

U.S. ECONOMIC UPDATE

The arrival of the COVID-19 pandemic has created an economic shock that has likely pushed the global economy and the U.S. into recession. Policies initiated to “flatten the curve” of potential infection include the voluntary and mandated shutdown of large sectors and regions of the economy. Retail establishments, restaurants, passenger transportation, schools and leisure activities have almost all grinded to a halt while customers self-quarantine and practice social distancing.

RECORD-SETTING LAYOFFS, DECLINING EMPLOYMENT

Over the last two weeks (ending on March 28th), a cumulative 10 million people have applied for unemployment benefits—by far the largest number of applications in history since record-keeping began in 1967. Initial unemployment claims are a highly reliable leading indicator of trends in labor markets and therefore the economy at large. Given the size of the increase, along with other high-frequency data trends that are similarly bleak, it is widely believed that the U.S. economy has entered a recession. This was reinforced in early April when the Labor Department reported that payroll employment in the U.S. fell by 701,000 jobs in March, one of the largest declines in history. It's all but certain that even more jobs will be lost in the months ahead.

Given the way these events have unfolded and the huge number of layoffs, the current thinking among economic forecasters is that the second quarter of 2020 will see one of the largest real GDP declines in U.S. history. What is less clear is what the economic trajectory will be following Q2. As of this writing (4-7-2020), hopeful signs are emerging that policy steps to “flatten the curve” are beginning to work in certain areas, but many unknowns remain. It is too soon to say if these signs are sustainable and how they will impact the trajectory of the economy.

We continue to monitor developments extremely closely and are working around the clock to publish data and insight as quickly as possible.

To view our latest perspective on the coronavirus and its potential impact on CRE and the economy, access Cushman & Wakefield's [COVID-19 resource page](#).

TRENDS AND INSIGHTS

Cushman & Wakefield Covid-19 Webinar Replay

Learn more on the evolving COVID-19 situation and its implication for **real estate occupiers and investors**.

[Click to Replay](#)

COVID-19: A Wholly Unprecedented Policy Response

On March 27, 2020, an enormous \$2.2 trillion emergency coronavirus stimulus package was signed into law by President Trump. The legislative package—the Coronavirus Aid, Relief and Economic Security (CARES) Act—is the largest rescue package in U.S. history. [Click for Summary](#)

Lessons From Landlords In China's Post Covid-19 Recovery Phase

With local infections down, China is getting back to work. As the lights are turned back on in offices across the country, landlords and tenants alike are inevitably finding themselves in a new paradigm. [Click for Article](#)

2020 Asia Pacific Office Outlook

In this report, you will find detailed but succinct analysis of the trends in each of the region's key Grade A office markets over the next two years that we hope will help refine your organization's CRE strategy.

[Click for Article](#)

CUSHMAN & WAKEFIELD
WEEKLY COVID-19 UPDATES

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MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	OVERALL VACANT (SF)	OVERALL VACANCY RATE	YTD OVERALL NET ABSORPTION (SF)	YTD NEW LEASING ACTIVITY (SF)	UNDER CNSTR (SF)	CONSTR COMPLETIONS (SF)	OVERALL WEIGHTED AVG NET RENT (MF)	OVERALL WEIGHTED AVG NET RENT (OS)	OVERALL WEIGHTED AVG NET RENT (W/D)
Airport North/Medley	34,146,780	1,498,925	4.4%	279,042	437,552	1,169,232	0	\$11.85	\$10.12	\$7.81
Airport West	45,646,897	1,732,904	3.8%	-98,585	303,015	581,533	0	\$9.40	\$12.49	\$8.33
Hialeah	9,008,026	226,985	2.7%	-37,998	146,341	294,648	0	\$7.33	\$16.64	\$6.73
Hialeah East/Downtown	24,873,484	877,952	3.5%	-35,911	131,138	415,460	0	\$7.28	\$16.89	\$6.78
Miami Lakes	5,184,718	327,079	6.3%	-33,300	0	0	0	N/A	\$11.71	\$7.53
North Central Dade	30,844,825	1,414,883	4.6%	-12,369	493,444	441,370	0	\$7.38	\$15.59	\$8.05
Northeast Dade	2,827,978	403,040	14.3%	337,269	57,800	197,122	0	N/A	\$18.00	\$7.75
Northwest Dade	3,092,815	147,046	4.8%	40,000	119,163	1,456,795	0	N/A	N/A	\$7.65
South Dade	7,752,725	136,726	1.8%	-34,579	84,990	0	0	N/A	\$7.18	\$6.96
MIAMI TOTALS	163,378,248	6,765,540	4.1%	403,569	1,773,443	4,556,160	0	\$7.49	\$12.99	\$7.87

