

# Market View

Charlotte County  
4th Quarter 2023



OFFICE

## SECTOR OVERVIEW

The 4Q2023 Charlotte County office sector delivered mixed results as it weathered the effects of national economic challenges.

Vacancy rates dropped 0.4% to the lowest point since 2005 when supply was 20% lower. Despite leasing activity down by ~50% in both number & square footage, net absorption regained all the ground lost in Q3 and more. Rents rose again adding 4% from Q3. Rents up 9.8% YOY joined net absorption and vacancy in positive annual progress ongoing since 2018.

Unsurprising given the national office use & investment climate, sales activity was again subdued with quarterly activity falling over 50% by contracts and over 75% by dollar volume. Annualized, sales activity dropped by the same percentages from 2022 with average & median PSF pricing holding steady just below \$200 PSF.

## SUPPLY

SUBMARKET	# BLDGS	TOTAL SF	VACANCY RATE
Punta Gorda	178	1,390,823	1.7%
Port Charlotte	312	2,319,787	3.3%
All Other Areas	184	813,145	0.6%
<b>TOTAL</b>	<b>674</b>	<b>4,523,755</b>	<b>2.3%</b>

## DEMAND

SUBMARKET	LEASES	LEASED SF	NET ABSORPTION
Punta Gorda	0	0	-265
Port Charlotte	7	8,549	21,782
All Other Areas	1	2,500	-2,538
<b>TOTAL</b>	<b>8</b>	<b>11,049</b>	<b>18,979</b>

## NEW & UNDER CONSTRUCTION



0

SF Delivered YTD

0



SF Under Construction

## TOP LEASES

	Description	Address	Built	SF Leased	Tenant
1	Class B Outlet Center	The Shoppes at Yellow Pine 42040 Cypress Pky, Babcock Ranch	2025	2,500	Seymore Orthodontics
2	Class B Office	1620 Tamiami Trl, Port Charlotte	1992	2,100	Undisclosed
3	Class C Office	1853 Royalview Dr, Port Charlotte	1982	1,950	W & G

\* Excludes Renewals

## TOP SALES

	Description	Address	Built	Asset SF	Sales \$   PSF	Sale Type
1	Class C Medical Office Condo	2525 Harbor Blvd, #104-105	1986	7,344	\$1,200,000 \$163.40 PSF	Owner User
2	Class C Medical Office Condo	2525 Harbor Blvd, #202	1986	3,120	\$455,000 \$145.83 PSF	Owner User
3						

\* Includes User and Investment Sales

# OFFICE

## Market Statistics

### LEASE ACTIVITY

### SALES ACTIVITY

	# Executed Leases	Total SF Leased	Avg Deal Size	Current Avg. Asking Rate	# Sold	Median Sold PSF	# Sold	Median Sold PSF
<b>SPACES UNDER 2,500 SF</b>				<b>BASE RENT</b>	<b>USER SALES</b>		<b>INVESTMENT SALES</b>	
Punta Gorda	0	0	n/a	\$21.49	0	n/a	0	n/a
Port Charlotte	7	8,549	1,221	\$17.31	0	n/a	0	n/a
All Other Areas	0	0	n/a	\$17.57	0	n/a	0	n/a
<b>TOTAL</b>	<b>7</b>	<b>8,549</b>	<b>1,221</b>	<b>\$18.30</b>	<b>0</b>	<b>n/a</b>	<b>0</b>	<b>n/a</b>
<b>SPACES FROM 2,500 - 4,999 SF</b>				<b>BASE RENT</b>	<b>USER SALES</b>		<b>INVESTMENT SALES</b>	
Punta Gorda	0	0	n/a	\$22.43	0	n/a	0	n/a
Port Charlotte	0	0	n/a	\$16.98	1	\$146	0	n/a
All Other Areas	1	2,500	2,500	n/a	0	n/a	0	n/a
<b>TOTAL</b>	<b>1</b>	<b>2,500</b>	<b>n/a</b>	<b>\$19.99</b>	<b>1</b>	<b>\$146</b>	<b>0</b>	<b>n/a</b>
<b>SPACES FROM 5,000 - 9,999 SF</b>				<b>BASE RENT</b>	<b>USER SALES</b>		<b>INVESTMENT SALES</b>	
Punta Gorda	0	0	n/a	\$21.29	0	n/a	0	n/a
Port Charlotte	0	0	n/a	\$18.61	1	\$163	0	n/a
All Other Areas	0	0	n/a	n/a	0	n/a	0	n/a
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>n/a</b>	<b>\$19.34</b>	<b>1</b>	<b>\$163</b>	<b>0</b>	<b>n/a</b>
<b>SPACES FROM 10,000 - 24,999 SF</b>				<b>BASE RENT</b>	<b>USER SALES</b>		<b>INVESTMENT SALES</b>	
Punta Gorda	0	0	n/a	n/a	0	n/a	0	n/a
Port Charlotte	0	0	n/a	n/a	0	n/a	0	n/a
All Other Areas	0	0	n/a	n/a	0	n/a	0	n/a
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>n/a</b>	<b>n/a</b>	<b>0</b>	<b>n/a</b>	<b>0</b>	<b>n/a</b>
<b>SPACES FROM 25,000 SF+</b>				<b>BASE RENT</b>	<b>USER SALES</b>		<b>INVESTMENT SALES</b>	
Punta Gorda	0	0	n/a	n/a	0	n/a	0	n/a
Port Charlotte	0	0	n/a	n/a	0	n/a	0	n/a
All Other Areas	0	0	n/a	n/a	0	n/a	0	n/a
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>n/a</b>	<b>n/a</b>	<b>0</b>	<b>n/a</b>	<b>0</b>	<b>n/a</b>

**5.6%**  
Charlotte County

### CAP RATES

Reflect average of advertised rates as reported to Costar over past 4-quarters (4 Sales Total)

**5.4%**  
Punta Gorda

**5.7%**  
Port Charlotte

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