

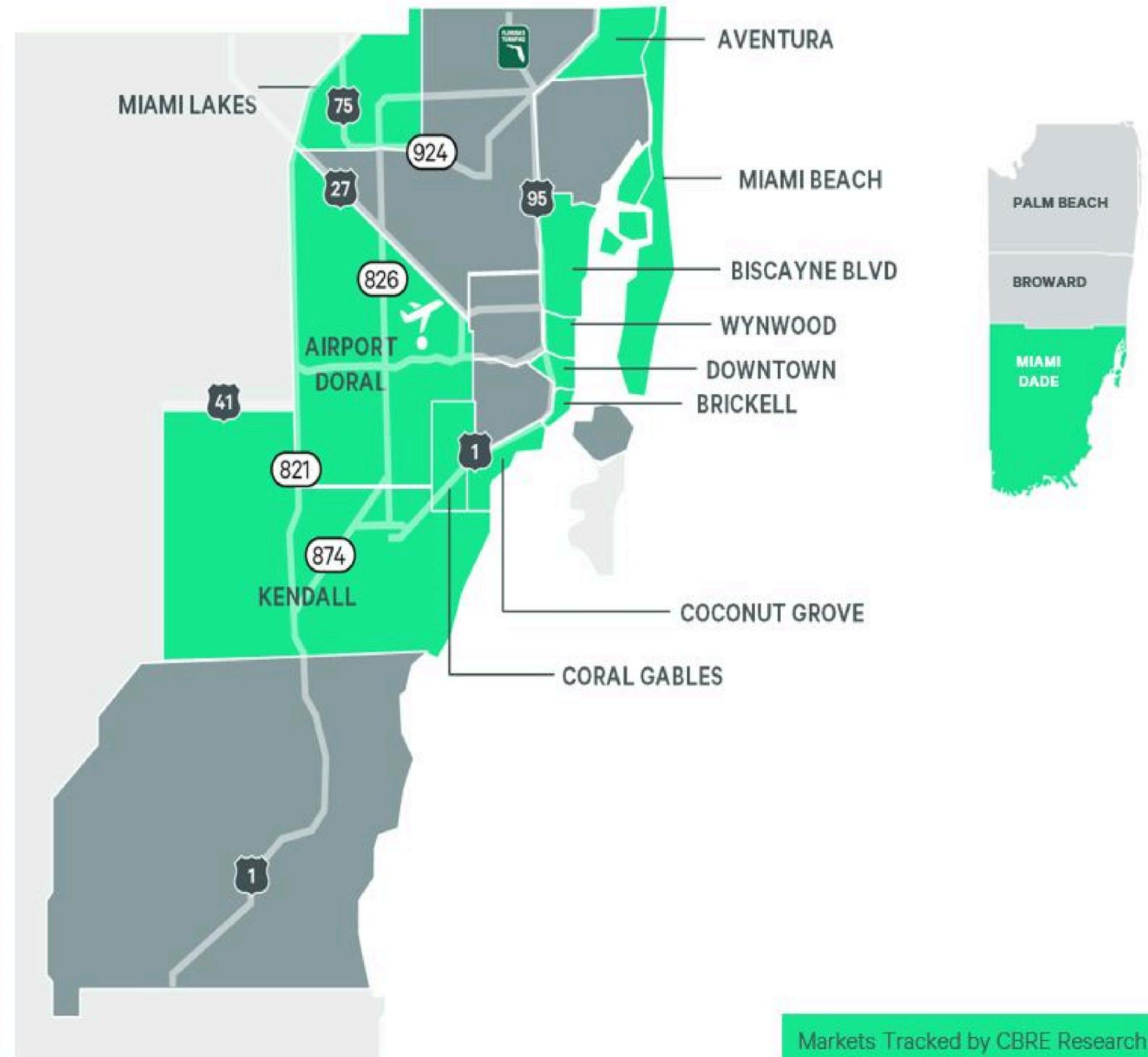
Q3 2025

# South Florida Office Statistics

# Miami-Dade County

## Office Statistics | Q3 2025

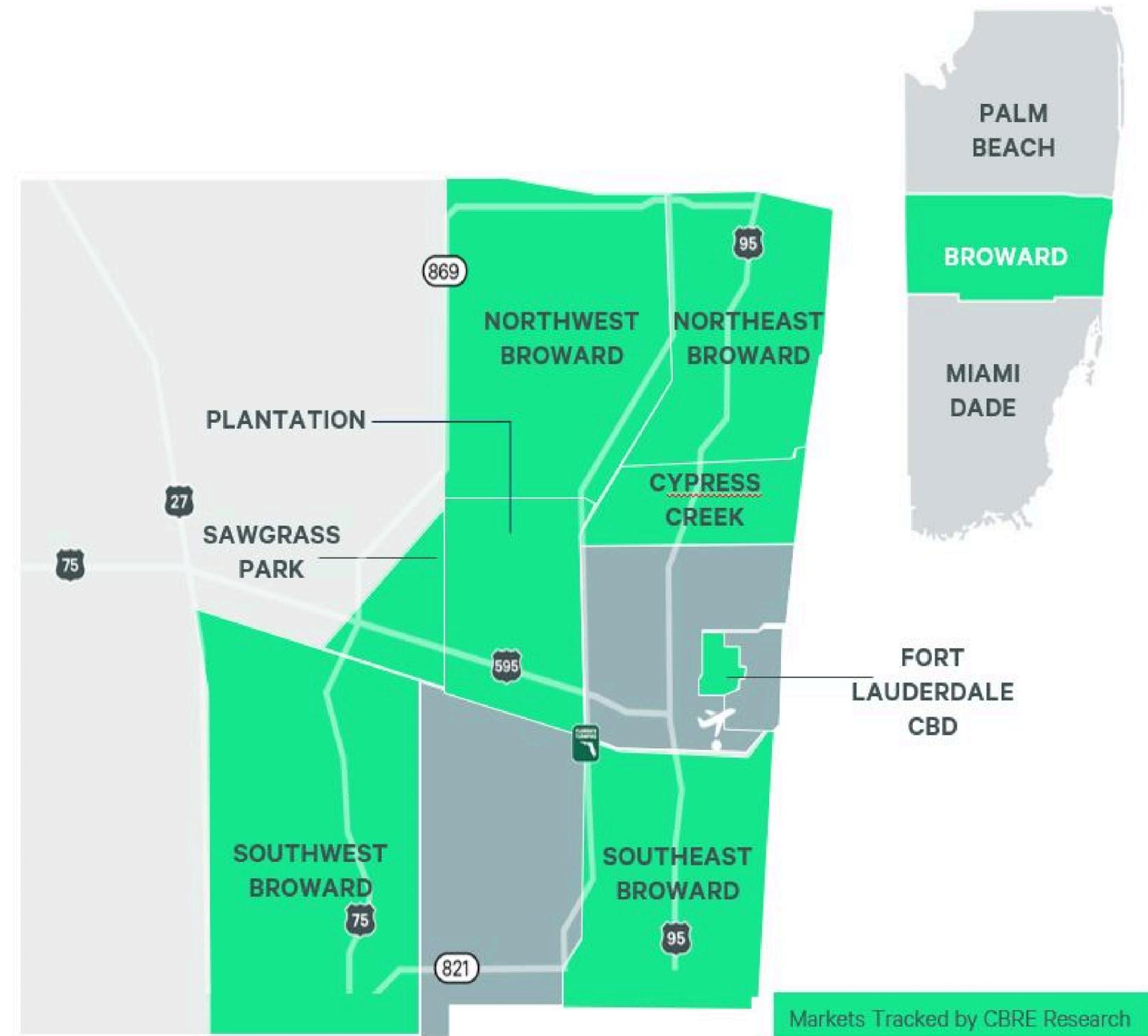
Submarket	Class	Asking Rate(FSG)	YoY Change(%)	Vacancy	YoY Change(BPS)
Airport/Doral	Class A	\$49.80	10.0%	16.4%	-120
Airport/Doral	Class B	\$40.64	6.9%	16.4%	-150
Aventura	Class A	\$58.60	0.4%	8.0%	150
Aventura	Class B	\$58.00	0.6%	14.7%	380
Biscayne Blvd Corridor	Class A	\$62.63	37.7%	1.3%	30
Biscayne Blvd Corridor	Class B	\$49.51	2.6%	25.6%	170
Brickell	Class A	\$104.71	4.0%	12.6%	20
Brickell	Class B	\$67.10	1.5%	18.5%	320
Coconut Grove	Class A	\$82.89	12.0%	1.8%	-150
Coconut Grove	Class B	\$73.60	7.7%	4.8%	-40
Coral Gables	Class A	\$60.88	6.9%	12.3%	-660
Coral Gables	Class B	\$53.92	9.7%	14.4%	320
Downtown Miami	Class A	\$72.94	4.3%	17.9%	80
Downtown Miami	Class B	\$48.95	0.7%	18.7%	-60
Kendall	Class A	\$48.40	3.3%	9.3%	10
Kendall	Class B	\$36.93	0.9%	8.4%	-80
Miami Beach	Class A	\$123.95	6.9%	17.5%	60
Miami Beach	Class B	\$56.51	5.7%	7.7%	220
Miami Lakes	Class A	\$36.37	-0.2%	17.4%	-190
Miami Lakes	Class B	\$34.89	4.7%	8.7%	170
Wynwood	Class A	\$87.69	0.6%	38.3%	1240
Wynwood	Class B	-	-	-	-



