# Q2 2026

DOWNTOWN BOSTON ALLIANCE OFFICE REPORT

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NEWMARK

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## DBA Area Summary Statistics

| 90 | 16,301,770 SF | 25.3% | $64.53 / SF |
|---|---|---|---|
| Buildings | Inventory | Overall Vacancy Rate | Asking Rents |

The Downtown Boston Alliance (DBA) area, shown in yellow on the Boston Submarkets Map, is strategically positioned in the heart of Boston's primary commercial zones. Although it encompasses a relatively small footprint, the DBA area contains approximately 23% of the total Central Business District (CBD) inventory. Of the DBA area's total commercial inventory of 24.6 million square feet, 16.3 million square feet is dedicated to office space, representing roughly 66% of the total. This office footprint continues to decline as adaptive redevelopment projects progress. The shift toward alternative uses for office properties is expected to significantly impact availability within the Mid-Rise and Low-Rise segments, as investors target smaller Class B and Class C buildings for redevelopment.

The DBA area's recovery continues, with vacancy declining 60 basis points quarter-over-quarter to 25.3%, down from its historic peak of 28.5% in the second quarter of 2024—a 320-basis-point improvement. The DBA area has seen inventory shrink as office assets convert to alternative uses, but has also observed outperformance at select properties, most notably 115 Federal Street (Winthrop Center). Still Boston's newest office tower along with One Congress Street—both opened in fall 2023—the iconic pinnacle captured the two largest leases in the DBA area this past quarter and has enjoyed a largely successful lease-up. As 115 Federal Street's tenants take occupancy, they not only reduce vacancy but also add vibrancy to the neighborhood, supporting retail and other asset types.

Additionally, several companies displaced by office conversions are now signing leases in comparable buildings within the DBA area, reinforcing the recovery. While many of these transactions are smaller, they are helping to stabilize mid- and low-rise assets, which is particularly welcome given that top-tier, high-rise space has led the rebound to date. Incremental demand from this cohort provides an important foundation for a more sustainable, long-term recovery within the DBA area.

As noted, Winthrop Center recorded the two largest leases of the quarter within the DBA area, with HNTB Engineering and the Baldwin Group combining to secure just under 90,000 square feet. Across the Boston metro, it has been a strong start to the year, with first-half 2026 leasing volumes reaching levels not seen since 2019. While some transactions reflect renewals or rightsizings, a number of tenants are actively expanding, and sentiment around the short- to mid-term outlook for the office market appears to be improving. This quarter was also headlined by marquee commitments to the Boston area, including Sanofi's 900,000-square-foot renewal in Cambridge and Boston Dynamics' 320,000-square-foot lease in Waltham, the two largest deals across the metro.

Meanwhile, MBTA subway ridership has rebounded in recent months after a stretch of decline, and commuter rail ridership has also strengthened, providing a positive backdrop for the DBA area, which is heavily dependent on transit access. While upcoming subway shutdowns for station and track upgrades may temporarily disrupt service, major events such as the 2026 FIFA World Cup, Sail Boston's Tall Ships celebration, and the United States' 250th anniversary have generated very strong transit usage and foot-traffic data, starting in early June when World Cup fans began arriving in Boston ahead of the region's June 13th opening match (Scotland vs. Haiti) and continuing through the Tall Ships' July 16th departure. Notably, the DBA area's June pedestrian counts approached the 3 million-visitor threshold, underscoring growing momentum in the downtown environment.

With its strong transit access, ongoing repositioning of weaker assets, resilient tenant base, and stabilizing fundamentals, the DBA area is poised to enjoy further vacancy improvement as it continues to emerge as a lively, seven-day-a-week destination.

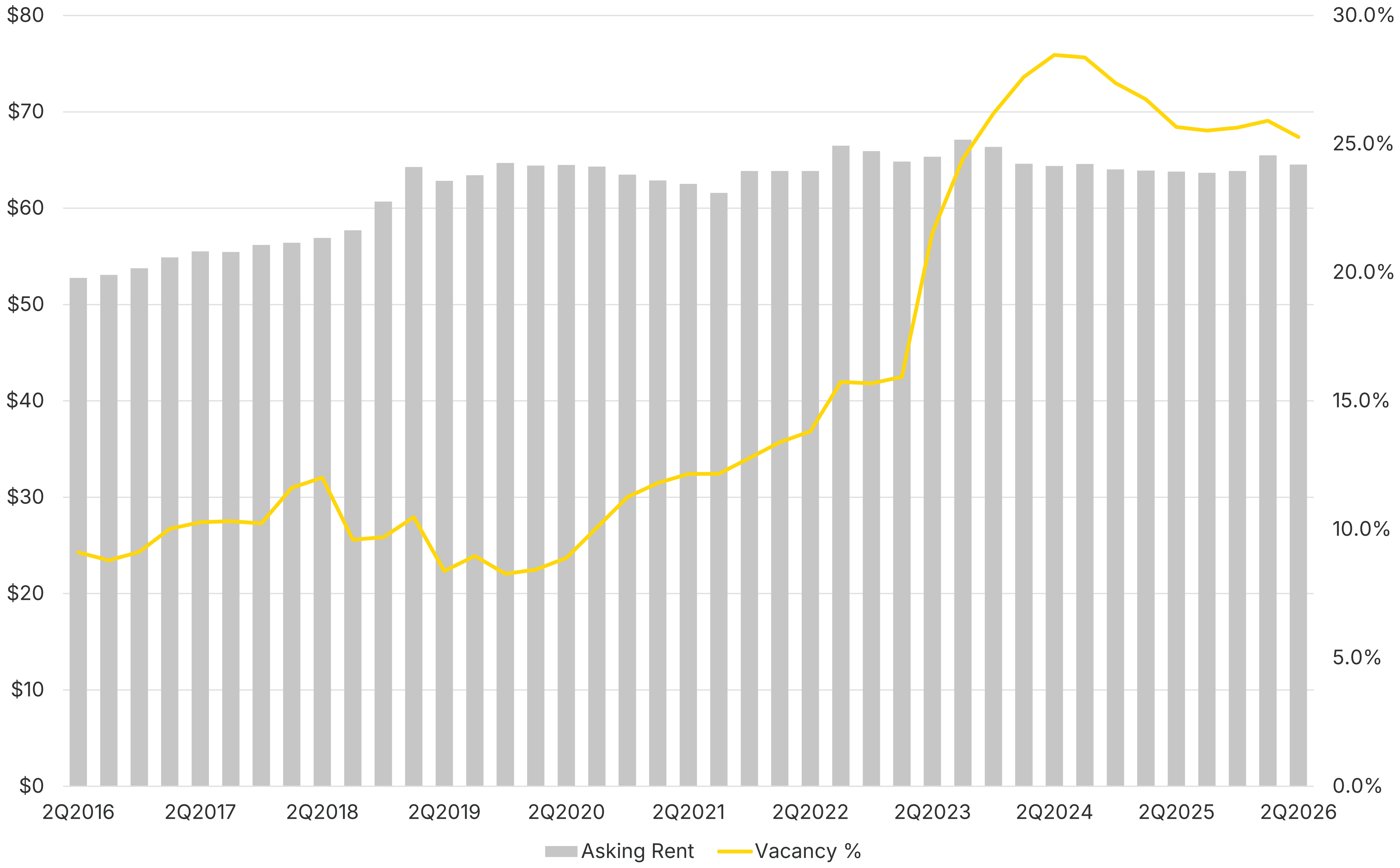
# BOSTON SUBMARKETS MAP

## BOSTON SUBMARKETS BY SIZE

| Market | RBA (SF in Mil) |
|---|---|
| Financial District (Non-Downtown Boston Alliance) | 18.9 |
| Back Bay | 14.0 |
| Seaport District | 11.2 |
| South Station (Non-Downtown Boston Alliance) | 3.3 |
| North Station | 3.0 |
| Government Center | 2.5 |
| Midtown (Non-Downtown Boston Alliance) | 0.3 |
| **TOTAL CBD** (Non-Downtown Boston Alliance) | **53.2** |
| | |
| Downtown Boston Alliance | 16.3 |
| **TOTAL BOSTON CBD** | **69.5** |
| | |
| East Cambridge | 7.7 |
| **TOTAL CAMBRIDGE** | **11.3** |

