

Miami

Office market snapshot | Q3 2024

The unemployment rate in Miami has increased 110 basis points in the past year to 3.1% as of the end of August, remaining below the U.S. national average of 4.2%. Total nonfarm employment experienced a 2.8% increase over the past year, with the professional and business services sector achieving a notable 3.5% increase during that same time.

2.5 msf

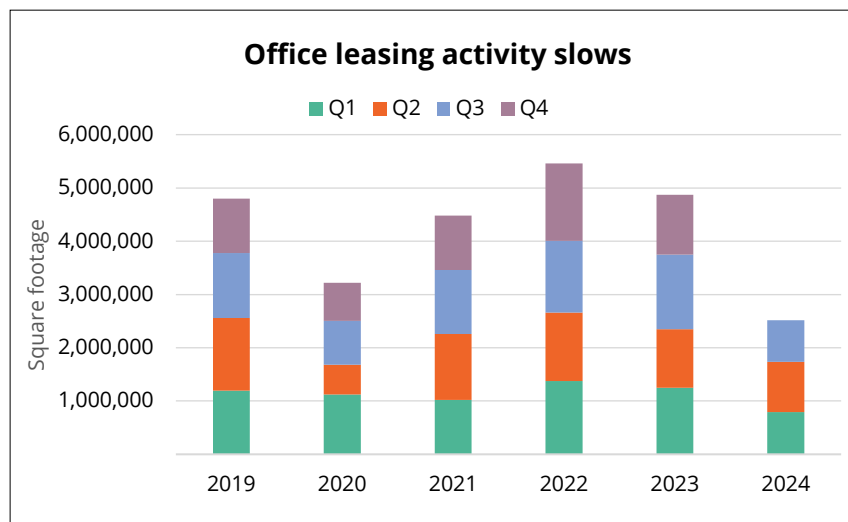
Office leasing activity has slowed, but large tenants are still shopping the market.

5.0%

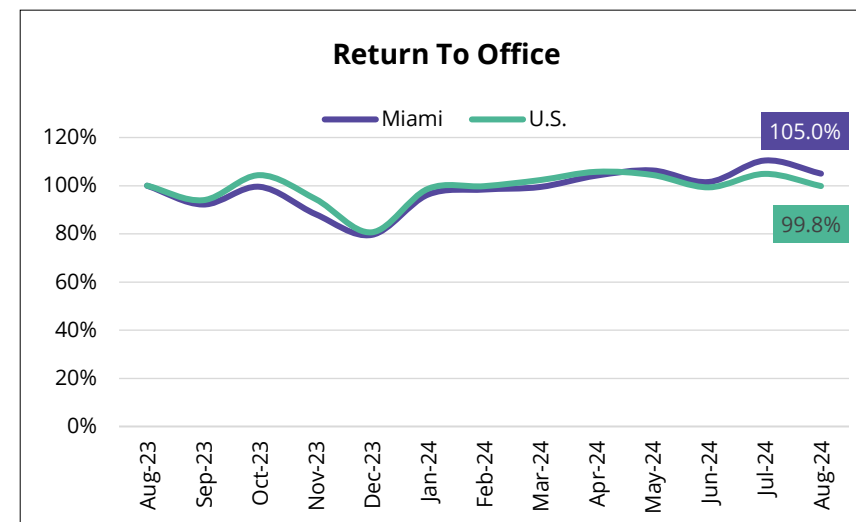
Return to office visitation has increased 5% over the past year in Miami with companies still evolving their policies.

664,000 sf

Miami's newest trophy office building, 830 Brickell, received its TCO this quarter, delivering over 664,000 square feet.



