JLL SEE A BRIGHTER WAY

Boston Tech Snapshot

August 2026

Key Boston Tech Themes

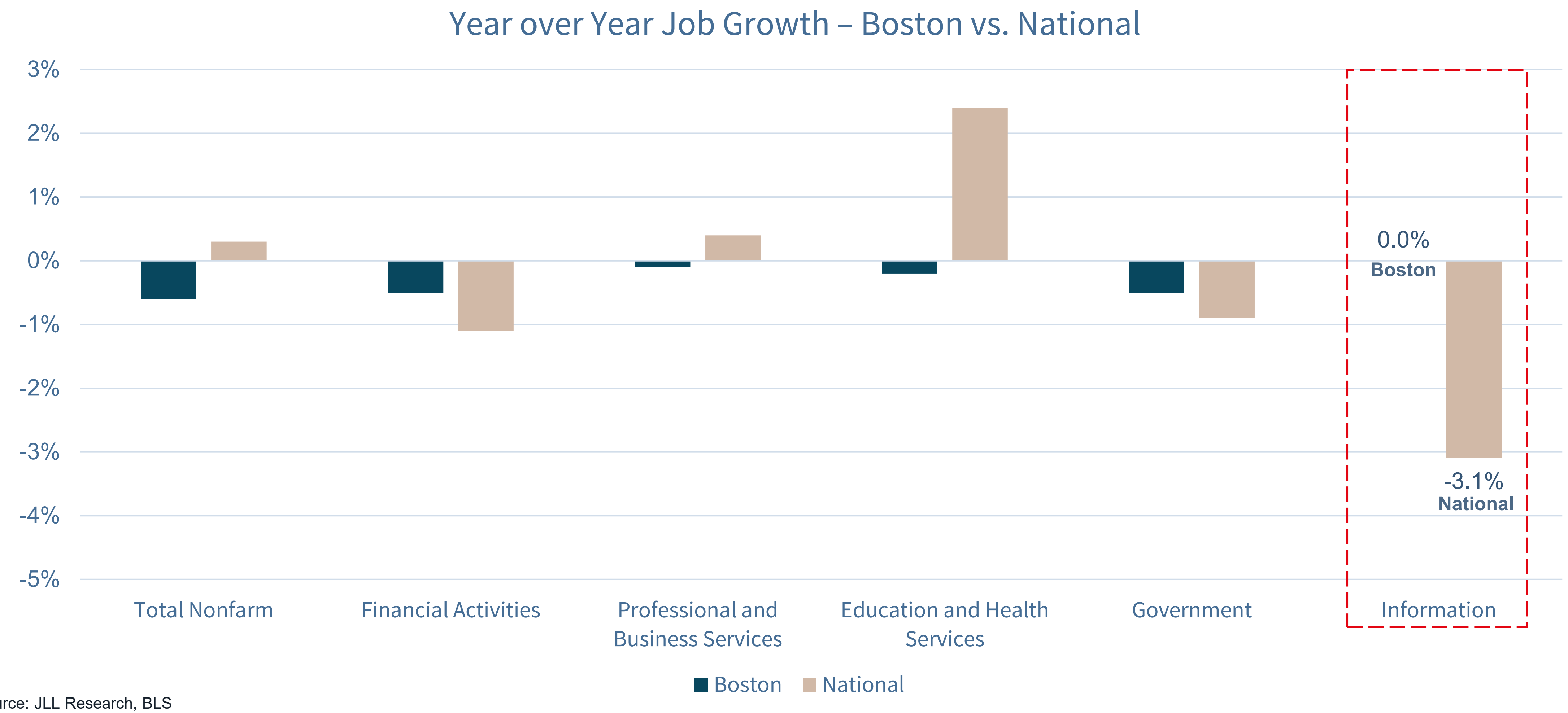
1. The Boston market currently ranks 3rd in the US for AI demand, with AI job openings up 60% since December 2025 – which has helped buoy Boston's overall tech employment

2. Leasing in the sector has picked up significantly after a two-year lull in 2023-24; more than 1 million s.f. of deals were signed in 2025, and 700k s.f. of current demand has 2026 tracking positively as well.

