



Dania Beach

WORKS FOR YOUR BUSINESS

COMMERCIAL PROPERTY ANALYTICS – OFFICE

| | | | | | | |
|------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------------------|--------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------------------|-----------------------------------------------------------|
| INVENTORY SF 307K +0% Prior Period 307K | UNDER CONSTRUCTION SF 180K +0% Prior Period 180K | 12 MO ABSORPTION SF 6.2K +200.5% Prior Period (6.2K) | VACANCY RATE 2.1% -2.0% Prior Period 4.1% | MARKET ASKING RENT/SF \$34.01 +3.9% Prior Period \$32.73 | MARKET SALE PRICE/UNIT \$235 -1.9% Prior Period \$239 | MARKET CAP RATE 7.6% +0.3% Prior Period 7.3% |
|------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------------------|--------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------------------|-----------------------------------------------------------|

Key Metrics

| Availability | | Inventory | |
|--------------------------|-----------|-------------------------------|-------|
| Vacant SF | 6.4K ▼ | Existing Buildings | 58 ◆ |
| Sublet SF | 0 ◆ | Average Construction Avg SF | 180 ◆ |
| Availability Rate | 3.1% ▲ | 12 Mo Demolished SF | 0 ◆ |
| Available SF Total | 15.2K ▲ | 12 Mo Occupancy % at Delivery | - |
| Available Asking Rent/SF | \$31.57 ▲ | 12 Mo Construction Starts SF | 0 ◆ |
| Occupancy Rate | 97.9% ▲ | 12 Mo Delivered SF | 0 ◆ |
| Percent Leased Rate | 97.9% ▲ | 12 Mo Avg Delivered SF | - |

| Sales Past Year | | Demand | |
|-----------------------------------|---------|---------------------------------|--------|
| Asking Price Per SF | - | 12 Mo Net Absorp % of Inventory | 2.0% ▲ |
| Sale to Asking Price Differential | - | 12 Mo Leased SF | 3.8K ▲ |
| Sales Volume | \$0 ▼ | Months on Market | 25.9 ▲ |
| Properties Sold | 0 ▼ | Months on Lease | - |
| Months to Sale | - | Months Vacant | - |
| For Sale Listings | 4 ▲ | 24 Mo Lease Renewal Rate | 89.7% |
| Total For Sale Units | 20.6K ▼ | Population Growth 5 Yrs | -1.0% |