

REVIEW

MIAMI OFFICE MARKET

USA 2025

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Real Estate for a changing world



2025

OFFICE MARKET
MIAMI

KEY FIGURES

52m sqft

INVENTORY

11.6%

VACANCY RATE

\$89.7

PRIME AVERAGE ASKING RENT

\$4.8bn

TOTAL INVESTMENT

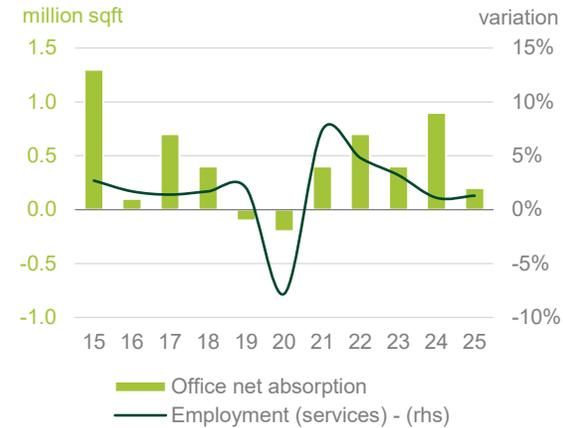
\$1.3bn

OFFICE INVESTMENT

6.90%

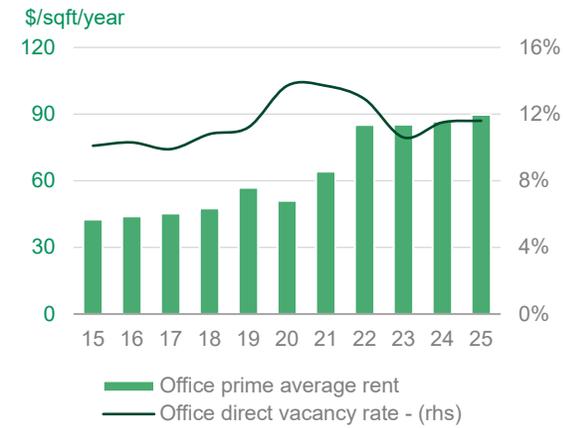
OFFICE PRIME CAP RATE

Net Absorption / Employment



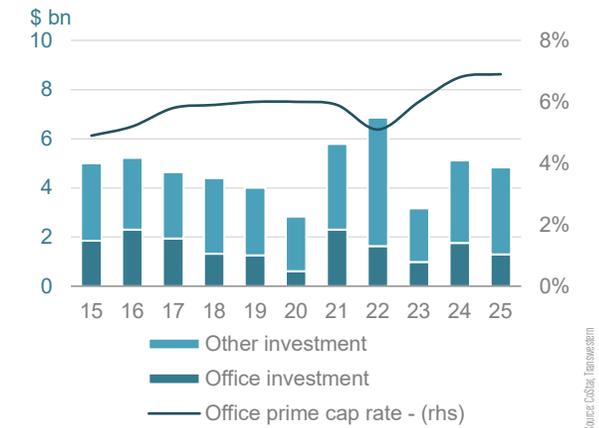
Source: Bureau of Labor Statistics, Colliers, Tenaris

Prime rent / Vacancy Rate



Source: Colliers, Tenaris

Investment / Capital Rate



Source: Colliers, Tenaris

Demand Positive But Slowing

Miami's office market posted modestly positive demand in 2025, with net absorption of 0.2 MSF, reflecting a deceleration from 2024's stronger 0.9 MSF annual total. Demand for higher quality space has remained steady despite overall demand seeing a slowdown. Employment services grew by 1.3%, indicating slower but still positive job growth that supported tenant demand across the market.

