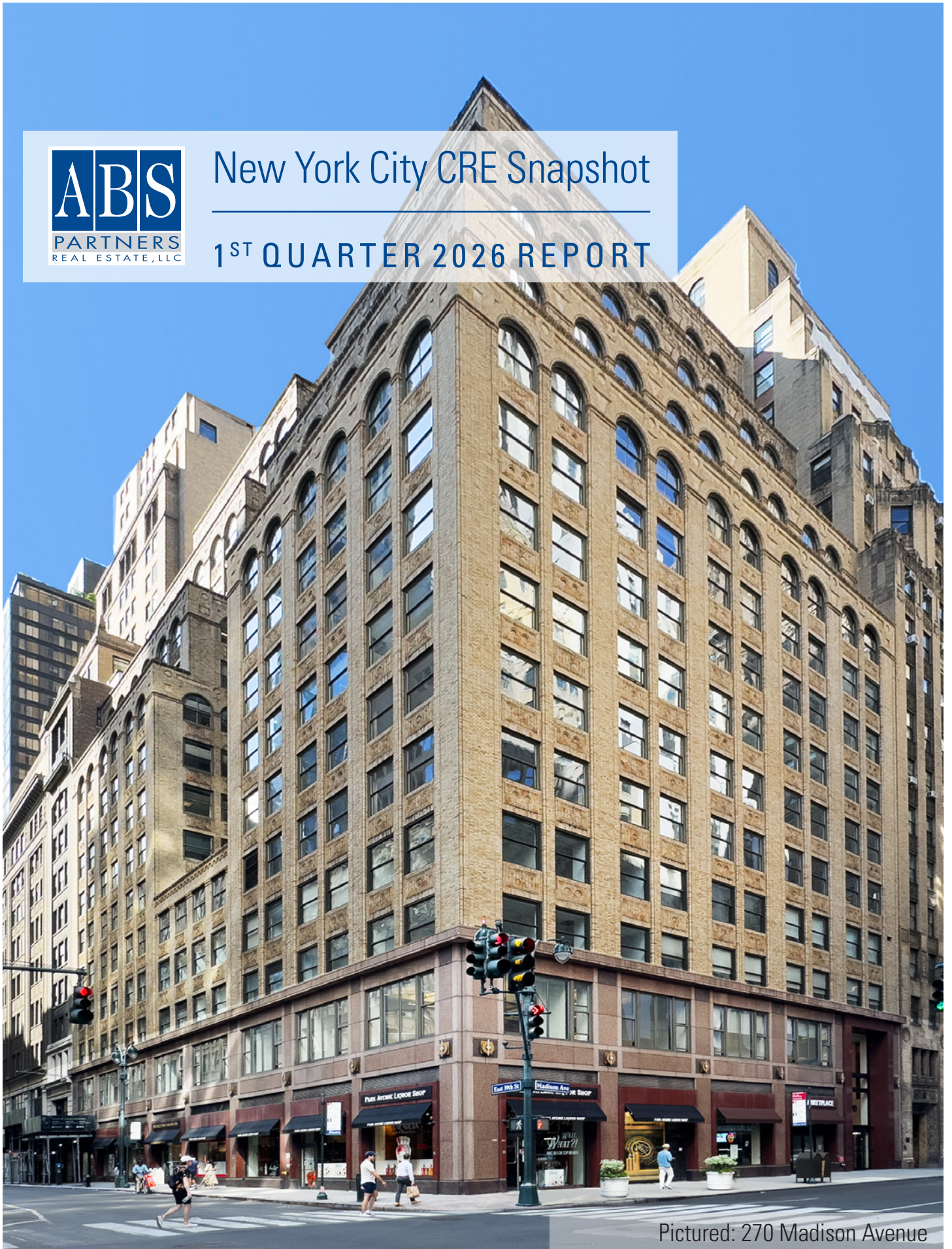




New York City CRE Snapshot

1ST QUARTER 2026 REPORT



Pictured: 270 Madison Avenue



Downtown - View from Brooklyn Bridge Park

Market Snapshot: Class A & B

New York City's Unemployment

According to the New York State Department of Labor's figures, the city's unemployment rate of 6.0% (not seasonally adjusted) at the end of February 2026 represented a 27.7% increase year-over-year, and a 7.1% increase over the three month period from November 2025 when the rate was 5.6%. Comparatively, unemployment on the National and State level at the end of February 2026 was 4.7% and 5.2% respectively, with the nationwide rate and the statewide rate increasing by 4.4% and 18.2% respectively year-over-year.

