

# HEBRON REALTY

2024 OFFICE TRENDS  
NYC STATE OF THE LEASING MARKET



## Hybrid impact on Office Leasing

**Average work from office days: 3**

**Average WFH days: 2**

Office workers report higher productivity due to privacy and quiet home environments. Despite concerns from managers and company owners, worker-tracking software such as Microsoft Teams helps maintain productivity.

### Most important WFH benefits:

- Lower commute, and meal cost
- Shorter commute resulting in more family time.
- Increase in mental health wellbeing

Many offices are redesigning their layouts, opting for shared workstations and utilizing phone booths for occasional privacy. To attract younger generations like Gen X and millennials, companies are incorporating amenities such as comfortable seating areas, recreational activities like ping pong tables, and refreshments like coffee and beer. Additionally, offices are being designed with aesthetics in mind, creating Instagram-worthy spaces for employees to enjoy.

## ALL ELECTRIC 89 Dekalb Rises

RXR has initiated construction on a groundbreaking 30-story, all-electric residential building at 89 DeKalb Avenue in Downtown Brooklyn. Comprising +/- 320 housing units, and EV charging. Offering nearly 15,000 square feet of amenity space including coworking areas, and fitness centers. A substantial portion of the space is allocated for Long Island University LIU with dedicated areas for research and innovation acceleration.



## Featured Listings:

### 9 Bond Street (Brooklyn)

Large block office building located in the heart of Downtown Brooklyn. +/- 40,000 SF available. Divisions considered at 2,500 SF. Directly across the street from CityPoint.

### 168 Jamaica Avenue (Queens)

+/- 25,000 SF of office space available. Central location in Jamaica, Queens ideal for large block, Not-For-Profit, or Government tenants. Impeccably maintained building with spacious renovated bathrooms, and open bright hallways.



**Contact us:**

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**HebronRlty.com**