



Q2 2025

Miami-Dade Office Market Report.

Snapshot & Outlook

Executive Summary

Page 03

Market Highlights

Demand Page 06

Supply Page 09

Rates Page 11

Submarket Watch

Page 14

Submarket Map

Page 23

Miami-Dade by the Numbers

Page 24

Who We Are

Page 27

Miami's office market entered the second half of 2025 with its momentum intact, albeit with a more measured pace. Following a blistering start to the year, leasing activity totaled 1.4 million SF in the first half of the year, in line with historical averages.

While large deals dominated first quarter headlines, expansion activity amongst midsize tenants drove healthy activity this past quarter. Net absorption remained strong at 192,000 square feet, driven by a wave of mid-sized tenant expansions across Miami's core office corridors. With expansion activity strong, rents surged ahead: overall average asking rents reached \$62.26 per square foot, up another 7.9% year-over-year. Five years after the pandemic rewrote the rules of workplace dynamics, Miami's office market continues to sustain a solid performance, with 2025 poised to match or even outpace the gains seen in 2024.

Reinforcing the strength of the region, Miami continues to attract attention as one of the most desirable and economically dynamic cities in the country. Ranked as the No. 2 emerging tech hub among the top five metro areas for venture capital deal volume, the city is seeing rapid tech-sector employment growth alongside sustained corporate expansion. Miami is also one of the top three most desired cities to live in the U.S., combining business appeal with lifestyle strengths such as walkability, healthy living infrastructure, and quality-of-life amenities. This dual identity—as both a corporate growth engine and a livability leader—has helped cement Miami's status as a market on the rise, even as national headwinds test fundamentals elsewhere.

South Florida's broader economic canvas continues to expand in bold strokes. In June, Miami-Dade County approved a record-setting \$12.3 billion five-year transportation plan, the largest in its history, focused on expanding Metrorail, Metrobus, and regional road networks. At the same time, the Coastal Link commuter rail project, a coordinated effort between Miami-Dade County and Broward County, is moving toward reality, with service expected by 2032. The future rail line will stitch together Downtown Miami and key urban nodes like

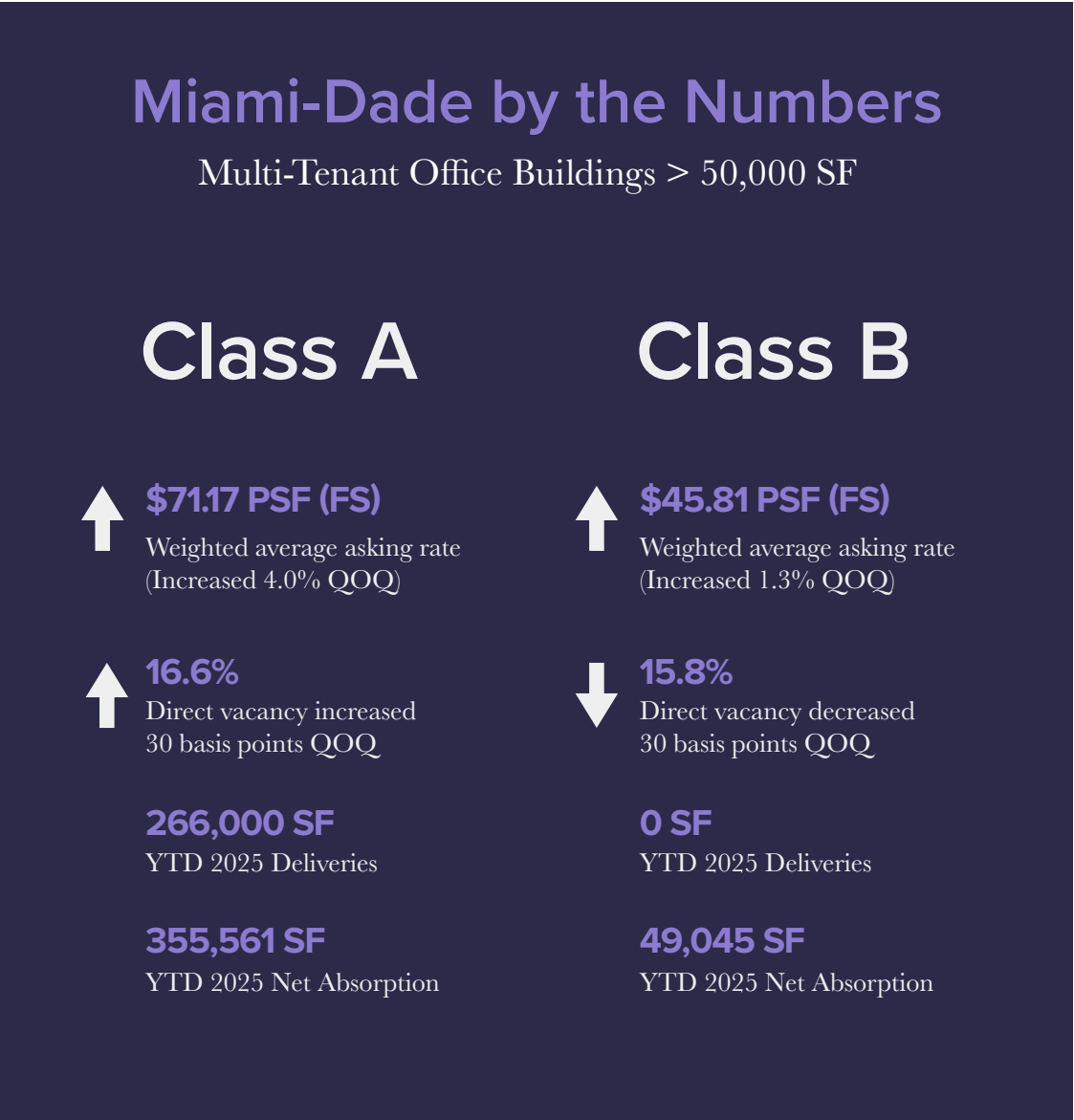


Wynwood and Little Haiti in Miami-Dade with stops in Broward County to include Hollywood, Downtown Fort Lauderdale and Pompano Beach in addition to the existing connection to Aventura. The implications are profound: fewer cars on congested roads, more viable development near transit, and the emergence of new corridors of live-work connectivity.

Even in a higher-cost, higher-scrutiny capital environment, South Florida continues to see meaningful private-sector movement. The second quarter was headlined by the delivery of Wynwood Plaza, a 266,000-square-foot Class A office and residential project with 32,000 square feet of restaurants and retail now anchored by Amazon’s 75,000-square-foot lease. With Highley House also delivered, Wynwood’s office inventory increased in the last year by more than 20 percent. Meanwhile, in Brickell, Santander Tower with an estimated delivery date of Q1 2029 and Citadel’s HQ tower – delivery date not confirmed yet - are moving forward. Across the bay, The Offices at THE WELL in Bay Harbor Islands continues to attract high-profile financial users, inching closer to stabilization at 60% pre-leased ahead of is expected delivery in Q3 2025 and adding a unique Class AA office experience where performance, well-being, and lifestyle intersect seamlessly.

Across the region, seismic moves in infrastructure, housing, and policy are reshaping the landscape. Miami International Airport broke ground on its first new terminal in nearly two decades, a \$600 million expansion that promises to elevate capacity and catalyze nearby development. Live Local Act proposals are sweeping through zoning boards, from a 630-unit adaptive reuse in Doral to 1,000-home expansion plans in West Kendall. And beginning October 1, Florida will eliminate its business rent tax, slashing an estimated \$1 billion in annual costs for commercial tenants, a sweeping pro-business policy shift that’s expected to boost leasing velocity across office and retail sectors alike.

Yet perhaps the strongest signal of Miami’s resilience lies in the companies already rooted here. Many of the firms that entered during the post-2020 migration wave are growing their footprints, hiring locally, and committing long-term. Return-to-office trends are firming, and while some external uncertainties persist, namely around interest rates and trade policy, greater clarity is likely to unlock deferred leasing decisions. With a constrained pipeline, elevated rent growth, and deepening regional infrastructure, Miami remains a national standout: a gateway market still very much in ascension.



Market highlights.



Leasing activity in the second quarter of 2025 totaled 514,000 square feet, a decline from both the five-year quarterly average of 770,000 square feet (somewhat skewed by the 2022 post pandemic all time high migration of new companies to the region) and the 929,000 square feet recorded in Q1.

While deal volume moderated and the number of large transactions declined, a healthy pipeline of tenants actively in the market, net absorption results and continued expansion from key industries suggest that this was more a matter of timing than a meaningful shift in momentum. For the first half of the year, total leasing stands at 1.44 million square feet, only modestly below the five-year first half average of 1.54 million square feet, underscoring the market's relative stability.

Activity remained concentrated in Miami's core office corridors, Brickell, Downtown, Coral Gables, Miami Airport, and the Wynwood–Design District. Among them, Coral Gables stood out once again, recording 120,000 square feet of leasing activity this quarter and leading the county year-to-date with 370,000 square feet. The submarket continues to attract tenants with its central location, amenity rich urban core, varied housing options, and relative affordability. Stifel's 12,000-square-foot relocation from Brickell and Driftwood Capital's 18,000-square-foot expansion at 255 Alhambra illustrate Coral Gables' ability to both draw new tenants and support in-market growth.