Employment activity in New York City's private sector resulted in a loss of 48,900 private sector jobs year-over-year to 4,179,700 in February 2026. Among the major sectors, Education and Health Services lost 21,400 jobs at the high over the 12 month period, followed by the Leisure & Hospitality and Professional & Business Services sectors with job losses of 10,000 and 6,500 respectively. In contrast, the Financial Activities and Information sectors saw job gains of 6,500 and 4,200.

Weekly Wages

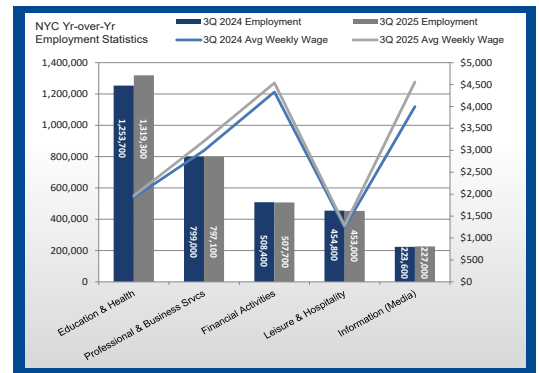
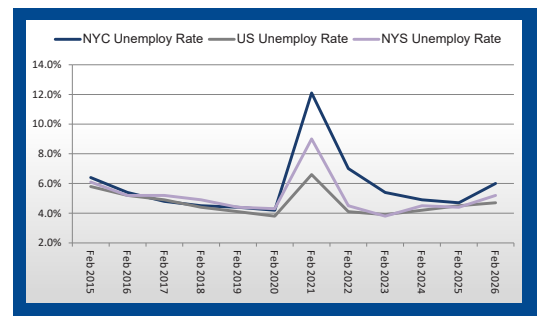
Overall private sector weekly wages in New York City averaged \$2,903 in the 3rd quarter of 2025, increasing 5.8% year-over-year according the recent report released by the U.S. Department of Labor. Among the major sectors all (5) saw overall weekly wages increases year-over-year. The Information sector led the way with a 14.0% increase at the high, followed by the Professional & Business Services sector's 7.2% increase, while Financial Services, Leisure & Hospitality, and Education & Health saw more moderate increases of 4.8%, 3.4%, and 2.2% respectively.

Vacancy for Class A & B office buildings over 75,000 square feet lowered slightly quarter-over-quarter at 10.4% in the 1st quarter, declining 1.8% from the 10.6% rate in the 4th quarter. Overall Class A vacancy lowered by 2.9% quarter-over-quarter to 10.1%, while the 11.2% vacancy in the Class B market represented a 0.8% increase from 11.1% during the same period. Vacancy rates lowered in the three major submarkets, Midtown South led the way with an 8.1% decline to 12.0%, followed by a 3.8% and 1.3% lowering in Downtown and Midtown respectively to vacancy rates of 11.5% and 9.7%.

Absorption closed the 1st quarter at a positive 916,764 square feet compared to the positive 1,939,118-square-foot absorption in the previous quarter. Overall absorption in Class A buildings was positive 1,038,412 square feet, in contrast to the negative 121,648-square-foot absorption in Class B buildings, the combined positive absorption of 173,384 square feet in the Midtown South and Downtown markets unable to offset the negative 294,032-square-foot absorption in Midtown.

Face Rents for office space in the 1st quarter rose slightly to an overall weighted average of \$75.62 per square foot versus the \$74.07 per square foot figure in the 4th quarter. Class A overall weighted average face rents rose 1.9% from the previous quarter's \$82.33 per square foot to \$83.90 per square foot at the end of March, while Class B face rents rose 2.2% quarter-over-quarter to \$65.64 per square foot compared to \$64.21 per square foot in the previous quarter.

