

A low-angle, upward-looking photograph of a modern skyscraper with a glass curtain wall. The building's grid of windows and dark structural lines create a strong geometric pattern against a pale, overcast sky. The perspective makes the building appear to converge towards the top right corner of the frame.

Q4

2025 | SOUTHWEST FLORIDA REGIONAL

Office Report



MAYHUGH
COMMERCIAL ADVISORS

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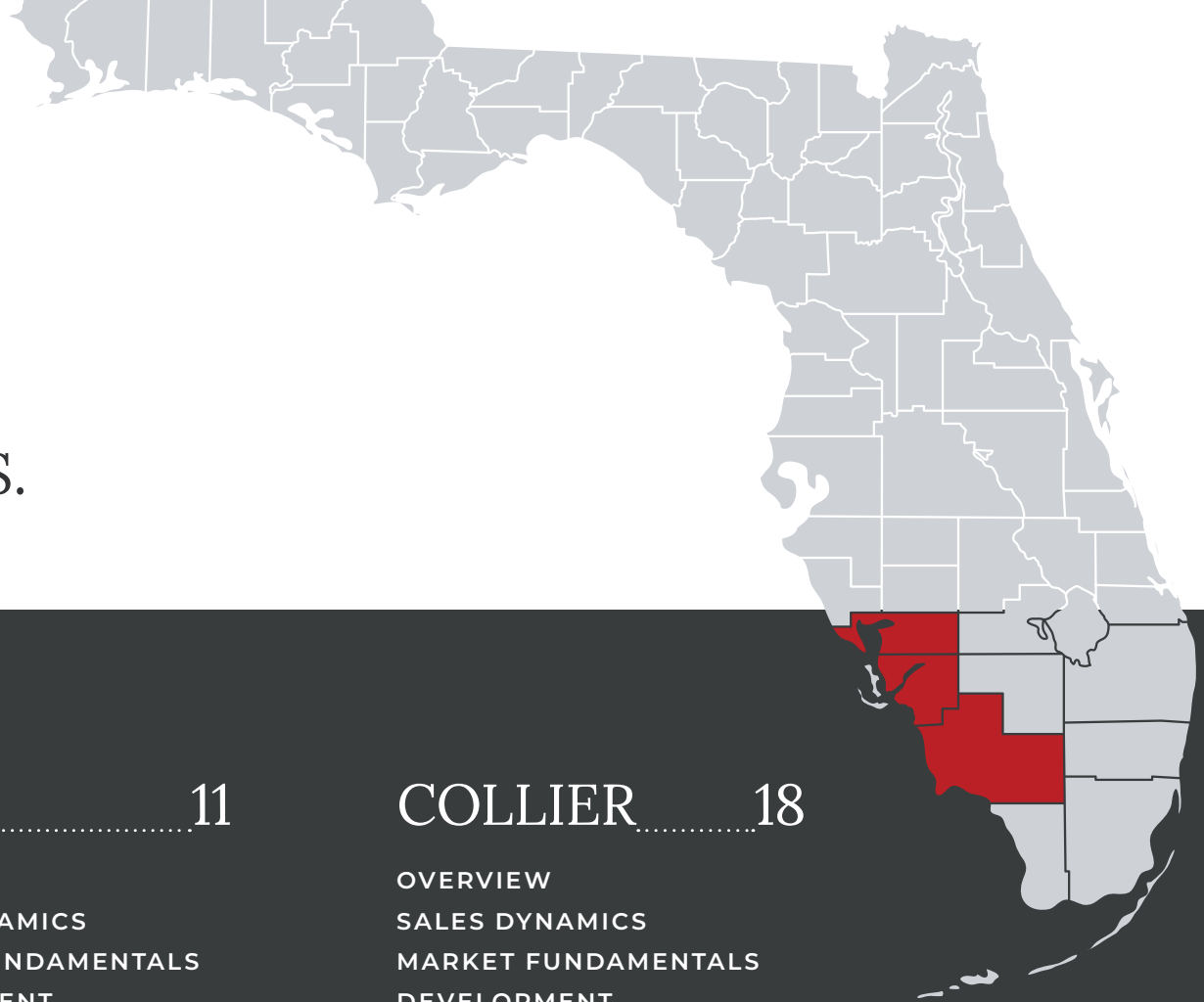


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OUR COMPREHENSIVE
REPORT ENCOMPASSES
SOUTHWEST FLORIDA,
COVERING **CHARLOTTE,**
LEE, & **COLLIER** COUNTIES.



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Data Provider: Our market uses data provided by CoStar, a leading provider of commercial real estate information and analytics. CoStar's extensive database offers detailed information on property listings, transactions, market trends, and tenant data, allowing us to analyze key metrics such as leasing activity, vacancy rates, rental pricing, and investment trends with accuracy and depth. By leveraging CoStar's data, we ensure our market report is grounded in reliable and up-to-date information, empowering stakeholders to make informed decisions in the dynamic industrial market environment.

Disclaimer: These reports are based on data from reliable sources and are provided for informational purposes only. While efforts have been made to ensure accuracy, no guarantees are made regarding its completeness or suitability for any specific purpose. Users are advised to conduct their own due diligence and consult with professional advisors before making any decisions based on this report.



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Charlotte County

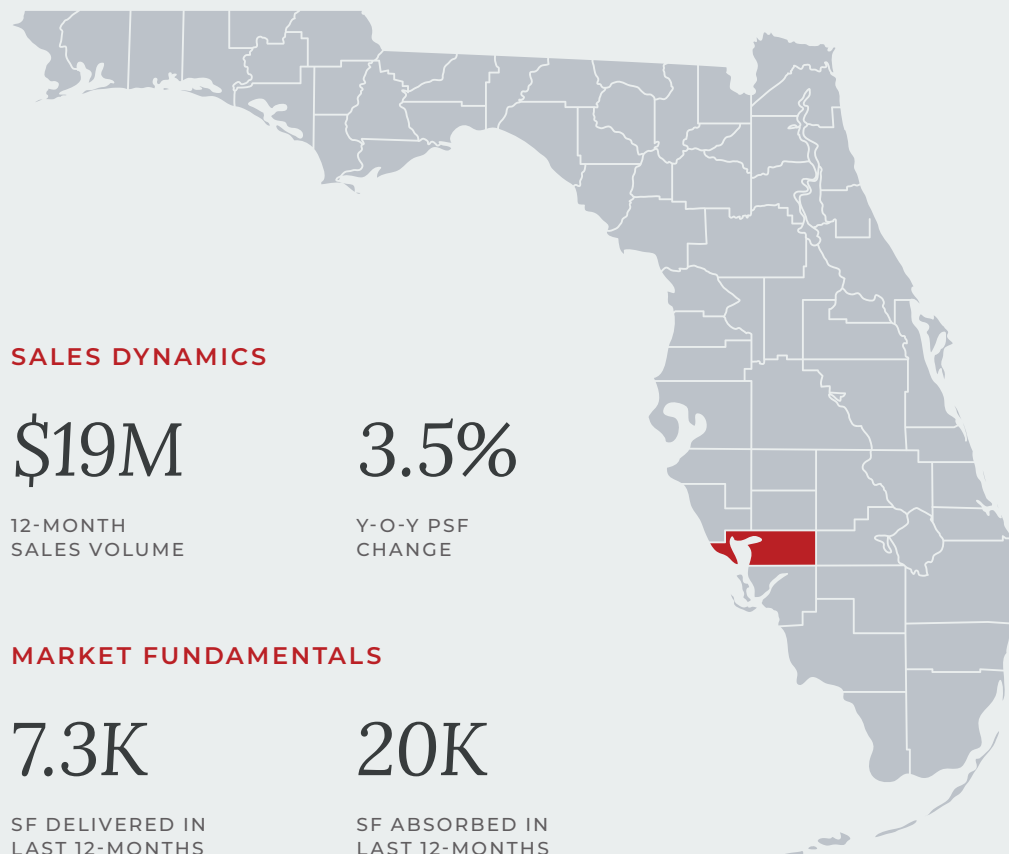
CHARLOTTE COUNTY

OVERVIEW

Stable Occupancy and Modest Growth Define Punta Gorda Office Market

Punta Gorda's office market remains stable, supported by a service-oriented tenant base and limited development activity. Over the past 12 months, the market delivered just 7,300 square feet of new space while recording 20,000 square feet of net absorption, keeping vacancy low at 3.0%. This level sits slightly below the market's five-year average and reflects steady demand rather than expansion-driven growth.

The market is dominated by low-rise, low- to mid-quality office buildings clustered along major corridors such as Tamiami Trail and Harborview Road. Demand is driven primarily by local businesses, medical users, and professional services firms serving Charlotte County's growing population. With minimal new supply and consistent tenant retention, Punta Gorda's office market continues to operate in a balanced, low-volatility environment.



SALES DYNAMICS

\$19M

 12-MONTH
SALES VOLUME

3.5%

 Y-O-Y PSF
CHANGE

MARKET FUNDAMENTALS

7.3K

 SF DELIVERED IN
LAST 12-MONTHS

20K

 SF ABSORBED IN
LAST 12-MONTHS

3.0%

 MARKET
VACANCY

1.7%

 Y-O-Y RENT
CHANGE

CHARLOTTE COUNTY

SALES DYNAMICS

Local Buyers Drive Office Sales as Investment Activity Remains Consistent

Office investment activity in Punta Gorda remains steady but modest in scale. Over the past year, 21 office properties traded, accounting for approximately 120,000 square feet of inventory turnover and \$19.0 million in total sales volume. Deal flow is dominated by smaller transactions rather than portfolio sales, reflecting the market's size and ownership structure.

Buyers are primarily private investors, owner-users, and local or regional firms seeking cost-efficient space. Average pricing is estimated at \$177 per square foot, with higher-quality 4 & 5 Star assets achieving pricing near \$265/SF, while 1 & 2 Star properties trade closer to \$158/SF. Institutional participation remains limited, consistent with Punta Gorda's role as a secondary office market within Southwest Florida.

