BLANCA

Q4 2025

Miami-Dade Office Market Report.

Snapshot & Outlook

Miami's office market entered the final stretch of 2025 by solidifying its position as a premier destination for global tenants and capital, delivering a performance defined by sustained momentum and resilience.

This continued ascension is not a reaction to fleeting trends but the result of a deliberate, long-term trajectory that has firmly established the region as a primary gateway market. Total leasing for the year reached 3.2 million square feet, surpassing the five-year annual average, signaling a phase of steady expansion. With 671,000 square feet of positive net absorption recorded in 2025, Miami has now absorbed 3.3 million square feet since the start of 2021, a staggering 8.2% of the total inventory that underscores the permanence of the region's economic appeal.

In the fourth quarter, economic development leaders from across South Florida conducted a high-level mission to New York City, presenting the region as a cohesive $533 billion "Mega-Region" to attract global financial and tech firms. This aggressive outreach is supported by hard data: Miami-Dade led the nation's ten largest counties in job growth this year, with a 1.5% employment increase driven by the same professional and financial services sectors that anchor the office market. The 2025 leasing mix, led by financial services, legal services, and a growing medical and education contingent, vividly illustrates a diversified ecosystem that has successfully decoupled from the volatility of any single sector.

Infrastructure and mobility remain the primary catalysts for widening the region's talent pool and reinforcing its core corridors. The fourth quarter was highlighted by the launch of the South Dade TransitWay, the nation's longest all-electric Bus Rapid Transit corridor, which provides high-frequency connectivity from residential neighborhoods directly to major

employment centers. This milestone complements the continued maturation of the rail ecosystem; Brightline has successfully added peak-period capacity while advancing the planning for the Northeast Corridor commuter link. Furthermore, the securing of a federal planning grant to study a future Tri-Rail station near the HueHub development in Little River within a broader transit-oriented framework ensures that the "last-mile" commute remains a competitive advantage for Miami's urban core. These regional rail advancements, alongside the Metromover's electrical modernization and the $7 billion capital program at Miami International Airport, are effectively removing friction from the daily commute and ensuring the region remains an accessible hub for a growing workforce and for domestic and international travel.

While the market navigates extreme scarcity across the premier quality assets in its most coveted submarkets, the emerging next development cycle offers a strategic positioning opportunity for companies migrating to the region and the region's existing leading occupiers. The groundbreaking of the 924,000 square-foot 1401 Brickell by Santander office tower in Brickell marks a pivotal moment for the central business district, promising to deliver critical trophy-tier capacity to meet pent-up demand for top quality space in Miami's top destination for global enterprises. Simultaneously, projects such as 3601 Design in the Design District underscore a skyline being physically reshaped across multiple niche markets to align with the scale of Miami's expanding global profile.

As we enter 2026, the market is supported by an institutional maturity that extends beyond real estate metrics into the civic and educational bedrock of the region. A clear pro-growth agenda focused on permitting modernization and infrastructure resilience is providing the necessary framework for the next phase of development. A growing talent pipeline anchored by the University of Miami's top-tier entrepreneurship program among other top programs from Florida International University, Miami Dade College and Florida Atlantic University ensures a steady stream of intellectual capital necessary for continued growth. With its footing secure and its vision clearly defined, Miami remains uniquely positioned to extend its historic growth streak, solidifying its status as a market that does not just participate in the global economy but actively leads it.

Miami-Dade by the Numbers

Multi-Tenant Office Buildings > 50,000 SF

Class A	Class B
$73.02 PSF (FS) Weighted average asking rate (Increased 3.0% QOQ)	**$48.38 PSF (FS)** Weighted average asking rate (Increased 3.9% QOQ)
16.5% Direct vacancy (Remained the same QOQ)	**14.4%** Direct vacancy (Decreased 150 basis points QOQ)
319,913 SF 2025 Deliveries	**0 SF** 2025 Deliveries
539,055 SF 2025 Net Absorption	**131,637 SF** 2025 Net Absorption

Market highlights.

Miami's office market concluded 2025 by demonstrating a remarkable sense of equilibrium, effectively anchoring a year defined by steady execution.

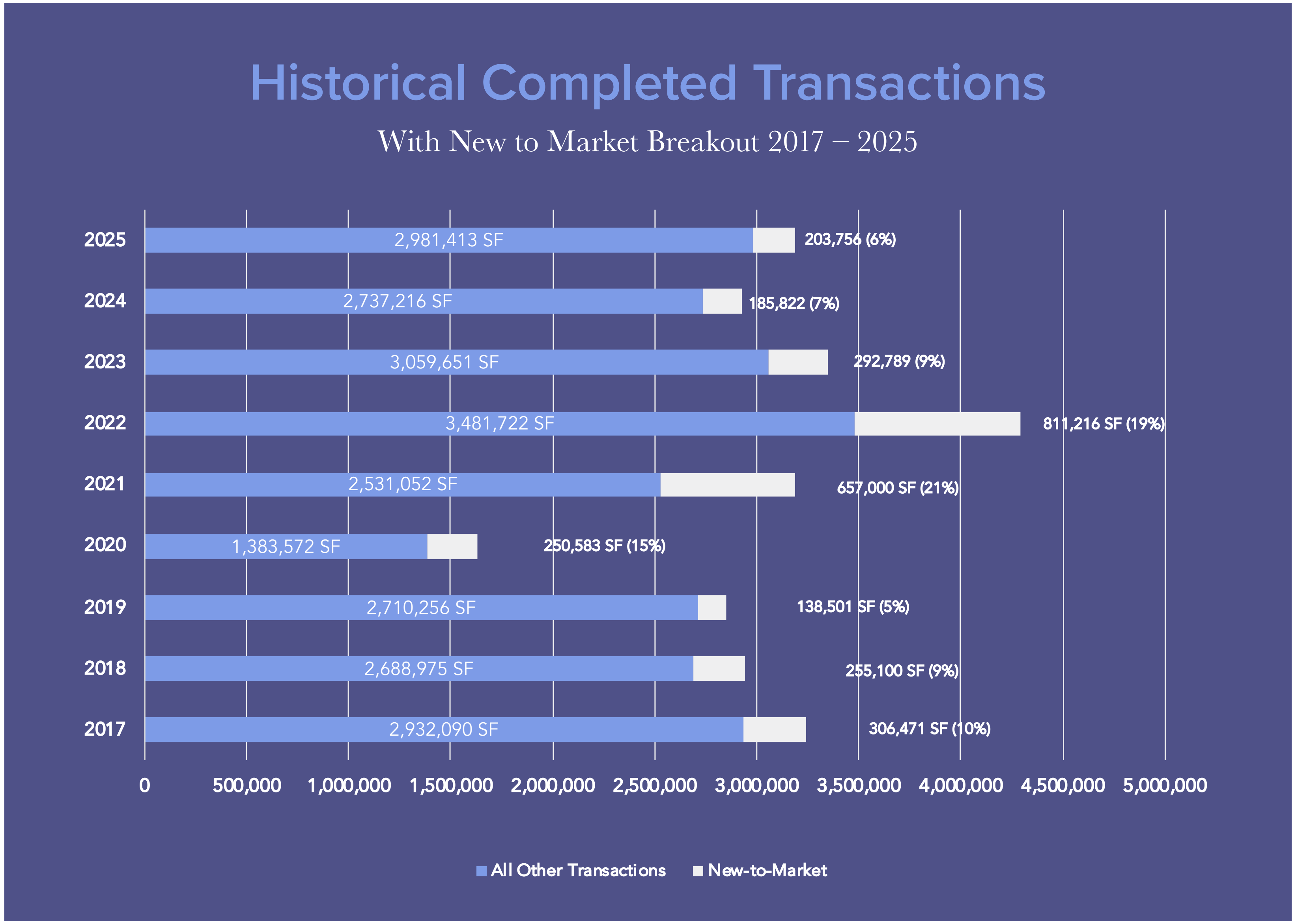
Total leasing activity for the fourth quarter reached 794,000 square feet, contributing to a year-end total of 3.2 million square feet, a figure that sits just above the market's five-year annual average. This alignment suggests that Miami has successfully transitioned into a phase of mature, sustainable growth, where decision timelines have normalized and the "mad dash" for space has been replaced by a more strategic, broad-based requirement for quality office product.

The narrative of 2025 was underpinned by a robust diversification across high-growth industries, a shift that has provided a stabilizing layer to the market's core fundamentals. This industry mix included sectors that have long been a part of Miami's economy as well as some growing sectors. For 2025, leasing activity included financial services (25%), legal services (18%), TAMI (15%), and a burgeoning education and medical sector (8% medical, 4% educational), ensuring that Miami's upward trajectory is no longer tied to the volatility of any single sector. The strength of this diversification was reflected in the year's largest transactions, which spanned the professional spectrum: from City National Bank's 145,000 square foot consolidation in Coral Gables and Stearns Weaver Miller's 96,000 square foot recommitment Downtown, to ADP's 78,000 square foot move to Waterford and Nicklaus Children's

Hospital's 62,000 square foot lease at Columbus Center.

