

United States Office Real Estate Market Growth Analysis - Forecast Trends and Outlook (2025-2034)

Market Report | 2025-06-06 | 138 pages | EMR Inc.

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Report description:

The United States office real estate market was valued at USD 64.24 Billion in 2024. The industry is expected to grow at a CAGR of 4.60% during the forecast period of 2025-2034 to attain a valuation of USD 100.72 Billion by 2034.

United States Office Real Estate Market Outlook

The growing working population of the US, which requires office real estate to be accommodated, is positively impacting the United States office real estate market growth. A key driver of this market is the country's economic growth. In the first quarter of 2024, GDP of the United States grew at a rate of 1.4%. This growth in the GDP is a key indicator of the country's economic growth. A growing GDP also allows for an improved employment rate. As more jobs are generated, demand for office real estate grows, which positively influences the United States office real estate market development. Additionally, the population of the country currently stands at more than 345 million and is expected to increase, which directly has an impact on the market for office real estate in the United States.

The Growing Demand for Real Estate in the IT and Telecommunications Sector is One of the United States Office Real Estate Market Trends

- The IT and telecommunications sector is projected to lead with the highest CAGR of 5.2%. The rapid expansion of tech companies and the increasing need for advanced office spaces that support technological infrastructure are boosting the United States office real estate market revenue.
- The healthcare sector follows closely with a CAGR of 4.9%, reflecting the growing demand for medical office buildings and facilities to accommodate the expanding healthcare services.

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- The BFSI (Banking, Financial Services, and Insurance) sector is estimated to grow at a CAGR of 4.7% during the forecast period of 2025-2034. The United States office real estate demand growth is being driven by the need for modern office spaces to support financial institutions and related services.
- The manufacturing sector, growing at a CAGR of 4.4%, benefits from the need for administrative offices and support facilities within industrial complexes.
- The government sector, with a CAGR of 4.1%, is expected to witness a steady growth between 2025 and 2034. The United States office real estate market value is increasing amid ongoing public sector projects and the need for office space to support government operations.
- As per the United States office real estate industry statistics, the 'Others' category, with a CAGR of 3.7%, includes various other end-users contributing to overall market growth at a slower pace.

United States Office Real Estate Market Regional Analysis

- The Far West region is expected to lead with the highest CAGR of 5.3%. The strong demand for real estate from tech companies and innovative industries, along with significant investments in office infrastructure, is providing lucrative United States office real estate market opportunities.
- The Rocky Mountain region follows with a CAGR of 5.0%, supported by the increasing presence of technology and healthcare companies that are expanding their office spaces.
- The Southwest, with a CAGR of 4.7%, is expected to hold a significant portion of the United States office real estate market share. The region benefits from a growing population and a thriving business environment that encourages office space development.
- The Southeast, growing at a CAGR of 4.6%, shows substantial growth due to the influx of businesses seeking more affordable office locations and the region's economic expansion.
- New England, with a CAGR of 4.3%, and the Mideast, with a CAGR of 4.0%, exhibit moderate growth, driven by steady demand from diverse industries.
- As per the United States office real estate market analysis, the Plains region, with a CAGR of 3.7%, and the Great Lakes region, with a CAGR of 3.5%, experience slower growth due to smaller market sizes and less dynamic economic activity.

Key Questions Answered in This Report:

- How has the United States office real estate market performed historically, and what are the growth expectations for the future?
- What are the primary factors influencing demand and growth in the United States office real estate market?
- What are the key segments within the United States office real estate market, and how are they expected to evolve over the forecast period?
- What are the major challenges and opportunities facing stakeholders in the United States office real estate market?

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- Who are the key players in the United States office real estate market, and what strategies are they employing to maintain a competitive edge?
- What are the regulatory and policy factors influencing the United States office real estate market globally or regionally?
- How competitive is the United States office real estate market according to Porter's five forces analysis, including factors like the bargaining power of buyers and suppliers?
- What are the current trends shaping the United States office real estate market landscape, and how are they expected to evolve in the future?
- How are technological advancements impacting the United States office real estate market, and what role do innovation and R&D play in driving growth?
- What are the consumer preferences and buying behaviour trends influencing the United States office real estate market?
- How sustainable are current growth rates in the United States office real estate market, and what factors could potentially disrupt these trends?
- What are the regional dynamics within the United States office real estate market, and how do they contribute to overall market growth?
- What are the economic factors influencing the United States office real estate market, such as GDP growth, inflation rates, and currency fluctuations?
- How are demographic shifts, such as ageing populations or urbanization trends, affecting demand in the United States office real estate market?
- What are the key strategic partnerships, mergers, and acquisitions shaping the competitive landscape of the United States office real estate market?
- What are the regulatory and legal frameworks impacting the United States office real estate market globally or in key regions?
- How are changing consumer lifestyles and preferences influencing product or service demand within the United States office real estate market?
- What are the emerging market trends and niche opportunities within the United States office real estate market that stakeholders should be aware of?
- How resilient is the United States office real estate market to external shocks or disruptions, such as geopolitical tensions or natural disasters?
- What are the potential barriers to market entry and growth for new players in the United States office real estate market?

Key Benefits for Stakeholders:

Expert Market Research's industry report provides a comprehensive quantitative analysis of various market segments, and

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historical and current market trends, and forecasts the dynamics of the United States office real estate market spanning from 2018 to 2034.

The research report delivers up-to-date insights into the market drivers, challenges, and opportunities shaping the United States office real estate market.

Stakeholders can leverage Porter's five forces analysis to assess the impact of new entrants, competitive rivalry, supplier power, buyer power, and the threat of substitution. This analysis aids in evaluating the competitiveness and attractiveness of the United States office real estate market.

The competitive landscape section enables stakeholders to gain a deep understanding of their competitive environment. It offers insights into the current market positions of key players, their strategies, and their market shares.

Additionally, the report highlights emerging trends, regulatory influences, and technological advancements that are pivotal for stakeholders navigating the United States office real estate market landscape.

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