

# Orlando

## Office market snapshot | Q3 2024

In August, Orlando's unemployment rate was 3.6%—its highest level since the start of 2022, yet still lower than the national average of 4.2%. Total nonfarm employment is up 1.6% year over year, boosted by increases in education and health services employment by 3.1% and leisure and hospitality employment by 1.1% over that time. Meanwhile, financial activities employment has experienced a 1.3% decline in employment year over year.

## 1.9 msf

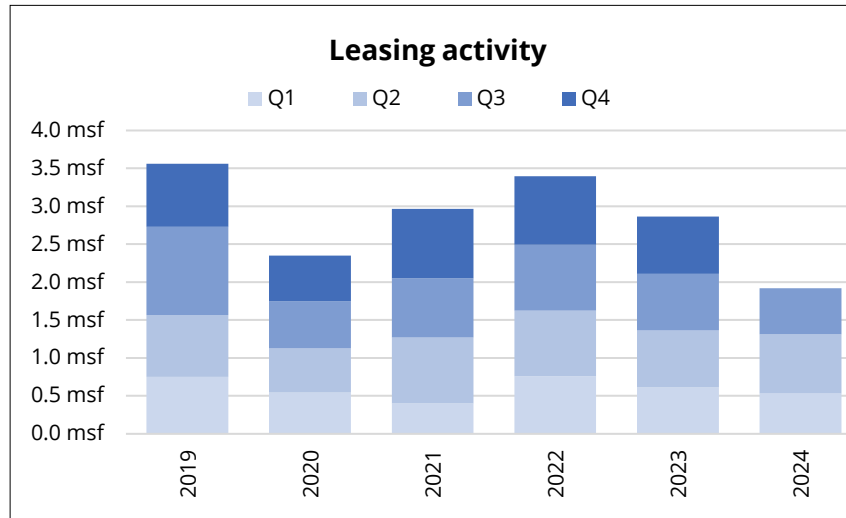
The current year-to-date leasing total of 1.9 million square feet is the lowest figure through three quarters since 2020 and represents a 9% decrease year over year.

## 2.4%

Orlando has seen a 2.4% increase in return-to-office rates since last year, with more employees coming in on Thursdays and Fridays when traffic is more manageable.

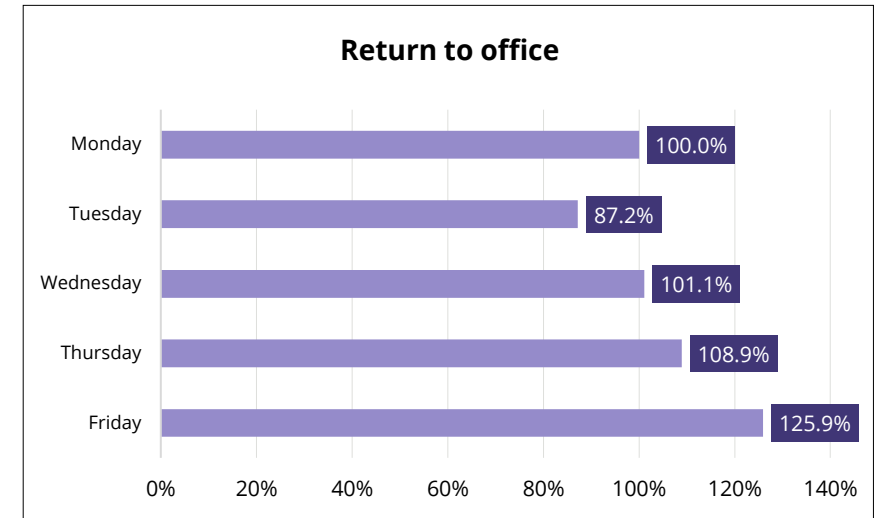
## \$27.43 psf

Average asking rates have stabilized in Orlando, with the current average of \$27.43 per square foot (psf) FS representing a 1.2% increase over the past two years.



The Orlando office market has seen a continuous decline in leasing activity since 2022. Through the first three quarters, leasing activity declined by 9% compared to last year, and 23% when compared to 2022. Historically, the fourth quarter has been the most active for leasing over the past three years. As we approach this pivotal period, it remains uncertain whether this trend will persist, or if we will see a resurgence in leasing demand.

