

2023
Q2



Westchester OFFICE LEASING

Q2 | MARKET REPORT | 2023

Q2 Takeaways

- One of the largest transactions of the quarter was Deutsche Bank's approximately 22,000 square foot lease at 6 International Drive in Rye Brook.
- Law firms remained an active user group in the second quarter.
- The availability rate continued to climb quarter over quarter.

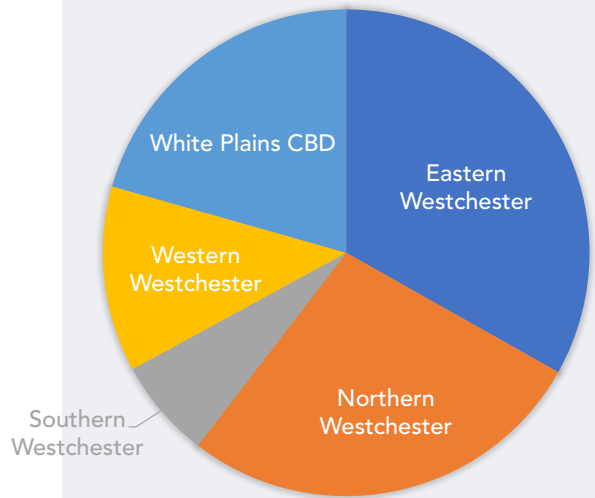
SUMMARY

The office market for our statistical set added approximately 200,000 square feet to the availability quarter over quarter for 2023. The Western submarket continues to struggle significantly with a nearly 30% availability rate. Many buildings in that area are considering the prospect of redevelopment rather than re-tenanting. Overall the availability rate went up by nearly 1% Countywide.

Deutsche Bank signing a new nearly 23,000 square foot lease at 6 International Drive in Rye Brook was a bright spot for the quarter. Law firm transactions with firms like Dorf Law Firm, Zeiderman Law Firm, and Quinn Law signing renewals and the former an expansion were also good news. The White Plains CBD continues to be active with users looking to take advantage of lower pricing and move their offices to Class A properties that are well located.

Recent frontline reports include many examples of tenants looking to keep an office presence in Westchester but reducing the size of their footprint by 20-30%. We expect this trend to continue in the coming months.

