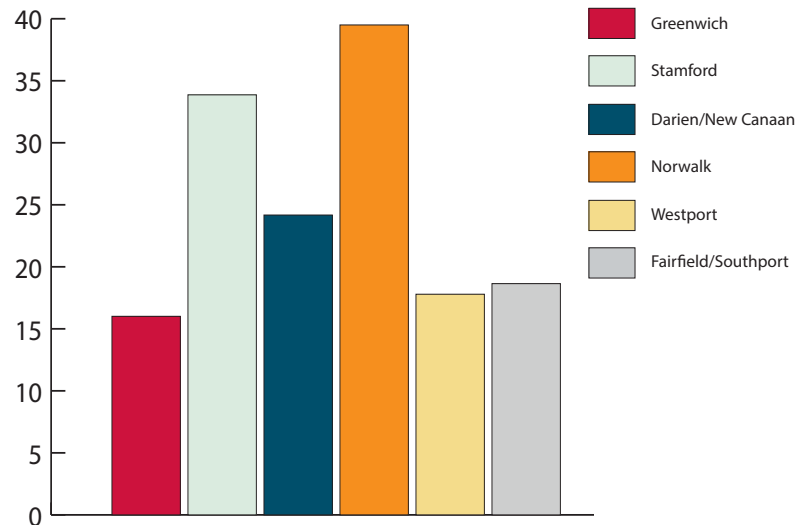


# Fairfield County Office Market Report

## 2nd Quarter 2022

Tenant demand in the Fairfield County office market remained moderate, depending on the submarket. Several large lease renewals in Stamford and Greenwich and one large sale - leaseback of 310,000 SF by Pitney Bowes in Shelton - reflected some of the larger transactions this past quarter. Absorption was positive as Charter Communications took possession of their new 530,000 SF HQ in Stamford and the vacancy rate was stable at 32.5% up 75 basis points. The Fairfield County Labor market added over 10,000 new non-farm jobs in the 2nd Quarter lowering unemployment to 4.1%, but the ominous signs of surging inflation throughout the national economy will be watched carefully by local real estate participants. Fairfield County office rents could be influenced by inflation, but the work from home trend after the Pandemic is a strong counter measure - rents were up modestly in the County from \$34.00 to \$35.25 per SF. Higher interest rates may also factor into pricing calculations for real estate investors, but that wasn't a factor in the sale of 30 East Elm in Greenwich, which sold for \$5.25M or \$827 per SF. Centrally located Class A buildings near the train and I-95 continue to see the majority of activity.

### SUBMARKET VACANCY RATES



| SUBMARKET           | VACANCY RATE | TOTAL INVENTORY | AVG. PSF ASKING RATE |
|---------------------|--------------|-----------------|----------------------|
| Greenwich           | 15.6%        | 4,210,500       | \$67.00              |
| Stamford            | 34.1%        | 16,020,500      | \$38.00              |
| Darien/New Canaan   | 23.5%        | 685,420         | \$35.00              |
| Norwalk             | 39.5%        | 5,285,940       | \$29.00              |
| Westport            | 17.7%        | 1,484,672       | \$38.00              |
| Fairfield/Southport | 18.8%        | 603,875         | \$33.00              |

### MARKET INFORMATION MACRO (2Q 2022)

|                            |                      |
|----------------------------|----------------------|
| Metro Area                 | Fairfield County, CT |
| Office Market Size (SF)    | 39,635,975           |
| Office Market Vacancy Rate | 32.5%                |
| Average Asking Rent        | \$35.25              |
| YTD Absorption (SF)        | 204,000              |

### RECENT COMPLETED LEASES

| TENANT              | SIZE (SF) | ADDRESS                   | CITY      |
|---------------------|-----------|---------------------------|-----------|
| Indeed              | 150,273   | 177 Broad Street          | Stamford  |
| Optimus Health Care | 34,474    | 1351 Washington Boulevard | Stamford  |
| Marblegate          | 14,489    | 5 Greenwich Office Park   | Greenwich |
| Subway Restaurants  | 87,300    | 1 Corporate Drive         | Shelton   |

### RECENTLY COMPLETED BUILDING SALES

| PROPERTY               | CITY / TOWN | SIZE (SF) | PRICE                    |
|------------------------|-------------|-----------|--------------------------|
| 400 Atlantic Street    | Stamford    | 460,000   | \$72,000,000 / \$140 PSF |
| 30 East Elm Street     | Greenwich   | 6,348     | \$5,250,000 / \$827 PSF  |
| 595 Summer Street      | Stamford    | 62,946    | \$10,500,000 / \$166 PSF |
| 47 Old Ridgefield Road | Wilton      | 10,459    | \$2,500,000 / \$234 PSF  |

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\* Data derived from Costar and other sources deemed to be reliable