

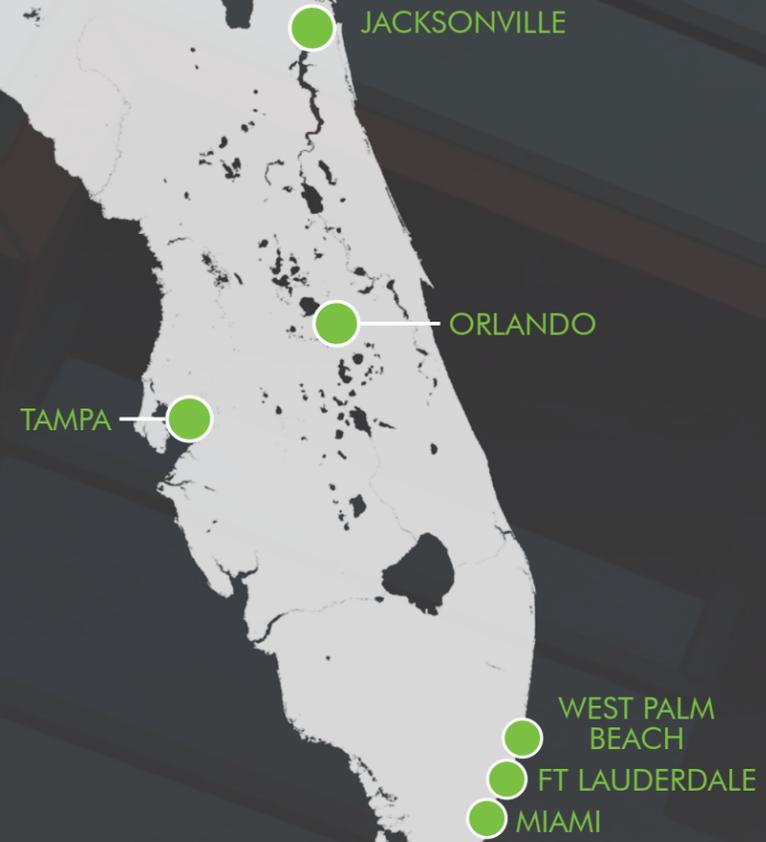


FLORIDA SKYLINE REPORT

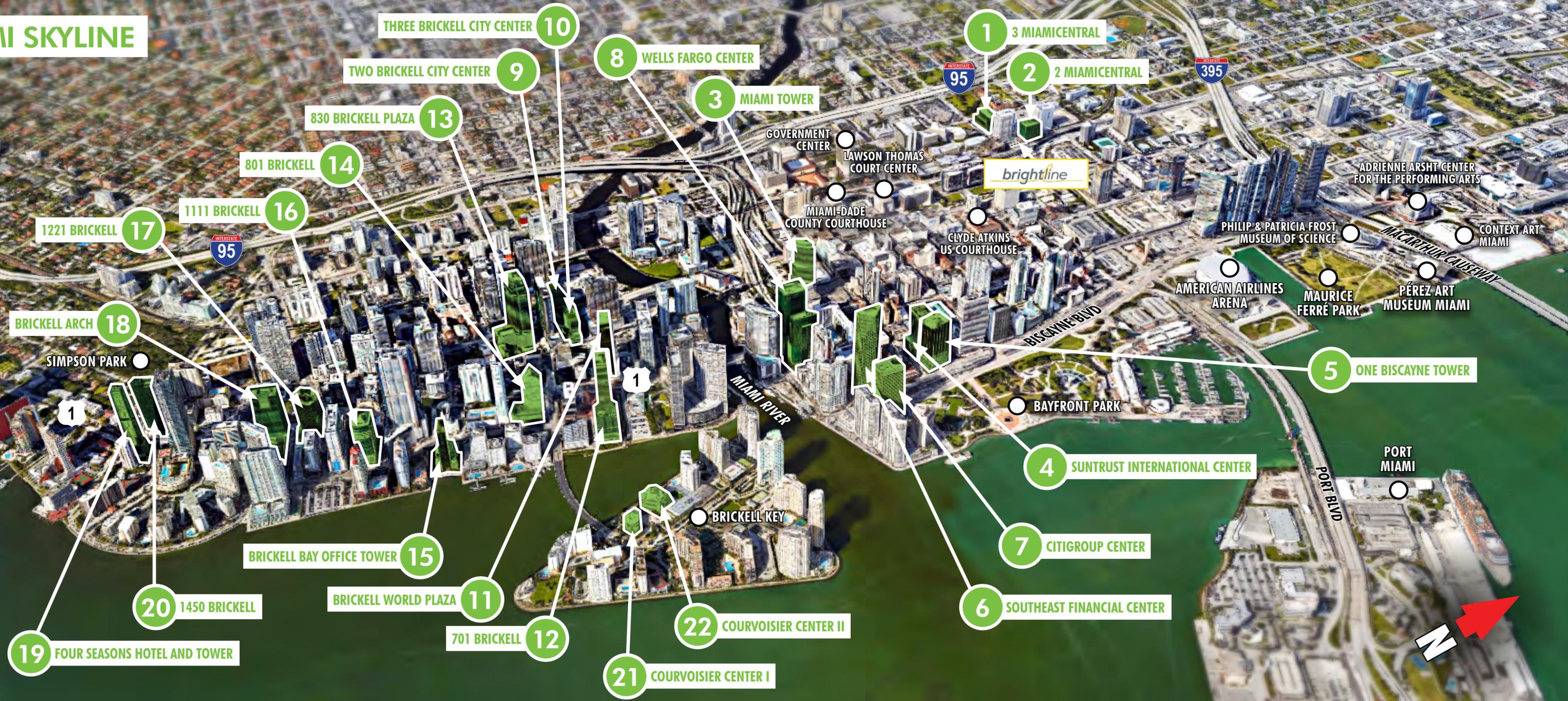
COLLECTION OF DOWNTOWN MULTI-TENANT BUILDINGS IN FLORIDA

1ST QUARTER
2021

CLICK ON A MARKET TO BE TAKEN
TO THE SKYLINE PAGE



MIAMI SKYLINE



LEGEND

- 1 3 MiamiCentral
 - 2 2 MiamiCentral
 - 3 Miami Tower
 - 4 Suntrust International Center
 - 5 One Biscayne Tower
 - 6 Southeast Financial Center
 - 7 Citigroup Center
 - 8 Wells Fargo Center
 - 9 Two Brickell City Center
 - 10 Three Brickell City Center
 - 11 Brickell World Plaza
 - 12 701 Brickell
 - 13 830 Brickell Plaza
 - 14 801 Brickell
 - 15 Brickell Bay Office Tower
 - 16 1111 Brickell Avenue
 - 17 1221 Brickell
 - 18 Brickell Arch
 - 19 Four Seasons Hotel and Tower
 - 20 1450 Brickell
 - 21 Courvoisier Center I
 - 22 Courvoisier Center II
- Point of Interest

MIAMI SKYLINE

FLOOR 45

40

35

30

25

20

15

10

5

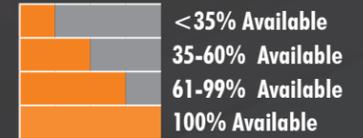
FLOOR NUMBERS

UNDER CONSTRUCTION

NO OFFICE FLOORS 18-70

LEGEND

- Leased
- Retail/Parking/Dark
- Direct Available
- Sublease Available



MARKET STATISTICS

Skyline Properties

of Buildings 22

Total SF 9,508,500

Brickell SF 4,807,600

Downtown SF 4,700,900

Total Vacant 17%

Brickell Vacant 11%

Downtown Vacant 24%

Total Asking Rent \$52.33

Brickell Asking Rent \$57.26

Downtown Asking Rent \$49.22

Q4 2020 Absorption (23,900)

