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South Florida Commercial Real Estate Experts

West Broward Market Update



As we move into the final weeks of 2025, the West Broward office market continues to show signs of meaningful stabilization. Q3 delivered +68,928 SF of positive absorption, the strongest quarterly gain this year, signaling renewed tenant confidence across the four key submarkets: Plantation, Sawgrass Park, Southwest Broward, and NW Broward. Plantation remains the standout performer, driven by steady Class B leasing activity from medical, wellness, and professional tenants seeking well-located suburban space. Sawgrass Park and Southwest Broward have begun to show improved momentum following higher vacancy earlier in the year, while NW Broward remains stable with long-term tenants helping to anchor performance.

With overall vacancy at 17.2 percent and average asking rents at \$36.49 per square foot gross, now is the ideal time for landlords to finalize year-end planning. Reviewing upcoming lease expirations, aligning rental rates with submarket comparables, and proactively communicating with tenants can strengthen occupancy going into 2026. Owners should also revisit operating expenses, including insurance, taxes, and upcoming renewals, and consider strategic upgrades such as refreshed lobbies, improved signage, and light suite enhancements that can help attract higher-quality occupants. In Plantation specifically, Class A vacancy sits at 15.9 percent with rents at \$44.11 per square foot, while Class B continues to outperform with 10.5 percent vacancy and average rents of \$31.36 per square foot.

Interest rates are expected to stabilize early next year. Combined with the absence of new office construction in West Broward, 2026 is shaping up to be a year that offers measured opportunity. Landlords who begin refining pricing, securing renewals, and strengthening tenant relationships now will be best positioned to capture demand as activity improves.

If you are evaluating your portfolio in Plantation, Sawgrass Park, Southwest Broward, or NW Broward, our team is here to help you prepare a data-driven strategy for the new year.

Whether you own an office building, industrial warehouse, or retail property in Broward County, The Martinez Team at CMV Commercial can help you analyze your portfolio and identify actionable steps before year-end.

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)



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