Despite the dip in leasing, net absorption remained strong in Q2 2025. Miami-Dade posted

192,000 square feet of positive absorption in Q2, including 142,000 square feet in Class A space. These gains bring year-to-date net absorption to over 404,000 square feet, building on the 1.0 million square feet recorded in 2024. Amazon's 25,000-square-foot expansion at the newly delivered Wynwood Plaza, making its total footprint in the building to 75,000 square feet, is emblematic of the continued demand for high-quality space in next-generation buildings and mixed-use environments.

Leasing in Q2 2025 was again led by the financial services, TAMI, and professional services, which comprised 70% of total leasing activity combined. Examples include Alvarez & Marsal's 23,000-square-foot move from Brickell to Downtown at One Biscayne Tower and Citadel's 18,000-square-foot expansion at 830 Brickell, where they will occupy nearly 150,000 SF. Legal services also remained active, as Littler Mendelson signed an 18,000-square-foot lease at Miami Tower, to relocate from Wells Fargo Center.

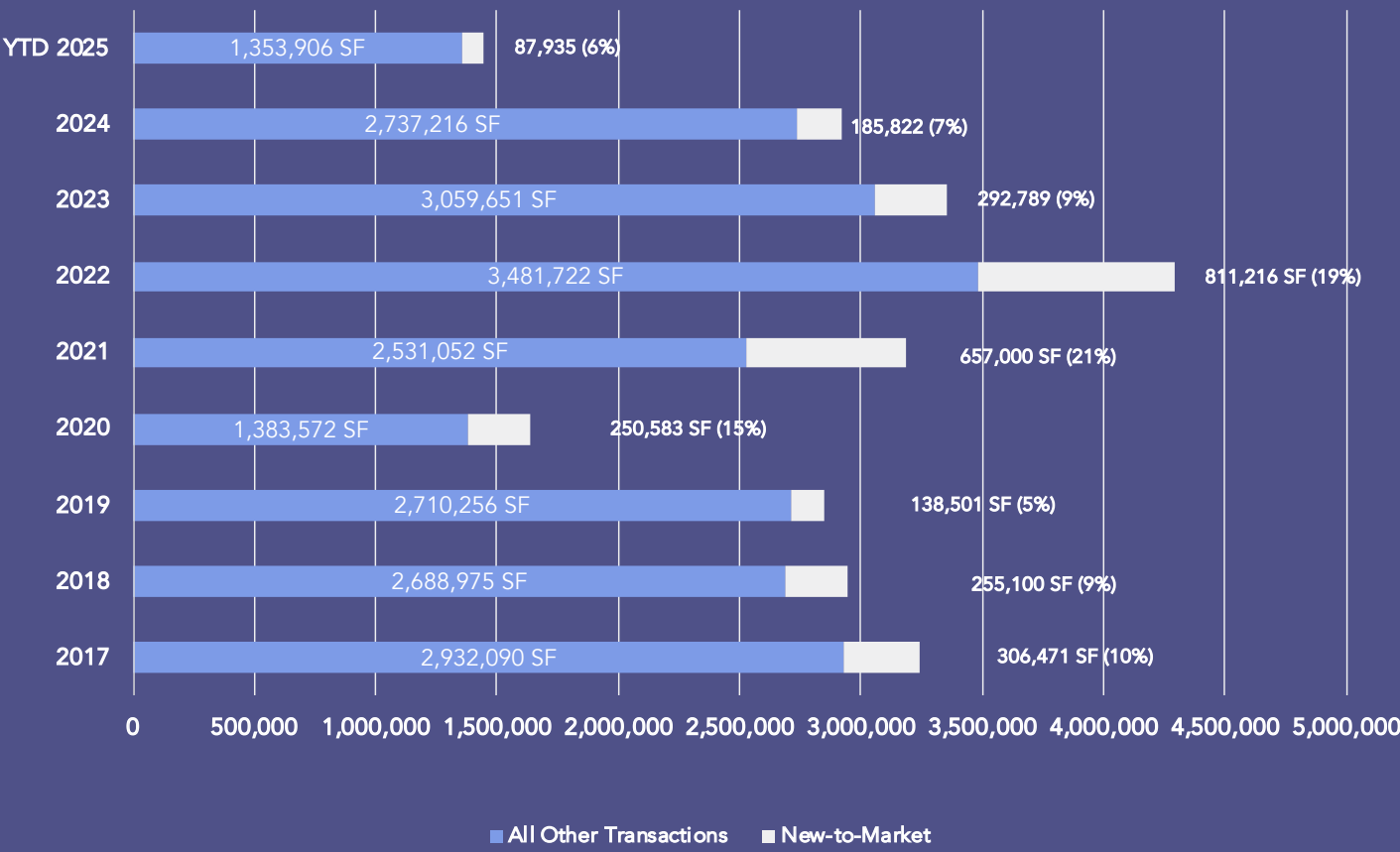
While only one lease exceeded 25,000 square feet this quarter, expansion among mid-sized tenants helped drive absorption. Quest Workspaces added 15,000 square feet at Two Doral Center in the Miami Airport submarket, Uber expanded by 13,000 square feet at 3 Miami Central in Downtown, and several professional services firms deepened their presence in Class A space. Whether homegrown or part of Miami's ongoing wave of inbound migration, these tenants continue to support Miami-Dade County's core submarkets.

New-to-market leasing was muted, totaling just 14,000 square feet across three deals, down from 74,000 square feet last quarter and well below the five-year first-half average of 220,000 square feet. Broader



Historical Completed Transactions

With New to Market Breakout 2017 – 2025



macroeconomic uncertainty, particularly around tariffs and interest rates, seems to have extended decision-making timelines for firms without existing operations in the South Florida region. Still, with limited new supply and ongoing interest from national firms who are positioning to actively evaluate options in the second half of 2025, a rebound in new entries remains likely in the second half of the year.

Overall, Q2 reflected a Miami-Dade office market that remains fundamentally healthy. While leasing cooled from the Q1 surge, strong absorption, continued industry growth, and persistent tenant activity across high-quality product offering a broad range of amenities and experiences all point to a stable foundation. With several large requirements still in play and broader economic conditions gradually settling, the second half of 2025 offers room for cautious optimism.

The Miami-Dade office market experienced a slight increase in availability in Q2 2025, driven by new deliveries and mixed leasing performance across submarkets.

Overall direct vacancy rose to 16.3%, up from 16.2% last quarter but down 20 basis points compared to one year ago. Class A vacancy ended the quarter at 16.6%, while Class B vacancy decreased 30 basis points to 15.8%. While the broader market remains relatively stable, underlying dynamics varied significantly, particularly where new inventory has come online.

The most significant delivery this quarter was Wynwood Plaza, a 266,000 SF Class A office building developed by L&L Holding Company, Oak Row Equities, and Shorenstein. The building is part of a larger mixed-use project that also includes 509 residential units and 32,000 SF of retail, contributing to the broader transformation of the Wynwood–Design District submarket. At the time of delivery, Wynwood Plaza was 45% leased, anchored by Amazon’s 75,000 SF footprint, an especially meaningful commitment from one of the world’s most recognizable companies. Additional tenants include The Claire Group and Weitz & Luxenberg, whose leases were driven by associations with the investors in the development. In a submarket known for attracting creative and next-generation tenants, the opening of Wynwood Plaza is a key milestone, both in terms of scale and tenant quality.

The delivery of Wynwood Plaza, along with Highley House with 73,000 SF of office, 17,000 SF of retail and 304 apartments, a Related Group and Rockpoint mixed-use project that brought entirely vacant office space to the market, pushed Wynwood’s total inventory up by more than 20% this quarter. As a result, overall direct vacancy in the submarket rose sharply from 13.3% to 23.7% year-over-year, the highest of any major Miami submarket.

