

Broward

Office - Q3 2026

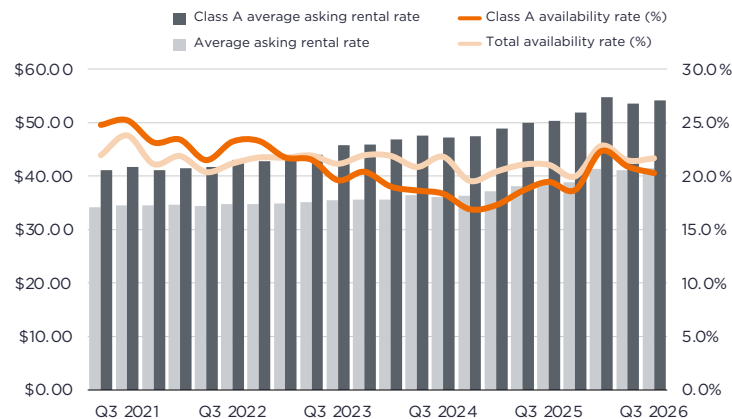


Inventory	Y-O-Y CHANGE	Availability rate	Y-O-Y CHANGE	Asking rental rate	Y-O-Y CHANGE	Class A asking rental rate	Y-O-Y CHANGE	Quarterly leasing activity	Y-O-Y CHANGE	Available sublease space	Y-O-Y CHANGE
29.7 msf	→	21.7 %	↗	\$41.41 psf	↗	\$54.17 psf	↗	0.8 msf	↗	0.8 msf	→
Q3 2025: 29.7 msf		Q3 2025: 21.1%		Q3 2025: \$38.62 psf		Q3 2025: \$50.35 psf		Q3 2025: 0.7 msf		Q3 2025: 0.8 msf	

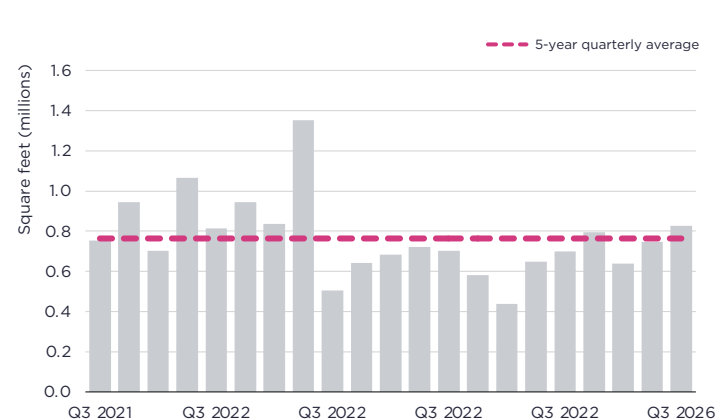
Market trends

- 01** Cypress Creek has emerged as a leader in office occupancy growth over the past 12 months, with several properties recording strong tenant activity.
- 02** Government agencies and healthcare users remain key drivers of office leasing activity, although demand diversified into business and financial services in Q3 2026.
- 03** Upcoming deliveries at FAT Village will test demand for new Class A office space in Downtown Fort Lauderdale, as developers work to secure tenant commitments.

ASKING RENT AND AVAILABILITY



LEASING ACTIVITY



NOTABLE LEASES

Tenant	Industry	Submarket	Address	Size (sf)	Transaction type
U.S. General Services Administration (GSA)	Government	Plantation	8501 West Sunrise Boulevard	56,311	Renewal
GXO Logistics	Transportation	Downtown Fort Lauderdale	501 North Andrews Avenue	35,300	New Location
Venture X	Coworking	Sawgrass Park	13450 West Sunrise Boulevard	24,921	New Location
USI Insurance Services, LLC	Financial Services & Insurance	Fort Lauderdale	2400 East Commercial Boulevard	22,165	Renewal
Calvin Giordano and Associates Inc.	Business, Professional & Consulting Services	Fort Lauderdale	1800 Eller Drive	20,483	Renewal

*Trophy building **Sublease

Savills Research

For more information, please contact us:

savills.us

Savills Miami
333 S.E. 2nd Avenue, Suite 2800
Miami, FL 33131
+1 305 423 1919

Andrea Duque-Gaviria
Senior Research Analyst
+1 305 423 1939
aduque@savills.us

Unless otherwise noted, all rents quoted throughout this report are average asking gross (full service) rents per square foot. Statistics are calculated using both direct and sublease information. Current and historical availability and rent data are subject to change due to changes in inventory. The information in this report is obtained from sources deemed reliable, but no representation is made as to the accuracy thereof. Unless otherwise noted, source for data is Savills Research. Copyright © 2026 Savills