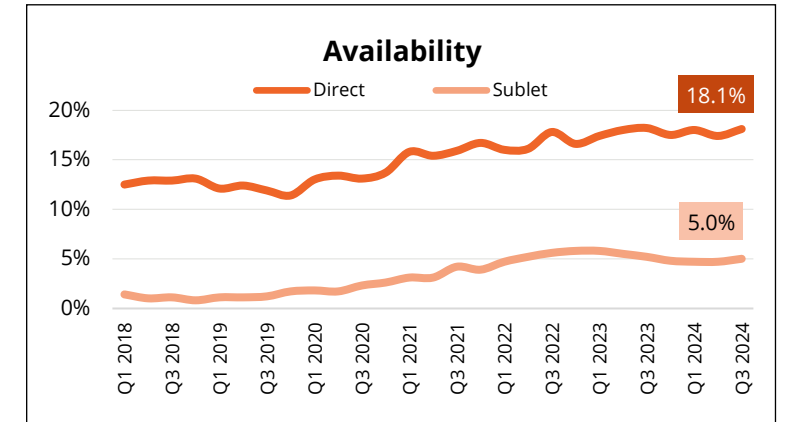
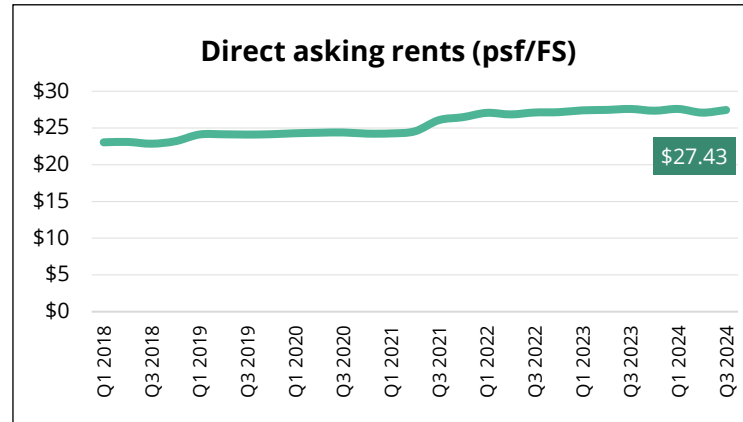
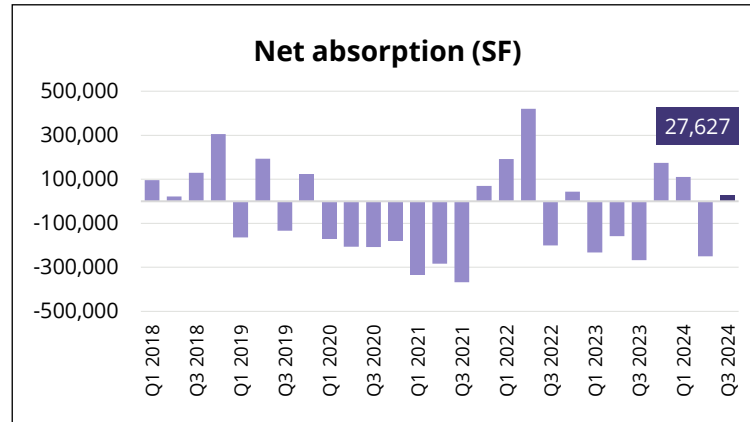
Source: AVANT by Avison Young, CoStar, U.S. Bureau of Labor Statistics, Placer.AI



Orlando's return-to-office rate currently sits at 61.5% of 2019 levels, slightly above the U.S. average of 60.4%. Since last year, Orlando has seen a slight 2.4% increase in return-to-office levels. Thursdays and Fridays have seen the highest increase in office visits year-over-year, up 8.9% and 25.9%, respectively.

# Orlando

## Office market snapshot | Q3 2024



### Recent leasing activity

Tenant	Address	Size (sf)	Transaction type	Lease type
Ke'Aki Technologies	2300 Discovery Dr	59,116	New	Direct
South College	6649 Westwood Blvd	25,466	New	Direct
Disney	1180 Celebration Blvd	20,804	New	Direct
Dermpath Diagnostics	745 Orienta Ave	16,320	Renewal	Direct

### Recent sales activity

Buyer	Address	Sale price	Sale price psf	Seller
Bloom Ventures	65 Keller Rd	\$15,000,000	\$182	Jefferson River Capital

# Orlando

## Office market snapshot | Q3 2024

## Get in touch

Jason Steele  
 Florida Regional Lead, Market Intelligence  
 +1 813 314 7808  
[jason.steele@avisonyoung.com](mailto:jason.steele@avisonyoung.com)

Dan Dragman  
 Market Intelligence Analyst  
 +1 813 314 7425  
[dan.dragman@avisonyoung.com](mailto: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
Southwest Orlando	8,662,214	-	-	12.1%	3.3%	15.3%	1.3%	4,215	48,343	\$30.13
Downtown Orlando	7,299,371	-	-	14.2%	1.5%	15.7%	1.5%	(38,852)	(298,991)	\$31.96
Maitland	6,750,750	-	-	15.8%	1.2%	17.0%	0.2%	70,290	103,310	\$25.09
Lake Mary/Heathrow	4,918,329	-	-	15.4%	3.3%	18.7%	(3.0%)	(22,634)	133,201	\$27.30
University/Research	4,698,237	-	-	13.4%	6.8%	20.2%	3.3%	(37,769)	(136,248)	\$26.72
Altamonte/Longwood	2,625,193	-	-	21.9%	0.7%	22.6%	2.9%	(11,982)	(35,852)	\$21.34
436 Corridor/East Orlando	1,869,412	-	-	13.9%	0.1%	14.0%	(3.7%)	58,038	69,917	\$28.20
Winter Park/Lee Road	1,772,618	-	-	12.2%	0.0%	12.2%	1.4%	478	(14,145)	\$30.10
Airport/Lake Nona/SE Orlando	1,766,869	-	-	22.7%	1.4%	24.2%	12.9%	5,843	18,537	\$31.30
<b>Market total</b>	<b>40,362,993</b>	<b>-</b>	<b>-</b>	<b>14.8%</b>	<b>2.5%</b>	<b>17.3%</b>	<b>(1.1%)</b>	<b>27,627</b>	<b>(111,928)</b>	<b>\$27.43</b>

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	1,287,214	-	-	9.3%	5.4%	14.7%	(9.0%)	(11,000)	(11,935)	\$37.40
Class A	18,681,449	-	-	15.0%	4.1%	19.1%	0.8%	(25,414)	113,744	\$29.97
Class B	20,394,330	-	-	15.0%	0.8%	15.8%	2.1%	64,041	(213,737)	\$24.34
<b>Market total</b>	<b>40,362,993</b>	<b>-</b>	<b>-</b>	<b>14.8%</b>	<b>2.5%</b>	<b>17.3%</b>	<b>(1.1%)</b>	<b>27,627</b>	<b>(111,928)</b>	<b>\$27.43</b>