



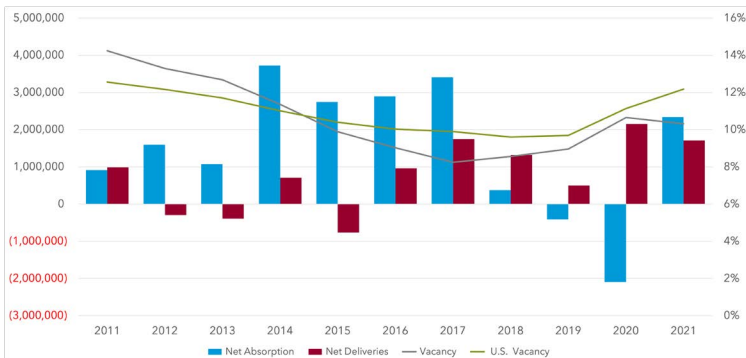
OFFICE MARKET OVERVIEW

MATTHEW KATZEN, *Senior Vice President*

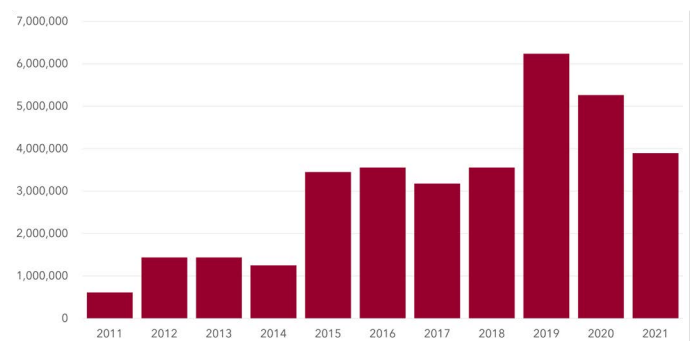
South Florida and Miami vacancy rates continue to outpace the national average and continue to trend in a positive direction. Average rental rates in November increased 5.8% over last year. Miami saw positive absorption for the first time since the onset of the pandemic, led by Morgan Stanley's 133,000 SF move into the Southeast Financial Center along with many other blue chip financial companies. Class A asking rents in Brickell are up 13.3%, or almost \$10 PSF with little vacancy and high demand. The healthcare sector continues to see consistent growth. While Class A asking rents have seen unprecedented growth this year, older buildings have been slower to recover pandemic losses, creating good opportunities.

MARKET INDICATORS	Q4 2021	Q3 2021	Q2 2021	Q1 2021	Q4 2020
▼ Net Absorption SF	544,567	1,924,394	172,324	(303,123)	375,315
▼ Vacancy Rate	9.7%	9.8%	10.3%	10.5%	10.2%
▲ Avg NNN Asking Rate PSF	\$32.86	\$32.16	\$31.71	\$30.76	\$30.30
▼ SF Under Construction	3,895,308	4,167,963	4,693,313	4,739,061	5,261,258
▲ Inventory SF	241,562,459	241,187,756	240,507,821	240,261,312	239,850,734

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
4800-5002 T-Rex Avenue Boca Raton, FL	1,686,790 SF	\$320,000,000 \$190.00 PSF	DRA Advisors Crocker Ptners JV Rialto Cap Mgmt JV/Siguler Guff	Class A
1601 Sawgrass Corporate Pkwy Sunrise, FL	179,346 SF	\$27,086,057 \$151.03 PSF	Fortinet, Inc. Sunrise Sawgrass, LLC	Class A
220 Alhambra Circle Coral Gables, FL	176,990 SF	\$135,000,000 \$762.76 PSF	Fortress Mercantile Commercebank	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1525 W Cypress Creek Road Fort Lauderdale, FL	81,169 SF	Sheldon E. Gross	Envision Healthcare	Healthcare
1111 Brickell Avenue Miami, FL	74,000 SF	Kohlberg Kravis Roberts/Parkway Prop Inv	Millennium Management	Finance and Insurance
3400 Lakeside Drive Miramar, FL	62,894 SF	Workspace Property Trust	Undisclosed	Undisclosed

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