Miami Office Market Sees Divergence: Prime Rents Surge, Averages Decline

Direct vacancy in Miami ended 2025 at 11.6%, an increase from the prior year but still below levels seen in many major U.S. office markets. Rental performance diverged across the market: prime office rents rose to \$89.69 PSF, setting another record high, while average office rents declined to \$51.80 in 2025. This divergence reflects continued pricing power concentrated in top-tier assets, while broader market rents faced pressure amid elevated vacancy and competitive leasing conditions.

Investment Sales Continue Slowdown

Office investment activity in Miami totaled \$1.29 billion in 2025, reflecting continued caution among investors amid higher interest rates and tighter capital markets. Average office cap rates moved higher to 7.20%, while prime office cap rates increased to 6.90%, signaling that pricing reset further over the year. Transactions remained focused on well-leased, institutional-quality properties, as buyers continued to demand wider yields to offset leasing and refinancing risk. High-volume deals are expected to remain limited along with property value growth due to higher financing costs and office-using jobs seeing a slowdown.

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2025

OFFICE MARKET
USA

Occupier Market	Inventory (million sqft)	Net Absorption (000 sqft)	Vacancy Rate (%)		Office Prime Average Rent (\$/sqft/year)		
			2024	2025	2024	2025	Trend
Atlanta	177	20	22.3%	22.4%	33.0	33.9	3%
Chicago	156	-1,400	21.7%	22.6%	73.1	77.4	6%
Dallas/Fort Worth	308	2,200	19.5%	18.4%	72.1	74.3	3%
Denver	164	-1,880	16.5%	18.7%	32.1	33.5	4%
Detroit	202	1,174	10.9%	11.0%	21.3	21.3	0%
Houston	206	-1,300	20.8%	21.5%	46.1	48.9	6%
Los Angeles	396	-1,700	16.6%	15.4%	45.4	44.7	-2%
Miami	52	200	11.5%	11.6%	86.7	89.7	3%
Minneapolis	83	-1,200	19.8%	21.0%	29.5	30.5	3%
New York/Manhattan	458	15,700	14.4%	13.5%	79.9	77.4	-3%
Phoenix	198	360	20.8%	17.0%	30.1	32.1	7%
San Diego	120	-400	12.5%	12.7%	36.5	38.3	5%
San Francisco	93	1,200	30.4%	30.1%	70.0	74.3	6%
Seattle	181	-1,613	16.5%	18.2%	36.5	34.5	-5%
Washington DC	145	-800	14.9%	16.0%	83.3	88.3	6%
Total 15 markets	2,939	10,561	17.9%	18.0%	51.7	53.3	2.8%

Investment Market	Total investment volume (\$ million)		Office investment volume (\$ million)		Cap rate (%)		
	2024	2025	2024	2025	2024	2025	bps
Atlanta	15,090	15,990	1,170	1,560	8.20%	8.30%	10
Chicago	770	920	590	550	NA	NA	NA
Dallas/Fort Worth	2,510	13,410	410	3,440	6.40%	6.20%	-20
Denver	3,070	7,740	730	1,260	6.00%	7.20%	120
Detroit	1,700	1,550	260	300	8.90%	8.60%	-30
Houston	9,840	14,170	1,220	1,710	11.50%	NA	NA
Los Angeles	9,460	13,080	2,150	4,140	NA	5.80%	NA
Miami	5,120	4,830	1,760	1,290	6.80%	6.90%	10
Minneapolis	5,380	5,470	860	670	7.30%	7.70%	40
New York/Manhattan	10,240	14,010	7,620	11,180	5.70%	6.50%	80
Phoenix	7,110	9,870	1,140	1,170	7.50%	7.20%	-30
San Diego	4,380	4,970	930	1,600	7.50%	6.20%	-130
San Francisco	1,850	2,700	630	1,790	6.60%	4.40%	-220
Seattle	3,000	2,440	1,210	1,110	6.40%	7.60%	120
Washington DC	1,090	1,300	790	870	8.60%	9.00%	40
Total 15 markets	80,610	112,450	21,470	32,640	7.49%	7.05%	-1

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