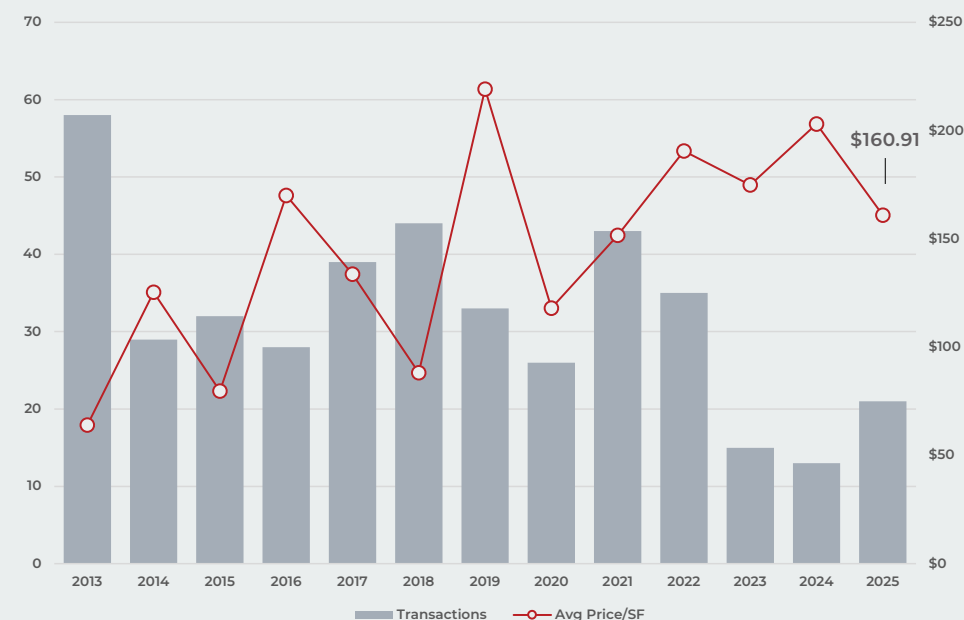
TRANSACTION VOLUME

(12-Month)	Total
TRANSACTIONS	21
VOLUME	\$19M
SF SOLD	128.1K
AVERAGE SF	6.1K

MARKET PRICING

(12-Month)	Average
PRICE PER SF	\$161
SALE PRICE	\$1.1M
SALE VS ASKING PRICE	-10.4%
% LEASED AT SALE	95.0%

NUMBER OF TRANSACTIONS & AVERAGE PRICE PER SF

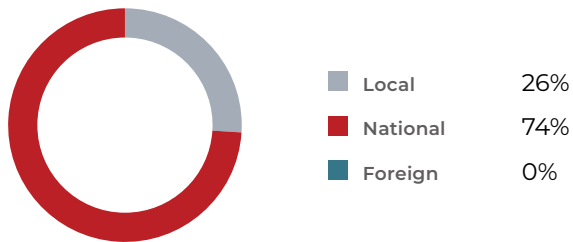


CHARLOTTE COUNTY

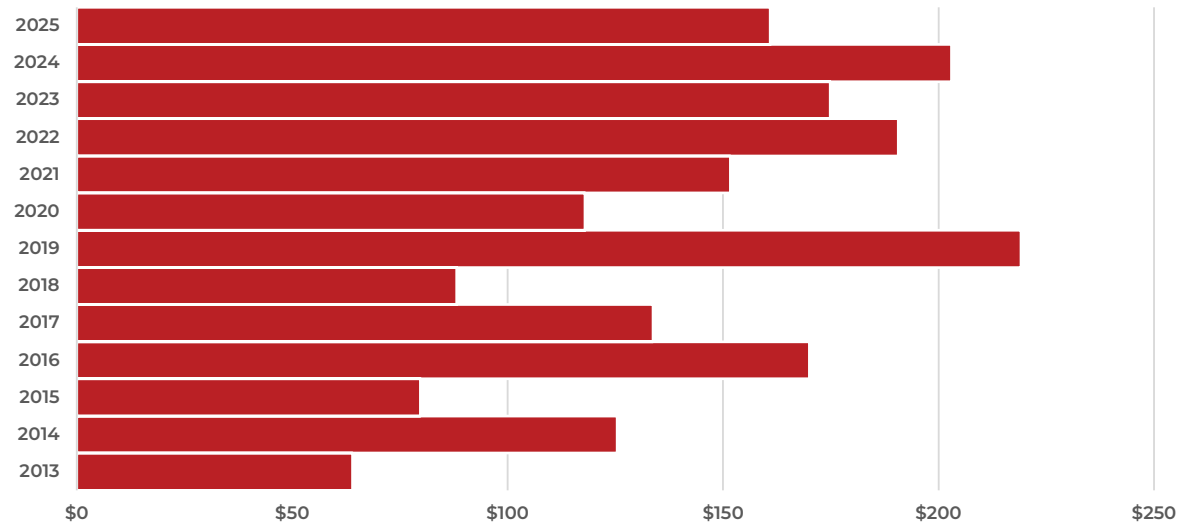
SALES DYNAMICS

VOLUME BY BUYER ORIGIN

All activity is from national buyers. This trend highlights the strong interest from national investors looking to capitalize on the region's office space.

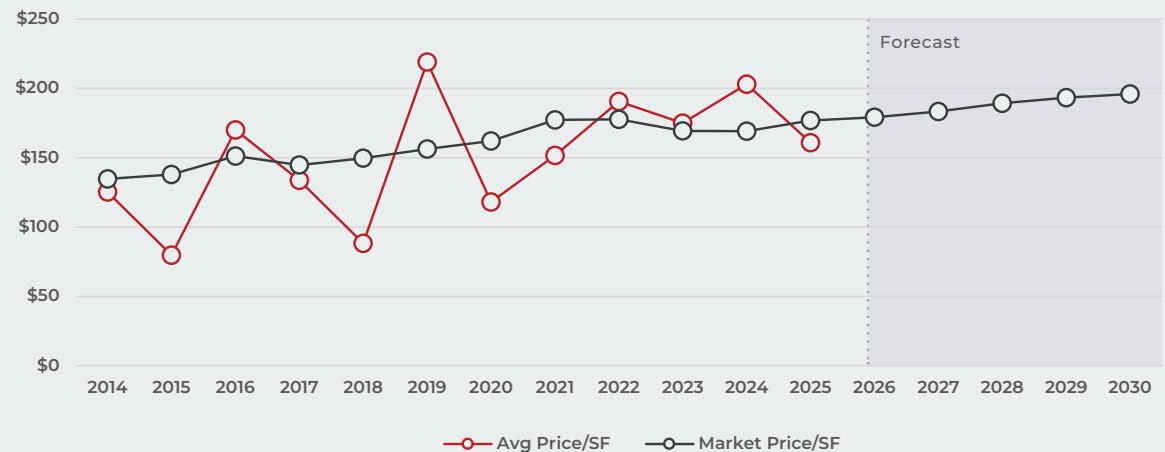


AVERAGE ANNUAL PRICE PER SQUARE FOOT



SALE PRICE VS MARKET PRICE

Analyzing the disparities between sale price and market price yields valuable insights into the real estate market's dynamics. By comparing the actual sale price of a property with its estimated market value, one can uncover trends in buyer behavior, market demand, and property valuation accuracy. These differences offer a window into the intricacies of pricing strategies, buyer perceptions, and property attributes that influence value.



CHARLOTTE COUNTY

MARKET FUNDAMENTALS

Balanced Leasing and Limited Supply Support Office Market Fundamentals

Office fundamentals in Punta Gorda remain healthy, characterized by low vacancy, modest absorption, and restrained construction. Vacancy currently stands at 3.0%, while availability is slightly higher at 3.3%, reflecting a limited amount of space being actively marketed. Net absorption of 20,000 square feet over the past year indicates continued tenant demand despite minimal new deliveries.

Average asking rents rose 1.7% year-over-year to \$24.09 per square foot, supported by stable occupancy and limited competition from new product. With no office space under construction and a total inventory of approximately 4.2 million square feet, the market is positioned to maintain equilibrium rather than experience significant near-term shifts.

ANNUAL TRENDS

	12 Month	Historical Average	Forecast Average
VACANCY CHANGE (YOY)	(0.3%)	7.2%	3.0%
RENT CHANGE (YOY)	1.7%	1.6%	1.3%
NET ABSORPTION SF	20K	25,583	(205)
DELIVERIES SF	7.3K	37,606	3,430

MARKET INDICATORS

	RBA	Vacancy	Market Asking Rent	Availability Rate	Net Absorption	SF Delivered	SF Under Construction
4 & 5 STAR	207,980	0%	\$27.08	0%	0	0	0
3 STAR	1,580,012	4.50%	\$24.46	4.90%	-192	0	0
1 & 2 STAR	2,371,524	2.20%	\$23.58	2.50%	4,440	0	0
MARKET	4,159,516	3.00%	\$24.09	3.30%	4,248	0	0

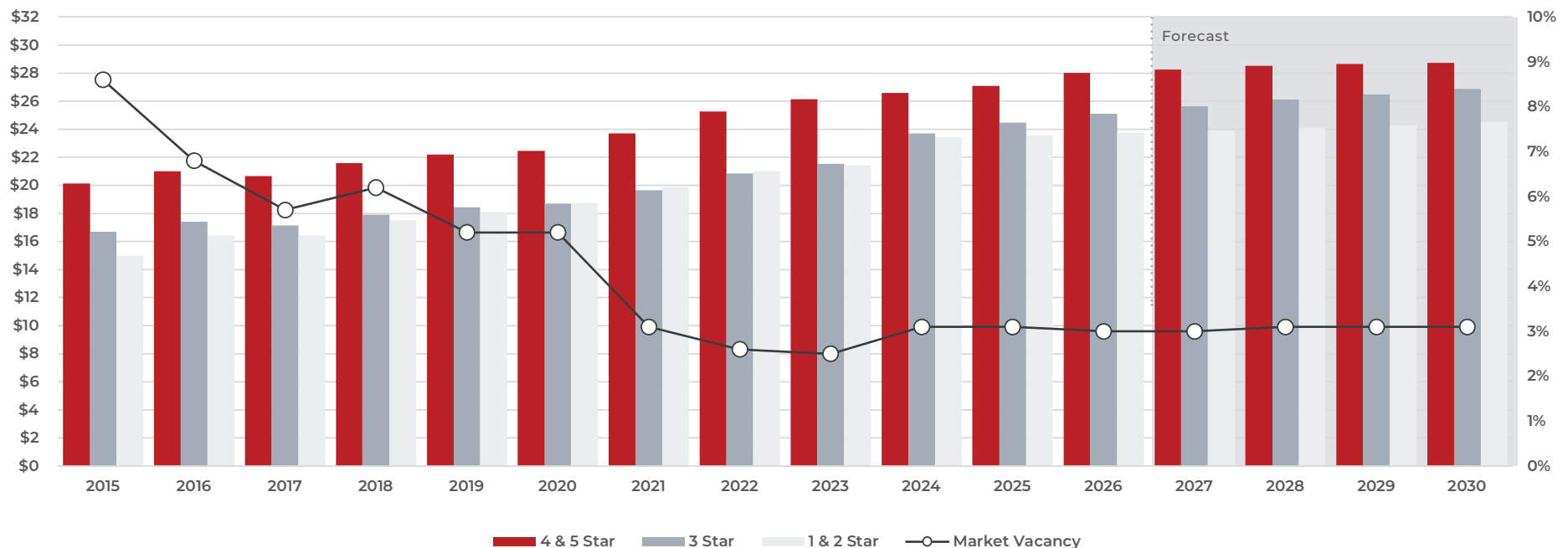
CHARLOTTE COUNTY

RENT & VACANCY

Rents Edge Higher as Vacancy Holds Near Historic Lows

Office rents in Punta Gorda continue to trend upward at a measured pace. Average asking rents now stand at \$24.09/SF, with higher-quality 4 & 5 Star buildings averaging approximately \$27.00/SF, while 3 Star properties average \$24.00/SF. Rent growth remains moderate, reflecting a tenant base focused on affordability and functionality rather than premium space.