2020 Absorption (142,000)

Under Construction 664,300

PROPERTY NAME	3 MIAMICENTRAL	2 MIAMICENTRAL	MIAMI TOWER	SUNTRUST INTERNATIONAL CENTER	ONE BISCAYNE TOWER	SOUTHEAST FINANCIAL CENTER	CITIGROUP CENTER	WELLS FARGO CENTER	TWO BRICKELL CITY CENTER	THREE BRICKELL CITY CENTER	BRICKELL WORLD PLAZA	701 BRICKELL	830 BRICKELL PLAZA	801 BRICKELL	BRICKELL BAY OFFICE TOWER	1111 BRICKELL	1221 BRICKELL	BRICKELL ARCH	FOUR SEASONS HOTEL AND TOWER	1450 BRICKELL	COURVOISIER CENTER I	COURVOISIER CENTER II
PROPERTY ADDRESS	161 NW 6th St	604 NW 1st Ave	100 SE 2nd St	1 SE 3rd Ave	2 S Biscayne Blvd	200 S Biscayne Blvd	201 S Biscayne Blvd	333 SE 2nd Ave	78 SW 7th St	98 SE 7th St	600 Brickell Ave	701 Brickell Ave	830 Brickell Plaza	801 Brickell Ave	1001 Brickell Bay Dr	1111 Brickell Ave	1221 Brickell Ave	1395 Brickell Ave	1441 Brickell Ave	1450 Brickell Ave	501 Brickell Key Dr	601 Brickell Key Dr
RBA	127,400	190,600	627,100	440,300	691,800	1,225,000	813,000	752,800	128,800	134,500	626,800	685,600	664,300	415,200	297,100	522,400	408,600	268,000	260,500	573,000	120,500	222,500
YEAR BUILT	2017	2018	1987	1973	1972	1984	1983	2010	2016	2016	2011	1985	2022	1985	1985	2000	1986	2004	2003	2010	1986	1990
FLOORS	12	17	47	31	38	55	34	47	12	12	40	33	53	26	32	30	27	35	70	35	7	12
PERCENT LEASED	97%	100%	81%	70%	73%	73%	73%	84%	98%	100%	95%	93%	31%	85%	72%	68%	79%	85%	85%	96%	74%	92%
FSG RENT/SF/YR	N/A	N/A	\$46.00 - \$55.00	\$42.00	\$46.00	\$50.00 - \$53.00	\$61.52 - \$66.52	\$48.00 - \$54.00	\$75.00	\$65.00	\$58.00	\$67.00	\$72.00 - \$85.00	\$48.00 - \$67.00	\$48.00 - \$55.00	55.00 - \$58.00	\$47.50 - \$55.00	\$49.00 - \$60.00	\$63.00	\$65.00 - \$70.00	\$48.00 - \$52.00	\$55.00
OPEX	\$17.17	\$15.97	\$16.48	\$16.85	\$15.76	\$15.09	\$15.09	\$17.65	\$21.58	\$19.48	\$20.79	\$17.93	N/A	\$19.35	\$16.04	\$17.74	\$18.31	\$24.72	\$18.00	\$14.64	\$20.43	\$19.36
DIRECT AVAILABLE (SF)	0	0	222,100	160,100	189,800	289,900	279,300	121,400	2,100	26,400	46,700	50,500	448,900	101,500	84,300	186,700	101,700	33,500	27,400	27,600	40,300	31,500
SUBLET AVAILABLE (SF)	0	0	0	2,400	43,400	22,800	45,500	0	0	0	9,600	12,700	0	20,600	0	27,800	4,700	2,700	10,200	1,200	10,900	3,300
PARKING RATIO	1.5	2.0	1.0	3.4	1.5	1.0	1.9	2.0	2.0	2.0	1.4	1.9	2.0	1.4	2.9	2.0	2.3	3.0	2.0	2.0	2.6	3.0
LEASING COMPANY	Blanca	Blanca	Transwestern	Tower Commercial	Cushman & Wakefield	JLL	Blanca	Cushman & Wakefield	JLL	JLL	Elm Spring	Cushman & Wakefield	Cushman & Wakefield Colliers International	Blanca	Parkway	JLL	Gaedeke Group	Cushman & Wakefield	Blanca	JLL	JLL	JLL
OWNER NAME	Shorenstein	Shorenstein	Sumitomo Corporation of Americas	PCCP	L&B Realty Advisors	Ponte Gadea	Crocker Partners	MetLife	Northwood Investors	Northwood Investors	Elm Spring	Nuveen	OKO Group	Nuveen	Aimco	Parkway	Rockpoint Group	Gaedeke Group	Millennium Partners	EPSA	Exan Capital	Exan Capital

FORT LAUDERDALE SKYLINE

LEGEND

- 1 The Main Las Olas
- 2 200 E Las Olas
- 3 350 Las Olas Centre
- 4 450 Las Olas Centre
- 5 Bank of America Plaza at Las Olas
- 6 SunTrust Center at Las Olas Square
- 7 Broward Financial Center
- 8 One Financial Plaza
- 9 200 East Broward
- 10 110 East
- 11 One East Broward
- 12 Tower 101
- 13 Plaza 100
- 14 AutoNation Building
- 15 110 Tower
- 16 550 Building

