



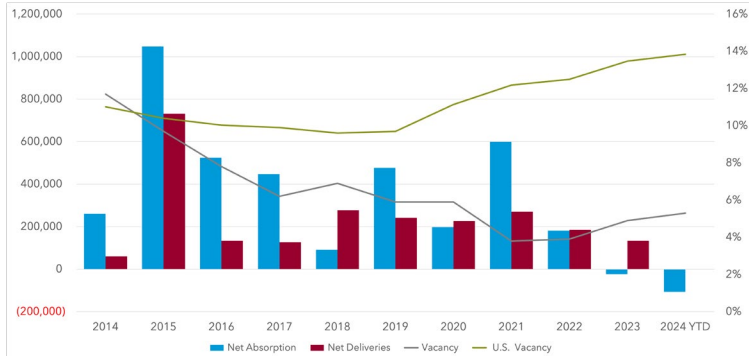
### OFFICE MARKET OVERVIEW

CLAIRE SEARLS, *Director of Research*

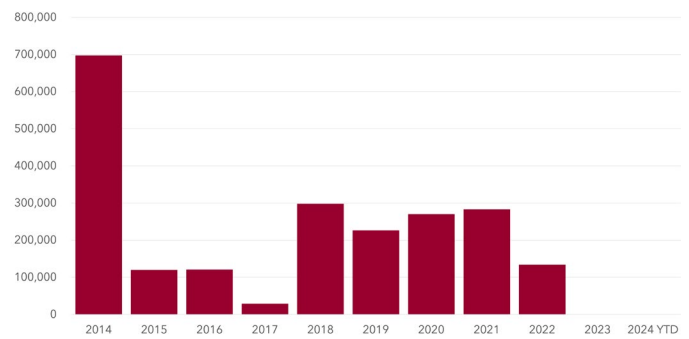
Office demand softened in Q1 2024 as large blocks of space were placed on the market in a cooling office environment. Absorption was negative for the third consecutive quarter. The vacancy rate increased 130 basis points to 5.3%. Sublease volume is the highest ever recorded for the market with the total amount of vacant sublease space registering nearly 417,000 square feet. One of the largest leases in the first quarter was a renewal of 76,581 square feet to Herc Rentals at Riverview Corporate Center in Bonita Springs. Office-using employment industries- Information, Financial Activities, and Professional and Business Services-grew faster YOY in the Cape Coral/Fort Myers metro than statewide.

MARKET INDICATORS	Q1 2024	Q4 2023	Q3 2023	Q2 2023	Q1 2023
▲ Qtrly Net Absorption SF	(104,617)	(190,128)	(6,786)	119,161	53,810
▲ Vacancy Rate	5.3%	4.9%	4.0%	3.9%	4.0%
▲ Avg NNN Asking Rate PSF	\$18.55	\$17.87	\$18.18	\$18.30	\$17.81
◀ ▶ SF Under Construction	0	0	0	0	118,820
◀ ▶ Inventory SF	21,947,066	21,947,066	21,947,066	21,947,066	21,828,246

### NET ABSORPTION, NET DELIVERIES, & VACANCY



### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3714 Evans Avenue Fort Myers, FL	9,270 SF	\$1,414,000 \$152.54 PSF	Thomas List Kenneth A. Berdick, MD	Class B
3840 Colonial Boulevard Fort Myers, FL	6,000 SF	\$1,750,000 \$291.67 PSF	Fetch Specialty & Cancer Veterinary Gault, Leigh, Ellen, NP	Class B
28 Barkley Circle Fort Myers, FL	5,204 SF	\$1,560,000 \$299.77 PSF	Levine Orthodontics Mega Ventures LLC	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
27500 Riverview Center Boulevard Bonita Springs, FL	76,581 SF	Brookwood Financial Partners LLC	Herc Rentals	Equipment Rental
27599 Riverview Center Boulevard Bonita Springs, FL	11,639 SF	Brookwood Financial Partners LLC	Providia Home Care	Health Care
2830 Winkler Avenue Fort Myers, FL	7,012 SF	C-III Capital Partners	Centerstone	Health Care

