



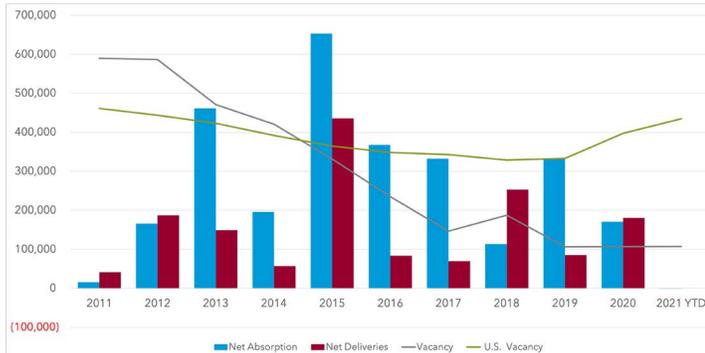
OFFICE MARKET OVERVIEW

CLAIRE SEARLS, *Director of Research*

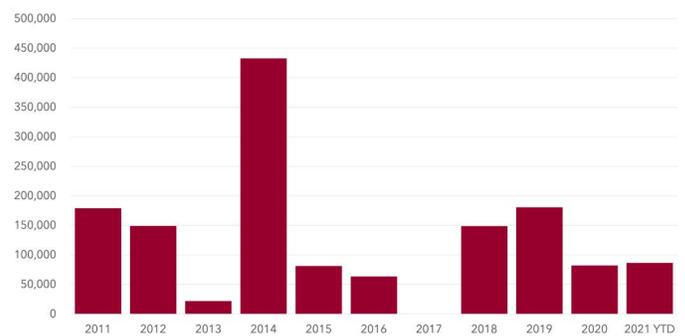
Total available office space increased 29% year-over-year (YOY). The square footage of sublease space on the market, however, remained relatively low compared to previous quarters. Although, first quarter ended with positive absorption, the market may see increased vacancy and negative absorption heading into second quarter. The Cape Coral-Fort Myers MSA experienced a decline of approximately 2,300 office-using positions in the last 12 months. Companies may be restructuring with office renewals down and more of the labor force working from home. Surprisingly, overall asking rents did not dramatically decline. Overall asking NNN rents rose 7.4% YOY to \$14.57 PSF.

MARKET INDICATORS	Q1 2021	Q4 2020	Q3 2020	Q2 2020	Q1 2020
▼ Net Absorption SF	2,056	126,386	7,296	(70,703)	107,930
▼ Vacancy Rate	4.3%	4.6%	4.9%	4.8%	4.2%
▼ Avg NNN Asking Rate	\$14.57 PSF	\$14.60 PSF	\$14.41 PSF	\$14.36 PSF	\$13.56 PSF
▲ SF Under Construction	86,400	82,000	120,000	90,000	109,000
◀▶ Inventory SF	14,040,279	14,040,279	13,980,279	13,950,279	13,931,279

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
15671 San Carlos Blvd. Fort Myers, FL	15,570 SF	\$2,620,000 \$168.00 PSF	Midland IRA, Inc. Scotlynn USA Division, Inc.	Class B
6710 Winkler Road Fort Myers, FL	11,473 SF	\$1,040,000 \$91.00 PSF	Harbor Properties Island Financial	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
24201-24211 Walden Center Drive Bonita Springs, FL	9,162 SF	Park Apartments, Inc.	Toll Brothers	Construction
9001 Daniels Pkwy. Fort Myers, FL	8,801 SF	JSA One Center, LLC	Lee County	Government

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.

The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc., The Economist, U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics, Congressional Budget Office, European Central Bank, GlobeSt.com, CoStar Property, and Lee & Associates Proprietary Data. ©

© Copyright 2021 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com