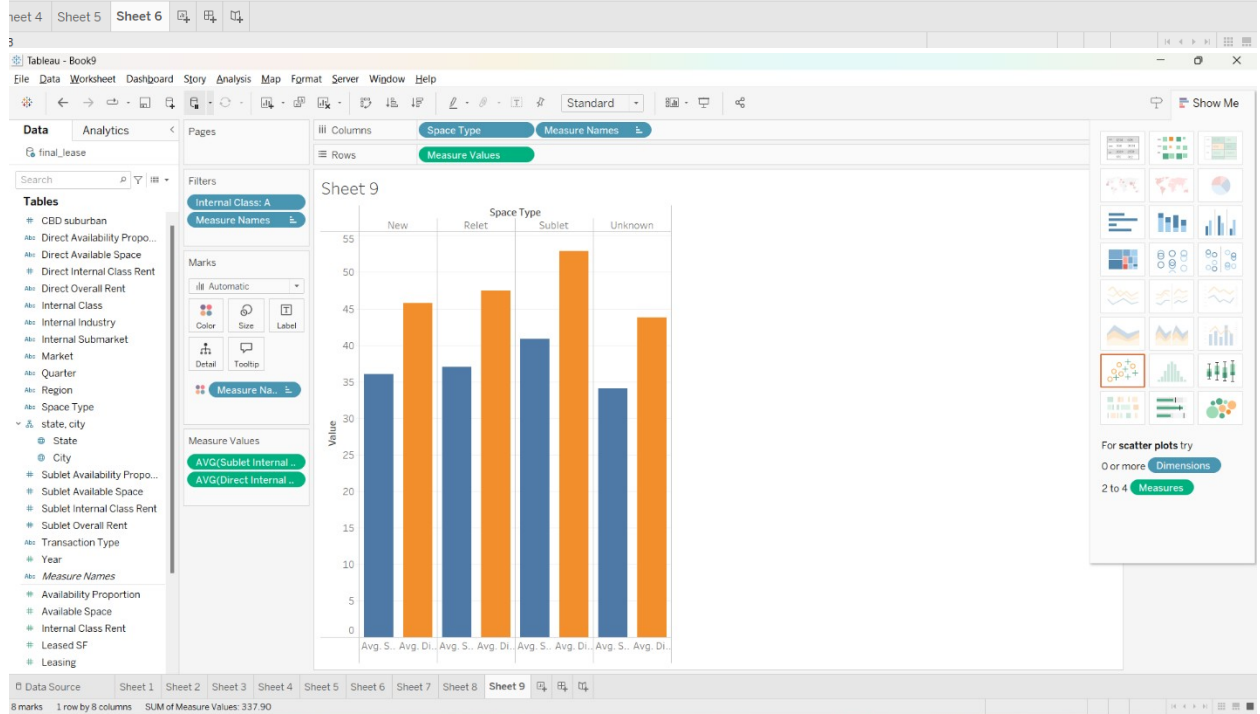
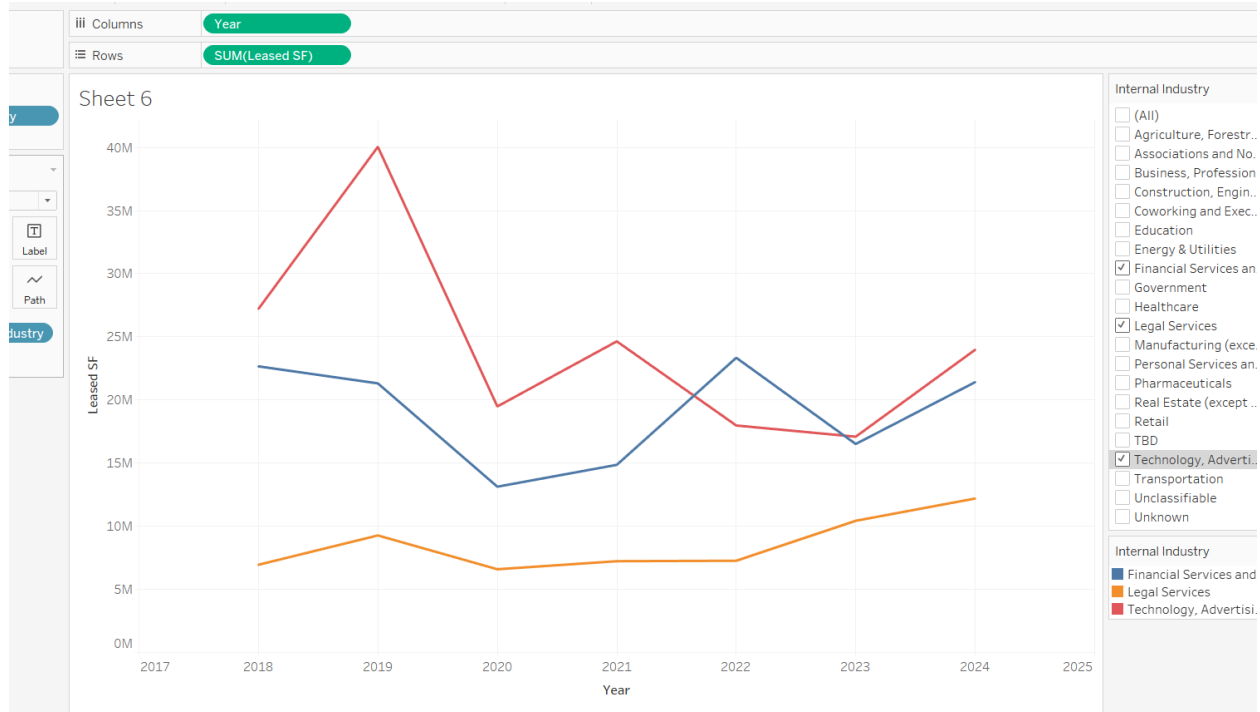
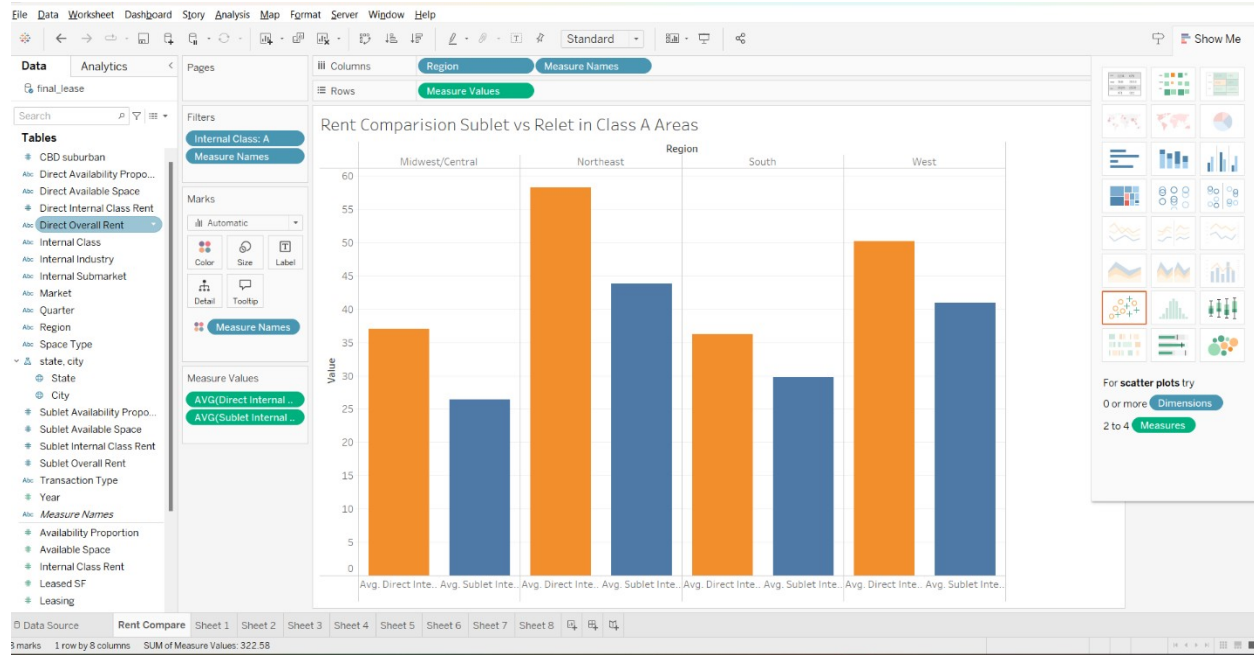
