

Here are South Florida's biggest office leases of 2021

Chewy's new national HQ in Plantation is top deal

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The real estate industry has been touting South Florida's office market as a magnet for out-of-state financial and tech firms.

Even as vacancies topped **10 percent** in the third quarter of this year, landlords opted to raise rents in a bet on these companies leasing up space, according to a Colliers report.

Yet, the biggest lease this year came from neither a financial nor tech firm. Pet products online retailer Chewy, a homegrown company, inked the largest lease for its national headquarters in Plantation. Other tenants that were among the biggest takers of space were largely health care-related firms, and one, a human resources software company, is in the tech field.

Here are the top South Florida office leases of 2021:

Blue Legacy Ventures leases Miami Worldcenter hotel's wellness hub



Rendering of the Legacy Hotel & Residences

Blue Legacy Ventures leased the 10-story medical and wellness center at the Legacy Hotel & Residences planned for **Miami Worldcenter**.

The 120,000-square-foot lease is the biggest ever in downtown Miami, according to a news release from developer Royal Palm Companies.

Blue Legacy Ventures is a joint venture between Blue Zones owner Adventist Health, and Legacy Medical Holdings. Blue Zones is known for identifying the healthiest places in the world with the aim to put the research

toward improving community wellbeing.

Royal Palm, led by **Dan Kodsi**, started building the 50-story Legacy Hotel & Residences in August. The 310 condo units will be atop a 219-key hotel, managed and operated by Accor under the Morgans Originals portfolio, according to the release.