3. Class A Tier 2 and 3 buildings have recorded 75% of Tech leasing since the start of 2025 – with a majority of that occurring Downtown.

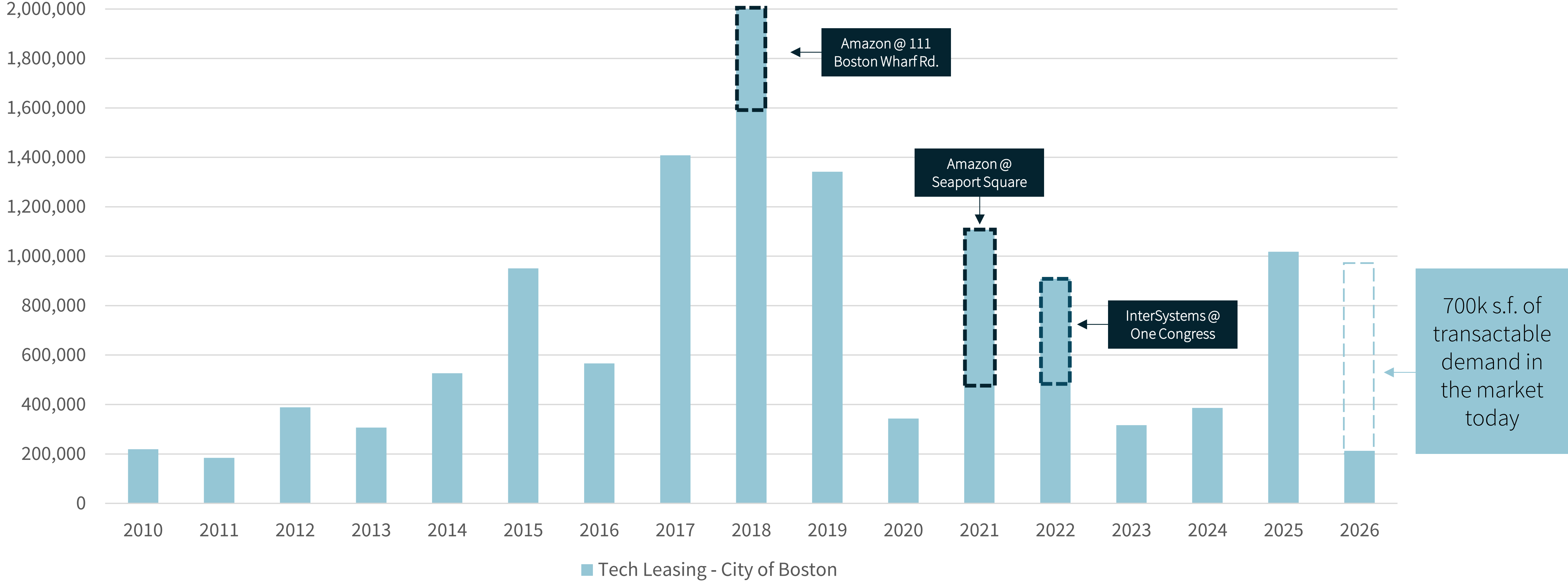
Submarket	Class A Rents	Class B Rents
Downtown	$72.02	$50.41
Seaport	$88.62	$50.63
Back Bay	$76.21	$57.09

Job growth in Boston's tech sector has been flat year-over-year thanks largely in part to a 60% increase in AI job postings in 2026



