BLANCA

Q3 2025

Miami-Dade Office Market Report.

Snapshot & Outlook

Miami's office market solidified its position and regained its momentum heading into the fall season.

Tenants who were engaged early in the year advanced to close lease transactions, pushing third-quarter leasing to 951,000 SF, comfortably above the five-year quarterly average and keeping year-to-date leasing volume on pace at 2.4 million SF. Absorption remained positive at 82,000 SF (486,000 SF year to date), led by Class A, while the market's overall Class A and B full-service weighted average rent held steady at $62.22 per SF, essentially unchanged over the prior quarter yet up 8% year over year. At its core, the Miami office market story is one of continuity: pricing strength has remained intact, the flight-to-quality trend continues steadily, and this quarter's performance reflects strong fundamentals and well-timed execution.

The strength of the market was evident across many submarkets. The Miami Airport submarket led by Waterford Business District's leasing momentum advanced as large users prioritized access to facilitate reduced commute times for employees and campus amenities; ADP's 78,000 SF lease at Waterford Business District, reflects a now-familiar corporate strategy of consolidating operations into best-in-class leased space. And Miami Beach posted a meaningful step forward as lifestyle-aligned brands re-engaged, underscoring how proximity to executive housing, hospitality and retail matter. Downtown, meanwhile, captured the institutional work: legal accounted for 38% of quarterly volume, and marquee renewals led by Stearns Weaver Miller's 97,000 SF recommitment at Museum Tower anchored the CBD.

Equally important, the new-to-market activity reemerged over the summer. Third-quarter entries totaled 91,000 SF, more than the entire first half of the year, bringing the year-to-date total to 179,000 SF. Placements spanned Downtown, Brickell, and Miami Beach and the composition widened beyond traditional professional services to include creative and medical users. Touring and inquiry levels increased through the quarter signaling promising signs of continued new-to-market strength going into 2026. The supply side remains a supportive backdrop for that demand to convert with overall direct vacancy steady at 16.3% and a construction pipeline limited (850,000 SF over 23% pre-leased).

The region's mobility story is quietly amplifying Miami's advantages. The new SoFloGO app stitched together trip-planning, real-time tracking, and mobile ticketing across Metrorail, Metrobus, Metromover, Tri-Rail, and neighboring county systems, removing small friction and encouraging multimodal usage. Brightline added peak-period capacity and advanced funding and planning for its Northeast Corridor commuter link, while Miami-Dade secured a federal planning grant to embed a future Tri-Rail station within a broader transit-oriented framework. Miami International Airport, fresh off J.D. Power's "Most-Improved" recognition, continues capital upgrades that support record passenger volume (56.0 million). For office users, the region's mobility investments widen the talent shed.

Capital continues to discriminate in Miami's favor. In Brickell, the $229 million refinance of 801 Brickell signaled lender confidence in well-leased, blue-chip assets. Select hotel and industrial trades, alongside creative capital stacks such as record C-PACE components in nearby mixed-use projects, underscore a market where liquidity flows to quality and location. On the housing front, Live Local projects advanced at multiple scales, expanding the stock of workforce and attainable housing options near jobs and transit, an important complement to employer hiring. Talent signals point the same direction: FIU held its Top 50 public-university rank, and regional hiring momentum outpaced U.S. peers into late summer, supporting occupier growth plans.

Policy offered a gentle boost, but it wasn't the main driver of the story. Florida's elimination of the state tax on commercial rent, effective October 1, trims occupancy costs at the margin, additive in a market where rent growth has been earned by quality, access, and amenity. The more consequential storyline remains operational: return-to-office expectations are firming, mid-sized expansions are consistent, and legal and other institutional users are choosing continuity in the core.

Taken together, the quarter reads as a market executing rather than resetting. Leasing ran above trend; absorption stayed positive, predominately captured by Class A buildings; new-to-market interest broadened; and the transportation, housing, and talent ecosystems continued to mature in ways that favor Miami's core corridors. With decision timelines normalizing, a manageable pipeline, and clearer macro signals, Miami enters the fourth quarter on solid footing, positioned for measured growth as active requirements convert and users keep prioritizing the region's best-located product.

Miami-Dade by the Numbers

Multi-Tenant Office Buildings > 50,000 SF

Class A	Class B
↓ **$70.92 PSF (FS)** Weighted average asking rate (Decreased 0.4% QOQ)	↑ **$46.55 PSF (FS)** Weighted average asking rate (Increased 1.6% QOQ)
↓ **16.5%** Direct vacancy (Decreased 10 basis points QOQ)	↑ **15.9%** Direct vacancy (Increased 10 basis points QOQ)
266,000 SF YTD 2025 Deliveries	**0 SF** YTD 2025 Deliveries
446,538 SF YTD 2025 Net Absorption	**39,736 SF** YTD 2025 Net Absorption

Market highlights.

Leasing activity regained momentum in the third quarter as decision timelines normalized and deals that were on pause earlier in the year moved to completion.

Total leasing reached 951,000 square feet in the third quarter, 23% above the 770,000 square feet five-year quarterly average keeping the year on pace at 2.4 million square feet. This quarter reflects timing more than a change in fundamentals. The same drivers that shaped the first half—flight to quality, demand for locations with top amenities, and steady in-market expansion—held firm and translated into leases as macroeconomic signals stabilized.

Activity remained concentrated in Miami's core office corridors, though different submarkets led compared to earlier in the year. The Miami Airport area stood out as large users prioritized access, efficiency, and campus amenities; Brickell Class added in a measured way as space continued to circulate after an extended period of tight vacancy that had capped growth; and Miami Beach posted a meaningful step forward as lifestyle-aligned users re-engaged after a stretch of stagnation. This quarter was defined by the breadth of leasing activity across various submarkets rather than a single headline transaction.

