

# CoStar Office Statistics

Mid-Year 2018

## Los Angeles Office Market



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## IMPORTANT FEATURE ANNOUNCEMENT

### New Market Reports Now Available

**Market Reports have received a major upgrade.**

The new reports are dynamic: You can now run a report anytime. They also incorporate many more markets and submarkets, and include five-year forecasts for several KPIs.

These new reports can be found at the Markets & Submarkets link on CoStar.com under the Analytics menu.

This legacy report will be phased out later this year.



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## Methodology

The CoStar Office Report, unless specifically stated otherwise, calculates office statistics using CoStar Group's entire database of existing and under construction office buildings in each metropolitan area. Included are office, office condominium, office loft, office medical, all classes and all sizes, and both multi-tenant and single-tenant buildings, including owner-occupied buildings. CoStar Group's global database includes approximately 119 billion square feet of coverage in 5.4 million properties. All rental rates reported in the CoStar Office Report have been converted to a Full Service equivalent rental rate.

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## Terms & Definitions

**Availability Rate:** The ratio of available space to total rentable space, calculated by dividing the total available square feet by the total rentable square feet.

**Available Space:** The total amount of space that is currently being marketed as available for lease in a given time period. It includes any space that is available, regardless of whether the space is vacant, occupied, available for sublease, or available at a future date.

**Build-to-Suit:** A term describing a particular property, developed specifically for a certain tenant to occupy, with structural features, systems, or improvement work designed specifically for the needs of that tenant. A build-to-suit can be leased or owned by the tenant. In a leased build-to-suit, a tenant will usually have a long term lease on the space.

**Buyer:** The individual, group, company, or entity that has purchased a commercial real estate asset.

**Cap Rate:** Short for capitalization rate. The Cap Rate is a calculation that reflects the relationship between one year's net operating income and the current market value of a particular property. The Cap Rate is calculated by dividing the annual net operating income by the sales price (or asking sales price).

**CBD:** Abbreviation for Central Business District. (See also: Central Business District)

**Central Business District:** The designations of Central Business District (CBD) and Suburban refer to a particular geographic area within a metropolitan statistical area (MSA) describing the level of real estate development found there. The CBD is characterized by a high density, well organized core within the largest city of a given MSA.

**Class A:** A classification used to describe buildings that generally qualify as extremely desirable investment-grade properties and command the highest rents or sale prices compared to other buildings in the same market. Such buildings are well located and provide efficient tenant layouts as well as high quality, and in some buildings, one-of-a-kind floor plans. They can be an architectural or historical landmark designed by prominent architects. These buildings contain a modern mechanical system, and have above-average maintenance and management as well as the best quality materials and workmanship in their trim and interior fittings. They are generally the most attractive and eagerly sought by investors willing to pay a premium for quality.

**Class B:** A classification used to describe buildings that generally qualify as a more speculative investment, and as such, command lower rents or sale prices compared to Class A properties. Such buildings offer utilitarian space without special attractions, and have ordinary design, if new or fairly new; good to excellent design if an older non-landmark building. These buildings typically have average to good maintenance, management and tenants. They are less appealing to tenants than Class A properties, and may be deficient in a number of respects including floor plans, condition and facilities. They lack prestige and must depend chiefly on a lower price to attract tenants and investors.

**Class C:** A classification used to describe buildings that generally qualify as no-frills, older buildings that offer basic space and command lower rents or sale prices compared to other buildings in the same market. Such buildings typically have below-average maintenance and management, and could have mixed or low tenant prestige, inferior elevators, and/or mechanical/electrical systems. These buildings lack prestige and must depend chiefly on a lower price to attract tenants and investors.

**Construction Starts:** Buildings that began construction during a specific period of time. (See also: Deliveries)

**Contiguous Blocks of Space:** Space within a building that is, or is able to be joined together into a single contiguous space.

**Deliveries:** Buildings that complete construction during a specified period of time. In order for space to be considered delivered, a certi-

cate of occupancy must have been issued for the property.

**Delivery Date:** The date a building completes construction and receives a certificate of occupancy.

**Developer:** The company, entity or individual that transforms raw land to improved property by use of labor, capital and entrepreneurial efforts.

**Direct Space:** Space that is being offered for lease directly from the landlord or owner of a building, as opposed to space being offered in a building by another tenant (or broker of a tenant) trying to sublet a space that has already been leased.

**Existing Inventory:** The square footage of buildings that have received a certificate of occupancy and are able to be occupied by tenants. It does not include space in buildings that are either planned, under construction or under renovation.

**Flex Building:** A type of building designed to be versatile, which may be used in combination with office (corporate headquarters), research and development, quasi-retail sales, and including but not limited to industrial, warehouse, and distribution uses. A typical flex building will be one or two stories with at least half of the rentable area being used as office space, have ceiling heights of 16 feet or less, and have some type of drive-in door, even though the door may be glassed in or sealed off.

**Full Service Rental Rate:** Rental rates that include all operating expenses such as utilities, electricity, janitorial services, taxes and insurance.

**Gross Absorption:** The total change in occupied space over a given period of time, counting space that is occupied but not space that is vacated by tenants. Gross absorption differs from leasing Activity, which is the sum of all space leased over a certain period of time. Unless otherwise noted Gross Absorption includes direct and sublease space.

**Growth in Inventory:** The change in size of the existing square footage in a given area over a given period of time, generally due to the construction of new buildings.

**Industrial Building:** A type of building adapted for such uses as the assemblage, processing, and/or manufacturing of products from raw materials or fabricated parts. Additional uses include warehousing, distribution, and maintenance facilities. The primary purpose of the space is for storing, producing, assembling, or distributing product.

**Landlord Rep:** (Landlord Representative) In a typical lease transaction between an owner/landlord and tenant, the broker that represents the interests of the owner/landlord is referred to as the Landlord Rep.

**Leased Space:** All the space that has a financial lease obligation. It includes all leased space, regardless of whether the space is currently occupied by a tenant. Leased space also includes space being offered for sublease.

**Leasing Activity:** The volume of square footage that is committed to and signed under a lease obligation for a specific building or market in a given period of time. It includes direct leases, subleases and renewals of existing leases. It also includes any pre-leasing activity in planned, under construction, or under renovation buildings.

**Market:** Geographic boundaries that serve to delineate core areas that are competitive with each other and constitute a generally accepted primary competitive set of areas. Markets are building-type specific, and are non-overlapping contiguous geographic designations having a cumulative sum that matches the boundaries of the entire Region (See also: Region). Markets can be further subdivided into Submarkets. (See also: Submarkets)

**Multi-Tenant:** Buildings that house more than one tenant at a given time. Usually, multi-tenant buildings were designed and built to accommodate many different floor plans and designs for different

tenant needs. (See also: Tenancy).

**Net Absorption:** The net change in occupied space over a given period of time. Unless otherwise noted Net Absorption includes direct and sublease space.

**Net Rental Rate:** A rental rate that excludes certain expenses that a tenant could incur in occupying office space. Such expenses are expected to be paid directly by the tenant and may include janitorial costs, electricity, utilities, taxes, insurance and other related costs.

**New Space:** Sometimes called first generation space, refers to space that has never been occupied and/or leased by a tenant.

**Occupied Space:** Space that is physically occupied by a tenant. It does not include leased space that is not currently occupied by a tenant.

**Office Building:** A type of commercial building used exclusively or primarily for office use (business), as opposed to manufacturing, warehousing, or other uses. Office buildings may sometimes have other associated uses within part of the building, i.e., retail sales, financial, or restaurant, usually on the ground floor.

**Owner:** The company, entity, or individual that holds title on a given building or property.

**Planned/Proposed:** The status of a building that has been announced for future development but not yet started construction.

**Preleased Space:** The amount of space in a building that has been leased prior to its construction completion date, or certificate of occupancy date.

**Price/SF:** Calculated by dividing the price of a building (either sales price or asking sales price) by the Rentable Building Area (RBA).

**Property Manager:** The company and/or person responsible for the day-to-day operations of a building, such as cleaning, trash removal, etc. The property manager also makes sure that the various systems within the building, such as the elevators, HVAC, and electrical systems, are functioning properly.

**Quoted Rental Rate:** The asking rate per square foot for a particular building or unit of space by a broker or property owner. Quoted rental rates may differ from the actual rates paid by tenants following the negotiation of all terms and conditions in a specific lease.

**RBA:** Abbreviation for Rentable Building Area. (See also: Rentable Building Area)

**Region:** Core areas containing a large population nucleus, that together with adjacent communities have a high degree of economic and social integration. Regions are further divided into market areas, called Markets. (See also: Markets)

**Relet Space:** Sometimes called second generation or direct space, refers to existing space that has previously been occupied by another tenant.

**Rentable Building Area:** (RBA) The total square footage of a building that can be occupied by, or assigned to a tenant for the purpose of determining a tenant's rental obligation. Generally RBA includes a percentage of common areas including all hallways, main lobbies, bathrooms, and telephone closets.

**Rental Rates:** The annual costs of occupancy for a particular space quoted on a per square foot basis.

**Sales Price:** The total dollar amount paid for a particular property at a particular point in time.

**Sales Volume:** The sum of sales prices for a given group of buildings in a given time period.

**Seller:** The individual, group, company, or entity that sells a particular commercial real estate asset.

**SF:** Abbreviation for Square Feet.

**Single-Tenant:** Buildings that are occupied, or intended to be occupied by a single tenant. (See also: Build-to-suit and Tenancy)

**Sublease Space:** Space that has been leased by a tenant and is being offered for lease back to the market by the tenant with the lease obligation. Sublease space is sometimes referred to as sublet space.

**Submarkets:** Specific geographic boundaries that serve to delineate a core group of buildings that are competitive with each other and constitute a generally accepted primary competitive set, or peer group. Submarkets are building type specific (office, industrial, retail, etc.), with distinct boundaries dependent on different factors relevant to each building type. Submarkets are non-overlapping, contiguous geographic designations having a cumulative sum that matches the boundaries of the Market they are located within (See also: Market).

**Suburban:** The Suburban and Central Business District (CBD) designations refer to a particular geographic area within a metropolitan statistical area (MSA). Suburban is defined as including all office inventory not located in the CBD. (See also: CBD)

**Tenancy:** A term used to indicate whether or not a building is occupied by multiple tenants (See also: Multi-tenant) or a single tenant. (See also: Single-tenant)

**Tenant Rep:** Tenant Rep stands for Tenant Representative. In a typical lease transaction between an owner/landlord and tenant, the broker that represents the interests of the tenant is referred to as a Tenant Rep.

**Time On Market:** A measure of how long a currently available space has been marketed for lease, regardless of whether it is vacant or occupied.

**Under Construction:** Buildings in a state of construction, up until they receive their certificate of occupancy. In order for CoStar to consider a building under construction, the site must have a concrete foundation in place. Abbreviated UC.

**Vacancy Rate:** A measurement expressed as a percentage of the total amount of physically vacant space divided by the total amount of existing inventory. Under construction space generally is not included in vacancy calculations.

**Vacant Space:** Space that is not currently occupied by a tenant, regardless of any lease obligation that may be on the space. Vacant space could be space that is either available or not available. For example, sublease space that is currently being paid for by a tenant but not occupied by that tenant, would be considered vacant space. Likewise, space that has been leased but not yet occupied because of finish work being done, would also be considered vacant space.

**Weighted Average Rental Rate:** Rental rates that are calculated by factoring in, or weighting, the square footage associated with each particular rental rate. This has the effect of causing rental rates on larger spaces to affect the average more than that of smaller spaces. The weighted average rental rate is calculated by taking the ratio of the square footage associated with the rental rate on each individual available space to the square footage associated with rental rates on all available spaces, multiplying the rental rate by that ratio, and then adding together all the resulting numbers. Unless specifically specified otherwise, rental rate averages include both Direct and Sublet available spaces.

**Year Built:** The year in which a building completed construction and was issued a certificate of occupancy.

**YTD:** Abbreviation for Year-to-Date. Describes statistics that are cumulative from the beginning of a calendar year through whatever time period is being studied.

# Los Angeles Office Market



Overview

## Los Angeles's Vacancy Stays at 10.5% Net Absorption Positive 540,140 SF in the Quarter

The Los Angeles Office market ended the second quarter 2018 with a vacancy rate of 10.5%. The vacancy rate was unchanged over the previous quarter, with net absorption totaling positive 540,140 square feet in the second quarter. Vacant sublease space increased in the quarter, ending the quarter at 2,439,202 square feet. Rental rates ended the second quarter at \$35.48, an increase over the previous quarter. A total of 11 buildings delivered to the market in the quarter totaling 539,343 square feet, with 5,856,232 square feet still under construction at the end of the quarter.

### Absorption

Net absorption for the overall Los Angeles office market was positive 540,140 square feet in the second quarter 2018. That compares to negative (722,348) square feet in the first quarter 2018, positive 668,890 square feet in the fourth quarter 2017, and positive 954,741 square feet in the third quarter 2017.

Tenants moving out of large blocks of space in 2018 include: Nestlé USA, moving out of 279,834 square feet at 800 N Brand; Transamerica Investment Management, LLC moving out of 136,126 square feet at the USC Tower; and Frontier Communications moving out of 115,612 square feet at 1800 Solar Drive.

Tenants moving into large blocks of space in 2018 include: City National Bank moving into 197,479 square feet at City National 2Cal; University of Southern California moving into 154,456 square feet at USC Tower; and Entertainment Partners moving into 125,573 square feet at 2950 N Hollywood Way.

The Class-A office market recorded net absorption of positive

299,590 square feet in the second quarter 2018, compared to negative (431,066) square feet in the first quarter 2018, positive 138,488 in the fourth quarter 2017, and positive 836,383 in the third quarter 2017.

The Class-B office market recorded net absorption of positive 249,319 square feet in the second quarter 2018, compared to negative (134,240) square feet in the first quarter 2018, positive 566,458 in the fourth quarter 2017, and positive 239,295 in the third quarter 2017.

The Class-C office market recorded net absorption of negative (8,769) square feet in the second quarter 2018 compared to negative (157,042) square feet in the first quarter 2018, negative (36,056) in the fourth quarter 2017, and negative (120,937) in the third quarter 2017.

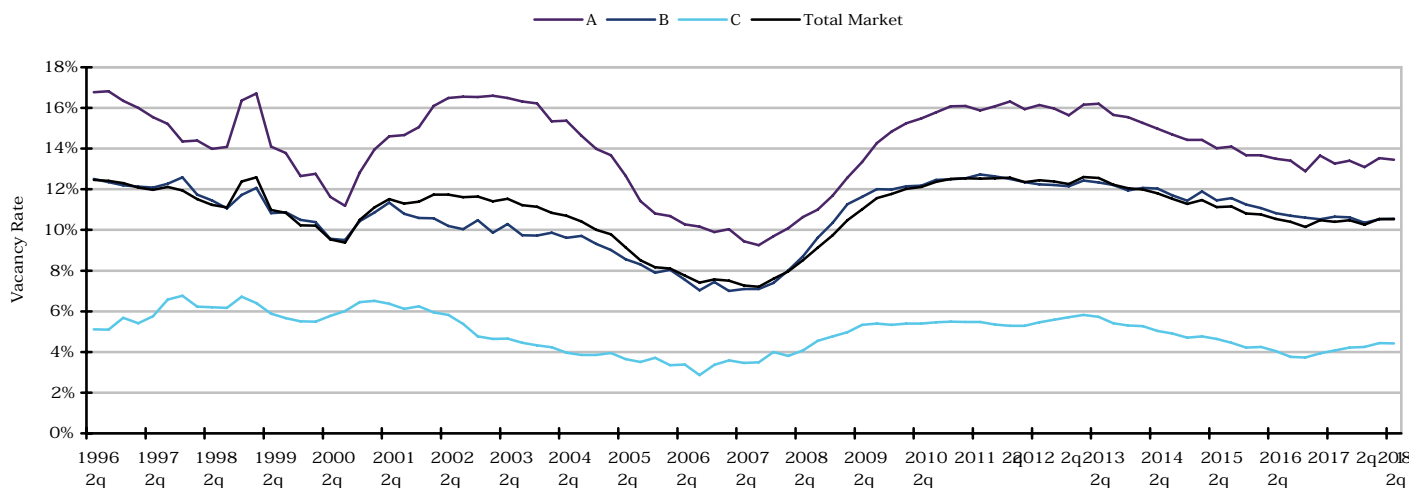
Net absorption for Los Angeles's central business district was positive 163,929 square feet in the second quarter 2018. That compares to negative (228,079) square feet in the first quarter 2018, positive 122,810 in the fourth quarter 2017, and positive 360,312 in the third quarter 2017.

Net absorption for the suburban markets was positive 376,211 square feet in the second quarter 2018. That compares to negative (494,269) square feet in first quarter 2018, positive 546,080 in the fourth quarter 2017, and positive 594,429 in the third quarter 2017.

### Vacancy

The office vacancy rate in the Los Angeles market area remained at 10.5% at the end of the second quarter 2018. The vacancy rate was 10.5% at the end of the first quarter 2018, 10.3% at the end of the fourth quarter 2017, and 10.5% at the

## Vacancy Rates by Class 1996-2018



Source: CoStar Property®

end of the third quarter 2017.

Class-A projects reported a vacancy rate of 13.5% at the end of the second quarter 2018, 13.5% at the end of the first quarter 2018, 13.1% at the end of the fourth quarter 2017, and 13.4% at the end of the third quarter 2017.

Class-B projects reported a vacancy rate of 10.6% at the end of the second quarter 2018, 10.5% at the end of the first quarter 2018, 10.3% at the end of the fourth quarter 2017, and 10.6% at the end of the third quarter 2017.

Class-C projects reported a vacancy rate of 4.4% at the end of the second quarter 2018, 4.4% at the end of first quarter 2018, 4.3% at the end of the fourth quarter 2017, and 4.2% at the end of the third quarter 2017.

The overall vacancy rate in Los Angeles's central business district at the end of the second quarter 2018 decreased to 12.8%. The vacancy rate was 13.0% at the end of the first quarter 2018, 12.7% at the end of the fourth quarter 2017, and 12.8% at the end of the third quarter 2017.

The vacancy rate in the suburban markets changed to 10.1% in the second quarter 2018. The vacancy rate was 10.1% at the end of the first quarter 2018, 9.8% at the end of the fourth quarter 2017, and 10.0% at the end of the third quarter 2017.

## Largest Lease Signings

The largest lease signings occurring in 2018 included: the 415,949-square-foot lease signed by Warner Brother Studios at Studio Plaza in the Burbank/Glendale/Pasadena market; the 176,685-square-foot deal signed by CoreSite Realty Corp. at One Wilshire Bldg in the Downtown Los Angeles market; and 169,998-square-foot lease signed by Logix Federal Credit Union at 27918 Franklin Pky in the Santa Clarita Valley market.

## Sublease Vacancy

The amount of vacant sublease space in the Los Angeles market increased to 2,439,202 square feet by the end of the

second quarter 2018, from 2,238,218 square feet at the end of the first quarter 2018. There was 2,176,784 square feet vacant at the end of the fourth quarter 2017 and 1,759,198 square feet at the end of the third quarter 2017.

Los Angeles's Class-A projects reported vacant sublease space of 1,710,713 square feet at the end of second quarter 2018, up from the 1,597,316 square feet reported at the end of the first quarter 2018. There were 1,465,789 square feet of sublease space vacant at the end of the fourth quarter 2017, and 1,075,720 square feet at the end of the third quarter 2017.

Class-B projects reported vacant sublease space of 603,489 square feet at the end of the second quarter 2018, up from the 509,142 square feet reported at the end of the first quarter 2018. At the end of the fourth quarter 2017 there were 563,348 square feet, and at the end of the third quarter 2017 there were 549,097 square feet vacant.

Class-C projects reported decreased vacant sublease space from the first quarter 2018 to the second quarter 2018. Sublease vacancy went from 131,760 square feet to 125,000 square feet during that time. There was 147,647 square feet at the end of the fourth quarter 2017, and 134,381 square feet at the end of the third quarter 2017.

Sublease vacancy in Los Angeles's central business district stood at 211,780 square feet at the end of the second quarter 2018. It was 216,894 square feet at the end of the first quarter 2018, 220,052 square feet at the end of the fourth quarter 2017, and 227,638 square feet at the end of the third quarter 2017.

Sublease vacancy in the suburban markets ended the second quarter 2018 at 2,227,422 square feet. At the end of the first quarter 2018 sublease vacancy was 2,021,324 square feet, was 1,956,732 square feet at the end of the fourth quarter 2017, and was 1,531,560 square feet at the end of the third quarter 2017.

## Rental Rates

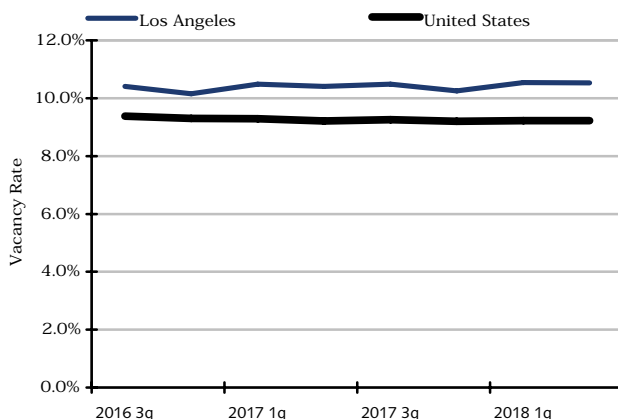
The average quoted asking rental rate for available office space, all classes, was \$35.48 per square foot per year at the end of the second quarter 2018 in the Los Angeles market area. This represented a 1.1% increase in quoted rental rates from the end of the first quarter 2018, when rents were reported at \$35.10 per square foot.