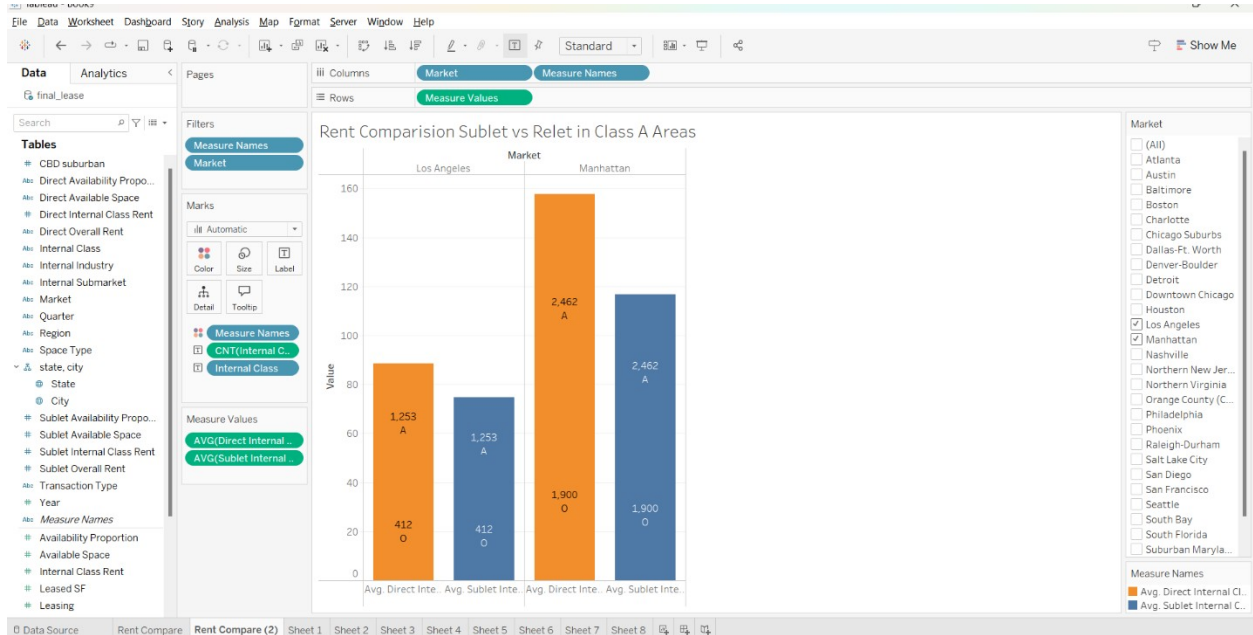
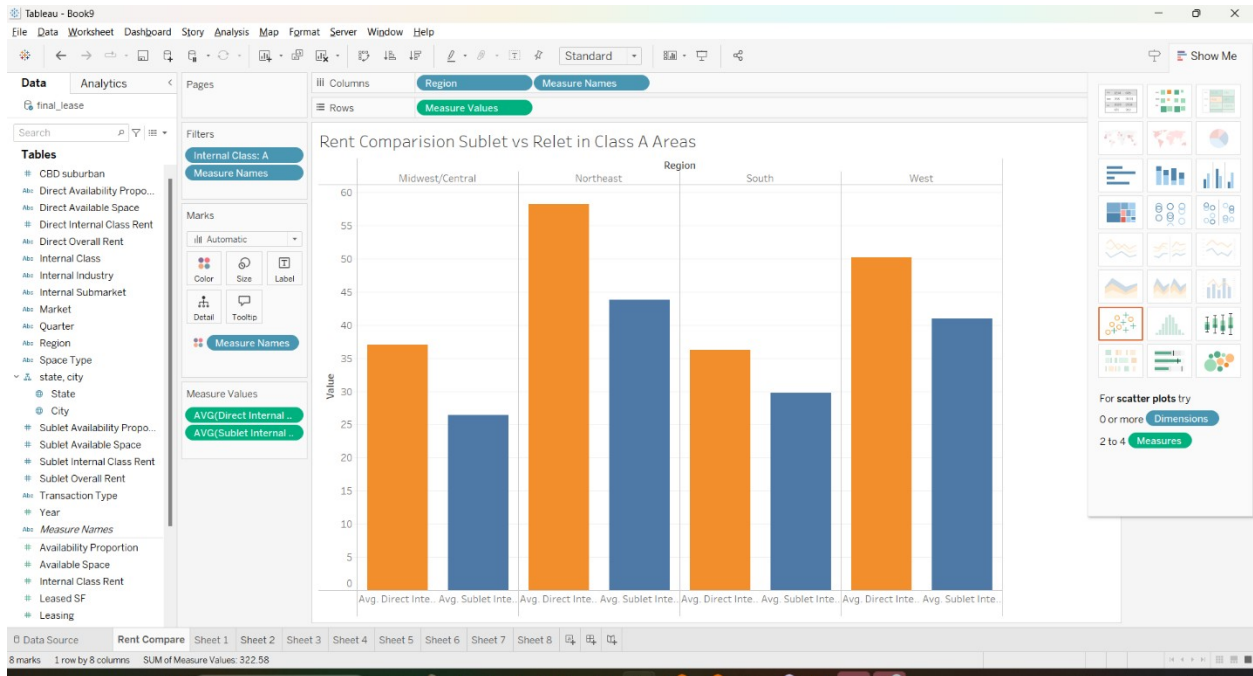