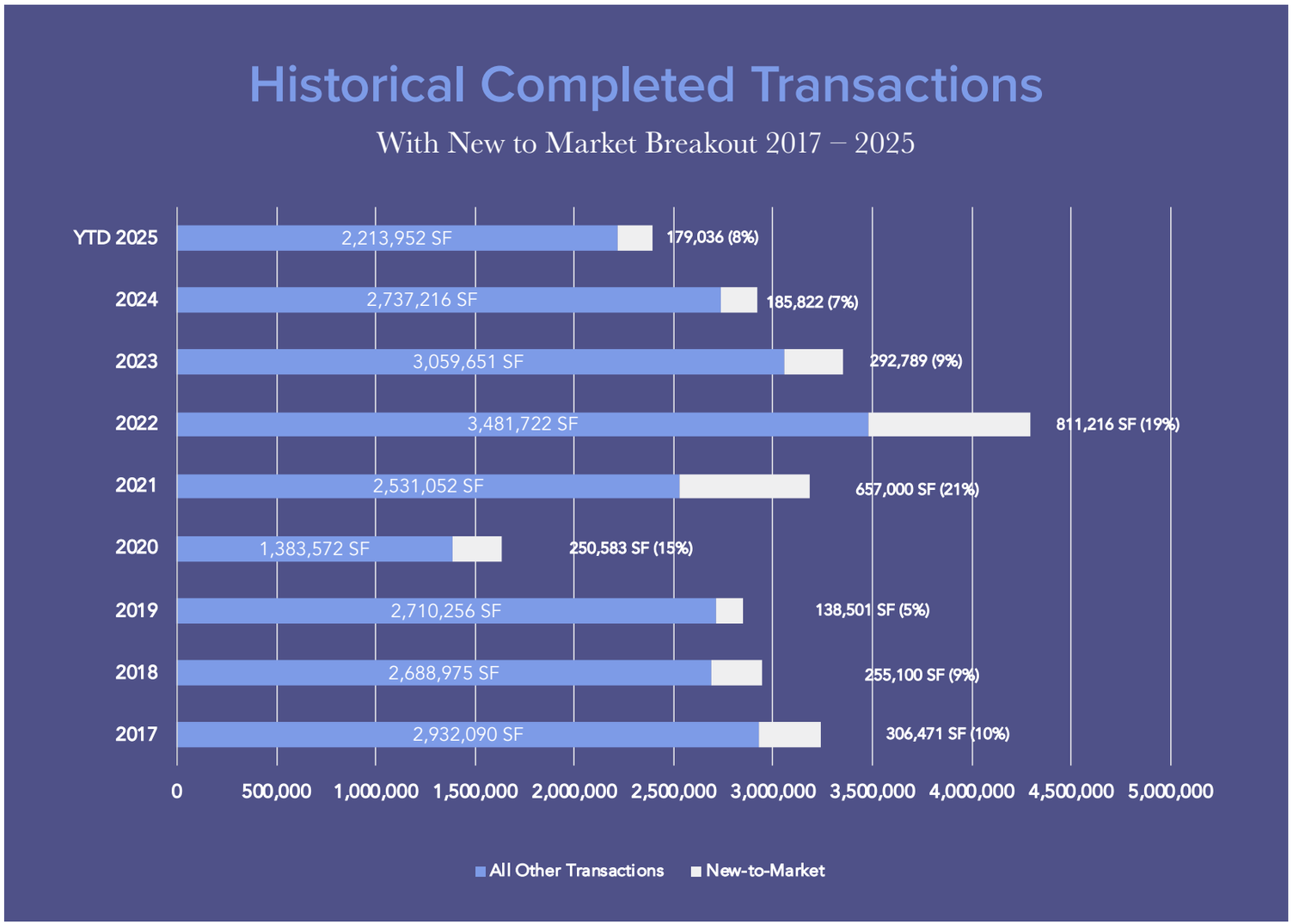
Occupancy gains reflected the same pattern. Net absorption finished positive this quarter at 82,000 square feet with 91,000 square feet in Class A offsetting modest Class B givebacks, underscoring tenants' preference to upgrade without sacrificing convenience. At Waterford Business District,

Demand

ADP's 78,000-square-foot commitment reflects a common theme of consolidating into high-quality leased space that supports return-to-office and operational goals. This follows a similar move by Assurant in 2024, and Verizon earlier this year who consolidated their operations to Waterford Business District.

Industry composition added a stabilizing layer to market fundamentals. Legal services accounted for 38% of quarterly leasing, anchoring Downtown at a time when retention matters as much as attraction. The largest lease of the quarter, a 97,000-square-foot renewal by Stearns Weaver Miller at Museum Tower signaled a clear preference for continuity in an accessible Downtown location that serves clients, courts, and talent. Peer decisions pointed in the same direction: other large firms, including Nelson Mullins, Foley & Lardner, Boies, Schiller & Flexner, and Boyd Richards, remained Downtown, with only Foley & Lardner opting to relocate within the submarket.

Just as important, new-to-market demand re-emerged. The quarter totaled 91,000 square feet of new-to-market leasing—exceeding the entire first half and aligned with the five-year quarterly average. The composition widened beyond traditional professional services to include creative and



medical users alongside corporate entrants, with placements in Downtown, Brickell, and Miami Beach. The largest new-to-market entrant of the quarter was Playboy Enterprises at Rivani in Miami Beach, relocating its corporate headquarters in a 26,000-square-foot lease while citing Miami's business-friendly climate. More telling than any single signing, tour activity and inquiries from existing and new to market prospective entrants including private and public charter K-12 schools increased meaningfully through the quarter, pointing to a healthier near-term pipeline even if conversion continues to favor well-located, move-in-ready product.

Taken together, the third quarter reflects a market working through its backlog rather than changing course. Leasing rebounded and outperformed historical levels; absorption remained positive and tilted toward Class A; Downtown retained the institutional tenants that underpinned its role in the market; and the Miami Airport and Miami Beach submarkets gained momentum for distinct reasons: cost-efficient accessibility on one side, brand and lifestyle adjacency on the other. With year-to-date absorption at 486,000 square feet (447,000 square feet Class A; 39,000 square feet Class B) and active requirements still in process, Miami-Dade enters the fourth quarter on stable footing, with room for measured growth as those requirements convert.

Availability held steady in the third quarter, with no new product entering the market and only modest class-level changes.

Overall direct vacancy closed the quarter at 16.3%, unchanged over the prior quarter and up 10 basis points year over year. Class A vacancy edged down 10 basis points over the prior quarter to 16.5% (up 20 basis points year over year), while Class B ticked up 10 basis points over the prior quarter to 15.9% (down 20 basis points year over year). The quarter reflected balance, as tenants continued to upgrade into higher-quality space, while the absence of major new deliveries kept overall vacancy steady.

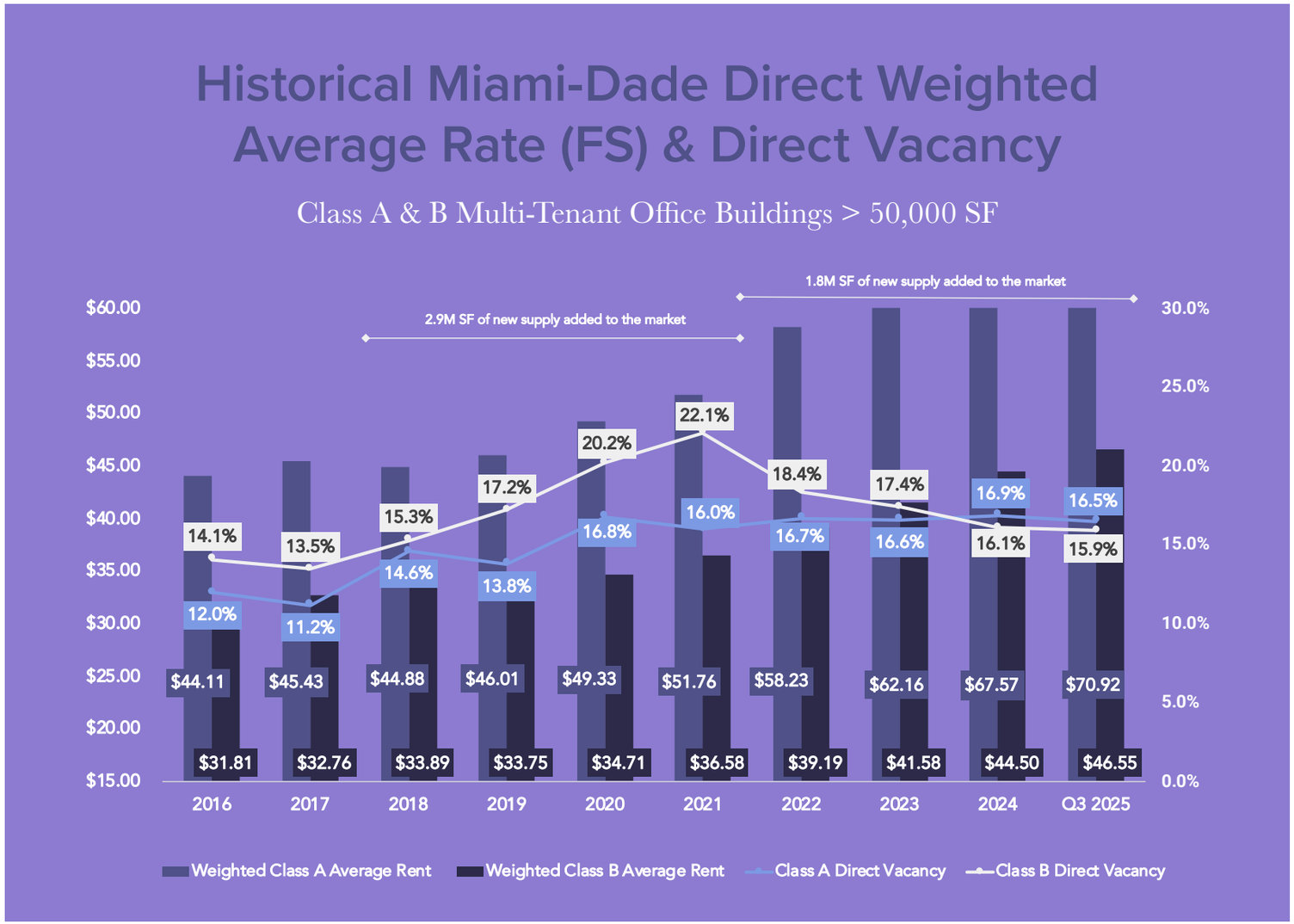
Wynwood's headline vacancy reflects the delivery wave over the last year rather than weakening demand. The 266,000 square feet delivery of Wynwood Plaza, alongside Highley House with 73,000 square feet of office (plus retail and residential), expanded the submarket's office inventory by more than 20%. As that space moves through lease-up, overall direct vacancy rose sharply to 22.8% from 16.0% year over year, a level that should ease as new projects move inquires and tours through the finish line.

