

October 6, 2021

# Puget Sound Office Market and the Future of Work

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Research Manager

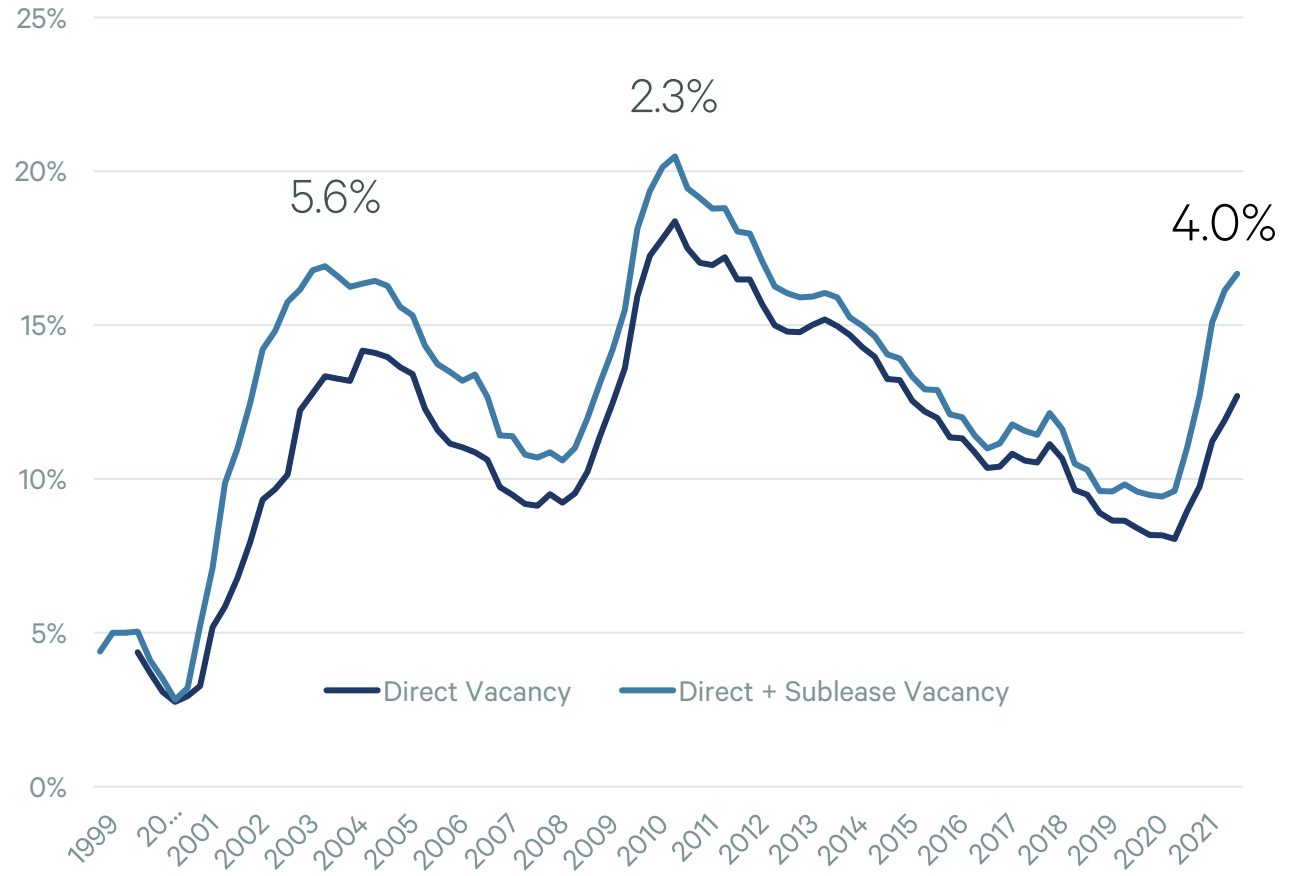
Puget Sound Office Market

116 MSF

4.6 MSF for sublease

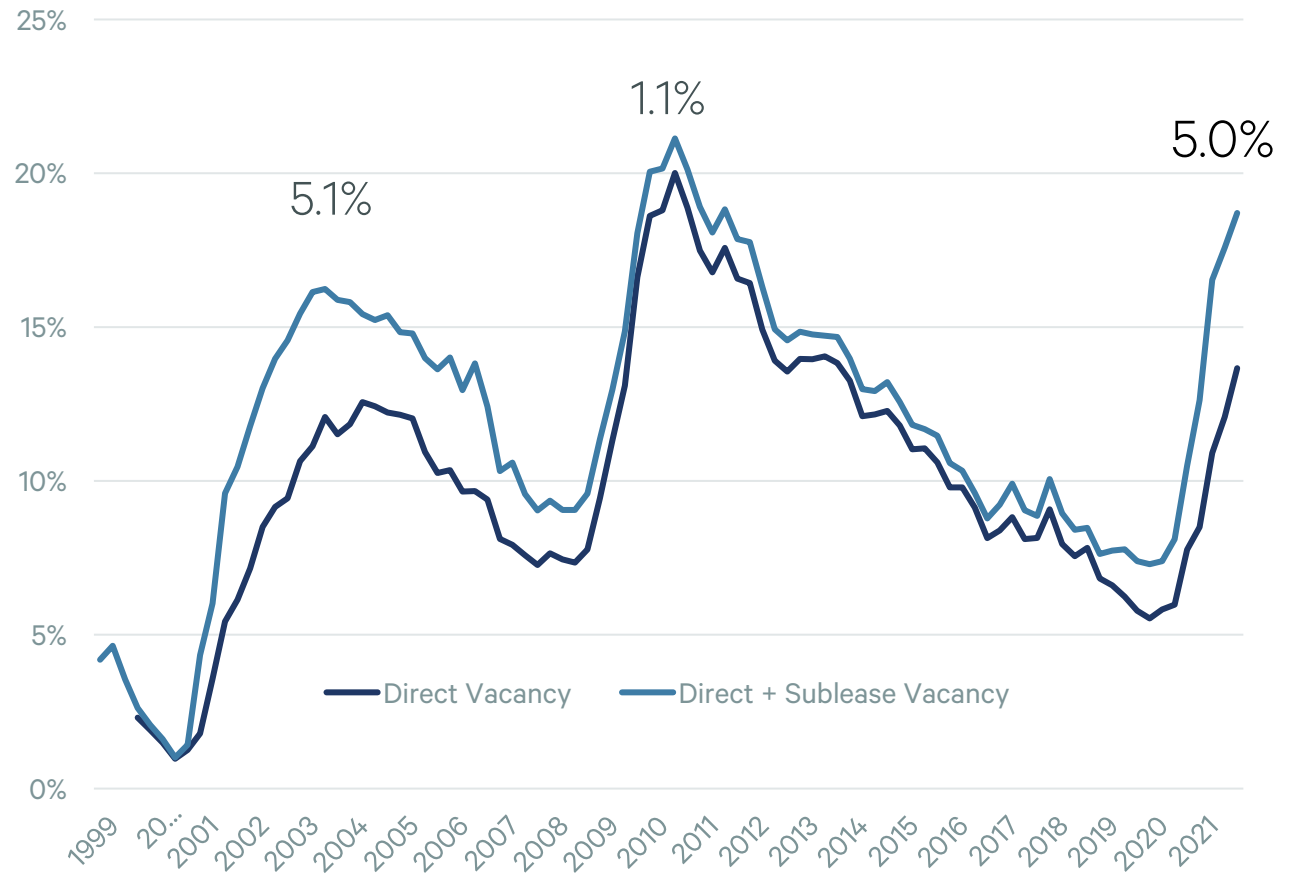
4.0%

