



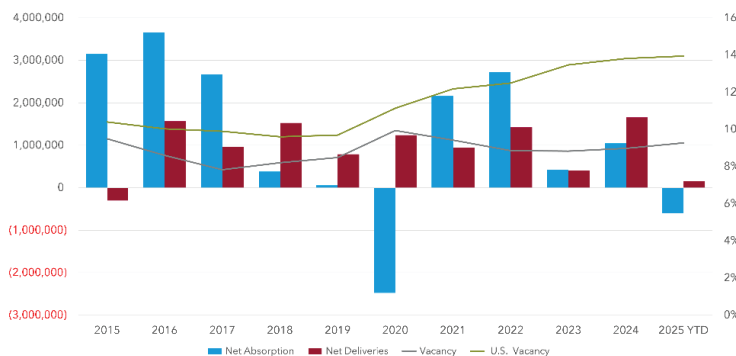
OFFICE MARKET OVERVIEW

AIDA NOLAN-RODRIGUEZ, *Principal*

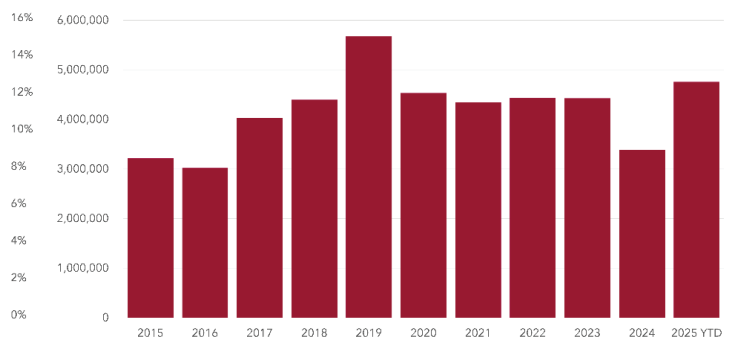
South Florida's office market remains resilient with continued demand driven by high-growth sectors. The wellness sector is emerging as a powerful force within the medical office space market, driving new demand and reshaping tenant mixes. This trend is blending seamlessly with the multifamily income sector as well, as developers and investors look to incorporate wellness-focused amenities and services into residential communities. Providers specializing in integrative health, preventative care, mental health, and boutique wellness clinics are expanding rapidly, seeking modern spaces in high-traffic areas. This shift reflects a growing focus on health and ongoing lifestyle management, making wellness-oriented tenants highly attractive to landlords and investors, positioning medical office as one of the most stable and growth-ready sectors in commercial real estate.

| MARKET INDICATORS | Q1 2025 | Q4 2024 | Q3 2024 | Q2 2024 | Q1 2024 |
|----------------------------|-------------|-------------|-------------|-------------|-------------|
| ▼ 12 Mo. Net Absorption SF | 823,101 | 1,044,756 | 1,225,336 | 396,253 | 77,207 |
| ▲ Vacancy Rate | 8.5% | 8.4% | 8.3% | 8.3% | 8.3% |
| ▲ Avg NNN Asking Rent PSF | \$38.42 | \$37.86 | \$37.44 | \$37.35 | \$36.86 |
| ▲ Sale Price PSF | \$223 | \$214 | \$179 | \$225 | \$264 |
| ▼ Cap Rate | 6.96% | 7.40% | 6.90% | 5.60% | 5.85% |
| ▲ Under Construction | 4,757,873 | 3,385,538 | 3,939,408 | 4,726,897 | 4,826,547 |
| ▲ Inventory | 251,821,253 | 251,660,526 | 251,017,084 | 250,324,254 | 250,144,203 |

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



| TOP SALE TRANSACTIONS BY SF | SIZE | SALE PRICE | BUYER / SELLER | BUILDING CLASS |
|--|------------|-------------------------------|---|----------------|
| 350 & 450 E. Las Olas Boulevard Fort Lauderdale, FL | 470,810 SF | \$208,000,000 \$441.79 PSF | Bradford Allen Realty Services DWS Group | Class A |
| 401 E. Las Olas Boulevard Fort Lauderdale, FL | 410,561 SF | \$221,000,000 \$538.29 PSF | Lone Star/Highline/Square 2 DWS Group | Class A |
| 1 Alhambra Plaza Coral Gables, FL | 261,867 SF | \$76,000,000 \$290.22 PSF | Tourmaline Capital Partners Affinius Capital LLC | Class A |

| TOP LEASE TRANSACTIONS BY SF | SIZE | LANDLORD | TENANT | TENANT INDUSTRY |
|---|------------|-------------------------------|--------------------|--------------------|
| 2701 S. Le Jeune Road Coral Gables, FL | 145,000 SF | PonteGadea Inmobiliaria SL | City National Bank | Commercial Banking |
| 1 Alhambra Plaza Coral Gables, FL | 76,235 SF | Affinius Capital LLC | Undisclosed | Undisclosed |
| 800 NW 102 Avenue Pembroke Pines, FL | 54,000 SF | Katherine BORGSTROM | Undisclosed | Undisclosed |