



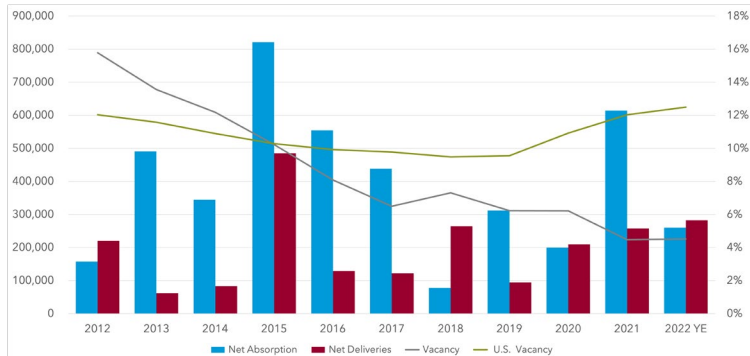
OFFICE MARKET OVERVIEW

CLAIRE SEARLS, *Director of Research*

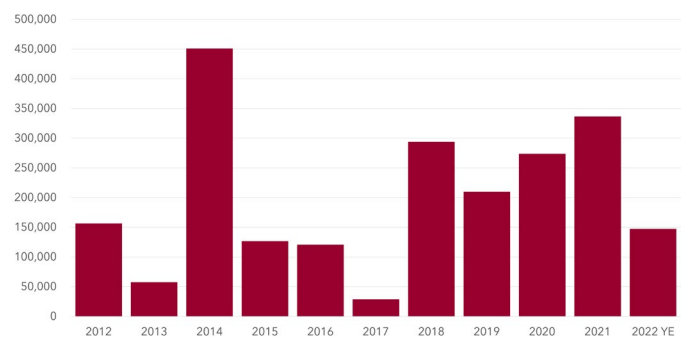
The total available sublease space in Class A and Class B buildings increased dramatically in the past 12 months. Rent growth continued across all building classes, however Class C office buildings had the greatest jump in average base rent to \$16.71 PSF. Overall vacancy recorded 4.5% for the market, while Class C buildings held tightest at 1.7% vacancy. The smallest rent increase occurred in Class A space where the greatest amount of sublease space hit the market. Solid demand for office space continued in the S. Fort Myers submarket where net absorption was positive and leasing activity recorded 218ksf of activity.

MARKET INDICATORS	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021
▼ 12 Mo. Net Absorption SF	260,049	448,661	570,627	584,269	613,990
▼ Vacancy Rate	4.5%	4.9%	4.6%	4.6%	4.5%
▲ Avg NNN Asking Rate PSF	\$17.55	\$16.55	\$15.87	\$15.49	\$15.51
▼ SF Under Construction	147,340	165,762	301,032	389,598	336,686
▲ Inventory SF	21,640,028	21,621,606	21,484,086	21,374,700	21,357,700

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
23601 N. Commons Drive Bonita Springs, FL	23,112 SF	\$6,000,000 \$260.00 PSF	Educational Pathways, Inc. Beit Sefer, LLC	Class B
16451 Healthpark Commons Drive Fort Myers, FL	19,499 SF	\$4,420,000 \$227.00 PSF	Lee Memorial Hospital, Inc. Synovus Bank	Class A
12670 New Brittany Boulevard Fort Myers, FL	17,600 SF	\$1,079,600 \$61.00 PSF	Nyman Ltd. Partnership Professional Space, LLC	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
12651 Gateway Boulevard Fort Myers, FL	84,300 SF	CRIC IT Fort Myers, LLC	FEMA	Government
12651 Gateway Boulevard Fort Myers, FL	20,000 SF	CRIC IT Fort Myers, LLC	State Farm Insurance	Insurance
12771 Westlinks Drive Fort Myers, FL	12,800 SF	Westlinks Gateway, LLC	Family Health Centers	Medical

