Florida



Statistical Summary by Metro Area

Market	Total Inventory (RSF)	Direct Vacant SF	Sublet Vacant SF	% Occupied	% Direct Vacant	% Sublet Vacant	% Overall Vacant	Under Construction (SF)	YTD Net Absorption (SF)	Average Asking Rate (\$/SF FS)
Jacksonville	25,876,542	2,998,085	436,262	88.41%	11.59%	1.69%	13.28%	0	218,497	\$21.29
CBD	7,272,332	966,396	1,863	86.71%	13.29%	0.03%	13.31%	0	(79,920)	\$22.42
Class A	5,713,814	818,495	1,863	85.68%	14.32%	0.03%	14.36%	0	(58,086)	\$22.77
Class B	1,558,518	147,901	0	90.51%	9.49%	0.00%	9.49%	0	(21,834)	\$20.51
Non-CBD/Suburban	18,604,210	2,031,689	434,399	89.08%	10.92%	2.33%	13.25%	0	298,417	\$20.76
Class A	6,989,411	782,103	156,796	88.81%	11.19%	2.24%	13.43%	343,700	306,777	\$23.31
Class B	11,614,799	1,249,586	277,603	89.24%	10.76%	2.39%	13.15%	0	(8,360)	\$19.16
Orlando	37,327,508	2,800,309	304,381	92.50%	7.50%	0.82%	8.32%	357,316	232,956	\$23.43
CBD	7,125,066	608,736	94,524	91.46%	8.54%	1.33%	9.87%	221,000	(87,123)	\$26.93
Class A	4,088,654	258,586	80,907	93.68%	6.32%	1.98%	8.30%	221,000	(11,524)	\$28.17
Class B	3,036,412	350,150	13,617	88.47%	11.53%	0.45%	11.98%	0	(75,599)	\$26.01
Non-CBD/Suburban	30,202,442	2,191,573	209,857	92.74%	7.26%	0.69%	7.95%	136,316	320,079	\$22.45
Class A	13,064,843	596,479	114,230	95.43%	4.57%	0.87%	5.44%	136,316	161,861	\$27.04
Class B	17,137,599	1,595,094	95,627	90.69%	9.31%	0.56%	9.87%	0	158,218	\$20.74
Tampa Bay	40,959,205	3,976,825	485,032	90.29%	9.71%	1.18%	10.89%	1,265,684	186,984	\$25.80
CBD	8,309,858	474,259	61,436	94.29%	5.71%	0.74%	6.45%	405,000	86,463	\$30.98
Class A	6,784,101	435,560	47,642	93.58%	6.42%	0.70%	7.12%	405,000	32,075	\$31.61
Class B	1,525,757	38,699	13,794	97.46%	2.54%	0.90%	3.44%	0	54,388	\$23.83
Non-CBD/Suburban	32,649,347	3,502,566	423,596	89.27%	10.73%	1.30%	12.03%	860,684	100,521	\$25.09
Class A	15,212,854	1,274,538	110,482	91.62%	8.38%	0.73%	9.11%	860,684	(106,516)	\$29.87
Class B	17,436,493	2,228,028	313,114	87.22%	12.78%	1.80%	14.58%	0	207,037	\$22.36
SOUTH FLORIDA										
Broward County	31,343,217	3,323,998	195,756	89.39%	10.61%	0.62%	11.23%	868,029	275,632	\$32.35
CBD	5,023,486	622,770	34,278	87.60%	12.40%	0.68%	13.08%	452,480	10,489	\$44.38
Class A	4,038,063	547,678	32,198	86.44%	13.56%	0.80%	14.36%	452,840	11,414	\$45.16
Class B	985,423	75,092	2,080	92.38%	7.62%	0.21%	7.83%	0	(925)	\$38.64
Non-CBD/Suburban	26,319,731	2,701,228	161,478	89.74%	10.26%	0.61%	10.87%	415,549	265,143	\$29.57
Class A	9,812,997	990,589	40,098	89.91%	10.09%	0.41%	10.50%	415,549	202,301	\$34.84
Class B	16,506,734	1,710,639	121,380	89.64%	10.36%	0.74%	11.10%	0	62,842	\$26.52
Miami-Dade County	54,707,022	6,048,151	261,612	88.94%	11.06%	0.48%	11.54%	1,920,413	701,239	\$39.24