This sustained demand has fueled a historic run of occupancy growth that remains undeterred by broader macroeconomic signals. The market recorded 184,000 square feet of positive net absorption in the fourth quarter, bringing the 2025 annual total occupancy gains to 671,000 square feet. Since the start of 2021, Miami-Dade has now absorbed an impressive 3.3 million square feet, representing over 8% of the total inventory, a clear signal of the region's enduring appeal to both existing and new-to-market tenants. Within this growth, a nuanced recalibration is taking place as tenants prioritize a balance between high-end product offering appealing amenities and strategic cost-efficiency. Driven by limited availability and continued rent growth in Brickell's most coveted trophy towers, users are increasingly pivoting toward premium alternatives in the Miami Airport suburban market, Coral Gables, and other smaller office submarkets including Wynwood, Aventura, Miami Beach and Coconut Grove that offer urban amenities.

This migration is clearly reflected in the 2025 absorption data; Miami Airport led the county with 310,000 square feet of occupancy gains for the



year, followed closely by Coral Gables with 179,000 square feet. This underscores a market shift that solidifies Miami's secondary submarkets as viable destinations for institutional tenants.

New-to-market leasing for 2025 totaled 204,000 square feet, a modest increase over the prior year (54% below the five-year average), but this shortfall was mitigated by organic growth of the existing tenant base. Miami's current trajectory is no doubt being sustained by home-grown expansions such as Key Point Academy's 30,000 square foot expansion at 1501 Biscayne growing its footprint to over 90,000 square feet, and by companies who recently established a footprint, signaling a long-term commitment to Miami. This is perhaps best exemplified by the growth of Miami's most notable new-to-market tenants, Amazon and Citadel, who continued to increase their footprints earlier this year.

Stakeholders' investment in the educational and service-oriented pillars needed to support a growing workforce are providing the essential groundwork for Miami's future expansion. As 2025 concludes, the market is executing on a vision where new entrants to the market are no longer just maintaining presence but are actively scaling, aligning with the region's rising global profile.

The fourth quarter of 2025 witnessed the continued recalibration of Miami's office inventory, defined by next generation office developments now underway and the redevelopment and repositioning of various assets.

The year concluded with overall vacancy at 15.7%, marking a 90 basis-point decline year-over-year, a trajectory that stands in sharp contrast to the persistent vacancy challenges facing other major domestic hubs. While Class A vacancy decreased slightly to 16.5%, the most pronounced change occurred in the Class B segment, where direct vacancy dropped 170 basis points over the year to 14.4%. This compression was driven less by a surge in demand for Class B space and more by a supply-side correction, as aging commodity products were removed from the inventory for redevelopment to higher value uses.

This trend was most evident in the Miami Airport and Kendall submarkets, where the planned demolition and conversion of dated assets catalyzed a meaningful improvement in fundamentals. In Kendall, the conversion of the former Dadeland Towers into 216 multifamily units known as The Hyve helped drive the submarket's vacancy down from 21.1% to 15.7% over the course of the year. Similarly, in Miami Airport, older office buildings will be replaced by new residential product in the ongoing revitalization of the Downtown Doral district by Codina Partners. These reductions in inventory have effectively tightened the market's baseline.

The core corridors, meanwhile, continued to navigate a more nuanced supply dynamic defined by extreme scarcity for the top product. Brickell's Class A vacancy decreased 100 basis points over the year to 13.1%, though the true health of the submarket is best conveyed through its Tier 1 assets, where vacancy sits at a market low of 6.6%. Conversely, submarkets like Downtown Miami and Wynwood experienced vacancy increases of 220 and 410 basis points, respectively. In Wynwood, this was largely the result of Wynwood Plaza's delivery with 45% not yet leased, while Downtown Miami recorded some occupancy losses through tenants downsizing or moving to other submarkets, most notably City National Bank's consolidation in Coral Gables and Wells Fargo's significant contraction.

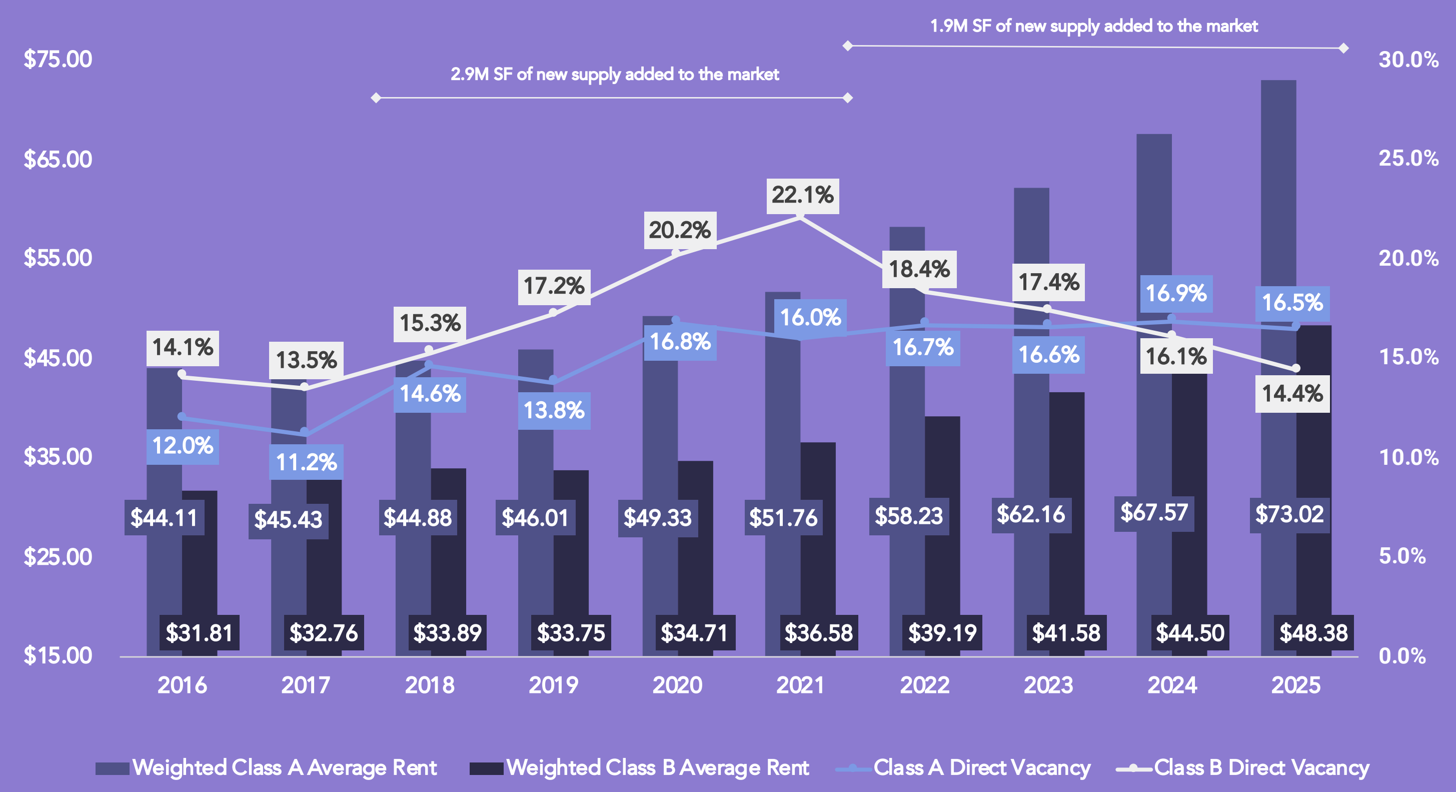
The delivery of The Fifth in Miami Beach this quarter served as a marquee example of the submarket's new standard for boutique, ultra-luxury product. Developed by Sumaida+Khurana and Bizzi & Partners, the project delivered approximately 30% preleased with asking rates of $170.00 on a triple-net basis. These record-setting asking rates, which are more than double the asking rents

of existing Class A inventory in Miami Beach, highlight the region's continued capacity to support ultra-luxury development targeting the global elite. Projects like The Offices at THE WELL reinforce the demand for ultra-luxury projects in niche micro-markets like Bay Harbor Islands. This mixed-use project, delivering in the first quarter of 2026, is already nearly 70% preleased at similarly record-setting rates.

