



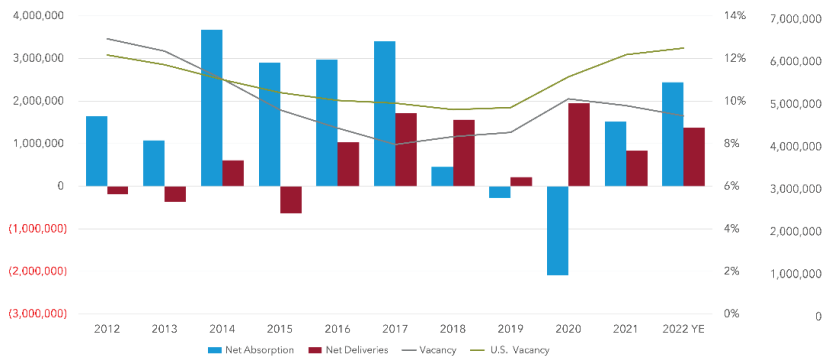
OFFICE MARKET OVERVIEW

MATTHEW KATZEN, *Senior Vice President*

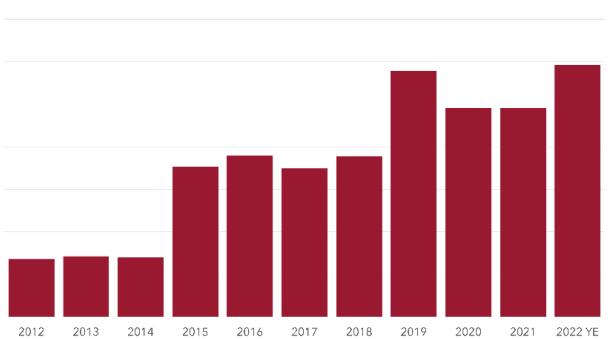
In the 4th quarter, vacancy rates continue to trend in the downward direction as tenant needs outpace new inventory, increased positive net absorption, explosive rent growth and shrinking vacancy trends continue. Class A space leads the office sector with local business's expanding and national tenants looking to increase their foot print in south Florida. As companies continue their return-to-office plans, it is evident that employees are returning to improved office environments at well-located assets. Boston-based law firm Mintz, Levin, Cohn, Ferris, Glovsky and Popeo is opening a new office in Miami, it announced last Tuesday, the latest in a line of law firms to open offices in South Beach.

MARKET INDICATORS	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021
▼ Net Absorption SF	2,444,783	2,851,661	3,303,274	2,610,266	1,521,012
◀▶ Vacancy Rate	8.7%	8.7%	8.8%	9.0%	9.2%
▲ Avg NNN Asking Rate PSF	\$36.06	\$35.57	\$35.02	\$34.00	\$32.89
▲ SF Under Construction	5,922,015	5,749,197	5,214,123	5,164,502	4,907,425
▲ Inventory SF	247,272,295	247,072,569	246,182,725	245,837,652	245,883,945

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1515 S Federal Highway Boca Raton, FL	179,837 SF	\$51,500,000 \$286.37 PSF	Renaissance Properties Penn-Florida Realty Corporation	Class A
222 NW 24th Street Miami, FL	108,952 SF	\$62,000,000 \$569.06 PSF	Brick & Timber Collective LNDMRK Development	Class A
500 S Australian Avenue West Palm Beach, FL	102,087 SF	\$35,880,000 \$351.46 PSF	CS Ventures Karl Corporation	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1501 Yamato Road Boca Raton, FL	102,609 SF	PEBB Enterprises & Tortoise Properties	ADT	Security Systems Services
830 Brickell Plaza Miami, FL	100,303 SF	OKO Group	Kirkland & Ellis	Law Firm
1450 Brickell Avenue Miami, FL	83,608 SF	EPSA of America, Corp	Bilzin Sumberg	Law Firm