CBD	15,865,678	2,329,523	65,050	85.32%	14.68%	0.41%	15.09%	490,200	66,717	\$44.27
Class A	10,069,586	1,381,619	52,063	86.28%	13.72%	0.52%	14.24%	490,200	171,936	\$51.68
Class B	5,796,092	947,904	12,987	83.65%	16.35%	0.22%	16.57%	0	(105,219)	\$33.46
Non-CBD/Suburban	38,841,344	3,718,628	196,562	90.43%	9.57%	0.51%	10.08%	1,430,213	634,522	\$36.09
ITOIT CDD/ Sabarbari		0,710,020					44 220/	1,400,826	476,200	\$40.92
Class A	16,510,398	1,726,970	142,177	89.54%	10.46%	0.86%	11.32%			
			142,177 54,385	89.54% 91.08%	10.46% 8.92%	0.86%	9.16%	29,387	158,322	\$31.89
Class A Class B	16,510,398	1,726,970								
Class A Class B	16,510,398 22,330,946	1,726,970 1,991,658	54,385	91.08%	8.92%	0.24%	9.16%	29,387	158,322	\$31.89
Class A Class B	16,510,398 22,330,946 26,834,870 3,332,882	1,726,970 1,991,658 2,971,709 421,645	54,385 132,196 19,127	91.08%	8.92% 11.07%	0.24% 0.49% 0.57%	9.16% 11.56% 13.22%	29,387 881,251	158,322 130,977 (16,167)	\$31.89 \$36.84 \$52.23
Class A Class B Palm Beach County CBD	16,510,398 22,330,946 26,834,870	1,726,970 1,991,658 2,971,709	54,385 132,196	91.08% 88.93% 87.35%	8.92% 11.07% 12.65%	0.24%	9.16%	29,387 881,251 497,000	158,322 130,977	\$31.89 \$36.84
Class A Class B Palm Beach County CBD Class A	16,510,398 22,330,946 26,834,870 3,332,882 1,698,934	1,726,970 1,991,658 2,971,709 421,645 222,608	54,385 132,196 19,127 13,940	91.08% 88.93% 87.35% 86.90%	8.92% 11.07% 12.65% 13.10%	0.24% 0.49% 0.57% 0.82%	9.16% 11.56% 13.22% 13.92%	29,387 881,251 497,000 497,000	158,322 130,977 (16,167) (53,136)	\$31.89 \$36.84 \$52.23 \$64.80
Class A Class B Palm Beach County CBD Class A Class B	16,510,398 22,330,946 26,834,870 3,332,882 1,698,934 1,633,948	1,726,970 1,991,658 2,971,709 421,645 222,608 199,037	54,385 132,196 19,127 13,940 5,187	91.08% 88.93% 87.35% 86.90% 87.82%	8.92% 11.07% 12.65% 13.10% 12.18%	0.24% 0.49% 0.57% 0.82% 0.32%	9.16% 11.56% 13.22% 13.92% 12.50%	29,387 881,251 497,000 497,000 0	158,322 130,977 (16,167) (53,136) 36,969	\$31.89 \$36.84 \$52.23 \$64.80 \$38.18
Class A Class B Palm Beach County CBD Class A Class B Non-CBD/Suburban	16,510,398 22,330,946 26,834,870 3,332,882 1,698,934 1,633,948 23,501,988	1,726,970 1,991,658 2,971,709 421,645 222,608 199,037 2,550,064	132,196 19,127 13,940 5,187 113,069	91.08% 88.93% 87.35% 86.90% 87.82% 89.15%	8.92% 11.07% 12.65% 13.10% 12.18% 10.85%	0.24% 0.49% 0.57% 0.82% 0.32% 0.48%	9.16% 11.56% 13.22% 13.92% 12.50% 11.33%	29,387 881,251 497,000 497,000 0 384,251	158,322 130,977 (16,167) (53,136) 36,969 147,144	\$31.89 \$36.84 \$52.23 \$64.80 \$38.18 \$34.30
