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South Florida Commercial Real Estate Experts

Q2 2025 Office Market Performance – West Broward

Q2 2025 Snapshot

The West Broward office market continued to rebalance in Q2 2025, with leasing driven by small and mid-sized tenants. Net absorption improved from Q1, totaling (75,236 SF) for the quarter, bringing year-to-date absorption to (370,274 SF).

Despite rising vacancies—direct at 16.4% and total at 18.2%—asking rents continued to climb, reaching an average of \$36.52/SF, a 5.2% YoY increase. Demand remains strong for plug-and-play, second-gen space in suburban locations, particularly among legal, healthcare, and financial tenants.

By the Numbers (Q2 2025)

Class A

- \$39.93/SF average asking rent (+0.11% YoY)
- 15.1% direct vacancy (+0.3% YoY)
- (31,570 SF) net absorption

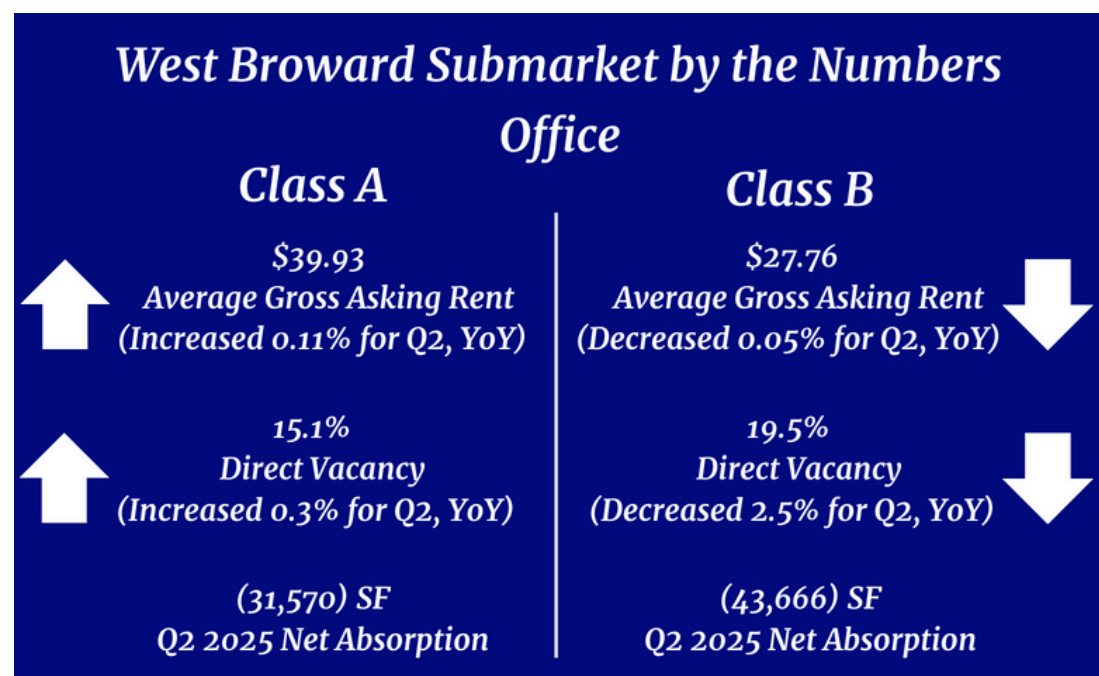
Class B

- \$27.76/SF average asking rent (-0.05% YoY)
- 19.5% direct vacancy (-2.5% YoY)
- (43,666 SF) net absorption

Submarket Highlights

- Plantation: +5,227 SF; driven by service-oriented firms
- NW Broward: +9,705 SF; strong second-gen demand
- Sawgrass Park: (50,937 SF) loss; Class A performed well, Class B dragged
- SW Broward: (39,231 SF); improvement from Q1

Major leases included Century Cruises (7,000 SF) at Lake Shore Plaza II, highlighting continued interest in well-located suburban product.



Supply Trends

- No new deliveries or construction starts in Q2
- Corporate consolidations slowed backfilling
- Vacancy increases most pronounced in SW Broward (+2.5%)
- Improvements in Plantation, NW Broward, and Sawgrass Park

Outlook

The market remains tenant-favorable but increasingly segmented by quality. “Flight to quality” continues, with demand focused on:

- Turn-key space
- Modern layouts
- Suburban convenience

With no speculative development underway and investor interest returning—evidenced by the sale of Riviera Point Corporate Center—West Broward is set for a slow but steady recovery.

*Thinking about buying, leasing, or investing in
a mixed-use property?*

The Martinez Team is here to help you navigate the market with local insights and proven expertise.

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\$4,000,000.00



CORNER ACRE LOT –FOR SALE
\$775,000.00



PREMIERE OFFICE SPACES – FOR SALE
\$1,575,375.00

FOR LEASE



OFFICE SUITE – FOR SUB-LEASE
\$1,100/MONTH + SALES TAX



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BASE RENT \$25.00



OFFICE BUILDING – FOR LEASE
\$36.00 PSF GROSS



MEDICAL OFFICE SPACE – FOR LEASE
BASE RENT \$23.97

LOCAL BUSINESS SPOTLIGHT



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