The average quoted rate within the Class-A sector was \$39.25 at the end of the second quarter 2018, while Class-B rates stood at \$32.05, and Class-C rates at \$30.31. At the end of the first quarter 2018, Class-A rates were \$38.48 per square foot, Class-B rates were \$32.06, and Class-C rates were \$29.73.

The average quoted asking rental rate in Los Angeles's CBD was \$37.62 at the end of the second quarter 2018, and \$35.11 in the suburban markets. In the first quarter 2018, quoted rates were \$37.00 in the CBD and \$34.76 in the suburbs.

## U.S. Vacancy Comparison

Past 8 Quarters



Source: CoStar Property®



# Los Angeles Office Market



Overview

## Deliveries and Construction

During the second quarter 2018, 11 buildings totaling 539,343 square feet were completed in the Los Angeles market area. This compares to 10 buildings totaling 608,250 square feet that were completed in the first quarter 2018, eight buildings totaling 130,388 square feet completed in the fourth quarter 2017, and 952,724 square feet in 18 buildings completed in the third quarter 2017.

There were 5,856,232 square feet of office space under construction at the end of the second quarter 2018.

Some of the notable 2018 deliveries include: 555 S Aviation Blvd, a 259,106-square-foot facility that delivered in first quarter 2018 and is now 0% occupied, and Santa Monica Gateway - Shift, a 140,047-square-foot building that delivered in second quarter 2018 and is now 0% occupied.

The largest projects underway at the end of second quarter 2018 were 801 Broadway, a 955,561-square-foot building with 2% of its space pre-leased, and ROW DTLA / 757 S Alameda - Building III, a 425,131-square-foot facility that is 100% pre-leased.

## Inventory

Total office inventory in the Los Angeles market area amounted to 440,158,257 square feet in 18,538 buildings as of the end of the second quarter 2018. The Class-A office sector consisted of 181,234,486 square feet in 982 projects. There were 6,022 Class-B buildings totaling 170,774,595 square feet, and the Class-C sector consisted of 88,149,176 square feet in 11,534 buildings. Within the Office market there were 902 owner-occupied buildings accounting for 32,936,258 square feet of office space.

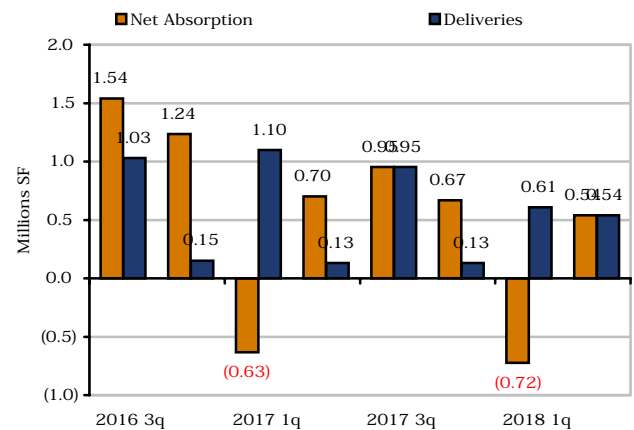
## Sales Activity

Tallying office building sales of 15,000 square feet or larger, Los Angeles office sales figures fell during the first quarter 2018 in terms of dollar volume compared to the fourth quarter of 2017.

In the first quarter, 41 office transactions closed with a total volume of \$1,148,787,500. The 41 buildings totaled 3,485,789 square feet and the average price per square foot equated to \$329.56 per square foot. That compares to 53

## Absorption & Deliveries

Past 8 Quarters



Source: CoStar Property®

transactions totaling \$2,081,325,000 in the fourth quarter 2017. The total square footage in the fourth quarter was 5,821,744 square feet for an average price per square foot of \$357.51.

Total office building sales activity in 2018 was down compared to 2017. In the first three months of 2018, the market saw 41 office sales transactions with a total volume of \$1,148,787,500. The price per square foot averaged \$329.56. In the same first three months of 2017, the market posted 53 transactions with a total volume of \$1,299,686,000. The price per square foot averaged \$274.28.

Cap rates have been lower in 2018, averaging 5.42% compared to the same period in 2017 when they averaged 5.96%.

One of the largest transactions that has occurred within the last four quarters in the Los Angeles market is the sale of 1999 Avenue of the Stars in Los Angeles. This 825,200-square-foot office building sold for \$860,000,000, or \$1,042.17 per square foot. The property sold on 4/10/2017, at a 4.00% cap rate.

Reports compiled by: Adam Jarrett, Pharoeth Mendoza, and Joyce Sisson, CoStar Research Managers.

## CoStar Submarket Clusters & Submarkets

In analyzing metropolitan areas, CoStar has developed geographic designations to help group properties together, called Markets, Submarket Clusters and Submarkets. Markets are the equivalent of metropolitan areas, or areas containing a large population nucleus, that together with adjacent communities have a high degree of economic and social integration. Markets are then divided into Submarket Clusters, which are core areas within a metropolitan area that are known to be competitive with each other in terms of attracting and keeping tenants. Markets are then further subdivided into smaller units called Submarkets, which serve to delineate a core group of buildings that are competitive with each other and constitute a generally accepted competitive set, or peer group.

Submarket Clusters	Submarkets				
Antelope Valley	Antelope Valley				
Burbank/Glendale/Pasadena	Burbank Studio/Universal Cities	Glendale	North Hollywood	Pasadena/Arcadia/Monrovia	
Catalina Island	Catalina Island				
Downtown Los Angeles	Greater Downtown*				
East LA County Outlying	East LA County Outlying				
Mid-Cities	Mid-Cities				
Mid-Wilshire	Hollywood/Silver Lake West Hollywood	Mid-Wilshire	Miracle Mile	Park Mile	
NE LA County Outlying	NE LA County Outlying				
San Fernando Valley	Eastern SFV Western SFV	Encino Woodland Hills/Warner Ctr	Sherman Oaks	Tarzana	
San Gabriel Valley	Eastern SGV	Western SGV			
Santa Clarita Valley	Santa Clarita Valley				
South Bay	190th Street Corridor LAX	Beach Cities/Palos Verdes Long Beach: Downtown	El Segundo Long Beach: Suburban	Hawthorne/Gardena Torrance	
Southeast Los Angeles	Southeast Los Angeles				
Ventura North	Fillmore/NE County Ventura	Moorpark/Simi Valley	Ojai/NW County	Santa Paula/Somis	
Ventura South	Camarillo/Point Mugu	Oxnard/Port Hueneme	Thousand Oaks/SE County		
West Los Angeles	Beverly Hills Culver City Santa Monica	Brentwood Marina Del Rey/Venice Santa Monica Mountains	Calabasas/Westlake Vill Olympic Corridor West Los Angeles	Century City Pacific Palisades/Malibu Westwood	

\* Submarkets comprising the CBD. For statistics reference the CBD vs Suburban Figures at a Glance Page.

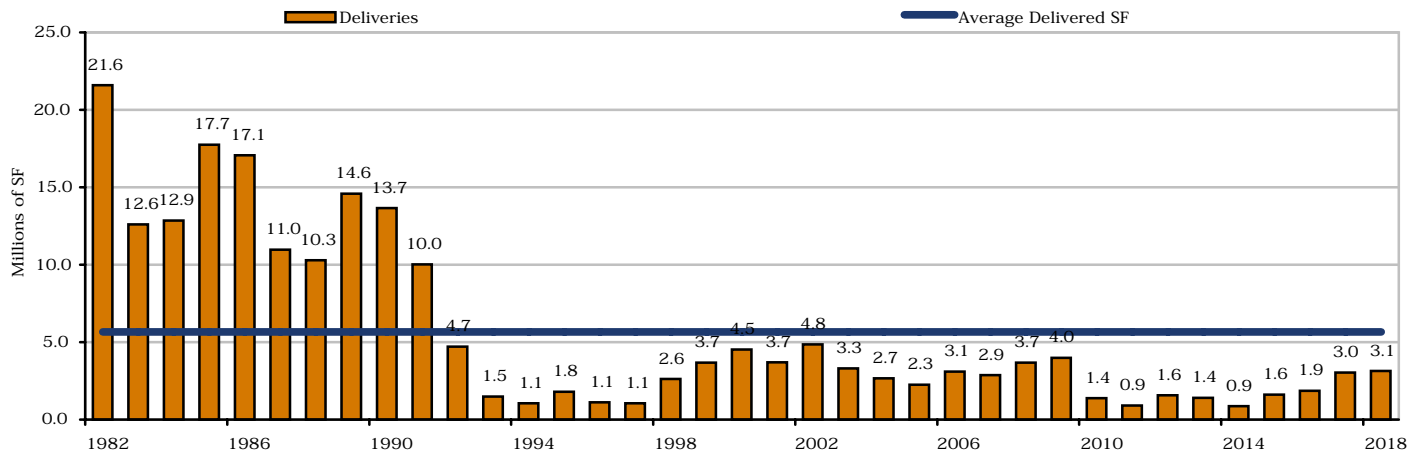
# Los Angeles Office Market



Inventory & development

## Historical Deliveries

1982 - 2018



Source: CoStar Property® \* Future deliveries based on current under construction buildings.

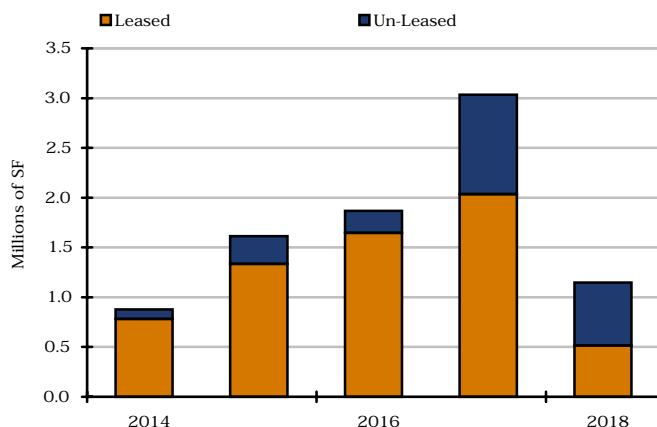
## CONSTRUCTION ACTIVITY Markets Ranked by Under Construction Square Footage

Market	Under Construction Inventory				Average Bldg Size	
	# Bldgs	Total RBA	Preleased SF	Preleased %	All Existing	U/C
Downtown Los Angeles	7	1,656,385	529,650	32.0%	97,949	236,626
West Los Angeles	15	1,237,185	586,328	47.4%	29,684	82,479
Mid-Wilshire	8	972,120	89,525	9.2%	25,141	121,515
South Bay	12	931,582	743,172	79.8%	25,139	77,632
San Fernando Valley	2	344,973	311,985	90.4%	23,987	172,486
Burbank/Glendale/Pasadena	4	338,787	81,844	24.2%	17,899	84,697
Santa Clarita Valley	3	263,000	263,000	100.0%	21,845	87,667
San Gabriel Valley	3	87,200	75,952	87.1%	14,900	29,067
Ventura South	1	25,000	0	0.0%	18,602	25,000
East LA County Outlying	0	0	0	0.0%	8,762	0
All Other	0	0	0	0.0%	11,025	0
<b>Totals</b>	<b>55</b>	<b>5,856,232</b>	<b>2,681,456</b>	<b>45.8%</b>	<b>23,744</b>	<b>106,477</b>

Source: CoStar Property®

## Recent Deliveries

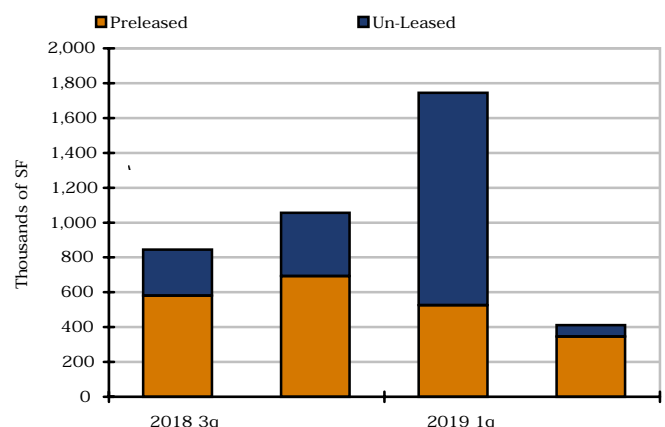
Leased & Un-Leased SF in Deliveries Since 2014



Source: CoStar Property®

## Future Deliveries

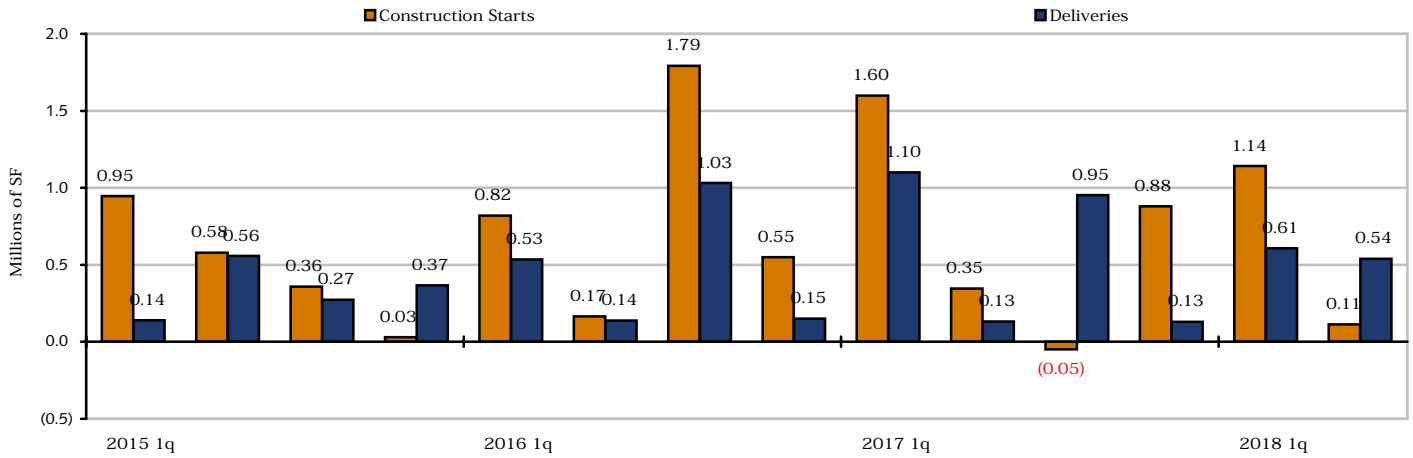
Preleased & Un-Leased SF in Properties Scheduled to Deliver



Source: CoStar Property®

## Historical Construction Starts & Deliveries

Square Footage Per Quarter Starting and Completing Construction



Source: CoStar Property®

## RECENT DELIVERIES BY PROJECT SIZE Breakdown of Year-to-Date Development Based on RBA of Project

Building Size	# Bldgs	RBA	SF Leased	% Leased	Avg Rate	Single-Tenant	Multi-Tenant
< 50,000 SF	12	213,613	136,583	63.9%	\$79.81	19,737	193,876
50,000 SF - 99,999 SF	6	434,827	378,531	87.1%	\$63.36	96,115	338,712
100,000 SF - 249,999 SF	2	240,047	0	0.0%	\$0.00	0	240,047
250,000 SF - 499,999 SF	1	259,106	0	0.0%	\$0.00	0	259,106
>= 500,000 SF	0	0	0	0.0%	\$0.00	0	0

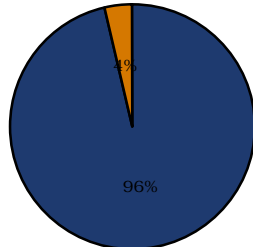
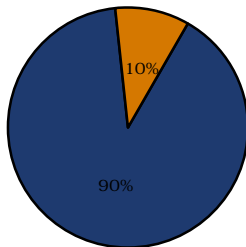
Source: CoStar Property®

## Recent Development by Tenancy

Based on RBA Developed for Single & Multi Tenant Use

2018 Deliveries

Currently Under Construction



■ Multi ■ Single

■ Multi ■ Single

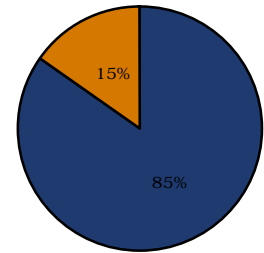
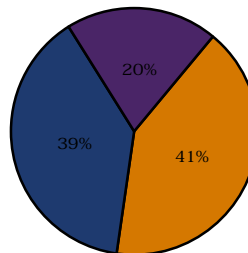
Source: CoStar Property®

## Existing Inventory Comparison

Based on Total RBA

By Class

By Space Type



■ Class A ■ Class B ■ Class C

■ Multi ■ Single

Source: CoStar Property®

# Los Angeles Office Market



Inventory &amp; development

## Select Year-to-Date Deliveries

Based on Project Square Footage

<p><b>1. 555 S Aviation Blvd</b></p> <p>Submarket: <b>South Bay</b>            RBA: <b>259,106</b>            # Floors: <b>1</b>            Class: <b>A</b>            Occupied: <b>0%</b>            Quoted Rate: <b>Negotiable</b>            Grnd Brk Date: <b>First Quarter 2017</b>            Deliv Date: <b>First Quarter 2018</b>            Leasing Co: <b>Tishman Speyer</b>            Developer: <b>Tishman Speyer</b>            Architect: <b>N/A</b></p>	<p><b>2. Santa Monica Gateway - Shift</b></p> <p>Submarket: <b>West Los Angeles</b>            RBA: <b>140,047</b>            # Floors: <b>4</b>            Class: <b>B</b>            Occupied: <b>0%</b>            Quoted Rate: <b>Negotiable</b>            Grnd Brk Date: <b>First Quarter 2016</b>            Deliv Date: <b>Second Quarter 2018</b>            Leasing Co: <b>Colorado Creative Studios, LLC</b>            Developer: <b>Colorado Creative Studios, LLC</b>            Architect: <b>DRDS Studio</b></p>	<p><b>3. The Post</b></p> <p>Submarket: <b>West Los Angeles</b>            RBA: <b>100,000</b>            # Floors: <b>4</b>            Class: <b>A</b>            Occupied: <b>0%</b>            Quoted Rate: <b>Negotiable</b>            Grnd Brk Date: <b>First Quarter 2017</b>            Deliv Date: <b>Second Quarter 2018</b>            Leasing Co: <b>CBRE</b>            Developer: <b>Worthe Real Estate Group</b>            Architect: <b>Gensler</b></p>
<p><b>4. 27750 N Entertainment Dr</b></p> <p>Submarket: <b>Santa Clarita Valley</b>            RBA: <b>96,115</b>            # Floors: <b>4</b>            Class: <b>A</b>            Occupied: <b>100%</b>            Quoted Rate: <b>N/A</b>            Grnd Brk Date: <b>Fourth Quarter 2016</b>            Deliv Date: <b>First Quarter 2018</b>            Leasing Co: <b>Scorpion Internet Marketing</b>            Developer: <b>Snyder Langston</b>            Architect: <b>N/A</b></p>	<p><b>5. 5500 W Jefferson</b></p> <p>Submarket: <b>West Los Angeles</b>            RBA: <b>85,000</b>            # Floors: <b>2</b>            Class: <b>B</b>            Occupied: <b>100%</b>            Quoted Rate: <b>N/A</b>            Grnd Brk Date: <b>First Quarter 2017</b>            Deliv Date: <b>First Quarter 2018</b>            Leasing Co: <b>CBRE</b>            Developer: <b>N/A</b>            Architect: <b>N/A</b></p>	<p><b>6. 12851 Crossroads Parkway South</b></p> <p>Submarket: <b>Southeast Los Angeles</b>            RBA: <b>77,250</b>            # Floors: <b>2</b>            Class: <b>B</b>            Occupied: <b>100%</b>            Quoted Rate: <b>N/A</b>            Grnd Brk Date: <b>First Quarter 2016</b>            Deliv Date: <b>Second Quarter 2018</b>            Leasing Co: <b>Majestic Realty Co.</b>            Developer: <b>N/A</b>            Architect: <b>N/A</b></p>
<p><b>7. Santa Monica Gateway - Ice</b></p> <p>Submarket: <b>West Los Angeles</b>            RBA: <b>60,166</b>            # Floors: <b>4</b>            Class: <b>B</b>            Occupied: <b>100%</b>            Quoted Rate: <b>N/A</b>            Grnd Brk Date: <b>First Quarter 2016</b>            Deliv Date: <b>Second Quarter 2018</b>            Leasing Co: <b>Lincoln Property Company</b>            Developer: <b>Colorado Creative Studios, LLC</b>            Architect: <b>DRDS Studio</b></p>	<p><b>8. Downtown West Medical</b></p> <p>Submarket: <b>Downtown Los Angeles</b>            RBA: <b>60,000</b>            # Floors: <b>4</b>            Class: <b>A</b>            Occupied: <b>100%</b>            Quoted Rate: <b>N/A</b>            Grnd Brk Date: <b>First Quarter 2017</b>            Deliv Date: <b>Second Quarter 2018</b>            Leasing Co: <b>Robhana Group</b>            Developer: <b>N/A</b>            Architect: <b>N/A</b></p>	<p><b>9. Playa Jefferson - Bldg E</b></p> <p>Submarket: <b>West Los Angeles</b>            RBA: <b>56,296</b>            # Floors: <b>3</b>            Class: <b>A</b>            Occupied: <b>0%</b>            Quoted Rate: <b>\$63.36</b>            Grnd Brk Date: <b>Fourth Quarter 2016</b>            Deliv Date: <b>First Quarter 2018</b>            Leasing Co: <b>LA Realty Partners</b>            Developer: <b>N/A</b>            Architect: <b>N/A</b></p>
<p><b>10. 11248 Playa Ct</b></p> <p>Submarket: <b>West Los Angeles</b>            RBA: <b>48,951</b>            # Floors: <b>1</b>            Class: <b>B</b>            Occupied: <b>28%</b>            Quoted Rate: <b>Negotiable</b>            Grnd Brk Date: <b>First Quarter 2017</b>            Deliv Date: <b>First Quarter 2018</b>            Leasing Co: <b>First Property Realty Corporation</b>            Developer: <b>N/A</b>            Architect: <b>N/A</b></p>	<p><b>11. 257 N Canon Dr</b></p> <p>Submarket: <b>West Los Angeles</b>            RBA: <b>48,800</b>            # Floors: <b>4</b>            Class: <b>A</b>            Occupied: <b>42%</b>            Quoted Rate: <b>\$111.74</b>            Grnd Brk Date: <b>Second Quarter 2015</b>            Deliv Date: <b>Second Quarter 2018</b>            Leasing Co: <b>The Standard Oil Investment Group</b>            Developer: <b>N/A</b>            Architect: <b>N/A</b></p>	<p><b>12. 11869 Teale St</b></p> <p>Submarket: <b>West Los Angeles</b>            RBA: <b>30,000</b>            # Floors: <b>1</b>            Class: <b>B</b>            Occupied: <b>100%</b>            Quoted Rate: <b>N/A</b>            Grnd Brk Date: <b>Second Quarter 2017</b>            Deliv Date: <b>First Quarter 2018</b>            Leasing Co: <b>First Property Realty Corporation</b>            Developer: <b>N/A</b>            Architect: <b>N/A</b></p>
<p><b>13. 27509 Agoura Rd</b></p> <p>Submarket: <b>West Los Angeles</b>            RBA: <b>18,112</b>            # Floors: <b>2</b>            Class: <b>B</b>            Occupied: <b>50%</b>            Quoted Rate: <b>\$35.40</b>            Grnd Brk Date: <b>First Quarter 2017</b>            Deliv Date: <b>Second Quarter 2018</b>            Leasing Co: <b>Lee &amp; Associates</b>            Developer: <b>27489 Agoura Road LLC</b>            Architect: <b>Behr Browers Architects, Inc.</b></p>	<p><b>14. 1301 Colorado Ave</b></p> <p>Submarket: <b>West Los Angeles</b>            RBA: <b>16,837</b>            # Floors: <b>2</b>            Class: <b>B</b>            Occupied: <b>100%</b>            Quoted Rate: <b>\$70.27</b>            Grnd Brk Date: <b>Fourth Quarter 2015</b>            Deliv Date: <b>First Quarter 2018</b>            Leasing Co: <b>CBRE</b>            Developer: <b>N/A</b>            Architect: <b>N/A</b></p>	<p><b>15. 10401 Jefferson Blvd</b></p> <p>Submarket: <b>West Los Angeles</b>            RBA: <b>15,400</b>            # Floors: <b>2</b>            Class: <b>B</b>            Occupied: <b>100%</b>            Quoted Rate: <b>\$52.27</b>            Grnd Brk Date: <b>First Quarter 2017</b>            Deliv Date: <b>Second Quarter 2018</b>            Leasing Co: <b>Lee &amp; Associates</b>            Developer: <b>N/A</b>            Architect: <b>N/A</b></p>

