

Downtown Orlando Office Market Snapshot

Tracking Freestanding Office Buildings Under 7,500 SF

HIGHEST SALE: **\$505.05/SF**LOWEST SALE: **\$273.28/SF****SALES (1/1/2025- 12/31/25)**

SIZE (SF)	SALES	TOTAL SF	VOLUME	\$/SF
1,000-1,500	5	5,673	\$2,050,850	\$361.51
1,501-2,000	4	7,424	\$2,565,000	\$345.50
2,001-3,000	1	2,676	\$1,100,000	\$411.06
3,001-5,000	5	20,584	\$7,812,500	\$379.54
5,001-7,500	2	13,324	\$4,250,000	\$318.97
TOTALS	17	49,681	\$17,778,350	\$357.85

SALES TREND: 12 Month Periods Ending Each Quarter

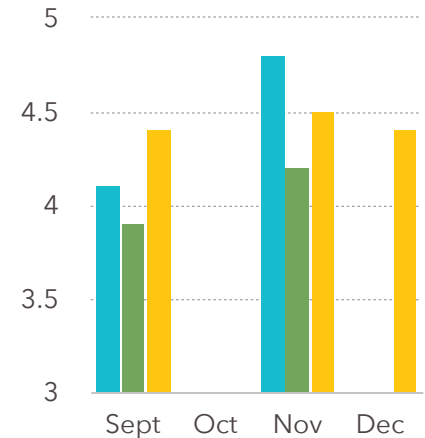
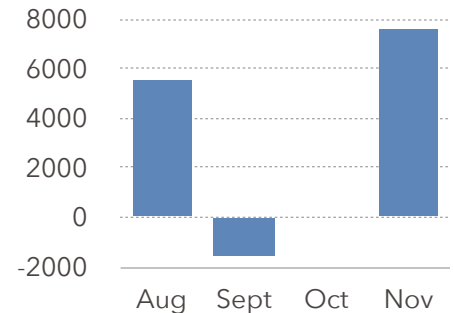
	3/31/25	6/30/25	9/30/25	12/31/25
SALES:	20	20	21	17
VOLUME:	\$19,803,500	\$24,081,000	\$23,506,000	\$17,778,350
\$/SF:	\$375.52	\$372.72	\$357.41	\$357.85

LEASING TREND (Free Standing Office Buildings Under 7,500 SF)

Period	Spaces Available	SF Vacant	Avg Asking Rate
2025 Q4	21	49,978	\$24.34/SF
2025 Q3	14	36,344	\$24.83/SF
2025 Q2	16	33,340	\$25.26/SF
2025 Q1	18	45,501	\$25.17/SF

If you are considering selling or leasing your office please call me for a FREE property analysis: 407-496-6409

Orlando Florida
US

Unemployment**Orlando Job Growth****US ECONOMY:**

	Oct	Dec
Inflation:	+3.0%	+2.7%
Wages:	+3.6%	+3.8%
Fed Rate:	4.00%	3.75%

ORLANDO:

	Dec	Jan
Gas/ga:	\$2.90	\$2.84
Jobs Y/Y:	+7,200 (Nov)	

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Local Expertise, National Reach, World Class



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