# DOWNTOWN BOSTON ALLIANCE MARKET OVERVIEW

## DOWNTOWN BOSTON ALLIANCE
Historical Office Vacancy And Rent




## DOWNTOWN BOSTON ALLIANCE
Market Statistics Q2 2026

| CATEGORY | # OF BUILDINGS | TOTAL SF | VACANCY RATE | AVE. ASKING RENT ($/SF) |
|---|---|---|---|---|
| High-Rise: more than 20 floors | 16 | 10,590,329 ↔ | 25.0% ↓ | $70.40 ↓ |
| Mid-Rise: 10-19 floors | 24 | 2,528,285 ↓ | 26.0% ↑ | $48.96 ↑ |
| Low-Rise: less than 10 floors | 50 | 3,183,156 ↓ | 25.9% ↑ | $52.97 ↓ |

Note:
- Arrow corresponds to year-over-year change.

# DBA OFFICE INVENTORY BY SUBTYPE MAP

# NOTABLE LEASE ACTIVITY

## THROUGHOUT GREATER BOSTON'S OFFICE MARKET, LEASING ACTIVITY IN THE FIRST HALF OF 2026 ATTAINED ITS HIGHEST MARK SINCE 2019

Greater Boston's office market recorded approximately 3.4 million square feet of executed leases in the second quarter of 2026, bringing first-half volume to about 7.3 million square feet. Both the quarterly figure and year-to-date total exceed every annual tally since 2019, an encouraging signal for the market. The largest transaction of the quarter was Sanofi's roughly 900,000-square-foot renewal in East Cambridge, comprising a mix of office and lab space.

115 Federal Street (Winthrop Center) continued its strong lease-up, registering the two largest leases of the quarter within the DBA area. HNTB Engineering committed to 78,420 square feet for the largest DBA area deal of the quarter, while the Baldwin Group leased an additional 11,315 square feet in the building. A notable trend has been a wave of smaller transactions from tenants displaced by ongoing or planned office conversions, several of which are located in the DBA area. Given that much of recent leasing has been concentrated in high-rise product, this emerging demand in other segments of the market is an important development.

### SELECT DBA Q2 2026 LEASE TRANSACTIONS

| TENANT | OFFICE PROPERTY | TYPE | SQUARE FEET |
|---|---|---|---|
| HNTB Engineering | 115 Federal Street | Direct Lease | 78,420 |
| The Baldwin Group | 115 Federal Street | Direct Lease | 11,315 |
| Ecog-Acrin Medical Research Foundation | 28 State Street | Lease Extension | 10,974 |
| Fox Rothschild | 33 Arch Street | Lease Extension | 9,629 |
| Mott MacDonald | 101 Arch Street | Lease Extension | 5,563 |

# ADJACENT BUSINESS DISTRICT COMPARISON

| DBA Area | | |
|---|---|---|
| Inventory (MSF) | 16.69 … 16.33 | -2.2% YOY |
| Asking Rent (PSF) | $63.80 … $64.53 | +1.1% YOY |
| Total Vacancy | 25.7% … 25.3% | -40 BPS YOY |

| Back Bay | | |
|---|---|---|
| Inventory (MSF) | 13.77 … 14.01 | +1.7% YOY |
| Asking Rent (PSF) | $68.72 … $78.52 | +14.3% YOY |
| Total Vacancy | 17.9% … 18.3% | +40 BPS YOY |

| Seaport | | |
|---|---|---|
| Inventory (MSF) | 10.08 … 11.24 | +11.5% YOY |
| Asking Rent (PSF) | $57.69 … $64.48 | +11.8% YOY |
| Total Vacancy | 18.2% … 22.9% | +470 BPS YOY |

| Non-DBA CBD | | |
|---|---|---|
| Inventory (MSF) | 51.08 … 52.35 | +2.5% YOY |
| Asking Rent (PSF) | $64.56 … $66.82 | +3.5% YOY |
| Total Vacancy | 20.0% … 20.6% | +60 BPS YOY |

| East Cambridge | | |
|---|---|---|
| Inventory (MSF) | 7.74 … 7.74 | 0% YOY |
| Asking Rent (PSF) | $78.26 … $76.34 | -2.5% YOY |
| Total Vacancy | 28.2% … 26.5% | -170 BPS YOY |

