



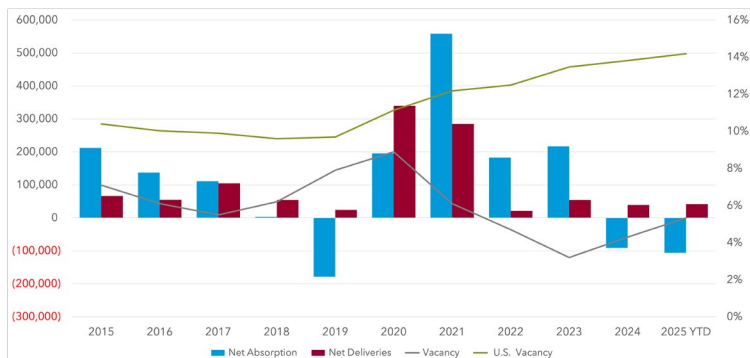
OFFICE MARKET OVERVIEW

LINDA GARRISON, *Office Manager*

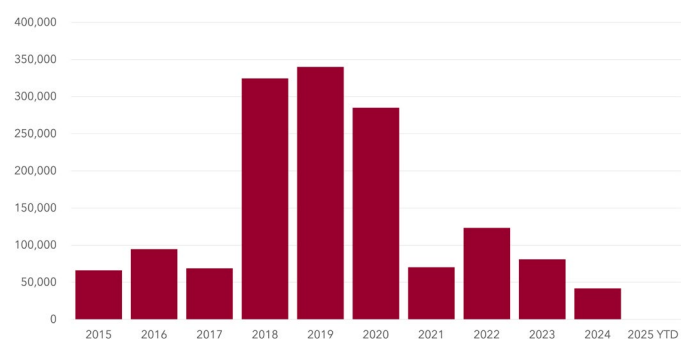
Although the Naples vacancy rate increased to 5.4%, the vacancy remained significantly lower than the national average. Development remains muted as demand continues to soften for the fourth consecutive quarter. Office-using employment either declined or showed no change in growth over the past 12 months. The market was defined by negative net absorption in the broader Southwest Florida region, low new construction, and the continued strong performance of Class A and medical office space. The average asking rent rose again to \$36.18 psf NNN, with the remaining lack of competition from new construction. The lack of new supply may insulate vacancy in future quarters.

MARKET INDICATORS	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
▼ Qtrly Net Absorption SF	(108,000)	(40,996)	(37,220)	(61,450)	48,138
▲ Vacancy Rate	5.40%	5.30%	4.50%	4.30%	3.80%
▲ Avg NNN Asking Rent PSF	\$36.18	\$27.77	\$27.68	\$27.25	\$26.22
▼ Sale Price PSF	\$251.00	\$544.00	\$98.00	\$498.00	\$407.00
▲ Cap Rate	8.58%	-	5.68%	-	6.70%
▼ Under Construction	-	21,800	21,800	41,800	41,800
▲ Inventory	11,173,210	10,958,188	10,958,188	10,938,188	10,938,188

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
800 Goodlette Road N Naples, FL	60,007 SF	\$19,250,000 \$320.80 PSF	800 Goodlette Road Owner LLC NNN Healthcare/Office REIT	Class B
821 5th Avenue S Naples, FL	39,401 SF	\$18,800,000 \$477.15 PSF	Neco 800 5th Avenue South LLC Fifth Avenue South LLC	Class A
3066 Tamiami Trail N Naples, FL	24,067 SF	\$3,809,634 \$158.29 PSF	Naples Village Square LLC FCRCG 3060 Tamiami LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
625 Tamiami Trail N Naples, FL	2,599 SF	Francis D Hussey, Jr	Undisclosed	Medical
12250 E. Tamiami Trail Naples, FL	1,400 SF	Old Republic International	Premier Insurance	Insurance
12250 E. Tamiami Trail Naples, FL	1,300 SF	Old Republic International	Frontier Industrial Corp	Industrial Contractor

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