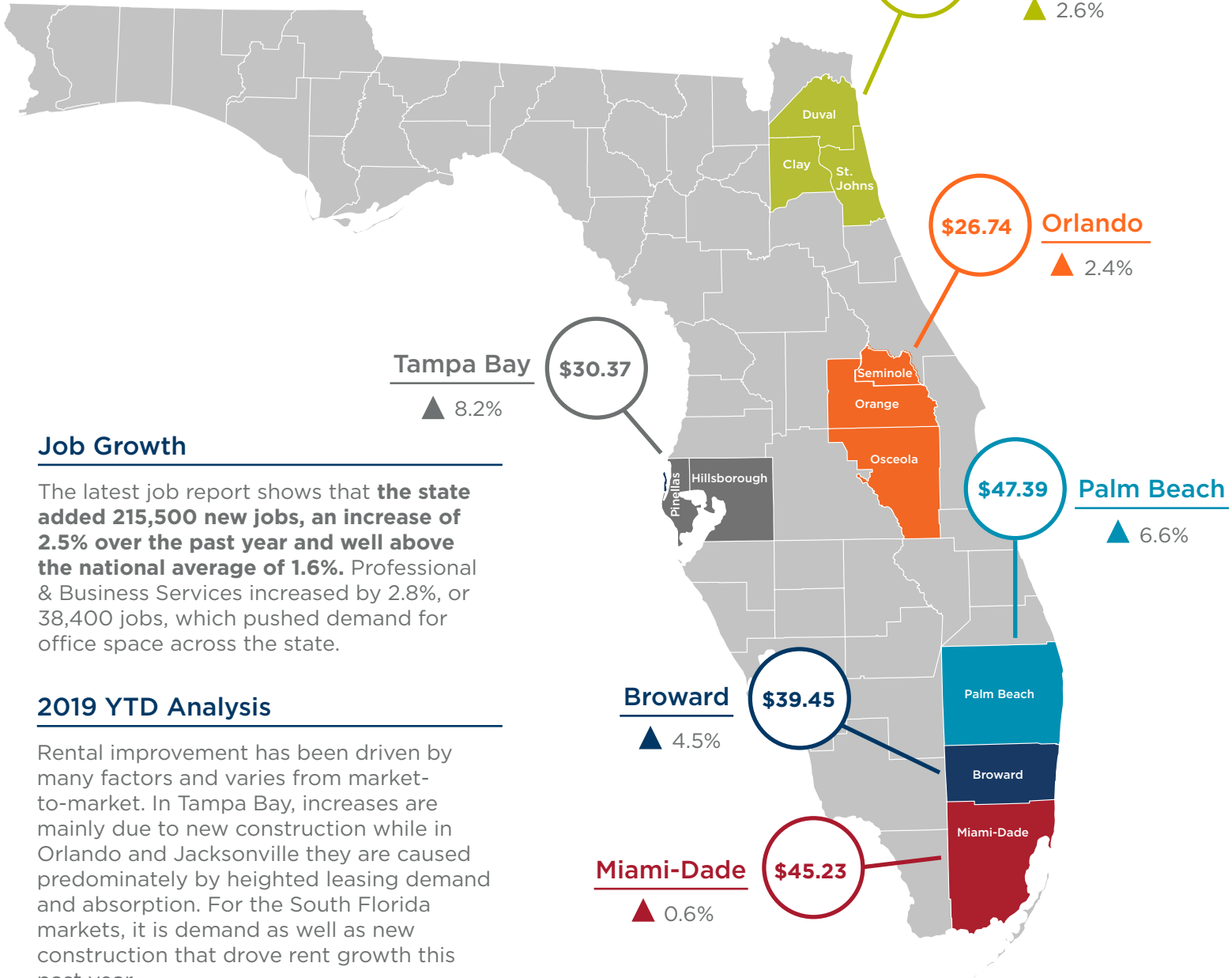


This report highlights office market fundamentals and compares the current quarter's rental rates to those at the height of the last real estate cycle (2008-2009). Rents are full-service and based solely on CLASS A properties in each market.

## Major Florida Markets

Direct Asking Rents | Year-Over-Year Percentages

*Click on each market for individual reports.*



## Job Growth

The latest job report shows that **the state added 215,500 new jobs, an increase of 2.5% over the past year and well above the national average of 1.6%**. Professional & Business Services increased by 2.8%, or 38,400 jobs, which pushed demand for office space across the state.