The long-term outlook remains underscored by a pipeline that is both ambitious and selective, highlighted by significant groundbreakings this quarter that signal a profound commitment to Miami by major global investors and occupiers. In Brickell, the 924,000 square foot 1401 Brickell by Santander is underway. The project, which includes approximately 816,000 square feet of office space and 108,000 square feet of retail and amenity space, has an anticipated delivery in the first half of 2029. Simultaneously, after securing a $138.5 million construction loan, Allen Morris Co. broke ground in December on its mixed-use project Ziggurat in Coconut Grove. Ziggurat will deliver 100,000 square feet of office space, an 18-unit luxury condominium, and 45,000 square feet of ground-floor retail by 2028, with Allen Morris Co. moving its own headquarters to the building upon completion. These projects round out Miami's new office development pipeline now at 1.8 million square feet, representing 4.4% of existing inventory. The Miami market is effectively engineering a landscape that remains as resilient as it is sophisticated with the redevelopment of obsolete product coupled with the next-generation trophy assets that are underway.

Historical Miami-Dade Direct Weighted Average Rate (FS) & Direct Vacancy

Class A & B Multi-Tenant Office Buildings > 50,000 SF

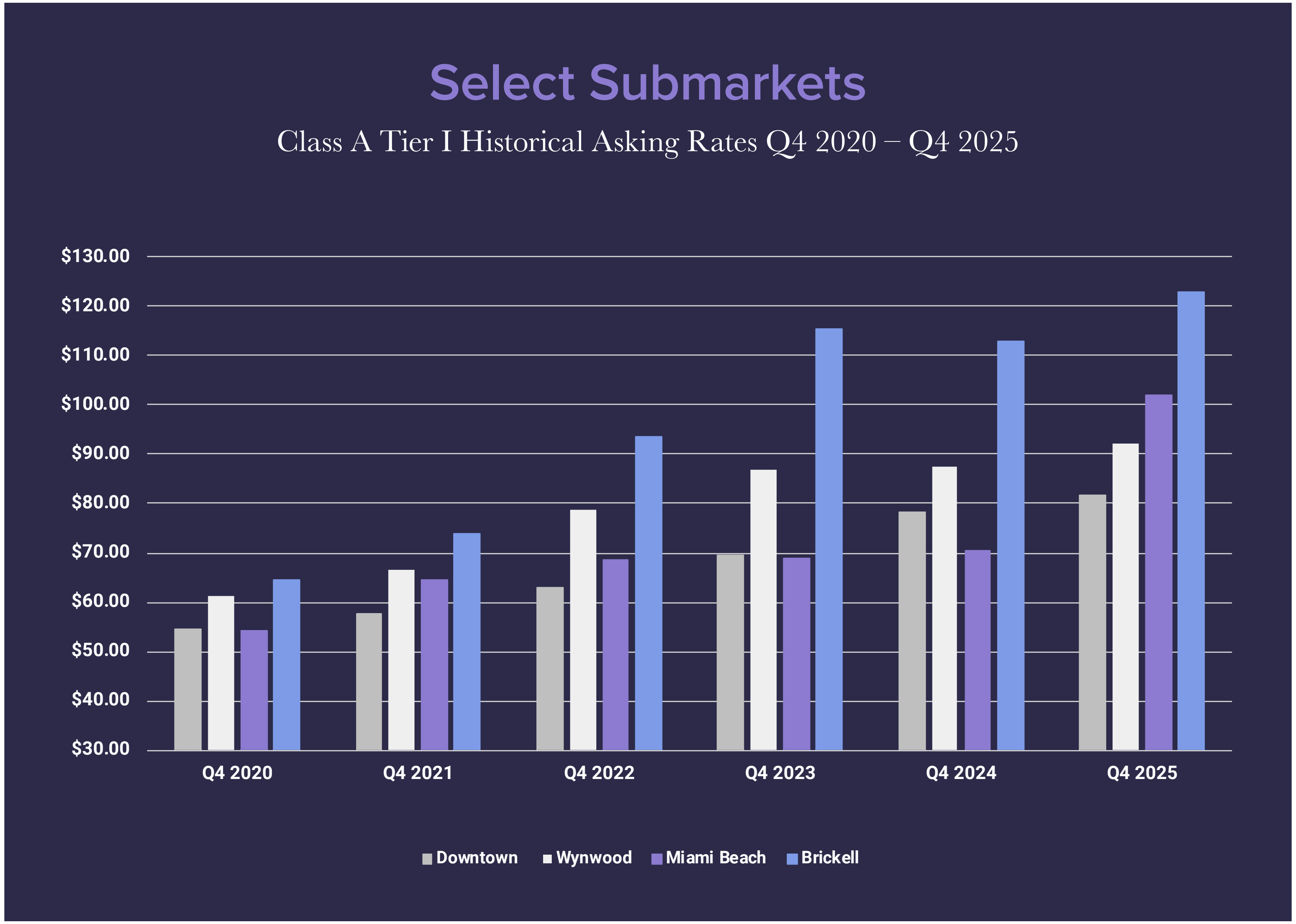


The pricing trajectory of Miami's office market in 2025 served as the definitive exclamation point on a half-decade of unprecedented rental rate appreciation.

Overall full-service asking rents reached $65.01 per square foot by year-end, representing a 4.5% increase over the previous quarter and a significant 9.5% climb year-over-year. When viewed through a five-year lens, the magnitude of this shift is staggering; since the fourth quarter of 2020, overall market rents have surged by 51%, a transformation that has firmly established Miami within the elite tier of global gateway cities. This sustained growth has not been confined to a single segment, as both Class A and Class B assets recorded identical 8.1% year-over-year increases, finishing at $73.02 and $48.38 per square foot, respectively.

This upward pressure was most acutely felt in submarkets delivering the next generation of ultra-luxury product. Miami Beach served as the quarter's primary pricing catalyst, where the delivery of The Fifth, with asking rates equivalent to approximately $195.00 full-service, inflating the submarket's overall average rate by 37% year-over-year. By commanding rates more than double the existing Class A inventory, such boutique marquee developments are not just resetting local benchmarks but are signaling the market's capacity to support pricing levels that rival the most expensive corridors in Manhattan or London. Even in the established financial heart of Brickell, Class A rents have appreciated 74% over the last five years.

As a direct consequence of this rapid appreciation, the market is witnessing a recalibration of demand from price sensitive tenants toward submarkets that offer a strategic balance of quality and cost-efficiency. Coral Gables has emerged as a primary



beneficiary of this trend, with overall rents increasing 9.3% year-over-year as it captures tenants seeking high-end, walkable environments at a relative discount to the central business district. Similarly, the Miami Airport submarket recorded a 5.1% annual increase in rates, bolstered by its campus-style assets and commute-friendly accessibility, specifically Waterford Business District. This "spillover" effect is no longer a sign of a cooling market, but rather a sign of a maturing one, where diversity in pricing across submarkets provides a necessary relief valve for an expanding corporate base.

Looking ahead to 2026, Miami appears well-positioned to sustain its historic run of growth by simultaneously addressing the structural pillars required for long-term regional health. The "all gas, no brakes" momentum of previous years has evolved into a more disciplined and sustainable trajectory, supported by a construction pipeline that is carefully calibrated to match demand. Most importantly, the region is moving beyond real estate metrics alone, with committed stakeholders actively investing in the infrastructure, education, and workforce housing needed to anchor its newfound global status. With multi-year absorption reaching 8.2% of total inventory since 2021, the market enters the new year with a rare combination of high-octane demand and the civic and private sector foresight necessary to support it.

Submarket watch.

Brickell

Q4 2025 Class A & B Highlights

$91.00 PSF FS
Weighted average asking rate increased 0.8% YOY

13.8%
Direct vacancy decreased, previously 14.7% in Q4 2024

75,460 SF
2025 Net Absorption

1,077,070 SF
Under Construction

688,131 SF
2025 Leasing Activity

6,819,279 SF
Class A & B Inventory

Notable Recent Lease Transactions

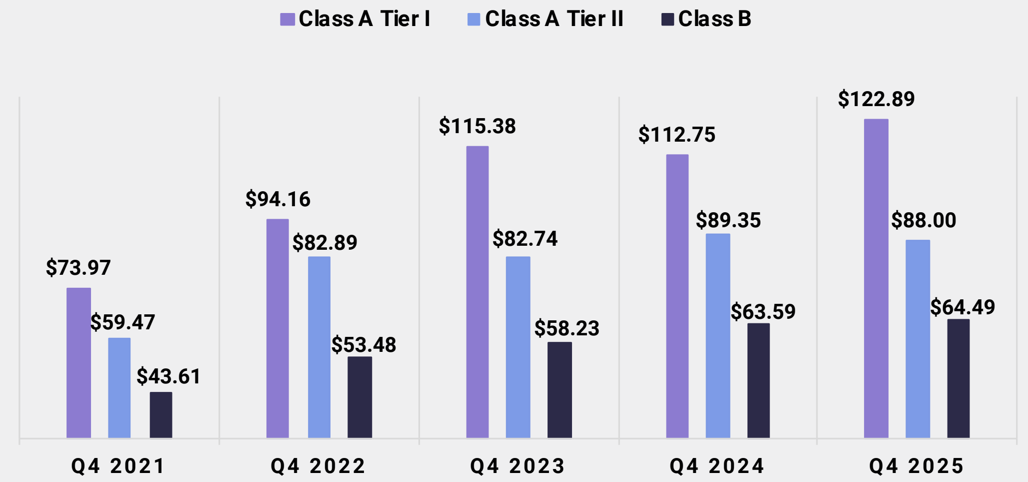
City National Bank
42,250 SF
1450 Brickell
Renewal