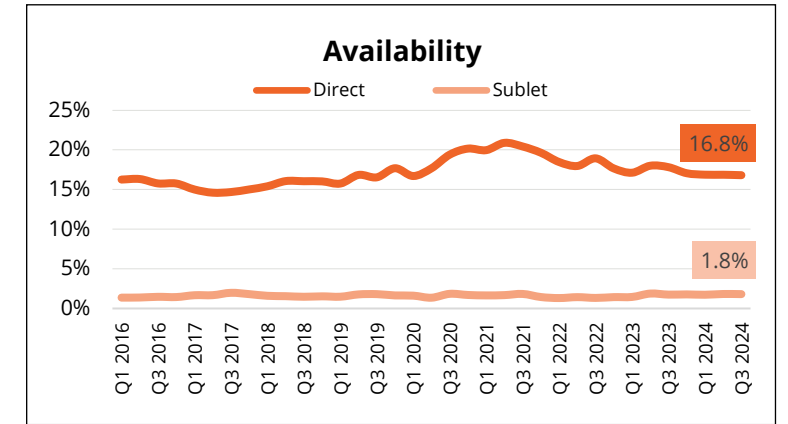
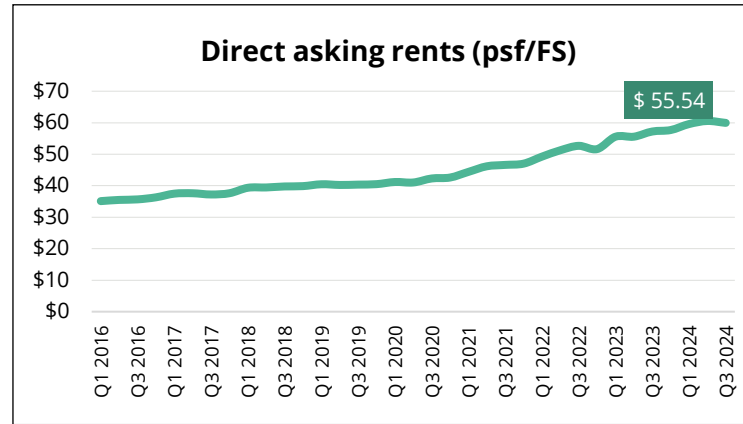
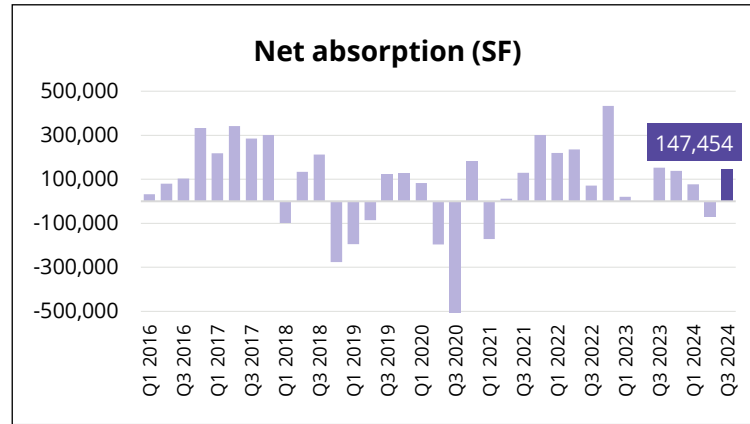
As of the end of the third quarter, the Miami office market reached just over 2.5 million square feet (msf) of leasing activity this year, marking one of the slowest years since the pandemic. This is partially a result of office users re-evaluating their footprint. The average deal size this year dropped to 3,682 sf compared to 4,581 sf last year.



Miami's return-to-office activity is in line with the national average over the last 12 months. Fridays and Mondays are busier than last year, with attendance up 39% and 14%, respectively, compared to the same period last year. Law firms are leading the return-to-office efforts, demonstrating a 97% increase in office attendance since August of last year.

