

19.1%

Q4 Vacancy ↓

125,157 SF

Q4 Net Absorption ↑

47,754 SF

Q4 Under Construction ↑

\$20.29 PSF

Average Asking Rent (per year) ↑

\$21.94 PSF

CLASS A

Average Asking Rent (per year) ↓

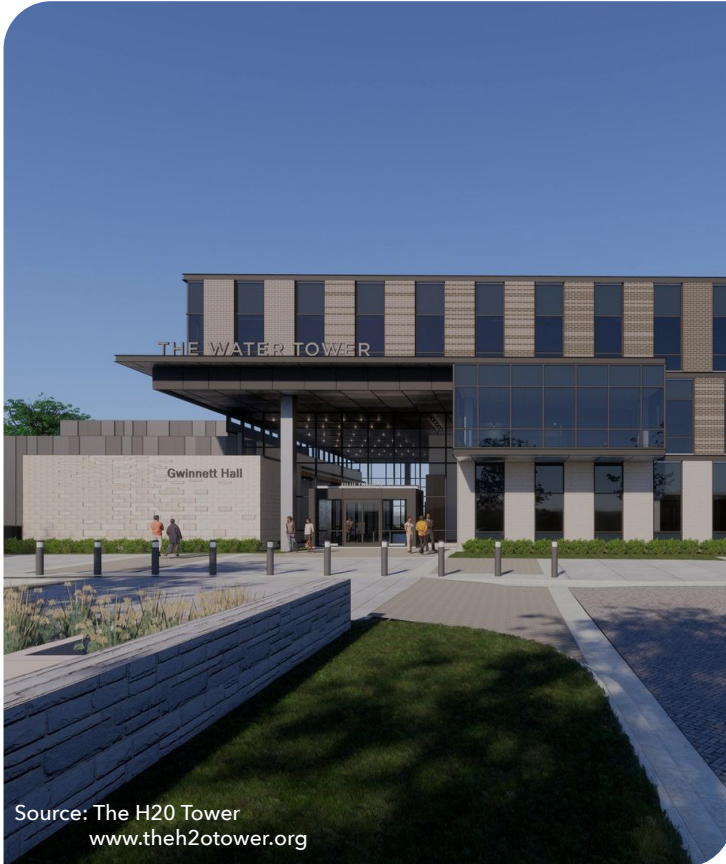
\$18.69 PSF

CLASS B

Average Asking Rent (per year) ↑

In Q4, the Northeast submarket saw its second positive net absorption of 125,157 SF in 2020 bringing the total to 82,184 SF. The vacancy rate continued to decrease from 19.7% to 19.1% in Q4, with only 47,754 SF of new space is currently under construction. Rent growth continues to trend upward with an increase of \$0.48 in 2020.

THE H2O TOWER



NOTABLE SALE

- 303 Research Drive
72,732 SF | \$61.87 PSF
Buyer: Oxy-Gen Labs

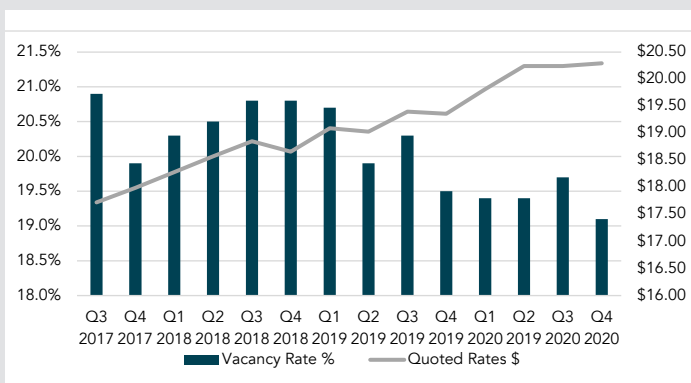
NOTABLE LEASES

- 2055 Sugarloaf Circle
22,354 SF
Tenant: Confidential
- 553 Satellite Boulevard
8,000 SF
Tenant: Confidential

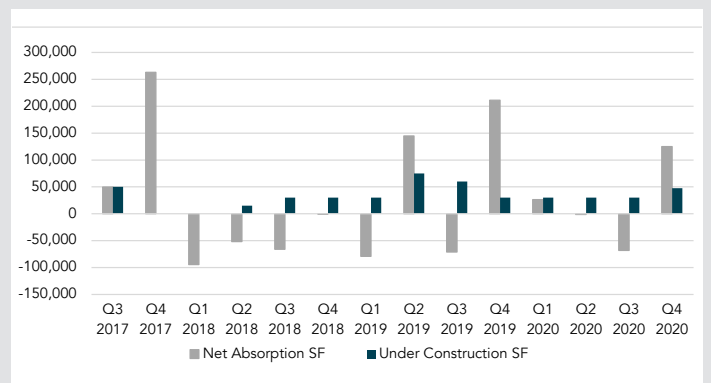
NOTABLE DEVELOPMENT

- The Water Tower | 2500 Clean Water Court
100,000 SF | 0% preleased
Delivery: March 2022

VACANCY & RENTAL RATE Q4 2017 - Q4 2020



ABSORPTION & UNDER CONSTRUCTION Q4 2017 - Q4 2020



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