

Orlando Business Journal - February 4, 2008  
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# ORLANDO Business Journal

Friday, February 1, 2008

## Will 2008 be a good or bad year for commercial real estate?

Orlando Business Journal - by [Zaileen Roach](#) Contributing Writer

Jeff Sweeney, president, Grubb & Ellis Commercial Florida:

"Like everyone else, we anticipate a slower 2008, with the first half being slower than the second half. However, because of the public venue development coupled with Orlando being recognized as a central distribution point for the state, I think this metropolitan market will fare better than others."

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Jeffrey Brock, CEO, Realty Capital Advisors Inc.:

"2008 will be a good year for several reasons.

"Unlike the early 1990s, there is no lack of capital. By year end, the market likely will return to equilibrium with respect to land and income property pricing. In the meantime, there will be some great buys for opportunistic investors, especially land.

"And there's a healthy balance in power between landlords and tenants, although with an economic slowdown, this could shift to a tenant market. Monitor this, because it could become a good time for tenants to negotiate early lease renewals."

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William "Bo" Bradford, principal, Southern Commercial Real Estate Advisors LLC:

"Based on the absorption numbers of 2007, we are clearly in a slowing market. My prediction is 2008 won't be dire straits, but the heydays are definitely gone.

"The leasing activity will diminish for companies tied to the construction industry, and it will pick up for companies tied to technology. By the third quarter of 2008, we believe activity will start picking up some, but not much."

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Mark Stratman, senior vice president, Staubach Corporate Services-Central Florida Inc.:

"Any start of a new year is an opportunity to do better than the last. 2008 is going to be pretty status quo.

"There will always be activity. There will always be something to do. There will always be an opportunity to help a client and an opportunity for a transaction."

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Larry Richey, senior managing director, Cushman & Wakefield Inc.:

"Vacancies likely will increase, particularly downtown. Because of the employment market, we predict 2008 will be similar to 2007 in the office market."

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