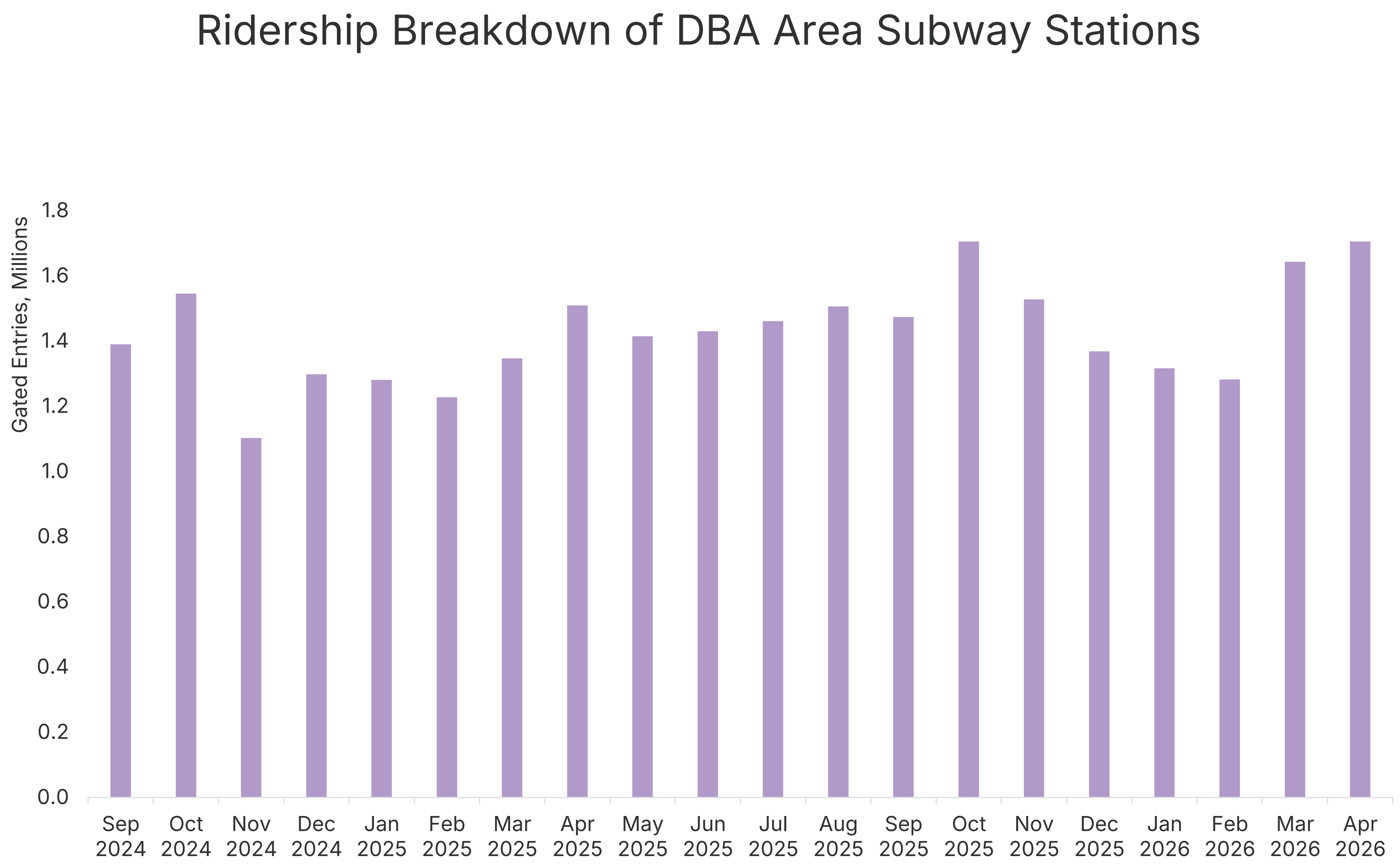
The DBA area is enjoying a convergence of tailwinds, as seen in the year-over-year data. Most notably, inventory has declined just over 2% year-over-year as the City of Boston's residential conversion program has boosted the DBA area more than any adjacent business district. At the same time, the DBA area is benefitting from several conversion projects, such as 125 Tremont Street, 19 School Street, and 47 Winter Street, that are not part of the City's program. Looking year-over-year, no other adjacent business district has seen inventory levels decline. On top of that, the DBA area is the lone area with decreasing inventory, increased asking rents, and decreasing vacancy. One interesting trend we are seeing with the conversions happening is that many of the tenants in these buildings are being displaced to other nearby buildings. This has created a slight uptick in demand for similar space nearby, thus having an outsized impact on the DBA area, compared to the adjacent business districts.

# SPOTLIGHT TREND: MOBILITY

## THE DOWNTOWN BOSTON ALLIANCE AREA IS SERVICED BY MULTIPLE MODES OF PUBLIC TRANSIT.

Public transit continues to play a central role in Boston's CBD office market, delivering critical economic and mobility benefits that underpin the broader business ecosystem. This is especially true in the DBA area, where tenants increasingly prioritize access to robust transit connections when making location decisions. Subway ridership at DBA-area stations has rebounded following four consecutive months of decline: March posted a 28% increase over February, and April exceeded October 2025 to become the highest ridership month since fall 2024. While station-level MBTA data for May and June are not yet available, summer events—including the FIFA World Cup, Sail Boston (Tall Ships), and the United States' 250th anniversary—are expected to further support this upward trend.

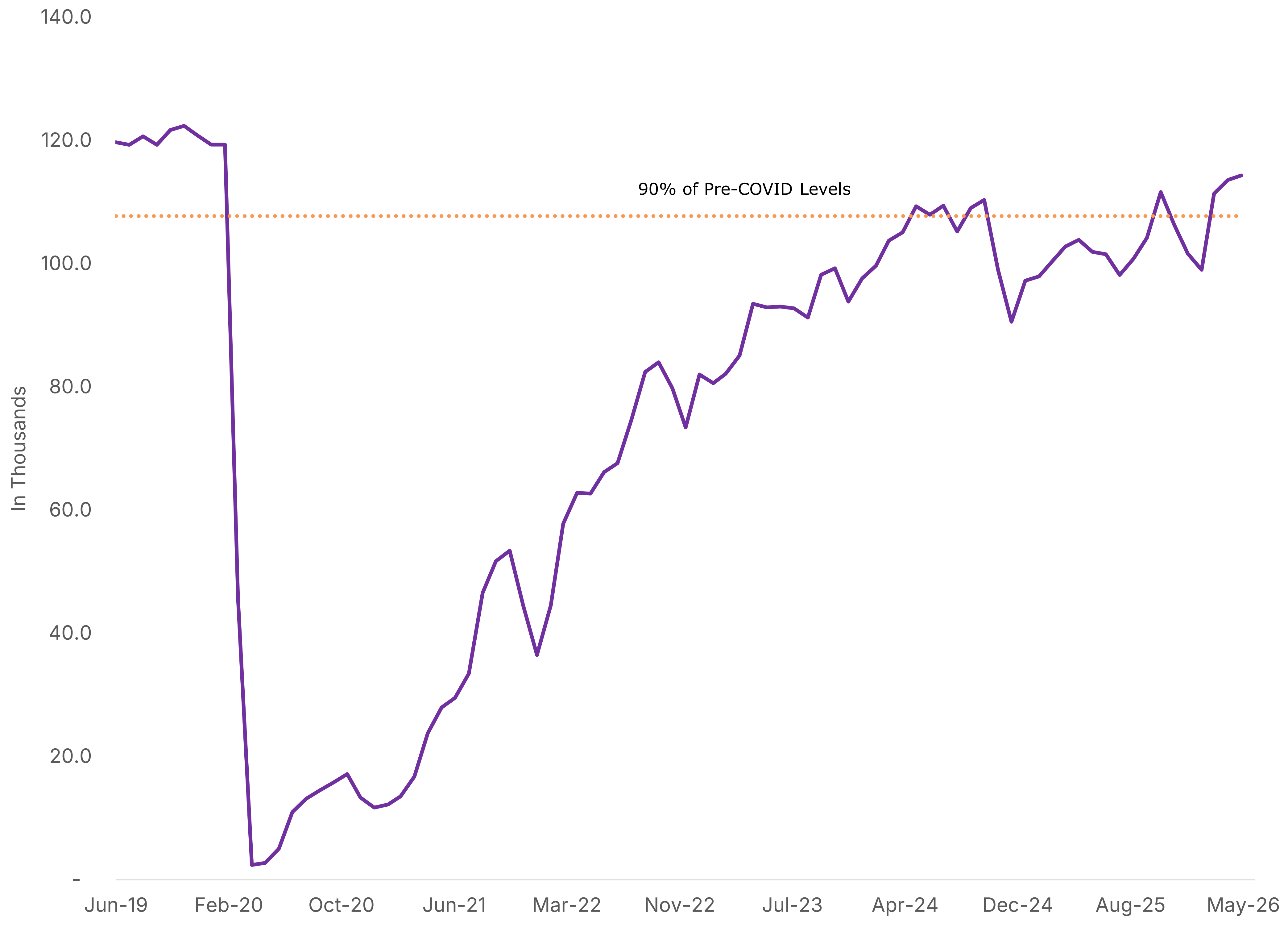
Commuter rail usage has also improved, now measuring above 90% of pre-COVID levels. This is particularly positive for the DBA area, given the large number of office workers who travel through South Station to reach nearby DBA area buildings. For the first time since the pandemic, the region's commuter rail network has recorded three consecutive months with more than 110,000 rides. In parallel, DBA area pedestrian volumes have recovered from a late winter dip, with nearly 3 million visitations having been recorded in June, as the aforementioned events generated visible energy and foot traffic within the district.