## Select Top Under Construction Properties

Based on Project Square Footage

<p><b>1. 801 Broadway</b></p> <p>Submarket: <b>Downtown Los Angeles</b>  RBA: <b>955,561</b>  # Floors: <b>10</b>  Class: <b>A</b>  Preleased: <b>2%</b>  Quoted Rate: <b>Negotiable</b>  Grnd Brk Date: <b>Third Quarter 2016</b>  Deliv Date: <b>First Quarter 2019</b>  Leasing Co: <b>CBRE</b>  Developer: <b>Waterbridge Capital, LLC</b>  Architect: <b>Omgivning</b></p>	<p><b>2. ROW DTLA - Bldg III</b></p> <p>Submarket: <b>Downtown Los Angeles</b>  RBA: <b>425,131</b>  # Floors: <b>6</b>  Class: <b>A</b>  Preleased: <b>100%</b>  Quoted Rate: <b>N/A</b>  Grnd Brk Date: <b>First Quarter 2017</b>  Deliv Date: <b>First Quarter 2019</b>  Leasing Co: <b>CBRE</b>  Developer: <b>N/A</b>  Architect: <b>N/A</b></p>	<p><b>3. 5901 W Sunset Blvd</b></p> <p>Submarket: <b>Mid-Wilshire</b>  RBA: <b>327,914</b>  # Floors: <b>13</b>  Class: <b>A</b>  Preleased: <b>0%</b>  Quoted Rate: <b>Negotiable</b>  Grnd Brk Date: <b>Fourth Quarter 2017</b>  Deliv Date: <b>First Quarter 2020</b>  Leasing Co: <b>CBRE</b>  Developer: <b>Hudson Pacific Properties, Inc.</b>  Architect: <b>Gensler</b></p>
<p><b>4. Spruce Goose Hangar</b></p> <p>Submarket: <b>West Los Angeles</b>  RBA: <b>310,000</b>  # Floors: <b>1</b>  Class: <b>A</b>  Preleased: <b>100%</b>  Quoted Rate: <b>N/A</b>  Grnd Brk Date: <b>Third Quarter 2016</b>  Deliv Date: <b>Fourth Quarter 2018</b>  Leasing Co: <b>The Ratkovich Company</b>  Developer: <b>N/A</b>  Architect: <b>N/A</b></p>	<p><b>5. 441 W Ocean Blvd</b></p> <p>Submarket: <b>South Bay</b>  RBA: <b>270,000</b>  # Floors: <b>11</b>  Class: <b>A</b>  Preleased: <b>100%</b>  Quoted Rate: <b>N/A</b>  Grnd Brk Date: <b>First Quarter 2017</b>  Deliv Date: <b>Second Quarter 2019</b>  Leasing Co: <b>The Redevelopment Agency of the Cit</b>  Developer: <b>Clark Construction</b>  Architect: <b>Skidmore, Owings &amp; Merrill, L.L.P.</b></p>	<p><b>6. 20000 Prairie St</b></p> <p>Submarket: <b>San Fernando Valley</b>  RBA: <b>255,815</b>  # Floors: <b>2</b>  Class: <b>B</b>  Preleased: <b>100%</b>  Quoted Rate: <b>N/A</b>  Grnd Brk Date: <b>Fourth Quarter 2017</b>  Deliv Date: <b>Second Quarter 2020</b>  Leasing Co: <b>MGA Entertainment, Inc.</b>  Developer: <b>N/A</b>  Architect: <b>Killefer Flammang Architects</b></p>
<p><b>7. Ivy Station</b></p> <p>Submarket: <b>West Los Angeles</b>  RBA: <b>254,000</b>  # Floors: <b>5</b>  Class: <b>A</b>  Preleased: <b>19%</b>  Quoted Rate: <b>Negotiable</b>  Grnd Brk Date: <b>First Quarter 2018</b>  Deliv Date: <b>Third Quarter 2019</b>  Leasing Co: <b>CBRE</b>  Developer: <b>Lowe Enterprises Investment Managem</b>  Architect: <b>N/A</b></p>	<p><b>8. 441 W Ocean Blvd</b></p> <p>Submarket: <b>South Bay</b>  RBA: <b>237,000</b>  # Floors: <b>11</b>  Class: <b>A</b>  Preleased: <b>100%</b>  Quoted Rate: <b>N/A</b>  Grnd Brk Date: <b>First Quarter 2017</b>  Deliv Date: <b>Third Quarter 2018</b>  Leasing Co: <b>The Redevelopment Agency of the Cit</b>  Developer: <b>Clark Construction</b>  Architect: <b>Skidmore, Owings &amp; Merrill, L.L.P.</b></p>	<p><b>9. NOHO West Office Portion</b></p> <p>Submarket: <b>Burbank/Glendale/Pasadena</b>  RBA: <b>218,267</b>  # Floors: <b>4</b>  Class: <b>A</b>  Preleased: <b>0%</b>  Quoted Rate: <b>Negotiable</b>  Grnd Brk Date: <b>Second Quarter 2017</b>  Deliv Date: <b>First Quarter 2019</b>  Leasing Co: <b>JLL</b>  Developer: <b>Merlone Geier Management, Inc.</b>  Architect: <b>Altoon + Porter Architects LLP</b></p>
<p><b>10. Academy South</b></p> <p>Submarket: <b>Mid-Wilshire</b>  RBA: <b>183,129</b>  # Floors: <b>5</b>  Class: <b>A</b>  Preleased: <b>4%</b>  Quoted Rate: <b>Negotiable</b>  Grnd Brk Date: <b>First Quarter 2018</b>  Deliv Date: <b>First Quarter 2020</b>  Leasing Co: <b>JLL</b>  Developer: <b>Kilroy Realty Corporation</b>  Architect: <b>N/A</b></p>	<p><b>11. 27918 Franklin Pky</b></p> <p>Submarket: <b>Santa Clarita Valley</b>  RBA: <b>170,000</b>  # Floors: <b>3</b>  Class: <b>B</b>  Preleased: <b>100%</b>  Quoted Rate: <b>N/A</b>  Grnd Brk Date: <b>Fourth Quarter 2016</b>  Deliv Date: <b>Fourth Quarter 2018</b>  Leasing Co: <b>Logix Fcu</b>  Developer: <b>N/A</b>  Architect: <b>N/A</b></p>	<p><b>12. Academy North</b></p> <p>Submarket: <b>Mid-Wilshire</b>  RBA: <b>159,236</b>  # Floors: <b>6</b>  Class: <b>A</b>  Preleased: <b>0%</b>  Quoted Rate: <b>Negotiable</b>  Grnd Brk Date: <b>First Quarter 2018</b>  Deliv Date: <b>First Quarter 2020</b>  Leasing Co: <b>JLL</b>  Developer: <b>Kilroy Realty Corporation</b>  Architect: <b>N/A</b></p>
<p><b>13. Culver Steps</b></p> <p>Submarket: <b>West Los Angeles</b>  RBA: <b>116,356</b>  # Floors: <b>4</b>  Class: <b>A</b>  Preleased: <b>64%</b>  Quoted Rate: <b>\$69.32</b>  Grnd Brk Date: <b>Third Quarter 2017</b>  Deliv Date: <b>Second Quarter 2019</b>  Leasing Co: <b>Kennedy-Wilson Properties, Ltd.</b>  Developer: <b>Combined Properties, Inc.</b>  Architect: <b>Ehrlich Architects</b></p>	<p><b>14. The Mark 302</b></p> <p>Submarket: <b>West Los Angeles</b>  RBA: <b>110,800</b>  # Floors: <b>3</b>  Class: <b>A</b>  Preleased: <b>0%</b>  Quoted Rate: <b>Negotiable</b>  Grnd Brk Date: <b>Second Quarter 2017</b>  Deliv Date: <b>Fourth Quarter 2018</b>  Leasing Co: <b>LA Realty Partners</b>  Developer: <b>N/A</b>  Architect: <b>N/A</b></p>	<p><b>15. Santa Fe Business Center</b></p> <p>Submarket: <b>Downtown Los Angeles</b>  RBA: <b>97,961</b>  # Floors: <b>5</b>  Class: <b>B</b>  Preleased: <b>0%</b>  Quoted Rate: <b>Negotiable</b>  Grnd Brk Date: <b>First Quarter 2018</b>  Deliv Date: <b>Fourth Quarter 2018</b>  Leasing Co: <b>Lee &amp; Associates</b>  Developer: <b>Chalmers Equity Corp.</b>  Architect: <b>N/A</b></p>

## Los Angeles Office Market



Figures at a Glance

## Class A Market Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Antelope Valley	2	136,017	18,391	18,391	13.5%	(6,175)	0	0	\$0.00
Burbank/Glendale/Pasadena	141	23,393,841	2,613,027	3,023,334	12.9%	(228,261)	0	257,334	\$35.83
Catalina Island	0	0	0	0	0.0%	0	0	0	\$0.00
Downtown Los Angeles	80	38,363,401	4,812,399	4,961,168	12.9%	235,325	60,000	1,380,692	\$39.97
East LA County Outlying	0	0	0	0	0.0%	0	0	0	\$0.00
Mid-Cities	11	1,253,224	137,588	140,115	11.2%	51,437	0	0	\$31.44
Mid-Wilshire	104	19,534,108	3,185,944	3,382,579	17.3%	(118,241)	0	835,808	\$38.48
NE LA County Outlying	0	0	0	0	0.0%	0	0	0	\$0.00
San Fernando Valley	118	15,702,503	2,025,617	2,092,552	13.3%	(46,408)	0	89,158	\$31.09
San Gabriel Valley	34	4,034,149	320,223	322,385	8.0%	20,660	0	0	\$30.88
Santa Clarita Valley	29	2,343,937	267,045	290,895	12.4%	77,961	96,115	56,000	\$29.87
South Bay	149	25,416,457	3,328,123	3,737,562	14.7%	(304,717)	259,106	733,369	\$32.84
Southeast Los Angeles	11	1,255,178	165,401	165,401	13.2%	1,465	0	0	\$27.13
Ventura North	5	563,243	27,032	27,032	4.8%	6,132	0	0	\$28.63
Ventura South	30	3,173,496	654,076	658,262	20.7%	(109,374)	0	0	\$30.10
West Los Angeles	268	46,064,932	5,128,659	5,574,562	12.1%	288,720	205,096	1,035,894	\$57.34
<b>Totals</b>	<b>982</b>	<b>181,234,486</b>	<b>22,683,525</b>	<b>24,394,238</b>	<b>13.5%</b>	<b>(131,476)</b>	<b>620,317</b>	<b>4,388,255</b>	<b>\$39.25</b>

Source: CoStar Property®

## Class B Market Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Antelope Valley	178	2,485,165	294,135	297,464	12.0%	56,041	0	0	\$20.68
Burbank/Glendale/Pasadena	1,021	20,781,863	1,339,260	1,388,174	6.7%	68,234	11,200	81,453	\$29.53
Catalina Island	0	0	0	0	0.0%	0	0	0	\$0.00
Downtown Los Angeles	237	22,757,609	3,638,176	3,683,867	16.2%	(305,182)	0	275,693	\$34.46
East LA County Outlying	2	3,102	0	0	0.0%	0	0	0	\$0.00
Mid-Cities	240	4,553,988	450,641	483,772	10.6%	6,349	2,580	0	\$22.76
Mid-Wilshire	451	12,939,770	1,058,985	1,158,445	9.0%	(42,832)	8,300	136,312	\$37.95
NE LA County Outlying	1	1,768	0	0	0.0%	0	0	0	\$0.00
San Fernando Valley	506	14,199,440	835,810	858,300	6.0%	117,115	0	255,815	\$26.99
San Gabriel Valley	601	17,134,756	1,838,404	1,891,637	11.0%	92,107	0	87,200	\$25.79
Santa Clarita Valley	122	2,127,620	329,367	337,007	15.8%	(73,286)	0	207,000	\$30.63
South Bay	802	28,220,550	3,280,536	3,303,032	11.7%	(54,886)	4,745	198,213	\$30.00
Southeast Los Angeles	133	3,604,032	148,642	149,921	4.2%	108,521	77,250	0	\$22.63
Ventura North	261	4,587,473	613,054	613,054	13.4%	5,084	0	0	\$21.89
Ventura South	364	8,677,683	990,892	1,013,614	11.7%	(98,572)	0	25,000	\$24.27
West Los Angeles	1,103	28,699,776	2,606,774	2,849,878	9.9%	236,386	423,201	201,291	\$45.64
<b>Totals</b>	<b>6,022</b>	<b>170,774,595</b>	<b>17,424,676</b>	<b>18,028,165</b>	<b>10.6%</b>	<b>115,079</b>	<b>527,276</b>	<b>1,467,977</b>	<b>\$32.05</b>

Source: CoStar Property®



# Los Angeles Office Market

Figures at a Glance

## Class C Market Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Antelope Valley	196	1,573,016	72,235	72,235	4.6%	26,735	0	0	\$15.79
Burbank/Glendale/Pasadena	1,974	11,954,304	381,751	391,425	3.3%	(27,485)	0	0	\$28.99
Catalina Island	1	14,254	0	0	0.0%	0	0	0	\$0.00
Downtown Los Angeles	423	11,361,001	625,568	642,888	5.7%	5,707	0	0	\$29.49
East LA County Outlying	7	75,756	13,954	13,954	18.4%	(1,233)	0	0	\$19.30
Mid-Cities	836	5,135,445	169,149	169,149	3.3%	10,275	0	0	\$24.63
Mid-Wilshire	1,085	8,757,938	348,443	355,243	4.1%	(71,789)	0	0	\$41.18
NE LA County Outlying	1	3,940	0	0	0.0%	0	0	0	\$0.00
San Fernando Valley	883	6,247,172	278,176	278,888	4.5%	(36,990)	0	0	\$24.80
San Gabriel Valley	1,407	9,256,297	313,260	319,688	3.5%	30,341	0	0	\$20.37
Santa Clarita Valley	77	509,039	19,808	19,808	3.9%	(4,206)	0	0	\$26.83
South Bay	1,668	12,201,334	536,110	554,785	4.5%	14,166	0	0	\$26.72
Southeast Los Angeles	499	3,965,058	210,879	210,879	5.3%	(20,842)	0	0	\$21.18
Ventura North	556	3,182,974	144,579	144,579	4.5%	41,072	0	0	\$22.61
Ventura South	408	3,067,675	191,480	196,607	6.4%	(34,086)	0	0	\$20.88
West Los Angeles	1,513	10,843,973	471,521	531,785	4.9%	(97,476)	0	0	\$44.53
<b>Totals</b>	<b>11,534</b>	<b>88,149,176</b>	<b>3,776,913</b>	<b>3,901,913</b>	<b>4.4%</b>	<b>(165,811)</b>	<b>0</b>	<b>0</b>	<b>\$30.31</b>

Source: CoStar Property®

## Total Office Market Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Antelope Valley	376	4,194,198	384,761	388,090	9.3%	76,601	0	0	\$19.88
Burbank/Glendale/Pasadena	3,136	56,130,008	4,334,038	4,802,933	8.6%	(187,512)	11,200	338,787	\$33.41
Catalina Island	1	14,254	0	0	0.0%	0	0	0	\$0.00
Downtown Los Angeles	740	72,482,011	9,076,143	9,287,923	12.8%	(64,150)	60,000	1,656,385	\$37.62
East LA County Outlying	9	78,858	13,954	13,954	17.7%	(1,233)	0	0	\$19.30
Mid-Cities	1,087	10,942,657	757,378	793,036	7.2%	68,061	2,580	0	\$25.04
Mid-Wilshire	1,640	41,231,816	4,593,372	4,896,267	11.9%	(232,862)	8,300	972,120	\$38.63
NE LA County Outlying	2	5,708	0	0	0.0%	0	0	0	\$0.00
San Fernando Valley	1,507	36,149,115	3,139,603	3,229,740	8.9%	33,717	0	344,973	\$28.85
San Gabriel Valley	2,042	30,425,202	2,471,887	2,533,710	8.3%	143,108	0	87,200	\$25.52
Santa Clarita Valley	228	4,980,596	616,220	647,710	13.0%	469	96,115	263,000	\$30.14
South Bay	2,619	65,838,341	7,144,769	7,595,379	11.5%	(345,437)	263,851	931,582	\$31.22
Southeast Los Angeles	643	8,824,268	524,922	526,201	6.0%	89,144	77,250	0	\$23.31
Ventura North	822	8,333,690	784,665	784,665	9.4%	52,288	0	0	\$22.39
Ventura South	802	14,918,854	1,836,448	1,868,483	12.5%	(242,032)	0	25,000	\$26.07
West Los Angeles	2,884	85,608,681	8,206,954	8,956,225	10.5%	427,630	628,297	1,237,185	\$51.06
<b>Totals</b>	<b>18,538</b>	<b>440,158,257</b>	<b>43,885,114</b>	<b>46,324,316</b>	<b>10.5%</b>	<b>(182,208)</b>	<b>1,147,593</b>	<b>5,856,232</b>	<b>\$35.48</b>

