



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?



“Only two owner-user buildings over 80,000 SF are currently available for sale in Broward County.”

SUBMARKET SNAPSHOT

Quick Stats :: Broward County

	Current	Yr.	Qtr.
Total Vacancy	7.9%	↑	↑
Avg Dir Asking Lease Rate	\$6.80	↔	↔
Qtr Net Absorption	(211k)	↓	↓
Construction	234K	↑	↑
Completions	0	↔	↔

* 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



PROLOGIS POMPANO COMMERCE CENTER II

±20,000-380,000 SF Spaces Available FOR LEASE

±26.2 acres for sale, build-to-suit and/or build-to-own



General Market Summary

Overall activity was up across the board during the first quarter in Broward County; the biggest surprise was the continued demand from users looking for 20,000 SF or less. Furthermore, we are tracking around seven or eight ±80,000 SF plus tenants currently looking across Broward County. Of course some of these requirements will end up renewing, but even if half of them hit, it will have huge implications. The first being on the perception of available space and the next on landlord’s ability to drive rental rates. For the first time in years, tenant rep. brokers are starting to complain about the lack of available options. This lack of product should also help dampen the expectations they provide their clients about rental rates and concessions. Plus, it will provide a sense of relief for everyone currently building. Another strong driver impacting leasing is the lack of quality product available for purchase. One recent search only provided two options, over 80,000 SF, available to purchase across all of Broward County. Furthermore we are seeing even the lower Class B and C buildings starting to trade in the \$65.00 -\$80.00 PSF range.

South Broward Summary

Although the first quarter ended with only a handful of smaller deals across south Broward signed, the overall activity remains strong. Brokers are reporting three or four 80,000 SF plus deals on the verge of being inked. If these all land, it will once again demonstrate the

overall strength south Broward continues to witness. One issue impacting the lack of mid-size deals in south Broward is a lack of product. Landlords are reporting extremely limited availability in the 10,000 to 40,000 SF range. The only dark clouds currently hanging over South Broward are being created by a few very large blocks of second generation space that are skewing the overall numbers. Once a few of these large blocks get absorbed, we should see rental rates take another step higher than the current floor of \$6.50 NNN.

North Broward Summary

The demand for space below 20,000 SF is outpacing supply and aggressive landlords are quickly trying to cut down larger spaces to satisfy the most active segment of the marketplace. These smaller tenants are both housing and non-housing related, which bodes well for the stability of the overall recovery in northern Broward. In addition to the smaller tenant activity, the major landlords are all chasing three or four 100,000 SF deals. The entire market will benefit from any of these larger deals landing. It seems northern Broward is just a large deal or two away from officially joining south Broward on the road to a full recovery. However, if these larger deals don’t hit, I think you will see another wave of landlords taking these larger spaces and cutting them down to smaller bays. Overall rates for larger spaces in the 80,000 SF plus range are in the \$5.50 -\$6.25 NNN range and for smaller sub 20,000 SF spaces the rates are in the \$6.25 -\$6.75 NNN range.

INDUSTRIAL MARKETS :: BROWARD COUNTY

AVAILABLE SF - SOUTH / NORTH BROWARD SUBMARKETS - FIRST QUARTER 2014

South Broward Industrial Parks	Total SF	Direct	Sublease	Total SF Available	Vacancy %	Size Range Available	Asking Base Rate	Expenses
Seneca Industrial Park (TIAA & KTR)	±1,423,729	271,832	0	271,832	19%	15,576-188,000	\$5.75 NNN	\$2.10-\$2.90
Miramar Park of Commerce - Sunbeam	±2,980,000	147,741	79,000	226,741	4%	17,064-80,290	\$6.95-\$8.95 IG	\$3.50
Miramar Business Ctr. / Centre - IDI / IIT	±1,800,883	544,568	0	544,568	30%	27,000-304,420	\$6.75-\$7.25 NNN	\$2.65
I-75 Distribution Ctr. / Flamingo - IndCor	±729,705	251,669	0	251,669	34%	100,000-251,669	\$5.95 NNN	\$2.80
Pointe West I & II	±269,554	0	0	0	0%	0	\$6.95 NNN	\$3.66
Port 95 - Prologis	±1,185,374	0	0	0	0%	0	\$6.75 NNN	\$2.50
Port 95 - Principal	±197,669	20,000	0	20,000	10%	10,000	\$6.95 NNN	\$2.69
Broward International Commerce Center	±250,000	31,200	0	31,200	12%	31,200	\$5.75 NNN	\$1.91
KTR Hollywood	±520,000	16,150	0	16,150	3%	7,000-9,150	\$6.00-\$7.25 NNN	\$3.67
Davie Business Center - IDI	±122,000	122,000	0	122,000	100%	20,000-122,000	\$7.25 NNN	\$2.65

North Broward Industrial Parks	Total SF	Direct	Sublease	Total SF Available	Vacancy %	Size Range Available	Asking Base Rate	Expenses
Atlantic Business Park - Duke	±1,265,590	161,636	0	161,636	13%	26,886-102,362	\$6.50-\$7.25 NNN	\$3.00-\$3.15
Pompano Distribution Ctr - Weeks	±202,226	101,113	0	101,113	50%	20,000-101,113	\$6.50 NNN	\$2.50
Park Central - Duke	±712,700	167,206	0	167,206	23%	16,914-64,856	\$5.75-\$6.25 NNN	\$3.02
Sample 95 - Duke	±469,300	27,510	0	27,510	6%	27,510	\$5.75-\$6.25 NNN	\$3.00
Pompano Business Center - INVESCO	±624,486	233,975	0	233,975	37%	64,345-98,380	\$5.75-\$6.75 NNN	\$2.27-\$2.60
Pompano Prologis Park - Prologis	±240,000	54,185	0	54,185	22%	54,185	\$6.25 NNN	\$2.42
Pompano Commerce Center - Duke	±224,000	27,312	0	27,312	13%	12,412-27,312	\$6.50 NNN	\$2.64
CenterPort - Prologis	±376,000	31,500	0	31,500	8%	31,500	\$6.00 NNN	\$2.56
Quorum Business Center - KTR	±275,000	65,314	0	65,314	23%	7,500-18,111	\$6.95 NNN	\$2.55
Quiet Waters - Prudential	±670,000	212,783	0	212,783	31%	12,630-151,000	\$5.50-\$6.00 NNN	\$2.50
Sawgrass International - IIT	±404,000	0	56,000	56,000	13%	56,000	\$6.50 NNN	\$2.82

NOTABLE CBRE TRANSACTIONS IN 1ST QUARTER 2014

			
Future Energy Solutions	TVH Parts Co.	Univita Health	JM Field Marketing
5455 NW 35th Avenue Fort Lauderdale, FL ±38,420 SF Landlord: KTR Capital Tenant: FES, Inc.	Flagler Station Building 32 Miami, FL ±67,997 SF Landlord: Flagler Tenant: TVH Parts Co.	15800 SW 25th Street Miramar, FL ±91,872 SF Landlord: Dell Corporation Tenant: Univita Health	5455 NW 35th Avenue Fort Lauderdale, FL ±26,420 SF Landlord: KTR Capital Tenant: JM Field Marketing

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