# SPOTLIGHT TREND: MOBILITY

DOWNTOWN BOSTON ALLIANCE TRAFFIC VOLUMES: 2019-2Q 2026


AVERAGE WEEKDAY COMMUTER RAIL RIDERSHIP: 2019-2Q 2026



# SPOTLIGHT TREND: ALONGSIDE HIGH-RISE SPACE, CLASS B PRODUCT IS GETTING SQUEEZED

## RECENT QUARTERS HAVE BEEN MARKED BY A TOP-DOWN RECOVERY IN BOSTON'S CBD, WITH LARGE BLOCKS OF HIGH-END, HIGH-RISE CLASS A SPACE DRIVING ACTIVITY; INCREASINGLY, WE ARE NOW SEEING GROWING DEMAND FOR CLASS B SPACE IN THE DBA AREA.

Within Boston's CBD, a notable "top-down recovery" has emerged. Large tenants seeking premier, upper-floor space are finding limited options, which is somewhat counterintuitive given elevated vacancy and availability across the city in the post-COVID environment. For instance, a requirement for 100,000 square feet of contiguous space on or above the 15th floor has only five options across the entire CBD. At the same time, a complementary trend is taking shape: Class B space is beginning to gain momentum, driven by smaller, cost-conscious tenants—many of them displaced by ongoing or planned conversions in their current buildings.

This pattern is becoming evident in Class B buildings within the DBA area. Availability in these assets has declined by 300 basis points since the end of 2025. While vacancy has not yet fallen to the same extent, this likely reflects the typical lag between a lease signing and physical occupancy. Once a lease is executed, the space is removed from availability, and only later does the tenant move in, reducing vacancy. In the current cycle, much of this activity appears to be conversion-driven, meaning tenants are vacating buildings that will not re-enter the office inventory, limiting the creation of new vacancy at those properties. We have already tracked multiple deals in the DBA area—and several more nearby—that were prompted by conversion plans in tenants' existing buildings, along with a handful of active requirements in the market for the same reason. Taken together, these dynamics suggest that this tightening trend in Class B product is likely to persist in the near term.


*Construction continues at the 31 Milk Street conversion project. The DBA area's nine residential conversion projects have combined to remove nearly 700,000 square feet of office space, substantially impacting the district's office market.*

# APPENDIX

| PROPERTY | CLASS | FLOORS | RBA (SF) |
|---|---|---|---|
| 100 Federal St. | Class A Office | 37 | 1,325,351 |
| 1 Federal St. | Class A Office | 38 | 1,120,577 |
| 100 Summer St. | Class A Office | 32 | 1,034,605 |
| 1 Lincoln St. | Class A Office | 36 | 1,024,000 |
| 115 Federal St. | Class A Office | 52 | 845,739 |
| 1 Boston Pl. | Class A Office | 41 | 805,589 |
| 33 Arch St. | Class A Office | 33 | 603,309 |
| 101 Federal St. | Class A Office | 31 | 586,319 |
| 28 State St. | Class A Office | 40 | 570,040 |
| 100 High St. | Class A Office | 28 | 546,300 |
| 125 Summer St. | Class A Office | 22 | 475,482 |
| 101 Arch St. | Class A Office | 21 | 422,000 |
| 160 Federal St. | Class A Office | 24 | 354,252 |
| 50 Milk St. | Class A Office | 21 | 340,318 |
| 99 Summer St. | Class A Office | 20 | 269,448 |
| 75 Federal St. | Class A Office | 21 | 267,000 |

High-Rise Mid-Rise Low-Rise

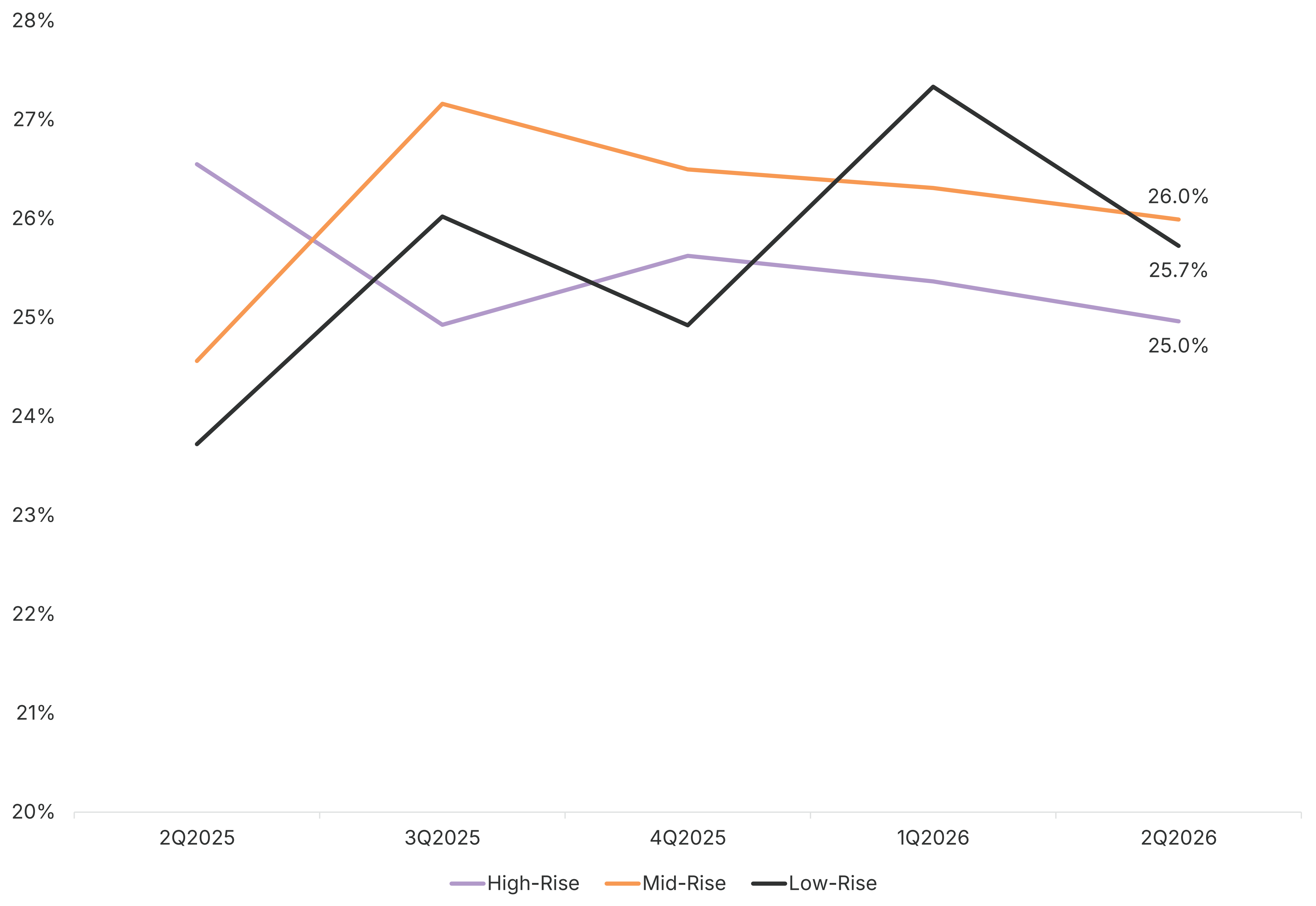
| PROPERTY | CLASS | FLOORS | RBA (SF) |
|---|---|---|---|
| 40 Water St. | Class A Office | 17 | 365,000 |
| 175 Federal St. | Class A Office | 17 | 207,366 |
| 18 Tremont St. | Class B Office | 12 | 202,033 |
| 155 Federal St. | Class A Office | 19 | 192,000 |
| 1 Washington Mall | Class A Office | 17 | 161,173 |
| 1 Winter St. | Class C Office | 10 | 135,000 |
| 38 Chauncy St. | Class B Office | 14 | 132,983 |
| 40 Court St. | Class B Office | 12 | 112,260 |
| 133 Federal St. | Class B Office | 12 | 111,000 |
| 99 Chauncy St. | Class B Office | 11 | 92,950 |
| 10 High St. | Class B Office | 11 | 88,000 |
| 30 Winter St. | Class A Office | 12 | 82,247 |
| 77 Franklin St. | Class B Office | 10 | 74,533 |
| 185 Devonshire St. | Office Condo | 12 | 74,524 |
| 24 Federal St. | Class B Office | 12 | 74,353 |
| 60 Federal St. | Class B Office | 10 | 70,000 |
| 8 Federal St. | Class B Office | 11 | 65,007 |
| 111 Devonshire St. | Class B Office | 10 | 60,000 |
| 141 Tremont St. | Class A Office | 12 | 60,000 |
| 44 School St. | Class B Office | 11 | 50,000 |
| 371-387 Washington St. | Class B Office | 10 | 42,930 |
| 27 State St. | Class B Office | 11 | 29,472 |
| 31 State St. | Class B Office | 10 | 25,000 |
| 49 Bromfield St. | Class B Office | 11 | 20,454 |