Elsewhere, several submarkets posted notable year-over-year improvements. Coral Gables saw overall direct vacancy fall from 14.5% to 12.3%, with Class A space tightening from 15.0% to just 10.5%, the lowest



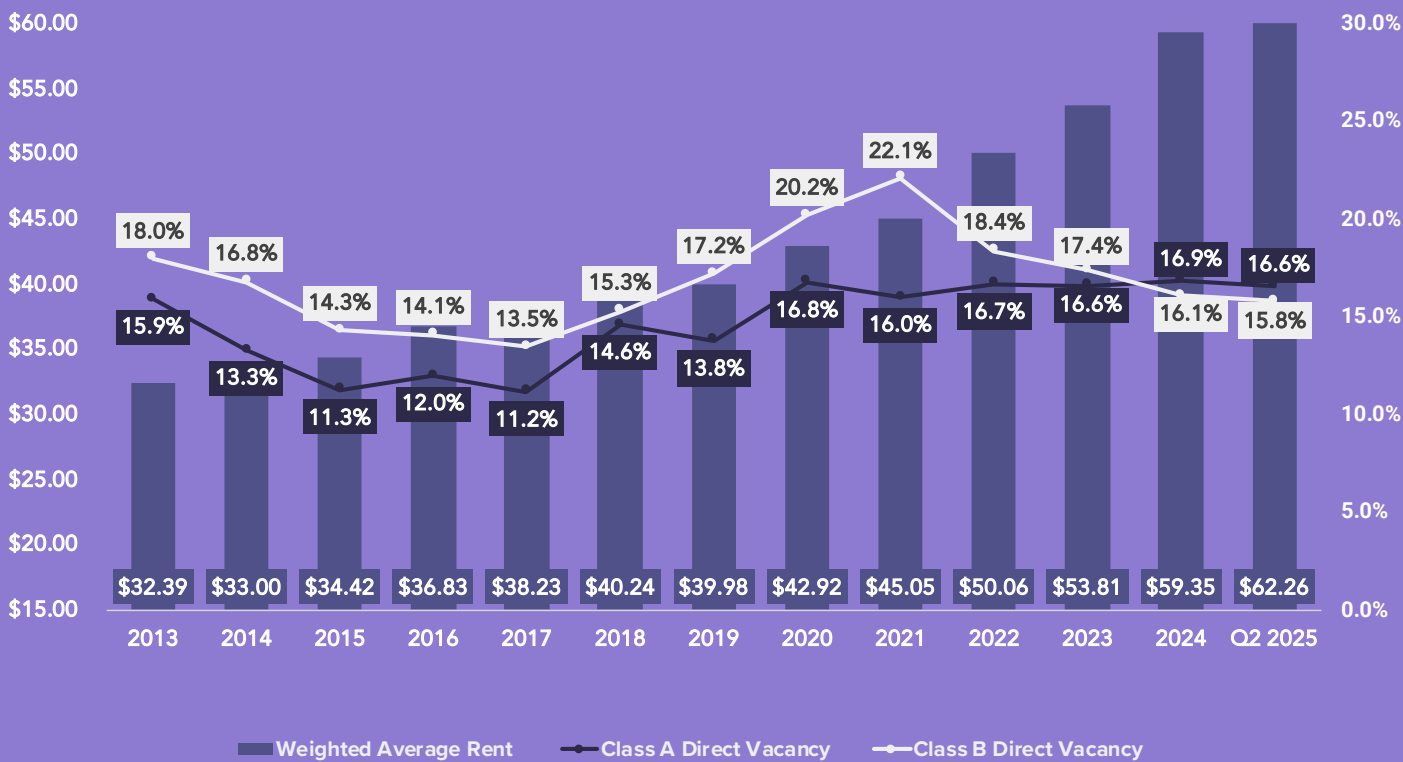
rate among any major Miami submarket. The Miami Airport submarket also saw progress, with direct vacancy declining from 18.6% to 17.1%, bolstered by continued leasing from regional tenants and service-oriented firms.

No new projects broke ground during the quarter, and Miami’s office development pipeline remains at 861,000 SF with a total prelease rate of 23%. Among active developments, The Offices at THE WELL in Bay Harbor Islands made headway, reaching 60% preleased following commitments from two additional financial services tenants. Meanwhile, in a major shift for the Brickell market, Swire Properties officially exited plans to build 1.5 million SF of office at One Brickell City Centre, selling the 2.83-acre site to Melo Group for \$211.5 million for residential redevelopment. The removal of this project from the pipeline helps ease long-term supply concerns in Brickell, where the Santander and Citadel towers are moving forward with over 2.6 million SF of Class AAA office space with significant pre-leasing.

As the second half of 2025 begins, the Miami-Dade office market finds itself in a balancing phase, new supply is arriving, but speculative construction remains limited, and tenant demand remains steady across key corridors. This equilibrium should support market fundamentals as the region continues to evolve.

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

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



Asking rents across the Miami-Dade office market continued to climb in the second quarter of 2025, with gains accelerating compared to earlier quarters.

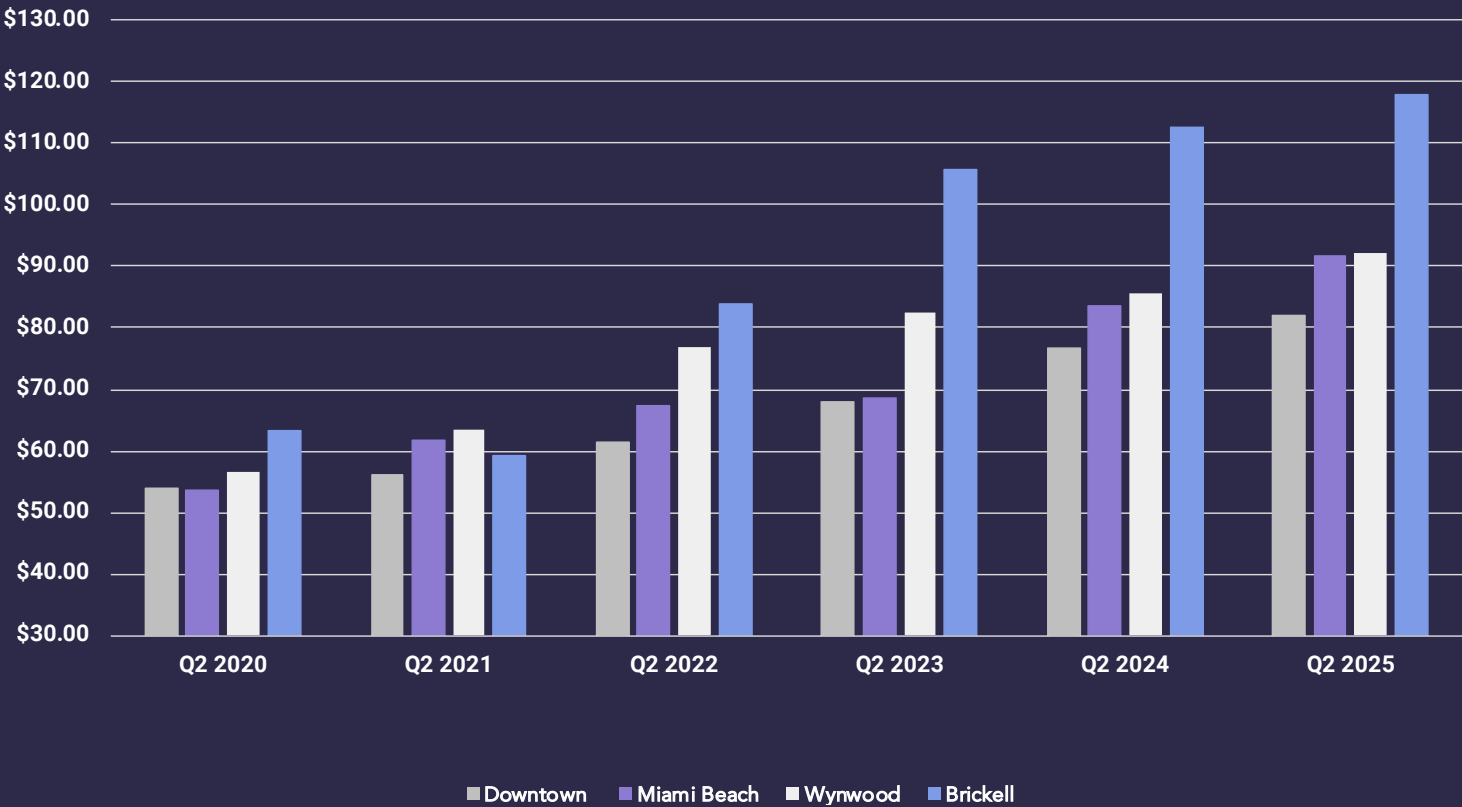
The overall Class A and Class B weighted average asking rent rose to \$62.26 per square foot full service, marking a 3.7% increase quarter-over-quarter and a 7.9% increase year-over-year. Class A market wide rents reached \$71.17, rising 4.0% from Q1 and 8.7% compared to this time last year, driven by healthy demand for high-end space and continued flight-to-quality behavior across submarkets. These gains signal that tenants' appetite for top-tier office remains strong, even amid a more measured pace of leasing.

Zooming out, rent performance since the onset of the pandemic underscores just how drastically the Miami office market has evolved. Since Q2 2020, both overall and Class A rents have climbed 50%, reflecting five years of consistent appreciation. That growth has been driven by several forces, most notably the wave of in-migration and business formation in Miami following the pandemic. As national firms and high-growth industries established regional hubs, demand surged for Class A space in walkable, lifestyle-rich areas. Brickell has led the charge, with Class A rents rising 76% over the five-year period, a reflection of both surging demand and the emergence of a true trophy tier in the market.