1Q 2026	Total	Downtown	Midtown South	Midtown
Vacancy	↓	↓	↓	↑
Face Rent	↑	↑	↑	↑
Absorption	↑	↑	↑	↓

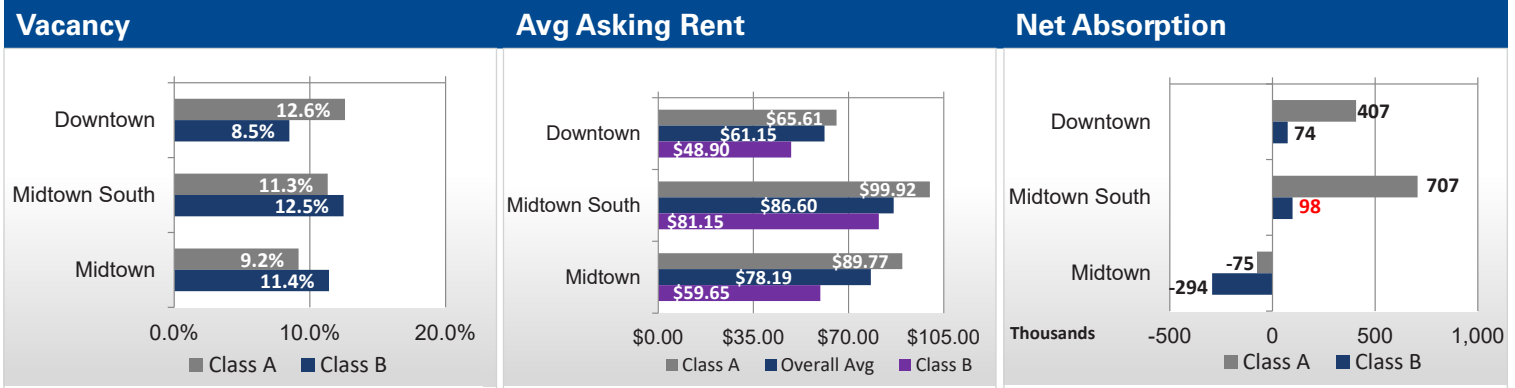


Source: NYS Department of Labor and US Department of Labor, Bureau of Labor Statistics