Source: JLL Research, BLS

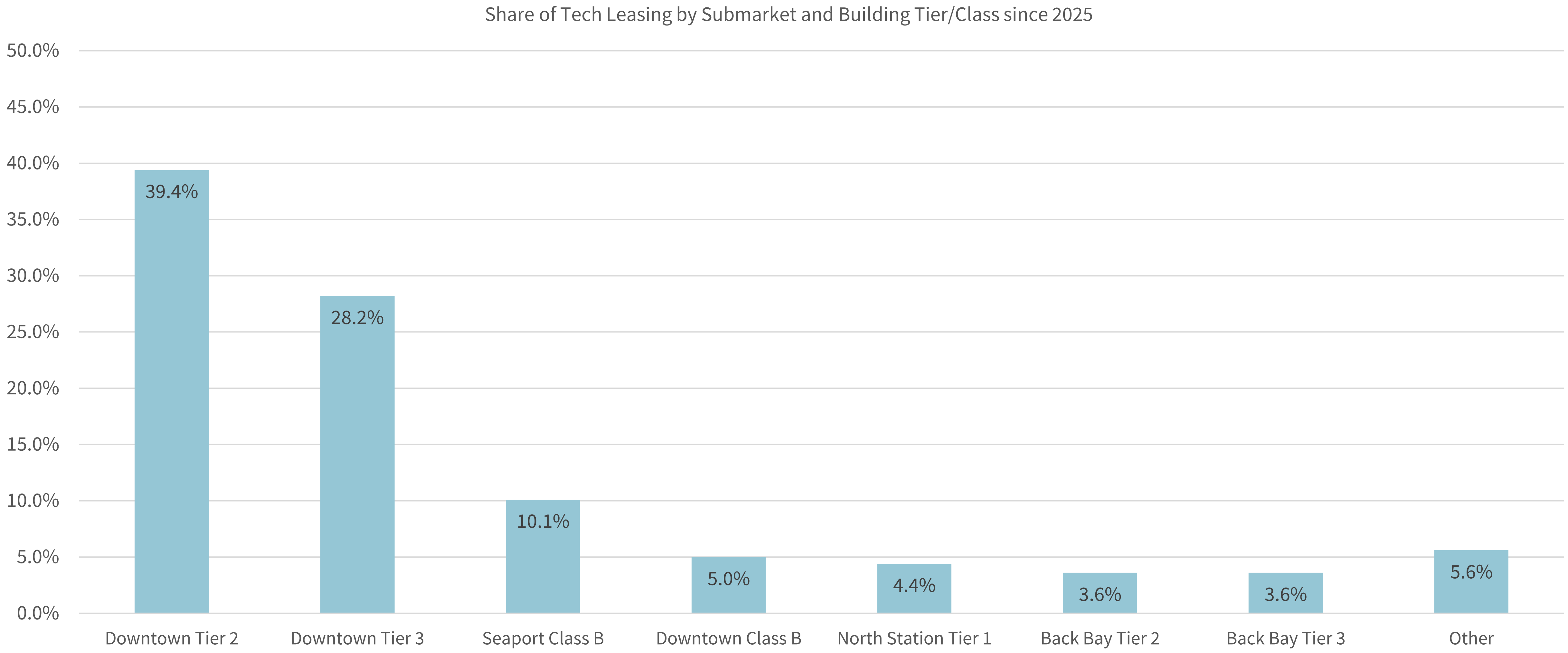
Tech leasing crested 1 million s.f. in 2025, with 2026 projected to finish strongly based on active tenant demand