Select Submarkets

Class A Tier I Historical Asking Rates Q2 2020 – Q2 2025



Among submarkets, Wynwood recorded the fastest year-over-year rent growth, with asking rates rising 8.1% to \$92.24 per square foot. Much of that growth has been fueled by the delivery of high-end, design-forward space, including Wynwood Plaza, which has reset pricing expectations for the district. While some space remains available, the architectural quality, retail integration, and creative energy of these new developments have captured tenant interest and positioned Wynwood as a destination for premium creative office.

Coral Gables continued its steady rise, with overall rents up 6.7% year-over-year and Class A rents rising 7.0%, supported by robust demand across property types. Since 2020, Class A rents in the submarket have increased 35%. The submarket’s appeal lies in its mix of walkability, ample neighborhood amenities, proximity to varied housing options, mass transit and Miami International Airport, and its relative affordability compared to core CBD submarkets. That combination has made Coral Gables a landing spot for tenants relocating from more expensive neighborhoods, as seen in recent activity by firms like Stifel and City National Bank, as well as tenants expanding within the market itself, such as Driftwood Capital.

Miami Airport also posted healthy gains, with overall rents up 5.8% and Class A rents increasing 7.2% year-over year. The submarket continues to benefit from the strength of Waterford Business District, where tenant retention and new leases have maintained upward pressure on rates given the District’s quality offerings, easy access from the Dolphin Expressway and short commute

to executive and workforce housing as well as Miami International Airport. While other suburban corridors have struggled to regain pre-pandemic momentum, Miami Airport's proximity to workforce housing and major transit nodes has kept it a viable, cost-effective option for large users and regional headquarters.

Looking forward, the market remains on a solid footing, with continued rent growth expected through the second half of the year. Much of that growth will come from the expansion of existing tenants, including many firms that initially entered Miami in the post-2020 wave and are now scaling their footprint. Return-to-office trends are also evolving in favor of landlords, as companies push for more consistent in-office attendance. Although new-to-market leasing has been slower, 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 will be key in accelerating delayed decision-making and keeping the market's momentum on track through year-end. Lastly, Florida's and Miami Metro region's business friendly environment is well positioned to continue to attract global companies and entrepreneurs from the NY metro area, Chicago and California.



Submarket watch.

Q2 2025 Class A & B Highlights

\$90.76 PSF FS

Weighted average asking rate increased 5.1% YOY

14.6%

Direct vacancy increased, previously 14.0% in Q2 2024

8,712 SF

YTD 2025 Net Absorption

153,070 SF

Under Construction

267,949 SF

YTD 2025 Leasing Activity

6,819,279 SF

Class A & B Inventory

Notable Recent Lease Transactions

Citadel

18,153 SF

830 Brickell
Expansion

Genius 24C (Genius Inc)

9,527 SF

Brickell Key Centre II
New Lease

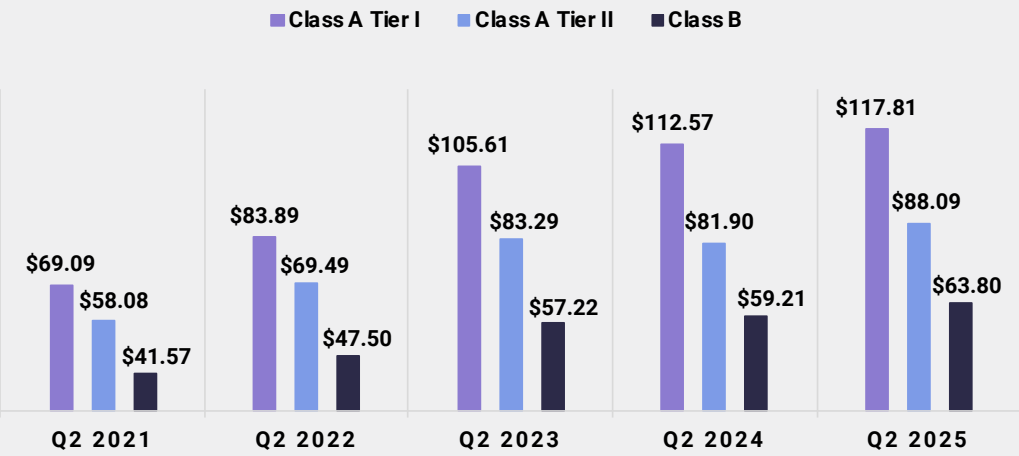
Connex One

8,776 SF

1221 Brickell
New to Submarket
(From Downtown Miami)

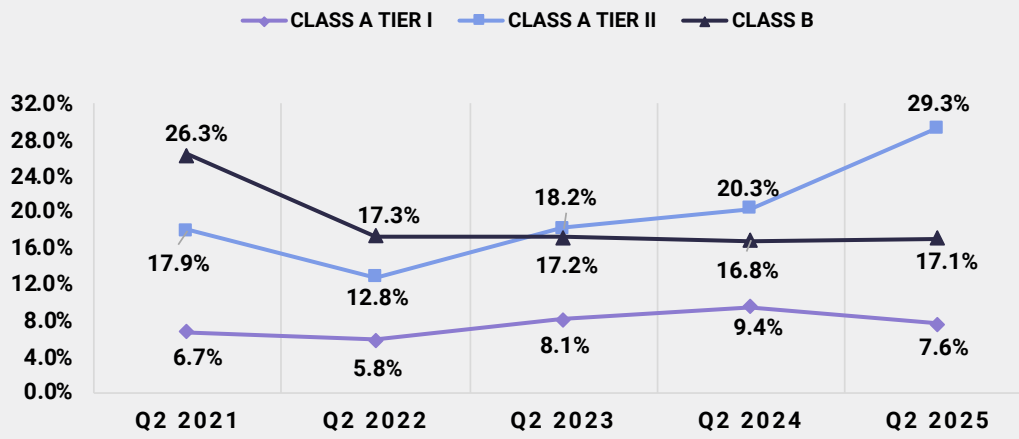
Q2 2025 Weighted Average Rates (FS) YOY

Class A & B > 50,000 SF



Q2 2025 Direct Vacancy Rates YOY

Class A & B > 50,000 SF



Q2 2025 Class A & B Highlights

\$65.62 PSF FS

Weighted average asking rate increased 2.3% YOY

21.2%

Direct vacancy increased, previously 21.1% in Q2 2024

(31,385) SF

YTD 2025 Net Absorption

67,588 SF

Under Construction

207,026 SF

YTD 2025 Leasing Activity

6,892,606 SF

Class A & B Inventory

Notable Recent Lease Transactions

Alvarez & Marsal

23,092 SF

One Biscayne Tower
New to Submarket
(From Brickell)

Littler Mendelson

18,000 SF

Miami Tower
Relocation in Submarket
(From Wells Fargo Center)