Elsewhere, several submarkets continued to tighten year-over-year, especially in submarkets where high quality assets' asking

rates are a discount to the CBD. Coral Gables Class A vacancy decreased to 11.2% from 14.7%, now the tightest vacancy rate among major submarkets, as recently renovated assets with available space at a discount to the CBD captured relocations and expansions. Miami Airport Class A vacancy improved to 15.2% from 17.2%, underscoring the pull of campus settings and commute-friendly access for regional operations. The Class A vacancy rates amongst the four major submarkets remains healthy at 16.1%, only slightly elevated due to Downtown's 23.9% vacancy. The retention of numerous major law firms in Downtown Miami was essential to keep the submarket's vacancy from reaching record highs.

The construction pipeline stands at 850,000 square feet at a 23% prelease rate. Projects nearest to delivery are meaningfully ahead of that average: The Offices at THE WELL leads at 55% preleased and is expected to deliver next quarter significantly preleased, while 2600 Biscayne, The Fifth, Safra Bank HQ, and 4225 Ponce are each over 25% preleased. That front-loaded preleasing should help moderate near-term availability as these buildings deliver, particularly in submarkets where flight-to-quality remains the dominant demand theme.

With no third-quarter deliveries or new starts, limited speculative projects in the pipeline, and selective preleasing progressing, supply remains a supportive backdrop heading into the fourth quarter - giving demand room to gradually absorb space as the market continues to digest last quarter's new inventory.



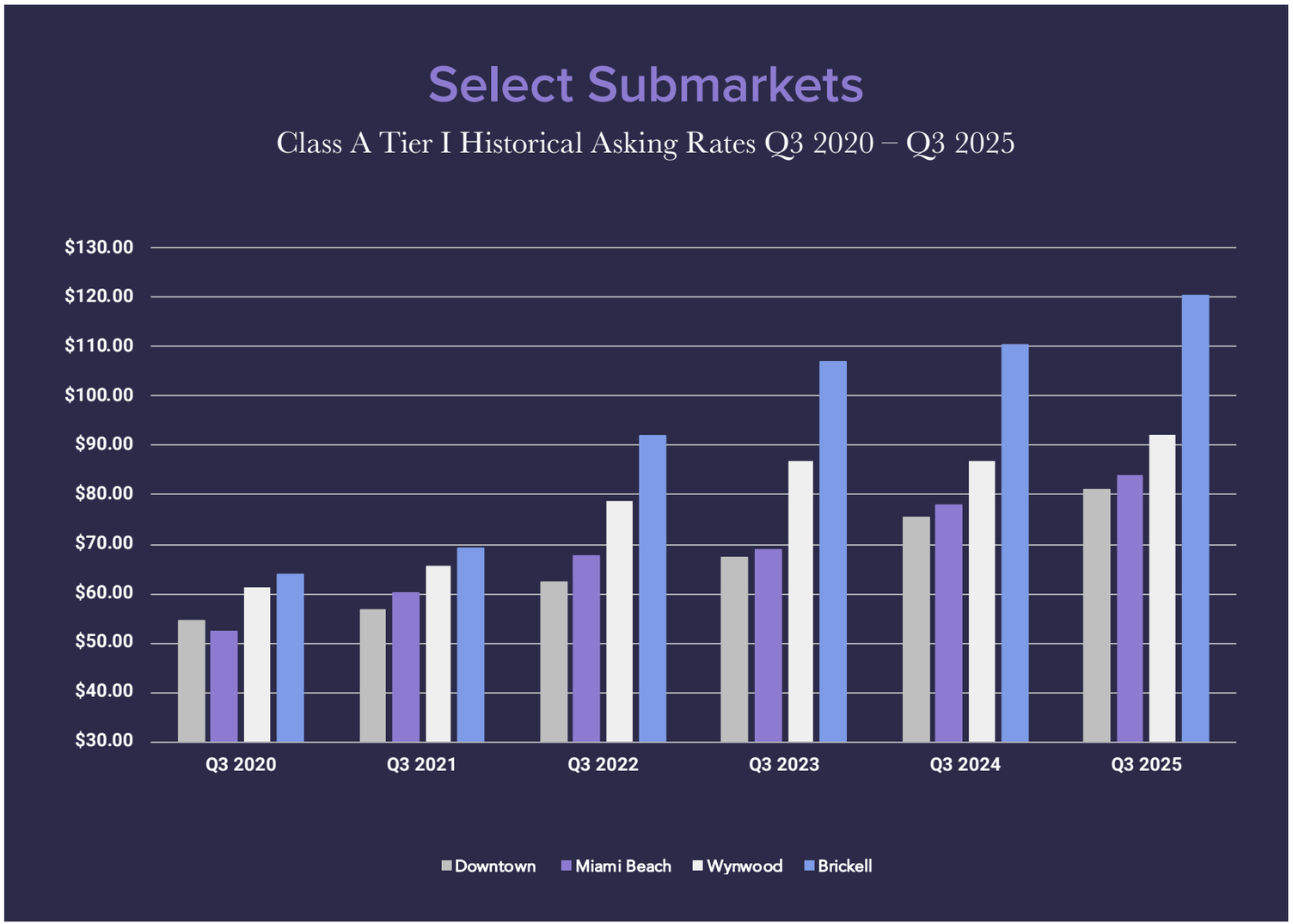
Asking rents in the Miami-Dade office market held steady in third quarter 2025, continuing their year-over-year rise despite minimal quarter-to-quarter change.

The overall full-service weighted average registered $62.22 per square foot, essentially flat over the prior quarter but up 8.0% year over year. Class A asking rates averaged $70.92, a negligible 0.4% decline over the prior quarter yet still 8.1% higher year over year. Class B asking rates rose to $46.55, up 1.6% over the prior quarter and 6.2% year over year. These results signal that tenants' appetite for well-located, high-quality space remains intact as leasing activity accelerates.

Overall, rent performance since the onset of the pandemic underscores how markedly the market has repriced. Since Q3 2020, overall rents are up 47% and Class A up 45%, reflecting five years of steady appreciation. That growth has been powered by in-migration and business formation, with national firms and high-growth sectors establishing regional hubs and prioritizing Class A space in walkable, amenity-rich districts. Brickell has led this shift, with Class A pricing defining a true trophy tier and setting a high watermark for the region at over $120.00 full-service.

Among submarkets, Wynwood recorded one of the fastest year-over-year gains, with asking rates up 6.0% as newly delivered, design-forward product reset pricing and drew creative and consumer-facing users.