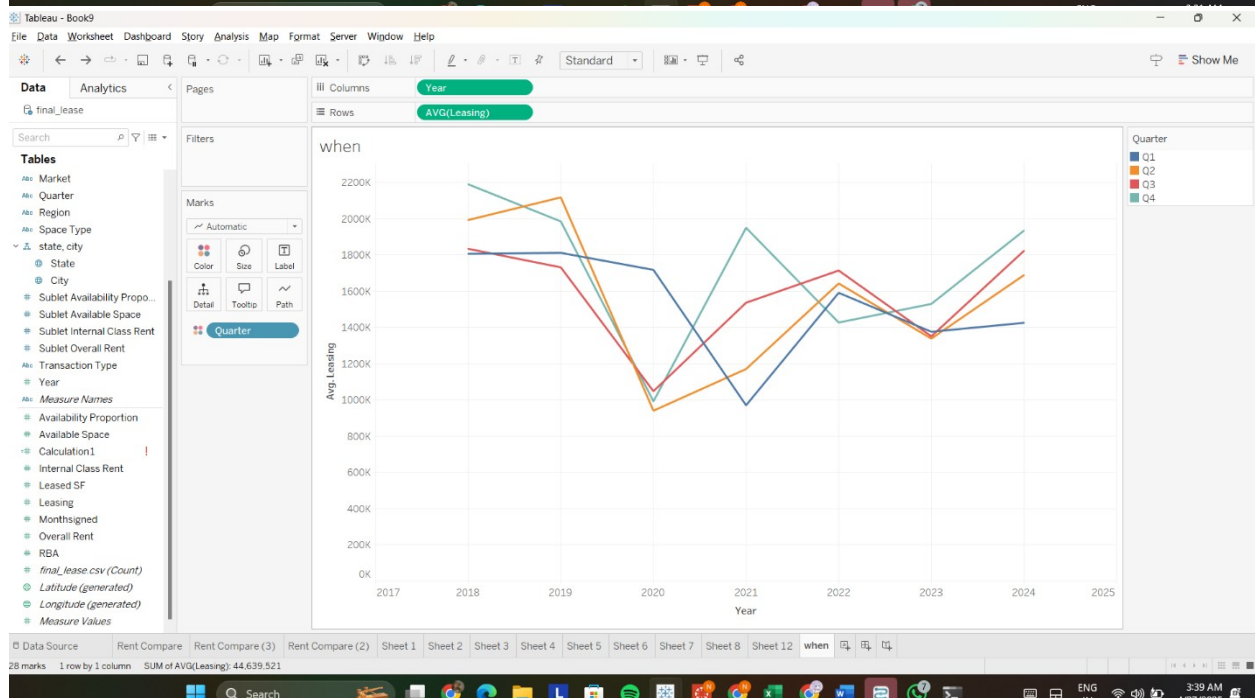
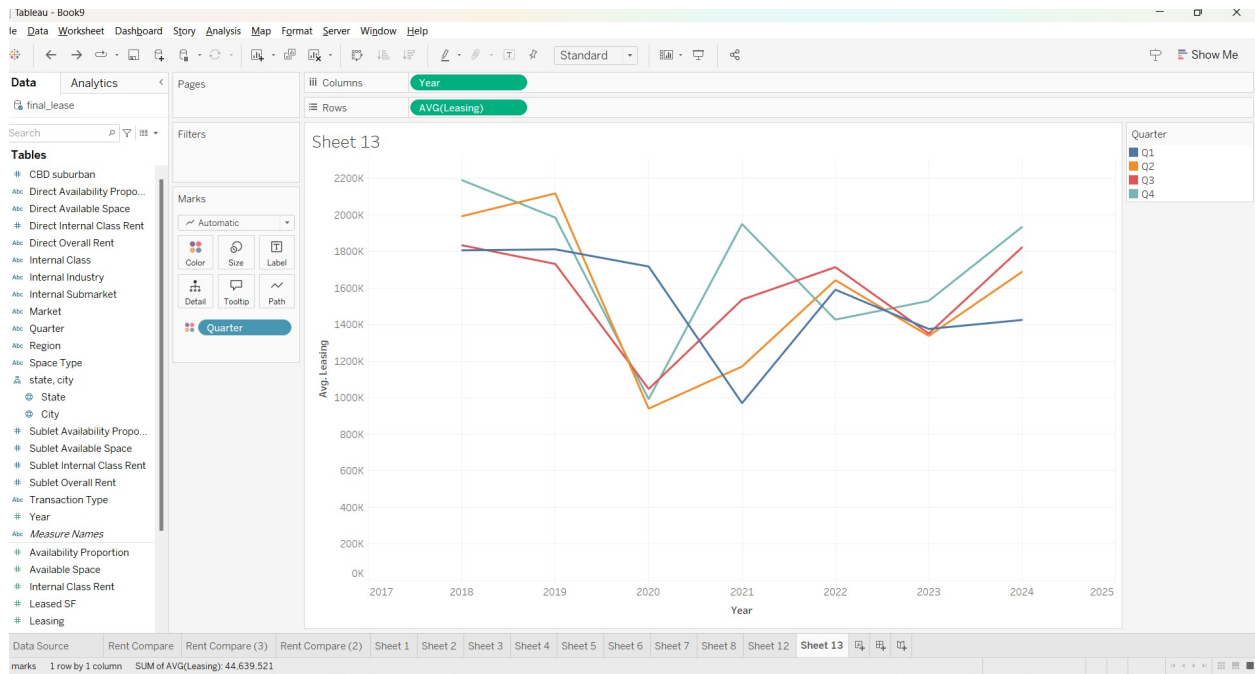