Vacancy remains tight at 3.0%, well below national office averages and slightly below the market's long-term norm. With limited available space and no new construction underway, vacancy is expected to remain low, providing landlords with steady—but not aggressive—pricing power.



CHARLOTTE COUNTY

DEVELOPMENT

No New Construction Reinforces Supply Discipline in Punta Gorda Office Market

Office development activity in Punta Gorda remains virtually nonexistent. The market has no office space currently under construction, a continuation of a long-term trend of restrained development. Over the past year, just 7,300 square feet of new space was delivered, well below historical averages.

This lack of new supply reflects both limited demand for large-scale office projects and the market's preference for existing, cost-effective buildings. With no meaningful pipeline, Punta Gorda's office market is expected to remain supply-constrained, supporting stable occupancy and gradual rent growth through the near term.

DEVELOPMENT STATS

0

 PROPERTIES UNDER
CONSTRUCTION

0

 SQUARE FEET UNDER
CONSTRUCTION

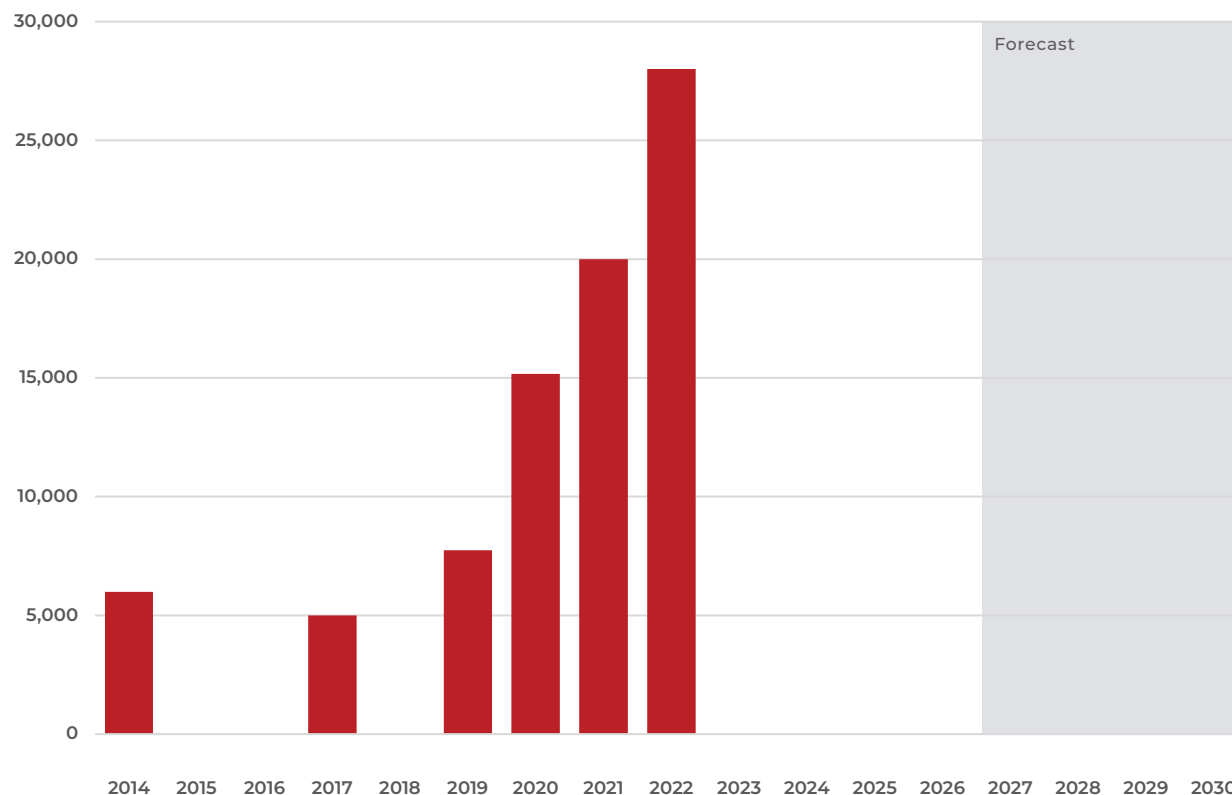
0

 PERCENT OF
INVENTORY

0

 SPACE
PRE-LEASED

SQUARE FEET DELIVERED





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Lee County

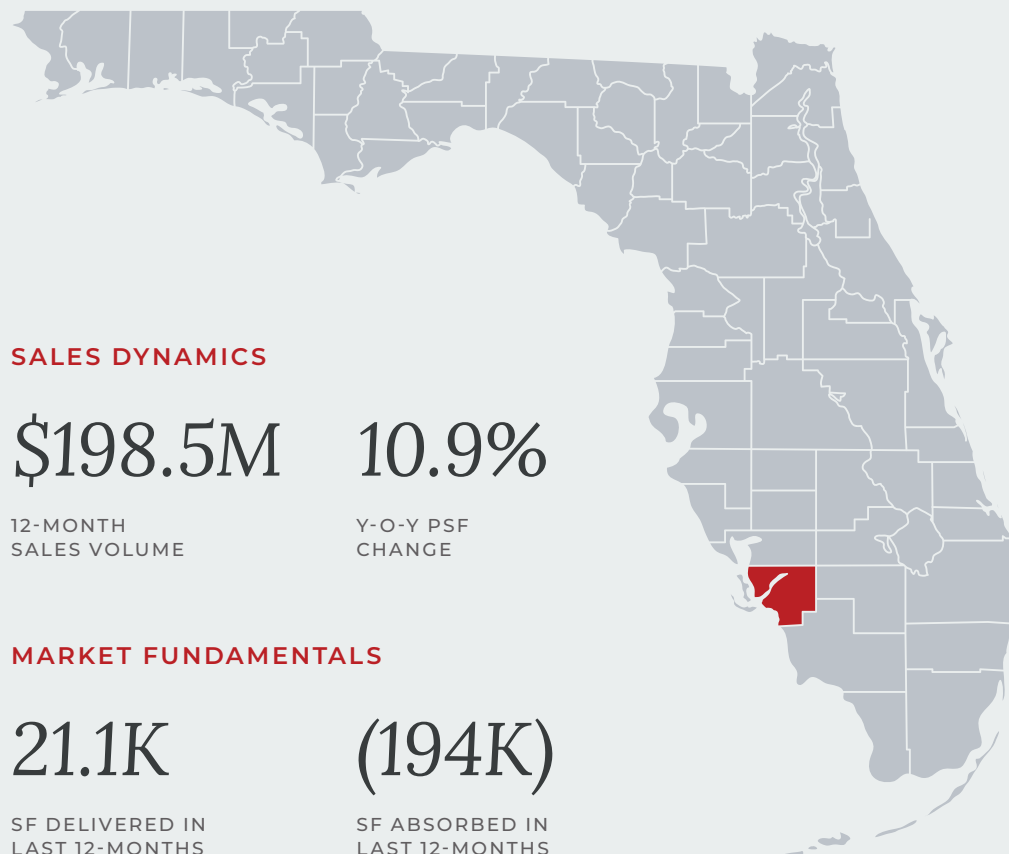
LEE COUNTY

OVERVIEW

Fort Myers Office Market Adjusts as Vacancy Rises and Demand Softens

The Fort Myers office market is moving through a period of recalibration as new supply and evolving tenant demand place upward pressure on vacancy. Over the past 12 months, the market delivered 21,100 square feet of new office space while recording -194,000 square feet of net absorption, pushing vacancy to 5.9%. This represents an increase from recent lows and reflects slower leasing activity rather than a surge in construction.

Fort Myers benefits from strong regional connectivity, proximity to healthcare hubs, and a diverse employment base that includes medical, professional services, and government users. While demand has moderated, the market continues to appeal to tenants seeking suburban office locations with ample parking, accessibility, and relatively affordable rents compared to larger Florida metros.



SALES DYNAMICS

\$198.5M

12-MONTH
SALES VOLUME

10.9%

Y-O-Y PSF
CHANGE

MARKET FUNDAMENTALS

21.1K

SF DELIVERED IN
LAST 12-MONTHS

(194K)

SF ABSORBED IN
LAST 12-MONTHS

5.9%

MARKET
VACANCY

3.3%

Y-O-Y RENT
CHANGE

LEE COUNTY

SALES DYNAMICS

Steady Transaction Volume as Local Buyers and Owner-Users Drive Office Sales

Office investment activity in Fort Myers remains active and broad-based. Over the past year, 139 office properties traded, accounting for approximately 1.0 million square feet of inventory turnover and \$198 million in total sales volume. Transaction sizes skew toward small- and mid-sized deals, consistent with the market's ownership profile.

Private investors, local owners, and healthcare-related users continue to dominate buyer activity, while institutional participation remains selective. Estimated market pricing averages \$209 per square foot, with 4 & 5 Star properties achieving pricing near \$251/SF, 3 Star assets around \$221/SF, and 1 & 2 Star buildings closer to \$180/SF. Owner-user acquisitions remain a recurring theme, particularly among medical and professional practices.

