor Statistics

2023





Silicon Valley Q4 2023 – The Tech Tenant

For more information,
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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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