



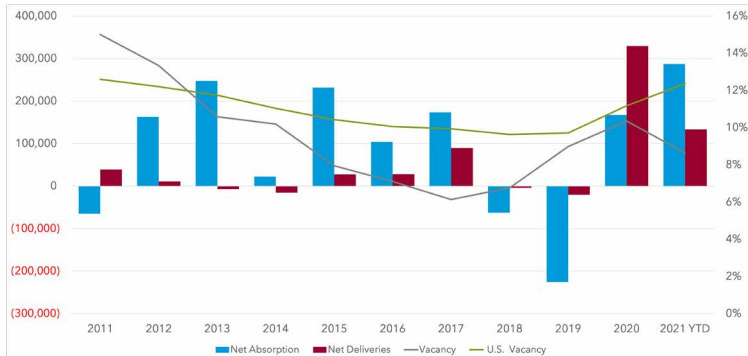
OFFICE MARKET OVERVIEW

CLAIRE SEARLS, *Director of Research*

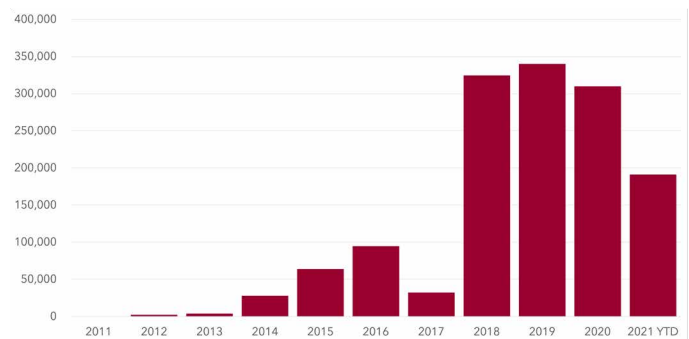
The office market in Naples ended second quarter with positive absorption and solid leasing activity. Leasing velocity for Class A office space increased year-over-year. Overall asking rent for Class A space also increased at midyear to approximately \$24 PSF. Office-using employment increased across three major industries, which included a 17.9% increase in Professional and Business Services, 8.3% increase in Information and a 6.0% increase in Financial Services. One of the largest leases for the quarter was nearly 15,000 sf to Ametek at 3520 Kraft Road, which was previously headquarters to ACI Worldwide.

MARKET INDICATORS	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020
▲ 12 Mo. Net Absorption SF	117,160	(26,180)	167,656	143,517	208,367
▼ Vacancy Rate	9.4%	10.4%	10.4%	10.5%	9.4%
▲ Avg NNN Asking Rate PSF	\$22.56	\$22.04	\$21.76	\$21.68	\$21.62
▼ SF Under Construction	191,060	223,192	309,934	275,809	133,397
▲ Inventory SF	9,783,034	9,740,902	9,649,637	9,651,968	9,651,968

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3696 Enterprise Avenue Naples, FL	22,432 SF	\$5,850,000 \$261.00 PSF	LUR Florida, LLC BCB Homes	Class B
180 9th Street South Naples, FL	18,051 SF	\$5,400,000 \$299.00 PSF	180 9th Street South LLC Interbeaute, LLC	Class A
809 Walkerbilt Road Naples, FL	12,000 SF	\$3,200,000 \$267.00 PSF	Phelan Family Brands Walkerbilt, LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3520 Kraft Road Naples, FL	14,275 SF	Kraft Office Center, LLC	Ametek	Motors and Generators
1100 5th Avenue S Naples, FL	8,905 SF	1100 5th Ave LLC	Adaptive Computing	Computer Programming
1100 5th Avenue S Naples, FL	6,236 SF	1100 5th Ave LLC	DUAL North America, Inc.	Finance and Insurance

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