Source: JLL Research

 |

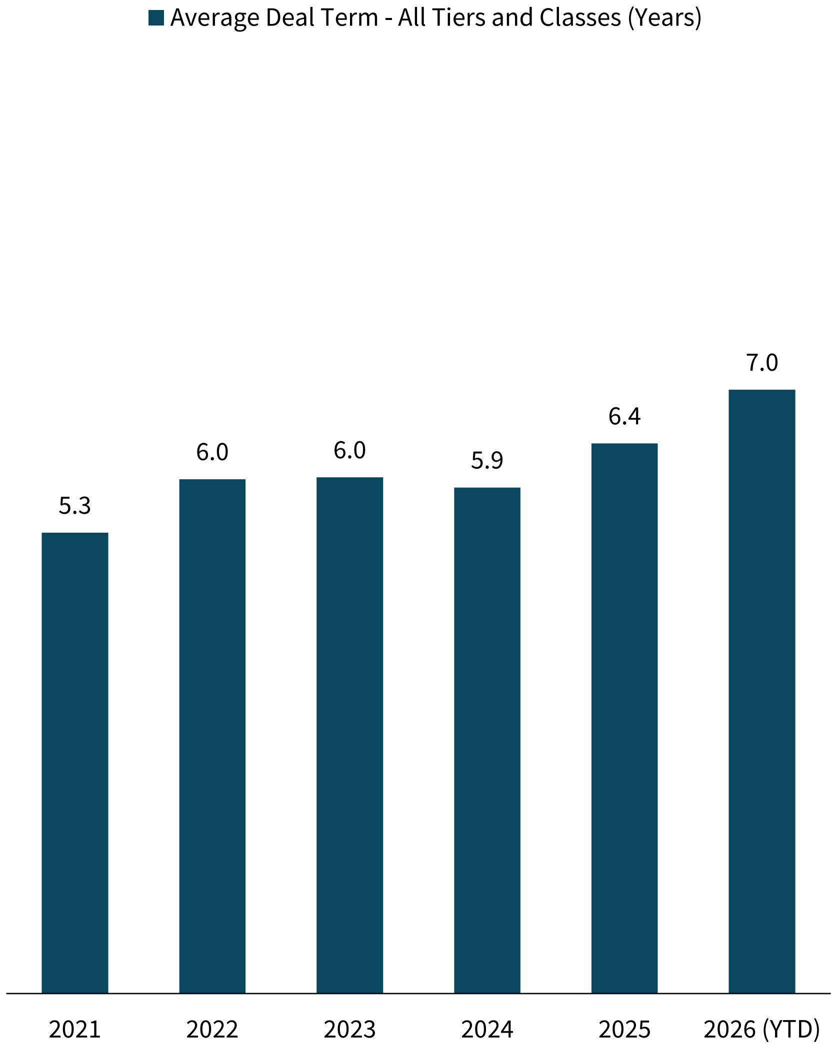
Downtown Class A Tier 2 and Tier 3 buildings have accounted for 67.6% of the tech leasing in the city since the start of 2025