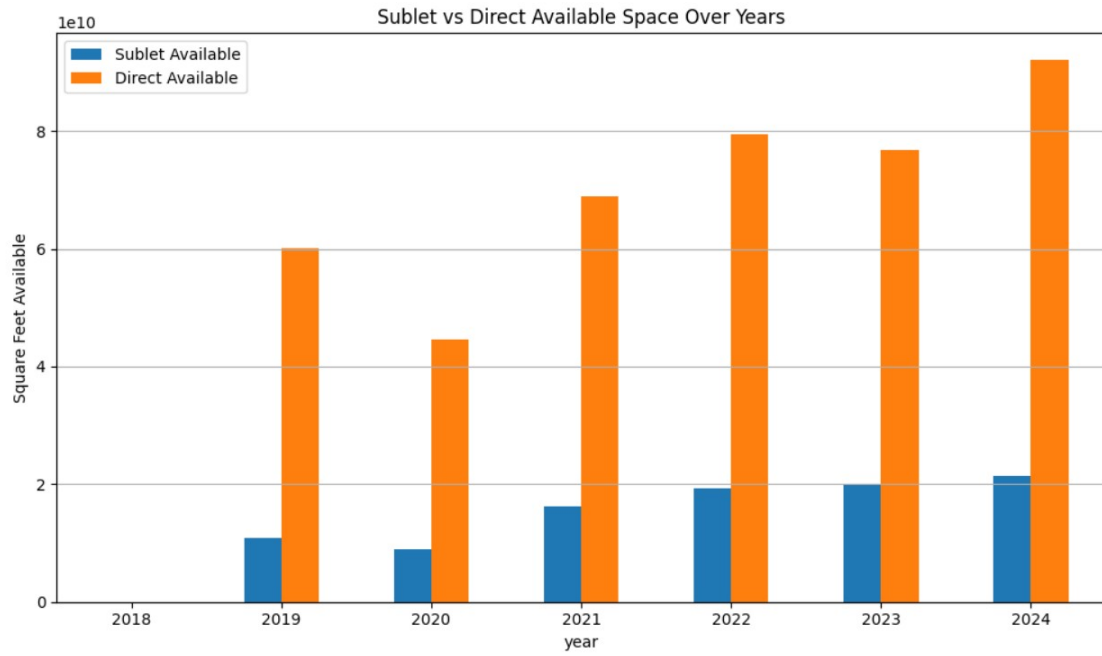


	market	sublet_internal_class_rent	sublet_available_space \
8	Detroit	19.146506	15974703.0
5	Chicago Suburbs	20.161738	128533423.0
2	Baltimore	24.352671	13291069.0
20	Salt Lake City	25.076182	29932122.0
6	Dallas-Ft. Worth	25.600878	931780936.0
26	Suburban Maryland	25.751135	10443436.0
27	Tampa	26.126045	48073970.0
0	Atlanta	26.171888	572214589.0
17	Philadelphia	26.906440	144652069.0
18	Phoenix	26.928838	174264106.0