Source: CoStar Property®



## Los Angeles Office Market



Figures at a Glance

## Class A Submarket Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
190th Street Corrido.	10	1,673,609	283,750	333,807	19.9%	(53,445)	0	0	\$31.49
Antelope Valley	2	136,017	18,391	18,391	13.5%	(6,175)	0	0	\$0.00
Beach Cities/Palos V.	4	629,436	84,283	219,590	34.9%	(33,155)	0	129,369	\$29.96
Beverly Hills	47	5,371,523	678,524	706,213	13.1%	5,926	148,800	0	\$70.86
Brentwood	20	3,420,842	306,017	317,979	9.3%	217	0	0	\$49.33
Burbank	45	7,580,312	570,996	637,374	8.4%	174,674	0	0	\$39.34
Calabasas/Westlake V.	17	1,595,930	92,983	100,165	6.3%	22,390	0	0	\$35.62
Camarillo/Point Mugu	6	294,271	26,912	30,793	10.5%	9,599	0	0	\$23.87
Catalina Island	0	0	0	0	0.0%	0	0	0	\$0.00
Century City	21	10,713,924	662,551	770,988	7.2%	148,623	0	0	\$52.38
Culver City	14	2,634,010	728,944	740,942	28.1%	46,278	0	419,356	\$52.09
East LA County Outly.	0	0	0	0	0.0%	0	0	0	\$0.00
Eastern SFV	13	1,271,883	169,037	169,037	13.3%	78,240	0	0	\$32.09
Eastern SGV	18	2,015,673	267,690	269,852	13.4%	40,762	0	0	\$29.67
El Segundo	41	9,250,133	783,174	990,763	10.7%	(62,737)	259,106	97,000	\$43.87
Encino	28	3,758,956	383,755	397,192	10.6%	(76,552)	0	0	\$35.08
Fillmore/NE County	0	0	0	0	0.0%	0	0	0	\$0.00
Glendale	28	5,784,434	860,393	1,172,604	20.3%	(372,885)	0	39,067	\$31.88
Greater Downtown	80	38,363,401	4,812,399	4,961,168	12.9%	235,325	60,000	1,380,692	\$39.97
Hawthorne/Gardena	5	580,681	103,305	106,124	18.3%	(13,561)	0	0	\$25.23
Hollywood/Silver Lak.	29	3,711,128	440,959	509,053	13.7%	6,612	0	670,279	\$57.85
LAX	15	3,198,378	1,023,459	1,023,459	32.0%	8,339	0	0	\$24.67
Long Beach: Downtown	14	3,388,451	456,275	456,925	13.5%	(104,367)	0	507,000	\$32.06
Long Beach: Suburban	31	3,998,217	246,456	247,595	6.2%	9,478	0	0	\$29.35
Marina Del Rey/Venic.	34	4,974,210	941,482	1,107,216	22.3%	104,742	56,296	388,065	\$59.50
Mid-Cities	11	1,253,224	137,588	140,115	11.2%	51,437	0	0	\$31.44
Mid-Wilshire	34	7,909,181	1,573,517	1,597,619	20.2%	(118,764)	0	0	\$27.41
Miracle Mile	16	4,721,871	740,141	826,328	17.5%	(46,698)	0	0	\$46.16
Moorpark/Simi Valley	3	435,458	27,032	27,032	6.2%	915	0	0	\$29.42
NE LA County Outlyin.	0	0	0	0	0.0%	0	0	0	\$0.00
North Hollywood	4	628,770	68,729	68,729	10.9%	6,276	0	218,267	\$32.80
Ojai/NW County	0	0	0	0	0.0%	0	0	0	\$0.00
Olympic Corridor	16	2,597,971	126,211	132,720	5.1%	16,105	0	80,340	\$48.61
Oxnard/Port Hueneme	9	867,799	169,440	169,440	19.5%	(5,574)	0	0	\$26.93
Pacific Palisades/Ma.	1	103,786	50,732	53,233	51.3%	(4,366)	0	0	\$67.89
Park Mile	7	756,584	7,068	7,068	0.9%	1,388	0	0	\$46.34
Pasadena/Arcadia/Mon	53	7,467,693	1,022,753	1,047,970	14.0%	(5,450)	0	0	\$38.43
Santa Clarita Valley	29	2,343,937	267,045	290,895	12.4%	77,961	96,115	56,000	\$29.87
Santa Monica	63	7,895,382	812,451	852,499	10.8%	(41,097)	0	148,133	\$66.77
Santa Monica Mountai.	3	386,341	36,949	38,586	10.0%	(1,595)	0	0	\$62.23
Santa Paula/Somis	0	0	0	0	0.0%	0	0	0	\$0.00
Sherman Oaks	15	2,275,842	248,570	265,106	11.6%	33,318	0	0	\$30.39
Southeast Los Angele.	11	1,255,178	165,401	165,401	13.2%	1,465	0	0	\$27.13
Studio/Universal Cit.	11	1,932,632	90,156	96,657	5.0%	(30,876)	0	0	\$37.28
Tarzana	7	543,617	43,359	43,359	8.0%	(7,386)	0	89,158	\$37.37
Thousand Oaks/SE Cou	15	2,011,426	457,724	458,029	22.8%	(113,399)	0	0	\$31.03
Torrance	29	2,697,552	347,421	359,299	13.3%	(55,269)	0	0	\$33.71
Ventura	2	127,785	0	0	0.0%	5,217	0	0	\$23.40
West Hollywood	18	2,435,344	424,259	442,511	18.2%	39,221	0	165,529	\$58.83
West Los Angeles	6	603,017	94,670	94,670	15.7%	6,484	0	0	\$42.83
Western SFV	24	2,181,841	483,339	501,297	23.0%	7,152	0	0	\$28.51
Western SGV	16	2,018,476	52,533	52,533	2.6%	(20,102)	0	0	\$32.22
Westwood	26	5,767,996	597,145	659,351	11.4%	(14,987)	0	0	\$50.73
Woodland Hills/Warne.	31	5,670,364	697,557	716,561	12.6%	(81,180)	0	0	\$30.73
<b>Totals</b>	<b>982</b>	<b>181,234,486</b>	<b>22,683,525</b>	<b>24,394,238</b>	<b>13.5%</b>	<b>(131,476)</b>	<b>620,317</b>	<b>4,388,255</b>	<b>\$39.25</b>

Source: CoStar Property®



# Los Angeles Office Market

Figures at a Glance

## Class B Submarket Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
190th Street Corrido.	54	3,162,986	485,548	485,548	15.4%	(10,947)	0	0	\$24.47
Antelope Valley	178	2,485,165	294,135	297,464	12.0%	56,041	0	0	\$20.68
Beach Cities/Palos V.	144	2,815,468	125,880	128,649	4.6%	3,902	4,745	2,111	\$30.17
Beverly Hills	109	4,484,663	316,549	350,043	7.8%	82,018	0	0	\$56.00
Brentwood	20	504,639	75,034	76,865	15.2%	(33,974)	0	10,347	\$49.59
Burbank	256	4,811,921	272,707	278,995	5.8%	31,316	11,200	6,453	\$32.61
Calabasas/Westlake V.	157	5,488,534	655,552	717,549	13.1%	47,004	26,800	0	\$27.24
Camarillo/Point Mugu	68	2,011,905	327,573	327,573	16.3%	19,981	0	0	\$21.46
Catalina Island	0	0	0	0	0.0%	0	0	0	\$0.00
Century City	10	309,822	40,355	40,355	13.0%	763	0	0	\$48.76
Culver City	193	4,009,363	278,099	297,521	7.4%	109,287	149,351	15,000	\$45.44
East LA County Outly.	2	3,102	0	0	0.0%	0	0	0	\$0.00
Eastern SFV	167	4,697,871	203,556	208,556	4.4%	94,064	0	0	\$25.43
Eastern SGV	370	10,450,039	1,351,797	1,379,807	13.2%	65,499	0	25,200	\$25.72
El Segundo	126	7,269,211	561,593	568,950	7.8%	(110,134)	0	135,270	\$43.51
Encino	32	980,800	78,124	78,124	8.0%	(7,922)	0	0	\$30.28
Fillmore/NE County	4	30,685	0	0	0.0%	0	0	0	\$0.00
Glendale	251	3,833,109	181,174	203,534	5.3%	1,503	0	0	\$32.40
Greater Downtown	237	22,757,609	3,638,176	3,683,867	16.2%	(305,182)	0	275,693	\$34.46
Hawthorne/Gardena	66	2,323,937	1,019,202	1,019,202	43.9%	24,155	0	11,000	\$22.11
Hollywood/Silver Lak.	169	4,128,085	206,870	289,702	7.0%	(37,806)	0	136,312	\$41.27
LAX	34	1,629,794	354,833	354,833	21.8%	(661)	0	0	\$23.32
Long Beach: Downtown	57	3,228,760	350,171	357,957	11.1%	28,482	0	0	\$24.77
Long Beach: Suburban	155	3,436,100	164,509	164,509	4.8%	11,682	0	49,832	\$23.87
Marina Del Rey/Venic.	149	3,126,980	291,920	326,538	10.4%	4,844	30,000	175,944	\$59.61
Mid-Cities	240	4,553,988	450,641	483,772	10.6%	6,349	2,580	0	\$22.76
Mid-Wilshire	94	3,739,260	433,775	433,775	11.6%	(46,563)	0	0	\$28.53
Miracle Mile	29	835,438	117,582	119,907	14.4%	(13,865)	0	0	\$37.29
Moorpark/Simi Valley	71	1,912,424	441,087	441,087	23.1%	2,525	0	0	\$21.25
NE LA County Outlyin.	1	1,768	0	0	0.0%	0	0	0	\$0.00
North Hollywood	85	1,290,356	125,443	127,322	9.9%	25,612	0	0	\$27.99
Ojai/NW County	9	77,542	0	0	0.0%	0	0	0	\$0.00
Olympic Corridor	47	1,510,977	57,501	68,580	4.5%	36,527	0	0	\$49.81
Oxnard/Port Hueneme	101	1,678,436	232,538	232,538	13.9%	(144,678)	0	25,000	\$23.83
Pacific Palisades/Ma.	32	548,297	69,343	80,255	14.6%	(2,871)	0	0	\$62.77
Park Mile	34	1,002,536	239,603	239,603	23.9%	14,717	0	0	\$34.14
Pasadena/Arcadia/Mon	349	9,612,854	649,886	662,680	6.9%	12,873	0	75,000	\$27.49
Santa Clarita Valley	122	2,127,620	329,367	337,007	15.8%	(73,286)	0	207,000	\$30.63
Santa Monica	240	5,652,956	543,850	589,275	10.4%	23,887	217,050	0	\$57.80
Santa Monica Mountai.	18	279,908	54,712	73,602	26.3%	(21,203)	0	0	\$52.71
Santa Paula/Somis	21	107,372	0	0	0.0%	0	0	0	\$0.00
Sherman Oaks	48	1,201,642	81,413	85,424	7.1%	(28,992)	0	0	\$31.05
Southeast Los Angele.	133	3,604,032	148,642	149,921	4.2%	108,521	77,250	0	\$22.63
Studio/Universal Cit.	80	1,233,623	110,050	115,643	9.4%	(3,070)	0	0	\$33.64
Tarzana	37	834,848	64,239	64,239	7.7%	(12,334)	0	0	\$29.24
Thousand Oaks/SE Cou	195	4,987,342	430,781	453,503	9.1%	26,125	0	0	\$26.22
Torrance	166	4,354,294	218,800	223,384	5.1%	(1,365)	0	0	\$26.93
Ventura	156	2,459,450	171,967	171,967	7.0%	2,559	0	0	\$22.92
West Hollywood	125	3,234,451	61,155	75,458	2.3%	40,685	8,300	0	\$49.16
West Los Angeles	71	1,132,100	105,412	110,848	9.8%	(3,554)	0	0	\$42.95
Western SFV	132	3,063,672	155,548	159,639	5.2%	28,429	0	255,815	\$26.54
Western SGV	231	6,684,717	486,607	511,830	7.7%	26,608	0	62,000	\$25.98
Westwood	57	1,651,537	118,447	118,447	7.2%	(6,342)	0	0	\$46.01
Woodland Hills/Warne.	90	3,420,607	252,930	262,318	7.7%	43,870	0	0	\$26.06
<b>Totals</b>	<b>6,022</b>	<b>170,774,595</b>	<b>17,424,676</b>	<b>18,028,165</b>	<b>10.6%</b>	<b>115,079</b>	<b>527,276</b>	<b>1,467,977</b>	<b>\$32.05</b>

Source: CoStar Property®

## Los Angeles Office Market



Figures at a Glance

## Class C Submarket Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
190th Street Corrido.	11	366,541	19,447	24,897	6.8%	(19,459)	0	0	\$22.92
Antelope Valley	196	1,573,016	72,235	72,235	4.6%	26,735	0	0	\$15.79
Beach Cities/Palos V.	348	2,326,936	54,535	55,065	2.4%	(650)	0	0	\$35.53
Beverly Hills	162	1,314,764	65,306	70,136	5.3%	(22,175)	0	0	\$54.32
Brentwood	26	335,485	11,827	14,227	4.2%	1,648	0	0	\$43.61
Burbank	330	2,110,298	139,852	142,852	6.8%	5,749	0	0	\$27.92
Calabasas/Westlake V.	40	293,539	14,085	14,085	4.8%	7,454	0	0	\$26.27
Camarillo/Point Mugu	69	650,502	28,772	28,772	4.4%	(7,510)	0	0	\$19.41
Catalina Island	1	14,254	0	0	0.0%	0	0	0	\$0.00
Century City	6	45,188	0	0	0.0%	0	0	0	\$45.84
Culver City	325	2,193,056	169,265	177,865	8.1%	(41,858)	0	0	\$39.64
East LA County Outly.	7	75,756	13,954	13,954	18.4%	(1,233)	0	0	\$19.30
Eastern SFV	450	2,786,549	90,126	90,126	3.2%	(6,238)	0	0	\$22.37
Eastern SGV	863	5,717,911	174,429	180,857	3.2%	7,651	0	0	\$18.78
El Segundo	71	963,463	1,015	1,015	0.1%	48,400	0	0	\$33.60
Encino	27	225,811	16,034	16,146	7.2%	1,107	0	0	\$27.90
Fillmore/NE County	30	68,984	6,294	6,294	9.1%	0	0	0	\$0.00
Glendale	436	2,598,155	56,005	62,679	2.4%	1,924	0	0	\$25.87
Greater Downtown	423	11,361,001	625,568	642,888	5.7%	5,707	0	0	\$29.49
Hawthorne/Gardena	249	1,450,804	85,996	87,496	6.0%	33,278	0	0	\$24.97
Hollywood/Silver Lak.	530	4,239,975	233,307	235,107	5.5%	(81,195)	0	0	\$45.67
LAX	211	1,228,876	92,592	92,592	7.5%	(27,645)	0	0	\$25.71
Long Beach: Downtown	198	1,244,043	36,103	36,103	2.9%	(5,848)	0	0	\$23.43
Long Beach: Suburban	310	2,440,880	117,615	128,810	5.3%	(18,654)	0	0	\$22.64
Marina Del Rey/Venic.	255	1,552,351	69,180	93,662	6.0%	(43,937)	0	0	\$53.00
Mid-Cities	836	5,135,445	169,149	169,149	3.3%	10,275	0	0	\$24.63
Mid-Wilshire	181	2,082,054	37,415	37,415	1.8%	2,096	0	0	\$24.90
Miracle Mile	68	295,743	21,744	21,744	7.4%	(5,265)	0	0	\$28.29
Moorpark/Simi Valley	95	860,671	37,999	37,999	4.4%	6,821	0	0	\$22.72
NE LA County Outlyin.	1	3,940	0	0	0.0%	0	0	0	\$0.00
North Hollywood	237	1,443,594	15,169	15,169	1.1%	(6,829)	0	0	\$33.34
Ojai/NW County	85	295,588	9,323	9,323	3.2%	3,231	0	0	\$24.76
Olympic Corridor	58	328,826	7,055	7,055	2.1%	11,430	0	0	\$44.30
Oxnard/Port Hueneme	222	1,096,491	63,939	63,939	5.8%	(11,923)	0	0	\$19.11
Pacific Palisades/Ma.	20	143,468	0	0	0.0%	0	0	0	\$48.00
Park Mile	65	361,900	5,804	5,804	1.6%	8,215	0	0	\$42.77
Pasadena/Arcadia/Mon	772	4,919,373	141,067	141,067	2.9%	(27,660)	0	0	\$28.93
Santa Clarita Valley	77	509,039	19,808	19,808	3.9%	(4,206)	0	0	\$26.83
Santa Monica	284	2,370,645	60,371	76,685	3.2%	(1,462)	0	0	\$51.26
Santa Monica Mountai.	30	230,368	21,359	21,359	9.3%	(15,849)	0	0	\$39.63
Santa Paula/Somis	53	165,798	0	0	0.0%	0	0	0	\$17.71
Sherman Oaks	62	364,960	19,202	19,202	5.3%	(10,020)	0	0	\$34.38
Southeast Los Angele.	499	3,965,058	210,879	210,879	5.3%	(20,842)	0	0	\$21.18
Studio/Universal Cit.	199	882,884	29,658	29,658	3.4%	(669)	0	0	\$36.60
Tarzana	30	372,911	2,850	3,450	0.9%	15,824	0	0	\$29.75
Thousand Oaks/SE Cou	117	1,320,682	98,769	103,896	7.9%	(14,653)	0	0	\$24.38
Torrance	270	2,179,791	128,807	128,807	5.9%	4,744	0	0	\$23.50
Ventura	293	1,791,933	90,963	90,963	5.1%	31,020	0	0	\$22.40
West Hollywood	241	1,778,266	50,173	55,173	3.1%	4,360	0	0	\$45.52
West Los Angeles	214	1,172,631	35,264	38,902	3.3%	(2,376)	0	0	\$36.48
Western SFV	225	1,466,765	53,079	53,079	3.6%	153	0	0	\$20.18
Western SGV	544	3,538,386	138,831	138,831	3.9%	22,690	0	0	\$22.74
Westwood	93	863,652	17,809	17,809	2.1%	9,649	0	0	\$32.50
Woodland Hills/Warne.	89	1,030,176	96,885	96,885	9.4%	(37,816)	0	0	\$26.78
<b>Totals</b>	<b>11,534</b>	<b>88,149,176</b>	<b>3,776,913</b>	<b>3,901,913</b>	<b>4.4%</b>	<b>(165,811)</b>	<b>0</b>	<b>0</b>	<b>\$30.31</b>

Source: CoStar Property®



# Los Angeles Office Market

Figures at a Glance

## Total Office Submarket Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
190th Street Corrido.	75	5,203,136	788,745	844,252	16.2%	(83,851)	0	0	\$27.49
Antelope Valley	376	4,194,198	384,761	388,090	9.3%	76,601	0	0	\$19.88
Beach Cities/Palos V.	496	5,771,840	264,698	403,304	7.0%	(29,903)	4,745	131,480	\$32.02
Beverly Hills	318	11,170,950	1,060,379	1,126,392	10.1%	65,769	148,800	0	\$65.49
Brentwood	66	4,260,966	392,878	409,071	9.6%	(32,109)	0	10,347	\$48.89
Burbank	631	14,502,531	983,555	1,059,221	7.3%	211,739	11,200	6,453	\$36.89
Calabasas/Westlake V.	214	7,378,003	762,620	831,799	11.3%	76,848	26,800	0	\$28.63
Camarillo/Point Mugu	143	2,956,678	383,257	387,138	13.1%	22,070	0	0	\$20.98
Catalina Island	1	14,254	0	0	0.0%	0	0	0	\$0.00
Century City	37	11,068,934	702,906	811,343	7.3%	149,386	0	0	\$52.10
Culver City	532	8,836,429	1,176,308	1,216,328	13.8%	113,707	149,351	434,356	\$47.38
East LA County Outly.	9	78,858	13,954	13,954	17.7%	(1,233)	0	0	\$19.30
Eastern SFV	630	8,756,303	462,719	467,719	5.3%	166,066	0	0	\$26.93
Eastern SGV	1,251	18,183,623	1,793,916	1,830,516	10.1%	113,912	0	25,200	\$25.17
El Segundo	238	17,482,807	1,345,782	1,560,728	8.9%	(124,471)	259,106	232,270	\$43.52
Encino	87	4,965,567	477,913	491,462	9.9%	(83,367)	0	0	\$33.19
Fillmore/NE County	34	99,669	6,294	6,294	6.3%	0	0	0	\$0.00
Glendale	715	12,215,698	1,097,572	1,438,817	11.8%	(369,458)	0	39,067	\$31.64
Greater Downtown	740	72,482,011	9,076,143	9,287,923	12.8%	(64,150)	60,000	1,656,385	\$37.62
Hawthorne/Gardena	320	4,355,422	1,208,503	1,212,822	27.8%	43,872	0	11,000	\$24.01
Hollywood/Silver Lak.	728	12,079,188	881,136	1,033,862	8.6%	(112,389)	0	806,591	\$49.45
LAX	260	6,057,048	1,470,884	1,470,884	24.3%	(19,967)	0	0	\$24.45
Long Beach: Downtown	269	7,861,254	842,549	850,985	10.8%	(81,733)	0	507,000	\$28.67
Long Beach: Suburban	496	9,875,197	528,580	540,914	5.5%	2,506	0	49,832	\$26.70
Marina Del Rey/Venic.	438	9,653,541	1,302,582	1,527,416	15.8%	65,649	86,296	564,009	\$58.87
Mid-Cities	1,087	10,942,657	757,378	793,036	7.2%	68,061	2,580	0	\$25.04
Mid-Wilshire	309	13,730,495	2,044,707	2,068,809	15.1%	(163,231)	0	0	\$27.41
Miracle Mile	113	5,853,052	879,467	967,979	16.5%	(65,828)	0	0	\$45.35
Moorpark/Simi Valley	169	3,208,553	506,118	506,118	15.8%	10,261	0	0	\$22.06
NE LA County Outlyin.	2	5,708	0	0	0.0%	0	0	0	\$0.00
North Hollywood	326	3,362,720	209,341	211,220	6.3%	25,059	0	218,267	\$30.81
Ojai/NW County	94	373,130	9,323	9,323	2.5%	3,231	0	0	\$24.76
Olympic Corridor	121	4,437,774	190,767	208,355	4.7%	64,062	0	80,340	\$48.59
Oxnard/Port Hueneme	332	3,642,726	465,917	465,917	12.8%	(162,175)	0	25,000	\$24.40
Pacific Palisades/Ma.	53	795,551	120,075	133,488	16.8%	(7,237)	0	0	\$63.25
Park Mile	106	2,121,020	252,475	252,475	11.9%	24,320	0	0	\$39.25
Pasadena/Arcadia/Mon	1,174	21,999,920	1,813,706	1,851,717	8.4%	(20,237)	0	75,000	\$32.83
Santa Clarita Valley	228	4,980,596	616,220	647,710	13.0%	469	96,115	263,000	\$30.14
Santa Monica	587	15,918,983	1,416,672	1,518,459	9.5%	(18,672)	217,050	148,133	\$61.27
Santa Monica Mountai.	51	896,617	113,020	133,547	14.9%	(38,647)	0	0	\$52.37
Santa Paula/Somis	74	273,170	0	0	0.0%	0	0	0	\$17.71
Sherman Oaks	125	3,842,444	349,185	369,732	9.6%	(5,694)	0	0	\$31.42
Southeast Los Angele.	643	8,824,268	524,922	526,201	6.0%	89,144	77,250	0	\$23.31
Studio/Universal Cit.	290	4,049,139	229,864	241,958	6.0%	(34,615)	0	0	\$35.46
Tarzana	74	1,751,376	110,448	111,048	6.3%	(3,896)	0	89,158	\$32.71
Thousand Oaks/SE Cou	327	8,319,450	987,274	1,015,428	12.2%	(101,927)	0	0	\$28.56
Torrance	465	9,231,637	695,028	711,490	7.7%	(51,890)	0	0	\$29.78
Ventura	451	4,379,168	262,930	262,930	6.0%	38,796	0	0	\$22.78
West Hollywood	384	7,448,061	535,587	573,142	7.7%	84,266	8,300	165,529	\$51.87
West Los Angeles	291	2,907,748	235,346	244,420	8.4%	554	0	0	\$41.23
Western SFV	381	6,712,278	691,966	714,015	10.6%	35,734	0	255,815	\$27.26
Western SGV	791	12,241,579	677,971	703,194	5.7%	29,196	0	62,000	\$26.33
Westwood	176	8,283,185	733,401	795,607	9.6%	(11,680)	0	0	\$47.30
Woodland Hills/Warne.	210	10,121,147	1,047,372	1,075,764	10.6%	(75,126)	0	0	\$28.89
<b>Totals</b>	<b>18,538</b>	<b>440,158,257</b>	<b>43,885,114</b>	<b>46,324,316</b>	<b>10.5%</b>	<b>(182,208)</b>	<b>1,147,593</b>	<b>5,856,232</b>	<b>\$35.48</b>