Truist Bank
25,631 SF
Brickell Office Plaza
Renewal

McKinsey & Company
22,417 SF
701 Brickell
Relocation & Expansion in Submarket (From Two Brickell City Centre)

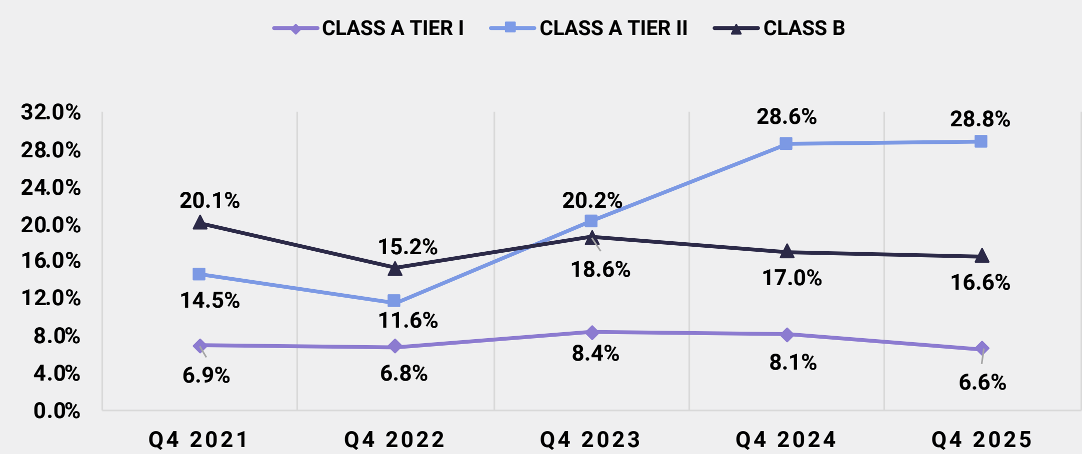
Q4 2025 Weighted Average Rates (FS) YOY

Class A & B > 50,000 SF



Q4 2025 Direct Vacancy Rates YOY

Class A & B > 50,000 SF



Downtown

Q4 2025 Class A & B Highlights

$67.20 PSF FS
Weighted average asking rate increased 5.4% YOY

22.9%
Direct vacancy increased, previously 20.7% in Q4 2024

(99,974) SF
2025 Net Absorption

67,588 SF
Under Construction

556,185 SF
2025 Leasing Activity

6,892,606 SF
Class A & B Inventory

Notable Recent Lease Transactions

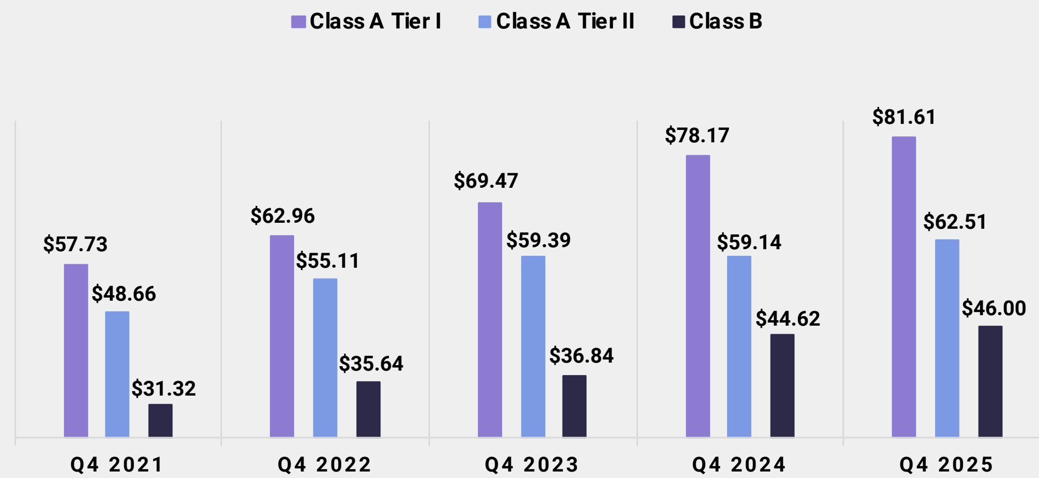
BMG Money
16,979 SF
Wells Fargo Center
New to Submarket & Expansion
(From 444 Brickell)

Bryan Cave Leighton Paisner
10,015 SF
Southeast Financial Center
Renewal

Simpro
9,128 SF
One Downtown
New to Market
(From Australia)

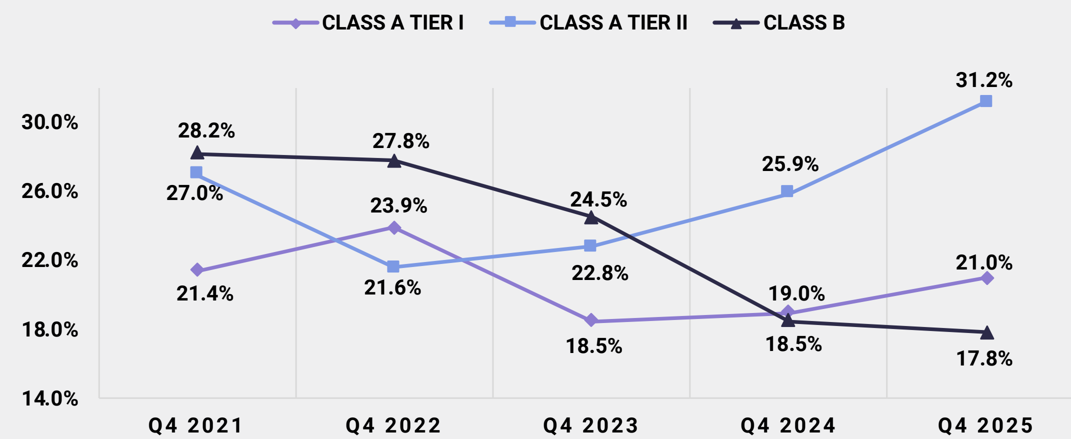
Q4 2025 Weighted Average Rates (FS) YOY

Class A & B > 50,000 SF



Q4 2025 Direct Vacancy Rates YOY

Class A & B > 50,000 SF



Q4 2025 Class A & B Highlights

$59.90 PSF FS
Weighted average asking rate increased 9.3% YOY

13.0%
Direct vacancy decreased, previously 14.3% in Q4 2024

178,991 SF
2025 Net Absorption

70,800 SF
Under Construction

545,819 SF
2025 Leasing Activity

6,715,007 SF
Class A & B Inventory

Notable Recent Lease Transactions

Terrabank

45,000 SF
Columbus Center
New to Submarket
(From Coral Way)

Pinto Insurance Agency

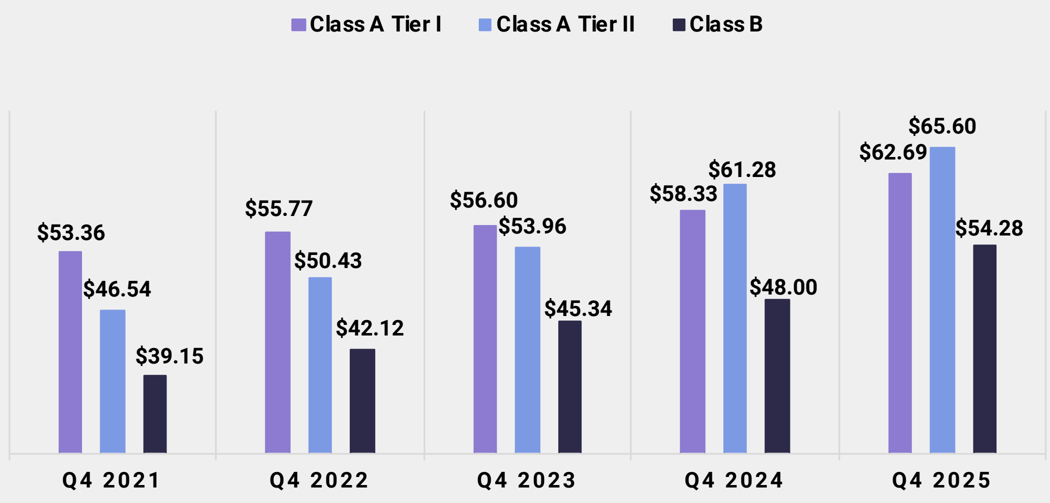
13,562 SF
Douglas Entrance – South Tower
New to Submarket
(From Kendall)