Coral Gables continued its steady rise, with overall rents up 8.5% year over year and up 2.3% over the prior quarter (Class A up 2.0% over the prior quarter). The submarket's mix of walkability, neighborhood amenities, proximity to varied housing, access to mass transit and Miami International Airport, and relative affordability versus core CBD locations has made it a landing spot for relocations and in-market expansions alike. Even with the recent growth in Class A Coral Gables asking rates, the submarket still is priced at a 37% discount to Brickell Class A and 12% discount to Downtown



Class A product.

In Miami Airport, overall rents increased 5.3% year over year, reflecting momentum in campus environments where access, commute efficiency, and value matter for regional and HQ operations. Continued retention and new commitments in these settings have kept upward pressure on rates, especially in the Waterford Business District, where asking rates increased 21% over the prior year.

Looking forward, the market remains on a solid footing, with continued rent growth and leasing momentum expected throughout the remainder of the year. Much of that growth is likely to come from the expansion of existing tenants, including many firms that entered the market post-2020 and are now scaling their footprint. Return-to-office trends continue to evolve in favor of landlords as companies push for more consistent in-office attendance. Miami remains attractive to out-of-state firms navigating changes in cost, tax policy, and quality-of-life considerations. Improved clarity around tariffs and interest rates should help accelerate deferred decision-making and keep momentum on track into year-end. Lastly, Florida's and the broader Miami metro's business-friendly environment is well positioned to continue attracting global companies and entrepreneurs from the New York metro area, Chicago, and California.

Submarket watch.

Q3 2025 Class A & B Highlights

$90.77 PSF FS
Weighted average asking rate increased 4.8% YOY

13.9%
Direct vacancy increased, previously 13.4% in Q3 2024

55,054 SF
YTD 2025 Net Absorption

153,070 SF
Under Construction

487,531 SF
YTD 2025 Leasing Activity

6,819,279 SF
Class A & B Inventory

Notable Recent Lease Transactions

Berger Singerman LLP

27,300 SF
1450 Brickell
Renewal

Gunster

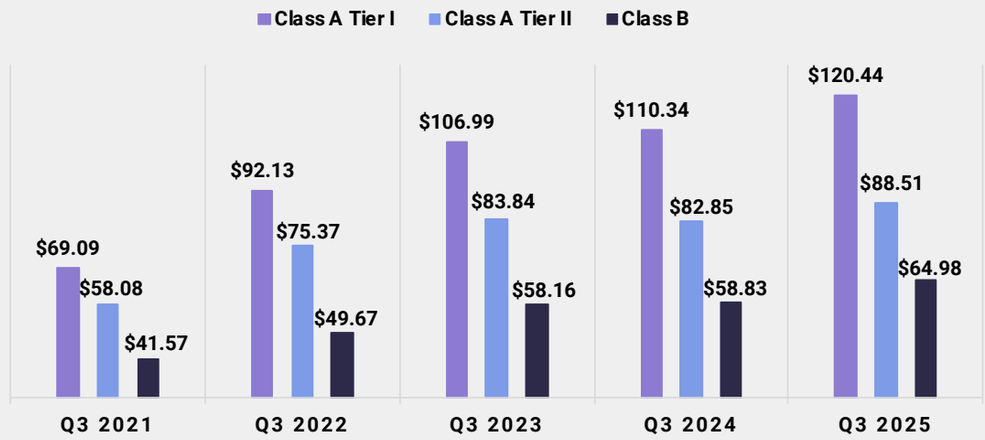
21,355 SF
Brickell World Plaza
Renewal

Galderma Inc

19,001 SF
801 Brickell
New to Market
(From Dallas)

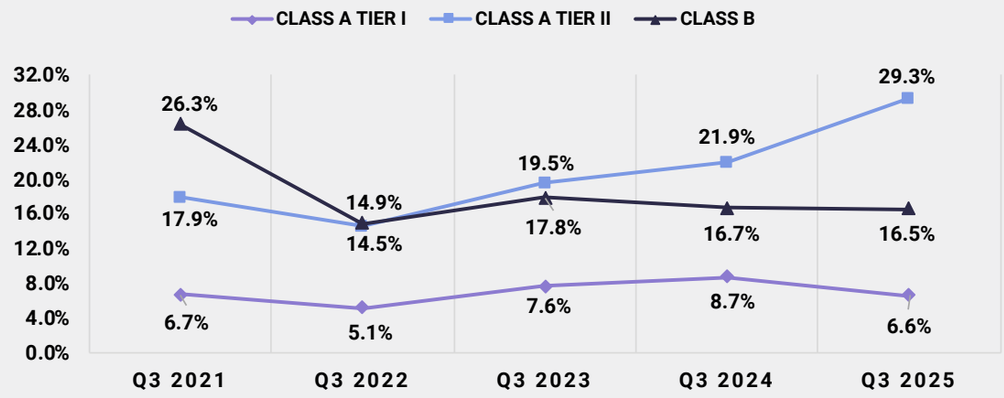
Q3 2025 Weighted Average Rates (FS) YOY

Class A & B > 50,000 SF



Q3 2025 Direct Vacancy Rates YOY

Class A & B > 50,000 SF



Q3 2025 Class A & B Highlights

$65.88 PSF FS
Weighted average asking rate increased 4.6% YOY

22.3%
Direct vacancy increased, previously 20.7% in Q3 2024

(65,141) SF
YTD 2025 Net Absorption

67,588 SF
Under Construction

484,956 SF
YTD 2025 Leasing Activity

6,892,606 SF
Class A & B Inventory

Notable Recent Lease Transactions

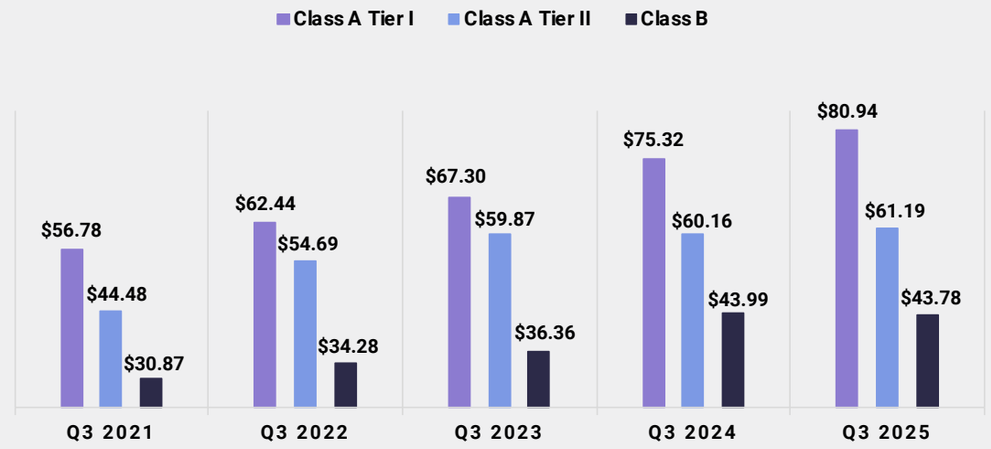
Stearns Weaver Miller
96,726 SF
Museum Tower
Renewal