Source: CoStar Property®

# Los Angeles Office Market



Figures at a Glance

## Class A Market Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
CBD	80	38,363,401	4,812,399	4,961,168	12.9%	235,325	60,000	1,380,692	\$39.97
Suburban	902	142,871,085	17,871,126	19,433,070	13.6%	(366,801)	560,317	3,007,563	\$39.10
<b>Totals</b>	<b>982</b>	<b>181,234,486</b>	<b>22,683,525</b>	<b>24,394,238</b>	<b>13.5%</b>	<b>(131,476)</b>	<b>620,317</b>	<b>4,388,255</b>	<b>\$39.25</b>

Source: CoStar Property®

## Class B Market Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
CBD	237	22,757,609	3,638,176	3,683,867	16.2%	(305,182)	0	275,693	\$34.46
Suburban	5,785	148,016,986	13,786,500	14,344,298	9.7%	420,261	527,276	1,192,284	\$31.68
<b>Totals</b>	<b>6,022</b>	<b>170,774,595</b>	<b>17,424,676</b>	<b>18,028,165</b>	<b>10.6%</b>	<b>115,079</b>	<b>527,276</b>	<b>1,467,977</b>	<b>\$32.05</b>

Source: CoStar Property®

## Class C Market Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
CBD	423	11,361,001	625,568	642,888	5.7%	5,707	0	0	\$29.49
Suburban	11,111	76,788,175	3,151,345	3,259,025	4.2%	(171,518)	0	0	\$30.35
<b>Totals</b>	<b>11,534</b>	<b>88,149,176</b>	<b>3,776,913</b>	<b>3,901,913</b>	<b>4.4%</b>	<b>(165,811)</b>	<b>0</b>	<b>0</b>	<b>\$30.31</b>

Source: CoStar Property®

## Class A & B Market Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
CBD	317	61,121,010	8,450,575	8,645,035	14.1%	(69,857)	60,000	1,656,385	\$37.95
Suburban	6,687	290,888,071	31,657,626	33,777,368	11.6%	53,460	1,087,593	4,199,847	\$35.73
<b>Totals</b>	<b>7,004</b>	<b>352,009,081</b>	<b>40,108,201</b>	<b>42,422,403</b>	<b>12.1%</b>	<b>(16,397)</b>	<b>1,147,593</b>	<b>5,856,232</b>	<b>\$36.09</b>

Source: CoStar Property®

## Total Office Market Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
CBD	740	72,482,011	9,076,143	9,287,923	12.8%	(64,150)	60,000	1,656,385	\$37.62
Suburban	17,798	367,676,246	34,808,971	37,036,393	10.1%	(118,058)	1,087,593	4,199,847	\$35.11
<b>Totals</b>	<b>18,538</b>	<b>440,158,257</b>	<b>43,885,114</b>	<b>46,324,316</b>	<b>10.5%</b>	<b>(182,208)</b>	<b>1,147,593</b>	<b>5,856,232</b>	<b>\$35.48</b>

Source: CoStar Property®



# Los Angeles Office Market

Figures at a Glance

## Class A Market Statistics

Mid-Year 2018

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2018 2q	982	181,234,486	22,683,525	24,394,238	13.5%	299,590	3	208,800	25	4,388,255	\$39.25
2018 1q	979	181,025,686	22,887,712	24,485,028	13.5%	(431,066)	3	411,517	27	4,557,988	\$38.48
2017 4q	976	180,614,169	22,176,656	23,642,445	13.1%	138,488	0	0	24	4,122,398	\$38.68
2017 3q	979	181,051,865	23,192,909	24,268,629	13.4%	836,383	5	766,692	20	3,602,823	\$38.64
2017 2q	972	179,851,931	22,832,237	23,855,078	13.3%	845,702	1	32,450	24	4,593,166	\$38.14
2017 1q	970	179,703,890	23,453,346	24,552,739	13.7%	(521,266)	4	999,081	22	4,270,515	\$37.92
2016	966	178,704,809	22,188,985	23,032,392	12.9%	1,941,672	5	633,743	20	3,918,359	\$36.92
2015	961	178,071,066	23,601,922	24,340,321	13.7%	1,990,751	5	485,299	13	2,243,580	\$34.53
2014	954	177,327,241	24,864,834	25,587,247	14.4%	1,885,474	2	145,697	12	1,613,409	\$33.42
2013	953	177,438,104	26,682,919	27,583,584	15.5%	859,814	3	926,779	4	230,697	\$32.33
2012	951	176,627,713	26,646,719	27,633,007	15.6%	1,435,660	6	448,912	5	1,072,476	\$31.34
2011	945	176,313,914	27,470,446	28,754,868	16.3%	(90,090)	5	375,271	10	1,400,578	\$30.96
2010	940	175,938,643	26,322,388	28,289,507	16.1%	(1,513,079)	6	569,076	10	942,848	\$30.52
2009	932	175,141,761	23,176,394	25,979,546	14.8%	(3,289,963)	14	2,185,137	14	1,490,571	\$31.89
2008	917	172,640,412	17,819,873	20,188,234	11.7%	(2,267,734)	14	1,265,766	24	3,702,080	\$35.16
2007	902	171,316,629	14,792,349	16,596,717	9.7%	1,311,440	13	1,445,440	22	3,277,213	\$34.27

Source: CoStar Property®

## Class B Market Statistics

Mid-Year 2018

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2018 2q	6,022	170,774,595	17,424,676	18,028,165	10.6%	249,319	8	330,543	30	1,467,977	\$32.05
2018 1q	6,014	170,444,052	17,437,799	17,946,941	10.5%	(134,240)	7	196,733	37	1,723,520	\$32.06
2017 4q	6,007	170,247,319	17,052,620	17,615,968	10.3%	566,458	8	130,388	34	1,626,329	\$31.51
2017 3q	5,999	170,122,147	17,508,157	18,057,254	10.6%	239,295	13	186,032	38	1,395,981	\$31.23
2017 2q	5,985	169,933,115	17,635,919	18,107,517	10.7%	(12,621)	8	98,887	48	1,407,782	\$30.54
2017 1q	5,975	169,686,661	17,355,046	17,848,442	10.5%	103,526	5	100,880	51	1,516,488	\$30.82
2016	5,972	169,724,754	17,593,494	17,990,061	10.6%	1,763,228	25	1,219,596	46	1,369,860	\$30.58
2015	5,951	168,975,983	18,604,855	19,004,518	11.2%	861,538	43	851,972	39	1,568,837	\$29.20
2014	5,908	168,359,064	19,017,523	19,249,137	11.4%	898,415	21	691,599	47	1,626,485	\$27.43
2013	5,893	168,298,937	19,692,615	20,087,425	11.9%	668,309	33	351,253	30	1,413,981	\$26.35
2012	5,855	167,952,459	20,052,087	20,409,256	12.2%	1,228,031	25	925,045	37	699,560	\$25.37
2011	5,832	167,232,801	20,310,979	20,917,629	12.5%	156,116	24	473,554	29	1,043,033	\$24.67
2010	5,808	167,013,198	20,253,167	20,854,142	12.5%	(680,073)	26	428,989	30	817,268	\$24.51
2009	5,775	166,854,999	19,164,914	20,015,870	12.0%	(2,044,661)	86	891,414	39	594,272	\$25.29
2008	5,678	166,084,464	15,964,327	17,200,674	10.4%	(3,089,271)	156	1,832,754	97	1,168,985	\$27.70
2007	5,497	164,113,381	11,332,176	12,140,320	7.4%	596,958	70	1,035,397	197	2,287,145	\$27.88

Source: CoStar Property®

## Total Office Market Statistics

Mid-Year 2018

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2018 2q	18,538	440,158,257	43,885,114	46,324,316	10.5%	540,140	11	539,343	55	5,856,232	\$35.48
2018 1q	18,528	439,634,884	44,102,865	46,341,083	10.5%	(722,348)	10	608,250	64	6,281,508	\$35.10
2017 4q	18,517	439,019,398	42,833,701	45,010,485	10.3%	668,890	8	130,388	58	5,748,727	\$34.97
2017 3q	18,512	439,331,922	44,282,701	46,041,899	10.5%	954,741	18	952,724	58	4,998,804	\$34.58
2017 2q	18,492	437,950,192	44,005,702	45,557,674	10.4%	701,121	9	131,337	72	6,000,948	\$34.17
2017 1q	18,480	437,552,710	44,210,456	45,868,549	10.5%	(633,263)	9	1,099,961	73	5,787,003	\$34.07
2016	18,476	436,633,736	43,020,698	44,316,312	10.1%	4,107,432	30	1,853,339	66	5,288,219	\$33.46
2015	18,453	435,285,606	45,877,714	47,068,378	10.8%	2,982,468	48	1,337,271	53	3,815,921	\$31.62
2014	18,417	434,244,336	48,022,634	49,009,576	11.3%	3,136,273	24	842,678	59	3,239,894	\$30.29
2013	18,417	434,471,516	51,009,936	52,373,029	12.1%	1,861,143	36	1,278,032	36	1,658,860	\$29.14
2012	18,383	433,349,382	51,677,516	53,112,038	12.3%	2,115,891	31	1,373,957	43	1,777,418	\$28.25
2011	18,362	432,496,388	52,421,477	54,374,935	12.6%	185,289	31	861,470	40	2,448,993	\$27.89
2010	18,340	431,962,146	51,363,358	54,025,982	12.5%	(2,443,911)	33	1,004,562	42	1,772,761	\$27.71
2009	18,305	431,130,608	47,017,516	50,750,533	11.8%	(5,729,713)	103	3,099,036	58	2,140,958	\$28.55
2008	18,196	427,746,096	37,743,989	41,636,308	9.7%	(6,488,269)	176	3,140,778	127	5,081,662	\$31.19
2007	18,013	424,912,412	29,562,417	32,314,355	7.6%	1,071,497	89	2,530,119	227	5,627,116	\$30.98

Source: CoStar Property®

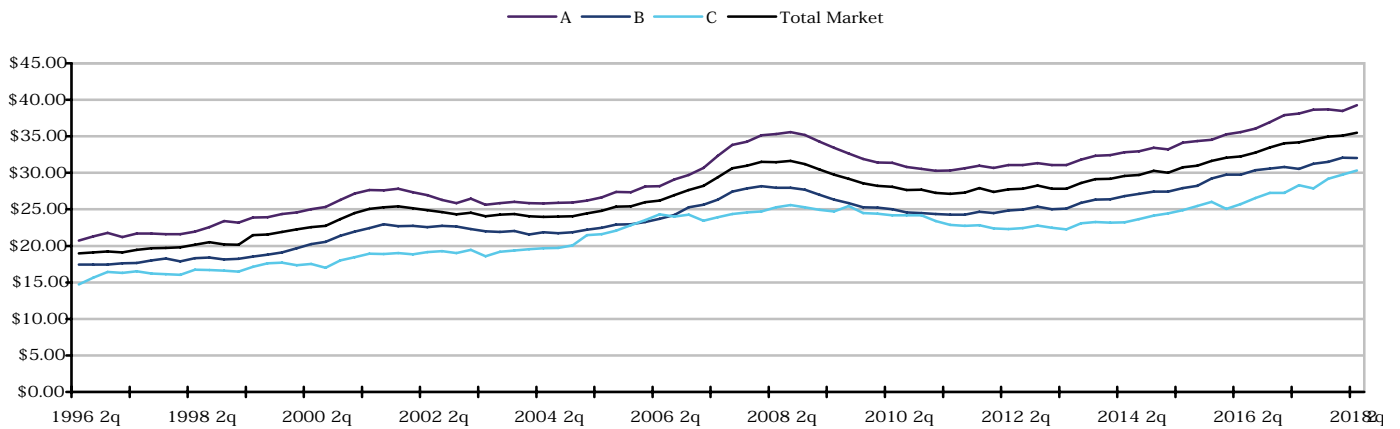
# Los Angeles Office Market



Leasing Activity

## Historical Rental Rates

Based on Full-Service Equivalent Rental Rates



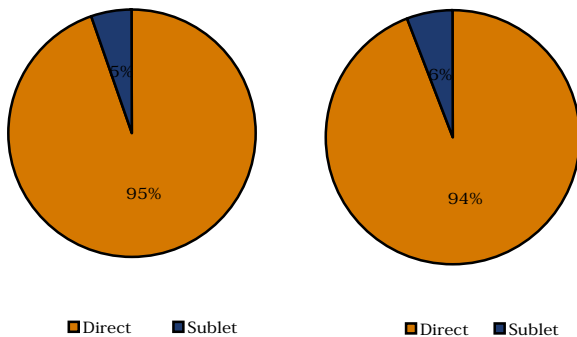
Source: CoStar Property®

## Vacancy by Available Space Type

Percent of All Vacant Space in Direct vs. Sublet

Los Angeles

United States



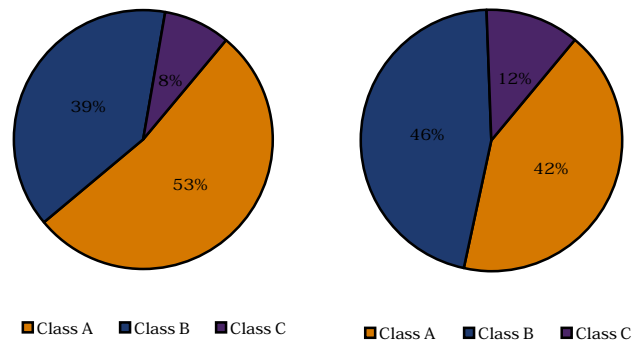
Source: CoStar Property®

## Vacancy by Class

Percent of All Vacant Space by Class

Los Angeles

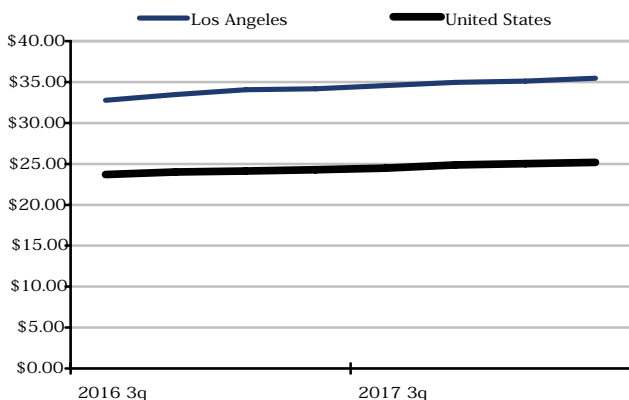
United States



Source: CoStar Property®

## U.S. Rental Rate Comparison

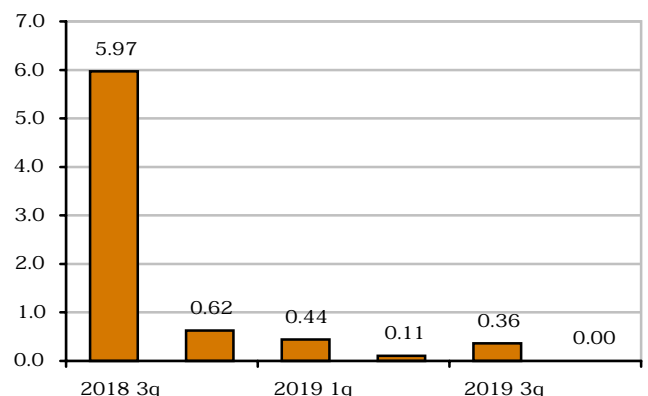
Based on Full-Service Equivalent Rental Rates



Source: CoStar Property®

## Future Space Available

Space Scheduled to be Available for Occupancy\*



\* Includes Under Construction Spaces

Source: CoStar Property®

## Select Top Office Leases Based on Leased Square Footage For Deals Signed in 2018

Building	Submarket	SF	Qtr	Tenant Name	Tenant Rep Company	Landlord Rep Company	
1	Studio Plaza*	Burbank	415,949	2nd	Warner Brother Studios	CBRE	N/A
2	One Wilshire Bldg*	Greater Downtown	176,685	2nd	CoreSite Realty Corp.	Direct Deal	Cushman & Wakefield
3	27918 Franklin Pky	Santa Clarita Valley	169,998	2nd	Logix Federal Credit Union	N/A	N/A
4	WesCorp	Eastern SGV	98,505	1st	Leidos, Inc.	JLL	Newmark Knight Frank
5	San Gabriel Valley Corporate Campus	Eastern SGV	96,970	2nd	N/A	N/A	CBRE
6	One Westlake	Thousand Oaks/SE County	80,671	2nd	N/A	N/A	CBRE
7	Expo Station	Olympic Corridor	80,340	2nd	N/A	N/A	LA Realty Partners
8	936 Overland Ct	Eastern SGV	79,036	1st	Hamilton Sundstrand	N/A	Newmark Knight Frank
9	Culver Steps	Culver City	70,468	1st	Amazon Studios	N/A	CBRE
10	One Culver	Culver City	69,073	1st	WeWork	N/A	CBRE
11	3003 Exposition	Santa Monica	69,002	2nd	N/A	N/A	JLL
12	Wilshire Grand	Greater Downtown	66,200	2nd	ARUP	Colliers International	Cushman & Wakefield
13	960 N La Brea Ave	West Hollywood	60,000	1st	1 Up Fitness	N/A	NKF; Cushman & Wakefield
14	9800 S La Cienega Blvd*	LAX	55,148	1st	LA County Dept. of Public Social Services	N/A	N/A
15	Warner Center Tower 3	Woodland Hills/Warner Ctr	53,116	2nd	Intuit	JLL	JLL
16	Corporate Pointe At West Hills	Western SFV	51,290	2nd	TeamHealth	Newmark Knight Frank; JLL	CBRE
17	Pacific Gateway II	190th Street Corridor	48,869	1st	HealthCare Partners	N/A	JLL
18	City National Plaza - South Tower*	Greater Downtown	46,573	2nd	Norton Rose Fulbright US LLP	N/A	Commonwealth Partners Management
19	The Harbor Bldg	Park Mile	40,921	2nd	Create Advertising	Cushman & Wakefield	First Property Realty Corporation
20	10960 Wilshire Blvd	Westwood	40,214	1st	Playboy	N/A	Cushman & Wakefield
21	29901 Agoura Rd	Calabasas/Westlake Vill	37,758	1st	Vitu	N/A	N/A
22	2200 E Imperial Hwy	El Segundo	37,308	1st	AT&T Wireless	N/A	JLL
23	Hollywood 959 - West Bldg	Hollywood/Silver Lake	36,296	1st	Serendipity Labs	N/A	First Property Realty Corporation
24	Century Plaza Towers South	Century City	35,069	1st	Tang Media Partners	Direct Deal	CBRE
25	One Dole Drive	Calabasas/Westlake Vill	34,860	1st	Dole Food Company, Inc.	N/A	NAI Capital, Inc.
26	330 N Brand Blvd	Glendale	34,296	1st	Dignity Health Care	JLL	JLL
27	125 W Huntington Dr	Pasadena/Arcadia/Monrovia	32,956	2nd	University of Southern California	CBRE	Avison Young
28	Samitaur Studios*	Culver City	31,181	1st	Jukin Media, Inc.	Savills Studley	First Property Realty Corporation
29	1900 Avenue Of The Stars	Century City	30,598	1st	Lieberman Research Worldwide	N/A	Topa Equities Ltd.
30	Brunswick Square	Greater Downtown	28,247	1st	Centri Office	Colliers International	CBRE
31	Constellation Place	Century City	26,984	1st	BNY Mellon Wealth Management	N/A	LA Realty Partners
32	6080 Center Dr	Marina Del Rey/Venice	26,388	1st	Neilsen Financial	Travers Cresa	Newmark Knight Frank
33	Wateridge I	Culver City	25,977	2nd	Providence St. Joseph Health	LA Realty Partners	NAI Capital, Inc.
34	Central Park at Toluca Lake	Burbank	25,334	1st	WB Group	N/A	Worthe Real Estate Group
35	The Water Garden - Phase II	Santa Monica	25,193	2nd	Smartmatic USA Corp	N/A	Travers Cresa
36	176 Holston Dr	Antelope Valley	25,000	1st	LA County	N/A	Coldwell Banker
37	Wateridge IV	Culver City	24,778	1st	Big Review TV	Avison Young	EOP Realty, Inc.
38	818 W 7th St	Greater Downtown	24,719	2nd	The Los Angeles Football Club	N/A	CBRE
39	U.S. Bank Tower	Greater Downtown	23,710	2nd	Steptoe & Johnson	CBRE	Cushman & Wakefield
40	The Stealth	Culver City	22,875	1st	Samitaur Constructs	N/A	First Property Realty Corporation