- Denotes Trophy Asset
- Point of Interest



ONE FINANCIAL PLAZA 8

BROWARD FINANCIAL CENTER 7

PLAZA 100 13

TOWER 101 12

200 E BROWARD 9

ONE E BROWARD 11

110 EAST 10

SUNTRUST CENTER AT LAS OLAS SQUARE 6

5

4 450 LAS OLAS CENTRE

3 350 LAS OLAS CENTRE

2 200 E LAS OLAS

1 THE MAIN LAS OLAS

15 110 TOWER

16 550 BUILDING

14 AUTONATION BUILDING

brightline



FORT LAUDERDALE SKYLINE

FLOOR 30

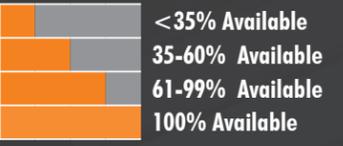
TRONNY ASSETS

FLOOR NUMBERS



LEGEND

- Leased
- Retail/Parking/Dark
- Direct Available
- Sublease Available



MARKET STATISTICS

Skyline Properties

of Buildings 16

Total SF 4,120,100

Las Olas 1,644,100

Off Las Olas 2,476,000

Total Vacant 24.2%

Las Olas 24.4%

Off Las Olas 24.1%

Total Asking Rent \$33.15

Las Olas \$38.58

Off Las Olas \$29.51

Q4 2020 Absorption 29,000

2020 Absorption (8,600)

Under Construction -



PROPERTY NAME	THE MAIN LAS OLAS	200 E LAS OLAS	350 LAS OLAS CENTRE	450 LAS OLAS CENTRE	BANK OF AMERICA PLAZA AT LAS OLAS	SUNTRUST CENTER AT LAS OLAS SQUARE	BROWARD FINANCIAL CENTER	ONE FINANCIAL PLAZA	200 EAST BROWARD	110 EAST	ONE EAST BROWARD	TOWER 101	PLAZA 100	AUTONATION BUILDING	110 TOWER	550 BUILDING
PROPERTY ADDRESS	201 E Las Olas Blvd	200 E Las Olas Blvd	350 E Las Olas Blvd	450 E Las Olas Blvd	401 E Las Olas Blvd	515 E Las Olas Blvd	500 E Broward Blvd	100 SE 3rd Ave	200 E Broward Blvd	110 E Broward Blvd	1 E Broward Blvd	101 NE 3rd Ave	100 NE 3rd Ave	200 SW 1st Ave	110 SE 6th St	550 S Andrews Ave
RBA	356,500	287,000	259,200	209,700	365,800	218,600	324,400	282,800	225,500	342,900	338,100	177,100	176,000	204,300	394,500	95,800
YEAR BUILT	2020	1990	1999	1997	2002	1992	1986	1972	1992	1981	1984	2001	1983	2007	1988	2020
FLOORS	25	21	19	15	23	17	24	28	21	24	19	21	11	17	30	7
PERCENT LEASED	38%	74%	81%	97%	93%	89%	82%	85%	87%	40%	80%	79%	63%	95%	89%	20%
NNN RENT/SF/YR	\$41.00 - \$60.00	\$36.00	\$40.00	\$40.00	\$40.00	\$37.50 - \$40.00	\$29.50 - \$32.50	\$34.00 - \$35.50	\$34.50	\$23.50 - \$29.00	\$29.00	\$25.50	\$24.00 - \$25.00	\$40.00	\$30.00 - \$35.00	\$28.00 - \$30.00
OPEX	\$16.00	\$15.91	\$15.43	\$16.38	\$17.99	\$17.57	\$16.78	\$17.76	\$17.57	\$12.53	\$15.75	\$17.05	\$14.11	\$16.93	\$15.67	\$14.00
DIRECT AVAILABLE (SF)	223,700	71,300	78,100	6,800	40,500	27,400	68,800	38,500	71,300	188,900	76,200	52,300	85,200	8,400	56,300	59,200
SUBLET AVAILABLE (SF)	0	2,300	16,500	5,800	0	4,100	22,800	2,600	0	1,400	7,200	49,600	0	0	0	0
PARKING RATIO	3	2.5	3	3	3	2.5	2.8	2.3	2.4	2.3	3	2.3	3	2.5	2.5	3.5
LEASING COMPANY	Blanca	Avison Young	ComReal	ComReal	ComReal	Cushman & Wakefield	ComReal	Tower Commercial	Colliers International	Cushman & Wakefield	NAI	Cushman & Wakefield	JLL	Stiles Realty	Colliers International	Berger Commercial
OWNER NAME	Shorenstein Stiles Realty	PGIM	RREEF	RREEF	RREEF	Steelbridge	AGS Properties	Alliance HSP	Banyan Street Capital	Stockbridge	PCCP NAI	Ivy Realty	Zurich	Stiles Realty	IP Capital	Blackhawk

WEST PALM BEACH SKYLINE



LEGEND

- 1 360 Rosemary Avenue
- 2 City Place Tower
- 3 Esperanté
- 4 Phillips Point - West
- 5 Phillips Point - East
- 6 Northbridge Center
- 7 Northbridge Pavilion
- 8 Waterfront Clematis
- 9 Waterfront Clematis
- 10 Echo
- 11 Flagler Center II
- 12 Flagler Center I
- 13 One Clearlake Center

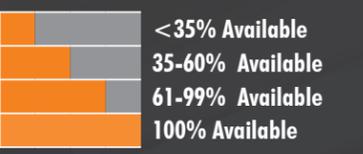
- Denotes Trophy Asset
- Point of Interest

WEST PALM BEACH SKYLINE



LEGEND

- Leased
- Retail/Parking/Dark
- Direct Available
- Sublease Available



MARKET STATISTICS

Skyline Properties

of Buildings 13

Total SF 2,001,000

Trophy 1,013,700

Class A 987,300

Total Vacant 11.8%

Trophy 9.3%

Class A 14.2%

Total Asking Rent \$39.94

Trophy \$47.73

Class A \$34.03

Q4 2020 Absorption (8,000)

