



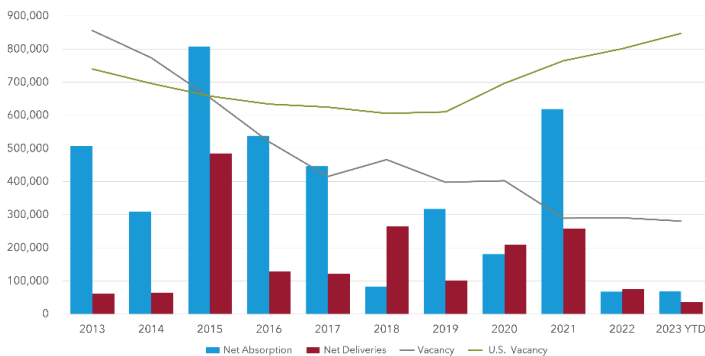
### OFFICE MARKET OVERVIEW

CLAIRE SEARLS, *Director of Research*

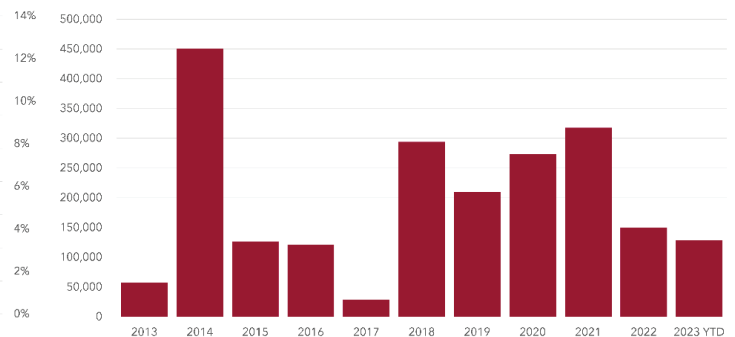
Market conditions in Fort Myers remained relatively tight at the end of the second quarter showing improved demand at midyear. The health of the local office sector was supported by job growth across all office-using industries in the Cape Coral/ Fort Myers MSA. Financial Activities added 300 jobs over the year for a 1.9% YOY increase. Employment in Professional and Business Services jumped 6.5% YOY. Despite trending uncertainty in other parts of the U.S., overall net absorption was positive, and leasing activity ended second quarter at more than 244ksf. The volume of available sublease space remained historically high at nearly 280ksf. Despite the elevation in sublease space, overall office vacancy tightened to 4.0%.

MARKET INDICATORS	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022
▲ 12 Mo. Net Absorption SF	180,149	138,935	67,694	232,991	420,710
▼ Vacancy Rate	4.0%	4.4%	4.5%	4.9%	5.1%
▲ Avg NNN Asking Rate PSF	\$18.23	\$17.75	\$17.56	\$16.63	\$16.12
▼ SF Under Construction	129,000	134,820	149,865	168,287	244,165
▲ Inventory SF	21,501,594	21,480,774	21,465,729	21,447,307	21,496,450

### NET ABSORPTION, NET DELIVERIES, & VACANCY



### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3301 Bonita Beach Road Bonita Springs, FL	69,442 SF	\$14,360,000 \$207.00 PSF	IRC International Realty Corporation Klingler LLC	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
24311 Walden Center Drive Bonita Springs, FL	29,547 SF	Walden Center LLC	Pulte Homes	Residential Contractor
3208 Chiquita Boulevard S Cape Coral, FL	10,239 SF	South Cape Business Center	Undisclosed	Undisclosed
3700 Central Avenue Fort Myers, FL	10,127 SF	JIB Holdings V LLC	Blue Cloud Pediatric Surgery Centers	Healthcare

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