Class A Class B Palm Beach County CBD Class A Class B Non-CBD/Suburban Class A	16,510,398 22,330,946 26,834,870 3,332,882 1,698,934 1,633,948 23,501,988 6,622,736	1,726,970 1,991,658 2,971,709 421,645 222,608 199,037 2,550,064 800,960	132,196 19,127 13,940 5,187 113,069 63,150	91.08% 88.93% 87.35% 86.90% 87.82% 89.15% 87.91%	8.92% 11.07% 12.65% 13.10% 12.18% 10.85% 12.09%	0.24% 0.49% 0.57% 0.82% 0.32% 0.48% 0.75%	9.16% 11.56% 13.22% 13.92% 12.50% 11.33% 12.84%	29,387 881,251 497,000 497,000 0 384,251 324,251	158,322 130,977 (16,167) (53,136) 36,969 147,144 67,340	\$31.89 \$36.84 \$52.23 \$64.80 \$38.18 \$34.30 \$41.14
Class A Class B Palm Beach County CBD Class A Class B Non-CBD/Suburban Class A Class B	16,510,398 22,330,946 26,834,870 3,332,882 1,698,934 1,633,948 23,501,988 6,622,736 16,879,252	1,726,970 1,991,658 2,971,709 421,645 222,608 199,037 2,550,064 800,960 1,749,104	54,385 132,196 19,127 13,940 5,187 113,069 63,150 63,150	91.08% 88.93% 87.35% 86.90% 87.82% 89.15% 87.91% 89.64%	11.07% 12.65% 13.10% 12.18% 10.85% 12.09% 10.36%	0.24% 0.49% 0.57% 0.82% 0.32% 0.48% 0.75% 0.37%	9.16% 11.56% 13.22% 13.92% 12.50% 11.33% 12.84% 10.73%	29,387 881,251 497,000 497,000 0 384,251 324,251 60,000	158,322 130,977 (16,167) (53,136) 36,969 147,144 67,340 79,804	\$31.89 \$36.84 \$52.23 \$64.80 \$38.18 \$34.30 \$41.14 \$31.16
Class A Class B Palm Beach County CBD Class A Class B Non-CBD/Suburban Class A Class B	16,510,398 22,330,946 26,834,870 3,332,882 1,698,934 1,633,948 23,501,988 6,622,736 16,879,252 217,048,364	1,726,970 1,991,658 2,971,709 421,645 222,608 199,037 2,550,064 800,960 1,749,104 22,119,077	54,385 132,196 19,127 13,940 5,187 113,069 63,150 63,150 1,815,239	91.08% 88.93% 87.35% 86.90% 87.82% 89.15% 87.91% 89.64%	11.07% 12.65% 13.10% 12.18% 10.85% 12.09% 10.36%	0.24% 0.49% 0.57% 0.82% 0.32% 0.48% 0.75% 0.37%	9.16% 11.56% 13.22% 13.92% 12.50% 11.33% 12.84% 10.73%	29,387 881,251 497,000 497,000 0 384,251 324,251 60,000 5,292,693	158,322 130,977 (16,167) (53,136) 36,969 147,144 67,340 79,804 1,746,285	\$31.89 \$36.84 \$52.23 \$64.80 \$38.18 \$34.30 \$41.14 \$31.16
Class A Class B Palm Beach County CBD Class A Class B Non-CBD/Suburban Class A Class B	16,510,398 22,330,946 26,834,870 3,332,882 1,698,934 1,633,948 23,501,988 6,622,736 16,879,252 217,048,364 46,929,302	1,726,970 1,991,658 2,971,709 421,645 222,608 199,037 2,550,064 800,960 1,749,104 22,119,077 5,423,329	54,385 132,196 19,127 13,940 5,187 113,069 63,150 63,150 1,815,239 276,278	91.08% 88.93% 87.35% 86.90% 87.82% 89.15% 87.91% 89.64% 89.81% 88.44%	11.07% 12.65% 13.10% 12.18% 10.85% 12.09% 10.36% 10.19% 11.56%	0.24% 0.49% 0.57% 0.82% 0.32% 0.48% 0.75% 0.37% 0.84%	9.16% 11.56% 13.22% 13.92% 12.50% 11.33% 12.84% 10.73% 11.03%	29,387 881,251 497,000 497,000 0 384,251 324,251 60,000 5,292,693 2,065,680	158,322 130,977 (16,167) (53,136) 36,969 147,144 67,340 79,804 1,746,285 (19,541)	\$31.89 \$36.84 \$52.23 \$64.80 \$38.18 \$34.30 \$41.14 \$31.16 \$31.03 \$37.90
