

Market View

Charlotte County

4th Quarter 2025



CRE

CONSULTANTS

Commercial Real Estate Consultants, LLC
Florida Licensed Real Estate Broker

OFFICE

SECTOR OVERVIEW

Following a turbulent Q3, the Charlotte County office sector delivered a more balanced 4Q2025 performance.

Vacancy conditions brightened slightly, declining 30 basis points from Q3 to finish the quarter at 3.0%, though remaining flat YoY. Net absorption returned to positive territory for Q4 after the prior quarter's setback, and crucially, posted moderately positive results for full-year 2025, extending the market's track record of tenant retention.

Leasing activity presented a familiar mixed picture. Deal count rebounded 36% from Q3 levels, while total square footage leased increased 4% quarterly. However, annual metrics remained challenging, with transactions down 33% and leased space declining 43% YoY, underscoring the sector's ongoing normalization. Average asking rents retreated 3% from Q3 and finished nearly 4% below 2024 levels.

Sales activity cooled significantly in Q4, with closings down 64% quarterly, while dollar volume declined 78%. QoQ results were offset by strong annual performance—up 33% in transactions with dollar volume essentially flat year-over-year. Notably, pricing stabilized with average and median PSF both gaining approximately \$100 PSF for the quarter to finish the year at \$167 and \$182 respectively, on an annual basis, indicating sustained investor confidence in Charlotte County's office fundamentals.

SUPPLY			
SUBMARKET	# BLDGS	TOTAL SF	VACANCY RATE
Punta Gorda	177	1,361,197	1.2%
Port Charlotte	315	2,358,847	4.3%
All Other Areas	183	776,937	2.1%
TOTAL	675	4,496,981	3.0%

DEMAND			
SUBMARKET	LEASES	LEASED SF	NET ABSORPTION
Punta Gorda	4	6,255	11,962
Port Charlotte	9	9,593	-10,056
All Other Areas	2	2,320	18,514
TOTAL	15	18,168	20,420

NEW & UNDER CONSTRUCTION

 **7,322**
SF Delivered YTD

0

SF Under Construction



TOP LEASES

	Description	Address	Built	SF Leased	Tenant
1	Class C Retail/Office	3012 S Tamiami Trl, Port Charlotte	1977	3,250	Undisclosed
2	Class B Retail/Office	525 E Olympia Ave, Punta Gorda	1975	2,000	Undisclosed
3	Class B Office	The White House 949 Tamiami Trl, Port Charlotte	1983	1,797	Undisclosed

* Excludes Renewals

TOP SALES

	Description	Address	Built	Asset SF	Sales \$ PSF	Sale Type
1	Class C Medical Office	603 E Olympia Ave, Punta Gorda	1983	2,144	\$600,000 \$279.85 PSF	Owner User
2	Class C Office Condo	2400 Harbor Blvd, #5, 6, 10, Port Charlotte	1979	2,997	\$415,000 \$207.71 PSF	Investment
3	Class B Office Condo	25166 Marion Ave, #103-104, Punta Gorda	2008	1,980	\$340,000 \$171.72 PSF	Investment

* 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
SPACES UNDER 2,500 SF				BASE RENT	USER SALES		INVESTMENT SALES	
Punta Gorda	4	6,255	1,564	\$23.19	1	\$280	1	\$172
Port Charlotte	8	6,343	793	\$18.16	0	n/a	0	n/a
All Other Areas	2	2,320	1,160	\$17.22	0	n/a	0	n/a
TOTAL	14	14,918	1,066	\$18.85	1	\$280	1	\$172
SPACES FROM 2,500 - 4,999 SF				BASE RENT	USER SALES		INVESTMENT SALES	
Punta Gorda	0	0	n/a	n/a	0	n/a	0	n/a
Port Charlotte	1	3,250	3,250	\$20.53	0	n/a	1	\$138
All Other Areas	0	0	n/a	\$15.52	0	n/a	0	n/a
TOTAL	1	3,250	3,250	\$18.88	0	n/a	1	\$138
SPACES FROM 5,000 - 9,999 SF				BASE RENT	USER SALES		INVESTMENT SALES	
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	\$14.00	0	n/a	0	n/a
TOTAL	0	0	n/a	\$14.00	0	n/a	0	n/a
SPACES FROM 10,000 - 24,999 SF				BASE RENT	USER SALES		INVESTMENT SALES	
Punta Gorda	0	0	n/a	n/a	0	n/a	0	n/a
Port Charlotte	0	0	n/a	\$19.00	0	n/a	0	n/a
All Other Areas	0	0	n/a	n/a	0	n/a	0	n/a
TOTAL	0	0	#DIV/0!	\$19.00	0	n/a	0	n/a
SPACES FROM 25,000 SF+				BASE RENT	USER SALES		INVESTMENT SALES	
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
TOTAL	0	0	n/a	n/a	0	n/a	0	n/a

7.0%
Charlotte
County

CAP RATES

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

7.0%
Port
Charlotte

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