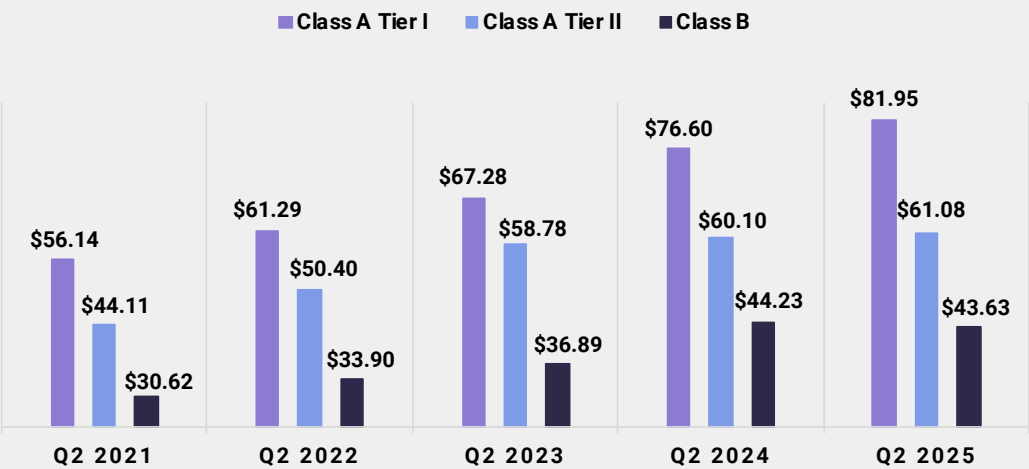
Uber

13,230 SF

3 Miami Central
Expansion

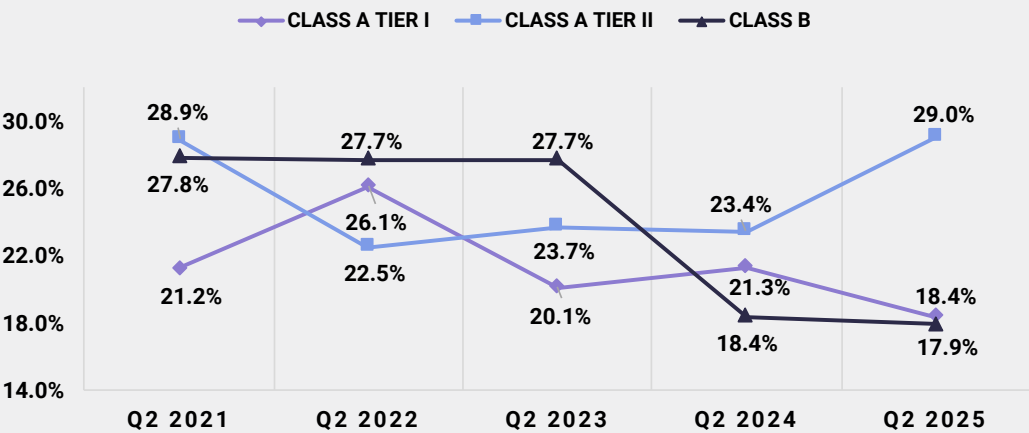
Q2 2025 Weighted Average Rates (FS) YOY

Class A & B > 50,000 SF



Q2 2025 Direct Vacancy Rates YOY

Class A & B > 50,000 SF



Q2 2025 Class A & B Highlights

\$57.01 PSF FS

Weighted average asking rate increased 6.7% YOY

12.3%

Direct vacancy decreased, previously 14.5% in Q2 2024

193,169 SF

YTD 2025 Net Absorption

70,800 SF

Under Construction

370,399 SF

YTD 2025 Leasing Activity

6,715,007 SF

Class A & B Inventory

Notable Recent Lease Transactions

Ole Media Services

23,465 SF

2525 Ponce
Renewal

Driftwood Capital

18,529 SF

255 Alhambra
Expansion

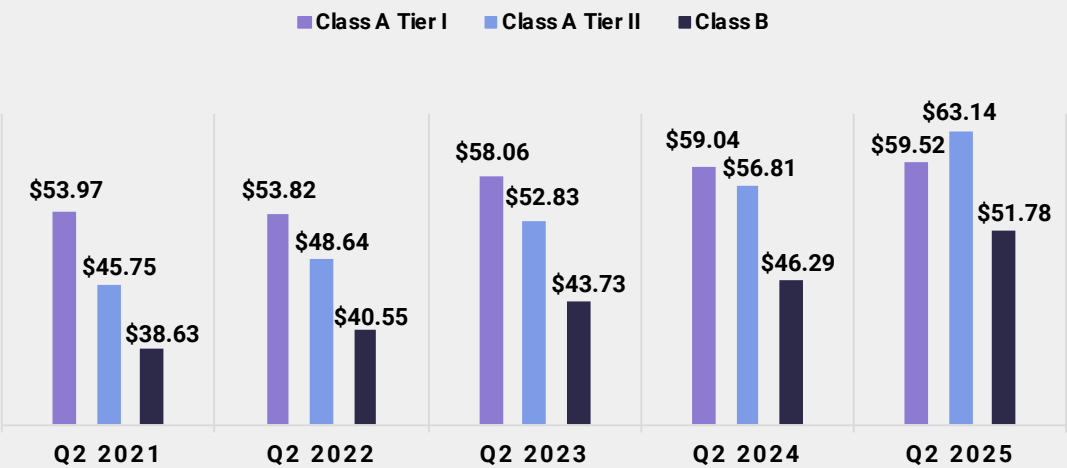
Stifel

11,894 SF

Ryder Colonnade
New to Submarket
(From Brickell)

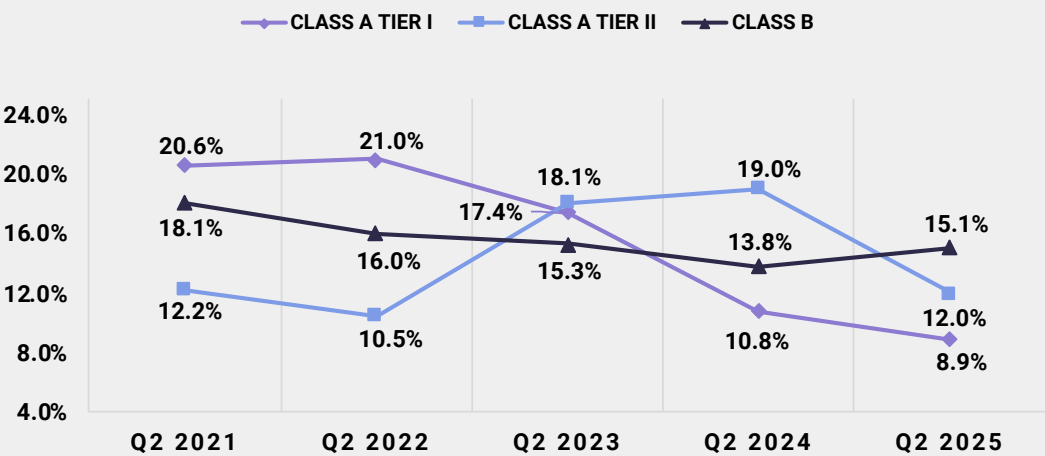
Q2 2025 Weighted Average Rates (FS) YOY

Class A & B > 50,000 SF



Q2 2025 Direct Vacancy Rates YOY

Class A & B > 50,000 SF



Q2 2025 Class A & B Highlights

\$85.65 PSF FS

Weighted average asking rate increased 6.5% YOY

14.6%

Direct vacancy decreased, previously 15.6% in Q2 2024

(4,679) SF

YTD 2025 Net Absorption

234,742 SF

Under Construction

25,697 SF

YTD 2025 Leasing Activity

1,578,032 SF

Class A & B Inventory

Notable Recent Lease Transactions

NewCo
Capital Group

8,745 SF

The Offices at The WELL
New to Submarket
(From NE Dade)

Hudson
Bay Capital

6,732 SF

The Offices at The WELL
New to Submarket
(From Aventura)

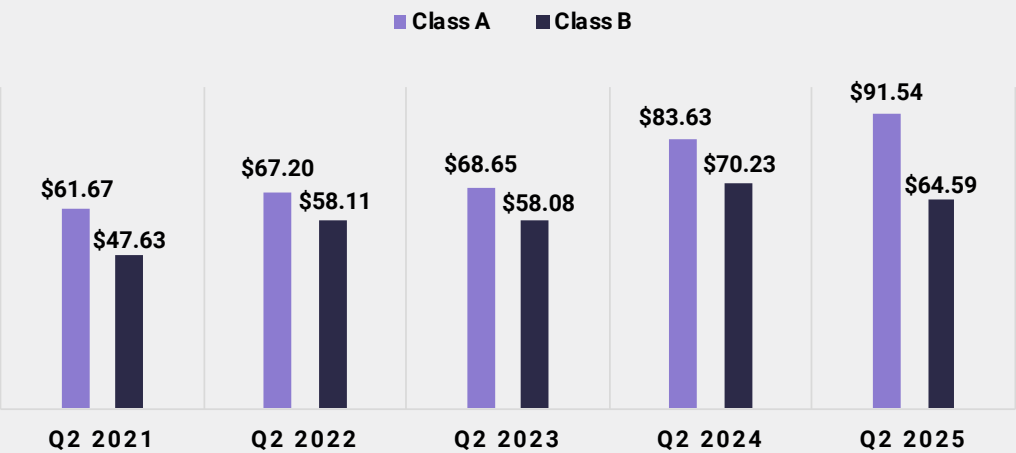
Legacy Wealth
Advisors

5,007 SF

The Offices at The WELL
New to Submarket
(From Brickell)

