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MANHATTAN OFFICE MARKET REPORT

RDE ADVISORS, INC. · TENANT REPRESENTATION

RDE Advisors, Inc.

PREPARED FOR TENANTS · MIDTOWN · MANHATTAN

GRAND CENTRAL

ASKING RENT · 4 & 5 STAR	FREE RENT	TI ALLOWANCE	AVAILABILITY RATE
$94.07 /SF	12 mos	$140 /SF	13.0%
+1.2% YoY	Long-term 4 & 5 Star credit deals	Recent credit-tenant deals	~700 bps below the 2023 peak

MARKET SNAPSHOT

Concessions are holding at cycle highs — while the big blocks evaporate.

Where you have leverage. Grand Central landlords are still paying up for credit tenants: recent long-term 4 & 5 Star deals have carried up to **12 months of free rent and ~$140/SF in TI** — packages worth roughly 25% of total rent — and deals are closing about 8% below asking. Landlords are equally motivated on renewals: CBIZ just renewed and expanded to ~143K SF at 685 Third with 12 months free and a full landlord build.

Where you don't. Availability sits at 13.0%, down from nearly 20% at the 2023 peak, and sublet supply has collapsed to ~950K SF from 2.8M. The action is concentrated in renovated product — 245 Park absorbed ~367K SF in 12 months and Bain & Co. is taking 235K SF at the redeveloped 22 Vanderbilt (~91% leased) — and brokers report bidding wars on desirable floors. The squeeze reaches small suites too: conversions keep shrinking Grand Central's small-suite inventory, and tenants are paying premiums to lock furnished space quickly.

Why timing matters. Nothing delivered in the past 12 months and just one project is under construction — BXP's 930K-SF 343 Madison (2029), already anchored by Starr Companies' 274K SF. The next wave (RXR/TF Cornerstone's 175 Park supertall, permits filed April 2026) is years out. Meanwhile One Vanderbilt is signing above $200/SF with the remaining sublease in the building asking $350/SF — the trophy ceiling keeps rising while concessions have stopped growing.

Net read. Tenants signing 7–10 year terms in 4 & 5 Star buildings over the next 6–9 months are likely capturing this cycle's best package on the corridor's best inventory. Value plays still exist — Third Avenue and side-street product is trading in the $60s–$80s with real concessions.

TENANTS IN THE MARKET — GRAND CENTRAL

- **CV Starr** — exercising options on two more floors at 343 Madison
- **JPMorgan Chase** — circling two floors at 390 Madison
- **Goldman Sachs** — reportedly evaluating 175 Park (rumored)
- **Société Générale** — renewal at 245 Park considered likely

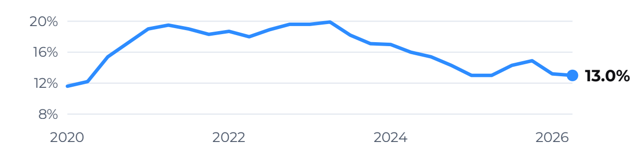
CONSTRUCTION & RENOVATION WATCH

- **343 Madison** — 930K SF (BXP), the submarket's only tower under construction; delivers ~2029, pre-anchored by Starr Companies (274K SF)
- **175 Park / Project Commodore** — permits filed April 2026 for a 95-story supertall on the Grand Hyatt site (RXR + TF Cornerstone)
- **22 Vanderbilt** — Milstein's 1.6M-SF redevelopment drove 500K+ SF of new leases, incl. Bain & Co. (235K SF)

CoStar; New York YIMBY (Apr 2026); Commercial Observer

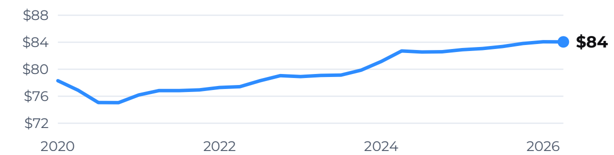
AVAILABILITY RATE

Submarket overall — 6-year trend



MARKET ASKING RENT / SF

Submarket overall — 6-year trend



SPACE OF THE MONTH

One Vanderbilt — Penthouse, Entire 73rd Floor

SIZE	ASKING	CEILINGS	TERM
9,871 RSF	$350/SF	24′	Thru May 2033

Full-floor sublease at the top of One Vanderbilt — fully built and furnished, with a private terrace, floor-to-ceiling glass on all four sides, and access to the building's 30,000 SF amenity center.

RECENT TENANT DEALS

What Tenants Actually Paid

ADDRESS	TENANT	FLOOR	SF	START RENT	FREE	TI	TERM
101 Park Avenue	**Cipher Digital**	E48	26,400	$180 ($180/$200)	12	$110	10 yr
685 Third Avenue	**CBIZ (ren. + exp.)**	E3-7	143,564	$65 ($65/$70/$75)	12	LL build (NBI)	16 yr

Sources: CoStar Grand Central Office Submarket Report (6/12/2026) · Commercial Observer (5/7/2026) · New York YIMBY (Apr 2026)

EVALUATING YOUR OFFICE?

We'll get you a list of qualified options in 24 hours.

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RDE Advisors is a full-service real estate advisory firm headquartered in NYC.

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