Lincoln

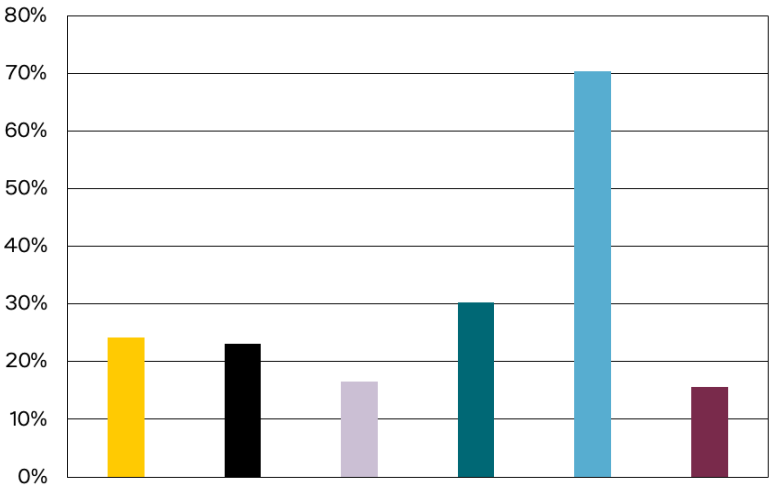
Office Market Report

Westchester County

Q3 2026

Westchester County's office market closed the third quarter of 2026 with an overall vacancy rate of 24.87%, representing a 78-basis-point increase from the previous quarter. Countywide net absorption totaled negative 194,900 square feet, with all submarkets reporting negative absorption except the Hudson Valley. The West I-287 and Southern submarkets experienced the weakest performance, recording a combined negative absorption of 125,500 square feet. Overall asking rents remained stable during the quarter, averaging $29.88 per square foot.

Vacancy Rates



Submarket	Vacancy Rate	Total Vacant SF
White Plains CBD	24.24%	1,281,000
East I-287	23.16%	2,023,100
Northern	16.57%	297,400
West I-287	30.34%	1,350,000
Hudson Valley	70.42%	400,000
Southern	15.55%	284,500

Market Snapshot

22.66+ MSF
office market size

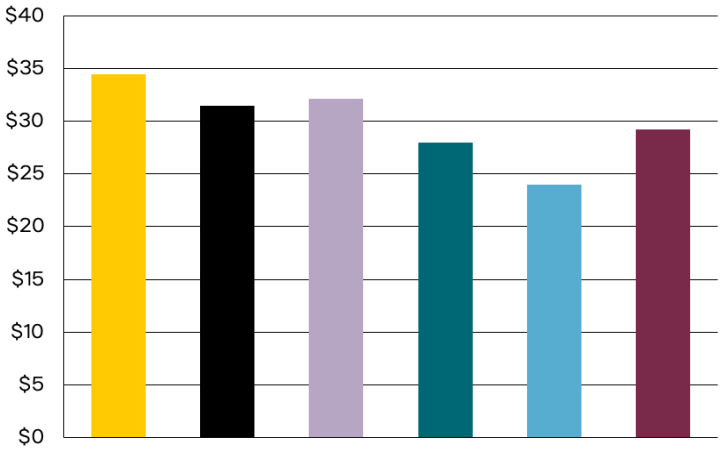
24.87%
vacancy rate

$29.88
average asking rent

(194,900)
net absorption Q3 (SF)

55,700
year-to-date absorption (SF)

Average PSF Asking Rate



Submarket	Avg PSF Asking Rate
White Plains CBD	$34.45
East I-287	$31.50
Northern	$32.15
West I-287	$28.00
Hudson Valley	$24.00
Southern	$29.20

Key Leases Q3 2026

Tenant	Size (SF)	Address	City	Transaction Type	Submarket
Acadia Realty Trust	29,322	411 Thodore Fremd Ave.	Rye	Renewal	East I-287
Northwell Health	15,769	520 White Plains Rd.	Tarrytown	New Lease	West I-287
Micro Powders	10,399	580 White Plains Rd.	Tarrytown	Renewal	West I-287
ARES Management	9,267	560 White Plains Rd.	Tarrytown	Renewal	West I-287

Key Sales Q3 2026

Location	City	Size (SF)	Sale Price	$/PSF	Submarket
30 Glenn St.	White Plains	54,872	$3,500,000.00	$63.78	East I-287

* Data derived from Costar and other sources deemed to be reliable

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