Miami

Office market snapshot | Q3 2024



Recent leasing activity

Tenant	Address	Size (sf)	Transaction type	Lease type
Winston & Stawn LLP	200 S Biscayne Blvd	49,806	New	Direct
Banco Master	830 Brickell Plz	26,736	New	Direct
Sidley Austin	1001 Brickell Bay Dr	18,622	New	Direct
Atkins North America	800 Waterford Way	15,971	Renewal	Direct

Recent sales activity

Buyer	Address	Sale price	Sale price psf	Seller
Miami-Dade County	9250 W Flagler	\$182,000,000	\$264	Bushburg Properties
Island Capital Group	3470 NW 82 nd Ave	\$71,000,000	\$236	Cogency Global
Prologis	9700 NW 112 th Ave	\$54,500,000	\$378	TracFone Wireless
Miami-Dade County	7200 Corporate Center Dr	\$26,310,000	\$268	Walton Street Capital

Miami

Office market snapshot | Q3 2024

Get in touch

Jason Steele
Florida Regional Lead, Market Intelligence
+1 813 314 7808
jason.steele@avisonyoung.com

Dan Dragman
Market Intelligence Analyst
+1 813 314 7425
dan.dragman@avisonyoung.com

Location	Existing inventory sf	Deliveries sf (YTD)	Under development sf	Direct vacancy	Sublet vacancy	Total vacancy	Total vacancy change (YoY)	Net absorption (3Q24)	Net absorption (YTD)	Annual direct asking rent psf FS
Airport/Doral	11,311,089	-	-	17.7%	0.9%	18.6%	1.2%	72,580	68,516	\$41.40
Brickell	8,059,084	664,300	250,000	18.4%	1.1%	19.5%	(7.8%)	35,391	(7,692)	\$89.69
Downtown Miami	7,430,753	129,244	67,588	18.1%	0.4%	18.5%	(1.2%)	11,161	38,507	\$61.93
Coral Gables	7,316,634	-	-	14.1%	1.5%	15.6%	3.0%	54,238	125,791	\$53.92
Kendall	4,557,281	-	-	12.4%	0.3%	12.7%	(2.2%)	(6,981)	(107,952)	\$41.04
Biscayne Corridor	4,389,709	-	530,443	12.2%	1.8%	14.0%	(0.1%)	2,794	(41,585)	\$74.99
Miami Beach	2,817,459	38,660	269,893	13.0%	0.2%	13.1%	2.3%	(1,120)	103,255	\$96.49
Miami Lakes	2,193,262	-	-	10.7%	1.0%	11.7%	0.4%	4,079	16,312	\$36.92
Aventura	2,126,373	60,450	-	9.3%	0.9%	10.2%	(3.1%)	1,978	(3,504)	\$59.03
South Gables/South Miami	1,958,692	-	-	4.9%	0.1%	5.1%	0.7%	25,301	27,159	\$46.93
Coconut Grove	1,564,958	-	-	6.1%	1.4%	7.5%	3.4%	(16,457)	41,190	\$67.17
Northeast Dade	1,391,069	-	48,000	17.0%	0.9%	17.8%	(7.4%)	(25,472)	(95,154)	\$38.58
Medley/Hialeah	789,908	-	-	13.2%	0.0%	13.2%	(2.2%)	(595)	(3,449)	\$36.30
South Dade	150,516	-	-	29.7%	0.0%	29.7%	13.0%	(9,443)	(6,959)	\$43.69
Market total	56,056,787	892,654	1,165,924	14.9%	0.9%	15.8%	(0.9%)	147,454	154,435	\$59.93

Type	Existing inventory sf	Deliveries sf (YTD)	Under development sf	Direct vacancy	Sublet vacancy	Total vacancy	Total vacancy change (YoY)	Net absorption (3Q24)	Net absorption (YTD)	Annual direct asking rent psf FS
Trophy	5,362,802	702,960	442,177	25.3%	0.9%	26.2%	(9.2%)	67,281	41,209	\$94.55
Class A	25,001,490	189,694	723,747	16.6%	1.3%	17.9%	0.2%	121,992	142,278	\$61.42
Class B	25,692,495	-	-	11.0%	0.5%	11.5%	(0.1%)	(41,819)	(29,052)	\$44.01
Market total	56,056,787	892,654	1,165,924	14.9%	0.9%	15.8%	(0.9%)	147,454	154,435	\$59.93