| PROPERTY | CLASS | FLOORS | RBA (SF) |
|---|---|---|---|
| Lafayette City Center | Class A Office | 6 | 610,000 |
| 600 Washington St. | Class B Office | 7 | 315,238 |
| 1 Devonshire St. | Class B Office | 8 | 137,900 |
| 10 Summer St. | Class A Office | 8 | 133,795 |
| 100 Franklin St. | Class B Office | 9 | 116,661 |
| 1 Winthrop Sq. | Class B Office | 5 | 114,343 |
| 10-24 School St. | Class B Office | 8 | 88,000 |
| 110 Chauncy St. | Class B Office | 9 | 84,000 |
| 99 Bedford St. | Class B Office | 5 | 83,885 |
| Old City Hall | Class B Office | 8 | 83,700 |
| 70 Franklin St. | Class B Office | 9 | 78,997 |
| 70 Federal St. | Class B Office | 7 | 71,656 |
| 45 Milk St. | Class B Office | 9 | 68,995 |
| 101 Summer St. | Class B Office | 5 | 60,000 |
| 27 School St. | Class B Office | 6 | 59,487 |
| 71-77 Summer St. | Class B Office | 6 | 55,475 |
| 30 West St. | Class B Office | 6 | 52,650 |
| 60 Temple Pl. | Class B Office | 6 | 49,822 |
| 25-55 Court St. | Class B Office | 5 | 47,711 |
| 100 City Hall Plaza | Class B Office | 6 | 46,290 |
| 1 Water St. | Class B Office | 9 | 45,981 |
| 30 Federal St. | Class B Office | 7 | 45,030 |
| 50 Franklin St. | Office Condo | 4 | 44,000 |
| 33-41 West St. | Class B Office | 8 | 41,418 |
| 131 Tremont St. | Class B Office | 8 | 37,601 |
| 145 Tremont St. | Class B Office | 8 | 36,899 |
| 1 Milk St. | Class B Office | 6 | 36,531 |
| 10 Tremont St. | Class B Office | 7 | 35,000 |
| 32-38 Bromfield St. | Class C Office | 5 | 34,932 |
| 40 Summer St. | Class B Office | 5 | 33,665 |
| 51-55 Franklin St. | Class B Office | 5 | 31,826 |
| 70 Summer St. | Class B Office | 5 | 30,000 |
| 21 Kingston St. | Class B Office | 5 | 29,000 |
| 10 Winthrop Sq. | Class B Office | 7 | 28,870 |
| 93 Franklin St. | Class B Office | 6 | 28,600 |
| 41 Winter St. | Class B Office | 8 | 25,869 |
| 95 Summer St. | Class B Office | 5 | 25,228 |
| 87 Summer St. | Class B Office | 5 | 23,475 |
| 45 Franklin St. | Class B Office | 5 | 22,500 |
| 65 Franklin St. | Class B Office | 5 | 22,000 |
| 21 Milk St. | Class B Office | 6 | 21,600 |
| 76 Summer St. | Class B Office | 6 | 20,600 |
| 20-30 Bromfield St. | Class C Office | 5 | 21,407 |
| 85 Franklin St. | Class B Office | 5 | 19,200 |
| 177 Tremont St. | Class B Office | 6 | 18,177 |
| 49 Franklin St. | Class B Office | 6 | 16,671 |
| 295 Devonshire St. | Class B Office | 6 | 16,257 |
| 128 Tremont St. | Class C Office | 5 | 11,000 |
| 130 Tremont St. | Class C Office | 6 | 10,834 |
| 44 Temple Pl. | Class B Office | 5 | 10,380 |

