



MANHATTAN VS BOSTON



HOW THEY STACK UP



MANHATTAN

- Financial Services
- Professional & Technical Services
- Health Care
- Retail Trade
- Manufacturing

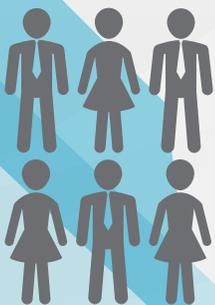
LEADING →
← INDUSTRIES

BOSTON

- Life-Sciences
- Health Care
- Education
- Technology
- Financial Services



DEMOGRAPHICS



POPULATION		MEDIAN HH INCOME	
MANHATTAN	BOSTON	MANHATTAN	BOSTON
1.7M	685K	\$75,513	\$58,516
MEDIAN HOME PRICE		MEDIAN GROSS RENT	
MANHATTAN	BOSTON	MANHATTAN	BOSTON
\$871,500	\$423,200	\$1,575	\$1,369

OFFICE MARKET

MANHATTAN

BOSTON

	MANHATTAN	BOSTON
Total RBA (Inventory)	450.7 MSF	68.3 MSF
Overall Vacancy	10.6%	7.9%
Average Class A Asking Rental Rate	\$81.06	\$59.38
Average Class B Asking Rental Rate	\$60.39	\$49.36
Under Construction Thru 2022	23.2 MSF	6.3 MSF

Note: Numbers are preliminary for Q2 2018 as of June 22, 2018

CO-WORKING

MANHATTAN **1.9%** OF INVENTORY

BOSTON **2.2%** OF INVENTORY

	MANHATTAN	BOSTON
Square Feet Leased by Co-working Companies - 1H 2018	1.7 MSF	600K SF
Total Co-working Footprint	8.7 MSF	1.5 MSF
Total Square Feet Leased by wework	3.8 MSF (45 locations)	717K SF

Additional top Co-working Competitors



TAMI TENANTS

SQUARE FEET LEASED BY MANHATTAN BOSTON

amazon

829K

575K

facebook

833K

133K

Google

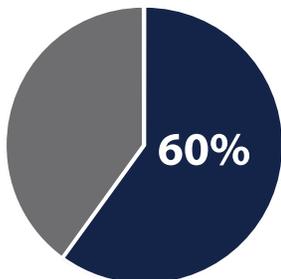
610K

115K

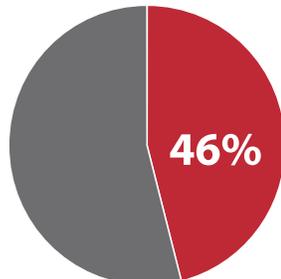
EDUCATED LABOR POOLS

% WITH BACHELOR DEGREE

MANHATTAN



BOSTON



MANHATTAN

BOSTON

IVY LEAGUE SCHOOL PRESENT



HARVARD UNIVERSITY

TOTAL ENROLLMENT AT
IVY LEAGUE INSTITUTION THE END OF 2017

32,429

20,324

TOP TECHNOLOGY SCHOOL



TOP PERFORMING ARTS SCHOOL



SPORTS TEAMS & NUMBER OF CHAMPIONSHIPS WON



BASEBALL

MANHATTAN

27



BOSTON

8



2



17

BASKETBALL



4



5

FOOTBALL

4



6

HOCKEY





Avison Young is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its principals. Founded in 1978, the company comprises 2,600 real estate professionals in 84 offices, providing value-added, client-centric investment sales, leasing, advisory, management, financing and mortgage placement services to owners and occupiers of office, retail, industrial, multi-family and hospitality properties.

AVISON YOUNG AT A GLANCE

Founded:	1978
Total Real Estate Professionals:	2,600+
Offices:	84
Property Under Management:	>100 Million SF

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