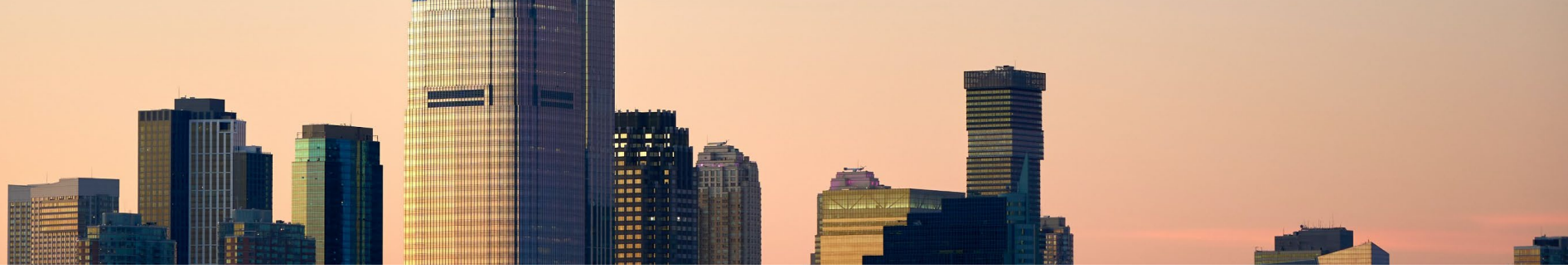


New Jersey

Office market snapshot | Q4 2024



The New Jersey office real estate market is showing signs of stabilization, with asking rents increasing by 4.3% year-over-year and availability decreasing by 0.6% in the same period. Driving demand in trophy assets is the "flight to quality" as tenants increasingly seek high-quality, amenity-rich environments that have undergone capital improvements and are supported by financially stable owners. This trend is especially prevalent in transit hub markets such as Morristown, Summit and urban markets such as Newark.

\$32.81

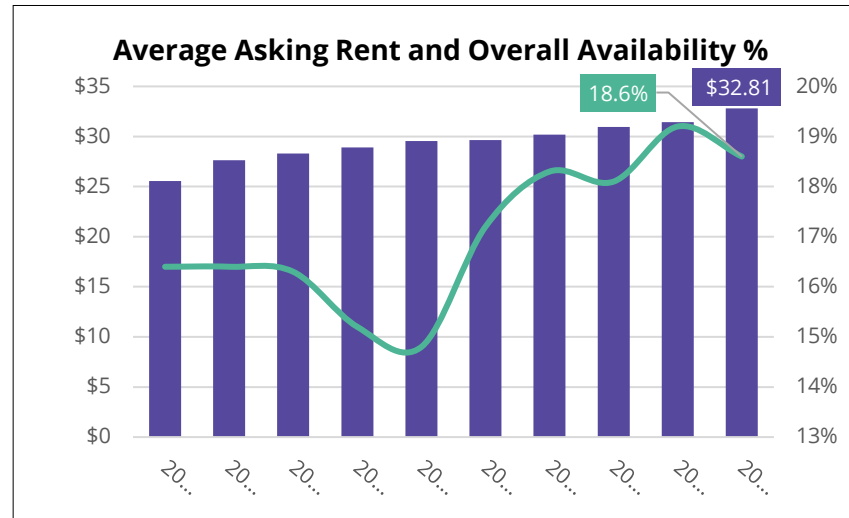
The average asking rental rate has increased by 4.3% year-over-year, or \$1.37 psf.

18.6%

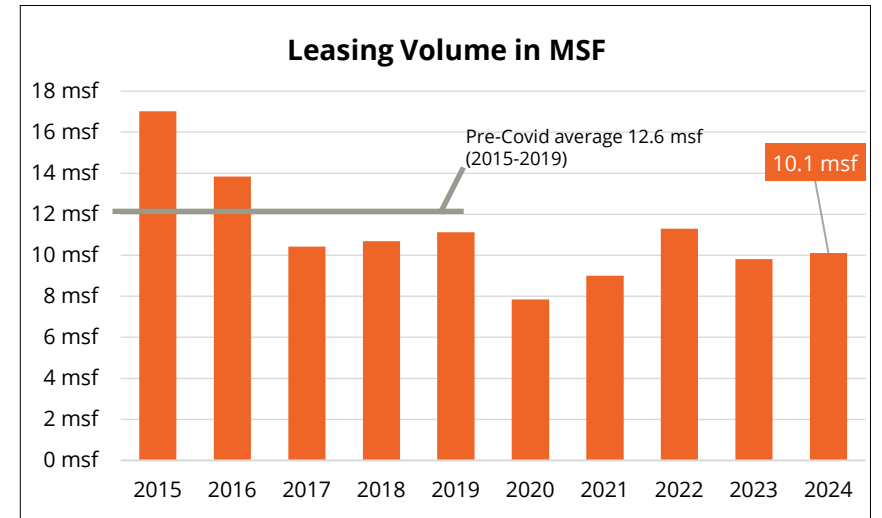
Overall availability has decreased by 2 msf YoY, or 0.6%. With an additional 3 msf being removed from inventory.