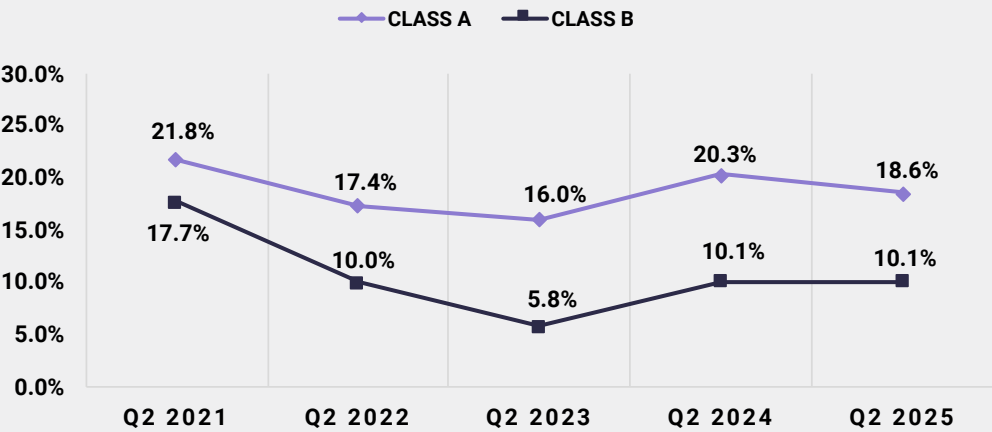
Q2 2025 Weighted Average Rates (FS) YOY

Class A & B > 50,000 SF



Q2 2025 Direct Vacancy Rates YOY

Class A & B > 50,000 SF



*Class A vacancy without 1601 Washington (distressed asset) is 9.3%

Q2 2025 Class A & B Highlights

\$92.24 PSF FS

Weighted average asking rate increased 8.1% YOY

23.7%

Direct vacancy increased, previously 13.3% in Q2 2024

128,358 SF

YTD 2025 Net Absorption

0 SF

Under Construction

98,878 SF

YTD 2025 Leasing Activity

1,697,412 SF

Class A & B Inventory

Notable Recent Lease Transactions

Amazon

25,205 SF

Wynwood Plaza
Expansion

Coolibar

7,800 SF

CUBE Wynwd
Sublease

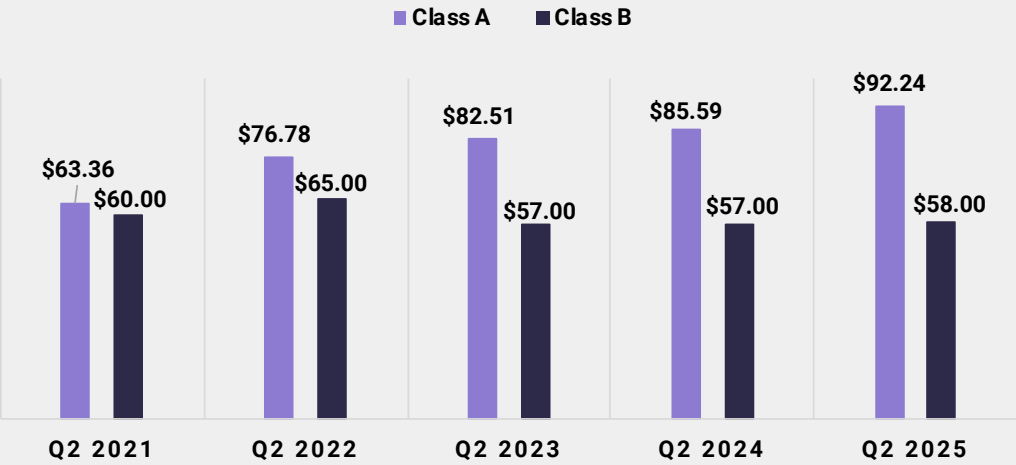
Ripco Real Estate

5,321 SF

The Gateway at
Wynwood
New to Submarket
(From Brickell)

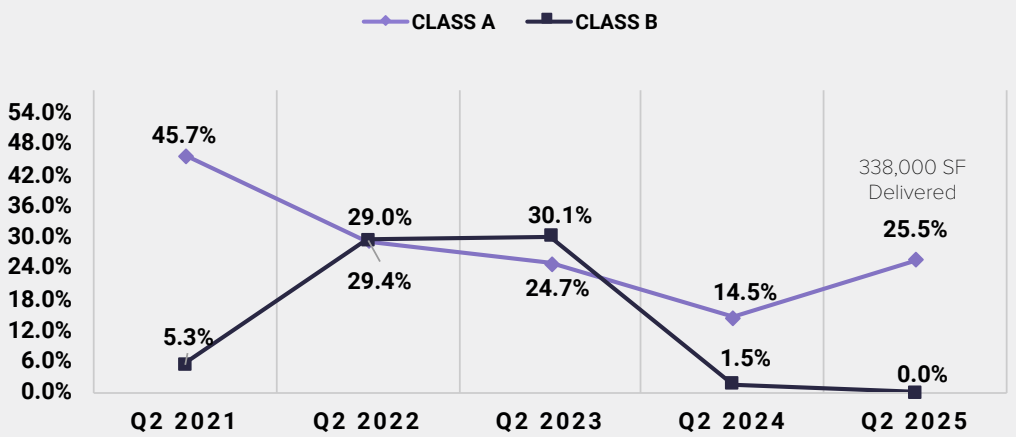
Q2 2025 Weighted Average Rates (FS) YOY

Class A & B > 50,000 SF



Q2 2025 Direct Vacancy Rates YOY

Class A & B > 50,000 SF



Q2 2025 Class A & B Highlights

\$80.46 PSF FS

Weighted average asking rate increased 11.3% YOY

6.9%

Direct vacancy decreased, previously 7.0% in Q2 2024

2,815 SF

YTD 2025 Net Absorption

34,100 SF

Under Construction

30,569 SF

YTD 2025 Leasing Activity

1,254,343 SF

Class A & B Inventory

Notable Recent Lease Transactions

FIBA Americas

5,369 SF

3480 Main
Renewal

CLEO Institute

3,336 SF

Grove Forest Plaza
New to Submarket
(From Coral Way)

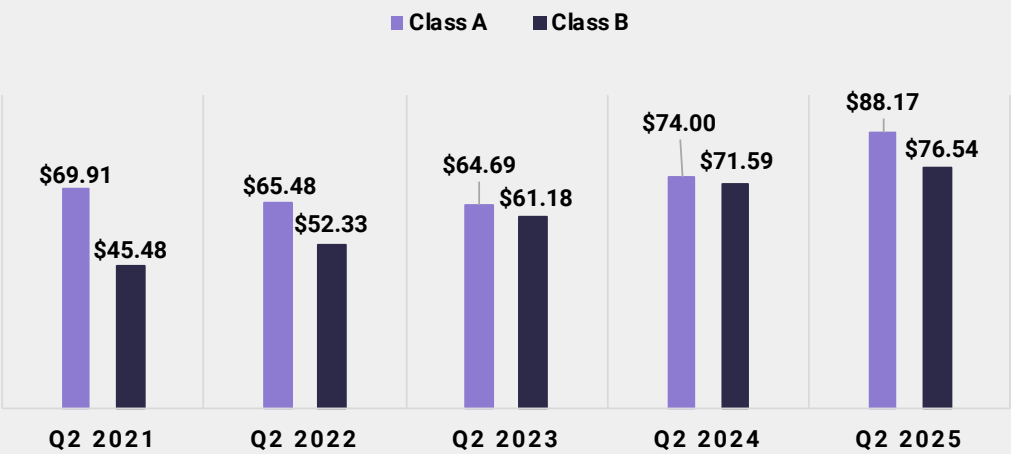
Playbypoint

2,584 SF

Continental Plaza
Sublease

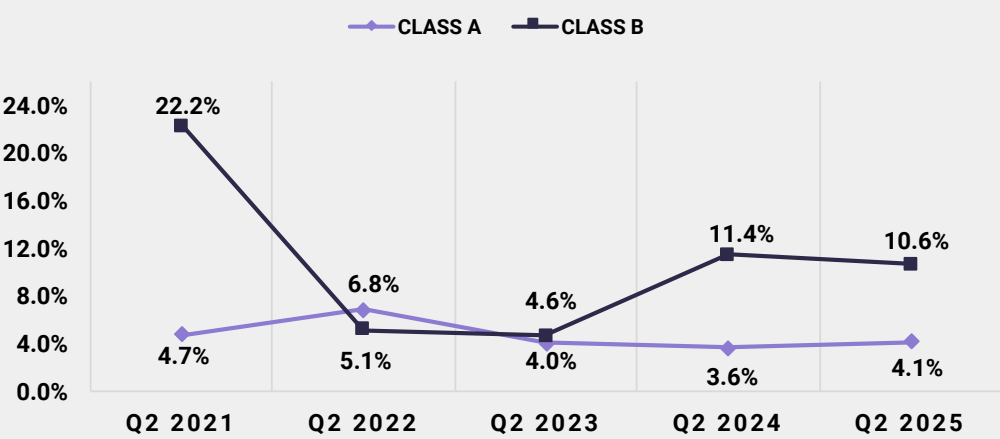
Q2 2025 Weighted Average Rates (FS) YOY

Class A & B > 50,000 SF



Q2 2025 Direct Vacancy Rates YOY

Class A & B > 50,000 SF



Q2 2025 Class A & B Highlights

\$42.83 PSF FS

Weighted average asking rate increased 5.8% YOY

17.1%

Direct vacancy decreased, previously 18.6% in Q2 2024

113,238 SF

YTD 2025 Net Absorption

0 SF

Under Construction

308,518 SF

YTD 2025 Leasing Activity

9,337,991 SF

Class A & B Inventory

Notable Recent Lease Transactions

Quest Workspaces

14,627 SF

Two Doral Center Expansion
(Relocation in Submarket)

New York Life Insurance Company

12,977 SF

5805 Waterford Extension & Expansion
(+600 SF)

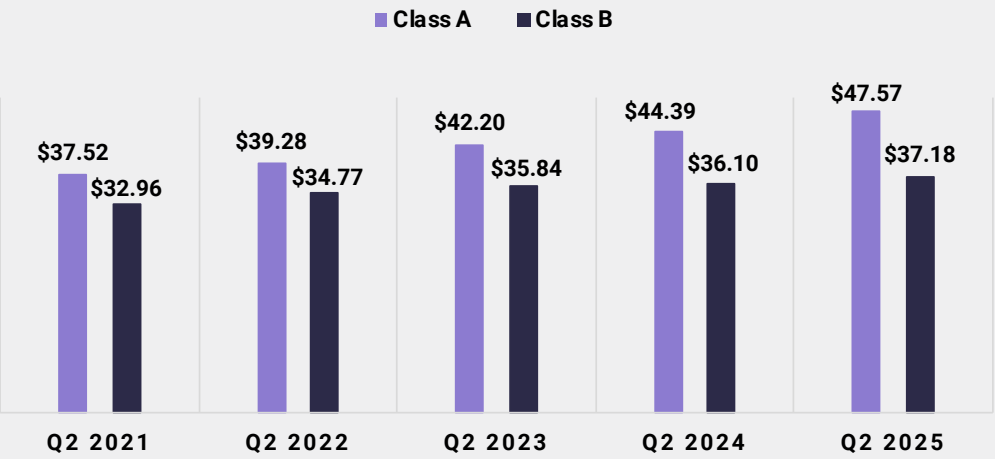
Millicom International

12,820 SF

Doral Concourse Renewal
(From sublet to direct space)

