

MARKET FUNDAMENTALS

	YOY Chg	Outlook
24.0% Vacancy Rate	▼	▼
56K YTD Net Absorption, SF	▲	▲
\$30.63 Asking Rent, PSF (Overall, All Property Classes)	▼	▼

ECONOMIC INDICATORS

	YOY Chg	Outlook
524K Westchester County Employment	▲	▲
3.5% Westchester County Unemployment Rate	▲	▼
4.2% U.S. Unemployment Rate	▼	▲

Source: BLS

ECONOMY: LABOR MARKET REMAINS RESILIENT AS WESTCHESTER EMPLOYMENT GROWS

During the third quarter of 2026, U.S. nonfarm payrolls increased by approximately 473,000 positions year-over-year (YOY), while the national unemployment rate declined 20 basis points (bps) to 4.2% in September 2026. In Westchester County, employment increased by approximately 5,600 positions, or 1.1%, from Q3 2025, while the local unemployment rate rose approximately 20 bps to 3.7%. Overall, both labor markets demonstrated resilience through the third quarter of 2026, with Westchester County continuing to post employment growth despite a modest increase in unemployment.

SUPPLY & DEMAND: DESPITE SOFTER LEASING, OVERALL VACANCY TIGHTENS

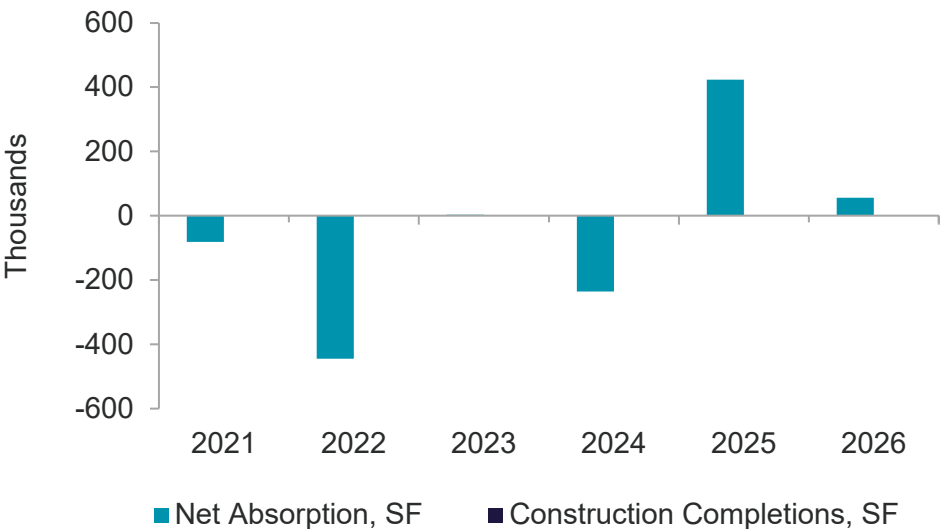
Westchester County’s office market exhibited mixed fundamentals through the first three quarters of 2026, as occupancy gains were dampened by weaker leasing volume and sluggish quarterly absorption. Year-to-date (YTD) new leasing activity totaled 573,515 square feet (sf) through Q3 2026, down 26.4% YOY and 18.5% below the five-year YTD average of 704,087 sf. Leasing slowed markedly in the third quarter, with 173,777 sf transacted—down 36.5% YOY and 30.0% quarter-over-quarter (QOQ). Demand remained anchored in the county’s core, led by the White Plains CBD at 238,402 sf of YTD transactional volume—down 16.3% YOY but 30.6% above its five-year average. Likewise, the West I-287 corridor held largely steady at 125,288 sf, a 0.7% YOY decline, while East I-287 totaled 159,462 sf, down 32.3% YOY. Despite the pullback in leasing, the overall vacancy rate improved to 24.0%, down 61 bps YOY, though up 86 bps QOQ. Direct vacancy tightened 66 bps YOY to 22.8%, reflecting underlying gains across the market. At the submarket level, East I-287 posted a 210-bp YOY improvement to 23.3%, while West I-287 fell 100 bps YOY to 26.0%.

Net absorption softened considerably, with the county posting negative 194,902 sf in Q3 2026, a sharp reversal from the 167,391 sf of positive absorption recorded in the prior-year quarter. This brought YTD absorption to 55,740 sf, well behind the 423,741 sf recorded a year ago, though still ahead of the negative 67,043 sf five-year YTD average. East I-287 was the primary driver, contributing 165,413 sf of YTD occupancy growth, while the White Plains CBD added a further 30,748 sf. This strength was tempered by West I-287, which posted negative 36,371 sf YTD, and Southern Westchester, where net move-outs weighed on the quarter.

