

[Date]

[Recipient Name]

[Recipient Title]

[Company Name]

[Address Line 1]

[City, State, Zip Code]

Subject: Market Update: Commercial Leasing Trends in Transit-Oriented Development (TOD)

Dear [Recipient Name],

I am writing to provide you with an update on the latest commercial leasing trends within the Transit-Oriented Development (TOD) sector. As urban density increases, proximity to major transit hubs continues to be a primary driver for commercial real estate value and tenant retention.

Current data indicates several key shifts in the TOD landscape:

- **Increased Demand for Last-Mile Connectivity:** Tenants are prioritizing locations that offer seamless integration between commuter rail lines and office/retail entrances.
- **The "Flight to Quality":** There is a growing preference for Class A mixed-use spaces that combine workplace, retail, and essential services within a five-minute walk of transit.
- **Sustainability and ESG Mandates:** Corporations are increasingly seeking TOD locations to reduce their Scope 3 emissions by encouraging public transit use among employees.
- **Amenity Modernization:** Leading TOD projects are now incorporating high-capacity bike storage, electric vehicle charging stations, and flexible "third-space" lobbies.

Our analysis suggests that properties located within 0.5 miles of primary transit stations are seeing a [Percentage]% premium in lease rates compared to non-transit-adjacent assets in the same submarket.

We have compiled a detailed report featuring specific vacancy rates and absorption data for TOD corridors in [City/Region]. Please let me know if you would like to schedule a brief call to discuss how these trends impact your current portfolio or future investment strategy.

Best regards,

[Your Name]

[Your Title]

[Your Company Name]

[Your Phone Number]

[Your Email Address]