2023 WESTCHESTER
TOTAL MARKET SIZE
27,477,305*



TOP PERFORMING SUBMARKETS

LOWEST AVAILABILITY RATE:
Southern Westchester

HIGHEST ASKING PPSF:
White Plains CBD

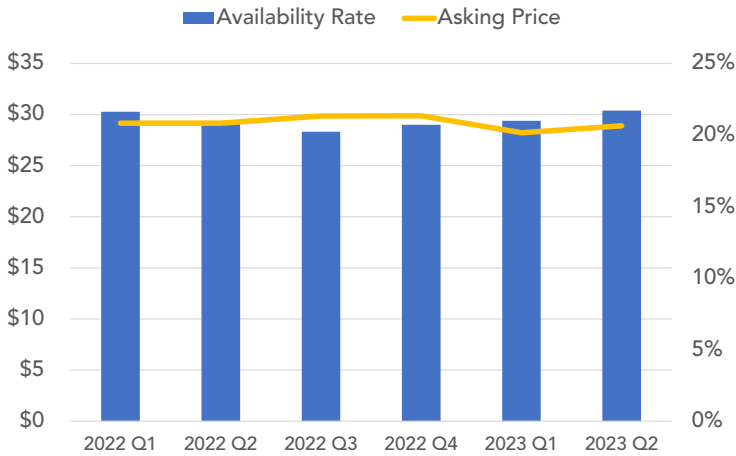
Q2 AVERAGE AVAILABILITY RATE**:
21.70%

Q2 AVERAGE ASKING PRICE**:
\$28.91

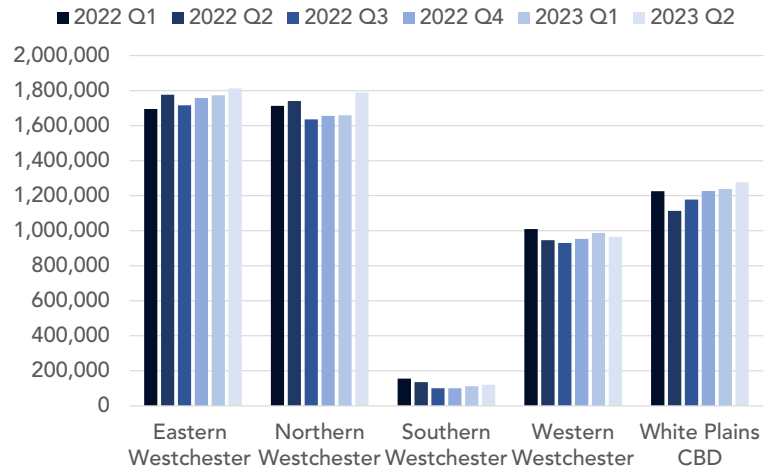
*Our statistical set tracks Class A and B buildings 50,000 SF+ greater including headquarters buildings.

**These are weighted averages

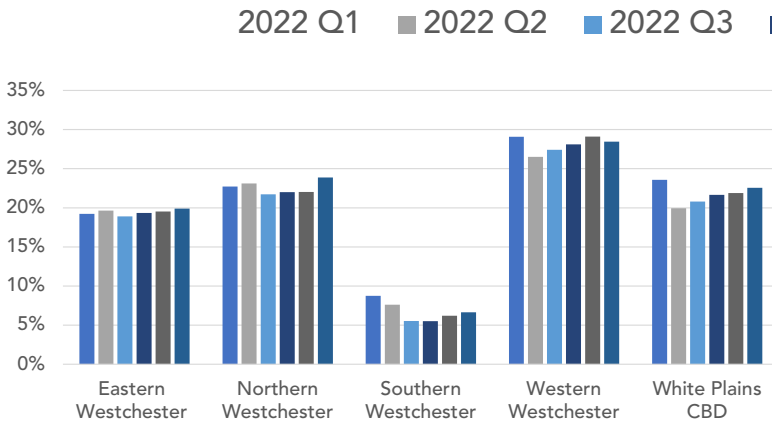
AVAILABILITY RATE AND ASKING PRICE TRENDS