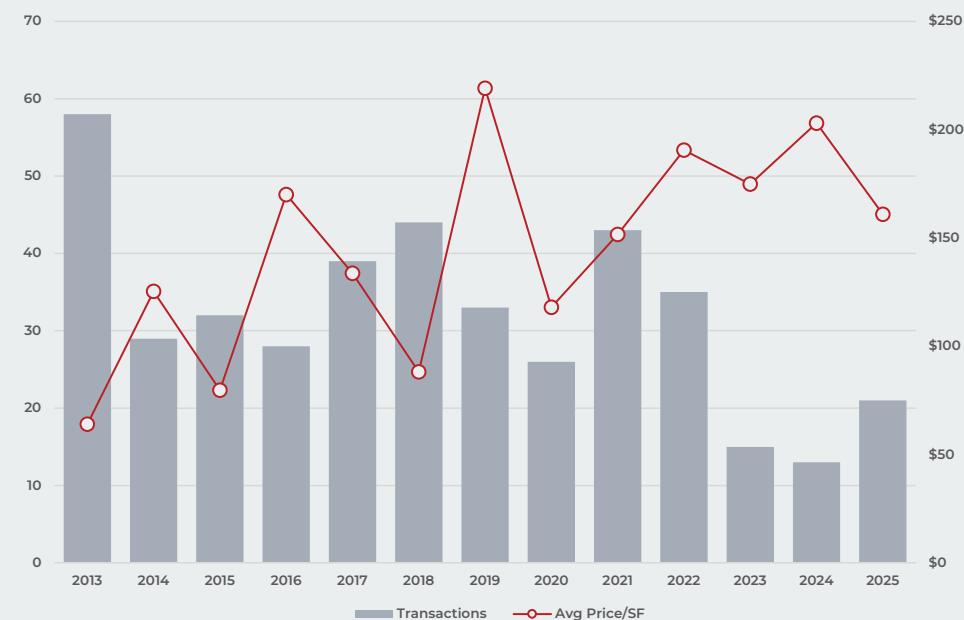
TRANSACTION VOLUME

(12-Month)	Total
TRANSACTIONS	139
VOLUME	\$198.5M
SF SOLD	1M
AVERAGE SF	7.3K

MARKET PRICING

(12-Month)	Average
PRICE PER SF	\$215
SALE PRICE	\$1.7M
SALE VS ASKING PRICE	-10.6%
% LEASED AT SALE	90.5%

NUMBER OF TRANSACTIONS & AVERAGE PRICE PER SF

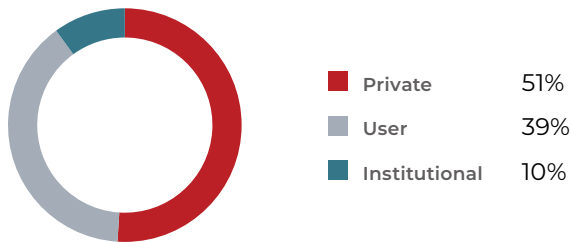


LEE COUNTY

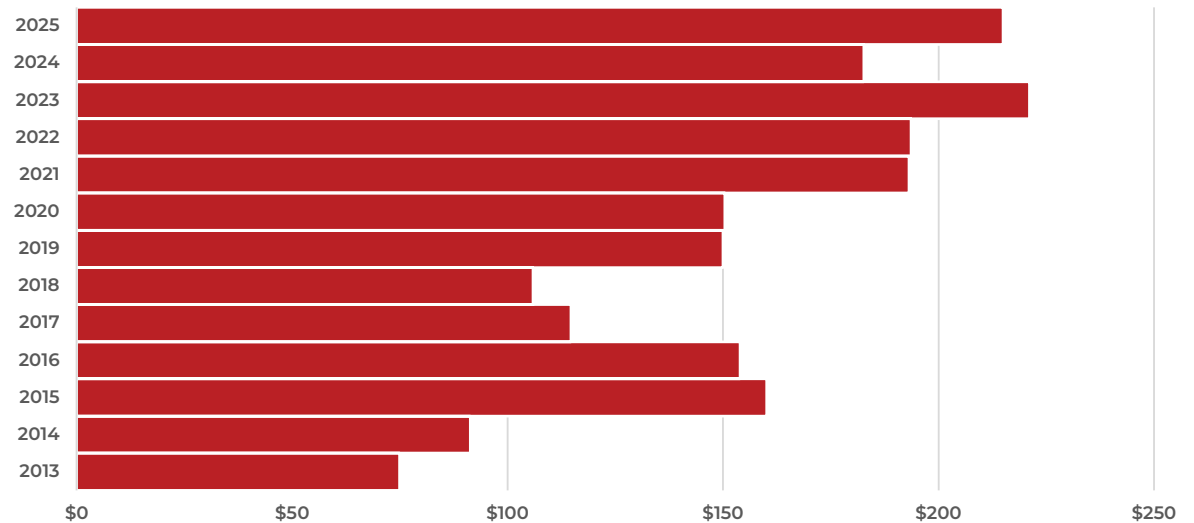
SALES DYNAMICS

VOLUME BY BUYER TYPE

Private and user buyers dominate the Fort Myers office market, accounting for nearly all transactions. Private investors made up 51% of buyers over the past year, closely followed by owner-users at 39%.

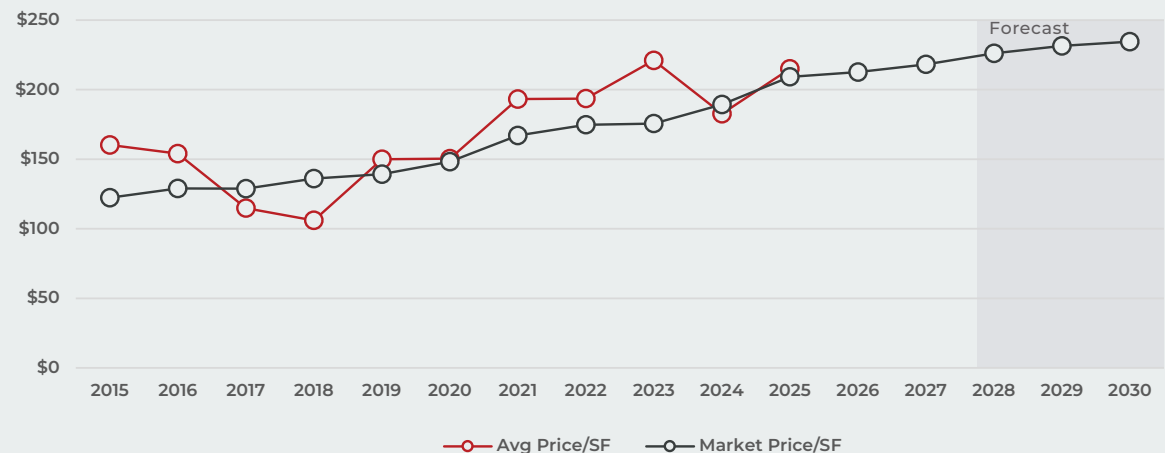


AVERAGE ANNUAL PRICE PER SQUARE FOOT



SALE PRICE VS MARKET PRICE

Analyzing the disparities between sale price and market price yields valuable insights into the real estate market's dynamics. By comparing the actual sale price of a property with its estimated market value, one can uncover trends in buyer behavior, market demand, and property valuation accuracy. These differences offer a window into the intricacies of pricing strategies, buyer perceptions, and property attributes that influence value.



LEE COUNTY

MARKET FUNDAMENTALS

Negative Absorption and Rising Vacancy Signal a More Tenant-Favored Environment

Fundamentals in the Fort Myers office market reflect a shift toward softer conditions. Vacancy increased to 5.9%, above the five-year average, as negative net absorption of 194,000 square feet outweighed limited new deliveries. Availability now stands at 6.5%, indicating a growing pool of marketed space across the market. Despite these trends, rents continue to rise. Average asking rents increased 3.3% year-over-year to \$27.05 per square foot, supported by higher pricing in newer and higher-quality assets. With total inventory of approximately 21.9 million square feet and demand moderating, the market is transitioning toward a more balanced dynamic between landlords and tenants. When looking at true Class A Office space in Lee County, Class A (4-5 Star Properties) vacancy is falling more in the neighborhood of 7%. The prior Gartner Building in Gateway accounts for over 5% of this vacancy.

ANNUAL TRENDS

	12 Month	Historical Average	Forecast Average
VACANCY CHANGE (YOY)	0.7%	9.1%	5.7%
RENT CHANGE (YOY)	3.3%	0.7%	1.4%
NET ABSORPTION SF	(194K)	235,011	(1,436)
DELIVERIES SF	21.1K	293,010	39,020

MARKET INDICATORS

	RBA	Vacancy	Market Asking Rent	Availability Rate	Net Absorption	SF Delivered	SF Under Construction
4 & 5 STAR	2,517,715	10.20%	\$30.25	11.10%	1,629	0	31,018
3 STAR	11,252,753	5.80%	\$27.67	6.50%	23,464	0	22,096
1 & 2 STAR	8,140,526	0	\$25.18	5.10%	-2,842	0	2,500
MARKET	21,910,994	5.90%	\$27.05	6.50%	22,251	0	55,614

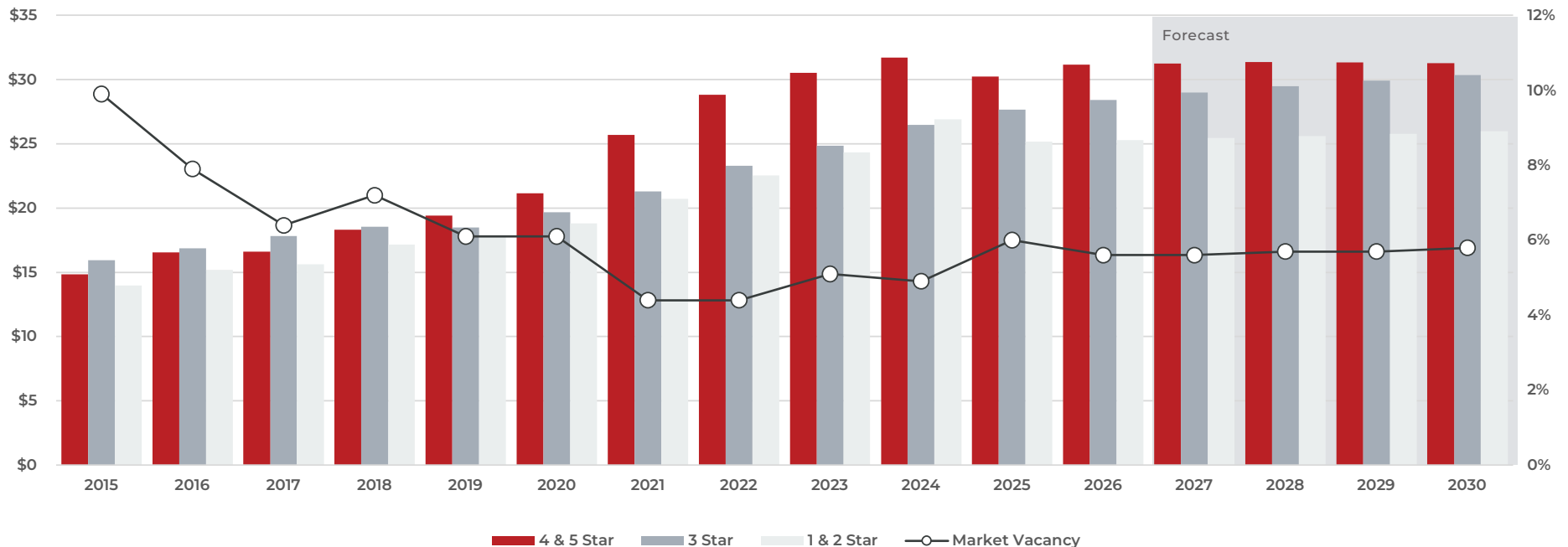
LEE COUNTY

RENT & VACANCY

Rent Growth Persists Even as Vacancy Climbs Toward Long- Term Norms

Office rents in Fort Myers remain on an upward trajectory, driven primarily by higher-quality buildings. Average asking rents reached \$27.05/SF, with 4 & 5 Star properties averaging \$30.25/SF, 3 Star buildings at \$27.67/SF, and 1 & 2 Star assets at \$25.18/SF. Rent growth of 3.3% year-over-year continues to outpace national office trends.

