

US Office Sector Update

Q2 2025

Return to Office

For the 8 weeks ending 6/4/25

10-CITY AVG

54.3%



CLASS A+ BUILDINGS

77.9%

Little change month-to-month

Peaks Tuesdays



Vacancies

Q1 2025

US AVERAGE

19.0%

PRIME OFFICES

14.8%

VACANT SPACE

1.1 BSF

US Avg up 110 bps YOY
Prime down 50 bps QOQ



Net Absorbtion

Q1 2025

OVERALL

-10.5
MSF

POSITIVE IN
1/3
OF MARKETS

OVERALL ROLLING 4Q AVG.

+48% YOY

CLASS A ROLLING 4Q AVG.

+55% YOY



Sublease Space

Q1 2025

MSF AVAILABLE

130



YEAR-OVER-YEAR

-9.5%



Asking Rents



AVERAGE ASKING
RENTS HAVE
STAGNATED

Q1 2025

\$38.21 PSF

Q4 2024

\$38.23 PSF

Q1 2024

\$37.66 PSF

Investment

Q1 2025



**LARGEST
INCREASE**
YEAR-OVER-YEAR
SINCE 2022

INVESTED IN OFFICES

\$11B

YEAR-OVER-YEAR

+60%

Sources:

Kastle Systems; Kastle Back to Work Barometer; 6/9/25

Kastle Systems; Class A+ Occupancy Index; 6/9/25

Cushman & Wakefield; Marketbeat; United States; Office Q1 2025

CBRE; Office Demand Remains Resilient in Q1; US Office; April 30, 2025

CommercialCafe; Office Space Rent & Sales in Top US Markets; February 2025

JLL ; Office Market Dynamics ; Q1 2025

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