

Gainesville

Office market snapshot

Quarter 4 2021

Economic conditions

unemployment figures **down to 3.1%** from a high of 9.2% in April 2020

leisure and hospitality jobs **rose by 8.9% year-over-year**

Recovery rate

Florida's GDP **grew by 3.7% annually**, placing the state well above the **U.S. average growth of 2.3%**

Demand

leasing activity **is up +87.9%** from year-end 2020

leasing volume reached the **highest point since 2017**

Supply

direct vacancy ticked down to 8.0%, however sublease vacancy increased to 1.0%.

direct available space declined to 7.4% from 9.8% year-over-year

Pricing

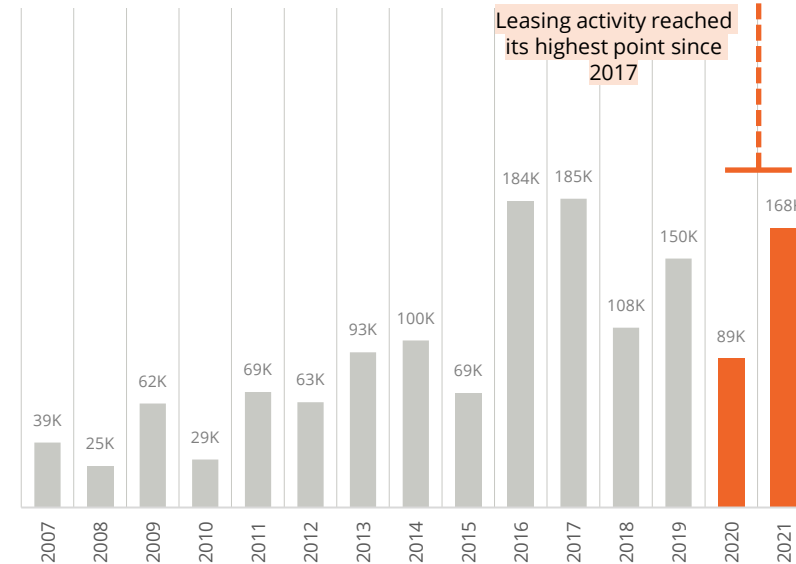
overall rents in Gainesville have **increased by 6.5% to \$22.86 per sf** since year-end 2020

Capital markets

investment volume **surged to \$121.7M** during 2021

the strongest **investment activity** was concentrated in Gainesville's **Alachua/Life Sciences submarket**

Office leasing activity



+87.9% increase in annual leasing volume in Gainesville from 2020 to 2021

Gainesville's office market made a steady recovery in 2021 and office fundamentals have been improving with declining vacancy, increasing rents and positive net absorption. There has been an influx of investment capital to Gainesville, particularly in lab assets located the Alachua/Life Sciences submarket. Investors remain bullish on Gainesville due to its highly-educated workforce and low cost of living.

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