



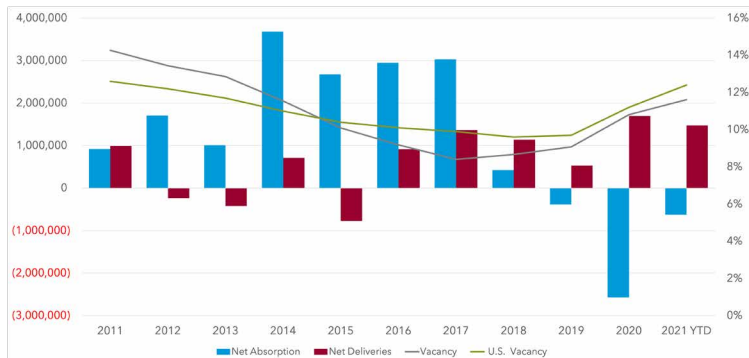
### OFFICE MARKET OVERVIEW

WILLIAM DOMSKY, *Principal*

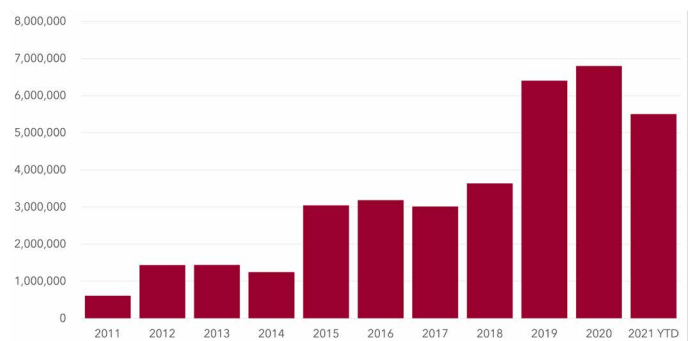
Office sales activity has been returning to South Florida, but the uncertainty in the sector as a result of the pandemic continues to impact turnover. In Q1, Blackstone acquired MiamiCentral for \$230MM as one of the largest in Miami's history, followed by a Q2 sale of Waterford at Blue Lagoon for \$101MM. In Palm Beach, volume bounced back to levels prior seen. Related acquired 452,000 SF Phillips Point for \$281.85MM in Q1 as one of Palm Beach's largest office sales, follow by a Q2 acquisition of 306,000 SF CityPlace Tower for \$175MM. Office valuations are stable, but occupiers may continue to rethink their needs as some firms may grant employees flexibility to continue working from home.

MARKET INDICATORS	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020
▲ 12 Mo. Net Absorption SF	77,681	(277,228)	99,109	(1,395,303)	(696,042)
▲ Vacancy Rate	10.8%	10.6%	10.3%	9.9%	9.2%
▲ Avg NNN Asking Rate PSF	\$31.85	\$30.76	\$30.30	\$29.58	\$29.35
▼ SF Under Construction	5,504,050	6,185,335	6,796,917	7,828,882	8,217,667
▲ Inventory SF	238,952,576	238,154,075	237,478,557	236,291,574	235,825,729

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



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
201 S Biscayne Blvd Miami, FL	813,000 SF	\$270,000,000 \$369.00 PSF	Monarch Alternative Capital LP Crescent Miami Center LLC	Class A
2 S Biscayne Blvd Miami, FL	691,783 SF	\$225,000,000 \$325.25 PSF	CP Group, Rialto Cap, & Sabal Cap One Biscayne Tower, LLC	Class A
525 Okeechobee Blvd West Palm Beach, FL	306,007 SF	\$175,000,000 \$571.88 PSF	The Related Companies CPT Equity, LLC	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1801 NW 66th Avenue Plantation, FL	53,049 SF	Zaragon Holdings, Inc.	Nations Benefits	Medical Supply
1400 NW North River Drive Miami, FL	49,379 SF	UrbanX Group	Miami-Dade State Attorneys Office	Government
360 Rosemary Avenue West Palm Beach, FL	40,422 SF	The Related Companies	Undisclosed	Undisclosed

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