



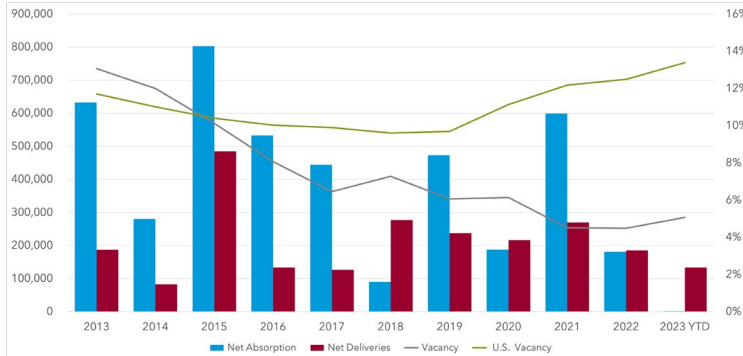
OFFICE MARKET OVERVIEW

CLAIRE SEARLS, *Director of Research*

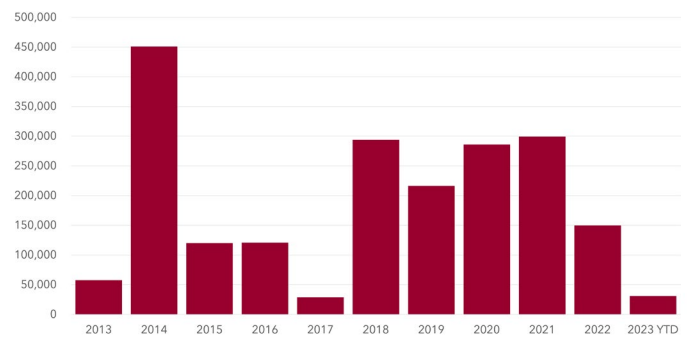
The office market remained healthy despite posting a slight giveback in space. Strong job growth increased landlords' confidence and supported continued demand. The average asking rent jumped 8.9% YOY to \$18.16 psf NNN. Overall, leasing activity was elevated, closing the quarter with nearly 160,000 square feet of newly leased space. The Cape Coral/Fort Myers MSA recorded an 8.6% increase in Professional and Business Services job growth; one of the fastest in the state. Employment in the Financial Activities sector was up 1.9% in the past 12 months. The largest leases for the quarter were in the Bonita Springs submarket of Lee County at the Bonita Bay Executive Center.

MARKET INDICATORS	Q3 2023	Q2 2023	Q1 2023	Q4 2022	Q3 2022
▼ Qtrly Net Absorption SF	(6,074)	122,049	43,542	86,521	13,779
▲ Vacancy Rate	4.1%	4.0%	4.1%	4.0%	4.7%
▼ Avg NNN Asking Rate PSF	\$18.16	\$18.27	\$17.78	\$17.59	\$16.67
◀ ▶ SF Under Construction	31,000	31,000	134,820	149,865	149,865
◀ ▶ Inventory SF	21,599,725	21,599,725	21,480,905	21,465,860	21,465,860

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3040 Del Prado Boulevard South Cape Coral, FL	7,452 SF	\$1,700,000 \$228.00 PSF	Renaissance Rejuvenating Medicine 10 West 90th Street LLC	Class C
9110 W. College Pointe Court Fort Myers, FL	7,000 SF	\$1,680,000 \$240.00 PSF	Specific Care Chiropractic Associates in Medicine & Surgery	Class C
3602 Colonial Court Fort Myers, FL	6,203 SF	\$1,650,000 \$266.00 PSF	Big Horn Equity LLC KR Florida Operations LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3451 Bonita Bay Boulevard Bonita Springs, FL	17,918 SF	Brookwood Financial Partners LLC	Bonita Bay Community Association	Real Estate
3451 Bonita Bay Boulevard Bonita Springs, FL	10,129 SF	Brookwood Financial Partners LLC	Designer Brands	Retailer
12701 Commonwealth Drive Fort Myers, FL	8,082 SF	Seagate Development Group	ADT Commercial, LLC	Commercial Security

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