

MARKET HIGHLIGHTS

Jacksonville

1

Rents Inch Higher

Annual full-service rental rates inched 1% higher on a quarterly basis, but remain \$0.01/SF below the all-time set during the second quarter of 2024.

2

Vacancy Rate Declines

Occupancy increased quarter over quarter, leading overall vacancy rates to decrease by 70 basis points.

3

Under-Construction Pipeline Expands

The under-construction pipeline expanded and closed out the first quarter with 186,000 SF currently in progress.

4

Leasing Remains Above Quarterly Average

Total leasing activity closed the quarter at 505,228 SF, above the 16-year second-quarter average of 484,069 SF.

Jacksonville Office Market Overview



34,297,602 SF
Total Inventory



17.2%
Total Vacancy Rate



\$22.90
Average Asking Rate



22,932 SF
YTD Deliveries



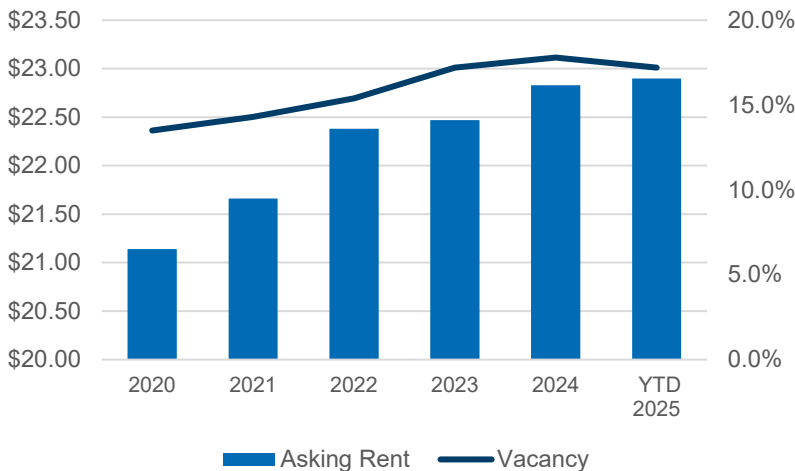
227,898 SF
YTD Net Absorption

Market Snapshot

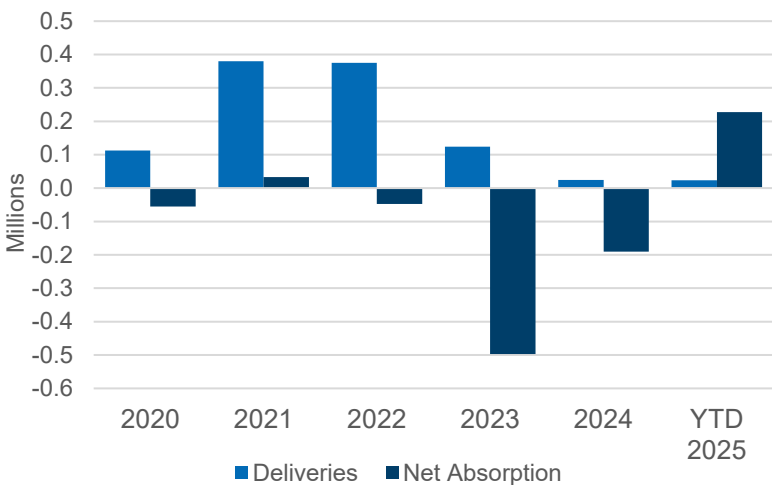


- Jacksonville is one of the United States's fastest growing cities
- The metro will see outsized growth due to solid population gains and low costs of doing business
- Jacksonville's diverse and resilient industry profile, with key industries including healthcare, finance and government, has kept the city's unemployment rate below the national average
- Given the Port of Jacksonville's key location on the East Coast, Jacksonville serves as an important node in the domestic and international supply chain
- Jacksonville is home to three Fortune 500 headquarters: CSX Corporation, Fidelity National Financial and Fidelity National Information Services

Average Asking Rents (\$/SF FS) & Vacancy



Deliveries & Net Absorption



Notable Lease Transactions

Building Name	Tenant	Type	Size (SF)
8787 Baypine Road	Citizen's Property Insurance Corporation	New Lease	231,021
Bank of America Tower	Taylor Day Law	New Lease	30,468

Notable Sale Transaction

Building Name	Buyer	Seller	Price (M)	Size (SF)
Butler Plaza	AJC Investment Group	Strategic Office Partners	\$38	150,000