Zentory Law

9,000 SF
Ros Centre
Relocation in Submarket
(From 1600 Ponce)

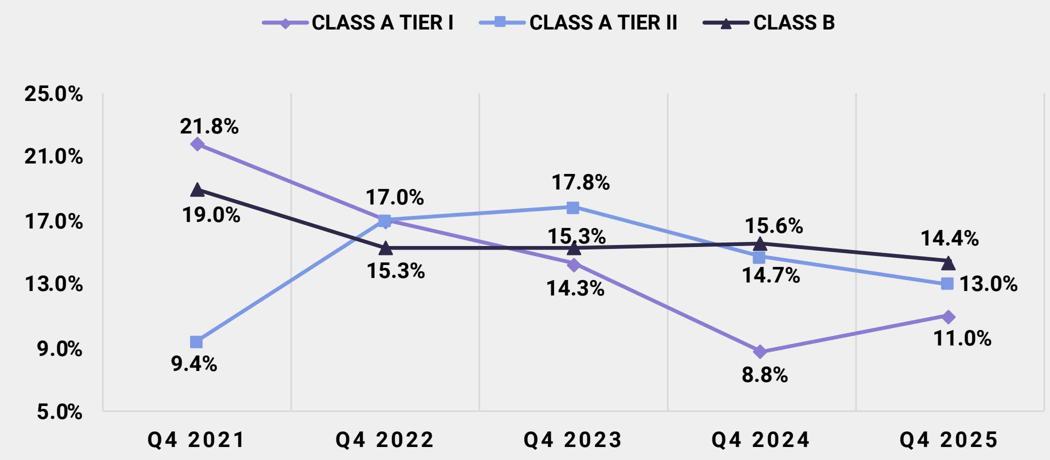
Q4 2025 Weighted Average Rates (FS) YOY

Class A & B > 50,000 SF



Q4 2025 Direct Vacancy Rates YOY

Class A & B > 50,000 SF



Q4 2025 Class A & B Highlights

$95.05 PSF FS
Weighted average asking rate increased 36.9% YOY

14.3%
Direct vacancy remained the same, previously 14.3% in Q4 2024

46,127 SF
2025 Net Absorption

169,792 SF
Under Construction

89,292 SF
2025 Leasing Activity

1,631,945 SF
Class A & B Inventory

Notable Recent Lease Transactions

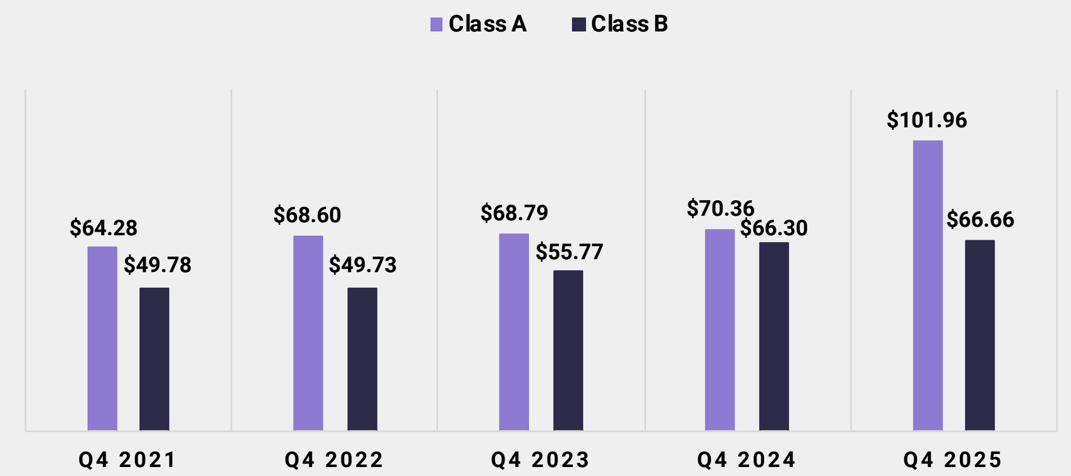
Clai, Inc.
6,397 SF
1695 Alton Rd
New to Submarket
(From Aventura)

Ryan Specialty Group
5,729 SF
The Morris
Renewal

Optimal Health Private Medicine
5,047 SF
Rivani
Expansion

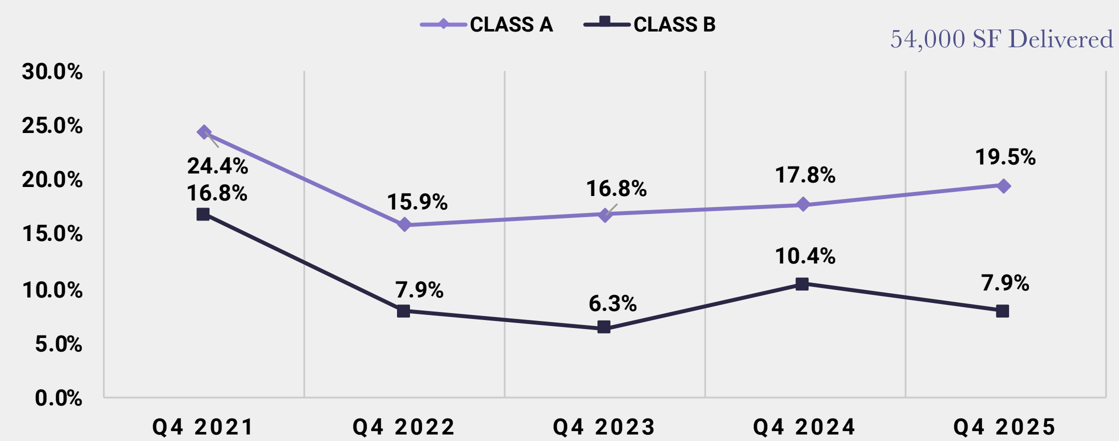
Q4 2025 Weighted Average Rates (FS) YOY

Class A & B > 50,000 SF



Q4 2025 Direct Vacancy Rates YOY

Class A & B > 50,000 SF



Wynwood / Design District

Q4 2025 Class A & B Highlights

$92.28 PSF FS
Weighted average asking rate increased 5.6% YOY

22.6%
Direct vacancy increased, previously 18.5% in Q4 2024

146,451 SF
2025 Net Absorption

30,189 SF
Under Construction

170,077 SF
2025 Leasing Activity

1,697,412 SF
Class A & B Inventory

Notable Recent Lease Transactions

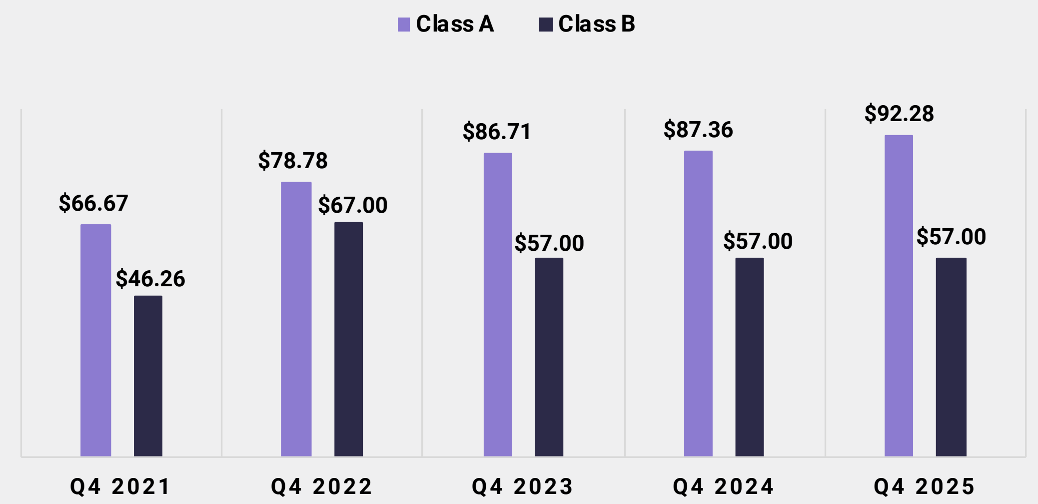
Pura Vida
26,982 SF
The Gateway at Wynwood
New to Submarket
(Sublease)

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)