# DOWNTOWN BOSTON ALLIANCE PROPERTIES BY SUBTYPE

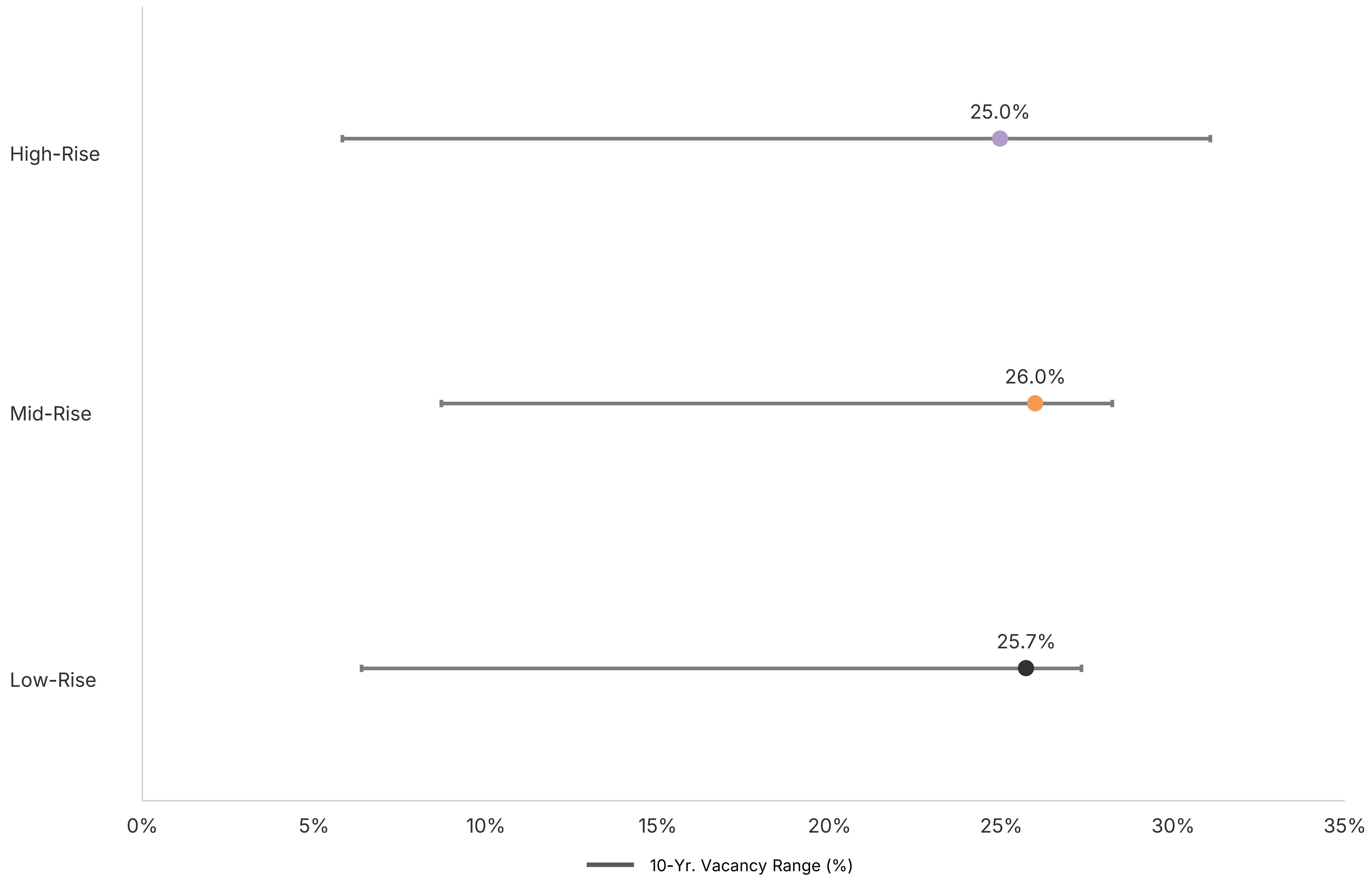
DOWNTOWN BOSTON ALLIANCE
Historical Vacancy By Subtype


