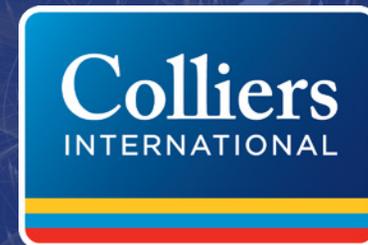




CAPITAL GROUP

# EIGHTEEN SUNSET



Q2 2020  
**Class A Office**  
Snapshot

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# Q2 2020 Class A & B Office Snapshot

## What qualifies a Class A office building?

Class A office buildings in the urban submarkets of Miami generally have state-of-the-art amenities and are located close to public transportation with close proximity to shops, restaurants, and other Class A buildings. These buildings are occupied by prestigious tenants, generate above average rental rates and have the highest quality finish and trim attracting investors that are willing to pay a premium. Generally Class A buildings were built or renovated in the last 5 to 10 years. Additionally, Class A buildings tend to have a larger slab size than Class B buildings, by about 4,000 square feet. Class A building slabs are usually greater than 20,000 square feet while Class B buildings are usually less than 20,000 square feet. Slab to slab heights do not differ much between Class A and Class B buildings in urban Miami submarkets. The average slab to slab height for Class A and Class B buildings is 12 feet.

	Year Built	Slab	Slab to Slab Height
Class A (Average, Urban Miami)		22 K	12
Class B (Average, Urban Miami)		18 K	12
Miami Central	2018	19-24 K	13
1450 Brickell	2010	24-26 K	11-18
Wells Fargo Center	2010	27-28 K	10
Brickell Arch	2004	20 K	12
545 Wyn	2020	19 K	14

## Class A & B

	Inventory SF	Vacancy Rate	Avg. Rental Rate (market rent in costar)	Avg. Asking Rate (gross asking rent in costar)
Biscayne Corridor	1,193,000	20.9%	\$42.49	\$37.00
Brickell	5,453,138	11.6%	\$59.12	\$62.89
Downtown Miami	5,607,056	20.9%	\$51.08	\$46.49
Miami Market (including Wynwood)	1,105,721	13.7%	\$49.01	\$54.22
Miami Beach	1,038,647	11.6%	\$49.98	\$51.31
Average of Biscayne Corridor, Brickell, Downtown Miami, Miami Market, Miami Beach	14,397,562	16.2%	\$53.16	\$53.53