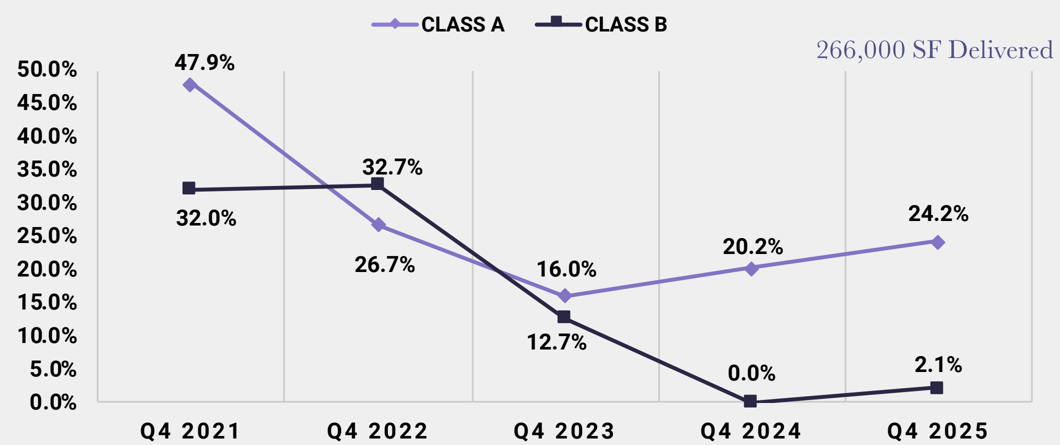
Q4 2025 Weighted Average Rates (FS) YOY

Class A & B > 50,000 SF



Q4 2025 Direct Vacancy Rates YOY

Class A & B > 50,000 SF



Coconut Grove

Q4 2025 Class A & B Highlights

$83.45 PSF FS
Weighted average asking rate increased 11.8% YOY

9.1%
Direct vacancy increased, previously 7.1% in Q4 2024

(25,131) SF
2025 Net Absorption

134,100 SF
Under Construction

38,878 SF
2025 Leasing Activity

1,254,343 SF
Class A & B Inventory

Notable Recent Lease Transactions

Alma

16,833 SF
2601 Bayshore
Renewal

South Florida Consolidated Holdings

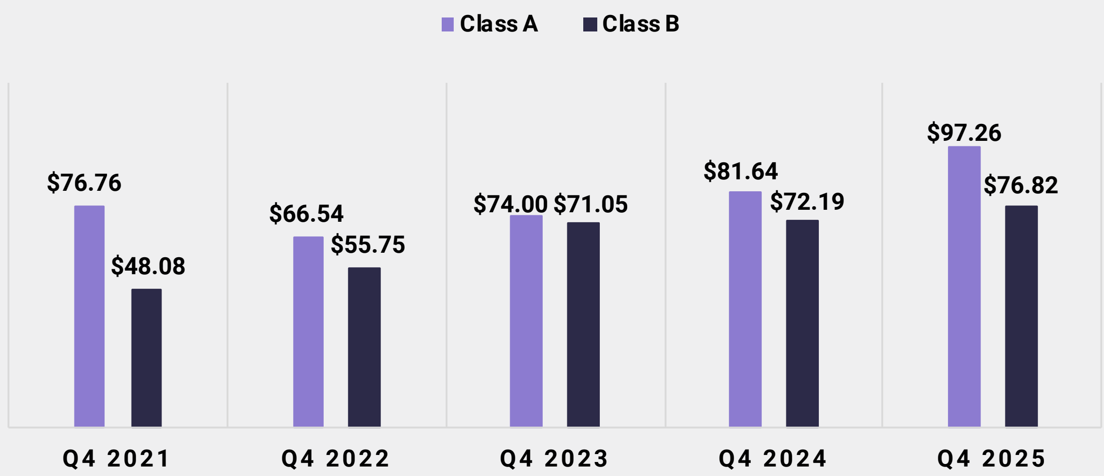
4,947 SF
2601 Bayshore
Renewal

Meyer Davis Studio

2,533 SF
Two Cocowalk
Renewal & Expansion
(+1,441 SF)

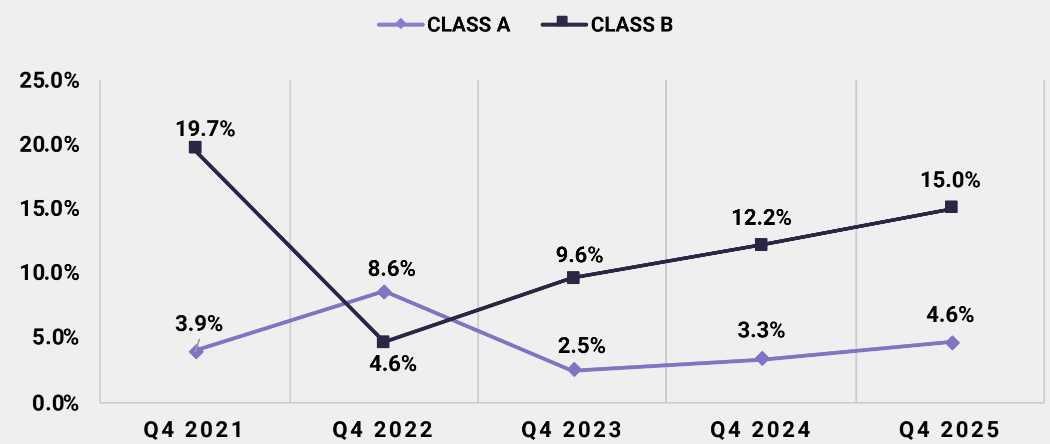
Q4 2025 Weighted Average Rates (FS) YOY

Class A & B > 50,000 SF



Q4 2025 Direct Vacancy Rates YOY

Class A & B > 50,000 SF



Miami Airport

Q4 2025 Class A & B Highlights

$43.56 PSF FS
Weighted average asking rate increased 5.1% YOY

14.7%
Direct vacancy decreased, previously 18.3% in Q4 2024

309,984 SF
2025 Net Absorption

0 SF
Under Construction

758,830 SF
2025 Leasing Activity

8,961,967 SF
Class A & B Inventory

Notable Recent Lease Transactions

Restaurant Brands International

43,624 SF
6100 Waterford
Sublease
(Expansion in Submarket)

University of Miami

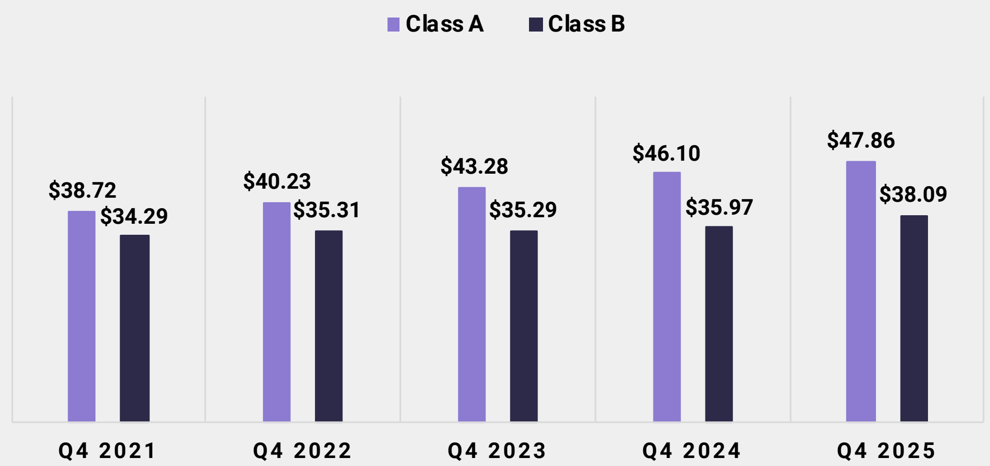
42,432 SF
Offices at Flagler Station – Building 1300
Renewal

