



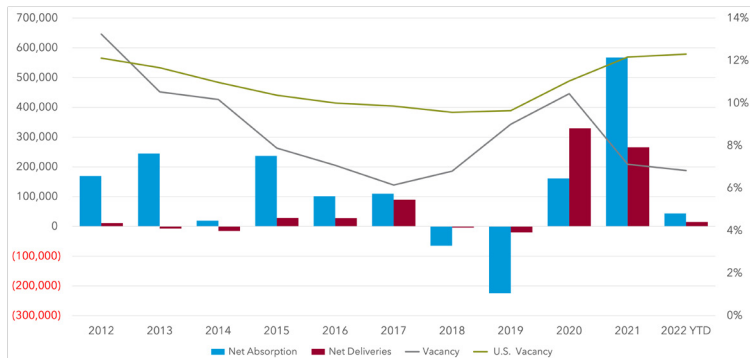
OFFICE MARKET OVERVIEW

CLAIRE SEARLS, *Director of Research*

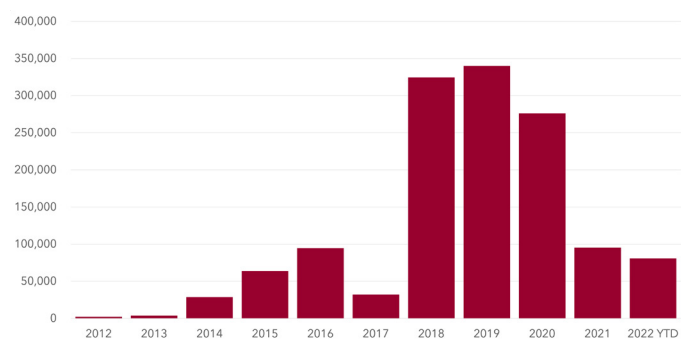
The Naples-Immokalee-Marco Island MSA saw improvements in office-using employment with increases in year-over-year job growth across all sectors. Professional and Business Services had a 7.7% increase in employment while the Information sector increased 8.3%. Overall vacancy remained unchanged closing the quarter at 6.6%, the lowest it has been since pre-pandemic times in fourth quarter 2018. New construction slowed at the end of first quarter with the bulk of the pipeline delivering at the end of last year. New leasing activity decreased with less than 100,000 SF recorded for the quarter. The average deal size for new leases was 1,744 SF and the average deal size for renewals was 840 SF.

MARKET INDICATORS	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
▼ 12 Mo. Net Absorption SF	523,401	567,430	397,894	95,220	(48,036)
◀▶ Vacancy Rate	6.6%	6.6%	7.4%	8.6%	9.3%
▲ Avg NNN Asking Rate PSF	\$22.38	\$22.07	\$22.30	\$21.82	\$21.37
▼ SF Under Construction	80,837	95,360	161,935	157,339	189,471
▲ Inventory SF	9,960,126	9,945,603	9,838,191	9,802,787	9,760,655

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
90 Cypress Way East Naples, FL	20,044 SF	\$1,000,000 \$49.89 PSF	Carr Medical Properties, LLC Phyljen, LLC	Class C
900 N. Collier Boulevard Naples, FL	8,800 SF	\$3,500,000 \$397.73 PSF	Delta Research Corporation 990 North Collier Blvd LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
700 5th Avenue South Naples, FL	5,736 SF	Riste Gushterov	Undisclosed	Undisclosed
9110 Strada Place Naples, FL	5,016 SF	Prudential Real Estate Investors	Dr. Ross	Healthcare
5551 Ridgewood Drive Naples, FL	3,790 SF	The Baker Museum	Southwest Florida Music Education	Education, Arts

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 2022 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com