	availability_proportion
8	0.239639
5	0.312301
2	0.192561
20	0.214756
6	0.284197
26	0.241087
27	0.195446
0	0.289496
17	0.219039
18	0.277200



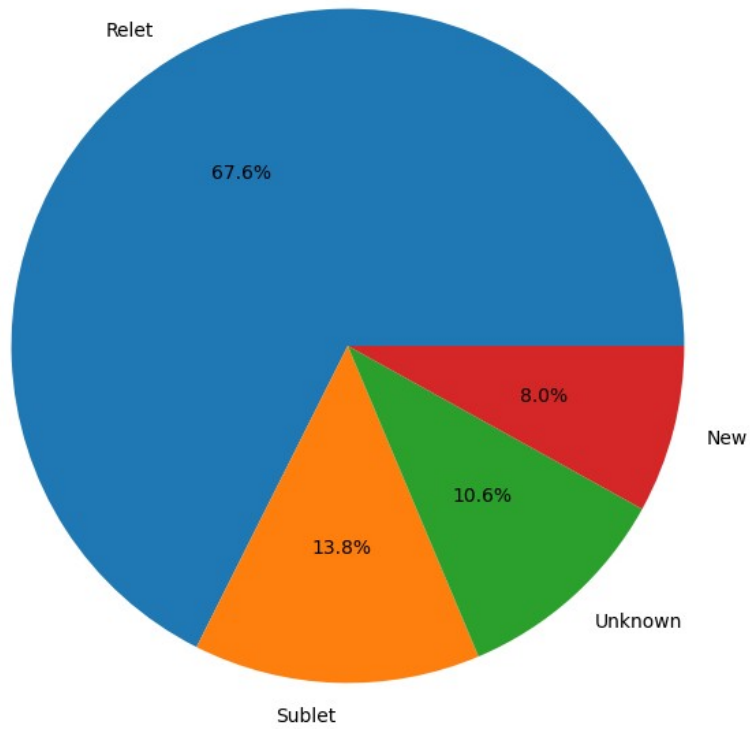


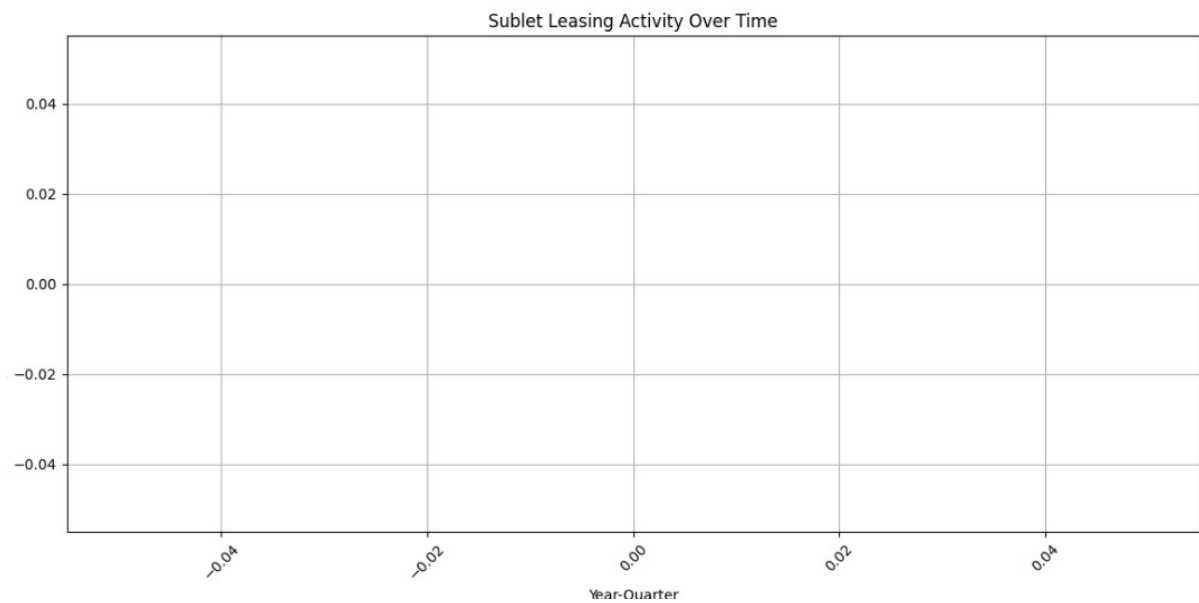
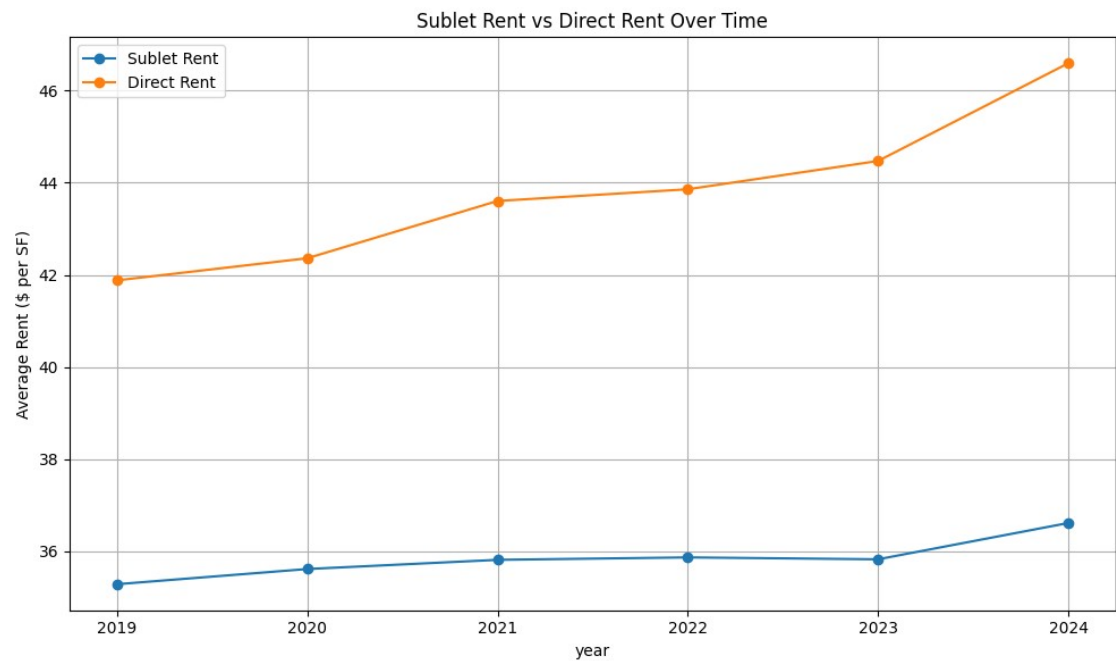