Class A Class B Palm Beach County CBD Class A Class B Non-CBD/Suburban Class A Class B Class A Class B Class A Class B	16,510,398 22,330,946 26,834,870 3,332,882 1,698,934 1,633,948 23,501,988 6,622,736 16,879,252 217,048,364 46,929,302 32,393,152	1,726,970 1,991,658 2,971,709 421,645 222,608 199,037 2,550,064 800,960 1,749,104 22,119,077 5,423,329 3,664,546	54,385 132,196 19,127 13,940 5,187 113,069 63,150 63,150 1,815,239 276,278 228,613	91.08% 88.93% 87.35% 86.90% 87.82% 89.15% 87.91% 89.64% 89.81% 88.44% 88.69%	8.92% 11.07% 12.65% 13.10% 12.18% 10.85% 12.09% 10.36% 10.19% 11.56% 11.31%	0.24% 0.49% 0.57% 0.82% 0.32% 0.48% 0.75% 0.37% 0.84% 0.59% 0.71%	9.16% 11.56% 13.22% 13.92% 12.50% 11.33% 12.84% 10.73% 11.03% 12.15% 12.02%	29,387 881,251 497,000 497,000 0 384,251 324,251 60,000 5,292,693 2,065,680 2,066,040	158,322 130,977 (16,167) (53,136) 36,969 147,144 67,340 79,804 1,746,285 (19,541) 92,679	\$31.89 \$36.84 \$52.23 \$64.80 \$38.18 \$34.30 \$41.14 \$31.16 \$31.03 \$37.90 \$41.00
Class A Class B Palm Beach County CBD Class A Class B Non-CBD/Suburban Class A Class B FLORIDA CBD Class A Class B	16,510,398 22,330,946 26,834,870 3,332,882 1,698,934 1,633,948 23,501,988 6,622,736 16,879,252 217,048,364 46,929,302 32,393,152 14,536,150	1,726,970 1,991,658 2,971,709 421,645 222,608 199,037 2,550,064 800,960 1,749,104 22,119,077 5,423,329 3,664,546 1,758,783	132,196 19,127 13,940 5,187 113,069 63,150 63,150 1,815,239 276,278 228,613 47,665	91.08% 88.93% 87.35% 86.90% 87.82% 89.15% 87.91% 89.64% 89.81% 88.44% 88.69% 87.90%	8.92% 11.07% 12.65% 13.10% 12.18% 10.85% 12.09% 10.36% 10.19% 11.56% 11.31% 12.10%	0.24% 0.49% 0.57% 0.82% 0.32% 0.48% 0.75% 0.37% 0.84% 0.59% 0.71% 0.33%	9.16% 11.56% 13.22% 13.92% 12.50% 11.33% 12.84% 10.73% 11.03% 12.15% 12.02% 12.43%	29,387 881,251 497,000 497,000 0 384,251 324,251 60,000 5,292,693 2,065,680 2,066,040 0	158,322 130,977 (16,167) (53,136) 36,969 147,144 67,340 79,804 1,746,285 (19,541) 92,679 (112,220)	\$31.89 \$36.84 \$52.23 \$64.80 \$38.18 \$34.30 \$41.14 \$31.16 \$31.03 \$37.90 \$41.00 \$31.43

Reporting Methodology: This report includes all class 'A' and 'B' office buildings and parks 20,000 SF and greater in Florida's major markets that are not owner occupied, office medical, or government owned. All rents are reported on a full-service gross basis. The information in this report has been collected by the Avison Young research team via sources that are deemed reliable but is not guaranteed.

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