

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Net Rate	Net Absorption		
				Direct	Direct SF	Sublet		2019	2020	2021 YTD
TIER I										
Weston Corporate Centre I	71,000	1998	4.0x	12.0%	8,537	0.0%	\$30.00	(150)	(6,560)	0
Weston Pointe II	97,180	2001	4.0x	5.3%	5,135	0.0%	\$30.00	3,502	(5,135)	0
Pembroke Pointe 880	143,535	2015	6.0x	0.0%	0	0.0%	\$26.00	1,484	9,189	0
Riviera Point Corp Center	64,431	2017	4.2x	13.6%	8,777	12.0%	\$25.50	14,548	5,675	(2,569)
Huntington Centre II	91,675	2001	4.0x	7.8%	7,118	0.0%	\$24.00	0	(4,439)	0
Huntington Centre I	91,656	2000	4.0x	37.4%	34,322	0.0%	\$24.00	5,089	(3,532)	0
Miramar Centre III	96,179	2006	4.0x	15.3%	14,692	0.0%	\$24.00	(4,377)	4,262	(5,279)
Miramar Centre I	94,392	2001	4.4x	1.8%	1,724	0.0%	\$24.00	0	0	0
Liberty Center	104,337	2009	4.5x	32.0%	33,371	21.9%	\$23.50	(9,871)	0	(19,283)
Huntington Square III	154,090	2000	4.5x	14.9%	22,903	0.0%	\$22.50	0	(26,561)	7,150
Weston Corporate Centre II	78,500	1998	4.0x	0.0%	0	0.0%	-	0	4,095	0
Weston Pointe I	97,579	1999	4.0x	0.0%	0	0.0%	-	0	0	0
Concorde Plaza	73,660	2004	4.5x	9.9%	7,315	0.0%	-	0	(1,845)	(5,470)
Weston Pointe III	97,178	2001	5.0x	0.0%	0	0.0%	-	0	0	0
Miramar Centre II	96,400	2001	5.0x	0.0%	0	0.0%	-	-	-	-
Weston Pointe IV	96,175	2006	4.6x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	1,547,967	2004	4.5x	9.3%	143,894	2.0%	\$25.10	10,225	(24,851)	(25,451)
TIER II										
Park Centre West	49,030	1994	5.0x	74.4%	36,464	0.0%	\$23.95	(47,491)	7,783	3,244
Monarch Gardens	95,897	2004	4.0x	29.6%	28,400	0.0%	\$22.47	(7,931)	(4,440)	24,050
Power Financial	60,000	2003	4.0x	25.8%	15,506	0.0%	\$22.00	9,074	(15,506)	0
Huntington Square I	120,130	1990	4.0x	9.3%	11,197	0.0%	\$19.00	(3,712)	(14,626)	7,141
Huntington Square II -Carnival	119,598	1990	4.0x	40.1%	47,962	29.6%	\$19.00	(3,298)	(20,011)	(9,142)
Pembroke Pines Professional Center	96,996	1986	4.5x	32.4%	31,381	0.0%	\$18.67	(268)	6,552	(2,444)
Miramar Financial Center	132,092	1996	4.0x	0.0%	0	16.8%	-	0	(22,193)	0
Lucent Technologies	228,755	2001	4.0x	0.0%	0	0.0%	-	0	0	0
Huntington Executive Plaza	63,000	2007	4.0x	0.0%	0	0.0%	-	0	0	0
Miramar II	128,540	2001	7.0x	0.0%	0	0.0%	-	0	0	0
Total / Weighted Average	1,094,038	1997	4.5x	15.6%	170,910	5.3%	\$20.34	(53,626)	(62,441)	22,849
Total Competitive Set										
2,642,005 2001 4.5x 11.9% 314,804 3.3% \$23.44 (43,401) (87,292) (2,602)										

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER I									
Weston Corporate Centre I	KBS Realty	Aug-15	\$222	\$313	100.0%	6.4%	Black Rock	CBRE	ComReal
Weston Pointe II	NY Life RE Investors	Jan-16	\$287	\$300	89.7%	7.0%	Duke Realty Corporation	Duke Realty	C&W
Pembroke Pointe 880	Midtown Realty	Dec-17	\$420	\$293	85.0%	6.2%	Duke Realty Corporation	-	C&W
Riviera Point Corp Center	Riviera Point Develop.	Jul-18	-	-	-	-	-	-	CBRE
Huntington Centre II	Starwood Capital	Aug-15	\$174	\$190	77.1%	7.4%	MetLife Real Estate Investments	Vanderbilt Office	Avison Young
Huntington Centre I	Starwood Capital	Aug-15	\$209	\$228	100.0%	7.4%	MetLife Real Estate Investments	Vanderbilt Office	Avison Young
Miramar Centre III	Starwood Capital	Aug-15	\$183	\$190	78.1%	7.4%	MetLife Real Estate Investments	Vanderbilt Office	Avison Young
Miramar Centre I	Vanderbilt Office Properties	Aug-15	\$255	\$270	100.0%	7.4%	MetLife Real Estate Investments	Vanderbilt Office	Avison Young
Liberty Center	Workspace Property Trust	Oct-16	\$172	\$165	100.0%	-	Workspace Property Trust	-	Workspace Property Trust
Huntington Square III	Workspace Property Trust	Oct-16	\$254	\$165	98.6%	-	Workspace Property Trust	-	Workspace Property Trust
Weston Corporate Centre II	KBS Realty	Aug-15	\$245	\$313	100.0%	6.4%	Black Rock	CBRE	ComReal
Weston Pointe I	NY Life RE Investors	Jan-16	\$289	\$300	83.3%	7.0%	Duke Realty Corporation	Duke Realty	C&W
Concorde Plaza	Norona Limited	-	-	-	-	-	-	Norona Limited	Horizon Properties
Weston Pointe III	NY Life RE Investors	Jan-16	\$287	\$300	100.0%	7.0%	Duke Realty Corporation	Duke Realty	C&W
Miramar Centre II	Griffen Capital REIT	Jun-15	\$246	\$255	100.0%	-	Signature Office RET, Inc.	Transwestern	-
Weston Pointe IV	NY Life RE Investors	Jan-16	\$284	\$300	100.0%	7.0%	Duke Realty Corporation	Duke Realty	C&W
TIER II									
Park Centre West	Robert Barry	Apr-19	\$20	\$40	100.0%	-	Park Centre West Corp	CBRE	CBRE
Monarch Gardens	Dubner Properties	-	-	-	-	-	-	Dubner Properties	JLL
Power Financial	Power Financial Credit	Oct-16	-	-	-	-	-	Power Financial Credit	KW Commercial
Huntington Square I	Workspace Property Trust	Oct-16	\$198	\$165	100.0%	-	Liberty Property Trust	-	Workspace Property Trust
Huntington Square II -Carnival	Workspace Property Trust	Oct-16	\$197	\$165	97.6%	-	Liberty Property Trust	-	Workspace Property Trust
Pembroke Pines Professional Center	L. Huston Myer Properties	May-15	\$122	\$125	69.0%	5.0%	Colliers International	Alder Realty	Adler Realty
Miramar Financial Center	Bankers Healthcare Group	Mar-20	\$290	\$220	100.0%	-	Aztec Group Inc.	-	Colliers
Lucent Technologies	David Berger	Dec-03	\$405	\$177	55.0%	7.6%	Rock-Miramar	C&W	-
Huntington Executive Plaza	Southern Wine & Spirits	-	-	-	-	-	-	Stiles	-
Miramar II	Chateau Group	May-19	\$450	\$350	100.0%	6.7%	Link Industrial Properties	-	-