### Sublease Vacancy vs Direct Vacancy



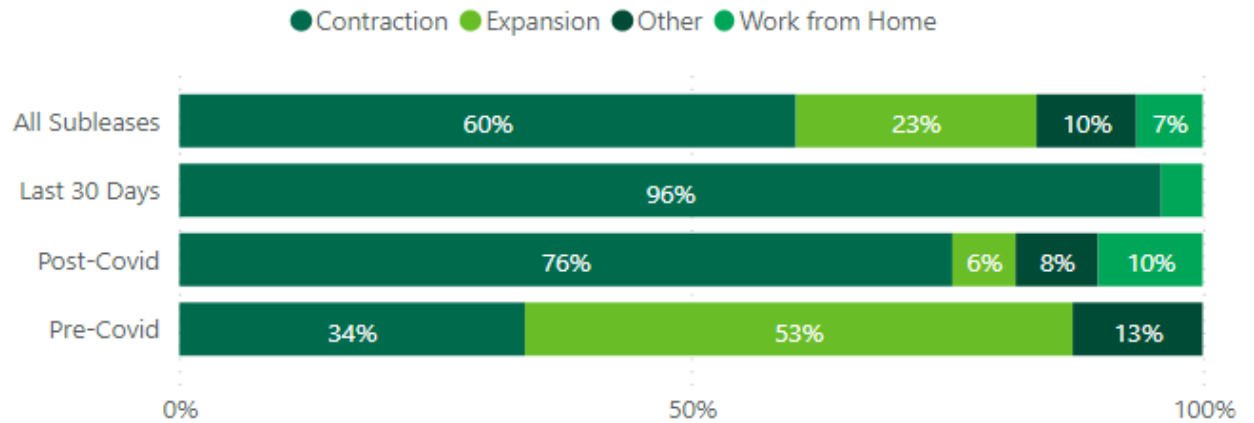
Source: CBRE Research

### Sublease Vacancy vs Direct Vacancy – Downtown Seattle Only

