

all data as of, or for the quarter ended, March 31, 2018

## spectrum family

Vacancy rose 0.3 percent to 8.3 percent as absorption was a negative 91,000 sf, average Class A asking rents dipped 2.2 percent to \$56.23 per sf.

- ◊ Statistical dips in both occupancy levels and asking rents reflect low vacancy conditions in many of the most desired asset classes in the most preferred locations.
- ◊ Significant asset improvements underway in a trio of Post Office Square-adjacent facilities could soon elevate the position of the general area, among the urban core's first clusters to be developed as modern high-rise office towers in the 1970s.
- ◊ The Chiofaro Company may be within a year of site clearance for its Aquarium Tower project.
- ◊ Exan Capital acquired 40 Court Street (\$54 million, 110,000 sf, \$492 per sf) as investor Sean Wilder bought 125 Broad Street (\$14 million, 27,000 sf, \$523 per sf).



**JFF**  
JUST FOR FUN

At 200,000 gallons, the Giant Ocean Tank at the New England Aquarium was the world's largest aquarium tank upon its opening in 1970; today, that title is held by the Chimelong Ocean Kingdom in China which, at 12.9 million gallons, is 65 times larger than the Giant Ocean Tank; at 10 million gallons, the Georgia Aquarium is the largest in the US.

## stats

sf in thousands	absorption				construction**			
	rba	vac%	q1'18	ltm	uc	lease%	ltm	rent***
<b>core</b>	<b>34,389</b>	<b>8.3%</b>	<b>(91)</b>	<b>301</b>	<b>365</b>	<b>61%</b>	<b>0</b>	
class a	24,674	7.7%	51	446	365	61%	0	\$56.23
class b	9,715	9.7%	(142)	(145)	0		0	\$43.51
<b>greenway</b>	<b>12,454</b>	<b>5.8%</b>	<b>(78)</b>	<b>41</b>	<b>0</b>		<b>0</b>	
class a	9,836	6.4%	(84)	85	0		0	\$60.39
class b	2,618	3.4%	6	(45)	0		0	\$48.97
<b>shawmut</b>	<b>21,935</b>	<b>9.7%</b>	<b>(12)</b>	<b>260</b>	<b>365</b>	<b>61%</b>	<b>0</b>	
class a	14,837	8.6%	135	361	365	61%	0	\$54.38
class b	7,098	12.0%	(147)	(101)	0		0	\$42.89

rba = rentable building area ltm = last twelve months \*\* preleased % & last twelve months completions

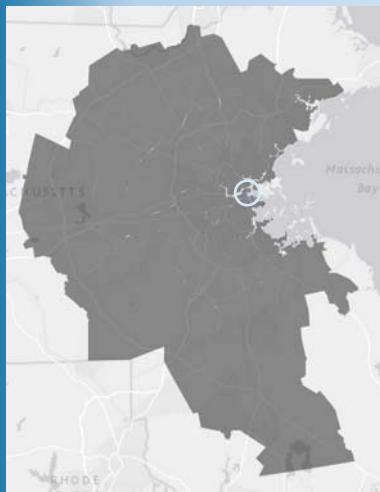
\*\*\*rent = \$ per sf per year full service



## QUICK



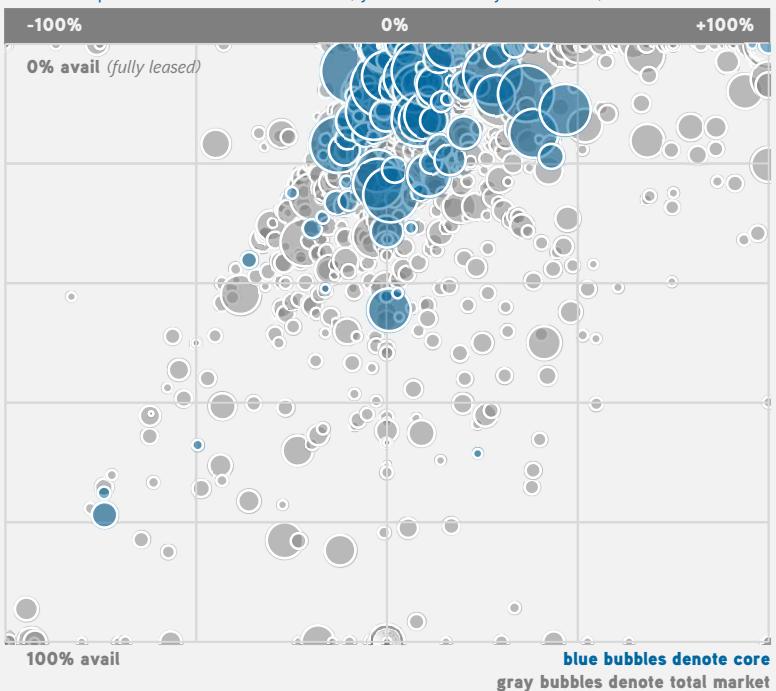
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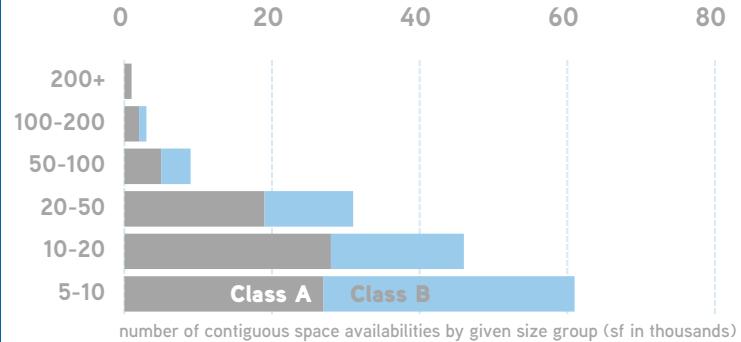
## urban maptrends

### Availability, Size & Cumulative Absorption Analysis

x-axis absorption since 2012 as a % of rba, y-axis availability at Q1'2018, size denotes rba



### Contiguous Availability Chart



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