10.1 msf

Leasing volume has increased year-over-year by 3.01% or 300k sf.



Net absorption has turned positive for the first time since 2019, driven by return-to-office mandates and "flight to quality" as tenants seek higher-quality spaces in well-amenitized and financially stable properties.

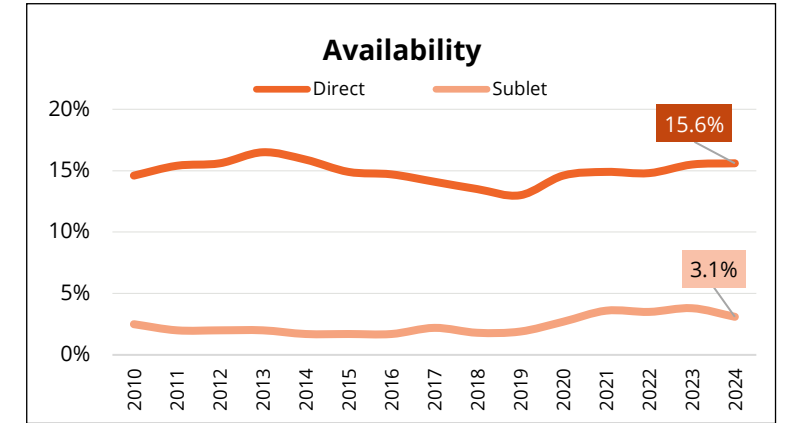
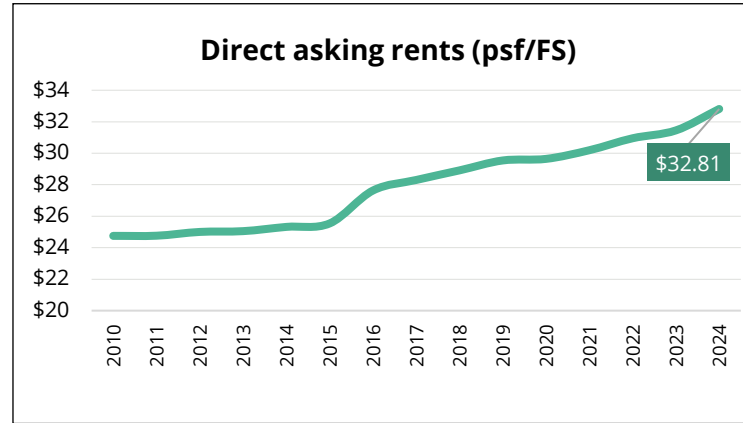
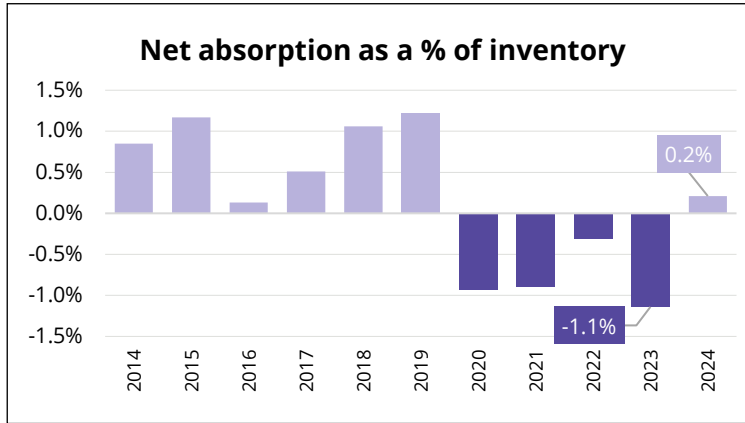
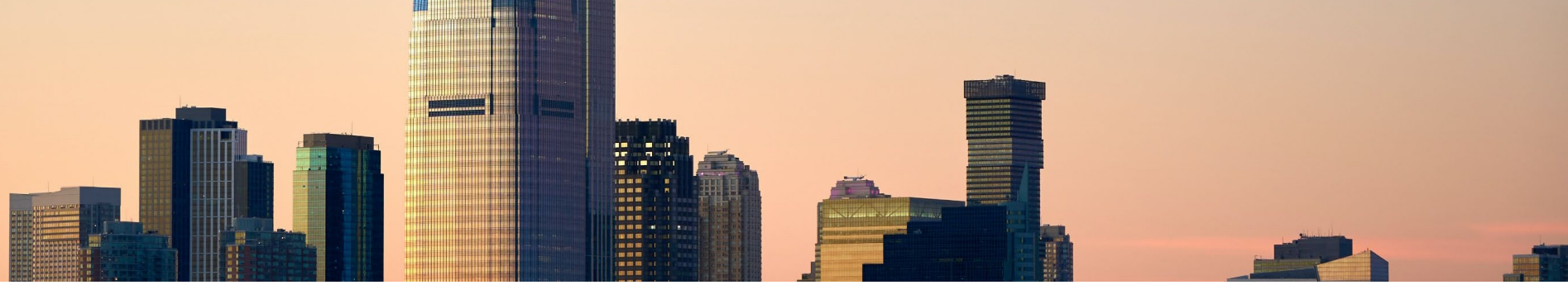


Leasing volume is still below the annual pre-covid average of 12.6 msf (2015-2019).