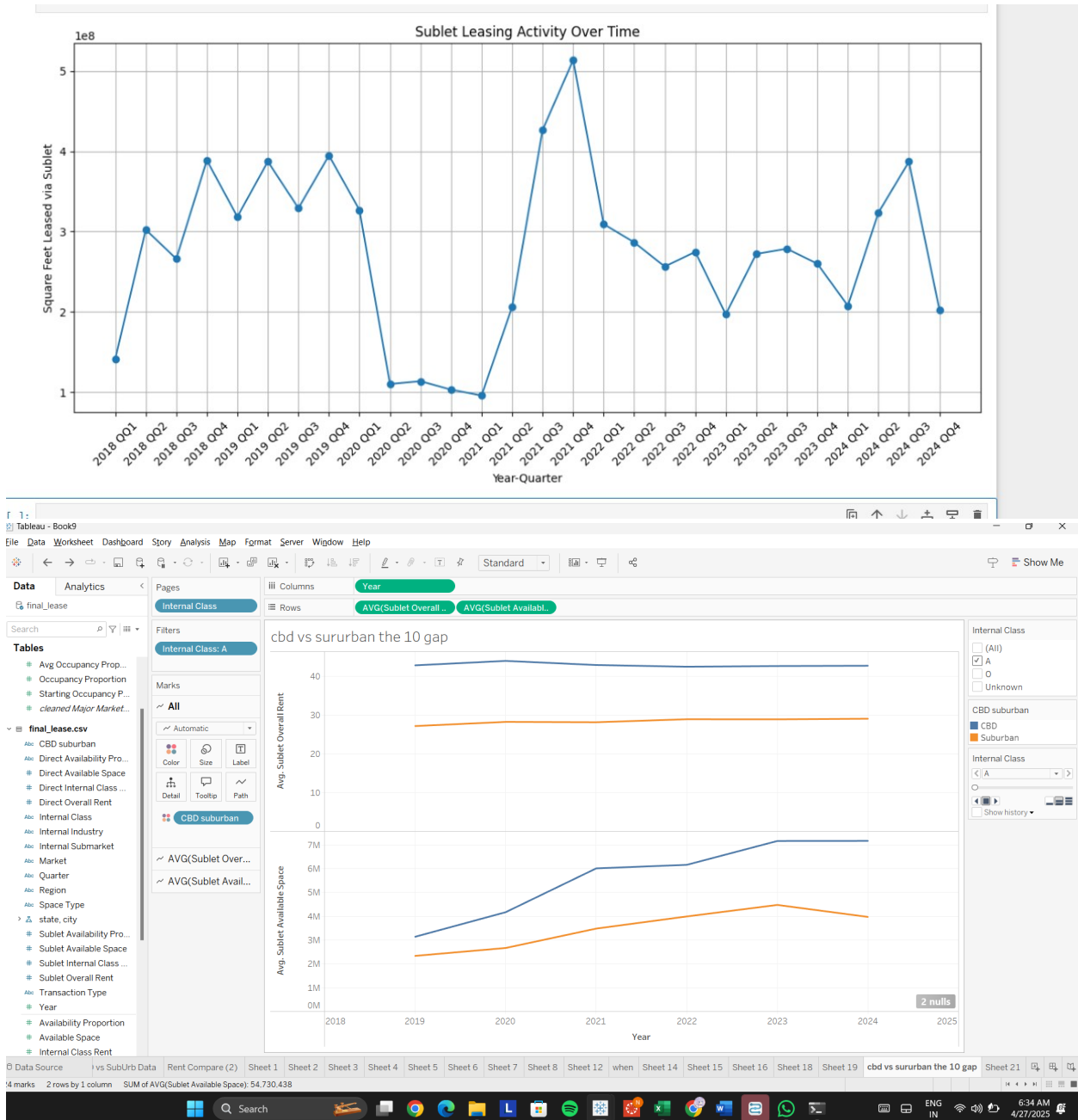
```
]# Group transaction types
transaction_counts = lease_df['space_type'].value_counts(normalize=True) * 100

transaction_counts.plot(kind='pie', autopct='%1.1f%%', figsize=(8,8))
plt.title('Transaction Type Distribution: New, Relet, Sublet')
plt.ylabel('')
plt.show()
```

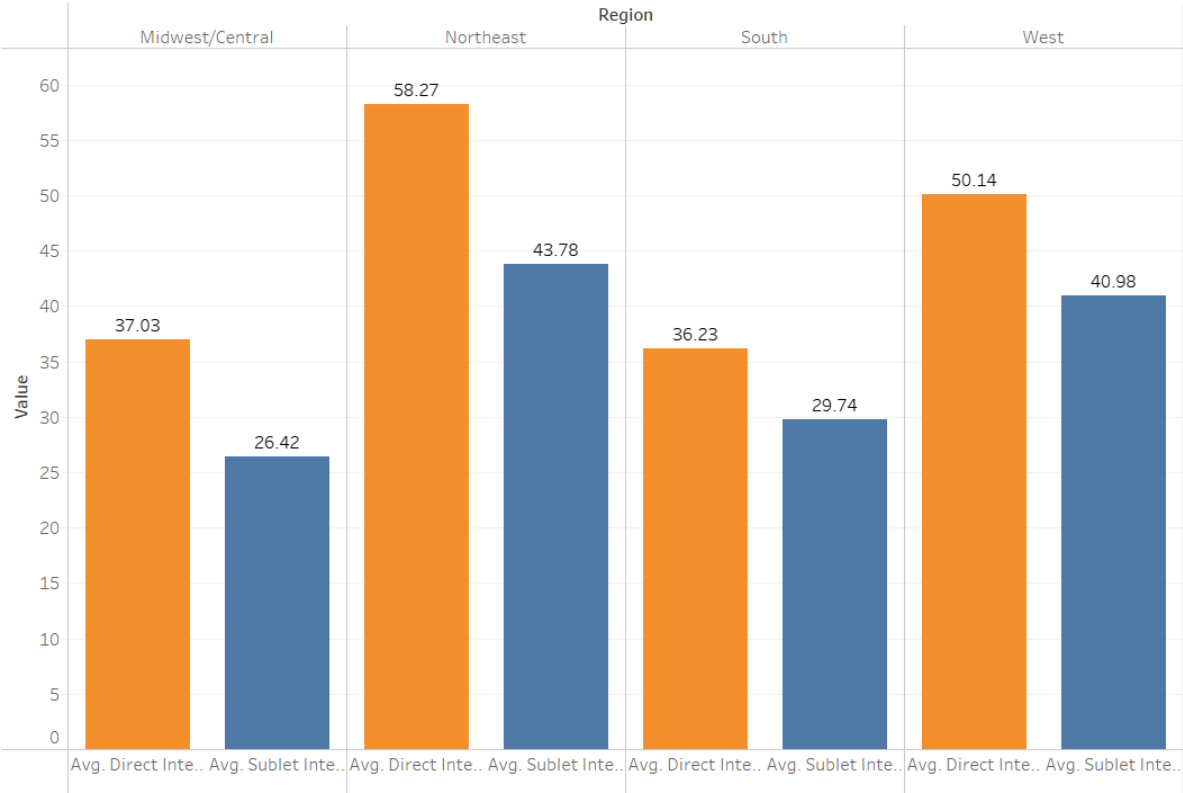
Transaction Type Distribution: New, Relet, Sublet