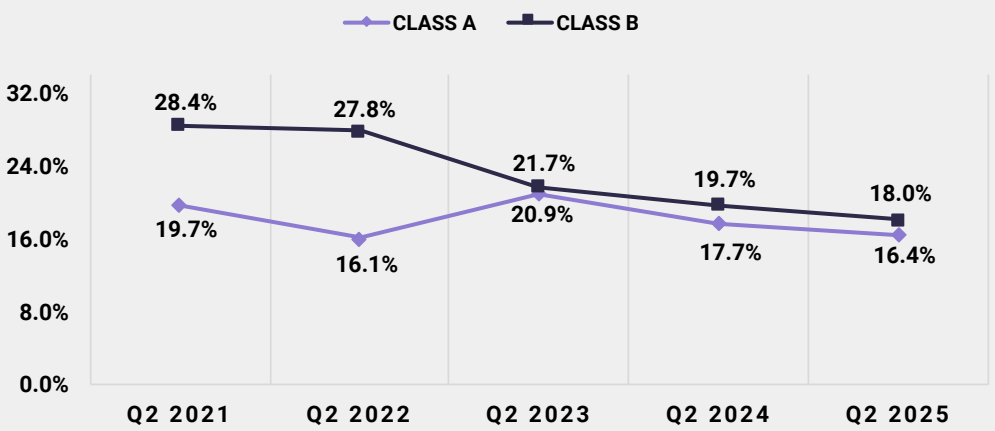
Q2 2025 Weighted Average Rates (FS) YOY

Class A & B > 50,000 SF



Q2 2025 Direct Vacancy Rates YOY

Class A & B > 50,000 SF



Q2 2025 Class A & B Highlights

\$64.50 PSF FS

Weighted average asking rate increased 2.5% YOY

14.2%

Direct vacancy decreased, previously 16.5% in Q2 2024

28,610 SF

YTD 2025 Net Absorption

113,650 SF

Under Construction

80,256 SF

YTD 2025 Leasing Activity

1,404,067 SF

Class A & B Inventory

Notable Recent Lease Transactions

Mara Holdings

15,208 SF

O Towers – Onyx Tower
Sublease

Corpac / Tranzport

9,448 SF

Aventura Corporate Center II
Renewal

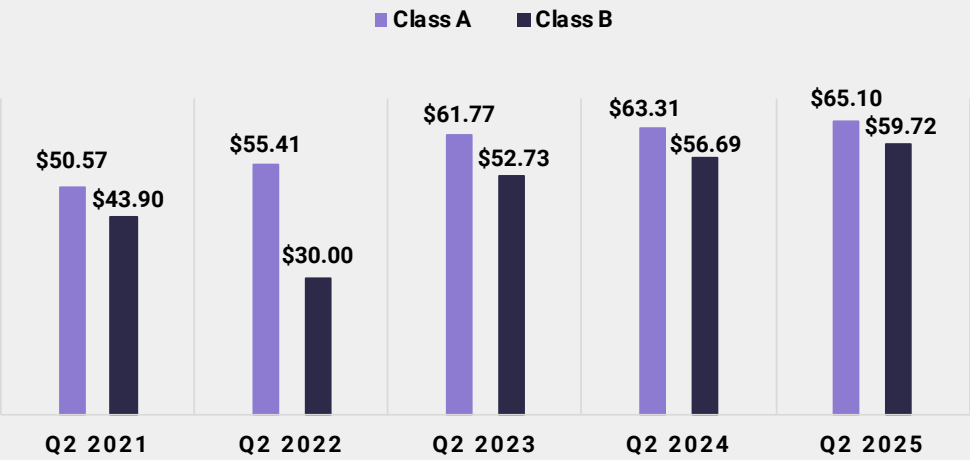
Amerifi Capital

4,000 SF

One Turnberry Place
New Lease

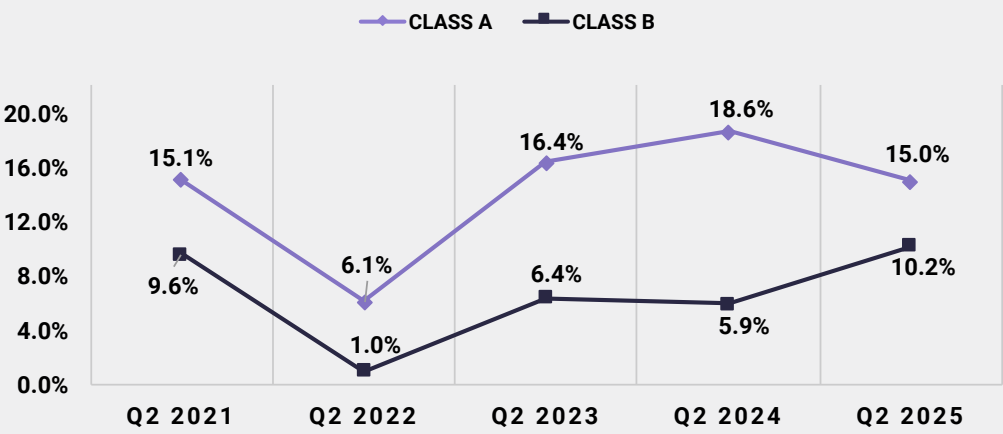
Q2 2025 Weighted Average Rates (FS) YOY

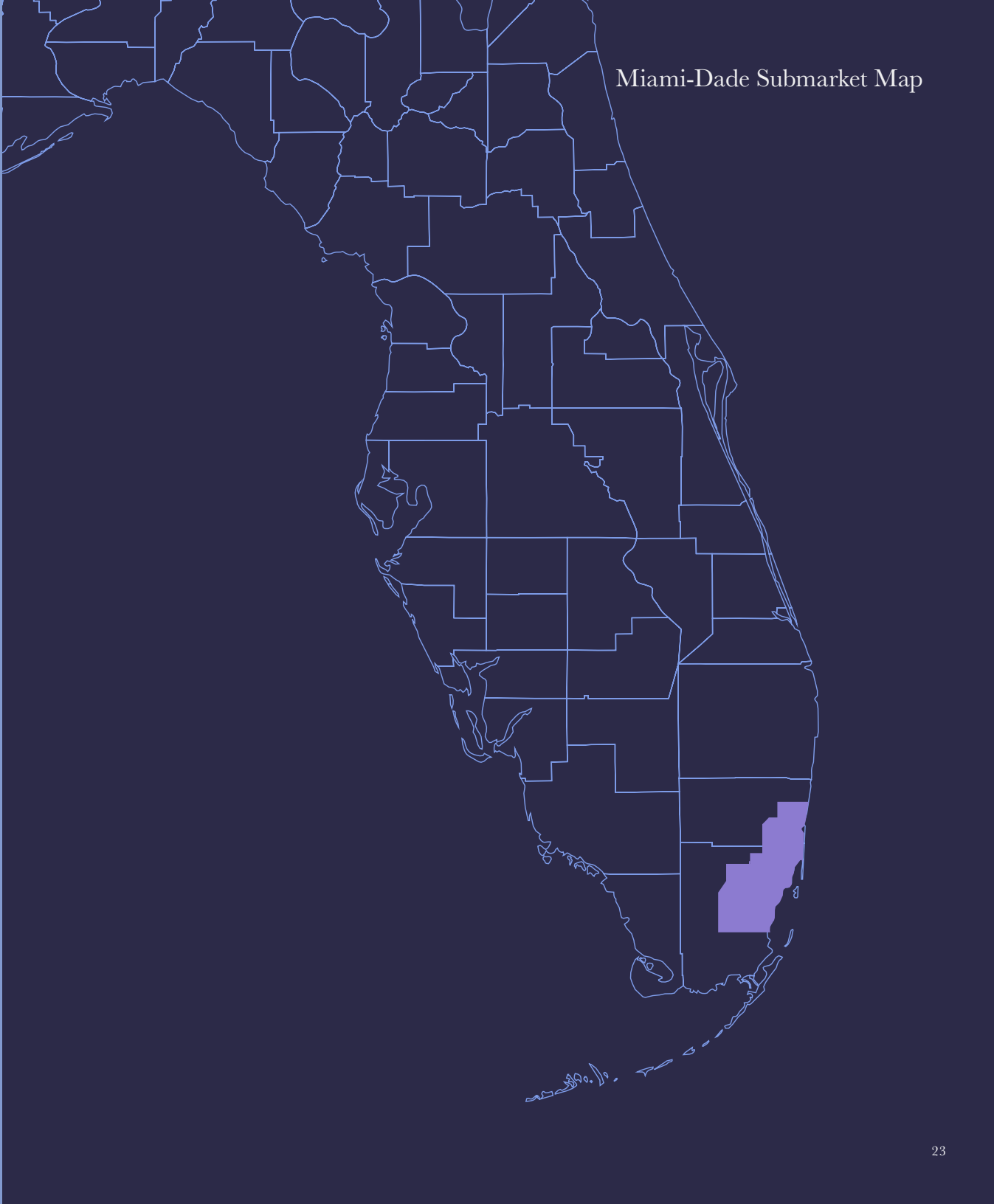
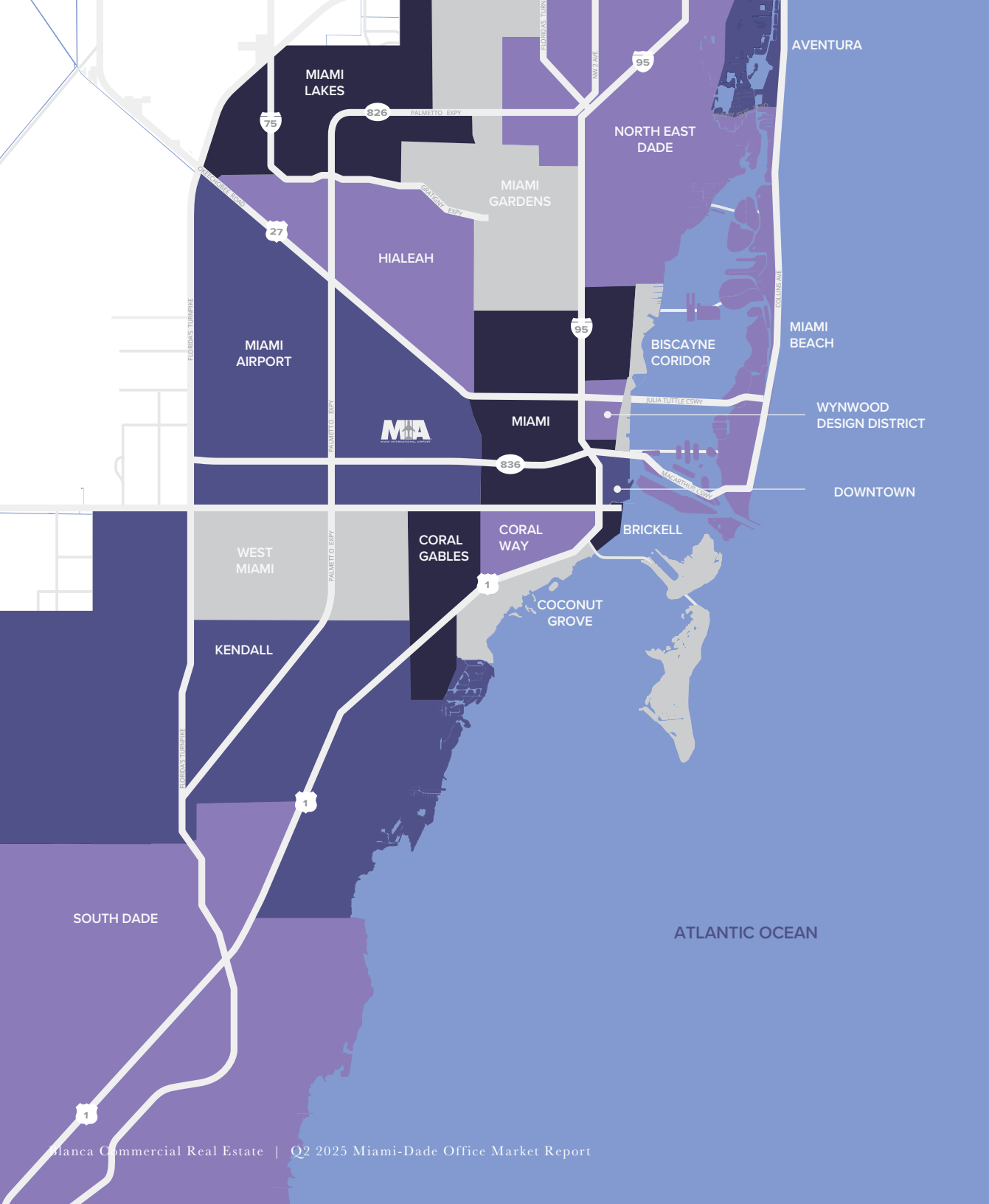
Class A & B > 50,000 SF



Q2 2025 Direct Vacancy Rates YOY

Class A & B > 50,000 SF





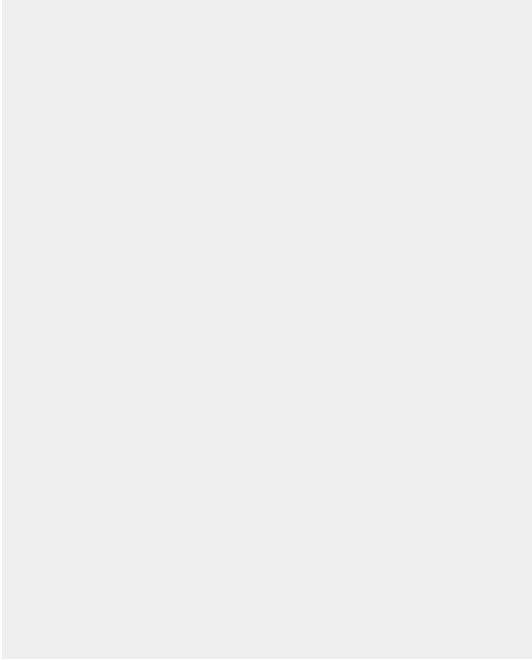
Miami-Dade Submarket Map

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	22.4%	\$71.75	(42,429)	190,222	67,588
Brickell	14	5,378,554	13.9%	\$100.07	10,721	248,516	153,070
Coral Gables	23	4,005,082	10.5%	\$61.65	178,035	328,099	70,800
Miami Airport	32	5,209,996	16.4%	\$47.57	58,072	201,633	-
SUBTOTAL	78	19,611,094	16.1%	\$70.58	204,399	968,470	291,458
Aventura	9	1,174,802	15.0%	\$65.10	33,813	69,849	113,650
Biscayne Corridor	1	435,000	35.5%	\$48.00	(7,736)	-	187,000
Coconut Grove	5	711,917	4.1%	\$88.17	(5,961)	23,168	34,100
Coral Way							
Kendall	4	713,687	12.5%	\$50.89	10,176	14,300	-
Medley							
Miami	2	401,126	16.5%	\$64.02	-	2,108	-