UBS
39,885 SF
Miami Tower
Renewal

Nelson Mullins
26,795 SF
One Biscayne Tower
Renewal

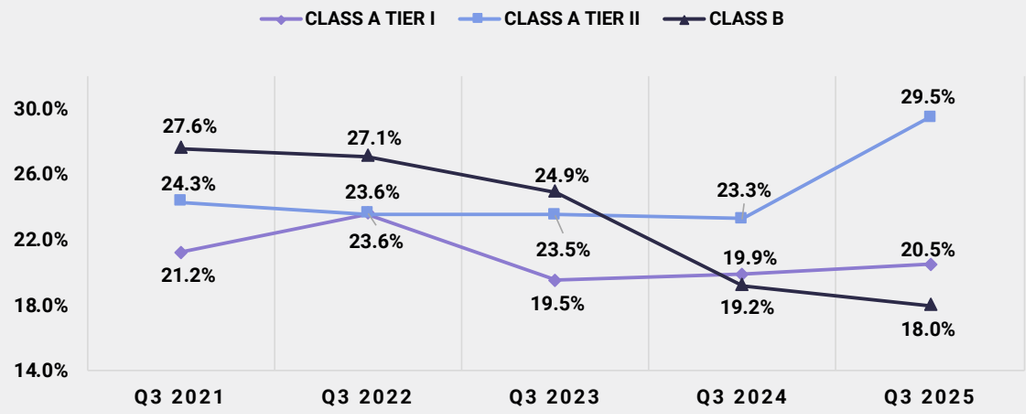
Q3 2025 Weighted Average Rates (FS) YOY

Class A & B > 50,000 SF



Q3 2025 Direct Vacancy Rates YOY

Class A & B > 50,000 SF



Q3 2025 Class A & B Highlights

$58.33 PSF FS
Weighted average asking rate increased 8.5% YOY

12.8%
Direct vacancy decreased, previously 14.7% in Q3 2024

163,286 SF
YTD 2025 Net Absorption

70,800 SF
Under Construction

421,111 SF
YTD 2025 Leasing Activity

6,715,007 SF
Class A & B Inventory

Notable Recent Lease Transactions

Allvue Systems Holdings

11,153 SF
396 Alhambra
Extension

CES Consultants

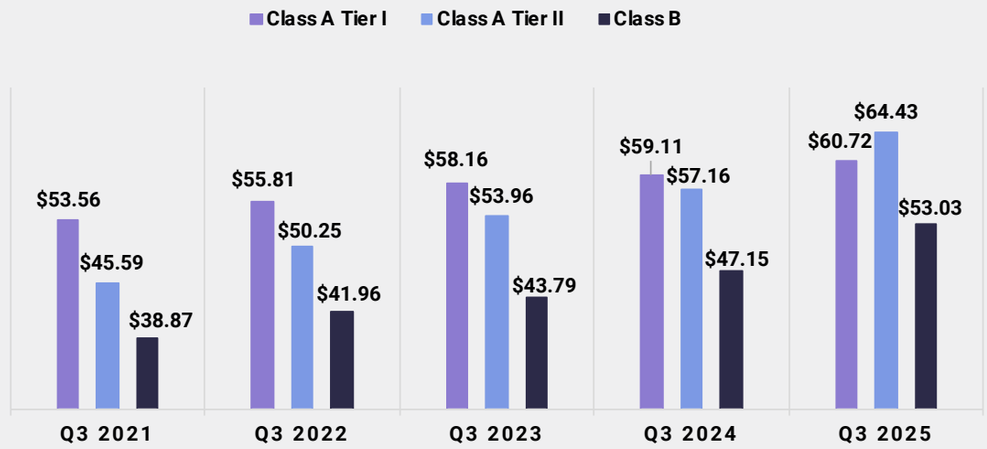
8,751 SF
2701 Le Jeune
Relocation in Submarket
(From Miami Green Building)

Holtzman Vogel Baran Torchinsky & Josefiak

6,415 SF
Ryder Colonnade
New to Market
(From Washington DC)

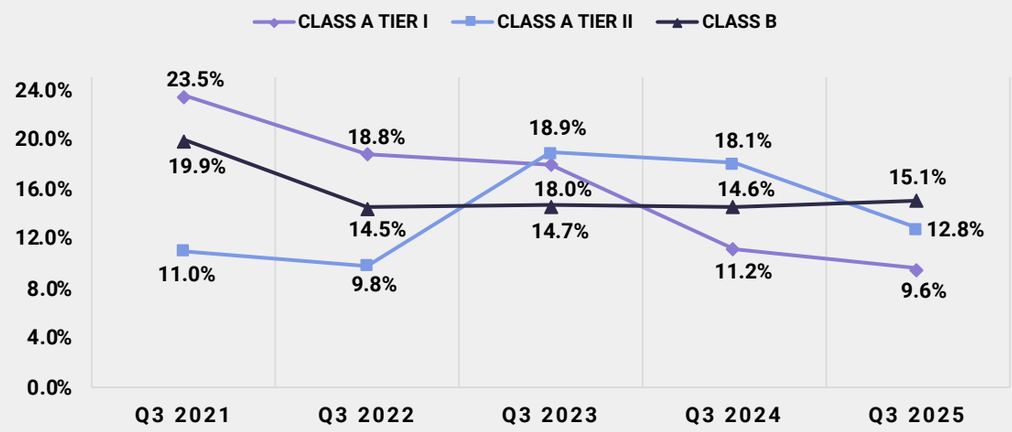
Q3 2025 Weighted Average Rates (FS) YOY

Class A & B > 50,000 SF



Q3 2025 Direct Vacancy Rates YOY

Class A & B > 50,000 SF



Q3 2025 Class A & B Highlights

$79.70 PSF FS
Weighted average asking rate increased 5.0% YOY

13.0%
Direct vacancy decreased, previously 14.5% in Q3 2024

21,277 SF
YTD 2025 Net Absorption

234,742 SF
Under Construction

64,150 SF
YTD 2025 Leasing Activity

1,578,032 SF
Class A & B Inventory

Notable Recent Lease Transactions

Playboy Enterprises

26,065 SF
Rivani
New to Market
(From Los Angeles)

ClaimsHero

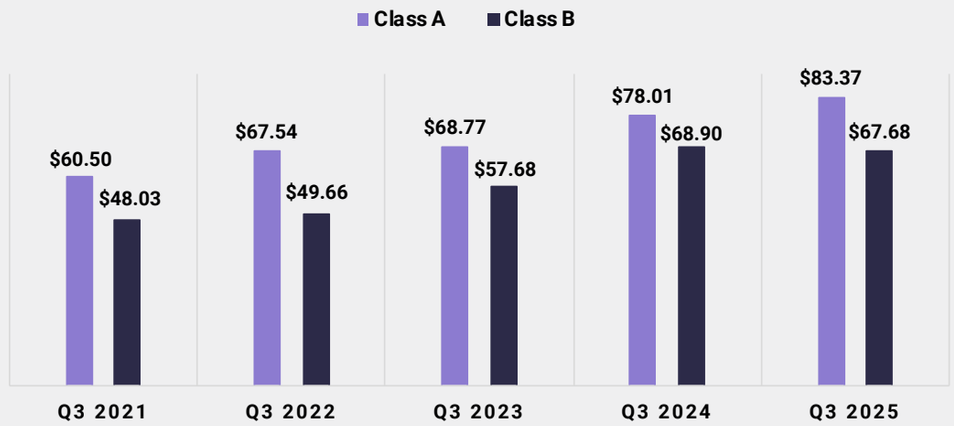
11,000 SF
1815 Purdy Ave
New to Market
(From Arizona)