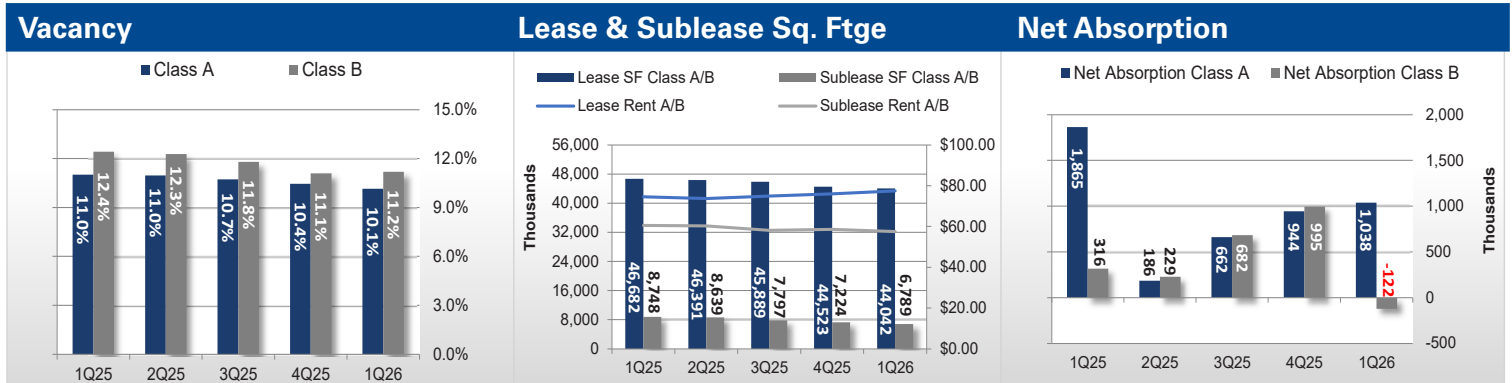
Class A & B Statistics At A Glance



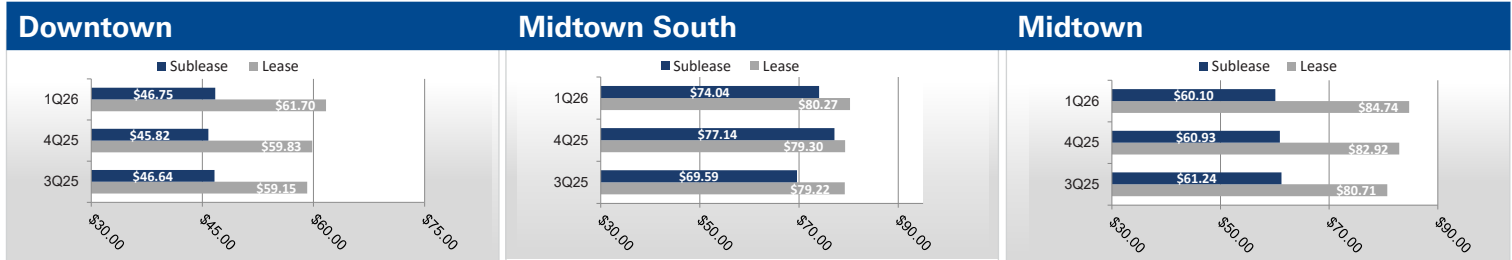
1st Quarter 2026



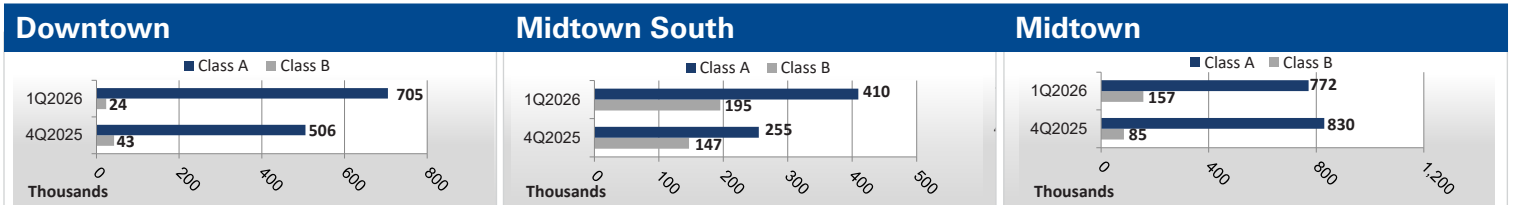
Quarter-over-Quarter



Quarterly Lease / Sublease Overall Avg. Rents



Sublease Space Newly Listed in 1Q 2026





Submarket Statistics Overview: Class A & B Office

Manhattan	Inventory	Vacant Sq. Ftge.			Vacancy Rate			Avg. Face Rent PSF	Absorption
		Total RBA*	Direct Sq. Ftge.	Sublet Sq. Ftge.	Total Sq. Ftge.	Direct Vacancy	Sublet Vacancy		
Submarkets Districts	Total RBA*	Direct Sq. Ftge.	Sublet Sq. Ftge.	Total Sq. Ftge.	Direct Vacancy	Sublet Vacancy	Overall Vacancy	Overall Asking	Year-to-Date Sq. Ftge
Downtown	105,596,631	9,947,889	2,212,406	12,160,295	9.4%	2.1%	11.5%	\$61.70	481,661
City Hall	14,300,940	653,515	52,392	705,907	4.6%	0.4%	4.9%	\$52.52	83,153
Financial District	35,207,079	5,067,060	1,367,919	6,434,979	14.4%	3.9%	18.3%	\$59.73	189,555
Insurance District	11,021,755	1,043,770	183,692	1,227,462	9.5%	1.7%	11.1%	\$47.22	91,054
TriBeCa	6,509,388	594,171	12,159	606,330	9.1%	0.2%	9.3%	\$70.41	-104,012
World Trade Center	38,557,469	2,589,373	596,244	3,185,617	6.7%	1.5%	8.3%	\$69.55	221,911
Midtown South	76,076,226	8,057,417	1,076,669	9,134,086	10.6%	1.4%	12.0%	\$80.27	804,634
Chelsea	19,151,135	3,278,828	497,916	3,776,744	17.1%	2.6%	19.7%	\$83.32	153,935