Source: AVANT by Avison Young, CoStar

New Jersey

Office market snapshot | Q4 2024



Recent leasing activity

Tenant	Address	Size (sf)	Transaction type	Lease type
Samsung	700 Sylvan Ave., Englewood Cliffs	321,207	New	Direct
Fidelity	499 Washington Blvd., Jersey City	184,341	Renewal	Direct
Regeneron	300 Warren Corporate Center, Warren	126,678	New	Direct
Kessler Foundation	135 Greene St., Jersey City Harborside 6	123,236	New	Direct

Recent sales activity

Buyer	Address	Sale price	Sale price psf	Seller
601W Companies	185 Hudson St., Jersey City Harborside 5	\$85,000,000	\$86.98	Veris
Federal Reserve Bank of New York	15 Mountainview Rd., Warren	\$57,350,000	\$111.00	Next Generation Net Lease
Wyndham Worldwide	22 Sylvan Way, Parsippany	\$47,950,000	\$192.25	Peakstone Realty Trust
Princeton University	100 Overlook Ctr., Princeton	\$33,416,000	\$210.25	Cali Futures

New Jersey

Office market snapshot | Q4 2024

Get in touch

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Submarket	Existing inventory sf	Under development sf	Direct availability	Sublet availability	Total availability	Net absorption % of inventory (YTD)	Annual direct asking rent psf FS
Central Bergen	10,178,856		11.1%	1.4%	12.5%	1.10%	\$ 28.40
Eastern Middlesex	827,303		12.6%	0.0%	12.6%	4.53%	\$ 25.09
Edison/ Woodbridge	9,649,697		21.2%	3.4%	24.6%	-1.48%	\$ 38.09
GSP/Route 3	4,105,915		11.0%	4.1%	15.1%	-1.63%	\$ 30.37
GW Bridge	7,760,931		16.0%	2.0%	17.2%	0.05%	\$ 29.83
Greater Monmouth	13,985,060		8.8%	1.7%	10.6%	0.30%	\$ 27.69
Greater Parsippany	17,914,721		22.2%	4.2%	25.8%	-3.56%	\$ 28.60
Hunterdon	4,692,341		32.4%	0.0%	32.4%	3.73%	\$ 28.14
I-24 West Corridor	7,768,804		21.9%	6.0%	27.9%	-6.34%	\$ 38.70
Lower Route 287	12,932,414	350,000	8.9%	1.5%	10.4%	0.89%	\$ 22.89
Meadowlands	6,152,116		16.2%	3.6%	19.7%	1.06%	\$ 30.83
Morristown	5,985,422	260,750	12.1%	2.0%	14.1%	3.01%	\$ 33.21
Newark	21,157,527		12.1%	3.4%	15.5%	1.26%	\$ 31.05
North Central Bergen	3,996,474		16.7%	5.8%	22.5%	4.77%	\$ 29.08
Ocean County	2,435,000	52,000	8.0%	0.1%	8.1%	0.89%	\$ 28.72
Route 17 North Corridor	4,972,807		3.3%	0.3%	3.6%	2.44%	\$ 30.21
Route 23/Wayne	8,422,719		10.2%	2.5%	12.7%	3.20%	\$ 22.82
Route 78 East	7,946,314		14.1%	1.9%	16.1%	8.45%	\$ 36.68
Route 78 West	14,499,441		19.7%	4.6%	23.4%	-4.25%	\$ 30.33
South Middlesex	8,787,574		16.1%	1.1%	16.5%	4.01%	\$ 31.29
Suburban West Essex	6,268,420		22.3%	0.2%	22.5%	4.19%	\$ 27.41
Sussex	780,865		1.8%	0.0%	1.8%	0.00%	-----
Trenton	25,409,849		14.3%	4.6%	18.4%	-1.07%	\$ 29.28
Union	6,059,261		8.9%	1.2%	10.2%	0.85%	\$ 23.17
Warren County	512,161		1.7%	4.5%	6.1%	-4.74%	\$ 19.54
Waterfront	24,061,831	149,787	22.5%	5.6%	28.1%	-1.08%	\$ 44.88
Western I-80 Corridor	2,169,990		15.2%	0.8%	16.6%	2.91%	\$ 27.11
Market total	239,433,813	812,537	15.6%	3.1%	18.6%	0.2%	\$32.81