Raymond James

2,153 SF
Rivani
Expansion

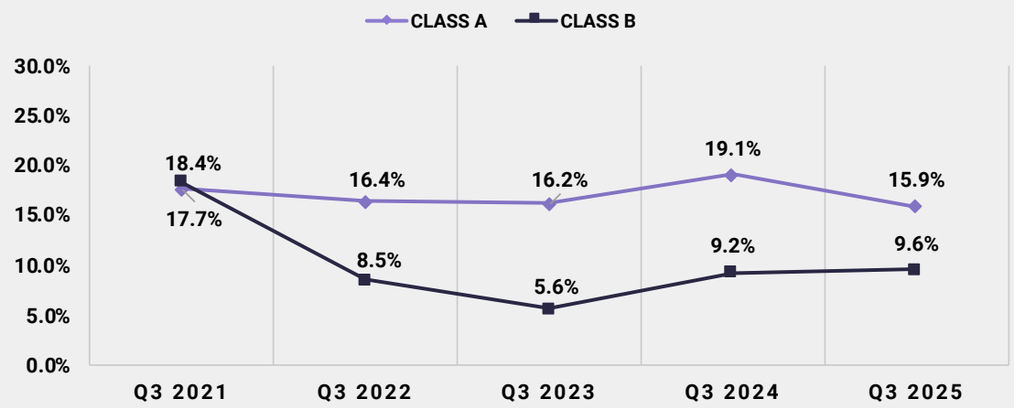
Q3 2025 Weighted Average Rates (FS) YOY

Class A & B > 50,000 SF



Q3 2025 Direct Vacancy Rates YOY

Class A & B > 50,000 SF



Wynwood / Design District

Q3 2025 Class A & B Highlights

$92.04 PSF FS
Weighted average asking rate increased 6.0% YOY

22.8%
Direct vacancy increased, previously 14.5% in Q3 2024

143,901 SF
YTD 2025 Net Absorption

0 SF
Under Construction

160,737 SF
YTD 2025 Leasing Activity

1,697,412 SF
Class A & B Inventory

Notable Recent Lease Transactions

Pura Vida

26,982 SF
The Gateway at Wynwood
New to Submarket
(Sublease)

OKO Group

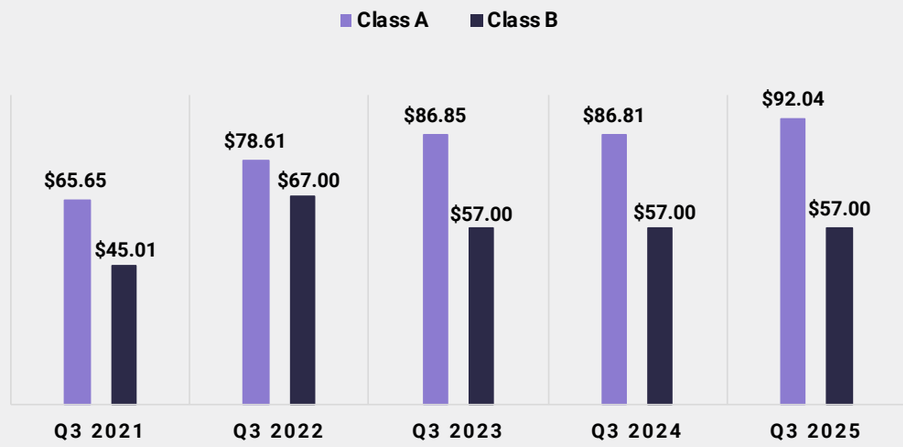
25,205 SF
Wynwood Plaza
Relocation & Expansion in Submarket (From Miami Interior Design I ; +16,000 SF)

Orrick, Herrington & Sutcliffe

7,500 SF
Wynwood Annex
New to Market
(From San Francisco)

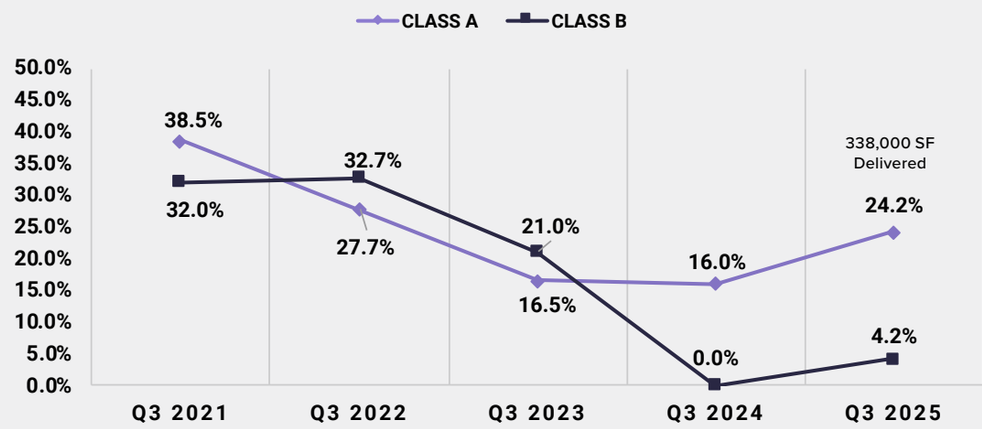
Q3 2025 Weighted Average Rates (FS) YOY

Class A & B > 50,000 SF



Q3 2025 Direct Vacancy Rates YOY

Class A & B > 50,000 SF



Coconut Grove

Q3 2025 Class A & B Highlights

$80.48 PSF FS
Weighted average asking rate increased 11.7% YOY

7.8%
Direct vacancy increased, previously 7.3% in Q3 2024

(8,205) SF
YTD 2025 Net Absorption

34,100 SF
Under Construction

38,878 SF
YTD 2025 Leasing Activity

1,254,343 SF
Class A & B Inventory

Notable Recent Lease Transactions

South Florida Consolidated Holdings

4,947 SF
2601 Bayshore
Renewal

Maverick Capital

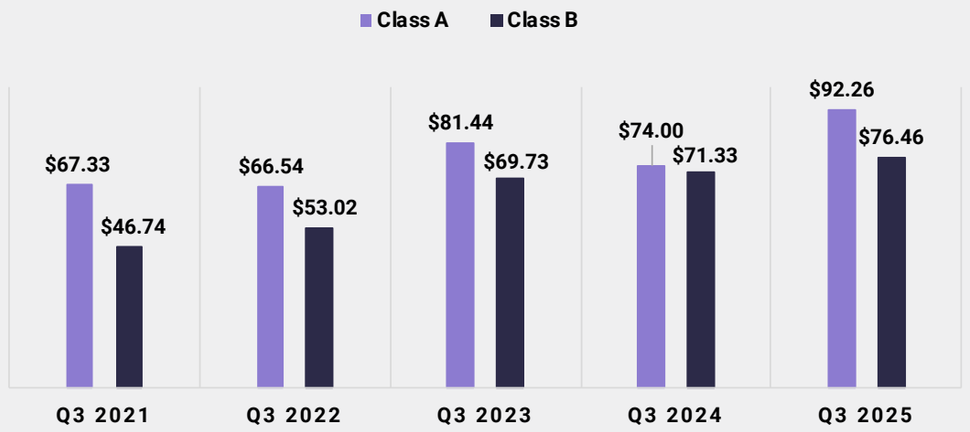
1,928 SF
One Cocowalk
Sublease

L1 Global Wealth Management

1,434 SF
2601 Bayshore
New to Submarket
(From Miami Beach)