2020 Absorption (15,700)

Under Construction 297,100

PROPERTY NAME	360 ROSEMARY AVENUE	CITYPLACE TOWER	ESPERANTE	PHILLIPS POINT - WEST	PHILLIPS POINT - EAST	NORTHBRIDGE CENTRE	NORTHBRIDGE PAVILION	WATERFRONT CLEMATIS	WATERFRONT CLEMATIS	ECHO	FLAGLER CENTER II	FLAGLER CENTER I	ONE CLEARLAKE CENTER
PROPERTY ADDRESS	360 S Rosemary Ave	525 Okeechobee Blvd	222 Lakeview Ave	777 S Flagler Dr	777 S Flagler Dr	515 N Flagler Dr	515 N Flagler Dr	1 N Clematis St	101 N Clematis St	205 Datura St	505 S Flagler Dr	501 S Flagler Dr	250 S Australian Ave
RBA	297,100	306,000	255,900	226,700	225,100	246,500	46,500	101,900	46,400	76,200	164,700	90,000	215,100
YEAR BUILT	2021	2008	1989	1988	1985	1985	1985	2001	2001	1925	1984	1978	1986
FLOORS	20	18	20	19	13	21	4	5	5	4	15	6	18
PERCENT LEASED	43%	81%	78%	89%	90%	75%	55%	100%	93%	29%	99%	96%	70%
NNN RENT/SF/YR	\$50.00 - \$55.00	\$47.00 - \$50.00	\$50.00	\$57.00 - \$60.00	\$55.00 - \$60.00	\$38.00 - \$42.00	\$26.00 - \$28.00	\$44.00	\$42.00	\$39.00 - \$43.00	\$40.00	\$40.00	\$22.50 - \$28.00
OPEX	\$20.60	\$22.50	\$20.09	\$26.25	\$26.25	\$19.24	\$19.24	\$18.40	\$19.92	\$16.50	\$17.35	\$15.25	\$16.12
DIRECT AVAILABLE (SF)	156,700	58,200	41,600	15,200	22,200	87,800	21,200	14,500	3,300	40,800	8,700	3,200	70,100
SUBLET AVAILABLE (SF)	0	25,100	10,900	14,500	0	5,100	0	0	0	0	0	0	4,800
PARKING RATIO	2	2.5	2.5	2.5	2.5	3	3	3	3	3.6	2.75	2.75	3
LEASING COMPANY	Tower Commercial	Cushman & Wakefield	NAI	Tower Commercial	Tower Commercial	CBRE	CBRE	CBRE	CBRE	Morning Calm Management	Cushman & Wakefield	Cushman & Wakefield	Colliers International
OWNER NAME	The Related Companies	W.R. Berkley Corp.	RedSky Capital	The Related Companies	The Related Companies	C-III Capital Vanderbilt	C-III Capital Vanderbilt	Colonnade Properties	Colonnade Properties	Morning Calm Management	Flagler Realty	Flagler Realty	Velocis

ORLANDO SKYLINE

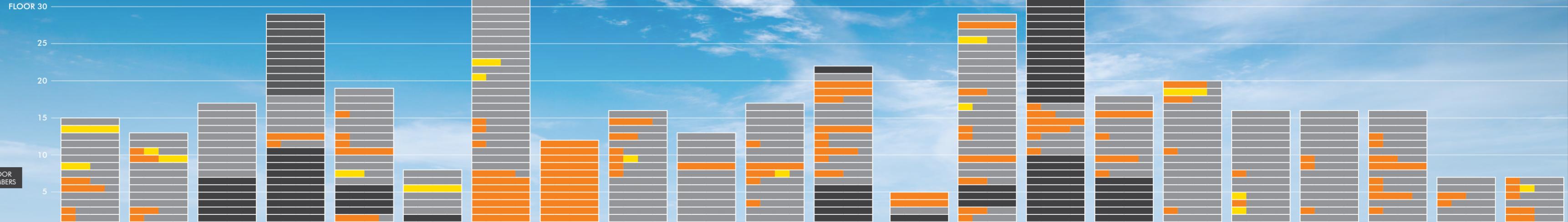


LEGEND

- 1 CNL Center I
- 2 CNL Center II
- 3 Bank of America Plaza
- 4 SunTrust Plaza at Church Street Station
- 5 Citrus Center
- 6 Park Building
- 7 200 South Orange
- 8 SOAB Building
- 9 Seaside Plaza
- 10 Fairwinds Tower Building
- 11 20 N Orange
- 12 Regions Bank Tower
- 13 Fulcrum
- 14 390 North Orange Avenue
- 15 One Eleven Magnolia
- 16 Gateway Center
- 17 One Orlando Center
- 18 Capital Plaza One
- 19 Capital Plaza Two
- 20 Eola Park Center
- 21 Landmark Center One
- 22 Landmark Center Two

● Point of Interest

ORLANDO SKYLINE



LEGEND

- Leased
- Retail/Parking/Dark
- Direct Available
- Sublease Available

- <35% Available
- 35-60% Available
- 61-99% Available
- 100% Available

MARKET STATISTICS

Skyline Properties

of Buildings 22

Total SF 5,643,800

Class A 5,347,400

Class B 296,400

Total Vacant 12.3%

Class A 12.7%

Class B 11.0%

Total Asking Rent \$29.93

Class A \$30.21

Class B \$28.75

Q4 2020 Absorption (56,100)