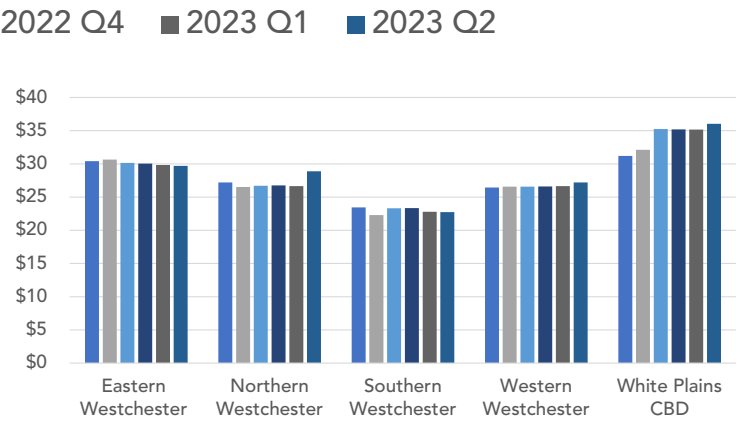
TOTAL AVAILABILITY WESTCHESTER SUBMARKETS QTR OVER QTR



2022 to 2023 AVAILABILITY RATE BY SUBMARKET



2022 to 2023 ASKING PRICE BY SUBMARKET



HIGHEST AVAILABILITY RATE:
Western Westchester

HIGHEST ASKING PPSF:
White Plains CBD

MOST AVAILABLE SF:
Eastern Westchester

LOWEST AVAILABILITY RATE:
Southern Westchester

LOWEST ASKING PPSF:
Southern Westchester

LEAST AVAILABLE SF:
Southern Westchester

AVAILABILITY RATE TRENDS



QUARTER OVER QUARTER INCREASE

21.70%
Q2 WESTCHESTER OVERALL AVAILABILITY RATE



YEAR OVER YEAR INCREASE

ASKING PRICE TRENDS



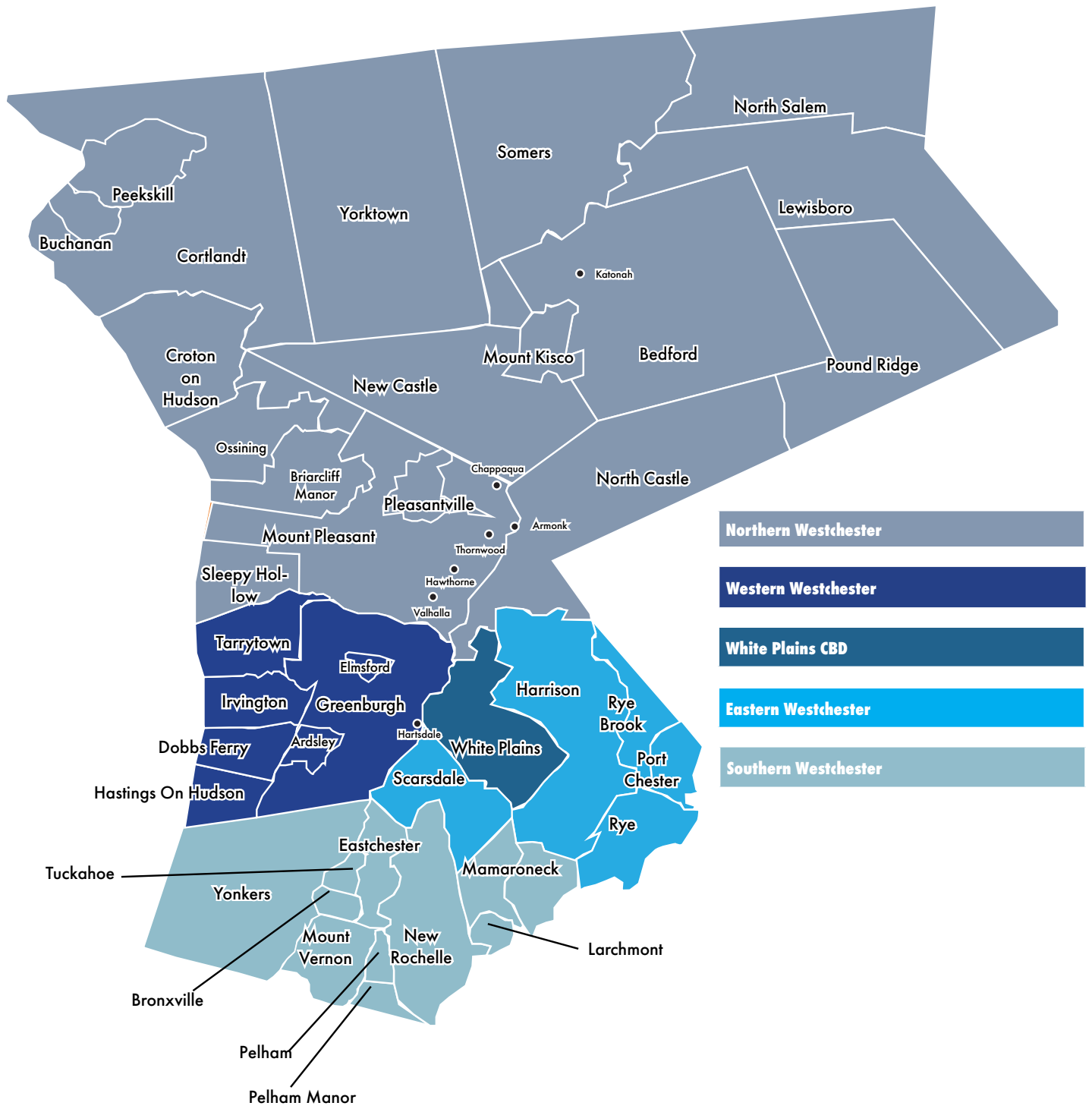
QUARTER OVER QUARTER INCREASE

\$28.91
Q2 WESTCHESTER AVERAGE ASKING PRICE



YEAR OVER YEAR DECREASE

Rental rates are quoted on a gross basis using a formula for net costs*





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