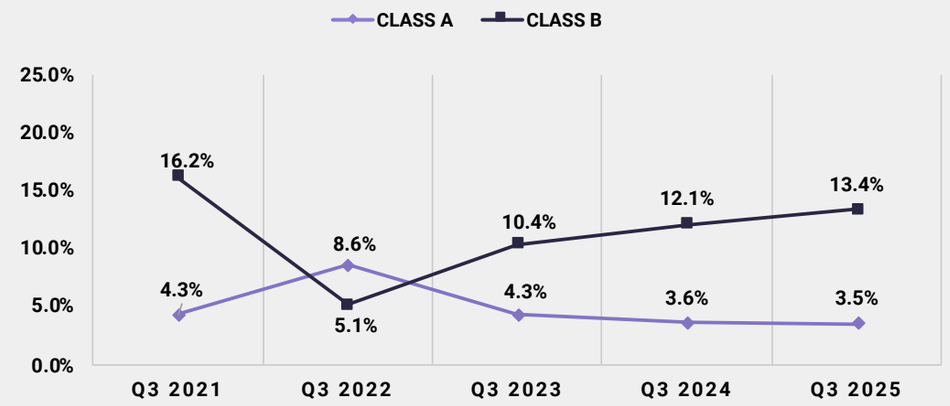
Q3 2025 Weighted Average Rates (FS) YOY

Class A & B > 50,000 SF



Q3 2025 Direct Vacancy Rates YOY

Class A & B > 50,000 SF



Miami Airport

Q3 2025 Class A & B Highlights

$42.74 PSF FS
Weighted average asking rate increased 5.3% YOY

16.4%
Direct vacancy decreased, previously 18.3% in Q3 2024

197,088 SF
YTD 2025 Net Absorption

0 SF
Under Construction

513,727 SF
YTD 2025 Leasing Activity

9,337,991 SF
Class A & B Inventory

Notable Recent Lease Transactions

ADP

78,315 SF
703 Waterford
New to Submarket
(From Kendall)

United Healthcare

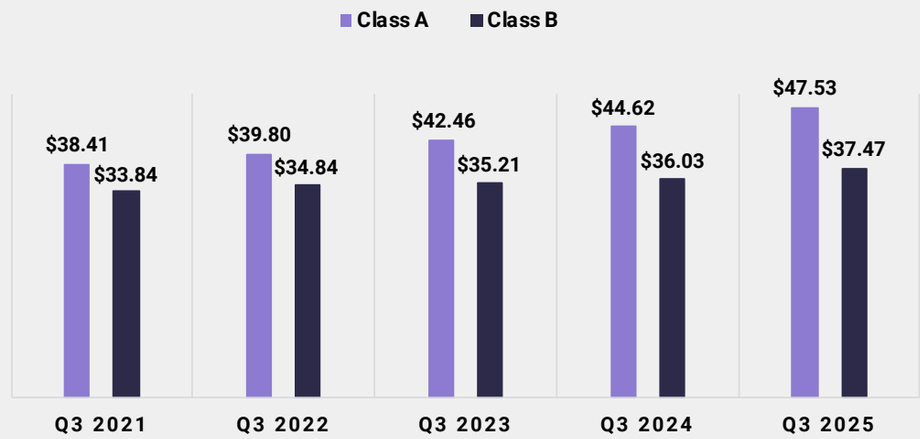
25,943 SF
1000 Waterford
Renewal & Expansion
(+6,794 SF)

ADT Security Services

15,010 SF
Dolphin Corporate Park
Renewal & Downsize
(-4,800 SF)

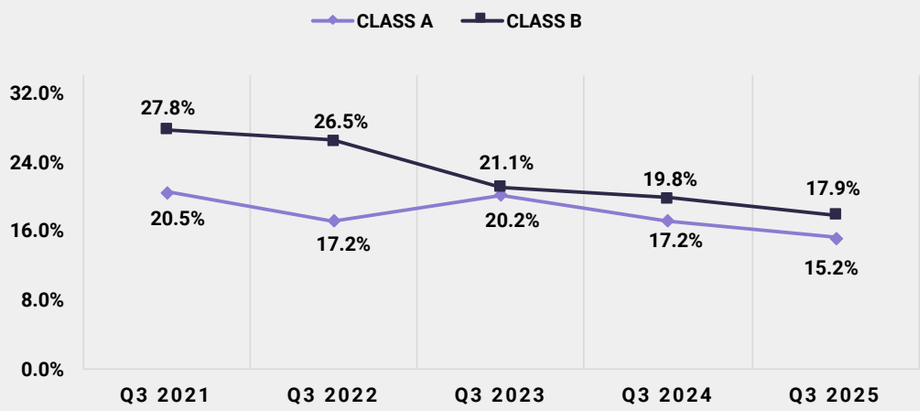
Q3 2025 Weighted Average Rates (FS) YOY

Class A & B > 50,000 SF



Q3 2025 Direct Vacancy Rates YOY

Class A & B > 50,000 SF



Q3 2025 Class A & B Highlights

$63.51 PSF FS
Weighted average asking rate increased 0.9% YOY

16.5%
Direct vacancy increased, previously 16.3% in Q3 2024

(3,616) SF
YTD 2025 Net Absorption

113,650 SF
Under Construction

108,449 SF
YTD 2025 Leasing Activity

1,404,067 SF
Class A & B Inventory

Notable Recent Lease Transactions

AbbaDox

8,584 SF
O Towers – Onyx Tower
Relocation in Submarket
(From ACC)