Flatiron/NoMad	22,519,599	1,385,332	34,808	1,420,140	6.2%	0.2%	6.3%	\$87.18	561,514
Gramercy Park	9,966,461	932,586	109,884	1,042,470	9.4%	1.1%	10.5%	\$87.40	49,909
Greenwich Village	5,259,466	546,417	11,594	558,011	10.4%	0.2%	10.6%	\$98.03	21,980
Hudson Square	13,810,833	1,182,808	398,831	1,581,639	8.6%	2.9%	11.5%	\$87.96	131,078
SoHo	5,368,731	731,446	23,636	755,082	13.6%	0.4%	14.1%	\$89.48	-113,782
Midtown	304,794,302	26,036,441	3,499,728	29,536,170	8.5%	1.1%	9.7%	\$84.74	-369,531
Columbus Circle Hudson Yards	30,704,640	2,677,906	737,158	3,415,064	8.9%	2.5%	11.4%	\$77.02	-330,177
Grand Central	54,058,352	4,522,664	612,052	5,134,716	8.4%	1.1%	9.5%	\$76.30	195,394
Murray Hill	11,313,267	2,246,469	99,792	2,346,261	19.9%	0.9%	20.7%	\$72.54	17,088
Penn Plaza/Garment	73,634,608	5,633,696	905,664	6,539,360	7.7%	1.2%	8.9%	\$60.49	-74,952
Plaza District	86,783,852	6,241,612	761,688	7,003,300	7.2%	0.9%	8.1%	\$95.68	101,552
Times Square	44,636,060	4,555,462	382,475	4,937,937	10.2%	0.9%	11.1%	\$82.93	-256,053
U.N Plaza	4,293,523	158,632	900	159,532	3.7%	0.0%	3.7%	\$57.81	-22,383
Grand Total	486,467,158	44,041,747	6,788,804	50,830,551	9.1%	1.4%	10.4%	\$77.55	916,764

Source: Costar - Buildings 75,000 SF and larger; vacancy and absorption calculations based upon move-in date versus deal signing date
Newmark, Cushman & Wakefield, Colliers