Vacancy, now at 5.9%, reflects the combined impact of negative absorption and recently delivered space. While vacancy has risen from recent troughs, it remains below historical peak levels. As leasing activity stabilizes and new construction remains limited, vacancy is expected to level off over the coming quarters.



LEE COUNTY

DEVELOPMENT

Limited Construction Pipeline Reduces Risk of Oversupply

Office development activity in Fort Myers remains restrained. The market currently has five office properties under construction, totaling 55,600 square feet, representing just 0.3% of total inventory. Preleasing stands at 33%, indicating measured demand for new space rather than speculative overbuilding.

Recent deliveries have been modest, and the current pipeline is well below historical norms. This slowdown in development is expected to help the market absorb existing vacancy and limit further upward pressure on vacancy rates, supporting longer-term stability despite near-term leasing headwinds.

DEVELOPMENT STATS

5

 PROPERTIES UNDER
CONSTRUCTION

55,614

 SQUARE FEET UNDER
CONSTRUCTION

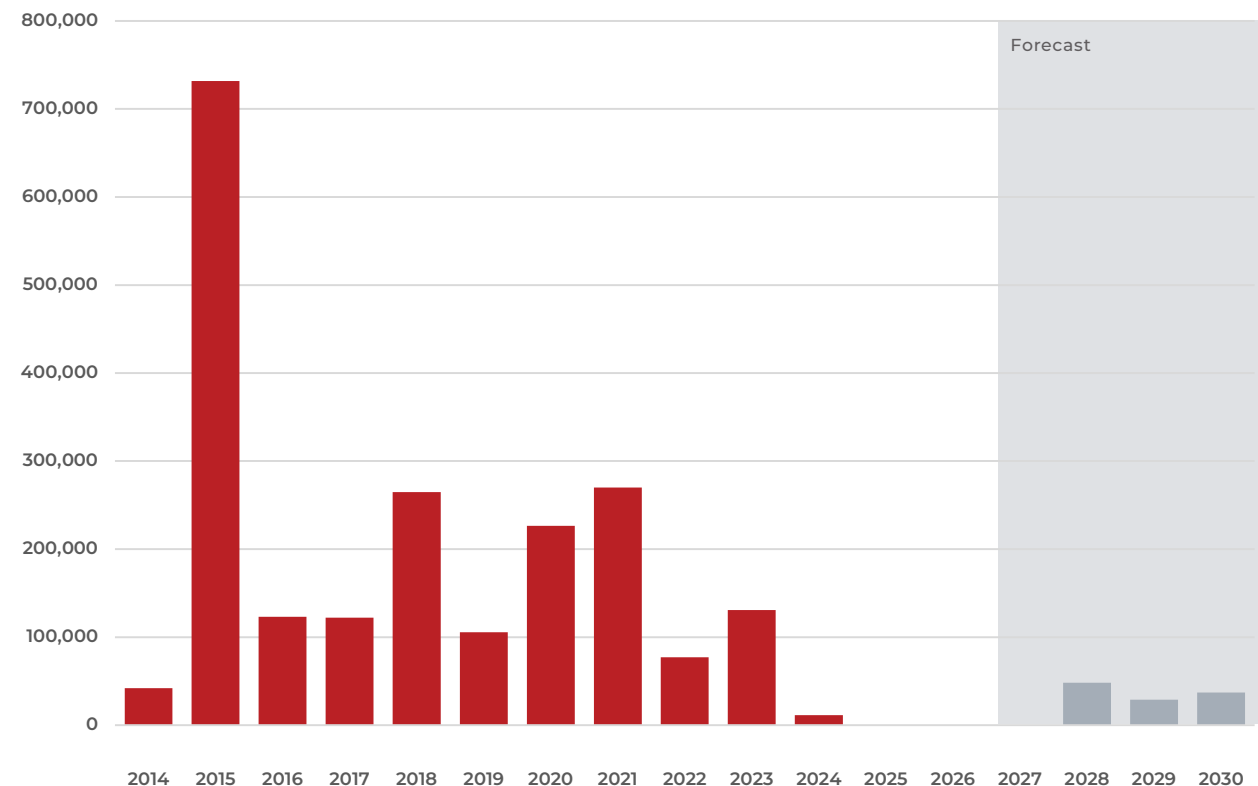
0.3%

 PERCENT OF
INVENTORY

33.4%

 SPACE
PRE-LEASED

SQUARE FEET DELIVERED





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Collier County

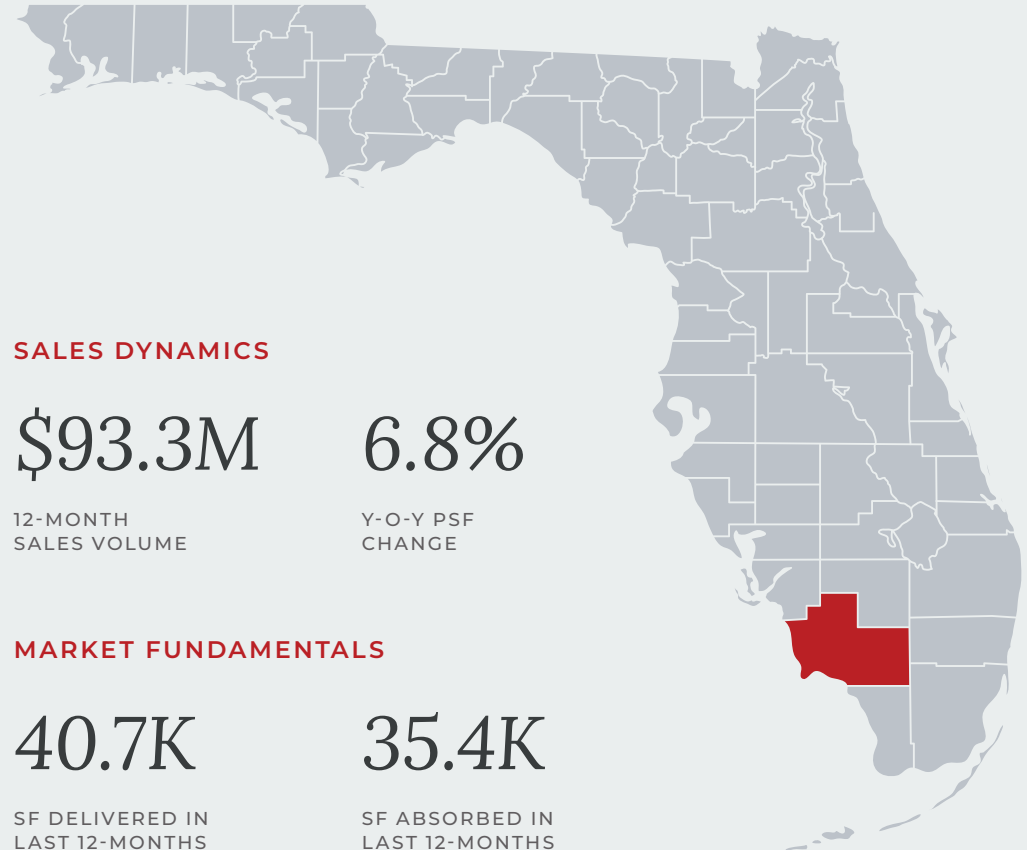
COLLIER COUNTY

OVERVIEW

Naples Office Market Remains Stable with Moderate Growth and Limited Supply

The Naples office market continues to demonstrate stability, supported by a service-oriented economy, affluent demographics, and limited development activity. Over the past 12 months, the market delivered 40,700 square feet of new office space and recorded 35,400 square feet of net absorption, keeping vacancy at 4.7%. This reflects a relatively balanced environment, with demand keeping pace with modest supply additions.

Office demand in Naples is driven by professional services, healthcare providers, and firms catering to the region's tourism and high-income residential base. Office nodes are concentrated in North Naples, downtown Naples, and along major corridors such as Tamiami Trail and Pine Ridge Road. With measured development and consistent tenant demand, the Naples office market continues to outperform many larger office markets in terms of stability.



SALES DYNAMICS

\$93.3M

12-MONTH
SALES VOLUME

6.8%

Y-O-Y PSF
CHANGE

MARKET FUNDAMENTALS

40.7K

SF DELIVERED IN
LAST 12-MONTHS

35.4K

SF ABSORBED IN
LAST 12-MONTHS

4.7%

MARKET
VACANCY

3.0%

Y-O-Y RENT
CHANGE

COLLIER COUNTY

SALES DYNAMICS

Private Capital and Owner-Users Anchor Office Investment Activity

Office investment activity in Naples remains active but measured. Over the past year, 61 office properties traded, accounting for approximately 410,000 square feet of inventory turnover and \$93.3 million in total sales volume. Transactions are typically smaller in scale, with buyers favoring individual assets rather than portfolio acquisitions.

Private investors and local owner-users dominate the market, while institutional participation remains limited. Estimated market pricing averages \$257 per square foot, notably higher than the national average. Pricing is strongest for higher-quality assets, with 4 & 5 Star properties averaging approximately \$275/SF, followed by \$265/SF for 3 Star assets and \$220/SF for 1 & 2 Star buildings. Medical office buildings and well-located suburban assets continue to attract the most buyer interest.