Kemper

34,091 SF
Doral Concourse
Renewal

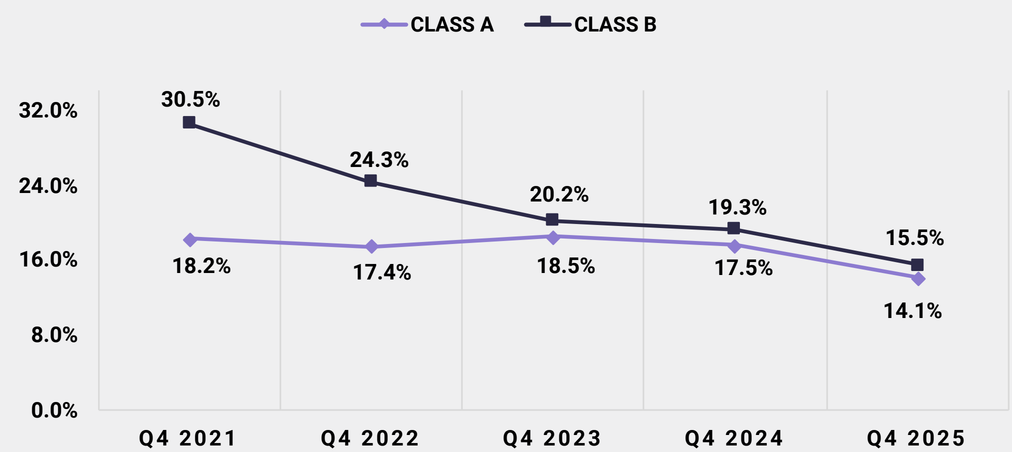
Q4 2025 Weighted Average Rates (FS) YOY

Class A & B > 50,000 SF



Q4 2025 Direct Vacancy Rates YOY

Class A & B > 50,000 SF



Q4 2025 Class A & B Highlights

$63.21 PSF FS
Weighted average asking rate increased 0.1% YOY

16.2%
Direct vacancy remained the same, previously 16.2% in Q4 2024

(208) SF
2025 Net Absorption

113,650 SF
Under Construction

123,266 SF
2025 Leasing Activity

1,404,067 SF
Class A & B Inventory

Notable Recent Lease Transactions

ASA Banka (Sarajevo)

6,576 SF
O Towers – Onyx Tower
New to Market
(From Bosnia and Herzegovina)

GMX Holding

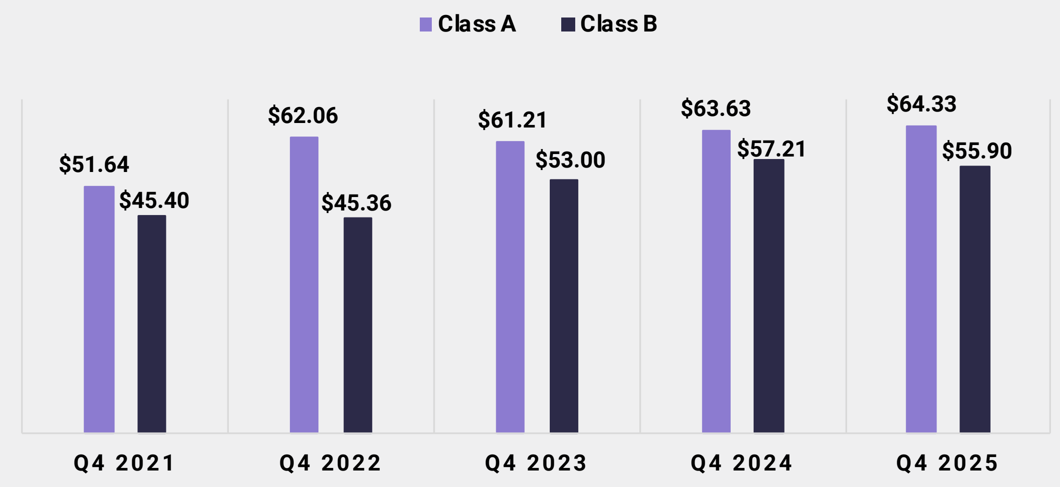
4,536 SF
Aventura Corporate Center III
Renewal

Expansion Venture Capital

1,562 SF
Aventura Corporate Center II
New to Market
(From New York)