# Broward County

## Office Statistics | Q3 2025

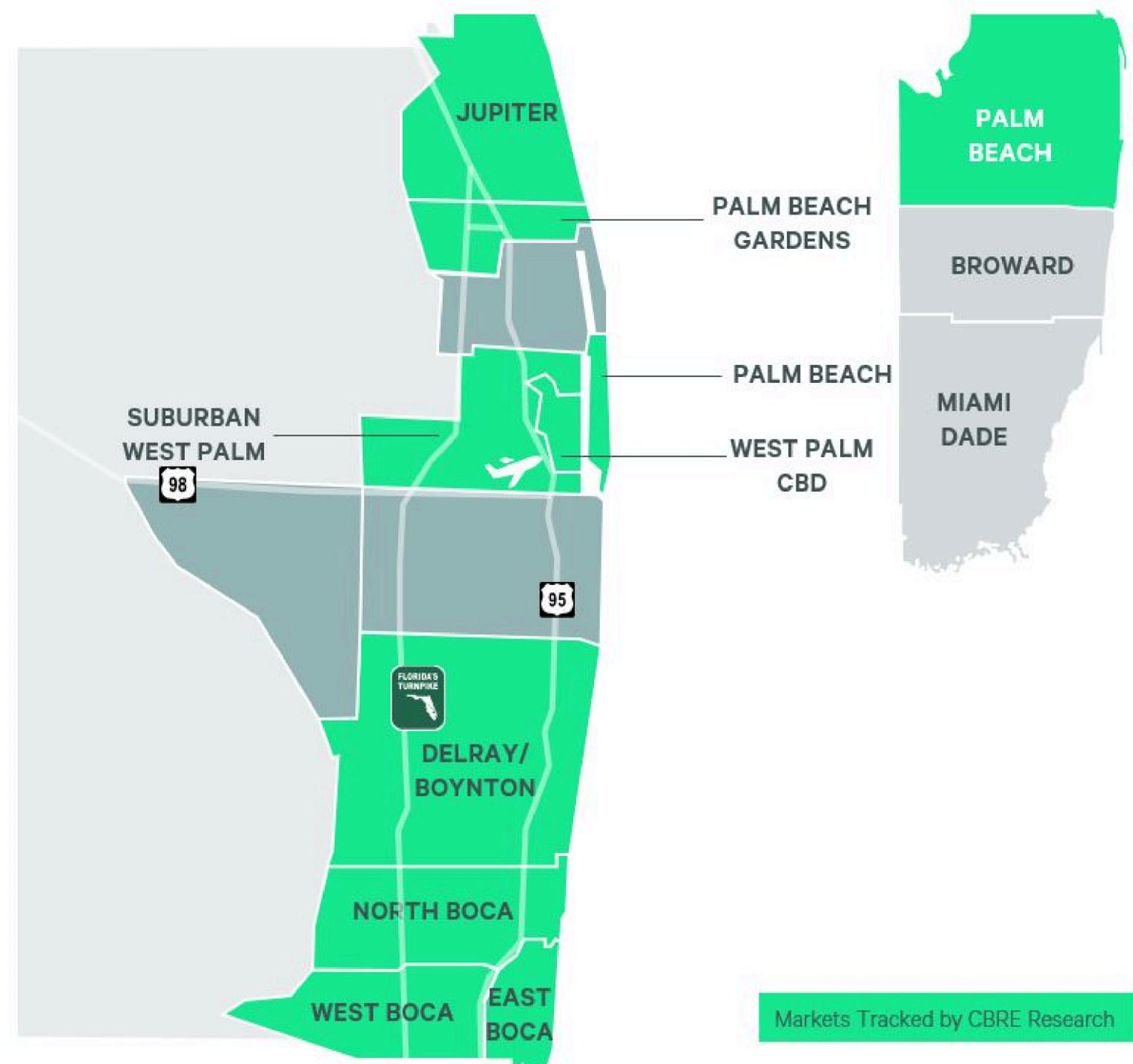
Submarket	Class	Asking Rate(NNN)	YoY Change(%)	Vacancy	YoY Change(BPS)
Cypress Creek	Class A	\$24.74	3.1%	19.6%	-150
Cypress Creek	Class B	\$18.27	1.4%	14.8%	160
Fort Lauderdale CBD	Class A	\$40.23	8.2%	19.4%	-10
Fort Lauderdale CBD	Class B	\$28.12	6.1%	12.8%	440
Northeast Broward	Class A	\$25.45	6.0%	26.7%	460
Northeast Broward	Class B	\$21.90	0.3%	14.0%	-330
Northwest Broward	Class A	\$28.00	11.2%	20.5%	610
Northwest Broward	Class B	\$19.29	-3.7%	17.9%	0
Plantation	Class A	\$29.31	5.4%	11.5%	230
Plantation	Class B	\$22.42	-1.1%	23.0%	460
Sawgrass Park	Class A	\$24.14	0.3%	23.7%	80
Sawgrass Park	Class B	\$21.12	-1.0%	26.3%	250
Southeast Broward	Class A	\$27.40	8.1%	21.8%	-850
Southeast Broward	Class B	\$23.43	6.7%	22.0%	140
Southwest Broward	Class A	\$25.52	5.6%	17.5%	170
Southwest Broward	Class B	\$25.46	-22.1%	26.4%	270