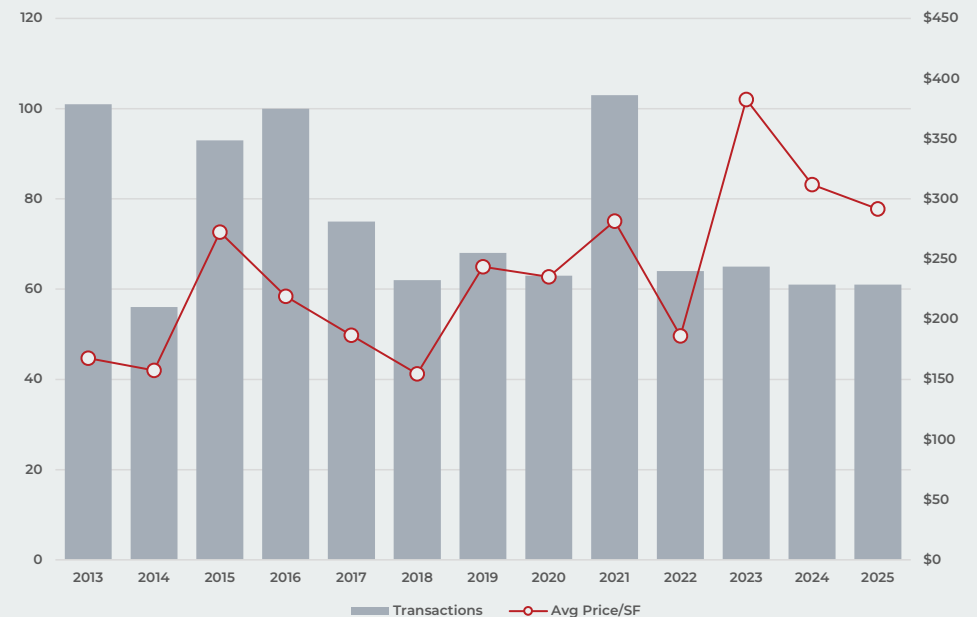
TRANSACTION VOLUME

(12-Month)	Total
TRANSACTIONS	61
VOLUME	\$93.3M
SF SOLD	410K
AVERAGE SF	6.7K

MARKET PRICING

(12-Month)	Average
PRICE PER SF	\$292
SALE PRICE	\$1.9M
SALE VS ASKING PRICE	-9.1%
% LEASED AT SALE	87.8%

NUMBER OF TRANSACTIONS & AVERAGE PRICE PER SF

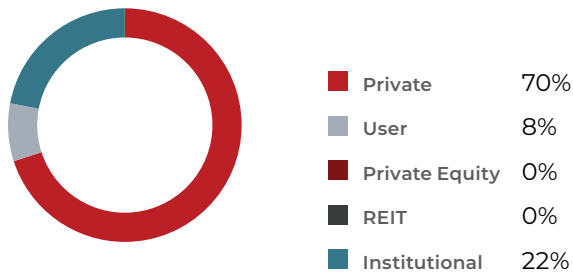


COLLIER COUNTY

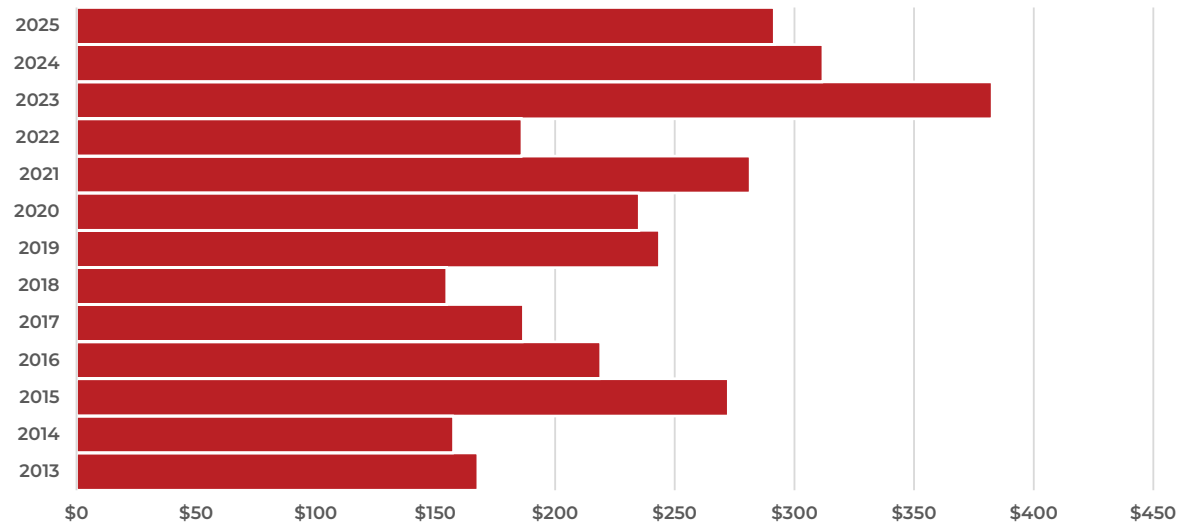
SALES DYNAMICS

VOLUME BY BUYER TYPE

The Naples office market is predominantly driven by private investors, who make up 70% of all transactions. User buyers account for 8%, indicating some businesses are looking to occupy their spaces.

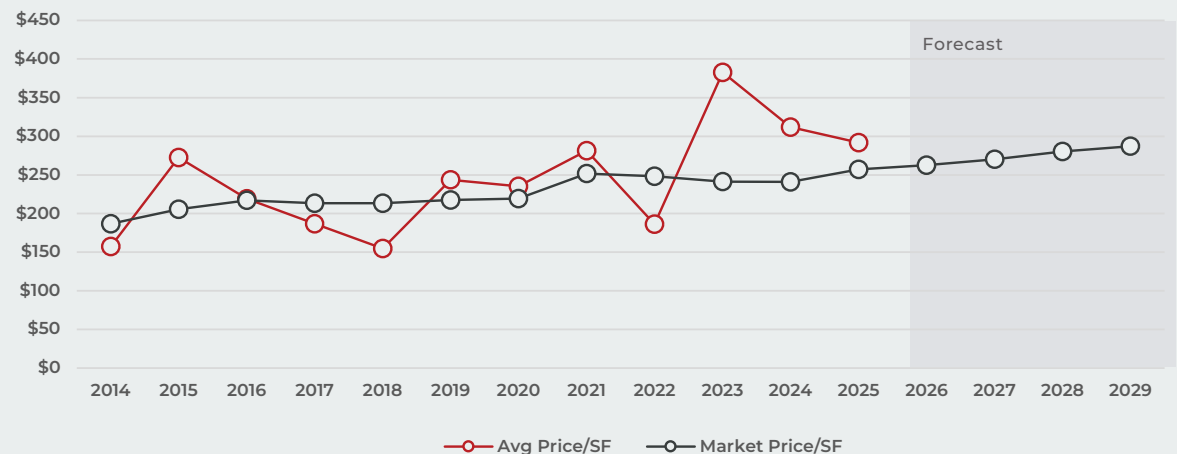


AVERAGE ANNUAL PRICE PER SQUARE FOOT



SALE PRICE VS MARKET PRICE

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COLLIER COUNTY

MARKET FUNDAMENTALS

Positive Absorption and Minimal Construction Support Market Balance

Fundamentals in the Naples office market remain healthy. Vacancy stands at 4.7%, slightly below the market's long-term average, while availability is measured at 5.2%. Net absorption of 35,400 square feet over the past year reflects steady tenant demand, particularly among professional and healthcare users.

Average asking rents increased 3.0% year-over-year to \$37.52 per square foot, supported by limited supply and strong pricing power in higher-quality assets. With total inventory of approximately 11.1 million square feet and no office space currently under construction, the market remains well-positioned to maintain equilibrium through the near term.

ANNUAL TRENDS

	12 Month	Historical Average	Forecast Average
VACANCY CHANGE (YOY)	0%	8.0%	4.3%
RENT CHANGE (YOY)	3.0%	1.8%	1.6%
NET ABSORPTION SF	35.4K	106,186	35,713
DELIVERIES SF	40.7K	141,214	27,808

MARKET INDICATORS

	RBA	Vacancy	Market Asking Rent	Availability Rate	Net Absorption	SF Delivered	SF Under Construction
4 & 5 STAR	2,147,948	0	\$40.42	0	0	0	0
3 STAR	6,587,931	5.40%	\$37.52	0	12,767	0	0
1 & 2 STAR	2,382,598	0	\$34.91	0	2,085	0	0
MARKET	11,118,477	4.70%	\$37.52	5.20%	14,852	0	0

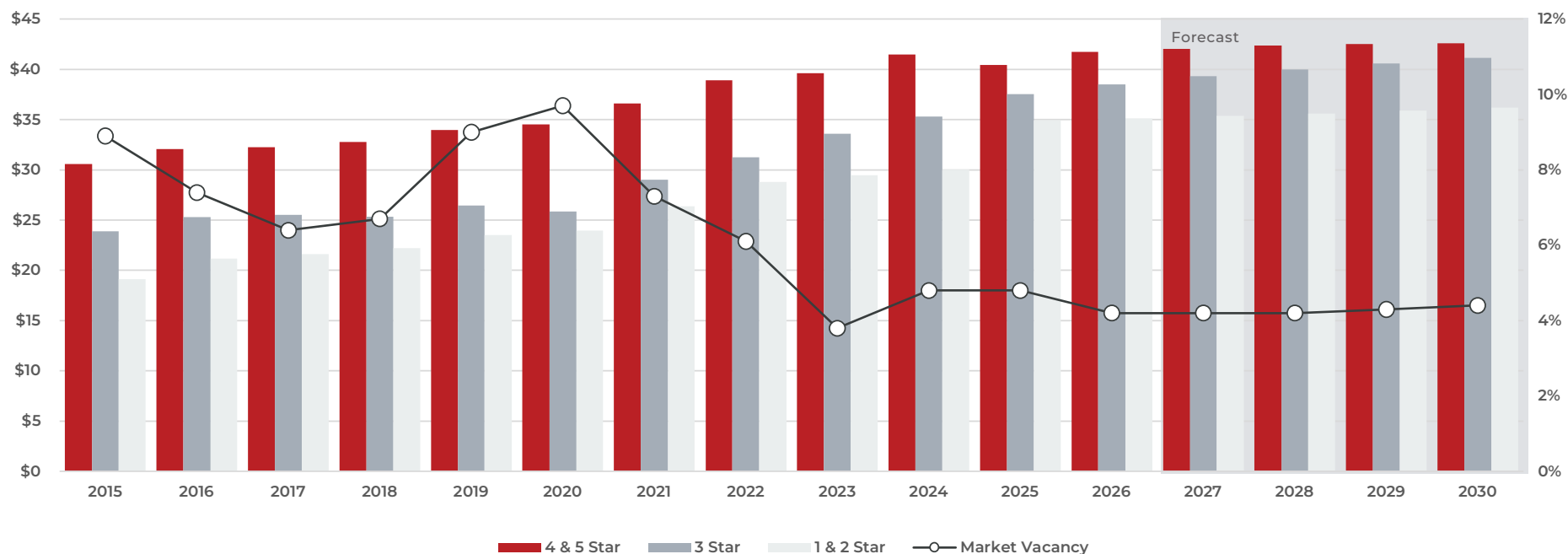
COLLIER COUNTY

RENT & VACANCY

Rents Approach \$40/SF as Vacancy Holds Below 5%

Office rents in Naples continue to trend higher, reflecting the market's affluent tenant base and constrained supply. Average asking rents now stand at \$37.52/SF, with 4 & 5 Star properties averaging approximately \$40.42/SF, 3 Star assets at \$37.52/SF, and 1 & 2 Star buildings around \$34.91/SF. Rent growth of 3.0% year-over-year remains well above national office trends.