2020 Absorption (38,300)

Under Construction -

PROPERTY NAME	CNL CENTER I	CNL CENTER II	BANK OF AMERICA PLAZA	SUNTRUST PLAZA AT CHURCH STREET STATION	CITRUS CENTER	PARK BUILDING	200 SOUTH ORANGE	SOAB BUILDING	SEASIDE PLAZA	FAIRWINDS TOWER BUILDING	20 N ORANGE	REGIONS BANK TOWER	FULCRUM	390 NORTH ORANGE AVENUE	ONE ELEVEN MAGNOLIA	GATEWAY CENTER	ONE ORLANDO CENTER	CAPITAL PLAZA ONE	CAPITAL PLAZA TWO	EOLA PARK CENTER	LANDMARK CENTER ONE	LANDMARK CENTER TWO
PROPERTY ADDRESS	450 S Orange Avenue	420 S Orange Avenue	300 S Orange Avenue	333 S Garland Avenue	255 S Orange Avenue	250 S Orange Avenue	200 S Orange Avenue	222 S Orange Avenue	201 S Orange Avenue	135 W Central Boulevard	20 N Orange Avenue	111 N Orange Avenue	150 N Orange Avenue	390 N Orange Avenue	111 N Magnolia Avenue	1000 Legion Place	800 N Magnolia Avenue	201 E Pine Street	301 E Pine Street	200 E Robinson Street	315 E Robinson Street	225 E Robinson Street
RBA	348,000	275,000	246,100	221,000	260,800	84,600	645,100	128,300	243,300	168,100	276,900	245,200	141,000	421,100	167,400	228,200	375,400	243,300	301,600	168,300	227,100	228,000
YEAR BUILT	1999	2006	2000	2020	1971	1988	1988	1956	1982	1982	1983	1986	1960	1987	2008	1989	1988	1975	1999	1969	1983	1985
NUMBER OF STORIES	14	12	16	28	18	7	30	11	15	12	16	21	4	28	30	17	19	15	15	15	6	6
PERCENT LEASED	87%	95%	100%	87%	83%	87%	79%	0%	85%	91%	87%	67%	24%	86%	65%	79%	96%	98%	98%	84%	90%	77%
FS RENT/SF/YR	\$32.00	\$32.00	\$32.00	\$36.00	\$31.00	\$29.00	\$32.50	\$28.50	\$29.50	\$29.00	\$29.00	\$31.00	\$28.00	\$29.50-\$31.00	\$30.00	\$27.50	\$29.50	\$28.50	\$29.50	\$28.00	\$28.00	\$28.00
OPS EXPENSE PER SF	N/A	N/A	N/A	\$10.19	\$13.51	\$11.49	\$11.49	\$11.49	N/A	\$12.97	\$10.56	N/A	N/A	\$13.79	\$11.40	\$10.97	\$12.12	N/A	N/A	N/A	\$10.75	\$10.75
DIRECT AVAILABLE (SF)	44,200	24,600	0	31,700	43,500	0	138,800	128,300	41,000	14,400	36,000	80,100	107,000	59,000	58,200	48,100	15,200	5,200	5,700	38,300	23,100	53,600
SUBLET AVAILABLE (SF)	35,500	22,500	0	0	6,300	10,400	10,500	0	4,100	0	3,300	0	0	11,000	0	0	15,700	8,600	0	0	0	14,600
PARKING RATIO	3.0	3.0	2.4	2.3	2.8	2.0	2.0	0.6	1.5	4.0	1.8	3.0	3.0	2.0	2.5	3.5	4.0	3.0	3.0	3.0	3.0	3.0
LEASING COMPANY	Foundry Commercial	Foundry Commercial	Highwoods Properties	Lincoln Property Company	CBRE	JLL	JLL	JLL	Highwoods Properties	Tower Realty Partners	Franklin Street Real Estate Services	Avison Young	Foundry Commercial	CBRE	Lincoln Property Company	Foundry Commercial	CBRE	Highwoods Properties	Highwoods Properties	Highwoods Properties	Highwoods Properties	Highwoods Properties
OWNER NAME	Piedmont Office Realty Trust	Piedmont Office Realty Trust	Highwoods Properties	Lincoln Property Company	Southwest Value Partners	Piedmont Office Realty Trust	Piedmont Office Realty Trust	Piedmont Office Realty Trust	Highwoods Properties	Corix Land Trust	Steelbridge	Black Salmon Capital	Third & Urban	Southwest Value Partners	Lincoln Property Company	FCA Management	Southwest Value Partners	Highwoods Properties	Highwoods Properties	Highwoods Properties	Highwoods Properties	Highwoods Properties