Source: CoStar Property®

\* Renewal



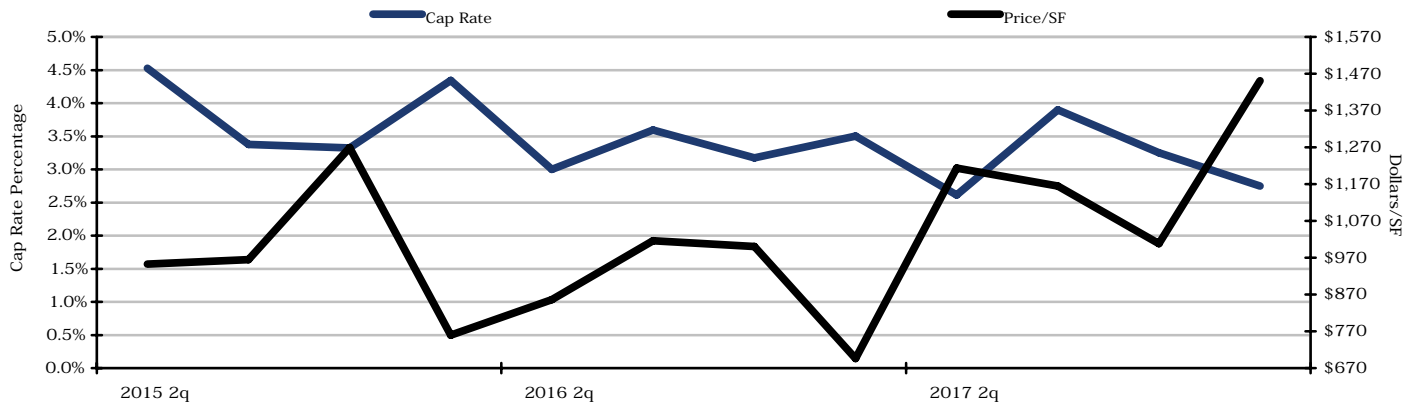
# Los Angeles Office Market



Sales Activity

## The Optimist Sales Index

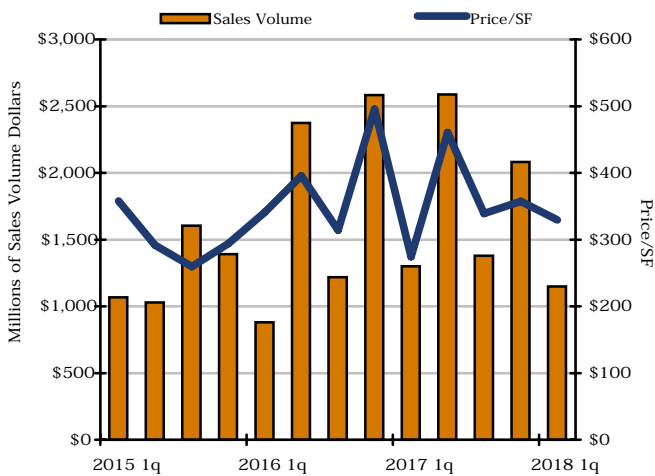
Average of Two Highest Price/SF's and Two Lowest Cap Rates Per Quarter



Source: CoStar COMPS®

## Sales Volume & Price

Based on Office Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

## Sales Analysis by Building Size

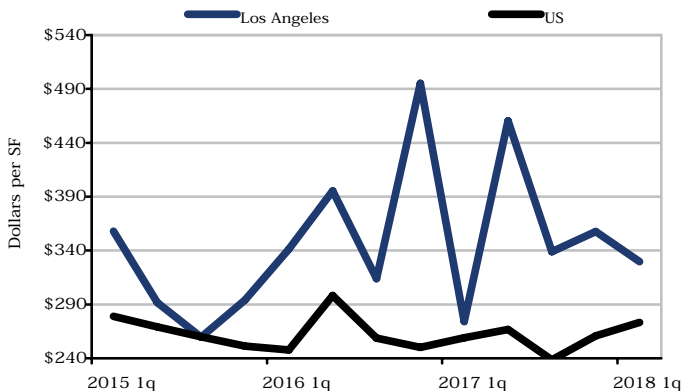
Based on Office Building Sales From April 2017 - March 2018

Bldg Size	#	RBA	\$ Volume	Price/SF	Cap Rate
< 50,000 SF	402	4,660,368	\$1,678,198,651	\$ 360.10	5.52%
50K-249K SF	72	8,037,934	\$2,906,429,963	\$ 361.59	5.48%
250K-499K SF	13	4,737,806	\$1,499,311,500	\$ 316.46	5.69%
>500K SF	3	3,452,738	\$1,924,454,000	\$ 557.37	4.80%

Source: CoStar COMPS®

## U.S. Price/SF Comparison

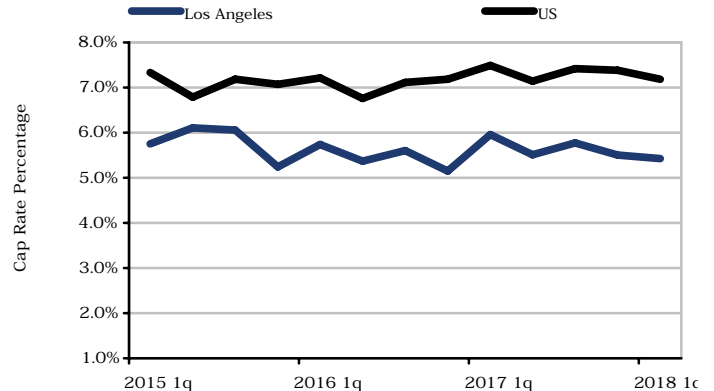
Based on Office Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

## U.S. Cap Rate Comparison

Based on Office Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

## Select Top Sales

Based on Sales from April 2017 Through June 2018

### 1. 1999 Avenue of the Stars



#### Los Angeles

Price: **\$860,000,000**  
 Price/SF: **\$1,042.17**  
 Cap Rate: **4%**  
 RBA: **825,200**  
 Date: **4/10/2017**  
 Year Built: **1990**  
 Buyer: **JMB Financial Advisors LLC**  
 Seller: **The Blackstone Group LP**

### 2. PCT



#### El Segundo

Price: **\$605,454,000**  
 Price/SF: **\$381.25**  
 Cap Rate: **5.1%**  
 RBA: **1,588,089**  
 Date: **10/4/2017**  
 Year Built: **1984**  
 Buyer: **Starwood Capital Group**  
 Seller: **BlackRock**

### 3. One California Plaza



#### Los Angeles

Price: **\$459,000,000**  
 Price/SF: **\$441.58**  
 Cap Rate: **5.3%**  
 RBA: **1,039,449**  
 Date: **6/6/2017**  
 Year Built: **1985**  
 Buyer: **Rising Realty Partners**  
 Seller: **Beacon Capital Partners**

### 4. Corporate Center Pasadena



#### Pasadena

Price: **\$254,000,000**  
 Price/SF: **\$396.89**  
 Cap Rate: **N/A**  
 RBA: **639,970**  
 Date: **5/23/2018**  
 Year Built: **1966**  
 Buyer: **Coretrust Capital Partners LLC**  
 Seller: **UBS Realty Investors LLC**

### 5. 5670 Wilshire Boulevard



#### Los Angeles

Price: **\$210,063,000**  
 Price/SF: **\$472.05**  
 Cap Rate: **5.5%**  
 RBA: **445,004**  
 Date: **10/31/2017**  
 Year Built: **1965**  
 Buyer: **Rockpoint Group LLC**  
 Seller: **The Blackstone Group LP**

### 6. The Wedbush Center



#### Los Angeles

Price: **\$196,000,000**  
 Price/SF: **\$411.34**  
 Cap Rate: **4.75%**  
 RBA: **476,491**  
 Date: **2/27/2018**  
 Year Built: **1987**  
 Buyer: **Cerberus Capital Management LP**  
 Seller: **Lincoln Property Company**

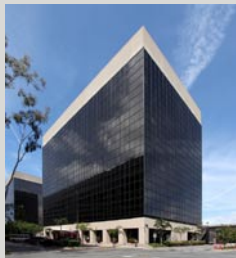
### 7. Continental Grand I & II



#### El Segundo

Price: **\$168,881,500**  
 Price/SF: **\$344.83**  
 Cap Rate: **3.8%**  
 RBA: **489,756**  
 Date: **8/24/2017**  
 Year Built: **1986**  
 Buyer: **Starwood Capital Group**  
 Seller: **DivcoWest**

### 8. The AirFlyte



#### El Segundo

Price: **\$167,500,000**  
 Price/SF: **\$304.98**  
 Cap Rate: **5%**  
 RBA: **549,222**  
 Date: **5/17/2018**  
 Year Built: **1976**  
 Buyer: **Swift Real Estate Partners**  
 Seller: **GI Partners**

### 9. 177 E Colorado Blvd



#### Pasadena

Price: **\$161,500,000**  
 Price/SF: **\$512.03**  
 Cap Rate: **5.5%**  
 RBA: **315,410**  
 Date: **9/8/2017**  
 Year Built: **1973**  
 Buyer: **Rockpoint Group LLC**  
 Seller: **Saunders Property Company**

# Los Angeles Office Market

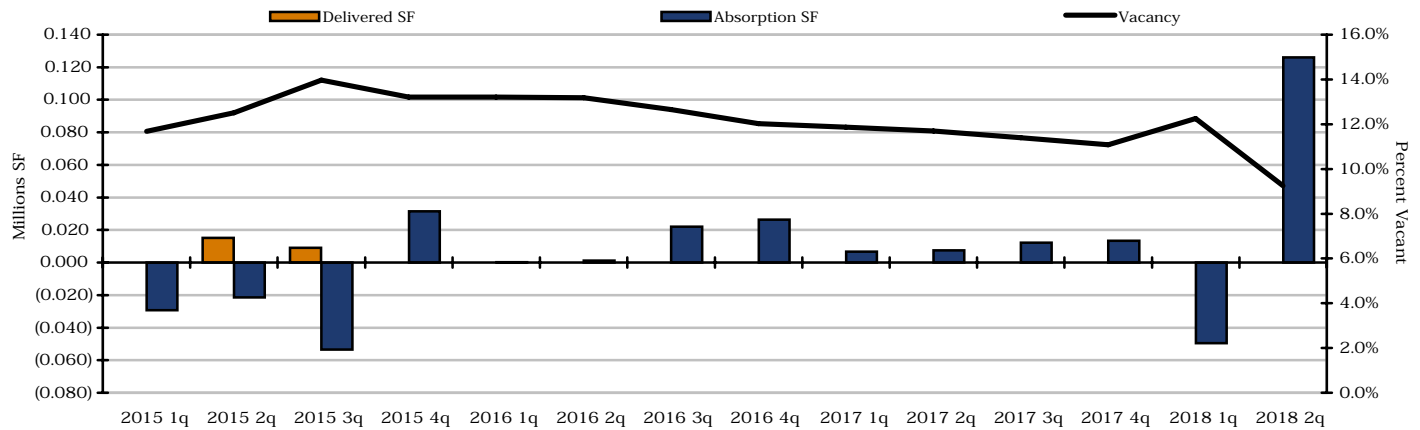


## Antelope Valley Market

Market Highlights – Class “A, B & C”

### Deliveries, Absorption & Vacancy

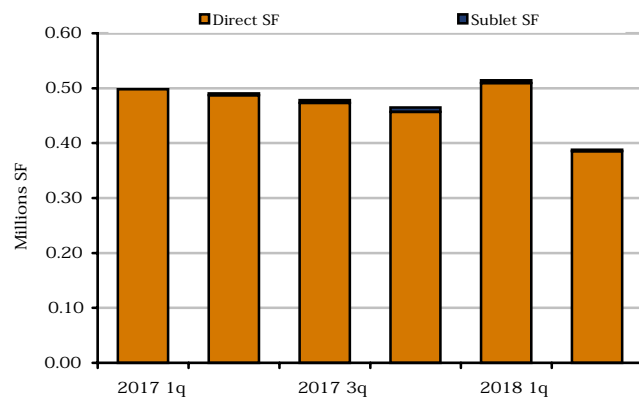
### Historical Analysis, All Classes



Source: CoStar Property®

### Vacant Space

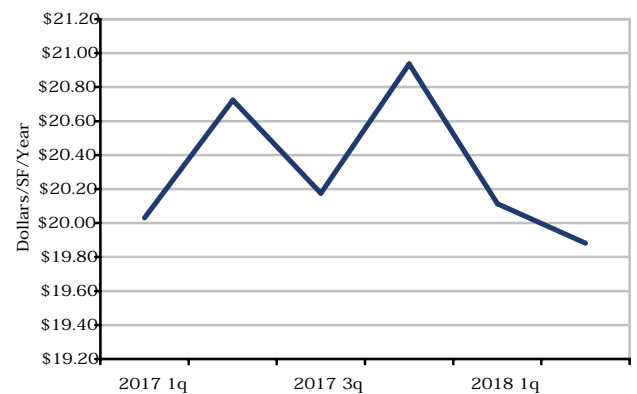
### Historical Analysis, All Classes



Source: CoStar Property®

### Quoted Rental Rates

### Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 2q	376	4,194,198	388,090	9.3%	126,053	0	0	0	0	\$19.88
2018 1q	376	4,194,198	514,143	12.3%	(49,452)	0	0	0	0	\$20.11
2017 4q	376	4,194,198	464,691	11.1%	13,375	0	0	0	0	\$20.94
2017 3q	376	4,194,198	478,066	11.4%	12,233	0	0	0	0	\$20.18
2017 2q	376	4,194,198	490,299	11.7%	7,499	0	0	0	0	\$20.72
2017 1q	376	4,194,198	497,798	11.9%	6,702	0	0	0	0	\$20.03
2016 4q	376	4,194,198	504,500	12.0%	26,296	0	0	0	0	\$20.79
2016 3q	376	4,194,198	530,796	12.7%	22,066	0	0	0	0	\$20.58
2016 2q	376	4,194,198	552,862	13.2%	1,245	0	0	0	0	\$21.44
2016 1q	376	4,194,198	554,107	13.2%	264	0	0	0	0	\$20.84
2015 4q	376	4,194,198	554,371	13.2%	31,516	0	0	0	0	\$21.56
2015 3q	376	4,194,198	585,887	14.0%	(53,366)	1	9,120	0	0	\$20.76
2015 2q	375	4,185,078	523,401	12.5%	(21,387)	2	15,144	1	9,120	\$21.16
2015 1q	373	4,169,934	486,870	11.7%	(29,182)	0	0	3	24,264	\$21.00
2014 4q	373	4,169,934	457,688	11.0%	18,052	0	0	3	24,264	\$21.44
2014 3q	373	4,169,934	475,740	11.4%	92,602	1	91,022	3	24,264	\$20.82

Source: CoStar Property®



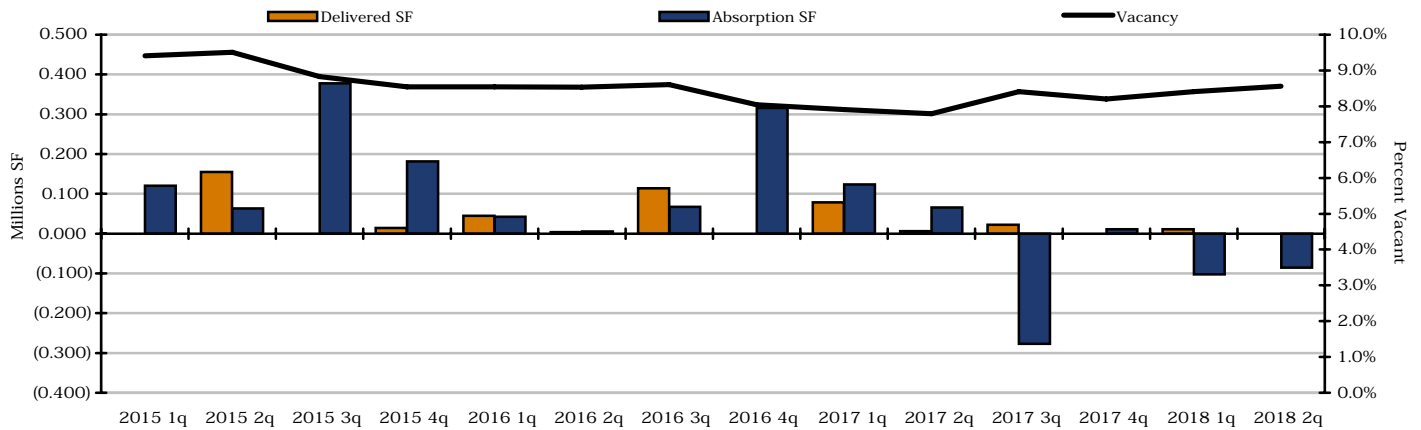
# Los Angeles Office Market

Burbank / Glendale / Pasadena Market

Market Highlights – Class “A, B & C”

## Deliveries, Absorption & Vacancy

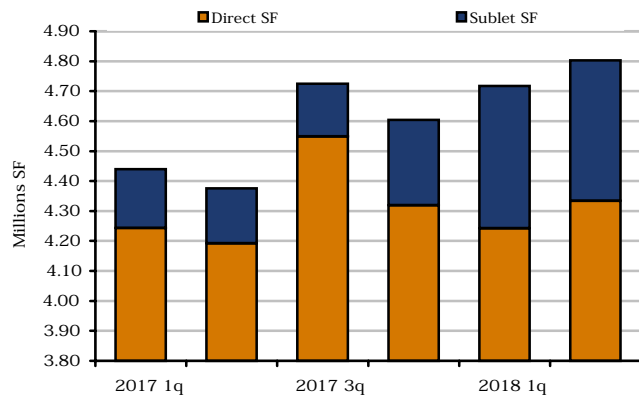
Historical Analysis, All Classes



Source: CoStar Property®

## Vacant Space

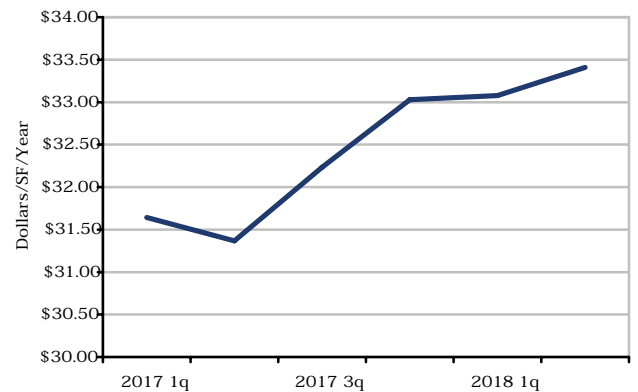
Historical Analysis, All Classes



Source: CoStar Property®

## Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 2q	3,136	56,130,008	4,802,933	8.6%	(85,259)	0	0	4	338,787	\$33.41
2018 1q	3,136	56,130,008	4,717,674	8.4%	(102,253)	1	11,200	2	224,720	\$33.08
2017 4q	3,135	56,118,808	4,604,221	8.2%	10,630	0	0	2	229,467	\$33.03
2017 3q	3,135	56,179,299	4,725,342	8.4%	(277,249)	2	22,056	3	250,091	\$32.23
2017 2q	3,133	56,157,243	4,376,037	7.8%	65,820	1	6,200	5	272,147	\$31.37
2017 1q	3,133	56,155,292	4,439,906	7.9%	123,763	2	78,834	5	60,080	\$31.64
2016 4q	3,132	56,101,938	4,510,315	8.0%	315,798	0	0	6	132,714	\$31.64
2016 3q	3,132	56,101,938	4,826,113	8.6%	67,361	1	113,760	6	132,714	\$31.21
2016 2q	3,131	55,988,178	4,779,714	8.5%	5,129	1	3,874	6	235,274	\$30.54
2016 1q	3,130	55,984,304	4,780,969	8.5%	42,027	3	44,436	6	235,314	\$30.68
2015 4q	3,127	55,939,868	4,778,560	8.5%	181,664	1	14,021	9	279,750	\$30.91
2015 3q	3,125	55,918,944	4,939,300	8.8%	377,904	0	0	8	274,744	\$29.93
2015 2q	3,125	55,918,506	5,316,766	9.5%	63,528	1	155,000	8	164,629	\$29.80
2015 1q	3,125	55,790,092	5,251,880	9.4%	120,576	0	0	8	244,629	\$29.32
2014 4q	3,126	55,805,660	5,388,024	9.7%	208,995	0	0	5	212,102	\$28.87
2014 3q	3,128	55,843,184	5,634,543	10.1%	227,403	0	0	4	208,457	\$29.25