# Palm Beach County

## Office Statistics | Q3 2025

Submarket	Class	Asking Rate (NNN)	YoY Change(%)	Vacancy	YoY Change(BPS)
East Boca	Class A	\$36.70	6.6%	16.8%	-100
East Boca	Class B	\$24.49	0.0%	11.0%	660
Jupiter	Class A		-	0.0%	-200
Jupiter	Class B	\$22.71	3.3%	5.1%	-290
North Boca	Class A	\$30.69	2.4%	25.5%	60
North Boca	Class B	\$29.51	2.9%	19.5%	250
Palm Beach	Class A	\$94.66	-8.2%	3.1%	0
Palm Beach	Class B	\$75.69	-21.3%	3.4%	190
Palm Beach Gardens	Class A	\$41.42	5.5%	5.5%	50
Palm Beach Gardens	Class B	\$29.75	11.3%	4.5%	80
Suburban West Palm Beach	Class A	\$26.14	2.5%	15.4%	-220
Suburban West Palm Beach	Class B	\$24.15	-1.5%	20.3%	390
West Boca	Class A	\$43.69	3.4%	18.0%	-40
West Boca	Class B	\$30.65	-3.5%	9.7%	230
West Palm Beach CBD	Class A	\$78.55	21.1%	17.1%	760
West Palm Beach CBD	Class B	\$41.56	21.5%	14.0%	-20



# Thank you

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