DOWNTOWN BOSTON ALLIANCE
1-year Historical Vacancy By Subtype

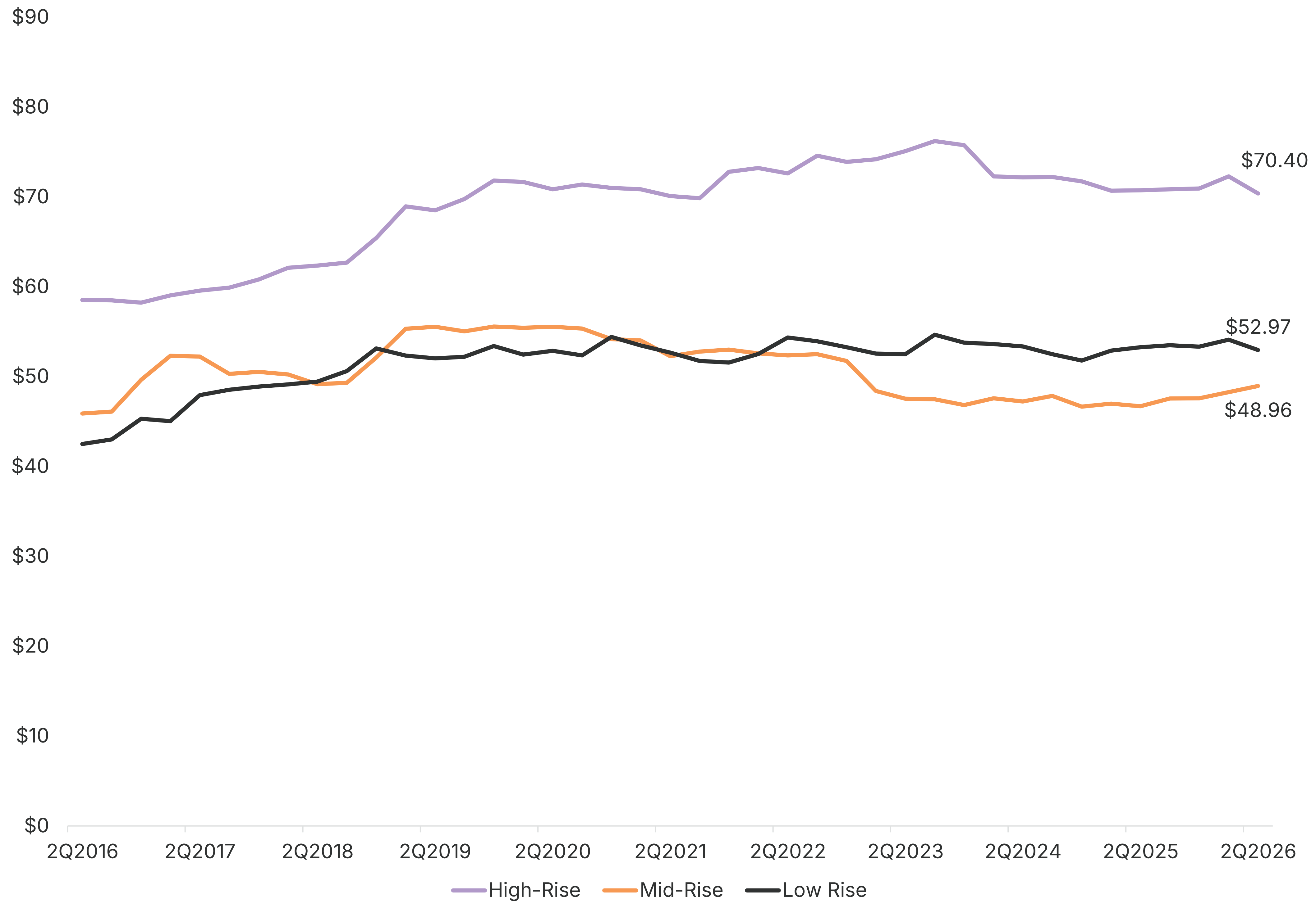


# DOWNTOWN BOSTON ALLIANCE PROPERTIES BY SUBTYPE

Q2 2026 DOWNTOWN BOSTON ALLIANCE
Vacancy By Subtype

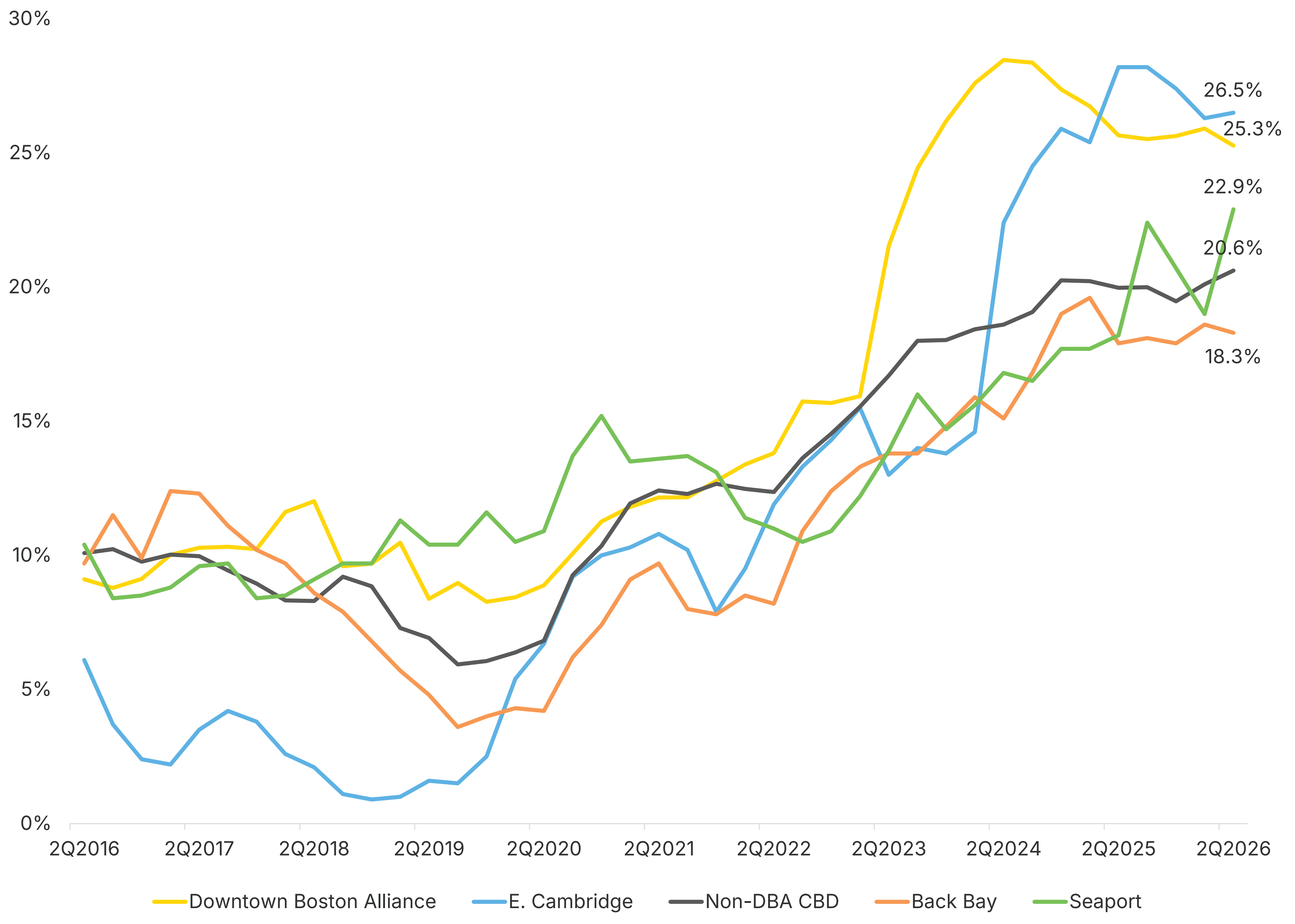



DOWNTOWN BOSTON ALLIANCE
Historical Asking Rent By Subtype

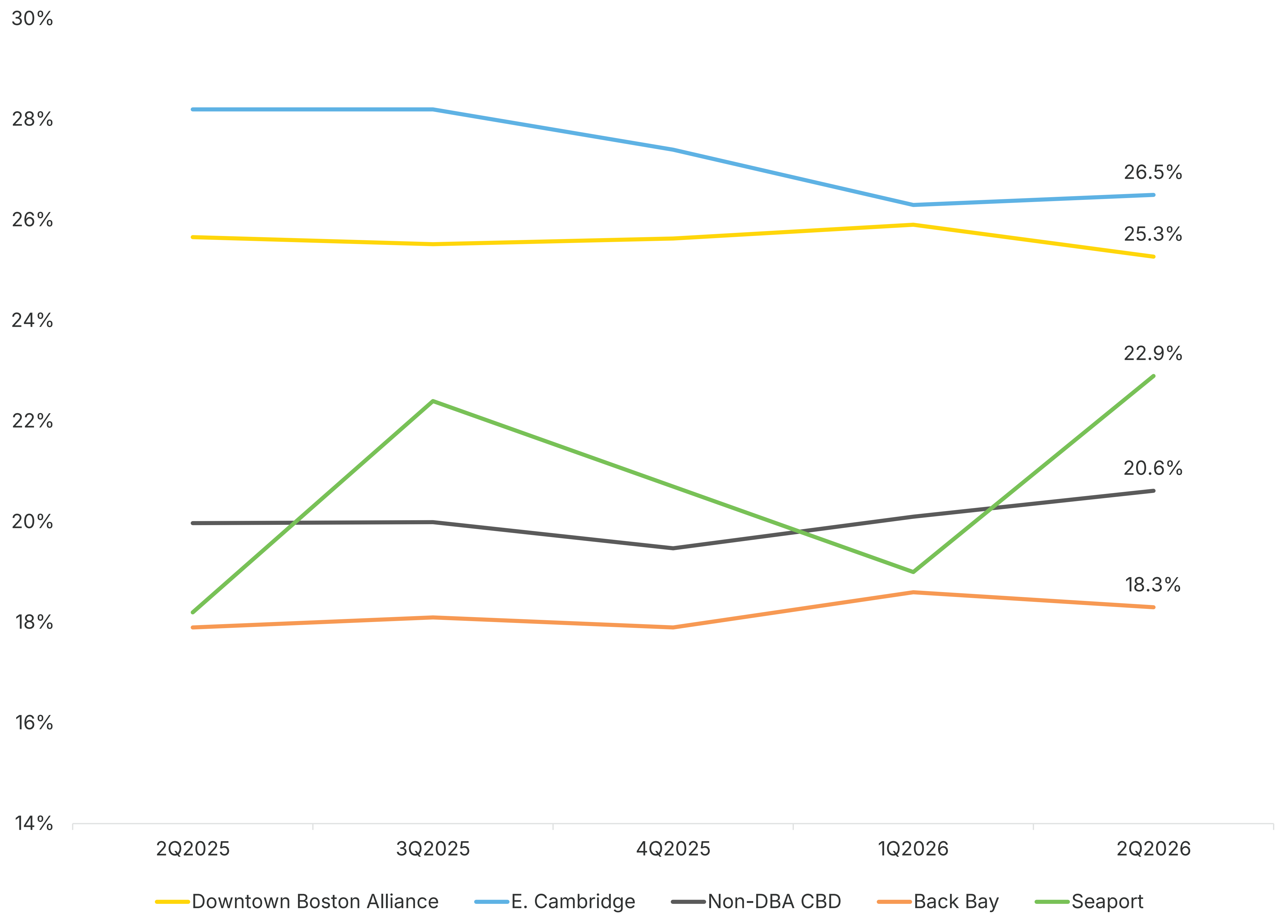


# ADJACENT BUSINESS DISTRICT COMPARISON

HISTORICAL VACANCY
