



LOCAL FACTS

F O R T L A U D E R D A L E , F L O R I D A

Did you know?



±708,000 SF of spec development is currently under construction in Broward County.

SUBMARKET SNAPSHOT

Quick Stats :: Broward County

	Current	Change from last	
		Yr.	Qtr.
Total Vacancy	8.0%	↑	↑
Avg Dir Asking Lease Rate	\$6.75	↔	↔
Qtr Net Absorption	58 K	↔	↔
Construction	432 K	↔	↔
Completions	0 K	↔	↔

* The arrows indicate a trend and do not represent a positive or negative value for the underlying statistic (e.g. net absorption could be negative, but still represent a positive trend over the time period.)

FEATURED PROPERTY



KTR TAMARAC

±84,100 SF Total

±6,300 SF Office

Lease Price: \$5.75 PSF NNN

Plus \$2.25 PSF OP EX

General Market Summary

Q1 activity and broker optimism were up across the board concerning the Broward County Industrial marketplace, however the end results were less than impressive. We did see numerous deals in the 8,000 to 18,000 SF range get finalized, but once again no sizable transaction were completed YTD. With that said, we do know of three or four sizeable transaction that should be closing in Q2 which will have a positive impact on the overall numbers and take the last sizeable owner-user options off the table. Three out of the four deals are new tenants to the marketplace and the other is a large expansion of an existing Broward County tenant.

During the 1st Quarter, we have seen a dramatic reduction in the overall inventory of owner-user buildings available for sale. This can be attributed to owners wanting to take advantage of the pricing rebound in the market currently taking place. So they've decided to hold off listing their properties as long as possible. Another factor is the large reduction in the amount of foreclosures and/or bank deals. A recent search of available Class A buildings, 30,000 SF or larger, with clear height above 22' resulted in less than five options in all of Broward County currently available. With such a limited inventory, sellers are refusing to respond to low ball offers and demanding evidence that any buyer is pre-qualified before entering agreements.

South Broward Summary

After a robust 2012 we saw a slight cool down in southern Broward County with regards to leasing activity. However, the long-term view is still bullish with three spec buildings (122K, 304K, and a 250K) either already under construction or about to break ground. We also witnessed two or three larger user requirements willing to consider south Broward as an alternative to Miami Dade County, which we haven't seen in years.

South Broward will continue to draw the most attention from both an end user and investor standpoint. Everyone will be watching closely over the next few quarters to see how the new spec product is absorbed and its impact on rental rates.

North Broward Summary

The majority of activity in North Broward was dominated by a few larger requirements out in the marketplace. However, everyone chasing these select deals knows that a renewal is always an option and is having a challenging time making the economics work. The other major headline or talking point amongst the brokerage community during Q1 was the lack of 20,000 to 40,000 SF requirements, which has always been the "bread & butter" size range for the northern Broward submarkets. It seems that a lot of the pent-up-demand has been satisfied over the course of the last 18 months.

INDUSTRIAL MARKETS :: BROWARD COUNTY

AVAILABLE SF - SOUTH / NORTH BROWARD SUBMARKETS - FIRST QUARTER 2013

South Broward Industrial Parks	Total SF	Direct	Sublease	Total SF Available	Vacancy Percentage	Size Range Available	Asking Net Rate
Seneca Industrial Park (TIAA & KTR)	±1,423,729	86,485	0	86,485	1%	18,299 -45,500	\$6.00 NNN
Miramar Park of Commerce - Sunbeam	±2,900,000	110,656	0	110,656	4%	29,318-49,352	\$6.95 - \$8.95 IG
Miramar Business Center - IDI	±583,245	240,048	0	248,048	42%	27,000 -89,800	\$6.75 NNN
I-75 Distribution Ctr. /Flamingo - INCOR	±729,705	183,000	0	183,000	25%	183,000	\$4.95 NNN
Pointe West I & II	±269,554	12,000	0	12,000	4%	12,000	\$6.95 NNN
Port 95 - ProLogis	±1,185,374	38,355	0	38,355	3%	38,355	\$6.50 NNN
Port 95 - Principal	±197,669	10,000	0	10,000	5%	10,000	\$6.95NNN
Broward International Commerce Center	±250,000	42,867	0	42,867	17%	4,200 - 42,867	\$6.50
KTR Hollywood	±520,000	62,000	0	62,000	12.0%	8,000 - 24,000	\$6.00 - \$7.25 NNN

North Broward Industrial Parks	Total SF	Direct	Sublease	Total SF Available	Vacancy Percentage	Size Range Available	Asking Net Rate
Atlantic Business Park - Duke	±1,265,590	167,776	0	167,776	13%	35,511-102,362	\$6.75 - \$7.25
Park Central - Duke	±712,700	153,412	0	153,412	21%	16,944 - 64,856	\$5.75
Sample 95 - Duke	±469,300	0	0	0	0%	0	\$5.25 - \$6.25
Pompano Business Center - INVESCO	±670,000	290,450	0	290,450	43%	24,450 - 99,000	\$5.75 - \$6.75
Pompano ProLogis Park - ProLogis	±240,000	121,846	0	121,846	51%	26,815	\$6.25
Pompano Commerce Center - Duke	±224,000	27,312	0	27,312	13%	27,312	\$6.75
CenterPort - ProLogis	±400,000	94,820	0	94,820	24%	94,820	\$6.25
Quorum Business Center - KTR	±275,000	63,000	0	63,000	22%	8,000 - 39,262	\$5.00 - \$6.50
Quiet Waters - Prudential	±670,000	305,730	0	305,730	46%	6,000 - 150,000	\$4.75 - \$6.00
Sawgrass International - Cobalt	±404,000	0	0	0	0%	0	\$6.50

NOTABLE CBRE TRANSACTIONS IN 1ST QUARTER 2013



Miramar Business Center

15351 SW 29th Street
Miramar, FL
±35,236 SF
Landlord: IDI
Tenant: Mercury Marine



Lakeview Center

2201 Stirling Road
Dania, FL
±20,000 SF
Landlord: PPF
Tenant: Gaming Modz



Port 95 Commerce Park

3030 SW 42nd Street
Hollywood, FL
±26,000 SF
Landlord: Kelsey Group
Tenant: Orange County Communication

MEET THE TEAM



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