Source: CoStar Property®

# Los Angeles Office Market

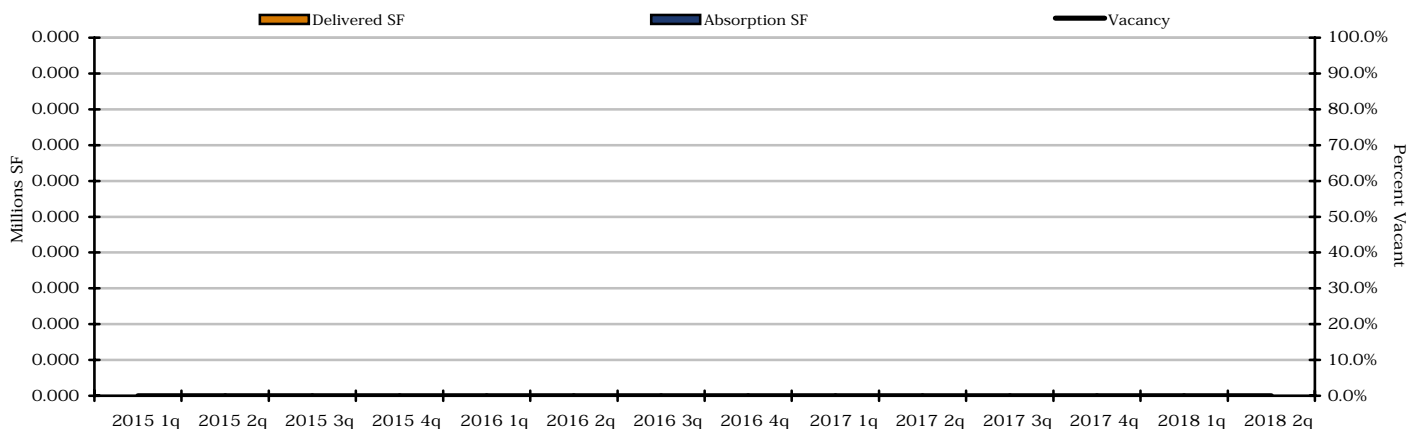


## Catalina Island Market

Market Highlights – Class “A, B & C”

### Deliveries, Absorption & Vacancy

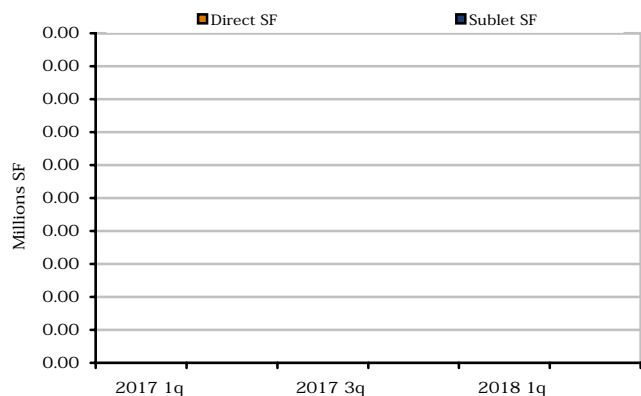
### Historical Analysis, All Classes



Source: CoStar Property®

### Vacant Space

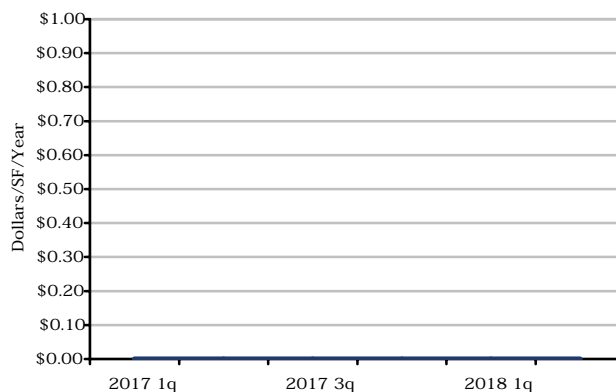
### Historical Analysis, All Classes



Source: CoStar Property®

### Quoted Rental Rates

### Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 2q	1	14,254	0	0.0%	0	0	0	0	0	\$0.00
2018 1q	1	14,254	0	0.0%	0	0	0	0	0	\$0.00
2017 4q	1	14,254	0	0.0%	0	0	0	0	0	\$0.00
2017 3q	1	14,254	0	0.0%	0	0	0	0	0	\$0.00
2017 2q	1	14,254	0	0.0%	0	0	0	0	0	\$0.00
2017 1q	1	14,254	0	0.0%	0	0	0	0	0	\$0.00
2016 4q	1	14,254	0	0.0%	0	0	0	0	0	\$0.00
2016 3q	1	14,254	0	0.0%	0	0	0	0	0	\$0.00
2016 2q	1	14,254	0	0.0%	0	0	0	0	0	\$0.00
2016 1q	1	14,254	0	0.0%	0	0	0	0	0	\$0.00
2015 4q	1	14,254	0	0.0%	0	0	0	0	0	\$0.00
2015 3q	1	14,254	0	0.0%	0	0	0	0	0	\$0.00
2015 2q	1	14,254	0	0.0%	0	0	0	0	0	\$0.00
2015 1q	1	14,254	0	0.0%	0	0	0	0	0	\$0.00
2014 4q	1	14,254	0	0.0%	0	0	0	0	0	\$0.00
2014 3q	1	14,254	0	0.0%	0	0	0	0	0	\$0.00

Source: CoStar Property®



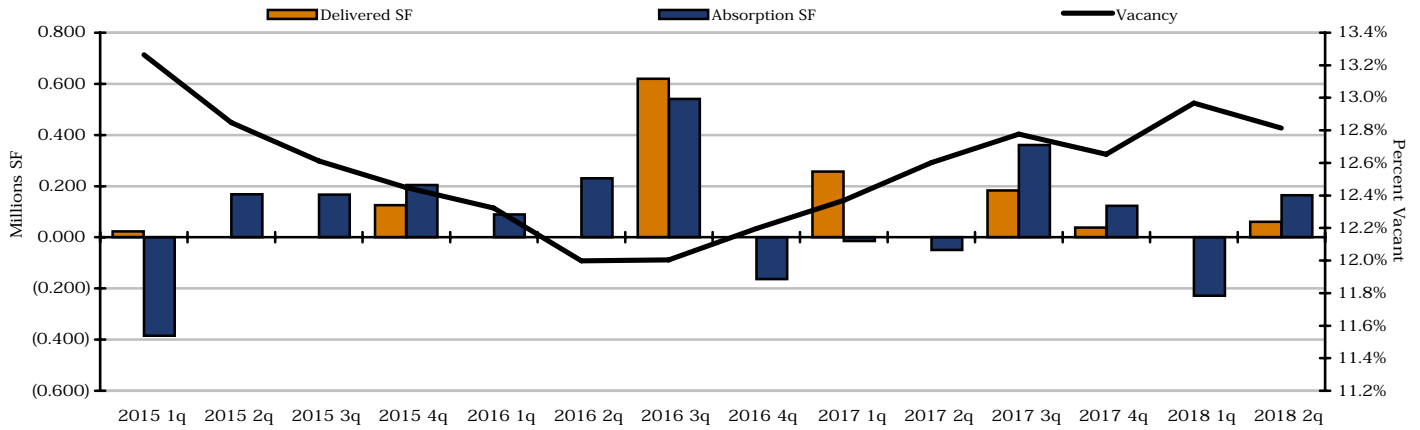
# Los Angeles Office Market

## Downtown Los Angeles Market

Market Highlights – Class “A, B & C”

### Deliveries, Absorption & Vacancy

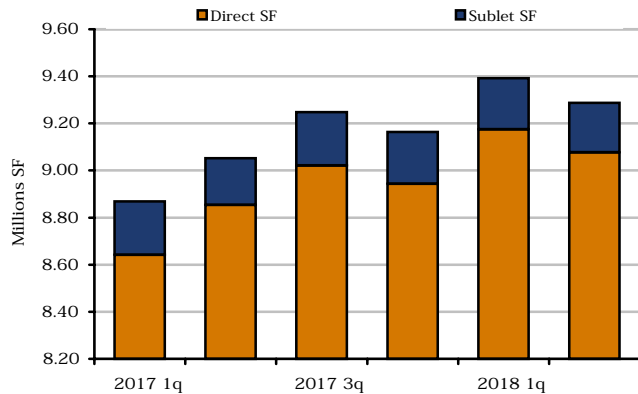
### Historical Analysis, All Classes



Source: CoStar Property®

### Vacant Space

#### Historical Analysis, All Classes



Source: CoStar Property®

### Quoted Rental Rates

#### Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 2q	740	72,482,011	9,287,923	12.8%	163,929	1	60,000	7	1,656,385	\$37.62
2018 1q	739	72,422,011	9,391,852	13.0%	(228,079)	0	0	8	1,716,385	\$37.00
2017 4q	739	72,422,011	9,163,773	12.7%	122,810	1	38,557	7	1,618,424	\$36.88
2017 3q	738	72,383,454	9,248,026	12.8%	360,312	1	183,560	6	1,567,436	\$36.63
2017 2q	736	71,827,119	9,052,003	12.6%	(49,780)	0	0	8	2,123,771	\$36.82
2017 1q	735	71,693,952	8,869,056	12.4%	(14,056)	1	257,028	9	2,256,938	\$36.70
2016 4q	736	71,568,114	8,729,162	12.2%	(162,940)	0	0	7	2,000,648	\$36.18
2016 3q	737	71,597,063	8,595,171	12.0%	540,684	2	620,000	7	2,000,648	\$36.18
2016 2q	735	70,977,063	8,515,855	12.0%	231,056	0	0	7	1,626,530	\$35.78
2016 1q	735	70,977,063	8,746,911	12.3%	89,253	0	0	7	1,626,530	\$35.31
2015 4q	735	70,977,063	8,836,164	12.4%	204,895	2	126,000	6	1,493,363	\$34.02
2015 3q	734	70,874,726	8,938,722	12.6%	167,241	0	0	7	1,435,803	\$33.23
2015 2q	734	70,874,726	9,105,963	12.8%	168,183	0	0	6	1,415,803	\$33.17
2015 1q	735	71,021,066	9,420,486	13.3%	(384,405)	1	23,030	5	1,158,775	\$32.93
2014 4q	735	71,038,012	9,053,027	12.7%	(55,145)	0	0	5	1,121,805	\$33.90
2014 3q	735	71,038,012	8,997,882	12.7%	16,220	0	0	5	1,121,805	\$32.68

Source: CoStar Property®

# Los Angeles Office Market

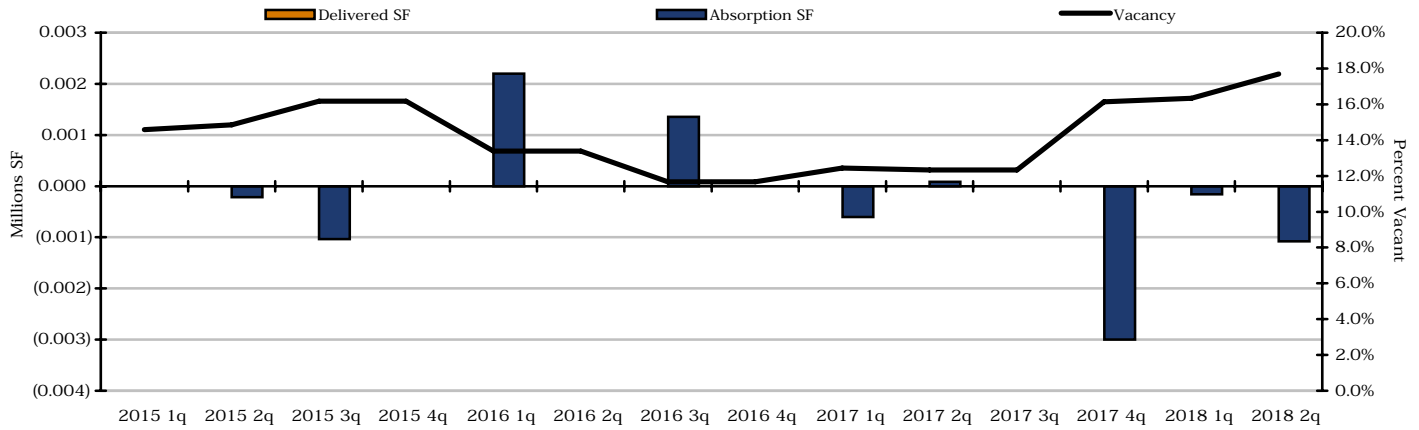


## East LA County Outlying Market

Market Highlights – Class "A, B & C"

### Deliveries, Absorption & Vacancy

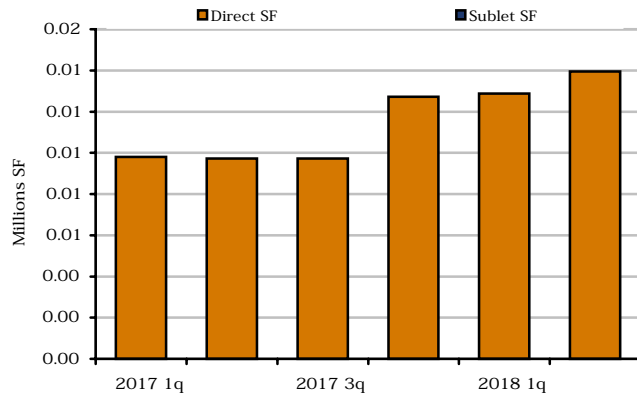
### Historical Analysis, All Classes



Source: CoStar Property®

### Vacant Space

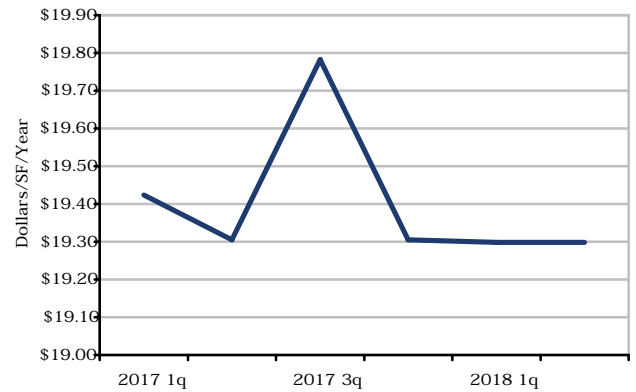
### Historical Analysis, All Classes



Source: CoStar Property®

### Quoted Rental Rates

### Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 2q	9	78,858	13,954	17.7%	(1,076)	0	0	0	0	\$19.30
2018 1q	9	78,858	12,878	16.3%	(157)	0	0	0	0	\$19.30
2017 4q	9	78,858	12,721	16.1%	(3,000)	0	0	0	0	\$19.30
2017 3q	9	78,858	9,721	12.3%	0	0	0	0	0	\$19.78
2017 2q	9	78,858	9,721	12.3%	82	0	0	0	0	\$19.30
2017 1q	9	78,858	9,803	12.4%	(606)	0	0	0	0	\$19.42
2016 4q	9	78,858	9,197	11.7%	0	0	0	0	0	\$19.26
2016 3q	9	78,858	9,197	11.7%	1,355	0	0	0	0	\$19.80
2016 2q	9	78,858	10,552	13.4%	0	0	0	0	0	\$19.80
2016 1q	9	78,858	10,552	13.4%	2,199	0	0	0	0	\$19.80
2015 4q	9	78,858	12,751	16.2%	0	0	0	0	0	\$19.80
2015 3q	9	78,858	12,751	16.2%	(1,034)	0	0	0	0	\$19.80
2015 2q	9	78,858	11,717	14.9%	(214)	0	0	0	0	\$19.80
2015 1q	9	78,858	11,503	14.6%	0	0	0	0	0	\$18.58
2014 4q	9	78,858	11,503	14.6%	0	0	0	0	0	\$18.58
2014 3q	9	78,858	11,503	14.6%	0	0	0	0	0	\$18.58

Source: CoStar Property®



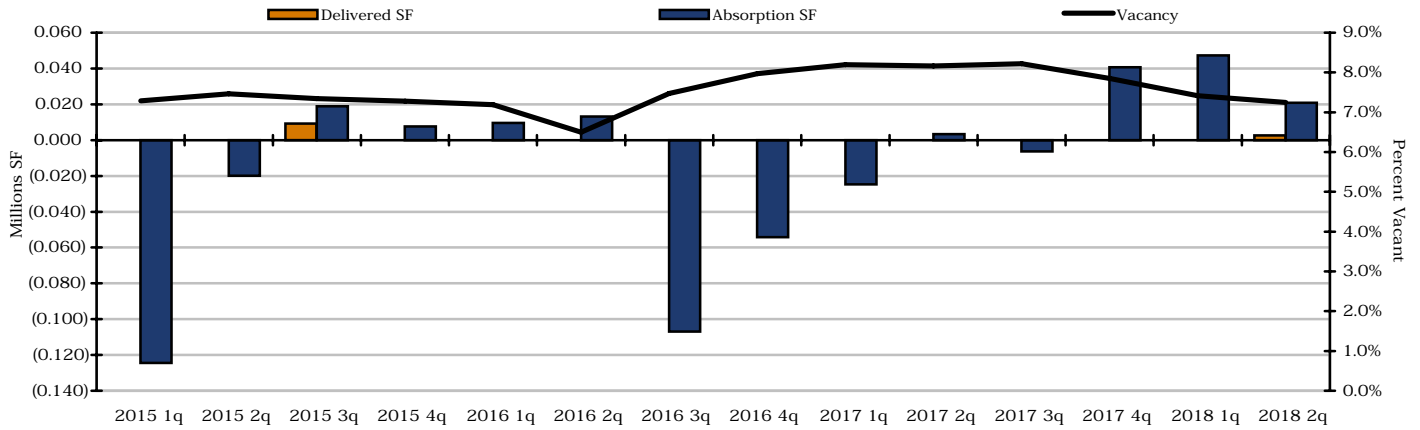
# Los Angeles Office Market

Mid-Cities Market

Market Highlights – Class “A, B & C”

## Deliveries, Absorption & Vacancy

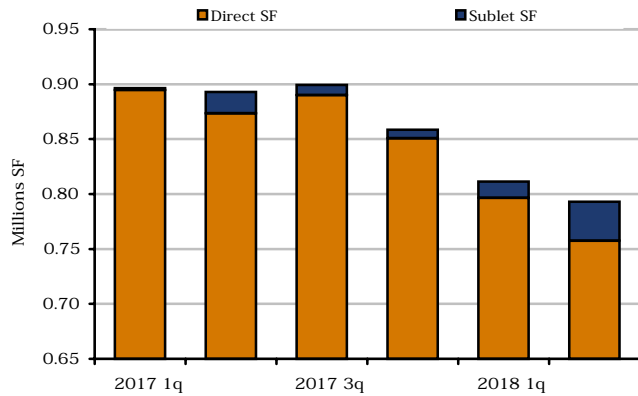
Historical Analysis, All Classes



Source: CoStar Property®

## Vacant Space

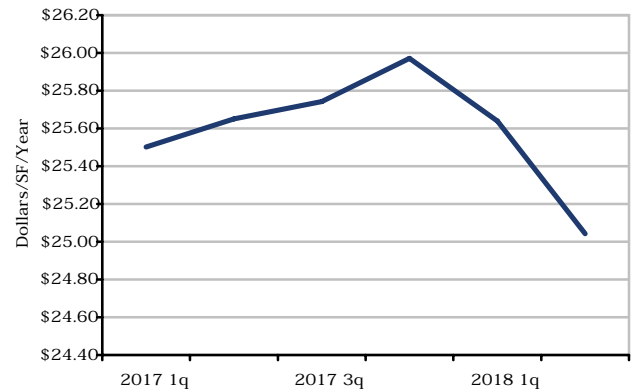
Historical Analysis, All Classes



Source: CoStar Property®

## Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 2q	1,087	10,942,657	793,036	7.2%	20,812	1	2,580	0	0	\$25.04
2018 1q	1,086	10,940,077	811,268	7.4%	47,249	0	0	1	2,580	\$25.64
2017 4q	1,086	10,940,077	858,517	7.8%	40,731	0	0	0	0	\$25.97
2017 3q	1,086	10,940,077	899,248	8.2%	(6,237)	0	0	0	0	\$25.74
2017 2q	1,086	10,940,077	893,011	8.2%	3,431	0	0	0	0	\$25.65
2017 1q	1,086	10,940,077	896,442	8.2%	(24,663)	0	0	0	0	\$25.50
2016 4q	1,086	10,940,077	871,779	8.0%	(54,236)	0	0	0	0	\$25.84
2016 3q	1,086	10,940,077	817,543	7.5%	(106,915)	0	0	0	0	\$24.75
2016 2q	1,086	10,940,077	710,628	6.5%	13,227	0	0	0	0	\$23.96
2016 1q	1,086	11,007,674	791,452	7.2%	9,609	0	0	1	3,504	\$23.92
2015 4q	1,086	11,007,674	801,061	7.3%	7,584	0	0	1	3,504	\$24.33
2015 3q	1,086	11,007,674	808,645	7.3%	18,916	1	9,200	1	3,504	\$23.92
2015 2q	1,086	11,001,681	821,568	7.5%	(19,973)	0	0	1	9,200	\$22.99
2015 1q	1,086	11,001,681	801,595	7.3%	(124,531)	0	0	1	9,200	\$21.65
2014 4q	1,086	11,001,681	677,064	6.2%	(6,265)	0	0	1	9,200	\$21.90
2014 3q	1,086	11,001,681	670,799	6.1%	65,330	0	0	1	9,200	\$21.66