Miami Beach	8	846,243	18.6%	\$91.54	(6,907)	24,752	234,742
Miami Lakes	6	386,785	24.9%	\$36.11	(3,783)	3,299	-
NE Dade	1	102,287	0.0%	-	3,202	738	-
South Dade							
Wynwood-Design District	14	1,575,016	25.5%	\$92.24	128,358	92,178	-
SUBTOTAL	50	6,346,863	18.4%	\$72.76	151,162	230,392	569,492
TOTAL	128	25,957,957	16.6%	\$71.17	355,561	1,198,862	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	17.9%	\$43.63	11,044	16,804
Brickell	8	1,440,725	17.1%	\$63.80	(2,009)	19,433
Coral Gables	23	2,709,925	15.1%	\$51.78	15,134	42,300
Miami Airport	40	4,127,995	18.0%	\$37.18	55,166	106,885
SUBTOTAL	82	10,153,789	17.1%	\$45.65	79,335	185,422
Aventura	2	229,265	10.2%	\$59.72	(5,203)	10,407
Biscayne Corridor	4	291,131	5.4%	\$58.20	8,153	-
Coconut Grove	5	542,426	10.6%	\$76.54	8,776	7,401
Coral Way	8	567,749	6.2%	\$36.75	(1,451)	-
Kendall	9	1,240,940	24.7%	\$38.79	9,129	19,947
Medley	3	193,914	0.6%	-	(1,197)	12,157
Miami	1	76,789	0.0%	-	-	-
Miami Beach	6	731,789	10.1%	\$64.59	2,228	945
Miami Lakes	3	157,987	2.9%	\$28.20	(2,049)	-
NE Dade	7	838,623	17.6%	\$41.00	(40,724)	-
South Dade	2	133,994	9.6%	\$34.42	(7,952)	-
Wynwood-Design District	2	122,396	0.0%	\$58.00	-	6,700
SUBTOTAL	52	5,127,003	13.2%	\$46.20	(30,290)	57,557
TOTAL	134	15,280,792	15.8%	\$45.81	49,045	242,979

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 an independant business
with a proven track record of
excellence in every endeavor.*

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 are published at irregular intervals 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 are 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.



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