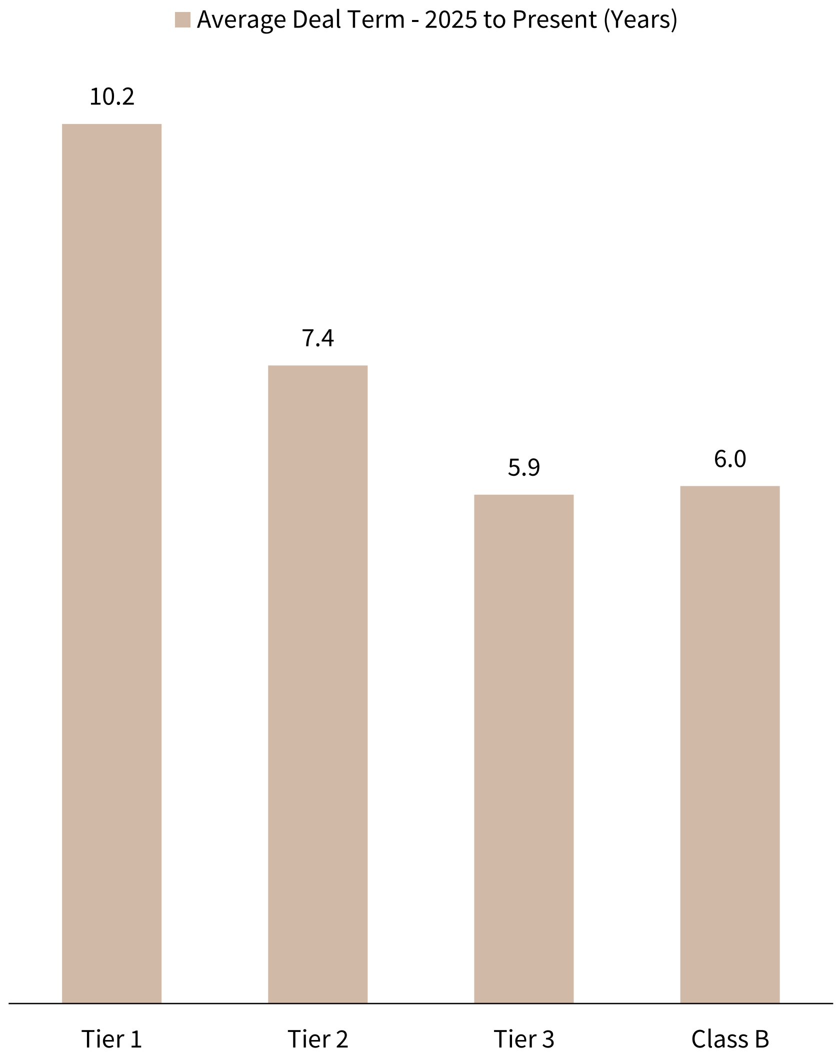


Source: JLL Research

Average deal term in the supply that Tech is transacting in is markedly shorter than deals being signed in Tier 1 product

- The average lease term so far in 2026 is 7.0 years, which is 9.4% longer than the average 2025 lease.
- Deals are now being signed for 20.4% longer than the average from 2021-2024.
- The difference in deal term by Building Tier/Class has been stark since the start of 2025, with Tier 1 buildings averaging more than 10 years of term per lease.
- Tier 3 and Class B buildings are providing much more flexibility for companies in growth mode, with deal terms that are on average 20.3% shorter than deals in Tier 2 properties.





JLL

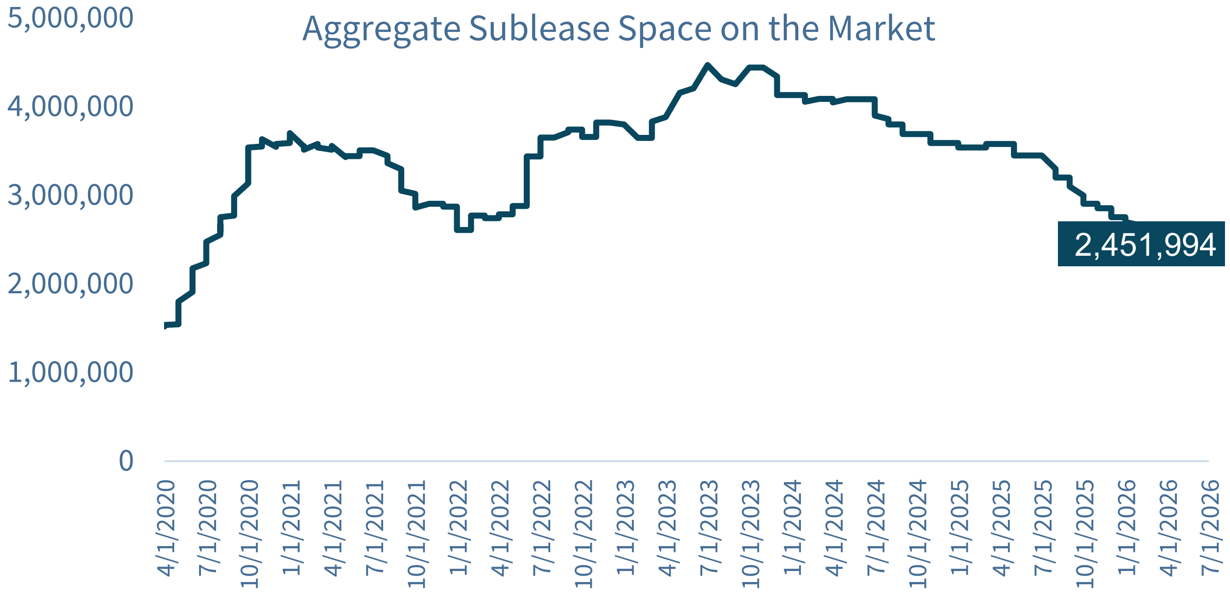
32% of the subleases since 2025 were signed by Tech Firms