By Submarket

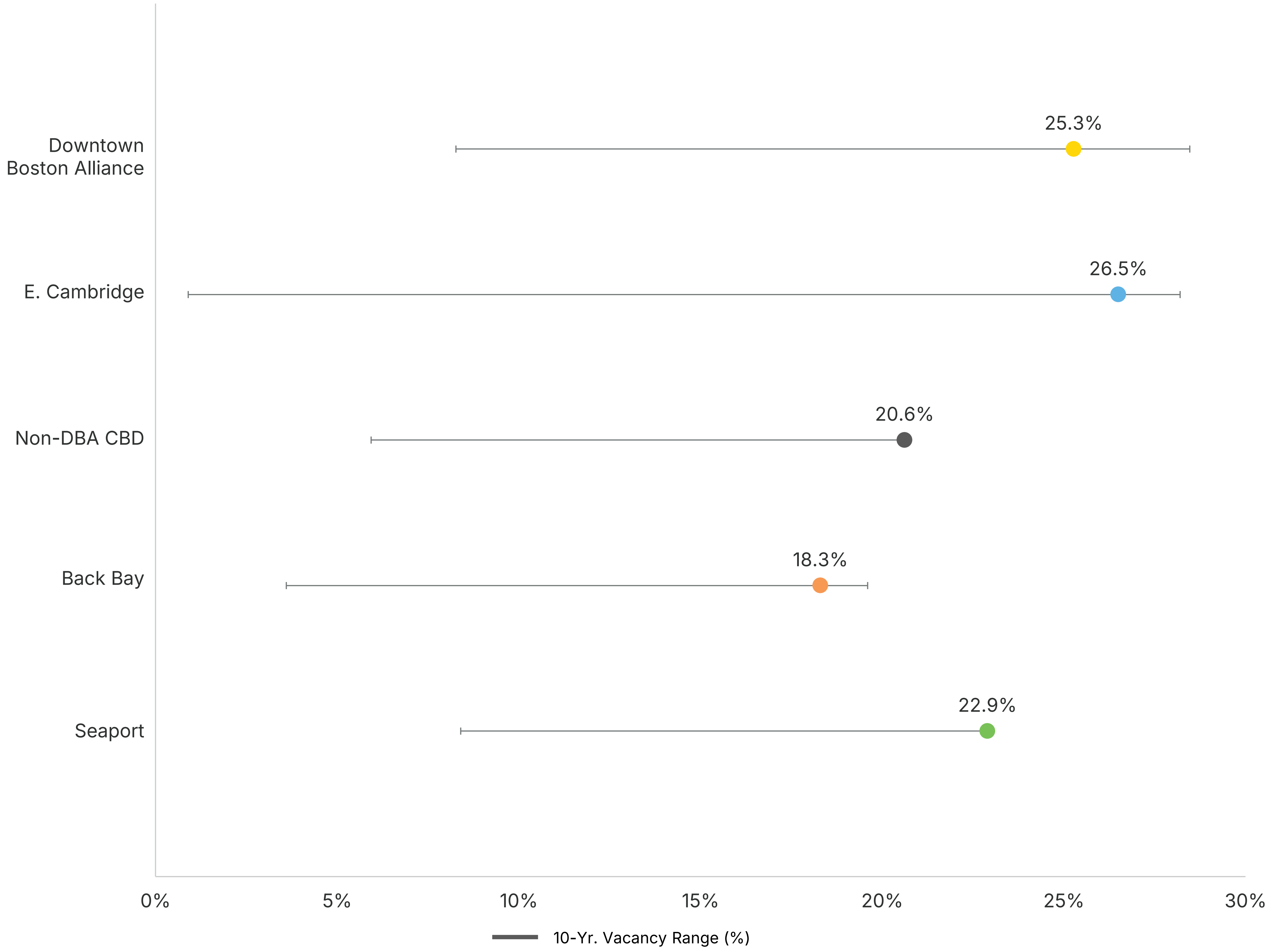



1-YEAR HISTORICAL VACANCY
By Submarket

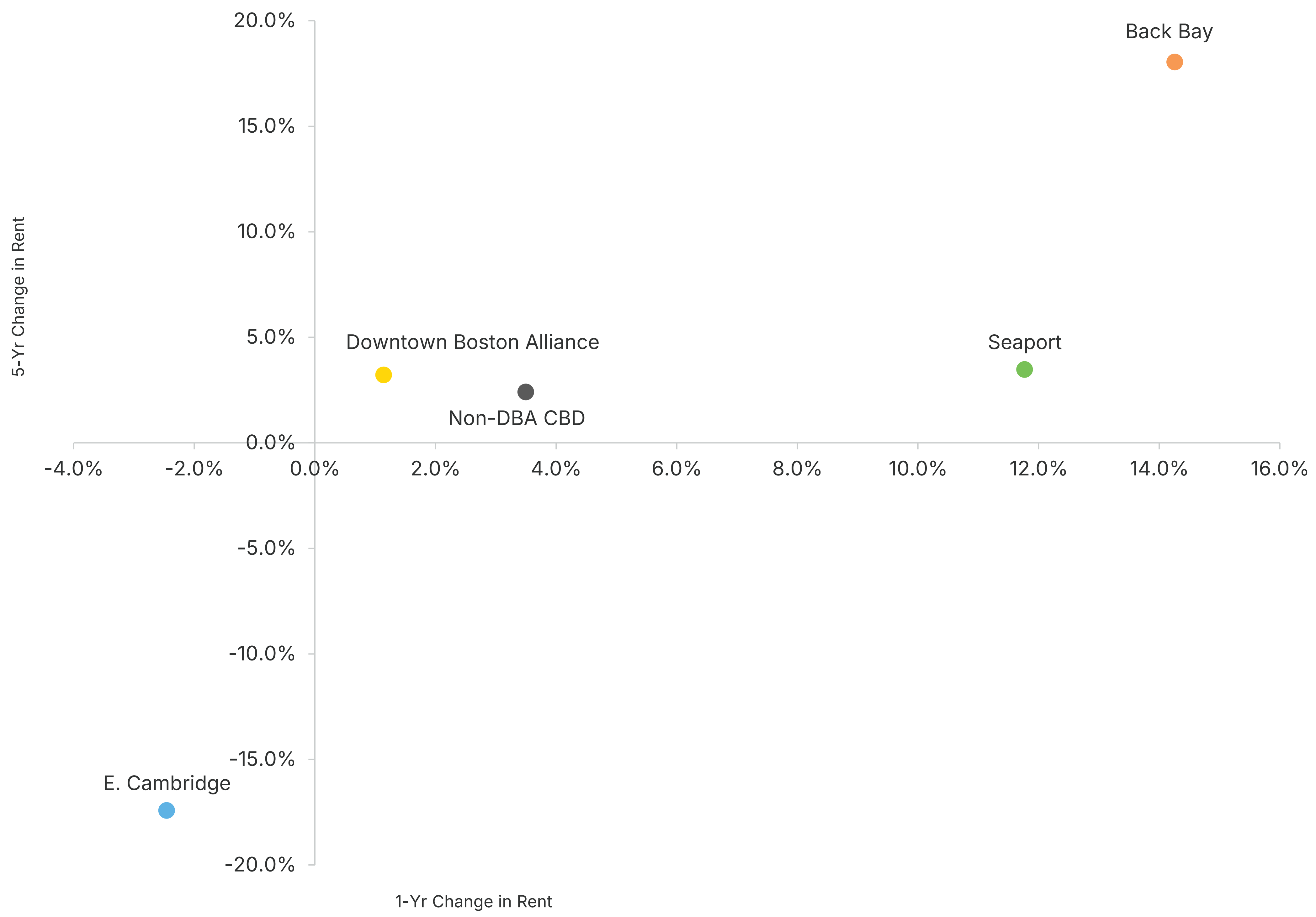


# ADJACENT BUSINESS DISTRICT COMPARISON

## Q2 2026 VACANCY
By Submarket




## HISTORICAL RENT TRENDS
By Submarket



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DOWNTOWN BOSTON ALLIANCE

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