

### Florida Office Comparisons

City	Sq Ft (2025 Report)	Vacancy (2025 Report)	Absorption (2025 Report)
Miami (Brickell)	6,634,600	14.50%	-46,400
Miami (Downtown)	6,283,300	17.00%	-55,300
Tampa	7,068,158	10.20%	1,176
St. Pete	1,671,052	7.60%	18,569
Orlando	8,332,784	13.00%	205,699
Downtown Jacksonville	8,116,143	27.40%	38,249
Nationwide	18.50%		

### Downtown Jacksonville vs. Suburban Jacksonville Comparison- Vacancy Rates

Year	Downtown Jax (2025 Report)	Suburbs (2025 Report)
2016	15.40%	16.20%
2017	14.30%	13.70%
2018	14.80%	15.00%
2019	14.60%	17.50%
2020	20.50%	17.00%
2021	25.70%	21.70%
2022	26.40%	19.70%
2023	26.10%	20.60%
2024	25.70%	19.20%
2025	27.40%	20.20%

### Downtown Jacksonville vs. Suburban Jacksonville Comparison- Rent Per SF

Year	Downtown Jax (2025 Report)	Suburbs (2025 Report)
2016	\$19.85	\$18.63
2017	\$20.23	\$18.53
2018	\$21.54	\$18.88
2019	\$21.59	\$19.61
2020	\$22.89	\$21.50

2021	\$22.89	\$21.81
2022	\$23.10	\$22.01
2023	\$22.99	\$22.24
2024	\$23.64	\$22.48
2025	\$24.09	\$22.94