



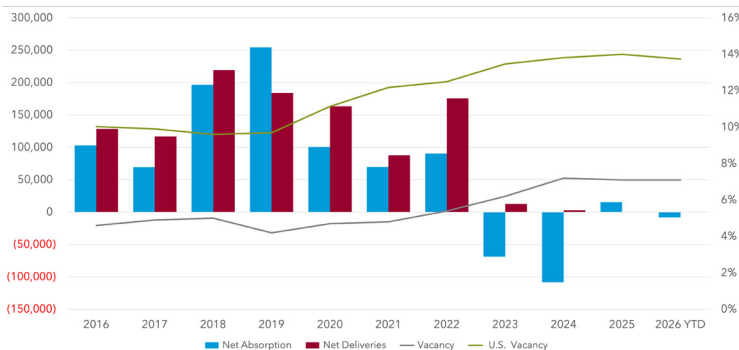
OFFICE MARKET OVERVIEW

CARSON BEERY, Sales Associate

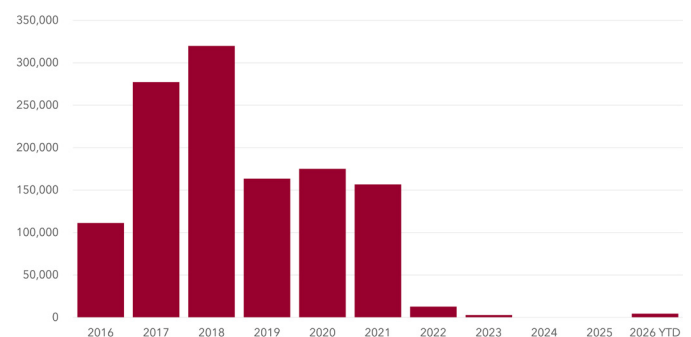
Alachua County's office market softened in Q3 2026. Vacancy rose to 7.8%, up from 7.0% a year ago, but that's still well below the U.S. average of 13.7%. Trailing 12-month net absorption was negative 11,683 SF, the fourth straight negative quarter. Average gross asking rents slipped to \$23.96 PSF, down from \$24.50. New supply isn't driving the softness. Only 4,500 SF is under construction against a 10.7 million SF inventory, and nothing has delivered since 2024. Sales averaged \$172 PSF. The largest was the \$11 million (\$169 PSF) Class A sale at 2970 SW 50th Terrace. Leasing was mostly small suites, much of it to healthcare tenants.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	(11,683)	(4,537)	(67,084)	(9,572)	36,112
▲ Vacancy Rate	7.80%	7.70%	7.70%	7.10%	7.00%
▼ Avg NNN Asking Rent PSF	\$23.96	\$24.37	\$24.20	\$24.84	\$24.50
▲ Sale Price PSF	\$172.07	\$133.87	\$230.61	\$176.50	\$189.74
◀ ▶ Cap Rate	--	--	--	--	--
◀ ▶ Under Construction	4,500	4,500	-	-	-
◀ ▶ Inventory	10,743,480	10,743,480	10,743,480	10,743,480	10,743,480

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2970 SW 50th Terrace Gainesville, FL	65,260 SF	\$11,000,000 \$168.56 PSF	Southpark Investment Group LLC McRock LLC	Class A
105 NW 75th St, Suite U1,U2, U3 Gainesville, FL	6,073 SF	\$1,100,000 \$181.13 PSF	Punj & Wu Samarkos Real Estate LLC	Class B
6910 W University Ave, Suite 1 & 3 Gainesville, FL	3,755 SF	\$628,900 \$167.48 PSF	6910 West LLC EWR Investments LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1179 NW 64th Terrace Gainesville, FL	5,964 SF	North Florida Regional Medical Center Inc.	Lockhart & Associates	Real Estate Consulting
212 NW 135th Way, Suite 20 Newberry, FL	2,589 SF	Mark Warring	Gainesville DPC Physicians	Physicians
2246 NW 40th Terrace Gainesville, FL	2,250 SF	Phynomics LLC	Ambient Nursing Services	Nursing

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