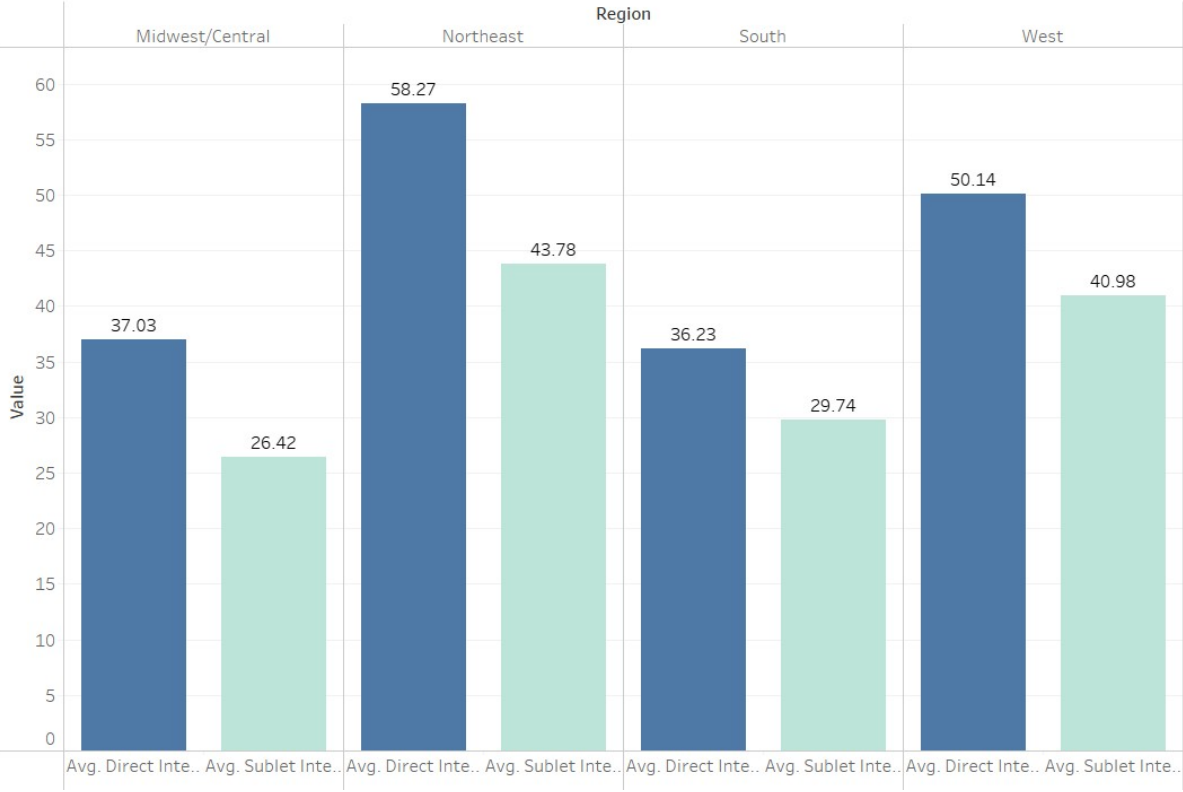




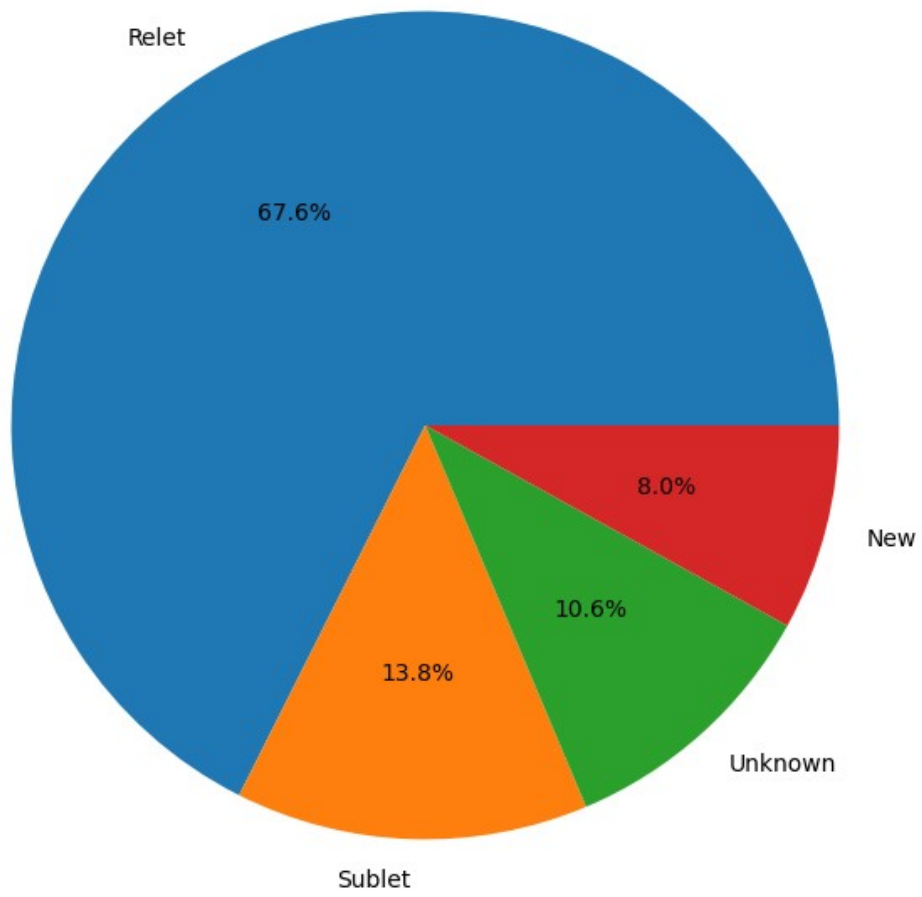
SUBLET VS RELET IN TOP REGIONS



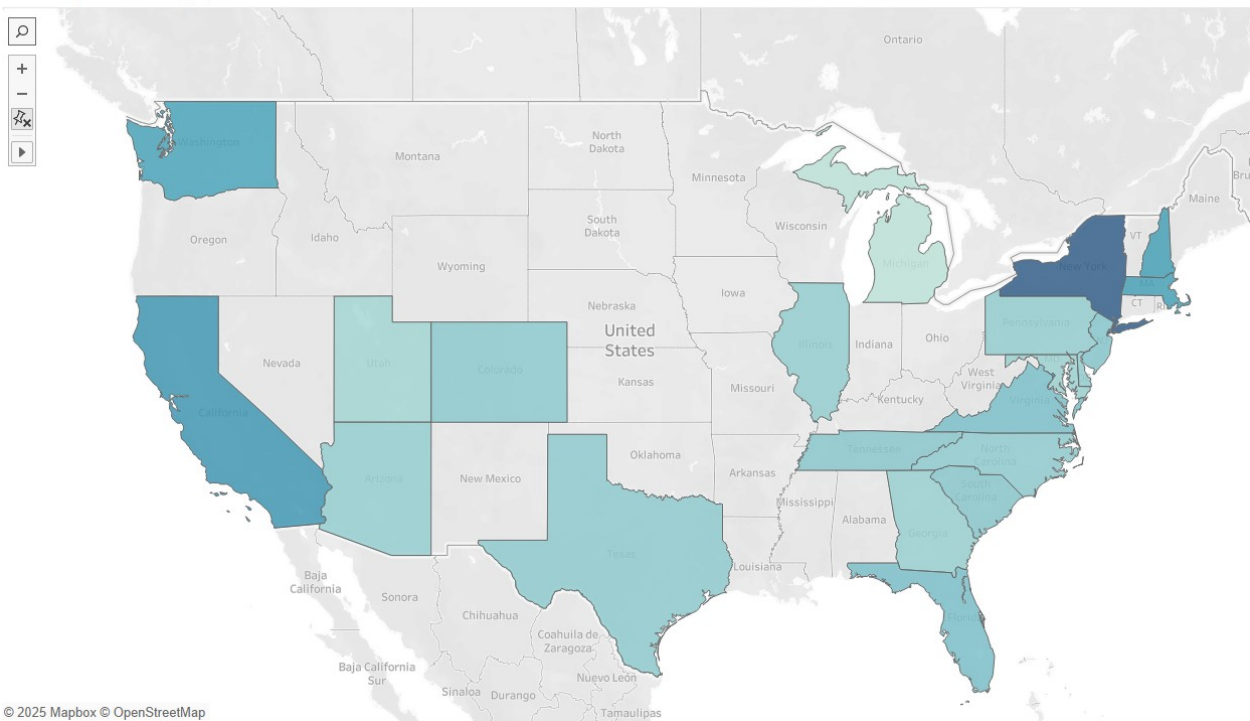
SUBLET VS RELET IN TOP REGIONS



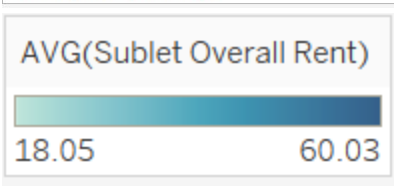
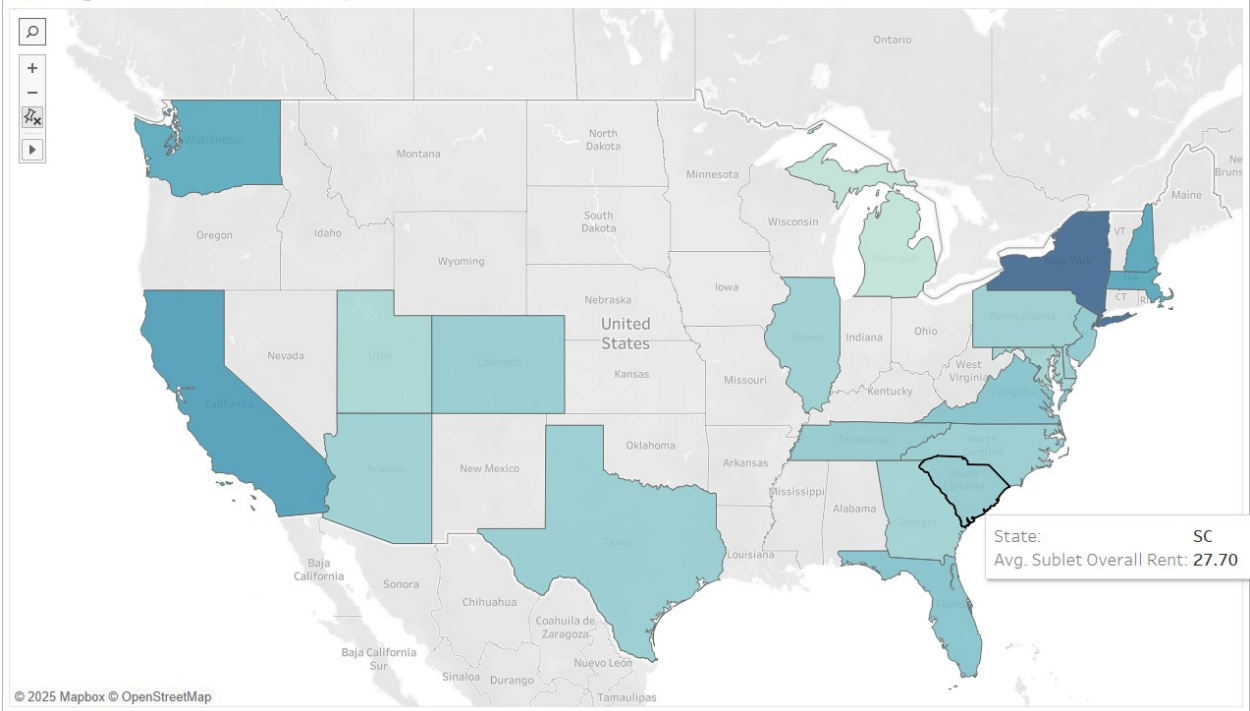
Transaction Type Distribution: New, Relet, Sublet



Average Leasing per State



Average Sublet Overall Rent per State



```

: print(smart_match_client(
    match_table,
    budget=55,
    preferred_class='a',
    preferred_location='cbd',
    target_size=15000
))

```

Market	Submarket	Class	Location	Avg Rent (\$/sf)	Avg Size (sf)
Tampa	St. Petersburg Cbd	A	Cbd	28.01	17148
Phoenix	Midtown	A	Cbd	29.19	15853
Denver-Boulder	Golden Triangle	A	Cbd	32.49	15000
Denver-Boulder	Cherry Creek	A	Cbd	32.80	16478
Los Angeles	N. Hwd/St. City/Univ City	A	Cbd	45.93	16192
South Bay	Downtown San Jose	A	Cbd	59.56	16499