TAMPA SKYLINE



LEGEND

- 1 1001 Water Street
- 2 Two Harbour Place
- 3 One Harbour Place
- 4 Truist Place
- 5 501 E Kennedy
- 6 Tampa City Center
- 7 Wells Fargo Center
- 8 100 North Tampa
- 9 Bank of America Plaza
- 10 Fifth Third Center
- 11 Rivergate Tower
- 12 Park Tower
- 13 The Times Building
- 14 Heights Union - East Building
- 15 Heights Union - West Building

● Point of Interest

TAMPA SKYLINE

FLOOR 40

FLOOR 35

FLOOR 30

FLOOR 25

FLOOR 20

FLOOR 15

FLOOR 10

FLOOR 5

UNDER CONSTRUCTION

FLOOR NUMBERS

LEGEND

- Leased
- Retail/Parking/Dark
- Direct Available
- Sublease Available

- <35% Available
- 35-60% Available
- 61-99% Available
- 100% Available

MARKET STATISTICS

Skyline Properties

of Buildings 15

Total SF 5,794,000

Class A 4,846,700

Class B 947,300

Total Vacant 11.1%

Class A 11.0%

Class B 11.5%

Total Asking Rent \$33.85

Class A \$35.59

Class B \$28.67

Q4 2020 Absorption 126,100

2020 Absorption 68,600

Under Construction 366,000



PROPERTY NAME	1001 WATER STREET	TWO HARBOUR PLACE	ONE HARBOUR PLACE	TRUIST PLACE	501 E KENNEDY	TAMPA CITY CENTER	WELLS FARGO CENTER	100 NORTH TAMPA	BANK OF AMERICA PLAZA	FIFTH THIRD CENTER	RIVERGATE TOWER	PARK TOWER	THE TIMES BUILDING	HEIGHTS UNION EAST BUILDING	HEIGHTS UNION WEST BUILDING
PROPERTY ADDRESS	1001 Water St	302 Knights Run Ave	777 S Harbour Island Blvd	401 E Jackson St	501 E Kennedy Blvd	201 N Franklin St	100 S Ashley Dr	100 N Tampa St	101 E Kennedy Blvd	201 E Kennedy Blvd	400 N Ashley Dr	400 N Tampa St	1000 N Ashley Dr	2002 N Tampa St	2004 N Tampa St
RBA	366,000	188,500	195,700	526,800	296,000	749,000	387,500	552,300	786,400	281,200	513,300	472,500	178,700	150,000	150,000
YEAR BUILT	2021	1998	1985	1992	1981	1981	1985	1992	1986	1981	1988	1973	1972	2020	2020
NUMBER OF STORIES	20	12	9	36	19	38	22	42	42	20	31	36	10	6	6
PERCENT LEASED	8%	92%	98%	99%	92%	89%	90%	90%	91%	81%	85%	97%	81%	80%	98%
FS RENT/SF/YR	\$45.00 - \$47.00	\$36.00	\$34.00 - \$36.00	\$38.00 - \$39.00	\$29.50	\$31.00 - \$34.00	\$32.00	\$37.00 - \$39.00	\$34.50 - \$36.50	\$29.00	\$32.00	\$29.50	\$27.00	\$45.00	\$45.00
OPS EXPENSE PER SF	\$15.69	\$13.04	\$11.10	\$11.82	\$12.37	\$11.44	\$12.41	\$12.37	\$13.14	\$11.21	\$11.66	\$11.80	\$9.25	\$10.22	\$10.22
DIRECT AVAILABLE (SF)	336,600	30,100	14,200	25,900	29,500	82,000	48,400	68,000	74,000	68,800	65,900	68,100	35,600	29,300	2,600
SUBLET AVAILABLE (SF)	0	10,400	0	20,000	4,500	65,300	4,400	0	14,000	2,200	16,400	49,500	0	0	0
PARKING RATIO	2.0	4.0	3.5	1.0	1.3	2.2	1.3	1.0	1.5	1.0	1.5	1.0	3.1	3.3	3.3
LEASING COMPANY	Cushman & Wakefield	JLL	Highwoods Properties	Highwoods Properties	Parkway Properties	Cushman & Wakefield	Feldman Equities	Cushman & Wakefield	CBRE	CBRE	CBRE	Feldman Equities	Cushman & Wakefield	CBRE	CBRE
OWNER NAME	Strategic Property Partners	CenterSquare Crocker Partners	Highwoods Properties	Highwoods Properties	Parkway Properties	Banyan Street Capital	Feldman Equities Tower Realty Partners	Prudential Financial	Banyan Street Capital	Farley White	Banyan Street Capital	Feldman Equities Tower Realty Partners City Office REIT	Denholtz Properties	TPA Group SoHo Capital	TPA Group SoHo Capital