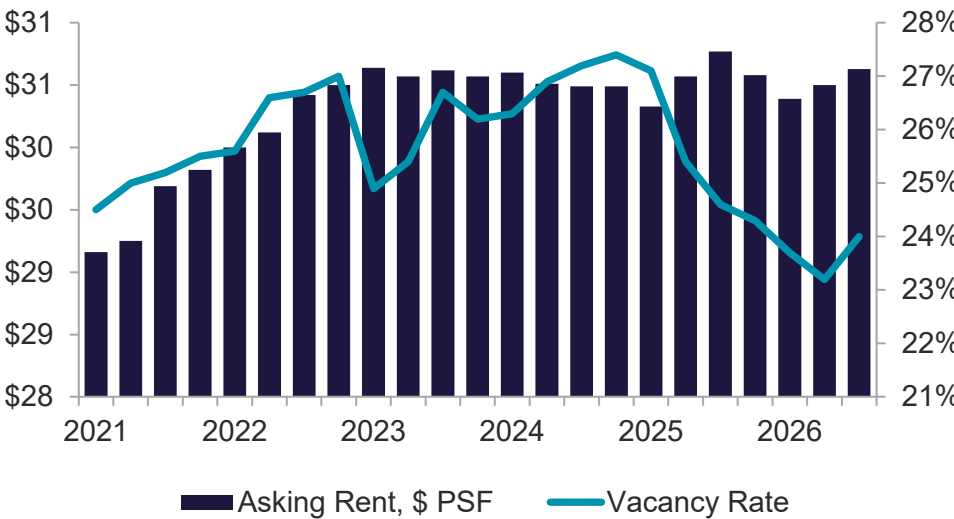
PRICING: OVERALL AVERAGE ASKING RENTS HOLD FIRM

Countywide overall average asking rents reached \$30.63 per square foot (psf) in Q3 2026, nearly flat YOY—up 0.45% QOQ, and holding 0.8% above the five-year average of \$30.40 psf. Class A asking rents averaged \$31.26 psf, down marginally YOY but higher than in Q2 2026. The White Plains CBD continued to command the highest rents in the County at \$34.44 psf, though down 4.5% YOY, while Northern Westchester posted the strongest growth, climbing 2.8% YOY to \$32.14 psf.

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & ASKING RENT



MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	SUBLET VACANT (SF)	DIRECT VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	YTD LEASING ACTIVITY (SF)	UNDER CNSTR (SF)	OVERALL AVG ASKING RENT (ALL CLASSES)*	OVERALL AVG ASKING RENT (CLASS A)*
White Plains CBD	5,284,924	131,197	1,153,658	24.3%	-36,439	30,748	238,402	0	\$34.44	\$37.94
East I-287	8,734,231	73,167	1,957,326	23.3%	-31,055	165,413	159,462	0	\$31.48	\$31.52
Northern	1,795,974	10,358	287,384	16.6%	-6,201	-3,119	28,964	0	\$32.14	\$29.22
West I-287	4,461,810	33,123	1,125,149	26.0%	-65,420	-36,371	125,288	0	\$28.20	\$28.41
Hudson Valley	568,000	0	397,156	69.9%	4,301	29,285	4,301	0	\$24.00	\$24.00
Southern	1,830,296	34,364	249,100	15.5%	-60,088	-130,216	17,098	0	\$29.22	\$29.49
WESTCHESTER COUNTY TOTALS	22,675,235	282,209	5,169,773	24.0%	-194,902	55,740	573,515	0	\$30.63	\$31.26

*Rental rates reflect full service asking

KEY LEASE TRANSACTIONS Q3 2026

PROPERTY	SUBMARKET	TENANT	SF	TYPE
411 Theodore Fremd Avenue, Rye	East I-287	Acadia Realty Trust	29,322	Renewal*
520 White Plains Road, Tarrytown	West I-287	Northwell Health	15,769	New Lease
580 White Plains Roady, Tarrytown	West I-287	Micro Powders	10,399	Renewal*
560 White Plains Road, Tarrytown	West I-287	ARES Management	9,267	Renewal*
399 Knollwood Road, White Plains	West I-287	Hawthorne Foundation	8,991	New Lease

*Renewals not included in leasing statistics

KEY SALES TRANSACTIONS Q3 2026

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE / \$ PSF
30 Glenn Street, White Plains	East I-287	P&C Management / Naber Electric	54,872	\$3.5M / \$64

LORI ALBERT

Tri-State Research Director
Tel: +1 212 841 7876
lori.albert@cushwake.com

STEVEN FIORE

Senior Research Analyst
Tel: +1 203 326 5867
steven.fiore@cushwake.com

A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for occupiers and investors with approximately 53,000 employees in over 350 offices and nearly 60 countries. In 2025, the firm reported revenue of \$10.3 billion across its core service lines of Services, Leasing, Capital markets, and Valuation and other. Built around the belief that *Better never settles*, the firm receives numerous industry and business accolades for its award-winning culture. For additional information, visit www.cushmanwakefield.com.

©2026 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable, including reports commissioned by Cushman & Wakefield (“CWK”). This report is for informational purposes only and may contain errors or omissions; the report is presented without any warranty or representations as to its accuracy.

Nothing in this report should be construed as an indicator of the future performance of CWK’s securities. You should not purchase or sell securities—of CWK or any other company—based on the views herein. CWK disclaims all liability for securities purchased or sold based on information herein, and by viewing this report, you waive all claims against CWK as well as against CWK’s affiliates, officers, directors, employees, agents, advisers and representatives arising out of the accuracy, completeness, adequacy or your use of the information herein.