Vacancy remains relatively tight at 4.7%, supported by consistent leasing activity and the absence of speculative development. With limited availability and few large blocks of space, vacancy is expected to remain stable, allowing landlords to maintain pricing discipline.



COLLIER COUNTY

DEVELOPMENT

No Construction Pipeline Reinforces Supply-Constrained Office Market

Office development in Naples remains extremely limited. The market currently has no office properties under construction, continuing a long-standing trend of restrained development. Over the past year, just 40,700 square feet of new space was delivered, well below historical norms.

This lack of new supply reflects both limited land availability and the market's preference for medical office and mixed-use projects rather than traditional speculative office buildings. With no meaningful pipeline, Naples' office market is expected to remain supply-constrained, supporting stable occupancy and sustained rent growth over the coming quarters.

DEVELOPMENT STATS

0

 PROPERTIES UNDER
CONSTRUCTION

0

 SQUARE FEET UNDER
CONSTRUCTION

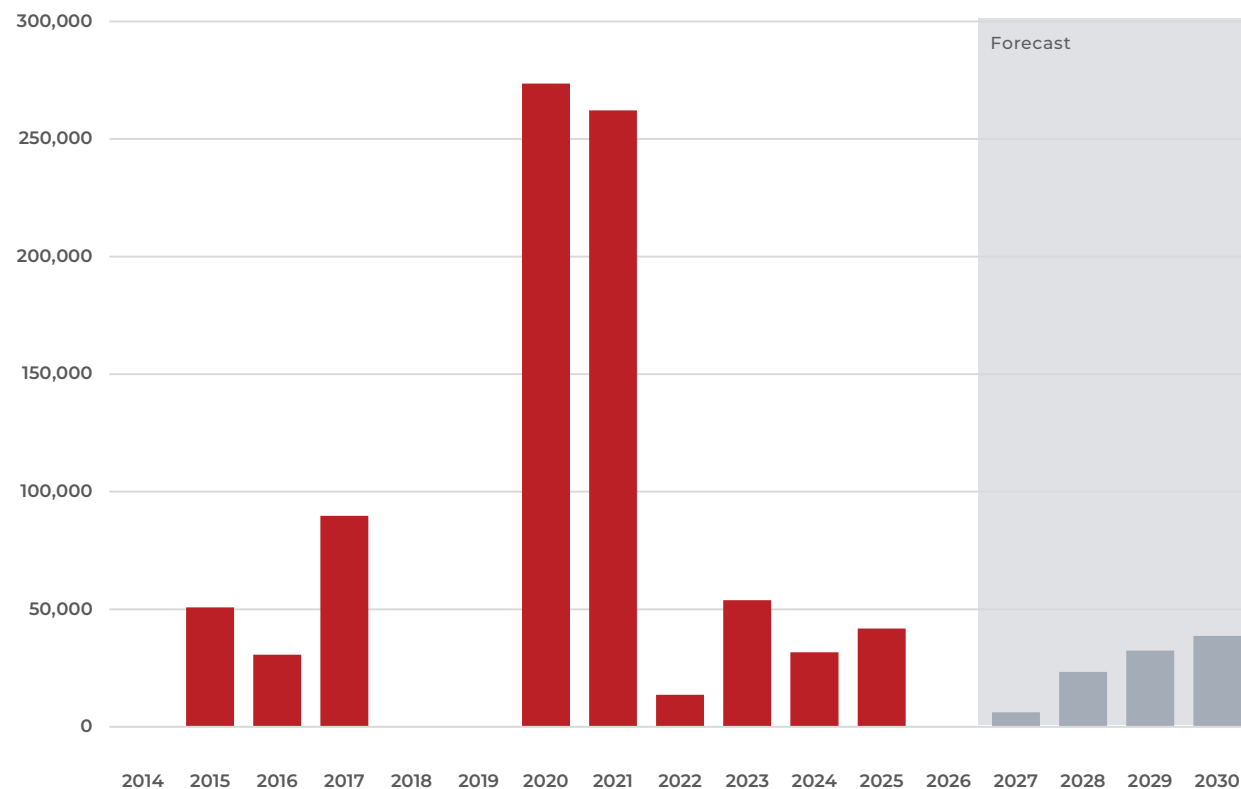
0

 PERCENT OF
INVENTORY

0

 SPACE
PRE-LEASED

SQUARE FEET DELIVERED



ABOUT

MAYHUGH COMMERCIAL ADVISORS

*Unlock Exceptional
Commercial Property Services
Tailored to Your Needs*

At Mayhugh Commercial Advisors, our team of seasoned professionals stands ready to provide comprehensive support across all aspects of commercial real estate. Whether you're seeking assistance with sales, leasing, or property management, our expertise ensures top-notch service. With a rich history spanning 45 years, our firm has played a pivotal role in some of Southwest Florida's most significant land and development transactions, boasting a total dollar volume exceeding \$1 billion. Count on our local expertise and commitment to excellence as we continue to serve the diverse needs of the Southwest Florida community since 1975.

OFFICE REPORT | Q4 2025

TRACK RECORD

49+

YEARS IN CRE

2,900+

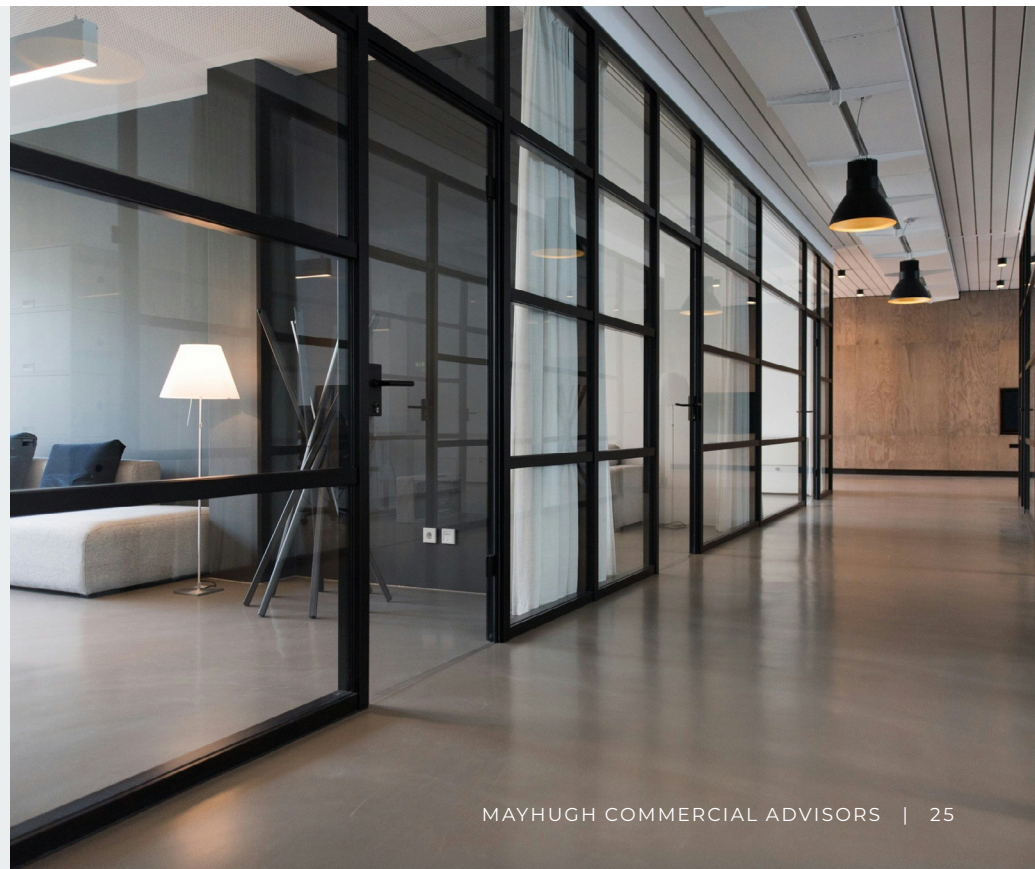
TRANSACTIONS

2.1B+

TOTAL BROKERED

1M+

SF MANAGED



ABOUT

Meet the dedicated team at Mayhugh Commercial Advisors



CHASE MAYHUGH, SIOR, CCIM, President / CEO

Chase, a Southwest Florida native, is a real estate leader since 2003. With CCIM and SIOR designations and CoStar Power Broker awards, he consults for Fortune 500 firms and advises regional investors on complex commercial assets.



JUSTIN ANKNEY, CCIM, Senior Advisor

Justin, a Yale University Political Science graduate, began as a business strategist in Fort Lauderdale after college. Joining Mayhugh Commercial Advisors in 2020, Justin utilizes his math and business background for asset analysis and risk assessment, aiding clients in investment decisions.



CHRIS FERRITTO, Advisor

Chris is a seasoned real estate professional. He began with Coldwell Banker Commercial in Denver, securing leases for prestigious buildings. At Broadstreet, he contributed to its IPO transition. He specializes in Owners Representation, Development Consulting, Vacant Land Brokerage, and Leasing.



JHONNY IGLESIAS, Junior Advisor

Jhonny specializes in land and industrial transactions, office leasing, investment advisory, and 1031 exchanges. His expertise in real estate analytics and strategic decision-making enables clients to make data-driven choices that strengthen their portfolios. He also provides guidance on complex acquisitions, tax appeals, and customized leasing solutions.



