



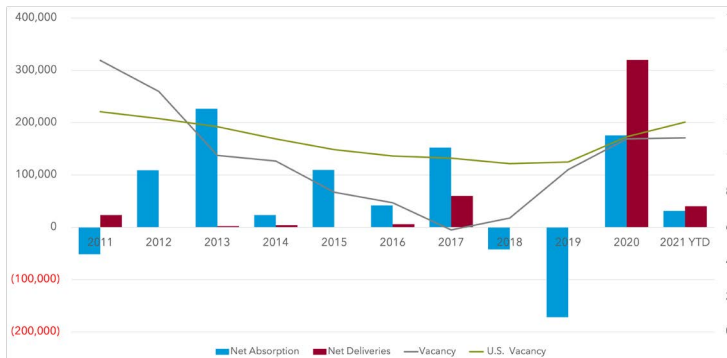
### OFFICE MARKET OVERVIEW

CLAIRE SEARLS, *Director of Research*

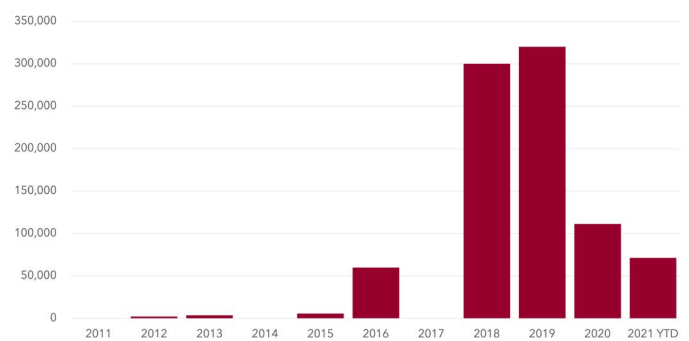
The Naples-Immokalee-Marco Island MSA had an increase of 1,800 jobs in Professional and Business Services over the past twelve months. There was year-over-year (YOY) decline in the Information and financial activities sector. However, the overall unemployment rate for the Collier County/Naples region was 3.4% in first quarter. There was more than 138,000 square feet (sf) of leasing activity, including significant volume from both new leasing demand and renewals. Absorption was positive at the end of first quarter, and asking rates increased nearly 2.9% YOY. We may see another consecutive quarter of positive absorption heading into mid-year.

| MARKET INDICATORS       | Q1 2021     | Q4 2020     | Q3 2020     | Q2 2020     | Q1 2020     |
|-------------------------|-------------|-------------|-------------|-------------|-------------|
| ▲ Net Absorption SF     | 26,087      | (21,641)    | (90,373)    | (7,779)     | 295,542     |
| ▼ Vacancy Rate          | 10.0%       | 10.6%       | 10.4%       | 8.9%        | 9.0%        |
| ▲ Avg NNN Asking Rate   | \$22.23 PSF | \$22.06 PSF | \$22.02 PSF | \$21.85 PSF | \$21.61 PSF |
| ▼ SF Under Construction | 71,257      | 111,257     | 82,132      | 82,132      | 97,132      |
| ▲ Inventory SF          | 6,553,105   | 6,513,105   | 6,513,105   | 6,513,105   | 6,498,105   |

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



#### UNDER CONSTRUCTION



| TOP SALE TRANSACTIONS BY SF         | SIZE      | SALE PRICE                  | BUYER / SELLER   | BUILDING CLASS |
|-------------------------------------|-----------|-----------------------------|--|----------------|
| 1333 3rd Avenue South<br>Naples, FL | 14,742 SF | \$2,700,000<br>\$183.00 PSF | Alliance Financial Group<br>Bayfront Salon Suites      | Class A        |
| 500 5th Avenue<br>Naples, FL        | 9,000 SF  | \$8,900,000<br>\$989.00 PSF | The Hoffmann Family of Companies<br>Stephen Farrington | Class A        |

| TOP LEASE TRANSACTIONS BY SF                     | SIZE      | LANDLORD                         | TENANT   | TENANT INDUSTRY         |
|--|-----------|----------------------------------|--|-------------------------|
| 708 Goodlette Road North (Renewal)<br>Naples, FL | 45,000 SF | Frank Stier &<br>Associates, LLC | Asg Technologies                                     | IT System<br>Management |
| 4851 Tamiami Trail North<br>Naples, FL           | 11,272 SF | Oceanside Resorts, Inc.          | Morgan & Morgan                                      | Law Firm                |
| 3530 Kraft Road<br>Naples, FL                    | 6,560 SF  | Summit Management<br>Group       | Kirwan Spellacy Danner<br>Watkins & Brownstein, P.A. | Law Firm                |

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