Retail Bi-Quarterly Vacancy Statistics At a Glance



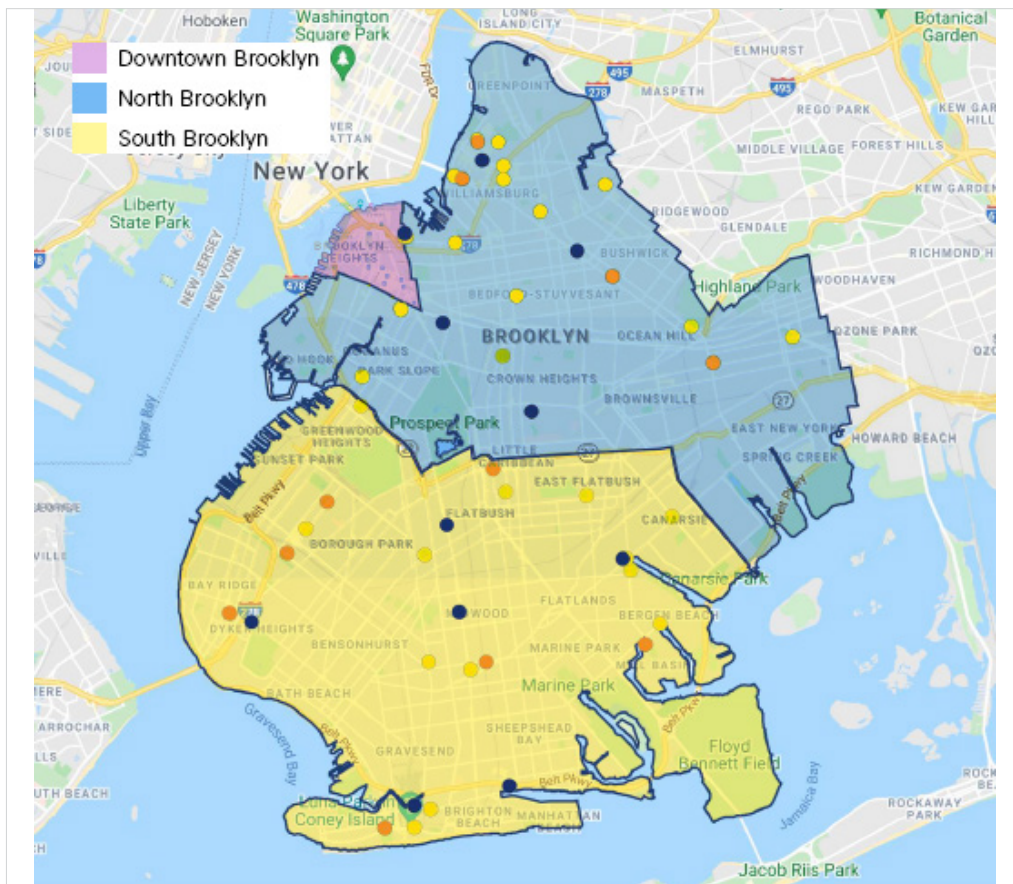
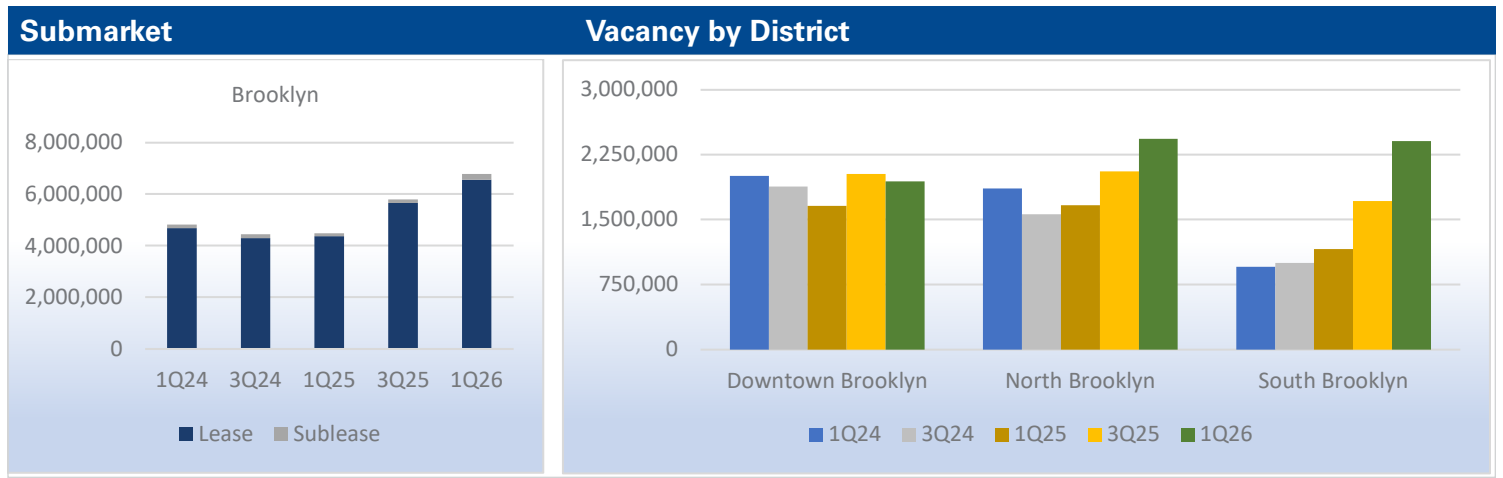
1Q 2024 - 1Q 2026



