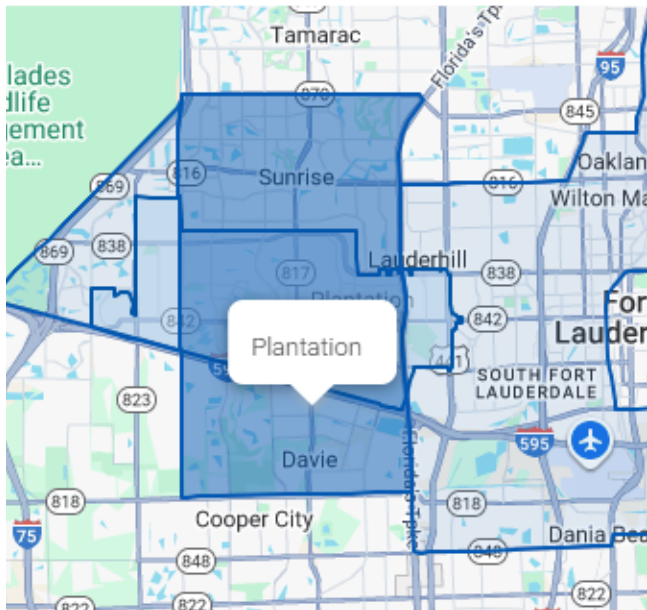


We Believe Every Business Deserves the Best Representation!

South Florida Commercial Real Estate Experts

Plantation Office Market Continues to Outperform *Q3 2025 | Data based on CoStar-defined Plantation submarket*



Plantation's office market remains one of the most stable and sought-after submarkets in Broward County. According to CoStar Analytics, as of Q3 2025, the submarket reports an 8.8% vacancy rate—well below both the five-year average of 11.8% and the 10-year average of 10.8%. This decline reflects a healthy 50,000 square feet of net absorption over the past year and no new office deliveries during that time.

Approximately 900,000 square feet of office space is currently listed as available in Plantation, resulting in an availability rate of 10.5%. Importantly, there is no office space under construction in the area—a notable shift from the submarket's 10-year average of 43,000 square feet under development. This limited pipeline continues to support leasing velocity and stabilize market conditions.

Plantation contains approximately 8.6 million square feet of total office inventory, compared to 74.6 million square feet metro-wide. Despite being a smaller piece of the broader Fort Lauderdale office market, Plantation consistently outperforms with healthy occupancy and demand across professional services, healthcare, and back-office users.

Asking rents in Plantation average \$33.00 per square foot, slightly below the Fort Lauderdale metro average of \$35.00 per square foot. However, annual rent growth in Plantation reached 2.4% over the past 12 months, exceeding the metro-wide growth of 2.0%. While this year's growth trails the submarket's five-year average of 3.4%, it still reflects solid leasing fundamentals and tenant demand.

With no speculative construction underway and strong accessibility via I-595 and the Florida Turnpike, Plantation remains an appealing choice for tenants seeking quality space in a suburban setting. For landlords and investors, the market's limited new supply and strong leasing activity signal continued upside. For tenants, it means quality options may not stay available for long.

All figures sourced from CoStar Analytics as of Q3 2025 and reflect the geographic boundaries defined by CoStar for the Plantation submarket.

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.

FEATURED COMMERCIAL LISTINGS

FOR SALE



Premium Flex / Industrial Condo
\$1,176,750.00



REO Office Condominium
\$185,000.00



Premiere Office Spaces
\$1,575,735.00

FOR LEASE



Standalone Retail Space
\$23.88 PSF NNN \$4.12



Auto Retail Property
\$43.14 plus \$4.17 NNN



Four-Story Office and Retail
\$21.49 - 23.49 SF/yr (NNN)



UNLOCK YOUR
PROPERTY'S FULL
POTENTIAL WITH A
PERSONALIZED
ASSESSMENT.

CONTACT US TODAY TO
MAXIMIZE YOUR RETURN
IN TODAY'S MARKET!