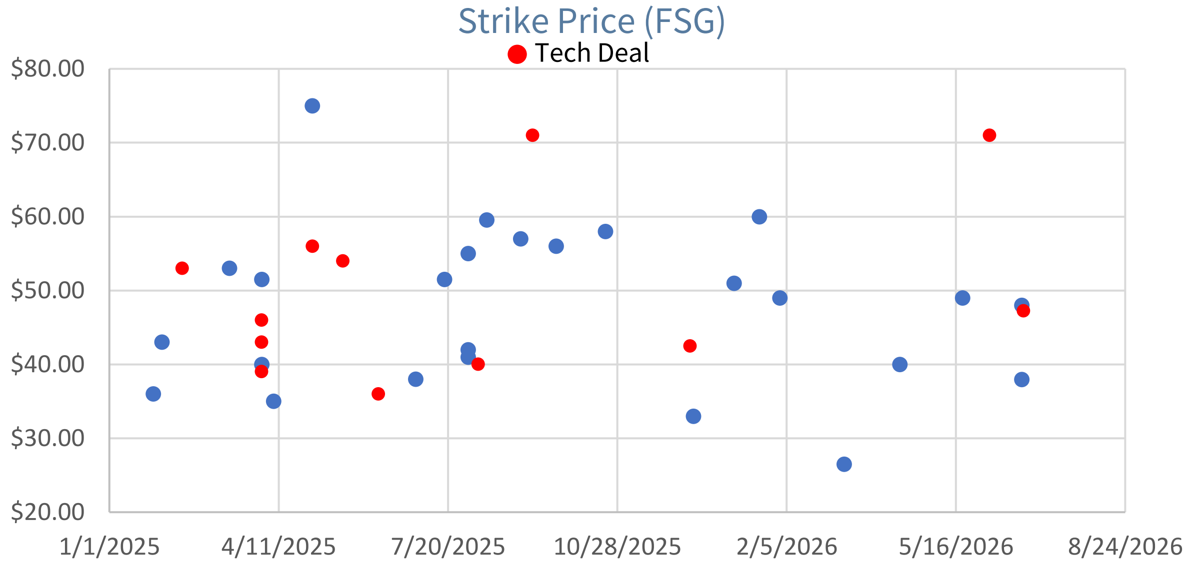
Recent Additions

Date Added	Address	Floor	SF Added	Term	Leasing Company
6/26/2026	1 Boston Pl	11th	19,857	04/2030	Newmark
7/21/2026	200 Clarendon St	17th	12,880	02/2030	C&W
5/7/2026	10 Post Office Sq	12th	12,397	04/2030	Colliers

Recent Deals – All Sectors

Sign Date	Address	Floor	SF Added	Rate	Term (mos)	Company
6/25/2026	279-283 Summer St	6	11,614	$47.25	48	Foley.io
6/24/2026	320 Congress St	5	3,162	$37.95	14	Beam
6/24/2026	374 Congress St	3	2,000	$48.00	18	Powertown
6/5/2026	280-290 Congress St	2, 3	47,828	$41.00 (NNN)	89	Hi Marley





Thank you

Bryan Montgomery
Manager - Research

JLL New England
M: 617.531.4144
Bryan.Montgomery@jll.com