



THE MANHATTAN OFFICE LEASING MARKET SNAPSHOT.

- ↓ **Average rent:** \$74 PSF Midtown
\$56 PSF Downtown
- ↓ **Vacancy rate:** 18%
- ↑ **Average TI allowance:** \$125 PSF
- ↑ **NYC Unemployment rate:** 5.5%
- Net absorption:** 3.5MM
- Average free rent:** 14 Months for new leases
- Asking rents are still 6% below March 2020.

Snapshot:

Manhattan office rents continued to decline in Q3 2024, with the average asking rent falling 0.3% to \$74.07/SF—the fifth straight quarterly drop. Rents were down 1.6% year-over-year and 6.8% below March 2020 levels. Midtown and Downtown saw declines, while Midtown South had a slight increase.

Sublet rents dipped to \$56.58/SF, and direct rents fell to \$78.50/SF. Class A rents remained steady, while Class B declined and Class C saw a slight increase. Concessions also tightened, with rental abatement periods shortening to 13.9 months and tenant improvement allowances slightly decreasing.

OUR RECENTLY CLOSED DEALS

3,000 SF of **office space** at 821 Broadway in Manhattan, Hebron Realty represented **Rocket Money** for a stunning full-floor office near Union Square Park.

1,600 SF of **retail** space at 498 Fulton Street in Brooklyn. Hebron Realty represented the landlord for a corner **Starbucks** in Downtown Brooklyn's Fulton Mall. Katz & Associates represented Starbucks.

2,500 SF of **office space** at **16825 Jamaica Avenue**. Hebron Realty signed leases with the **MTA** (Metropolitan Transportation Authority.)

What sets us apart?

With 30 years of expertise in landlord and tenant representation, we deliver a hands-on approach where clients work directly with our father-and-son principals. Our focus isn't on filling the streets with signs—it's on building lasting, meaningful relationships that drive signed leases.