JACKSONVILLE SKYLINE



LEGEND

- 1 Bank of America Tower
- 2 Wells Fargo Center
- 3 One Enterprise Center
- 4 TIAA Bank
- 5 TIAA Bank Riverside
- 6 245 Riverside Avenue
- 7 701 San Marco
- 8 841 Prudential
- 9 Riverplace Tower
- 10 1200 Riverplace

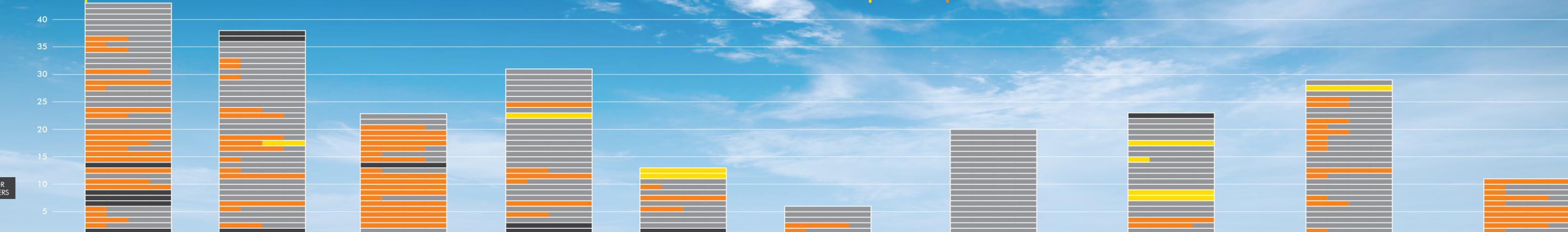
● Point of Interest

JACKSONVILLE SKYLINE

NORTHBANK

SOUTHBANK

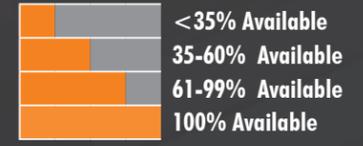
FLOOR 45



FLOOR NUMBERS
○
○

LEGEND

- Leased
- Retail/Parking/Dark
- Direct Available
- Sublease Available



MARKET STATISTICS

Skyline Properties

of Buildings 10

Total SF 4,880,300

Northbank 3,033,200

Southbank 1,847,100

Total Vacant 14.1%

Northbank 17.5%

Southbank 8.2%

Total Asking Rent \$22.63

Northbank \$22.71

Southbank \$22.42

Q4 2020 Absorption 15,600

2020 Absorption (28,600)

Under Construction -

PROPERTY NAME	BANK OF AMERICA TOWER	WELLS FARGO CENTER	ONE ENTERPRISE CENTER	TIAA BANK	TIAA BANK RIVERSIDE	245 RIVERSIDE AVENUE	701 SAN MARCO	841 PRUDENTIAL	RIVERPLACE TOWER	1200 RIVERPLACE
PROPERTY ADDRESS	50 N Laura St	1 Independent Dr	225 Water St	301 W Bay St	501 Riverside Ave	245 Riverside Ave	701 San Marco Blvd	841 Prudential Dr	1301 Riverplace Blvd	1200 Riverplace Blvd
RBA	699,000	647,300	317,600	956,200	276,300	136,900	706,700	498,300	445,400	196,600
YEAR BUILT	1990	1975	1985	1983	2007	2003	1985	1955	1967	1985
NUMBER OF STORIES	42	37	22	30	12	5	19	22	28	10
PERCENT LEASED	70%	89%	35%	85%	83%	93%	100%	82%	87%	96%
FS RENT/SF/YR	\$21.50-\$24.50	\$24.00-\$25.00	\$22.50	\$25.00-\$27.00	\$24.50-\$25.00	\$25.00	\$0.00	\$27.00-\$30.00	\$24.00	\$21.50
OPS EXPENSE PER SF	\$9.57	\$11.74	\$10.50	\$8.75	\$10.25	\$10.00	\$10.50	\$10.50	\$11.25	\$10.44
DIRECT AVAILABLE (SF)	238,300	115,700	231,300	141,700	40,200	26,000	0	89,000	77,700	123,000
SUBLET AVAILABLE (SF)	0	7,500	0	29,100	50,900	0	0	84,000	14,100	0
PARKING RATIO	1.3	3.0	2.3	6.0	3.0	3.1	3.0	4.5	2.3	2.5
LEASING COMPANY	CBRE	CBRE	JLL	NAI Hallmark	NAI Hallmark	JLL	Prudential Financial	Colliers International	JLL	JLL
OWNER NAME	Group RMC	Banyan Street Capital	Michael Development	AMKIN West Bay	TIAA Bank	CTO Realty Growth	Prudential Financial	Medicus Property Group	Lingerfelt Commonwealth Partners	Lingerfelt Commonwealth Partners



FLORIDA SKYLINE REPORT

COLLECTION OF DOWNTOWN MULTI-TENANT BUILDINGS IN FLORIDA

1ST QUARTER
2021

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