



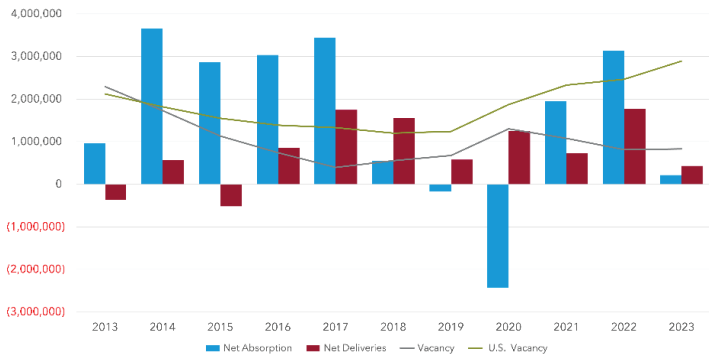
OFFICE MARKET OVERVIEW

MATTHEW KATZEN, *Senior Vice President*

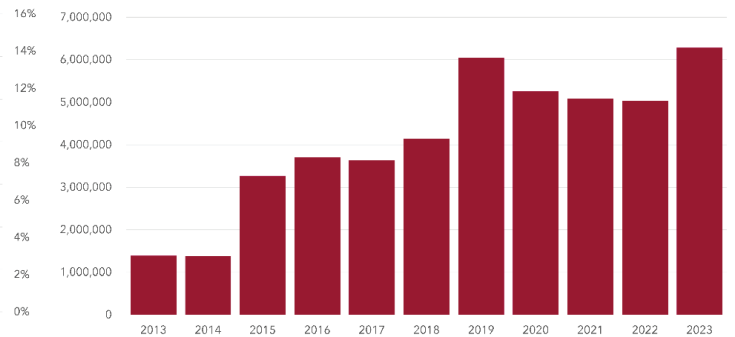
The Miami office Market continues its steady push into 2024 with some of the best office spaces commanding rents upward of \$100 per sf. High rents and low vacancy rates are strongest around the urban core of Brickell with a low vacancy rate of 7% compared to Downtown Miami which is hovering at 20%. South Florida's market average rents continued to increase to \$37.12 per sf with vacancy rates staying steady at 8.2%. Higher vacancies and lower rents in the suburbs by as much as 36% on average. High interest rates and other operating expense increases including insurance have contributed to a decline in office sales for 2023 (430 million) compared to 2022 (1.2 billion).

MARKET INDICATORS	Q4 2023	Q3 2023	Q2 2023	Q1 2023	Q4 2022
▲ Net Absorption SF	214,804	(109,497)	1,158,857	2,643,401	3,136,787
▼ Vacancy Rate	8.2%	8.4%	8.3%	8.3%	8.3%
▲ Avg NNN Asking Rate PSF	\$37.12	\$36.55	\$36.33	\$36.39	\$36.04
▼ SF Under Construction	6,283,918	6,316,724	6,386,333	5,451,345	5,033,154
▲ Inventory SF	252,667,149	252,449,766	252,400,157	252,485,368	252,236,044

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
801 Brickell Avenue Miami, FL	415,150 SF	\$250,000,000 \$602.19 PSF	Monarch Alternative Capital LP Nuveen	Class A
5505 Blue Lagoon Drive Miami, FL	213,182 SF	\$68,000,000 \$318.98 PSF	Lennar Franklin Street Properties Corp	Class A
8600 NW 36th Street Miami, FL	146,000 SF	\$28,500,000 \$195.21 PSF	Tricera Capital Bridge Commercial Real Estate	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5505 Blue Lagoon Drive Miami, FL	147,484 SF	Lennar	Lennar	Housing Construction
8801 NW 7th Avenue Miami, FL	60,157 SF	NGP Group	U.S. Citizenship and Immigration Services	Public Administration
14100 NW 4th Street Sunrise, FL	45,000 SF	Coastal Building Solutions Llc	General Services Administration	Public Administration