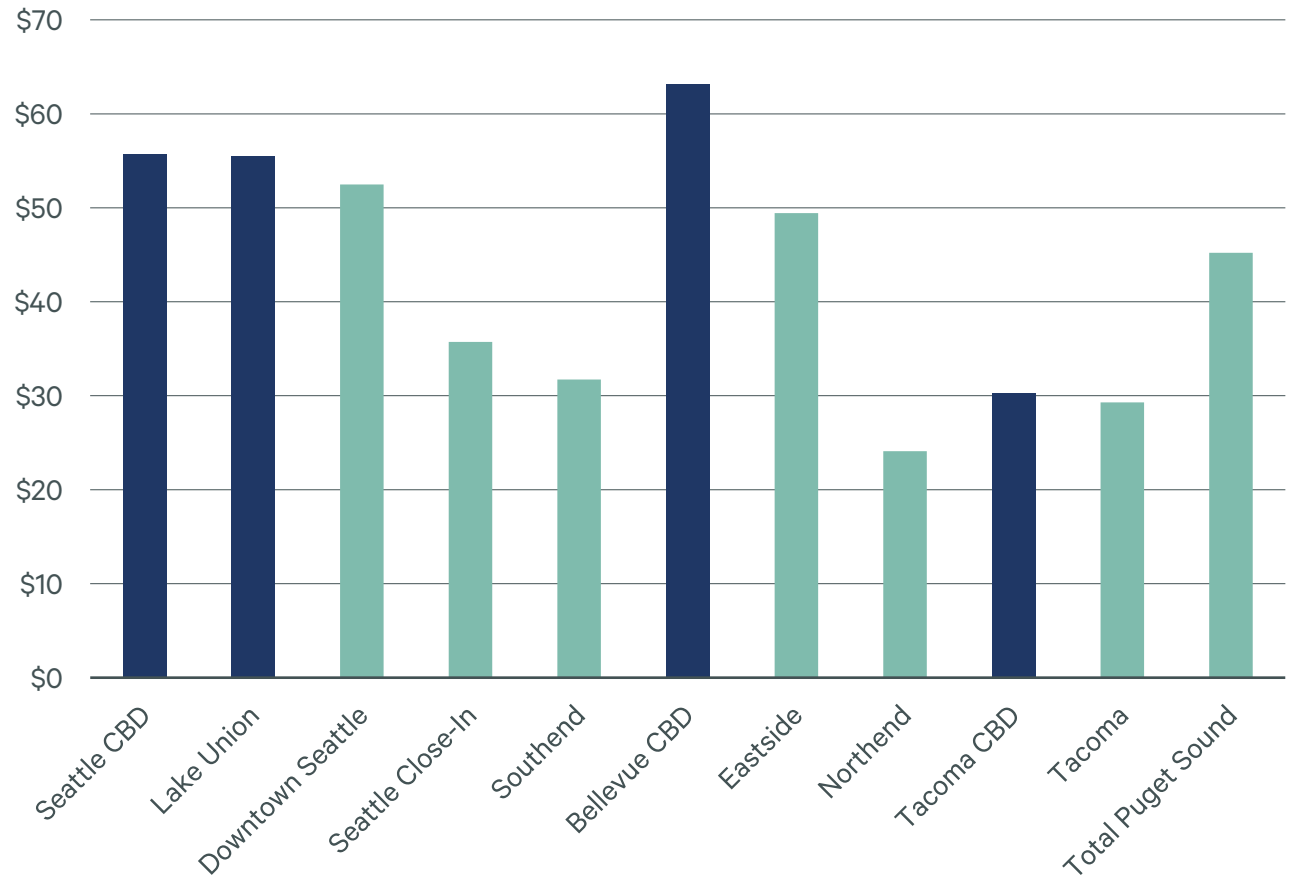


Source: CBRE Research

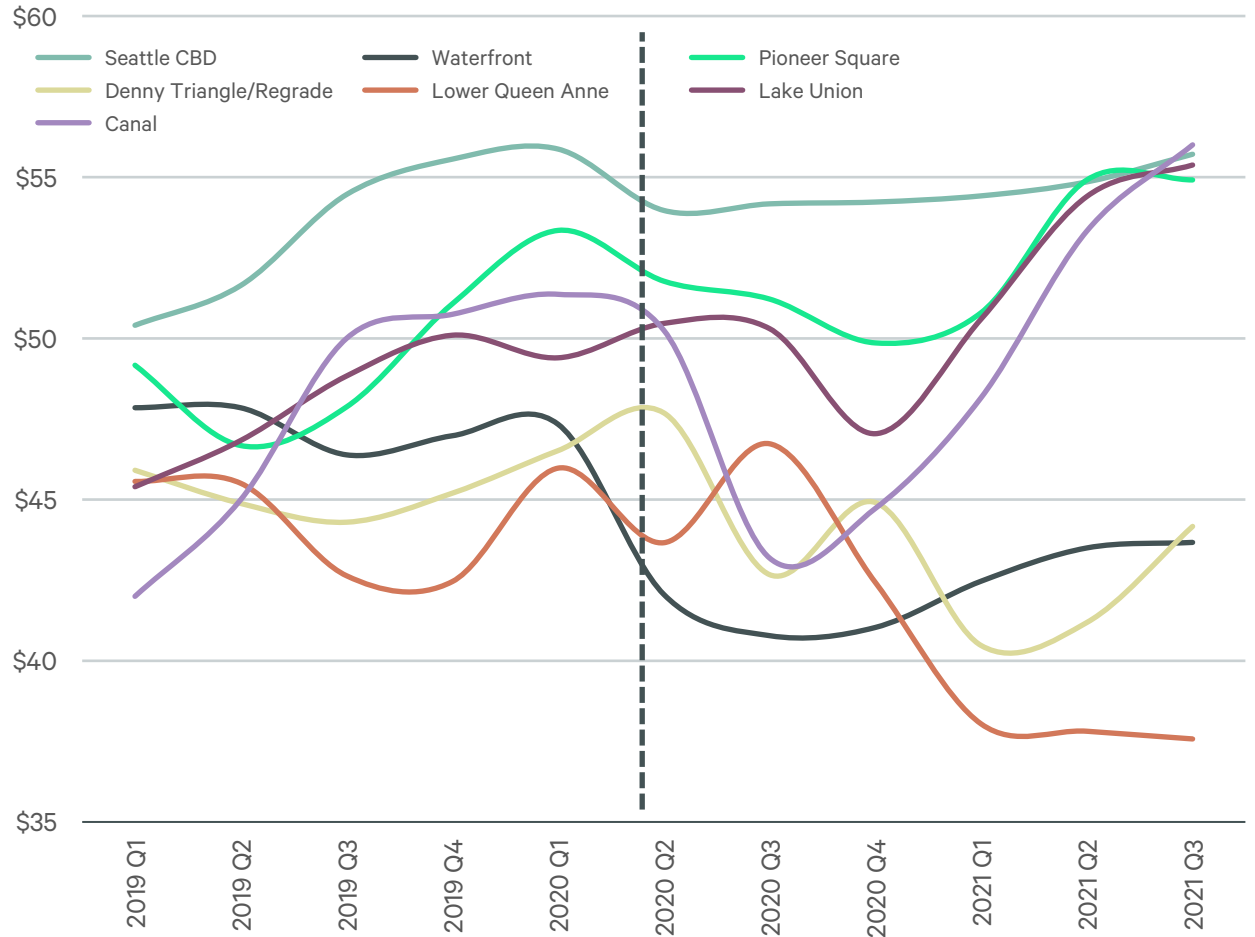
## Sublease Space by Known Motivation – Puget Sound