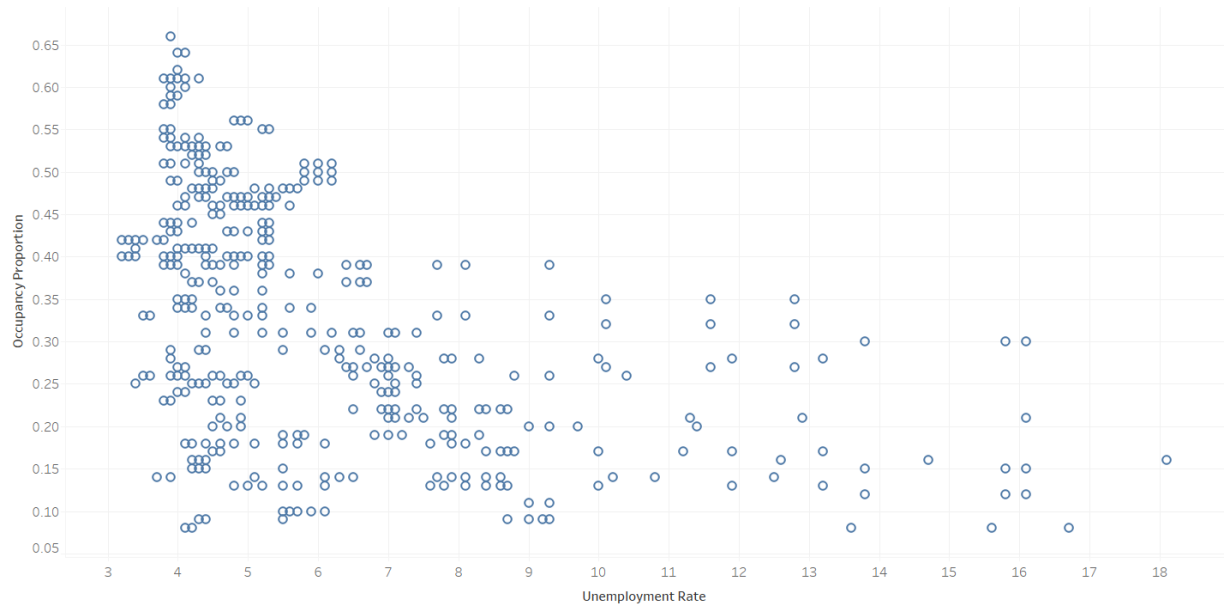
```

: print(smart_match_client(
    match_table,
    budget=40,
    preferred_class='a',
    preferred_location='suburban',
    target_size=20000
))

```

Market	Submarket	Class	Location	Avg Rent (\$/sf)	Avg Size (sf)
Detroit	Southfield	A	Suburban	20.87	22125
Detroit	Bloomfield	A	Suburban	20.96	21826
Detroit	Troy South	A	Suburban	21.03	18556
Detroit	Pontiac / Lakes	A	Suburban	21.12	23811
Baltimore	Route 83 Corridor	A	Suburban	24.19	22595
Baltimore	Reisterstown Rd Corridor	A	Suburban	24.22	20694
Baltimore	Harford County	A	Suburban	24.32	19715
Salt Lake City	Southeast	A	Suburban	25.98	22478
Dallas-Ft. Worth	Stemmons	A	Suburban	26.37	23531
Salt Lake City	Northeast	A	Suburban	26.56	20622
Salt Lake City	Central West	A	Suburban	26.84	17871
Dallas-Ft. Worth	Preston Center	A	Suburban	27.57	21418
Tampa	Sarasota	A	Suburban	27.87	22222
Dallas-Ft. Worth	South Fort Worth	A	Suburban	28.45	20620
Raleigh-Durham	Outer Counties	A	Suburban	28.60	21108
Tampa	Pasco	A	Suburban	28.67	17941
Phoenix	Camelback Corridor	A	Suburban	28.84	23179
Raleigh-Durham	West Raleigh	A	Suburban	28.96	21838
Phoenix	Scottsdale/Airpark	A	Suburban	29.01	19617
Phoenix	Scottsdale South	A	Suburban	29.06	22510
Phoenix	Piestewa Peak Corridor	A	Suburban	29.28	23882
Phoenix	Glendale	A	Suburban	29.39	18995
Phoenix	Deer Valley/Airport	A	Suburban	29.41	22641
Philadelphia	Lower Bucks County	A	Suburban	29.52	18032
Houston	North Loop W/290 Near	A	Suburban	29.98	17689
Houston	West Loop/Galleria	A	Suburban	30.01	23975
Philadelphia	Bala Cynwyd/Narberth	A	Suburban	30.03	21098
Philadelphia	Newtown	A	Suburban	30.06	17974
Suburban Maryland	Silver Spring / North Silver Spring	A	Suburban	30.08	23193

Sheet 1



Transaction Type	Meaning	How We Can Use It	
New	New office signed	✓ High new leasing = confidence in market, expansion mindset	
Relocation	Moving office (changing address)	✓ Shows reshuffling – looking for better deals or better location	
Renewal	Extending lease at current place	⚠ Conservative: staying put, maybe no better options found	
Renewal and Expansion	Renew + take extra space	✓ Very good sign: growing firms want bigger spaces	
Expansion	Taking more space (without moving)	✓ Good for market health	
Extension	Short extension (not long lease)	⚠ Careful: may signal uncertainty	
Restructure	Changing lease terms (e.g., paying less)	⚠ Could mean distress or negotiation pressure	
Sale-Leaseback	Sell property and lease it back	↓ ⚠ Not very relevant for most office users, more for owners	

1. In Tech (3018 leases):

- Very high **New leases (1447)** → Tech is aggressively expanding.
- Strong **Renewal (639)** → Some tech firms are still staying.
- **Expansion (185)** and **Relocation (528)** also healthy numbers.
- **Takeaway:** Tech clients still **want bigger and newer spaces** — if rent/safety match.

2. In Legal Services (1469 leases):

- **Renewal (424)** is almost equal to **New leases (408)**.
- **Relocations (388)** are common.
- **Takeaway:** Legal firms are cautious — some want new locations, but many are just renewing.

3. In Finance (your first block):

- **New (977)** and **Relocation (664)** are both strong.
- **Renewals (672)** also very strong.
- **Takeaway:** Finance is in middle — **some growth, some caution**.



What your numbers say:

Sector	New	Relet	Sublet	Unknown	Key Insight
Financial Services	281 (10%)	1796 (64%)	295 (10%)	451 (16%)	Heavy relet → finance likes reusing reliable space
Legal Services	123 (8%)	986 (67%)	114 (8%)	246 (17%)	Very high relet too → legal firms prefer traditional, stable spaces
Tech (TAMI)	353 (12%)	1747 (58%)	498 (16%)	420 (14%)	More sublet space compared to finance/legal — tech flexible but risk-taking

Industry	CBD Count	Suburban Count	% CBD	Key Insight
Finance	1732	1091	~61% CBD	Finance likes CBD, but suburban also important
Legal	1162	307	~79% CBD	Legal firms VERY strongly prefer CBD (downtowns, courts nearby)
Tech	1668	1350	~55% CBD	Tech is more split: almost 50–50 between CBD and Suburban

Term	Meaning	Example	Which is more important?
leasingSF (Leased Square Feet)	Actual square footage leased in a transaction	If a company leased 50,000 SF, leasingSF = 50,000	✅ VERY important – show the lease is
leasing	Sometimes used as count of transactions or leasing activity score	1 lease deal = leasing = 1 (or some activity measure)	⚠️ Important but not as d counts deals

Spring Stock Up: Have your best season ever in new T's, shorts & more. [See Details](#)



Castlerock / Reflective - 025



Length

Regular Tall

Regular Inseam: 7"

Size

SM MD **LG** XL

XXL 3XL 5XL

Size & Fit Guide

Loose Fitted Compression

Athlete is 6'1" & wearing size LG

Feedback