LUKE KENZIK, LCAM, CMCA, AMS, Vice President of Property Management

Luke, our Vice President of Property and Asset Management, brings over 11 years of industry expertise. Previously serving as Executive Director at Capital Consultants Management Corporation (CCMC), Luke spearheaded the development of Babcock Ranch, FL, a prestigious community. A Florida native, Luke holds a bachelor's degree in Economics from Florida State University.



SYDNEY OUDI, Chief Operations Office

Sydney oversees Brokerage, Property Management, and Accounting, managing a portfolio of 1M+ sq. ft. valued over \$100M in Florida. With extensive asset management expertise, she maintains strong vendor and client relationships, enhancing our team's effectiveness.



ASHLEY WOODLIFF, Director of Marketing and Branding

Ashley spearheads marketing efforts enhancing brand awareness and industry positioning. With a decade of experience in commercial real estate marketing, she utilizes domestic and international expertise to elevate the team's collateral as a market leader. Her proficiency in data visualization, trends, and market insights not only enhances knowledge but also maximizes brand visibility.



MAYHUGH
COMMERCIAL ADVISORS

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CHARLOTTE COUNTY

SIGNIFICANT SALES

Property	City	Sale Date	Sale Price	\$/SF
22395 EDGEWATER DR	Port Charlotte, FL	May-25	\$6,200,000	\$500
900 W MARION AVE	Punta Gorda, FL	Mar-25	\$3,100,000	\$60
1160 S MCCALL RD	Englewood, FL	Sep-25	\$1,900,000	\$141
1475 COLLINGSWOOD BLVD	Port Charlotte, FL	Jan-25	\$1,100,000	\$164
4535 TAMIAMI TRL	Port Charlotte, FL	Mar-25	\$1,000,000	\$267
310-312 NESBIT ST	Punta Gorda, FL	Aug-25	\$1,000,000	\$173
13361 S ACCESS RD	Port Charlotte, FL	Apr-25	\$630,000	\$231
603 E OLYMPIA AVE	Punta Gorda, FL	Nov-25	\$600,000	\$280
17837 MURDOCK CIR - BLDG 10	Port Charlotte, FL	Sep-25	\$586,000	\$194
17839 MURDOCK CIR - BLDG 9	Port Charlotte, FL	Sep-25	\$489,000	\$162
4161 TAMIAMI TRL - BUILDING #1	Port Charlotte, FL	Feb-25	\$475,000	\$190
946 TAMIAMI TRL - BUILDING A	Port Charlotte, FL	Jul-25	\$425,000	\$197
3841 TAMIAMI TRL	Port Charlotte, FL	Jul-25	\$425,000	\$162
2400 HARBOR BLVD - MEDICAL ARTS	Port Charlotte, FL	Oct-25	\$415,000	\$208
2541 TAMIAMI TRL	Port Charlotte, FL	Aug-25	\$380,000	\$115
3969 S ACCESS RD	Englewood, FL	Mar-25	\$320,000	\$145
425 CROSS ST - WILSHIRE WALK PLZ	Punta Gorda, FL	Aug-25	\$140,000	\$162
3969 S ACCESS RD	Englewood	3/20/2025	\$320,000	\$145.45
1861 PLACIDA RD	Englewood	12/20/2024	\$185,000	\$176.19

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LEE COUNTY

SIGNIFICANT SALES

Property	City	Sale Date	Sale Price	\$/SF
6201 ALLIANCE LN - LEE HEALTH SURGERY CTR	Fort Myers, FL	Jun-25	\$14,600,000	\$703
14551 HOPE CENTER LOOP	Fort Myers, FL	Nov-25	\$13,100,000	\$507
4371 VERONICA S SHOEMAKER BLVD	Fort Myers, FL	Sep-25	\$12,000,000	\$210
9530 MARKETPLACE RD - RENAISSANCE CTR	Fort Myers, FL	Apr-25	\$9,700,000	\$153
4575 VIA ROYALE - ALESCO CORP CENTER	Fort Myers, FL	Dec-25	\$6,200,000	\$210
7964 SUMMERLIN LAKES DR	Fort Myers, FL	Jun-25	\$6,100,000	\$435
8140 COLLEGE PKWY - BANYAN BUILDING	Fort Myers, FL	Jul-25	\$5,500,000	\$283
8010 SUMMERLIN LAKES DR - HBK BUILDING	Fort Myers, FL	Oct-25	\$5,500,000	\$334
12751 S CLEVELAND AVE	Fort Myers, FL	Jan-25	\$5,200,000	\$203
2570 HANSON ST - LARC, INC.	Fort Myers, FL	Dec-25	\$5,000,000	\$168
10010 COCONUT RD	Bonita Springs, FL	Jun-25	\$4,700,000	\$501
4990 MAJORCA PALMS DR	Fort Myers, FL	Jun-25	\$4,000,000	\$315
5238 MASON CORBIN CT - SUMMERLIN BEND SC	Fort Myers, FL	May-25	\$3,800,000	\$361
28901 TRAILS EDGE BLVD - DAVINCI CENTER	Bonita Springs, FL	Jul-25	\$3,800,000	\$248
6700 DANIELS PKWY	Fort Myers, FL	Jan-25	\$3,300,000	\$183
9420 BONITA BEACH RD	Bonita Springs, FL	Dec-25	\$3,300,000	\$203
1056 NE 7TH TER	Cape Coral, FL	Oct-25	\$3,100,000	\$1,600

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LEE COUNTY

SIGNIFICANT SALES (CONTINUED)

Property	City	Sale Date	Sale Price	\$/SF
1621 CAPE CORAL PKWY - CHIQUITA DENTAL	Cape Coral, FL	Aug-25	\$3,100,000	\$791
7800 UNIVERSITY POINTE DR	Fort Myers, FL	Sep-25	\$2,800,000	\$127
1560 PERIWINKLE WAY	Sanibel, FL	Aug-25	\$2,700,000	\$307
9090 DANIELS PKY	Fort Myers	6/25/2025	\$2,150,000	\$593
9431 CORKSCREW PALMS CIR	Estero	9/18/2025	\$2,000,000	\$277
1533 HENDRY ST	Fort Myers	4/28/2025	\$2,000,000	\$142
2534 SE SANTA BARBARA PL	Cape Coral	9/26/2025	\$1,900,000	\$213
2130-2140 MCGREGOR BLVD	Fort Myers	4/2/2025	\$1,900,000	\$190
13214 PALM BEACH BLVD	Fort Myers	6/27/2025	\$1,725,000	\$283
11526 ANDY ROSSE LN	Captiva	2/18/2025	\$1,560,000	\$1,587
6035 ESTERO BLVD	Fort Myers	7/16/2025	\$1,500,000	\$434
2232 ALTAMONT AVE	Fort Myers	4/4/2025	\$1,500,000	\$190
22904 LYDEN DR	Estero	7/8/2025	\$1,400,000	\$395

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LEE COUNTY

PROPERTIES UNDER CONSTRUCTION

Address	Bldg SF	Completion
14850 HOPE CENTER LOOP	31,018	Apr 2026
13811 METROPOLIS AVE	9,580	Apr 2026
1913 NE 10TH TER	7,000	Apr 2026
14210 METROPOLIS AVE	5,516	Feb 2026
1607 DEL PRADO BLVD	2,500	Feb 2026

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COLLIER COUNTY

SIGNIFICANT SALES

Property	City	Sale Date	Sale Price	\$/SF
800 GOODLETTE RD N - COMMONS V MOB	Naples, FL	Jul-25	\$19.3M	\$321
821 5TH AVE S	Naples, FL	Jul-25	\$18.8M	\$477
2340 VANDERBILT BEACH RD - VANDERBILT PROFESSIONAL CENTER	Naples, FL	Nov-25	\$12.5M	\$545
3066 TAMIAMI TRL N	Naples, FL	Aug-25	\$3.8M	\$158
9115 GALLERIA CT - BUILDING G	Naples, FL	Jan-25	\$3.1M	\$347
8644 ADDISON PLACE DR - HEARTLAND DENTAL	Naples, FL	Feb-25	\$3.1M	\$717
875 105TH AVE N - FISHER EYE & LASER CENTER	Naples, FL	Sep-25	\$2.8M	\$368
2535 NORTHBROOKE PLAZA DR	Naples, FL	May-25	\$2.3M	\$425
10621 AIRPORT RD N - GREENTREE	Naples, FL	Sep-25	\$1.7M	\$198
1148 GOODLETTE RD N	Naples, FL	May-25	\$1.7M	\$573
5385 PARK CENTRAL CT - BLDG A	Naples, FL	May-25	\$1.5M	\$508
1441 RIDGE ST	Naples, FL	Jul-25	\$1.5M	\$409
10681 AIRPORT PULLING RD N - GREENTREE 10681	Naples, FL	Sep-25	\$1.5M	\$148
9105 CORSEA DEL FONTANA WAY - UNIT 117	Naples, FL	Mar-25	\$1.4M	\$483
5435 PARK CENTRAL CT	Naples, FL	Apr-25	\$1.4M	\$474
2340 STANFORD CT	Naples, FL	Apr-25	\$1.3M	\$304
5470 BRYSON CT	Naples, FL	Jan-25	\$1.2M	\$1,200

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COLLIER COUNTY

SIGNIFICANT SALES (CONTINUED)

Property	City	Sale Date	Sale Price	\$/SF
10661 AIRPORT PULLING RD N - GREENTREE 10661	Naples, FL	Sep-25	\$1.2M	\$136
9015 STRADA STELL CT	Naples, FL	Feb-25	\$1.2M	\$502
2043-2069 TRADE CENTER WAY - TC 1 COMMERCIAL CONDOS	Naples, FL	Feb-25	\$1.0M	\$270
10641 AIRPORT PULLING RD	Naples	9/10/2025	\$983,709	\$95
1068-1080 INDUSTRIAL BLVD	Naples	3/21/2025	\$930,000	\$1,224
966 6TH AVE S	Naples	2/12/2025	\$895,000	\$877
6100 TRAIL BLVD	Naples	9/15/2025	\$878,000	\$500
2350 VANDERBILT BEACH RD	Naples	8/14/2025	\$850,000	\$325
6050 COLLIER BLVD	Naples	3/18/2025	\$819,000	\$227
6100 TRAIL BLVD	Naples	12/27/2024	\$719,275	\$550
5691-5695 NAPLES BLVD	Naples	10/8/2025	\$685,000	\$439
1112 GOODLETTE RD N	Naples	3/10/2025	\$650,000	\$412
960 CHALMER DR	Marco Island	4/30/2025	\$482,500	\$651

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