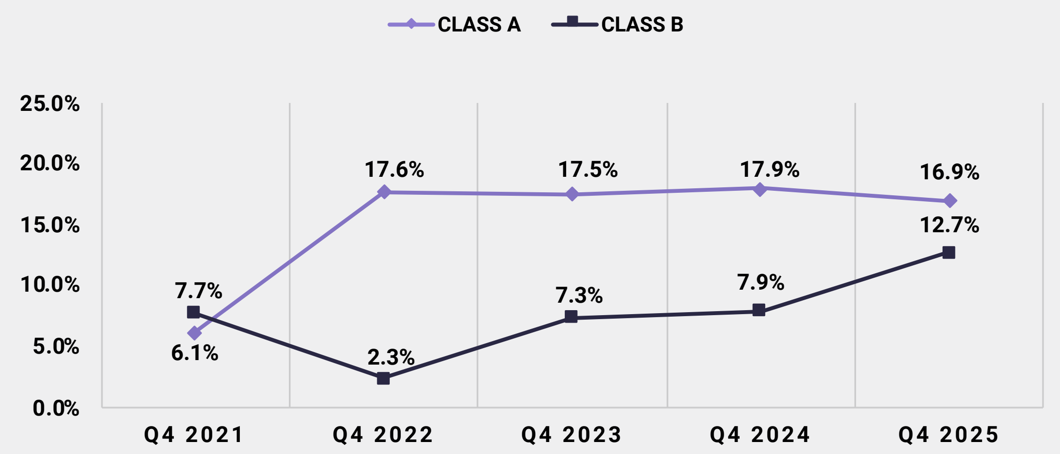
Q4 2025 Weighted Average Rates (FS) YOY

Class A & B > 50,000 SF

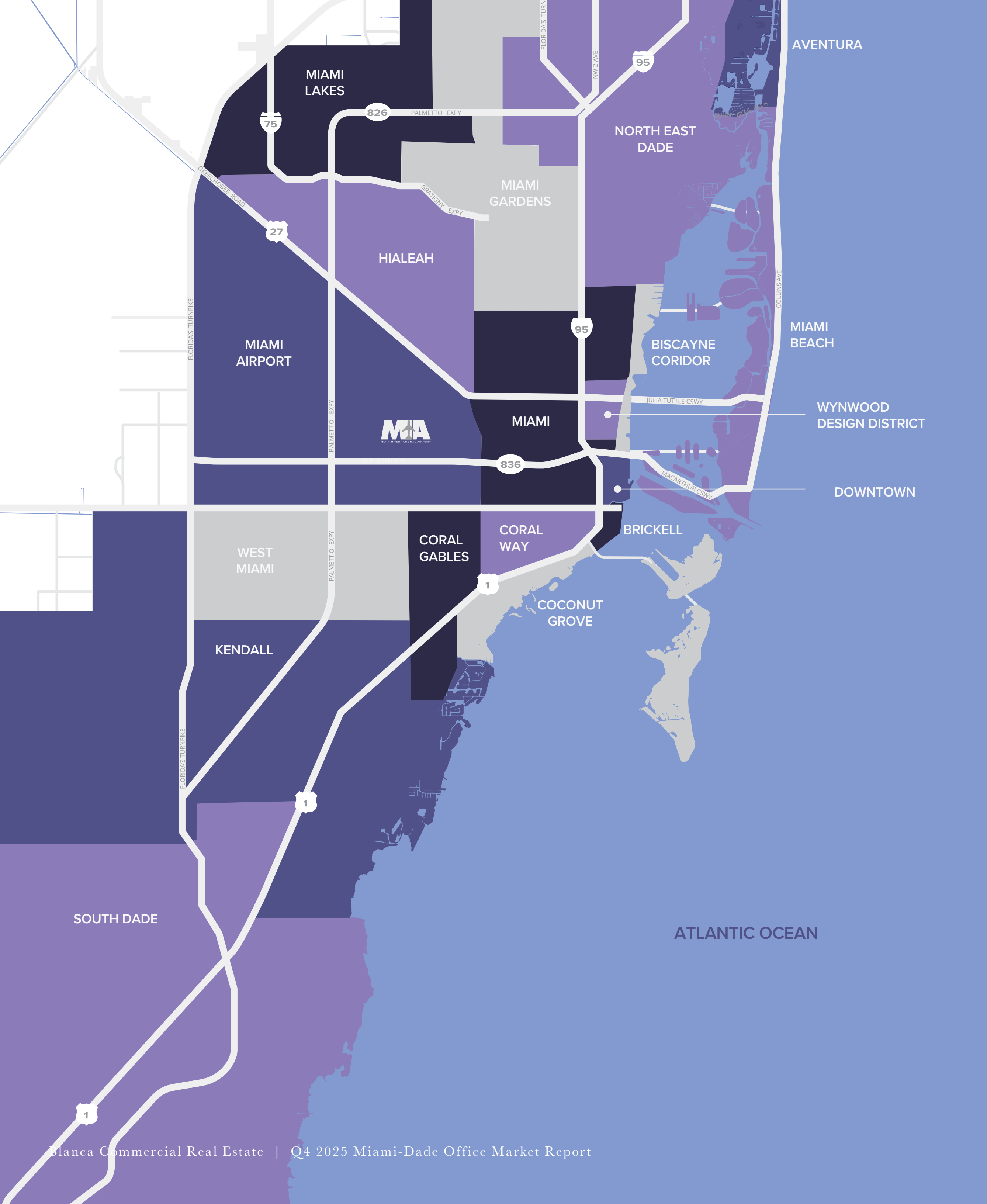


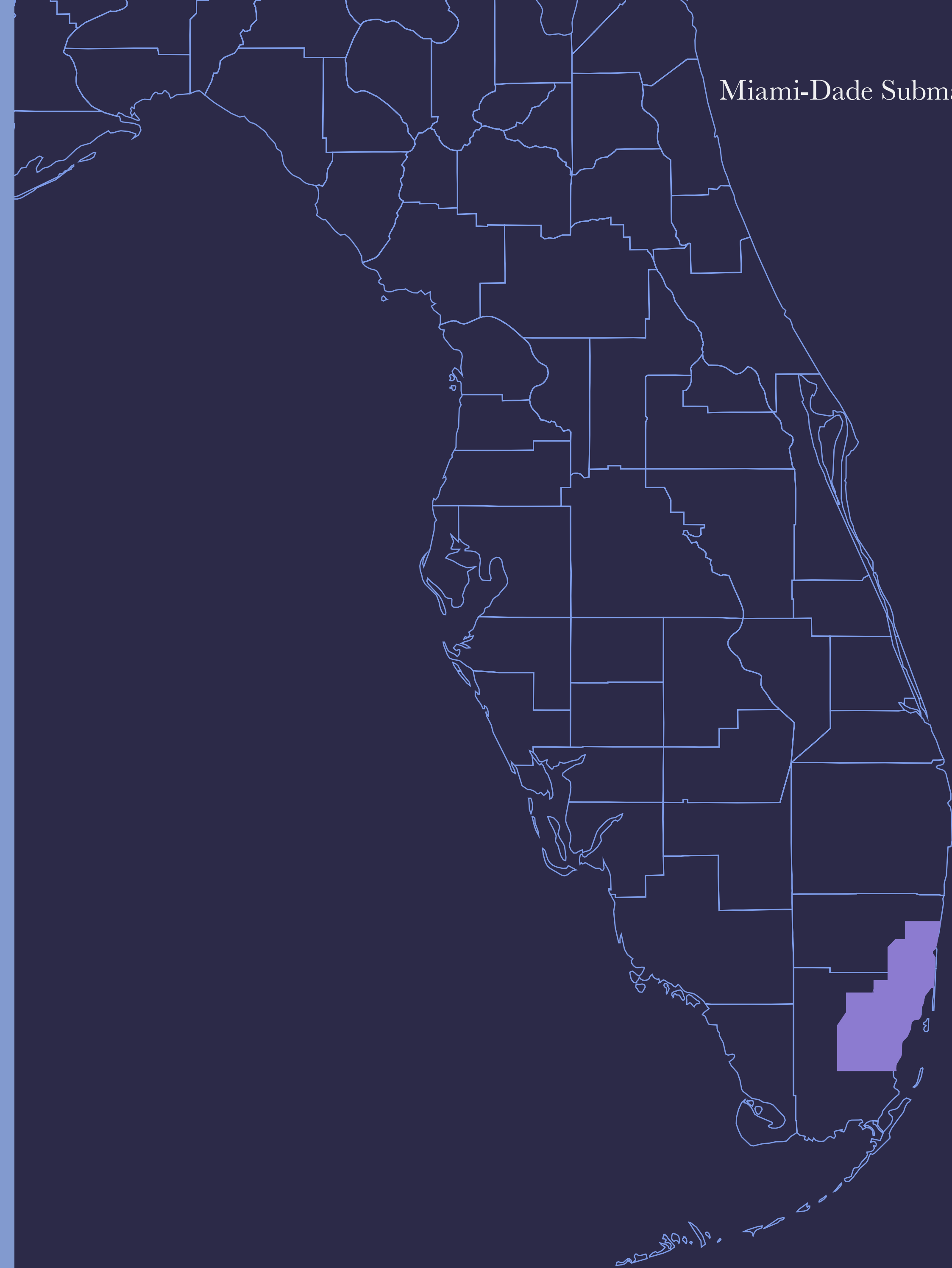
Q4 2025 Direct Vacancy Rates YOY

Class A & B > 50,000 SF



Miami-Dade Submarket Map





Class A

Submarket	Buildings	Inventory (SF)	Direct Vacancy Rate (%)	Weighted Average Asking Rate FS	2025 Net Absorption	2025 Leasing Activity (SF)	Under Construction
4 MAJOR SUBMARKETS							
Downtown	9	5,017,462	24.8%	$72.55	(113,138)	431,531	67,588
Brickell	14	5,378,554	13.1%	$100.28	70,515	576,550	1,077,070
Coral Gables	23	4,005,082	12.0%	$64.26	146,837	446,488	70,800
Miami Airport	32	5,209,996	14.1%	$47.86	175,480	576,288	-
SUBTOTAL	**78**	**19,611,094**	**16.2%**	**$71.71**	**279,694**	**2,030,857**	**1,215,458**
Aventura	9	1,174,802	16.9%	$64.33	10,798	105,375	113,650
Biscayne Corridor	1	435,000	16.4%	$48.00	75,436	86,292	187,000
Coconut Grove	5	711,917	4.6%	$97.26	(9,784)	31,477	134,100
Coral Way					0		
Kendall	4	713,687	13.6%	$54.00	2,589	29,227	-
Medley							
Miami	2	401,126	20.1%	$63.04	(14,287)	2,108	-
Miami Beach	9	900,156	19.5%	$101.96	28,438	77,780	169,792
Miami Lakes	6	386,785	20.3%	$36.14	13,943	3,299	-
NE Dade	1	102,287	0.0%	-	3,202	738	-
South Dade							
Wynwood-Design District	14	1,575,016	24.2%	$92.28	149,026	158,655	30,189
SUBTOTAL	**51**	**6,400,776**	**17.4%**	**$76.76**	**259,361**	**494,951**	**634,731**
TOTAL	**129**	**26,011,870**	**16.5%**	**$73.02**	**539,055**	**2,525,808**	**1,850,189**

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

Class B

Submarket	Buildings	Inventory (SF)	Direct Vacancy Rate (%)	Weighted Average Asking Rate FS	2025 Net Absorption	2025 Leasing Activity (SF)
4 MAJOR SUBMARKETS						
Downtown	11	1,875,144	17.8%	$46.00	13,164	124,654
Brickell	8	1,440,725	16.6%	$64.49	4,945	111,581
Coral Gables	23	2,709,925	14.4%	$54.28	32,154	99,331
Miami Airport	36	3,751,971	15.5%	$38.09	134,504	182,542
SUBTOTAL	**78**	**9,777,765**	**15.8%**	**$47.98**	**184,767**	**518,108**
Aventura	2	229,265	12.7%	$55.90	(11,006)	17,891
Biscayne Corridor	4	291,131	5.6%	$57.36	7,721	2,100
Coconut Grove	5	542,426	15.0%	$76.82	(15,347)	7,401
Coral Way	8	567,749	8.2%	$41.49	(12,905)	8,620
Kendall	7	1,009,529	17.2%	$40.87	12,604	46,389
Medley	3	193,914	0.0%	-	0	14,819
Miami	1	76,789	0.0%	-	0	0
Miami Beach	6	731,789	7.9%	$66.66	17,689	11,512
Miami Lakes	3	157,987	1.6%	$28.50	0	6,606
NE Dade	7	838,623	17.1%	$39.95	(36,274)	17,193
South Dade	2	133,994	13.4%	$34.80	(13,037)	0
Wynwood-Design District	2	122,396	2.1%	-	(2,575)	11,422
SUBTOTAL	**50**	**4,895,592**	**11.7%**	**$49.47**	**(53,130)**	**143,953**
TOTAL	**128**	**14,673,357**	**14.4%**	**$48.38**	**131,637**	**662,061**

Going beyond the data to deliver powerful outcomes.

Who We Are

Our elite and dedicated team goes beyond data to deliver powerful commercial real estate solutions – built on trust, proven by outstanding results.

→ Learn more

We are the dominant independently owned CRE services firm in Florida with a proven track record of excellence in every endeavor and delivering success for our clients.

Disclaimer

This research is for our clients only, and is based on current public information that we consider reliable, but we do not represent it is accurate or complete, and it should not be relied on as such. Other than certain industry reports published on a periodic basis, the large majority of reports at published at irregular interval as appropriate. This research does not constitute a recommendation to make a specific business decision, nor take into account particular objectives, financial situations, or needs of individual clients. Clients should consider whether any advice or recommendation in this research is suitable for their particular circumstances and, if appropriate, seek additional professional advice, including tax advice. The price and value of space for lease referred to in this research fluctuates. Past performance, rental, and vacancy rates is not a guide to future performance, rental and vacancy rates. And the listed asking rental rates are not guaranteed.

Three offices, dedicated to serving you better.

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