



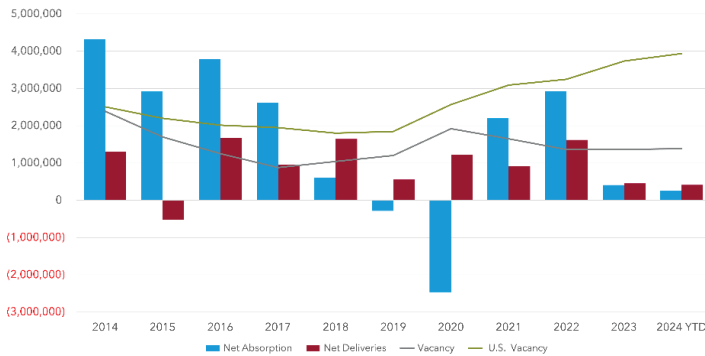
OFFICE MARKET OVERVIEW

C. TODD EVERETT, SIOR, *Principal*

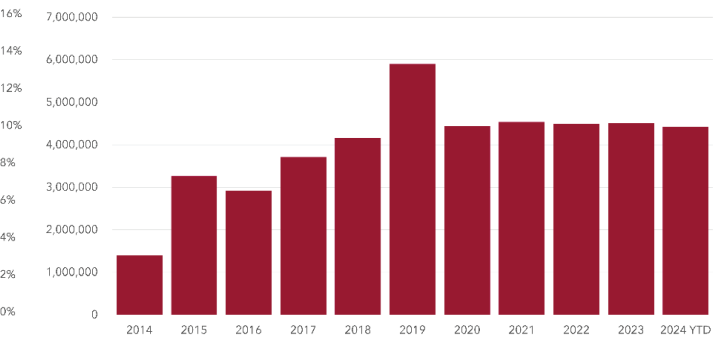
The South Florida office market in Q2 2024 is outperforming the national average, with notable strength in downtown West Palm Beach, where over 1 million square feet of new Class A office space is under construction out of 2.6 million square feet fully approved. Class A office rents in West Palm Beach and Miami rank among the highest in the country. While older suburban offices face challenges, the influx of high-end space has created a rising tide effect. Despite some high vacancy rates and increased sublease spaces, demand in key areas remains robust, driven by tech and finance sector interest, and continued robust in-migration trends.

MARKET INDICATORS	Q2 2024	Q1 2024	Q4 2023	Q3 2023	Q2 2023
▲ Net Absorption SF	775,175	179,345	410,320	320,352	1,444,295
▼ Vacancy Rate	8.1%	8.2%	8.2%	8.4%	8.3%
▲ Avg NNN Asking Rate PSF	\$37.52	\$36.93	\$36.54	\$36.18	\$35.96
▼ SF Under Construction	4,425,160	4,582,647	4,511,612	4,621,400	4,680,044
▲ Inventory SF	253,070,343	252,816,253	252,658,129	252,631,270	252,593,753

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1691 Michigan Avenue Miami Beach, FL	161,824 SF	\$62,500,000 \$324.72 PSF	Black Lion Investment Group Clarion Partners	Class A
249 NE 6th Street Miami, FL	131,129 SF	\$67,000,000 \$510.95 PSF	Mediterranean Shipping Co USA Swerdlow Real Estate Group, Inc.	Class A
3601 SW 160th Avenue Miramar, FL	96,984 SF	\$12,064,946 \$124.40 PSF	YMP Real Estate Management LLC Starwood Capital Group	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
200 S. Biscayne Boulevard Miami, FL	81,603 SF	Ponte Gadea USA, Inc.	White & Case	Law Offices
701 Waterford Way Miami, FL	77,989 SF	PIMCO	Assurant	Insurance
401 E. Las Olas Boulevard Fort Lauderdale, FL	48,790 SF	DWS Group	Greenberg Traurig LLP	Law Offices