



Florida - Fort Lauderdale CBD - Tier Report - 2019 4Q



Property Name	RSF	Year Built	Vacancy			Net Rate	Net Absorption			Parking Ratio
			Direct	Direct SF	Sublet		2017	2018	2019	
<u>TIER I</u>										
450 E Las Olas Blvd	210,225	1997	3.2%	6,760	0.0%	\$40.00	(41,785)	32,458	12,328	3.0x
BAML Plaza at Las Olas City Centre	408,079	2002	5.8%	23,760	4.1%	40.00	0	(9,317)	(8,378)	3.0x
350 Las Olas Centre	264,214	1999	10.0%	26,376	5.2%	40.00	(8,741)	(6,976)	(4,658)	3.0x
Wgt. Avg. / Total	882,518	1999	6.4%	56,896	3.4%	\$40.00	(50,526)	16,165	(708)	3.0x
<u>TIER II</u>										
SunTrust Center	218,635	1992	10.1%	22,032	1.3%	\$38.88	(3,714)	4,133	(12,875)	2.5x
200 East Broward	235,103	1992	1.2%	2,735	6.9%	36.44	7,457	2,193	6,630	2.4x
New River Center	287,043	1990	0.0%	0	1.5%	36.00	1,136	8,673	7,669	2.4x
One Financial Plaza	272,653	1972	13.0%	35,447	1.0%	35.00	28,582	4,779	(10,178)	2.5x
300 Las Olas Place	219,220	2000	7.3%	15,999	0.0%	34.01	25	(345)	5,471	2.0x
Broward Financial Centre	325,486	1986	13.0%	42,267	10.9%	32.50	(3,374)	(9,554)	(35,865)	3.0x
The AutoNation Building	204,337	2007	8.8%	18,071	1.6%	30.00	7,831	6,336	(4,516)	2.5x
301 Plaza @ Las Olas Blvd	87,741	1947	0.0%	0	0.0%	-	0	0	0	2.5x
Wgt. Avg. / Total	1,850,218	1986	7.4%	136,551	3.5%	\$34.67	37,943	16,215	(43,664)	2.5x
<u>TIER III</u>										
110 Tower	394,830	1988	14.4%	56,732	2.0%	\$31.58	963	(35,097)	55,108	2.5x
Plaza 100	165,627	1983	13.3%	21,986	0.0%	26.83	2,798	(15,121)	12,143	3.0x
1 E Broward	351,705	1983	9.8%	34,363	2.1%	29.00	(15,266)	5,735	479	2.5x
Corporate Center	342,465	1981	64.3%	220,315	0.0%	27.68	(10,700)	(22,329)	80	4.0x
Tower 101	266,620	2001	13.2%	35,171	6.0%	27.00	5,007	(22,453)	(9,034)	2.5x
101 Centre	50,205	1986	0.0%	0	0.0%	24.00	1,360	4,793	(35)	2.5x
Wgt. Avg. / Total	1,571,452	1987	23.5%	368,567	2.0%	\$28.63	(15,838)	(84,472)	58,741	2.8x
Total Competitive Set	4,304,188	1989	13.1%	562,014	2.9%	\$33.54	(28,421)	(52,092)	14,369	2.7x

Note: 39% of the market's vacancy is due to Corporate Center



Florida - Fort Lauderdale CBD - Tier Report - 2019 4Q



Property Name	Owner	Date	Price	\$/RSF	Occ.	Cap Rate	Property Manager	Leasing Agent
<u>TIER I</u>								
450 E Las Olas Blvd	RREEF	Mar-14	\$98.6	\$430	88%	6.2%	Transwestern	ComReal
BAML Plaza at Las Olas City Centr	RREEF	Sep-16	\$220.0	\$539	99%	6.0%	JLL	ComReal
350 Las Olas Centre	RREEF	Mar-14	\$105.4	\$430	88%	6.2%	Transwestern	ComReal
<u>TIER II</u>								
SunTrust Center	Steelbridge	Jun-16	\$74.7	\$342	90%	5.5%	Steelbridge	C&W
200 East Broward	Oak Tree/Banyan JV	Oct-17	\$81.5	\$361	92%	5.8%	Colliers	Colliers
New River Center	PGIM/Stiles JV	Dec-14	\$108.0	\$383	86%	4.9%	Stiles	Avison Young
One Financial Plaza	Alliance HSP	Sep-19	\$117.0	\$429	88%	6.0%	Crocker Partners	Tower
300 Las Olas Place	Franklin Resources	Dec-10	\$29.7	\$290	98%	6.7%	-	Echelon RE
Broward Financial Centre	AGS Properties	Nov-14	\$112.0	\$345	88%	5.2%	Butters Realty	ComReal
The AutoNation Building	Stiles	-	-	-	-	-	Stiles	Stiles
301 Plaza @ Las Olas Blvd	Stiles	Jun-99	-	-	-	-	Stiles	Stiles
<u>TIER III</u>								
110 Tower	IP Capital	Oct-16	\$112.9	\$286	83%	5.9%	C&W	Colliers
Plaza 100	Zurich	Aug-16	\$46.5	\$281	94%	6.2%	Brookwood Management	JLL
1 E Broward	PCCP	Oct-18	\$108.5	\$308	91%	6.8%	NAI	NAI
Corporate Center	Stockbridge	Jan-18	\$41.1	\$120	40%	-0.9%	CBRE	C&W
Tower 101	Ivy	Jan-16	\$43.9	\$247	97%	6.6%	Banyan Street	Colliers
101 Centre	Ivy	Jan-16	\$12.4	\$247	83%	6.6%	Banyan Street	Colliers