## 2019 YTD Analysis

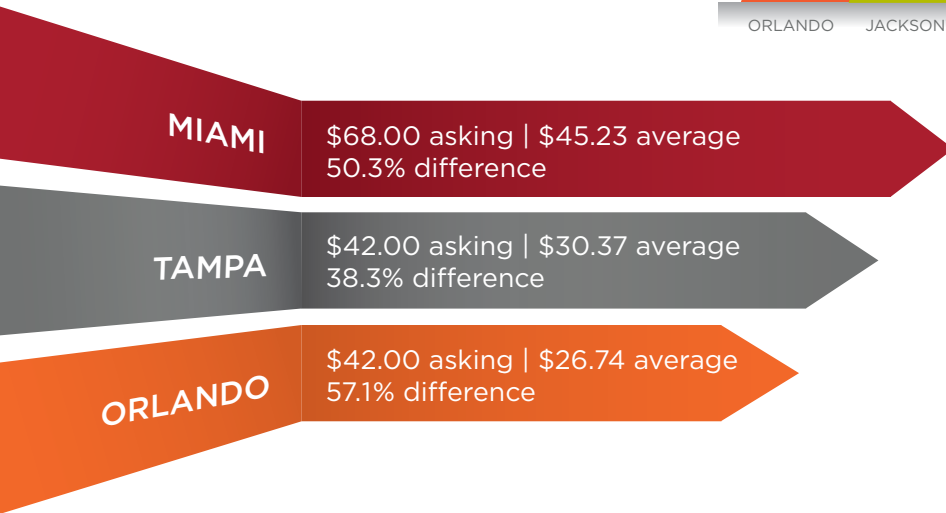
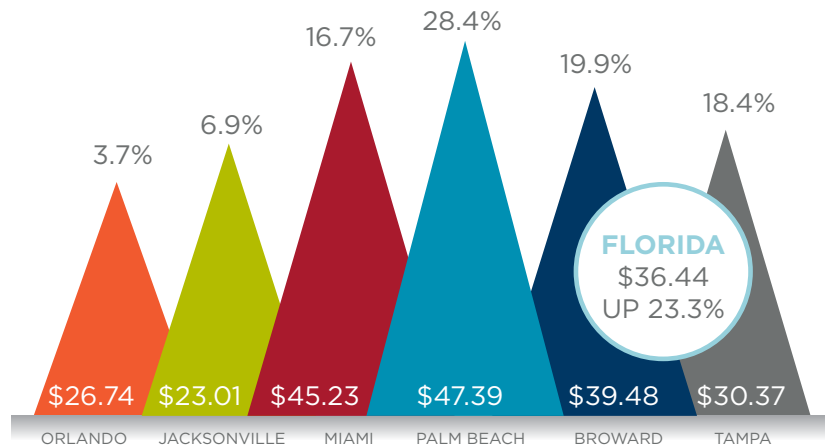
Rental improvement has been driven by many factors and varies from market-to-market. In Tampa Bay, increases are mainly due to new construction while in Orlando and Jacksonville they are caused predominately by heightened leasing demand and absorption. For the South Florida markets, it is demand as well as new construction that drove rent growth this past year.

**Three out of the six markets had rental gains of 3.0% or more year-over-year**

**Office rents in South Florida surpass historic highs almost weekly**

## Where are they now compared to peak rents last cycle?

On average, the Florida markets are 15.7% above peak rents with Palm Beach leading the state in rent growth. Palm Beach is predominantly a small office tenant market which allows landlords to push rates more aggressively with limited concession on declining availabilities.



## Trophy Market Analysis

The unofficial “trophy” class of buildings are in the best locations and most exclusive. Rents in these buildings are generally 49% higher than the market’s overall Class A asking rent amounts.

## New Construction

TAMPA BAY	JACKSONVILLE	MIAMI	ORLANDO	BROWARD	PALM BEACH
Total Construction 1,365,051 SF	Total Construction 343,700 SF	Total Construction 1,536,920 SF	Total Construction 277,813 SF	Total Construction 622,264 SF	Total Construction 839,038 SF
Build-to-Suit 0 SF	Build-to-Suit 343,700 SF	Build-to-Suit 0 SF	Build-to-Suit 0 SF	Build-to-Suit 0 SF	Build-to-Suit 0 SF
Speculative 1,365,051 SF	Speculative 0 SF	Speculative 1,536,920 SF	Speculative 277,813 SF	Speculative 622,264 SF	Speculative 839,038 SF