



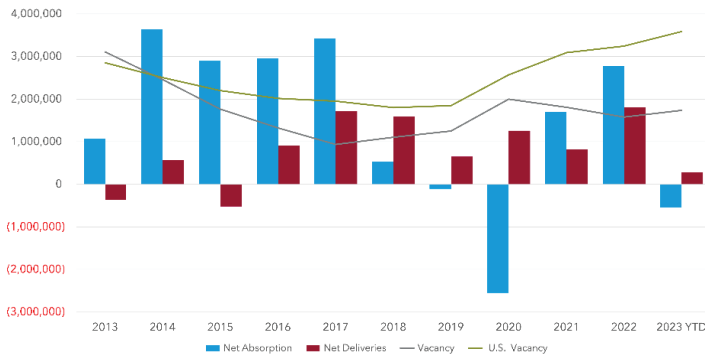
### OFFICE MARKET OVERVIEW

MATTHEW KATZEN, *Senior Vice President*

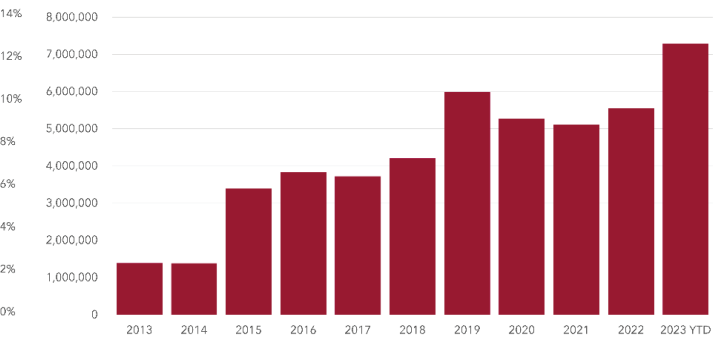
South Florida continues to see heavy activity in office leasing and construction. 26 properties under construction and proposed are anticipated to deliver 8.4M SF to the market by 2026. Class A and B office rents have continued to rise at a double digit increase 12-17%. New-to-market office product falls in the \$75 to \$150 PSF range, which is comparable to New York City rates. Set to be complete in 2023, 830 Brickell, for example, has hit asking rates between \$125 to \$150 PSF. A record 57 companies either relocated or expanded in Miami-Dade in 2022, the Miami-Dade Beacon Council reported, and the state added 318,855 new residents last year, according to the National Association of Realtors.

MARKET INDICATORS	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022
▼ Net Absorption SF	999,257	2,288,141	2,781,123	3,061,578	3,591,798
▲ Vacancy Rate	8.8%	8.6%	8.6%	8.6%	8.7%
▼ Avg NNN Asking Rate PSF	\$36.33	\$36.40	\$36.02	\$35.55	\$34.99
▲ SF Under Construction	7,285,669	6,229,726	5,557,482	5,735,188	5,317,345
▲ Inventory SF	249,995,287	249,934,984	249,714,252	249,151,002	248,324,195

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
6600 N Military Trail Boca Raton, FL	650,000 SF	\$104,000,000 \$160.00 PSF	PEBB Enterprises / BH Group The ODP Corporation	Class A
150 W Flagler Street Miami, FL	243,825 SF	\$73,750,000 \$302.47 PSF	Moishe Mana Bridge Investment Group	Class A
4360-4362 Northlake Boulevard Palm Beach Gardens, FL	68,124 SF	\$14,000,000 \$205.51 PSF	Allan A Kaminsky Richard Freedman	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6600 N Military Trail Boca Raton, FL	285,000 SF	PEBB Enterprises / BH Group	The ODP Corporation	Office Supplies
701 Brickell Avenue Miami, FL	121,032 SF	Teachers Ins & Annuity Assoc of America	Holland & Knight	Offices of Lawyers
6363 NW 6th Way Fort Lauderdale, FL	119,225 SF	Gladstone Commercial Corporation	Moss Construction	Building Construction