

## Downtown Orlando Office Market Snapshot

### Tracking Free Standing Office Buildings Under 7,500 SF

HIGHEST SALE: **\$474.03/SF**LOWEST SALE: **\$329.82/SF**

#### SALES (1/1/2024- 12/31/24)

| SIZE (SF)     | SALES     | TOTAL SF      | VOLUME              | \$/SF           |
|---------------|-----------|---------------|---------------------|-----------------|
| 1,000-1,500   | 5         | 5,757         | \$2,530,000         | \$439.46        |
| 1,501-2,000   | 2         | 3,614         | \$1,590,000         | \$439.96        |
| 2,001-3,000   | 2         | 4,360         | \$1,544,000         | \$354.13        |
| 3,001-5,000   | 3         | 13,236        | \$5,059,000         | \$382.22        |
| 5,001-7,500   | 1         | 6,710         | \$2,350,000         | \$350.22        |
| <b>TOTALS</b> | <b>13</b> | <b>33,677</b> | <b>\$13,073,000</b> | <b>\$388.19</b> |

#### SALES TREND: 12 Month Periods Ending Each Quarter

|                | 3/31/24         | 6/30/24         | 9/30/24         | 12/31/24        |
|----------------|-----------------|-----------------|-----------------|-----------------|
| <b>SALES:</b>  | 18              | 16              | 13              | 13              |
| <b>VOLUME:</b> | \$21,603,500    | \$19,751,900    | \$13,507,900    | \$13,073,000    |
| <b>\$/SF:</b>  | <b>\$360.06</b> | <b>\$373.69</b> | <b>\$365.18</b> | <b>\$388.19</b> |

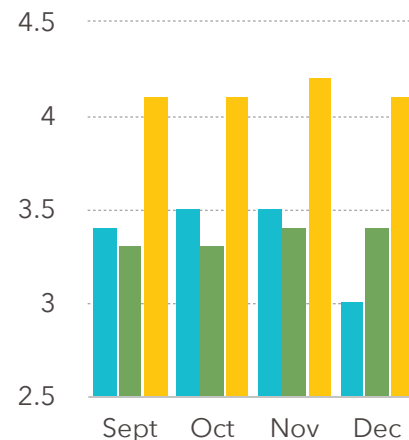
#### LEASING TREND (Free Standing Office Buildings Under 7,500 SF)

| Period  | Spaces Available | SF Vacant | Avg Asking Rate   |
|---------|------------------|-----------|-------------------|
| 2024 Q4 | 17               | 46,981    | <b>\$25.99/SF</b> |
| 2024 Q3 | 17               | 45,879    | <b>\$25.48/SF</b> |
| 2024 Q2 | 16               | 41,509    | <b>\$26.14/SF</b> |
| 2021 Q1 | 15               | 29,917    | <b>\$25.30/SF</b> |

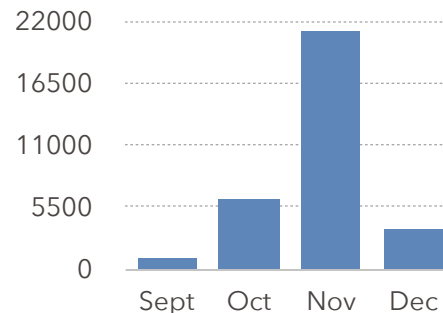
If you are considering selling or leasing your office please call me for a FREE property analysis: 407-496-6409

Orlando Florida  
US

#### Unemployment



#### Orlando Job Growth



#### US ECONOMY:

|            | Dec   | Jan   |
|------------|-------|-------|
| Inflation: | +2.9% | +3.0% |
| Wages:     | +3.9% | +4.1% |
| Fed Rate:  | 4.50% | 4.50% |

#### ORLANDO:

|           | Dec           | Jan    |
|-----------|---------------|--------|
| Gas/ga:   | \$3.03        | \$3.08 |
| Jobs Y/Y: | +16,000 (Dec) |        |

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*Local Expertise, National Reach, World Class*



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