*Rental rates reflect weighted net asking \$psf/year

MF = Manufacturing OS = Office Service/Flex W/D = Warehouse/Distribution

KEY LEASE TRANSACTIONS YTD 2020

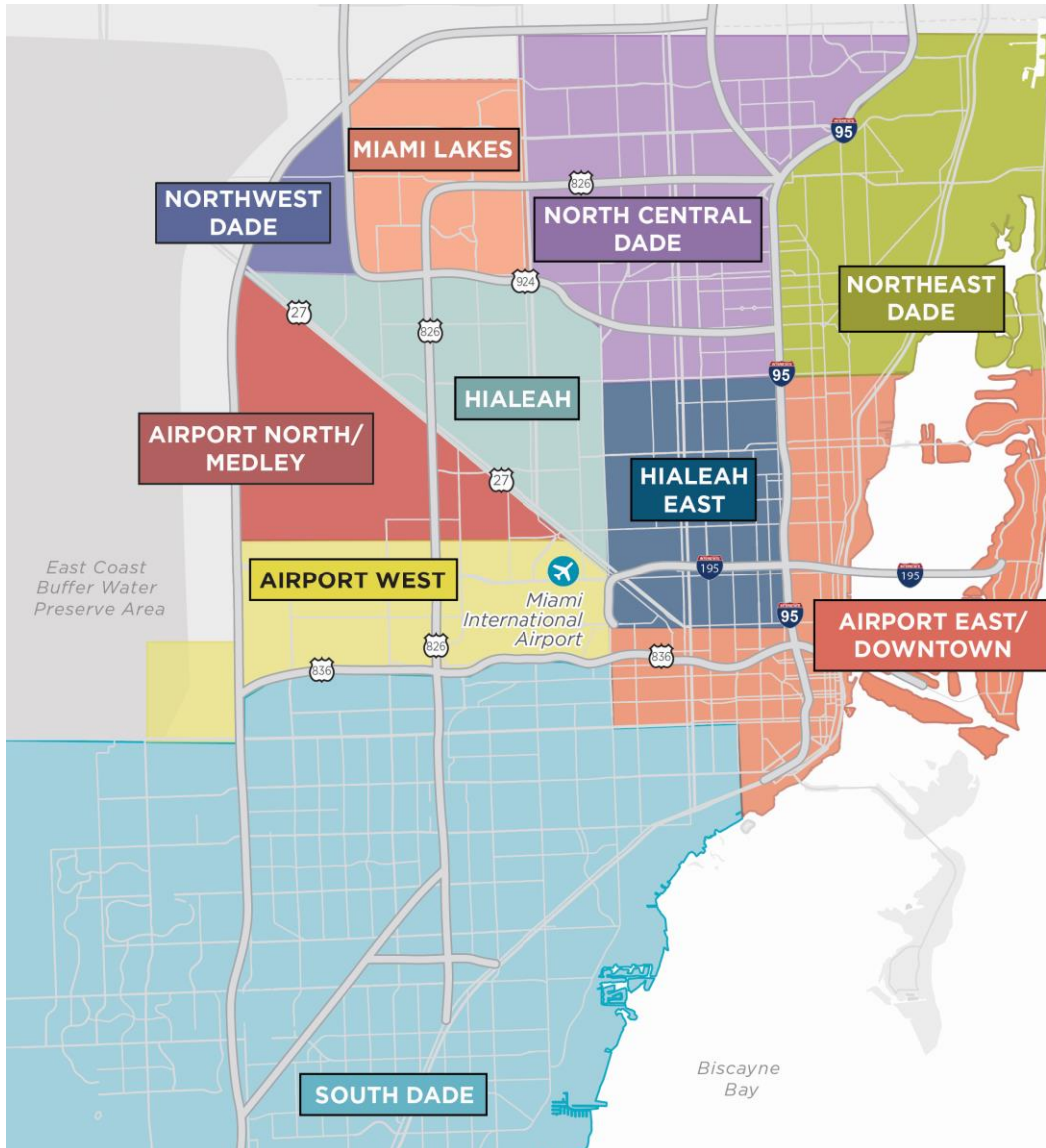
PROPERTY	SUBMARKET	TENANT	RSF	TYPE
5801 E 10 th Avenue	North Central Dade	Carnival	173,000	Direct
18770 NE 6 th Avenue	North Central Dade	Southeast Cold Storage	128,800	Direct
8150 NW 76 th Avenue	Airport North/Medley	Del Valle Brands	125,976	Direct
4310 NW 215 th Street	North Central Dade	Hapcor, Inc.	114,808	Direct
4220 West 91 st Terrace	Hialeah	Cargill	70,000	Direct

*Renewals not included in leasing statistics

KEY SALES TRANSACTIONS YTD 2020

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE/\$ PSF
18770 NE 6 th Avenue	North Central Dade	Premium Capital Resources / Ivy Realty	234,739	\$30.5M/\$129
5900 NW 176 th Street	North Central Dade	Mac Paper Inc / Spirit Realty Capital	137,872	\$14.7M/\$106
3790 Alex Muxo Blvd	South Dade	Anaga Intl LLC/ HDDC LLC	64,019	\$6.05M/\$94.5

INDUSTRIAL SUBMARKETS



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