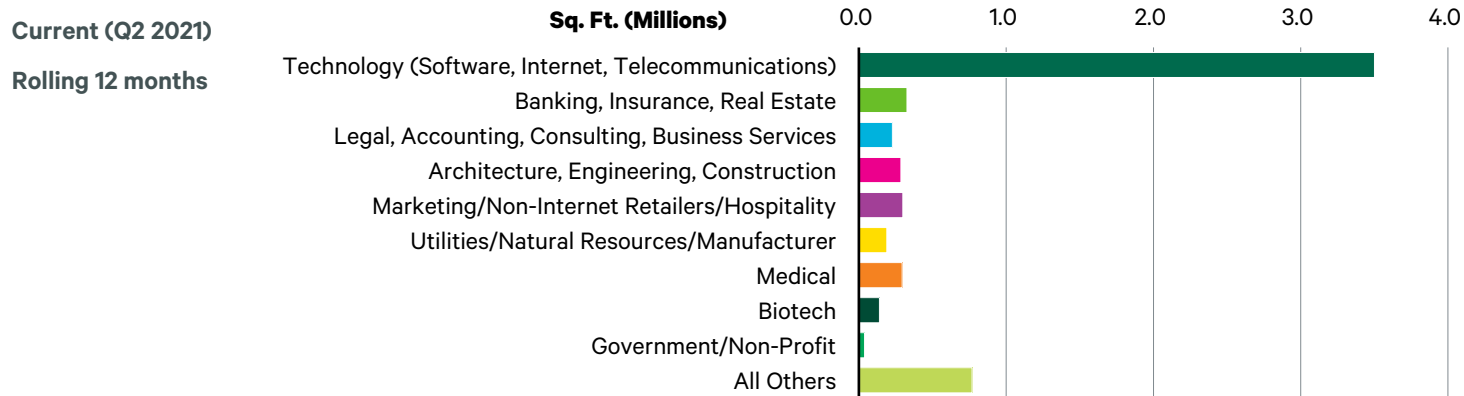
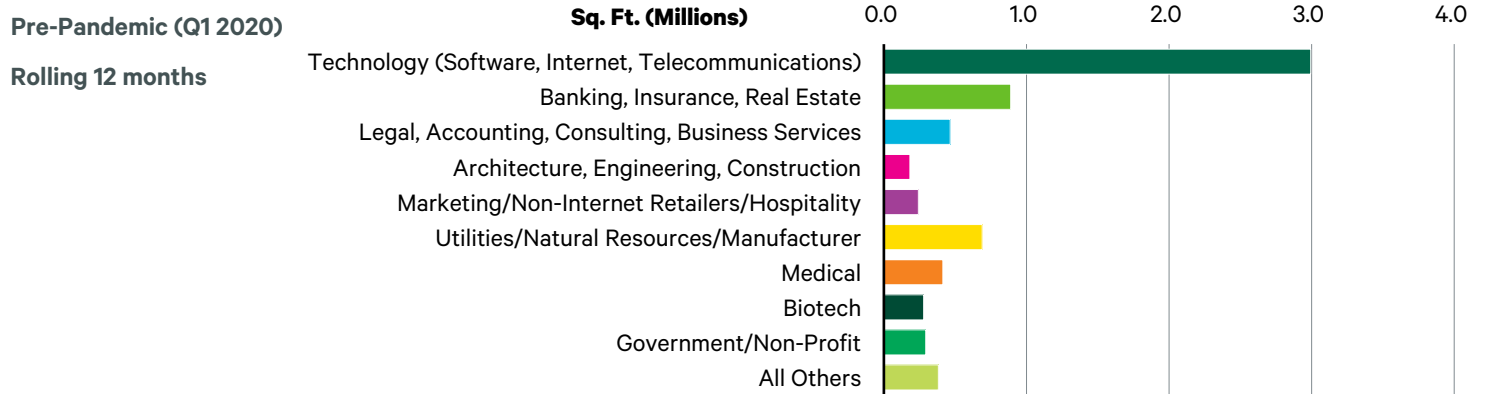
### Q3 2021 - Class A Asking Rent, Full Service



