



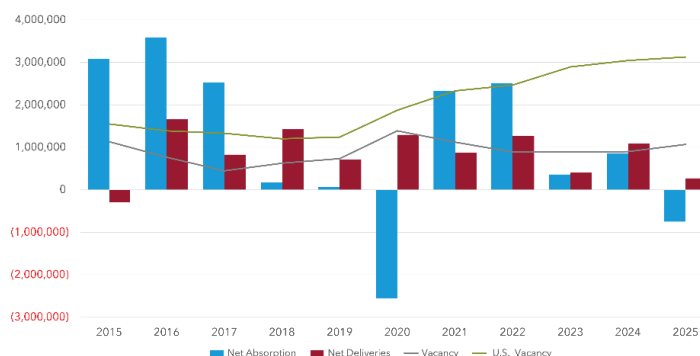
OFFICE MARKET OVERVIEW

BERT CHECA, *Principal*

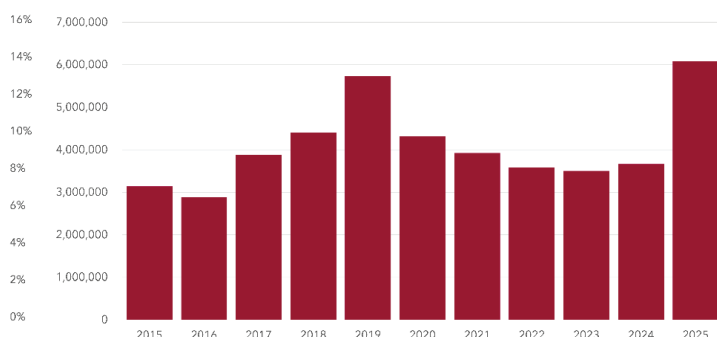
The South Florida office market solidifies its position as one of the top location options for wealth management firms. South Florida will host three key hedge fund investment events during the first quarter of 2026. This activity continues to support growth and is a driving factor that has kept vacancies in the 8-8.5% range over the past four quarters, while pushing a noticeable upward trajectory in both price per square foot and rental rates. Upcoming changes to the Fed Chair remain top of mind for buyers and property owners as they look ahead to underwriting deals and restructuring debt at more favorable terms.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(751,114)	(146,976)	(864,085)	230,015	855,481
▲ Vacancy Rate	8.60%	8.50%	8.80%	8.60%	8.40%
▲ Avg NNN Asking Rent PSF	\$39.81	\$38.88	\$38.38	\$38.11	\$37.37
▲ Sale Price PSF	\$251.00	\$185.00	\$198.00	\$233.00	\$207.00
▲ Cap Rate	7.20%	6.60%	6.05%	6.84%	7.53%
▲ Under Construction	6,089,529	5,445,267	5,035,637	4,921,718	3,665,854
▲ Inventory	253,988,593	253,912,873	254,201,829	253,884,362	253,719,051

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1111 Brickell Avenue Miami, FL	529,468 SF	\$274,350,000 \$518.16 PSF	Pontegadea Inmobiliaria SL Kohlberg Kravis Roberts & Co, et al	Class A
1001 Brickell Bay Drive Miami, FL	303,162 SF	\$187,933,656 \$619.91 PSF	Oak Row Equities, OKO Group Apartment Investment & Mgmt Co.	Class B
250 S. Australian Avenue West Palm Beach, FL	221,661 SF	\$55,300,000 \$249.48 PSF	Related Ross Bradford Allen Realty Services	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4700 Exchange Court Boca Raton, FL	127,821 SF	DRA Advisors	Modernizing Medicine, Inc.	Computer System Design
15 City Place West Palm Beach, FL	120,000 SF	Related Ross	Cleveland Clinic	Health Care
5050 Conference Way, N Boca Raton, FL	42,697 SF	DRA Advisors	All Star Healthcare Solutions	Health Care Administration