Retail Bi-Quarterly Vacancy Statistics At a Glance



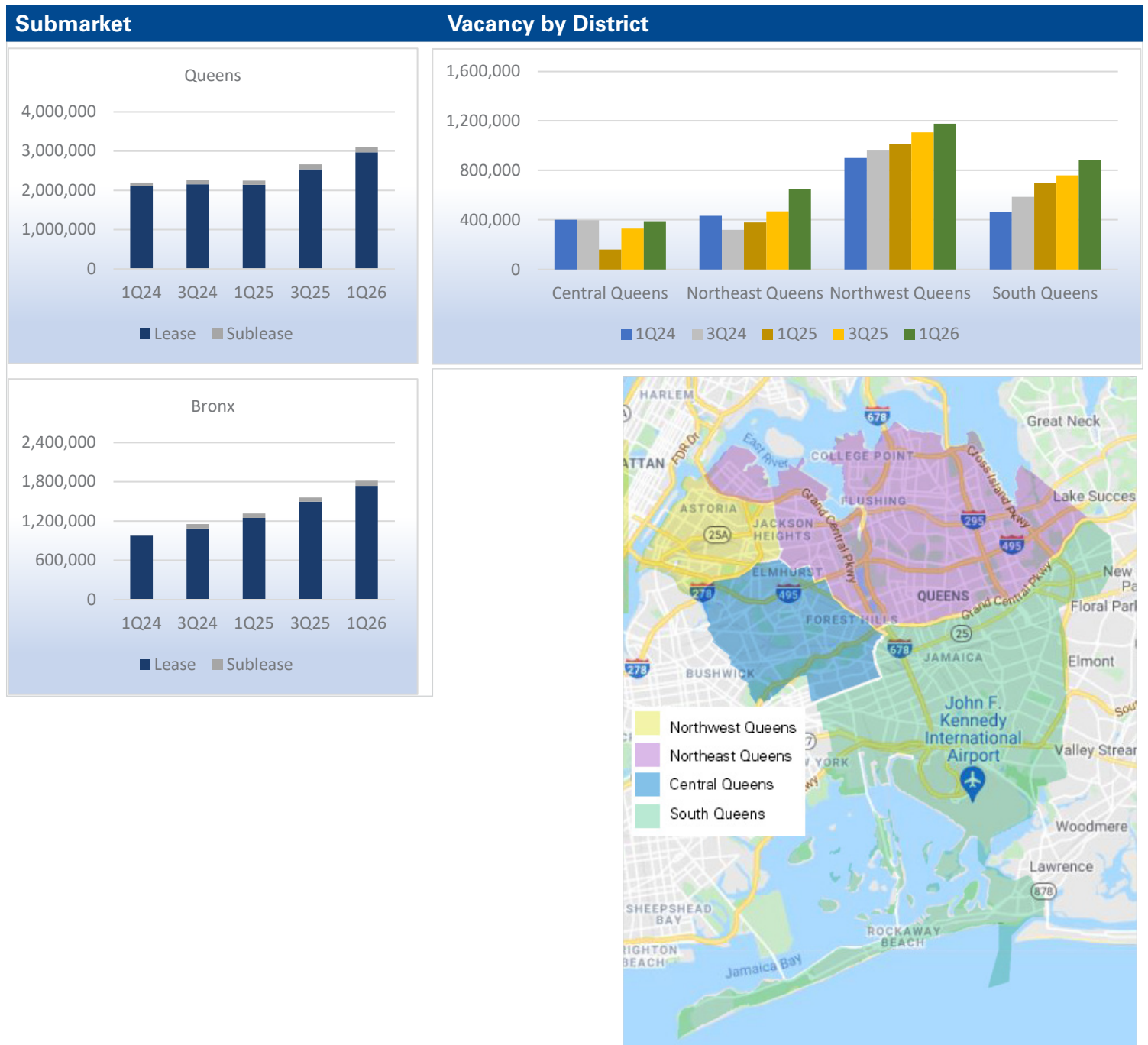
1Q 2024 - 1Q 2026



Retail Bi-Quarterly Vacancy Statistics At a Glance



1Q 2024 - 1Q 2026





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