### Q3 2021 - Class A Asking Rent, Full Service, by Submarket



## Gross Leasing by Industry





# RETURN TO OFFICE

## Puget Sound Region Projected Office Reopening Timeline

2021					2022		PROOF OF VACCINATION REQUIRED	PERMANENT HYBRID OR REMOTE OPTION
AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY OR LATER	NO END DATE ANNOUNCED →		
<b>Airbnb</b> Salesforce/ Tableau ZipWhip	Accenture Convoy <b>Dropbox</b> Expedia Pitchbook Puget Sound Energy	<b>Apple</b> Docusign <b>Facebook</b> F5 <b>Google</b> Highspot <b>Microsoft</b> Starbucks Uber			<b>Amazon</b> Indeed Lyft	Big Fish Games Deloitte Pinterest Redfin	Disney Interactive <b>Facebook</b> <b>Google</b> <b>Microsoft</b>	<b>Amazon</b> <b>Apple</b> <b>Facebook</b> <b>Google</b> Highspot Indeed <b>Microsoft</b> REI Stripe <b>Twitter</b> Verizon Zillow

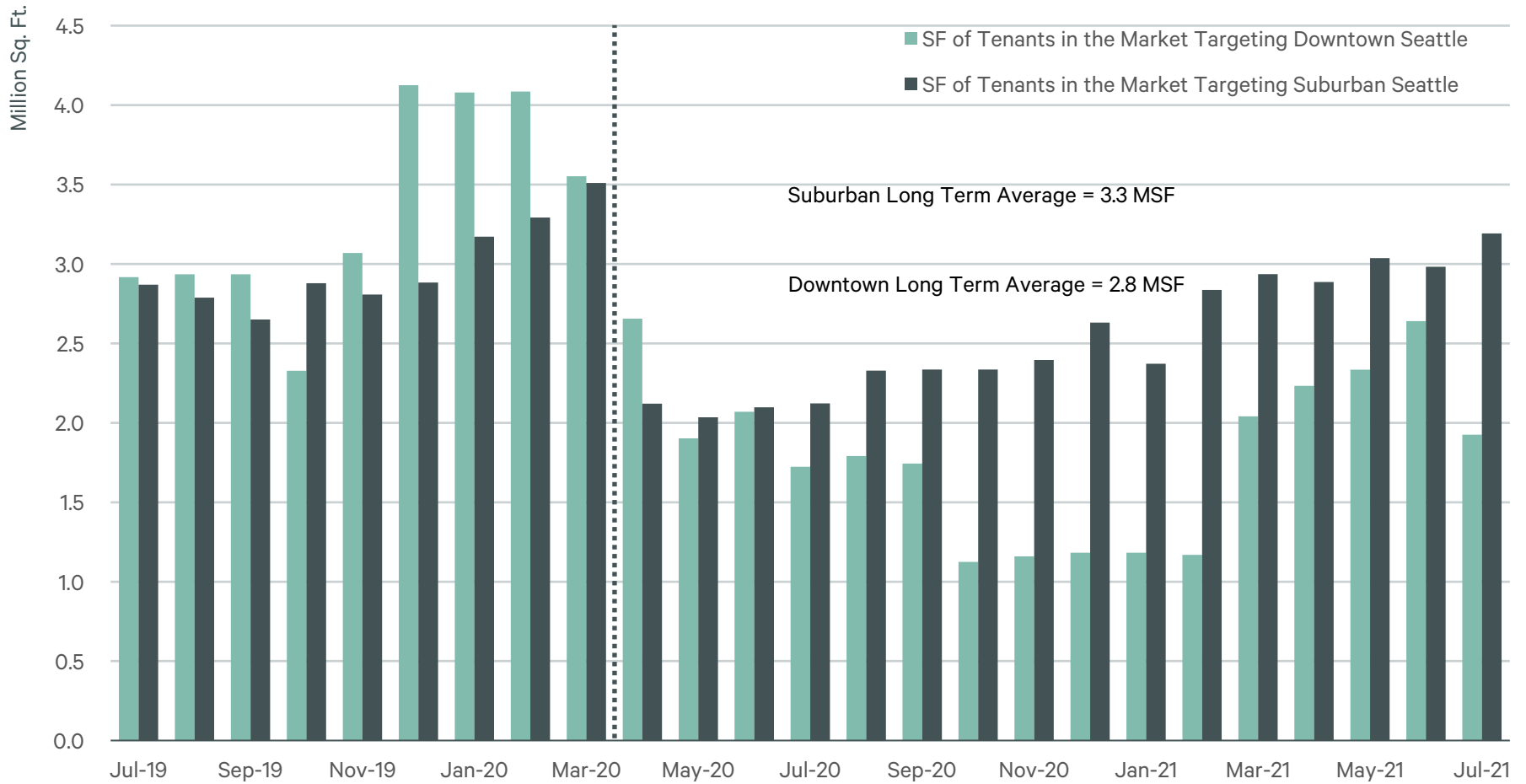
# 87%

of large employers believe a hybrid work policy will become standard

Source: CBRE Spring 2021 Office Occupier Sentiment Survey

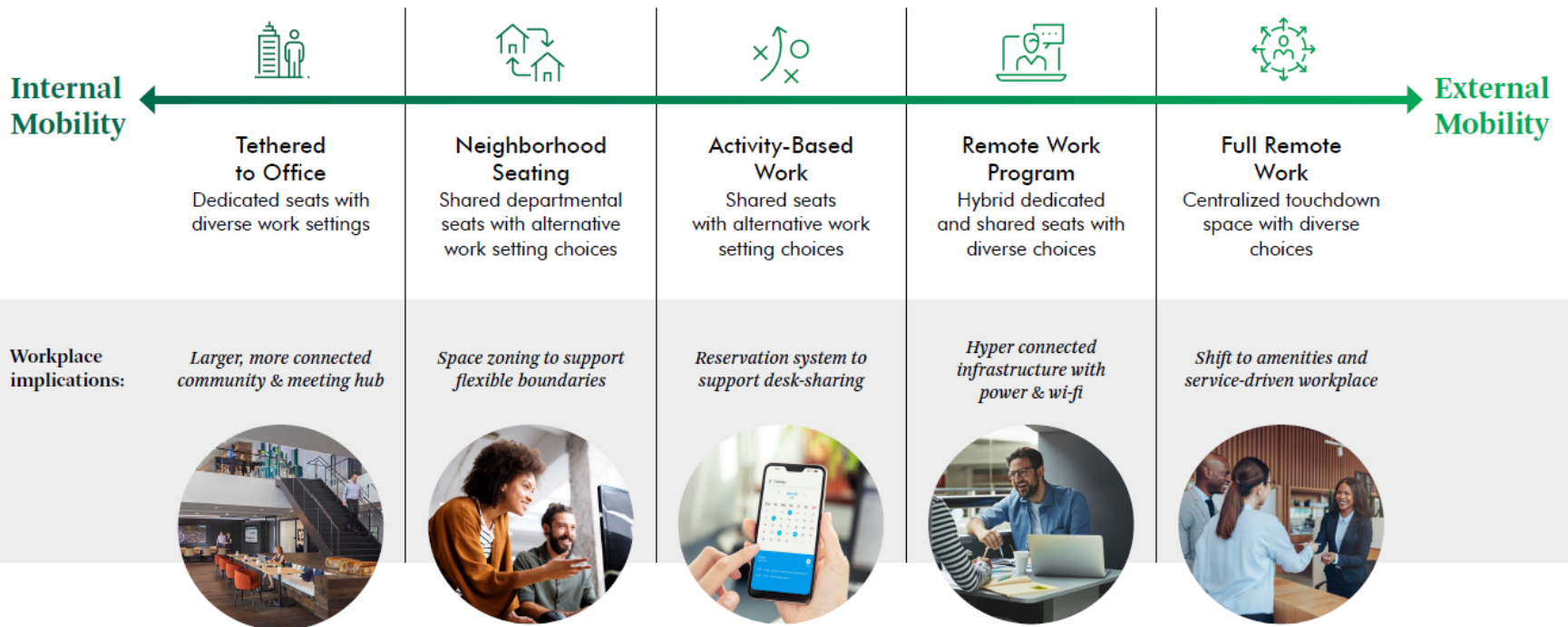
As of August 2021

### Tenants in the Market



# THE FUTURE OF WORK

## Shifting Workplace Needs



## National Office

Economists on return to work

<https://www.cnbc.com/video/2021/09/02/ariely-shilling-duflo-zandi-el-erian-on-the-future-of-work.html>

CBRE's Julie Whalen

<https://www.commercialsearch.com/news/the-future-of-work-for-small-vs-large-businesses/>

<https://www.cbre.com/insights/books/us-real-estate-market-outlook-2021/office-occupier>