Benihana

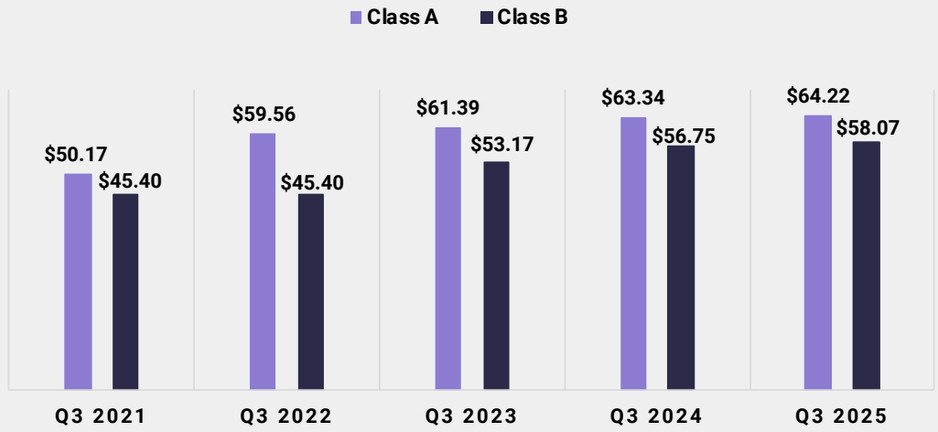
6,817 SF
O Towers – White Tower
Renewal

Thousand Branches Wellness

4,256 SF
10X Centre
New Lease

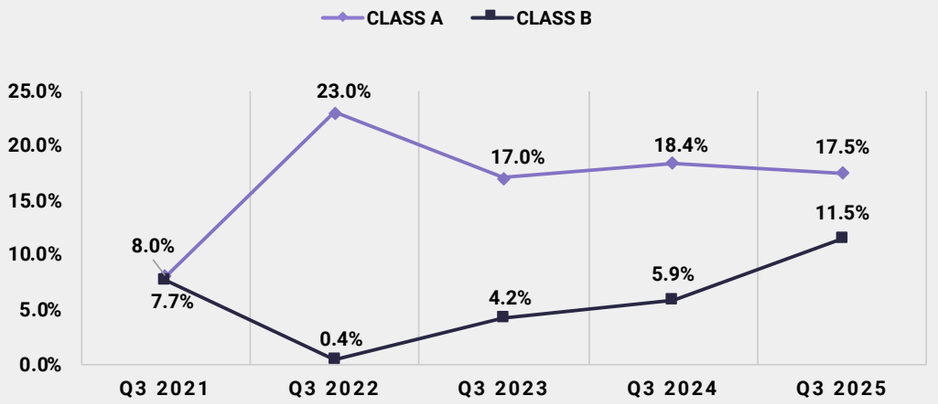
Q3 2025 Weighted Average Rates (FS) YOY

Class A & B > 50,000 SF

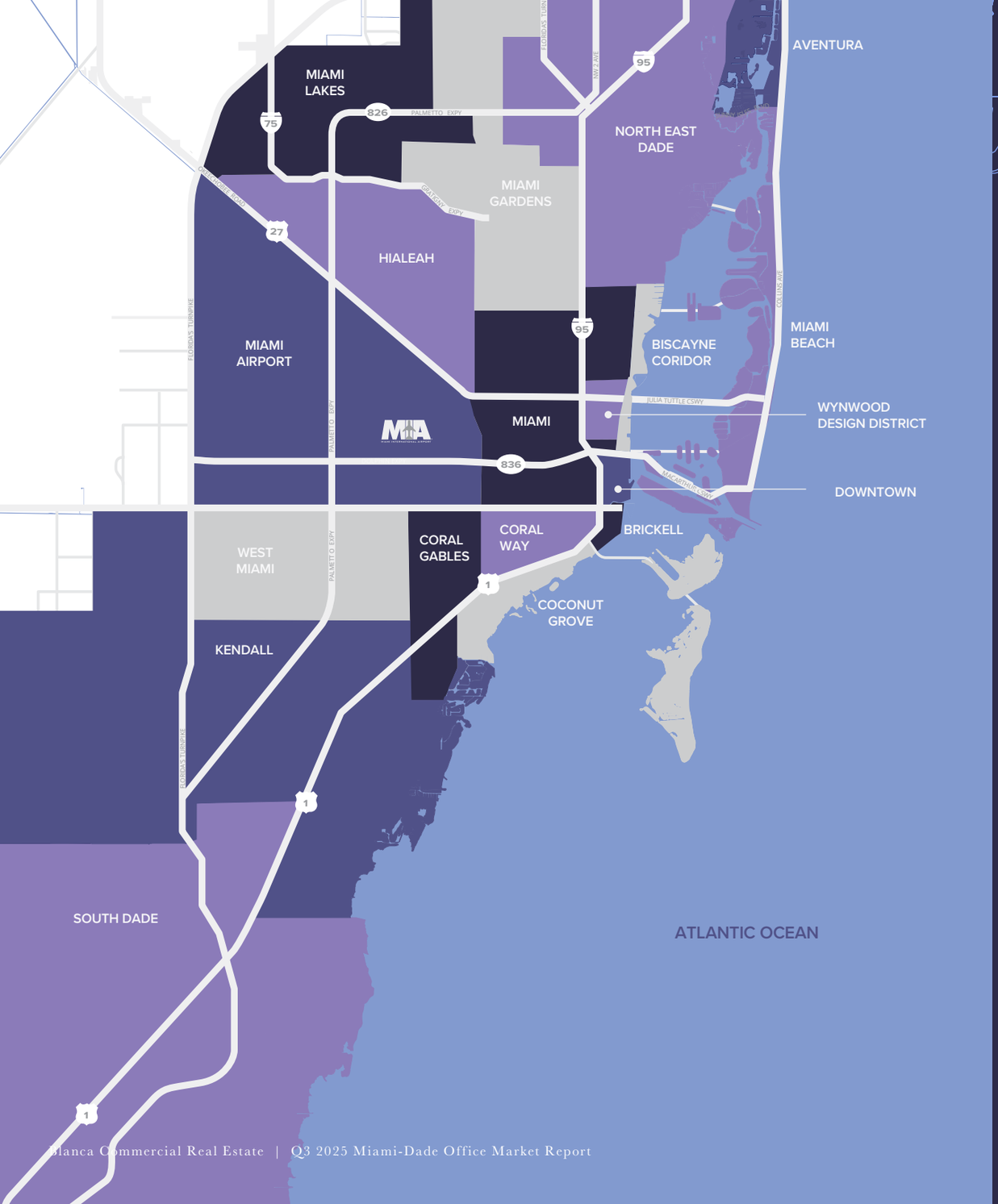


Q3 2025 Direct Vacancy Rates YOY

Class A & B > 50,000 SF



Miami-Dade Submarket Map



Submarket	Buildings	Inventory (SF)	Direct Vacancy Rate (%)	Weighted Average Asking Rate FS	YTD 2025 Net Absorption	YTD 2025 Leasing Activity (SF)	Under Construction
4 MAJOR SUBMARKETS							
Downtown	9	5,017,462	23.9%	$71.74	(74,838)	371,426	67,588
Brickell	14	5,378,554	13.2%	$99.62	48,125	453,406	153,070
Coral Gables	23	4,005,082	11.2%	$62.87	148,776	361,580	70,800
Miami Airport	32	5,209,996	15.2%	$47.53	122,782	373,509	-
SUBTOTAL	**78**	**19,611,094**	**16.1%**	**$70.71**	**244,845**	**1,559,921**	**291,458**
Aventura	9	1,174,802	17.5%	$64.22	4,764	90,558	113,650
Biscayne Corridor	1	435,000	30.0%	$48.00	16,308	30,300	187,000
Coconut Grove	5	711,917	3.5%	$92.26	(1,661)	31,477	34,100
Coral Way							
Kendall	4	713,687	13.6%	$51.00	2,453	16,329	-
Medley							
Miami	2	401,126	16.5%	$64.02	0	2,108	-
Miami Beach	8	846,243	15.9%	$83.37	16,030	61,817	234,742
Miami Lakes	6	386,785	20.9%	$36.10	11,571	3,299	-
NE Dade	1	102,287	0.0%	-	3,202	738	-
South Dade							
Wynwood-Design District	14	1,575,016	24.2%	$92.04	149,026	151,865	-
SUBTOTAL	**50**	**6,346,863**	**17.6%**	**$71.53**	**201,693**	**388,491**	**569,492**
TOTAL	**128**	**25,957,957**	**16.5%**	**$70.92**	**446,538**	**1,948,412**	**860,950**

Multi-tenant, Class A Buildings > 50,000 SF *With the exception of new developments The Wynwood Garage and The Optimum

Submarket	Buildings	Inventory (SF)	Direct Vacancy Rate (%)	Weighted Average Asking Rate FS	YTD 2025 Net Absorption	YTD 2025 Leasing Activity (SF)
4 MAJOR SUBMARKETS						
Downtown	11	1,875,144	18.0%	$43.78	9,697	113,530
Brickell	8	1,440,725	16.5%	$64.98	6,929	34,125
Coral Gables	23	2,709,925	15.1%	$53.03	14,510	59,531
Miami Airport	40	4,127,995	17.9%	$37.47	74,306	140,218
SUBTOTAL	**82**	**10,153,789**	**17.0%**	**$46.20**	**105,442**	**347,404**
Aventura	2	229,265	11.5%	$58.07	(8,380)	17,891
Biscayne Corridor	4	291,131	5.7%	$57.35	7,376	0
Coconut Grove	5	542,426	13.4%	$76.46	(6,544)	7,401
Coral Way	8	567,749	7.3%	$38.14	(8,055)	5,338
Kendall	9	1,240,940	24.9%	$39.75	7,260	31,381
Medley	3	193,914	0.0%	-	0	12,157
Miami	1	76,789	0.0%	-	0	0
Miami Beach	6	731,789	9.6%	$67.68	5,247	2,333
Miami Lakes	3	157,987	1.6%	$28.00	0	6,606
NE Dade	7	838,623	18.0%	$41.00	(44,448)	5,193
South Dade	2	133,994	13.4%	$34.80	(13,037)	0
Wynwood-Design District	2	122,396	4.2%	-	(5,125)	8,872
SUBTOTAL	**52**	**5,127,003**	**13.9%**	**$47.41**	**(65,706)**	**97,172**
TOTAL	**134**	**15,280,792**	**15.9%**	**$46.55**	**39,736**	**444,576**

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BLANCA

Miami

1450 Brickell Ave, Ste 2400
Miami, FL 33131
305.577.8850

Waterford Business District

701 Waterford Way, Ste 160
Miami, FL 33126
305.577.8850

Fort Lauderdale

201 E Las Olas Boulevard, Ste 1050
Fort Lauderdale, FL 33301
954.395.2112

BLANCACRE.COM