Source: CoStar Property®



# Los Angeles Office Market

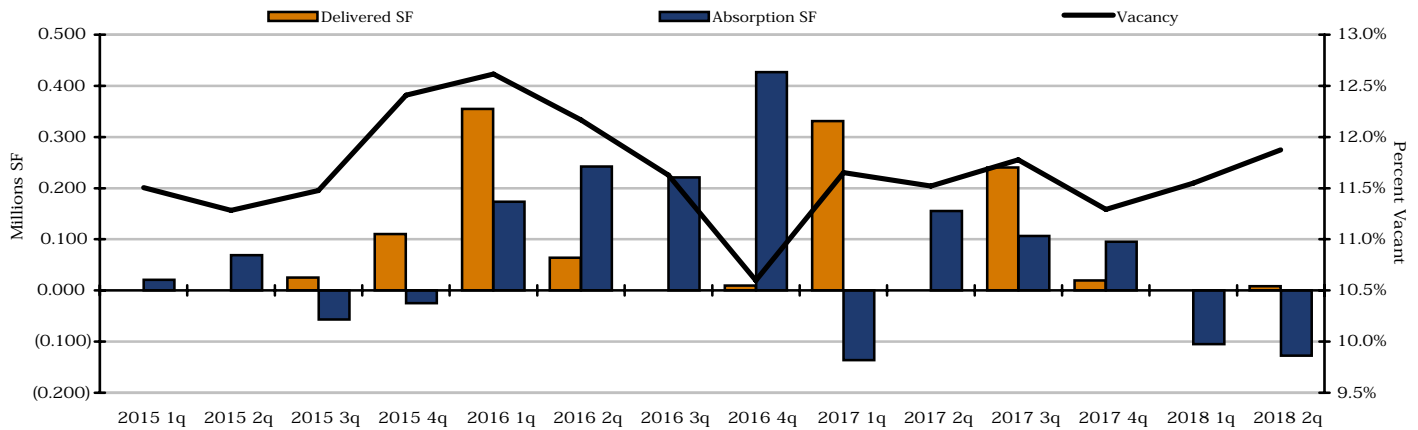


## Mid-Wilshire Market

Market Highlights – Class “A, B & C”

### Deliveries, Absorption & Vacancy

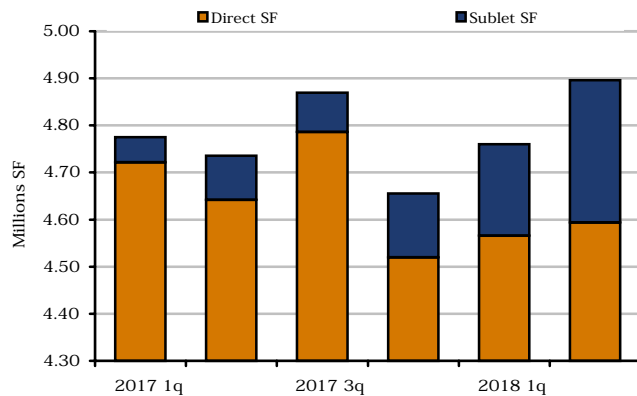
### Historical Analysis, All Classes



Source: CoStar Property®

### Vacant Space

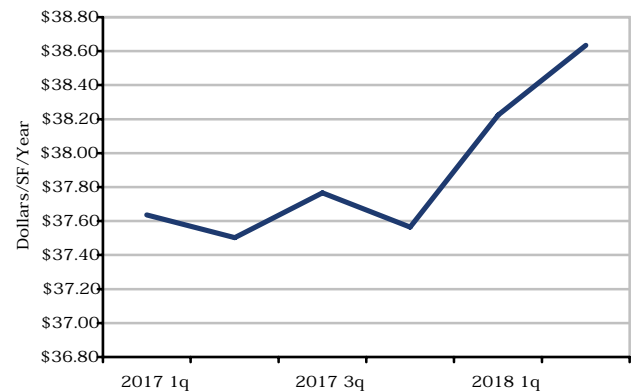
### Historical Analysis, All Classes



Source: CoStar Property®

### Quoted Rental Rates

### Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 2q	1,640	41,231,816	4,896,267	11.9%	(127,690)	1	8,300	8	972,120	\$38.63
2018 1q	1,639	41,223,516	4,760,277	11.5%	(105,172)	0	0	9	980,420	\$38.22
2017 4q	1,639	41,223,516	4,655,105	11.3%	95,152	1	19,570	4	464,509	\$37.56
2017 3q	1,639	41,342,676	4,869,417	11.8%	106,632	3	240,180	4	156,165	\$37.77
2017 2q	1,636	41,102,496	4,735,869	11.5%	155,039	0	0	7	396,345	\$37.50
2017 1q	1,635	40,986,905	4,775,317	11.7%	(135,931)	2	331,073	8	511,936	\$37.64
2016 4q	1,633	40,655,832	4,308,313	10.6%	426,590	1	9,301	9	823,439	\$36.66
2016 3q	1,632	40,646,531	4,725,602	11.6%	220,856	0	0	9	764,953	\$35.84
2016 2q	1,632	40,646,531	4,946,458	12.2%	242,326	1	64,000	8	704,445	\$35.91
2016 1q	1,630	40,576,311	5,118,564	12.6%	173,180	2	355,011	8	726,865	\$36.36
2015 4q	1,630	40,283,734	4,999,167	12.4%	(24,839)	2	110,136	7	872,395	\$35.02
2015 3q	1,626	39,887,353	4,577,947	11.5%	(56,466)	1	25,200	12	1,274,274	\$34.16
2015 2q	1,626	39,863,798	4,497,926	11.3%	69,037	0	0	12	1,293,254	\$34.05
2015 1q	1,629	39,886,233	4,589,398	11.5%	20,740	0	0	9	1,136,146	\$30.88
2014 4q	1,629	39,886,233	4,610,138	11.6%	107,642	1	50,695	8	812,873	\$30.24
2014 3q	1,633	39,924,384	4,755,931	11.9%	(112,505)	0	0	8	799,568	\$30.37

Source: CoStar Property®



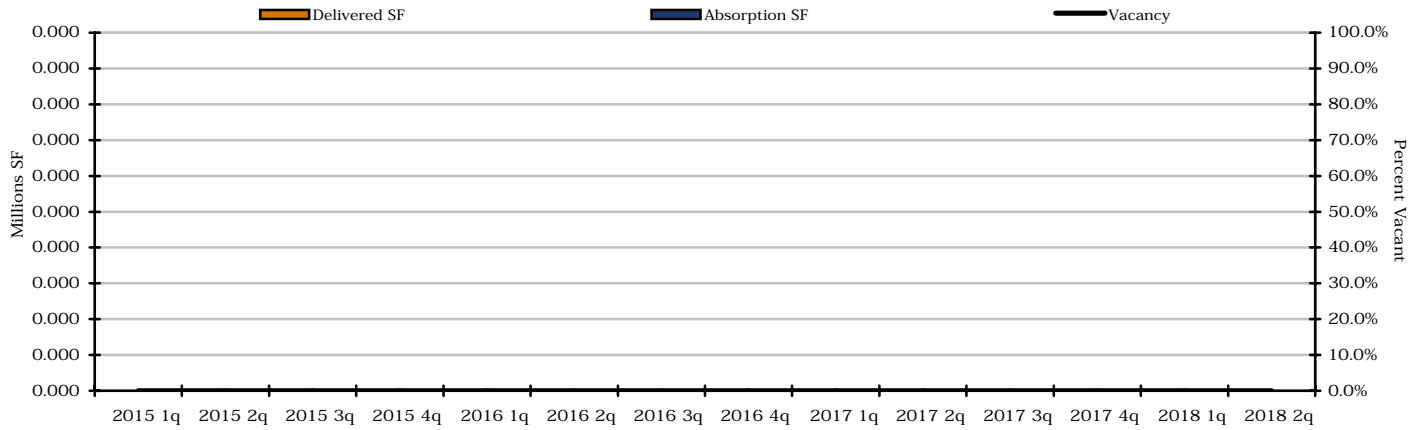
# Los Angeles Office Market

NE LA County Outlying Market

Market Highlights – Class “A, B & C”

## Deliveries, Absorption & Vacancy

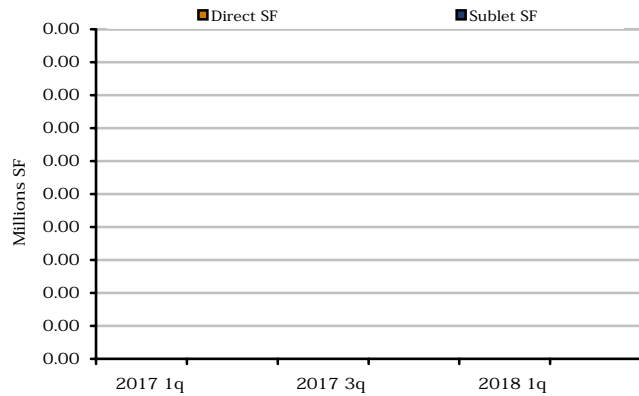
### Historical Analysis, All Classes



Source: CoStar Property®

## Vacant Space

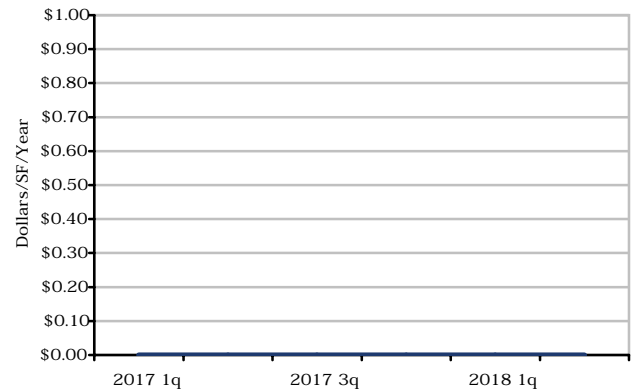
### Historical Analysis, All Classes



Source: CoStar Property®

## Quoted Rental Rates

### Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 2q	2	5,708	0	0.0%	0	0	0	0	0	\$0.00
2018 1q	2	5,708	0	0.0%	0	0	0	0	0	\$0.00
2017 4q	2	5,708	0	0.0%	0	0	0	0	0	\$0.00
2017 3q	2	5,708	0	0.0%	0	0	0	0	0	\$0.00
2017 2q	2	5,708	0	0.0%	0	0	0	0	0	\$0.00
2017 1q	2	5,708	0	0.0%	0	0	0	0	0	\$0.00
2016 4q	2	5,708	0	0.0%	0	0	0	0	0	\$0.00
2016 3q	2	5,708	0	0.0%	0	0	0	0	0	\$0.00
2016 2q	2	5,708	0	0.0%	0	0	0	0	0	\$0.00
2016 1q	2	5,708	0	0.0%	0	0	0	0	0	\$0.00
2015 4q	2	5,708	0	0.0%	0	0	0	0	0	\$0.00
2015 3q	2	5,708	0	0.0%	0	0	0	0	0	\$0.00
2015 2q	2	5,708	0	0.0%	0	0	0	0	0	\$0.00
2015 1q	2	5,708	0	0.0%	0	0	0	0	0	\$0.00
2014 4q	2	5,708	0	0.0%	0	0	0	0	0	\$0.00
2014 3q	2	5,708	0	0.0%	0	0	0	0	0	\$0.00

Source: CoStar Property®

# Los Angeles Office Market

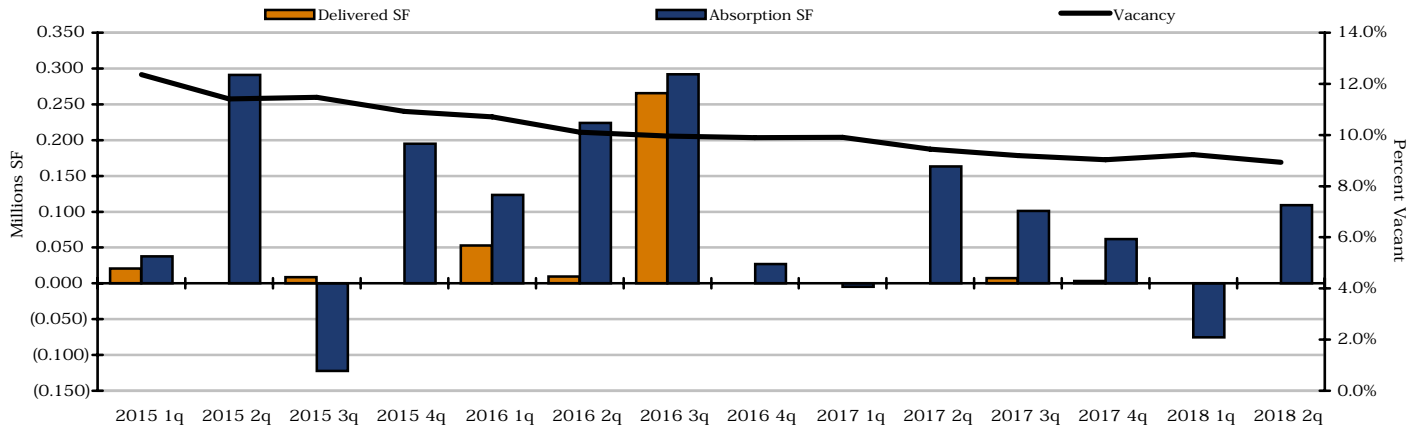


## San Fernando Valley Market

Market Highlights – Class “A, B & C”

### Deliveries, Absorption & Vacancy

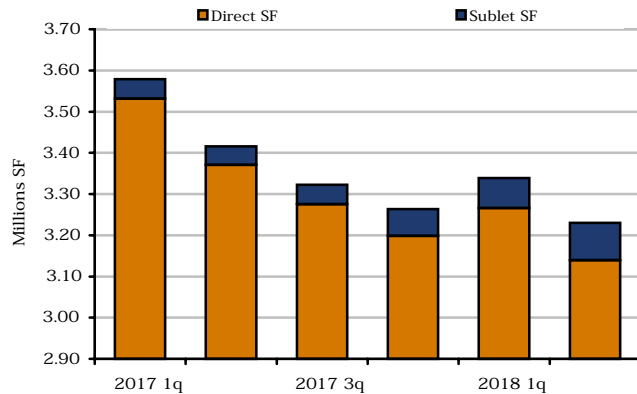
### Historical Analysis, All Classes



Source: CoStar Property®

### Vacant Space

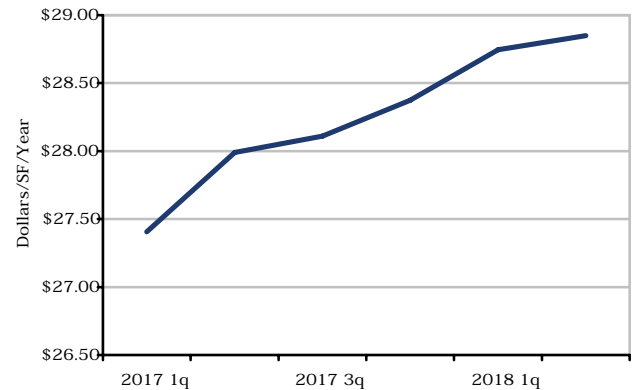
### Historical Analysis, All Classes



Source: CoStar Property®

### Quoted Rental Rates

### Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 2q	1,507	36,149,115	3,229,740	8.9%	108,979	0	0	2	344,973	\$28.85
2018 1q	1,507	36,149,115	3,338,719	9.2%	(75,262)	0	0	2	344,973	\$28.75
2017 4q	1,507	36,149,115	3,263,457	9.0%	61,865	1	3,060	2	344,973	\$28.37
2017 3q	1,506	36,146,055	3,322,262	9.2%	100,915	1	7,400	1	3,060	\$28.11
2017 2q	1,505	36,138,655	3,415,777	9.5%	163,133	0	0	2	10,460	\$27.99
2017 1q	1,505	36,138,655	3,578,910	9.9%	(4,594)	0	0	2	10,460	\$27.41
2016 4q	1,505	36,138,655	3,574,316	9.9%	26,763	0	0	1	3,060	\$27.56
2016 3q	1,505	36,138,655	3,601,079	10.0%	291,896	3	265,398	0	0	\$27.38
2016 2q	1,502	35,873,257	3,627,577	10.1%	224,149	1	9,600	3	265,398	\$27.12
2016 1q	1,501	35,863,657	3,842,126	10.7%	123,491	1	53,000	4	274,998	\$26.61
2015 4q	1,500	35,810,657	3,912,617	10.9%	194,956	0	0	4	185,578	\$25.84
2015 3q	1,500	35,810,657	4,107,573	11.5%	(122,322)	1	8,600	4	185,578	\$25.54
2015 2q	1,500	35,926,057	4,100,651	11.4%	290,809	0	0	4	184,578	\$25.45
2015 1q	1,501	35,984,896	4,450,299	12.4%	37,760	1	20,854	4	184,578	\$25.22
2014 4q	1,500	35,964,042	4,467,205	12.4%	(152,291)	0	0	4	200,432	\$25.33
2014 3q	1,500	35,964,042	4,314,914	12.0%	187,478	0	0	3	82,454	\$25.16

Source: CoStar Property®



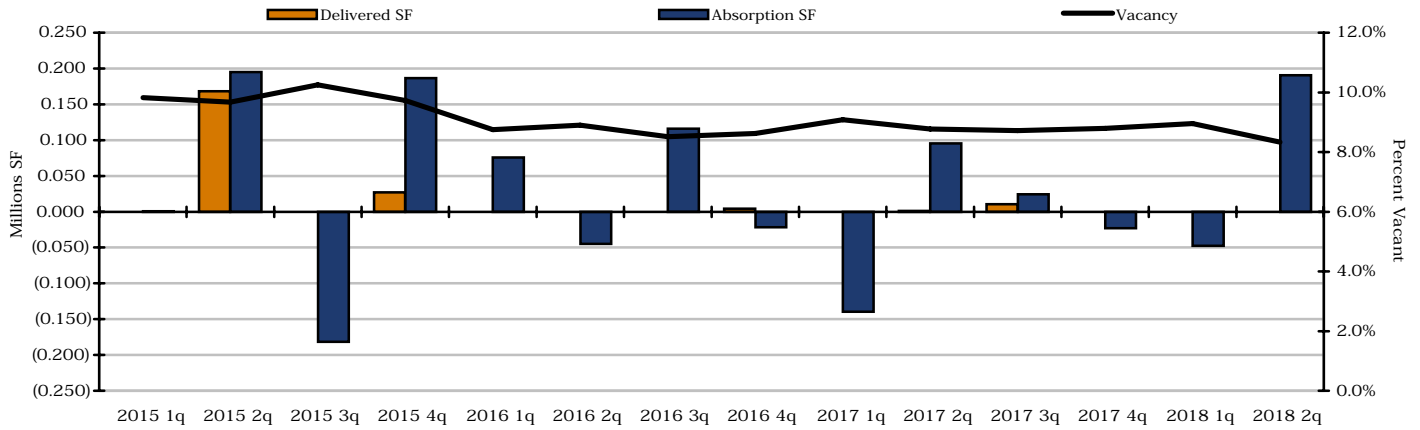
# Los Angeles Office Market

## San Gabriel Valley Market

Market Highlights – Class “A, B & C”

### Deliveries, Absorption & Vacancy

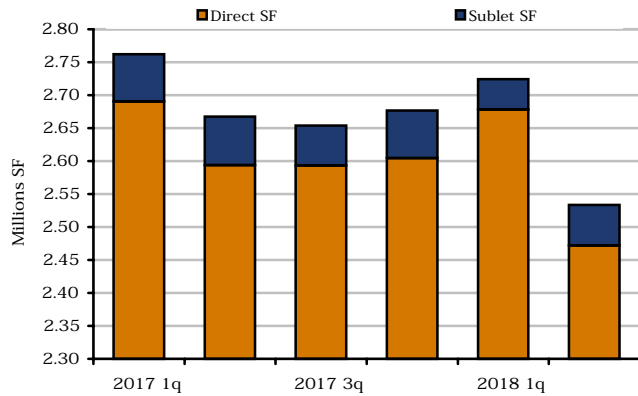
### Historical Analysis, All Classes



Source: CoStar Property®

### Vacant Space

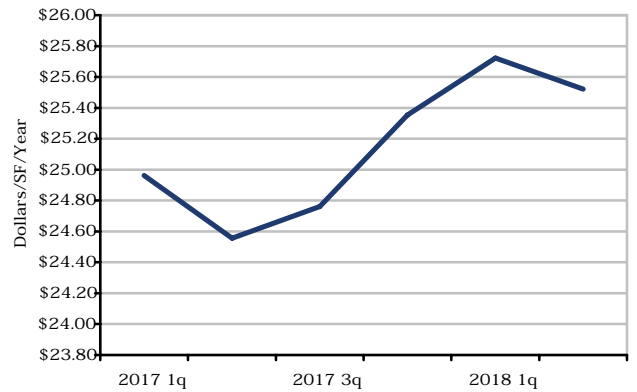
### Historical Analysis, All Classes



Source: CoStar Property®

### Quoted Rental Rates

### Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 2q	2,042	30,425,202	2,533,710	8.3%	190,740	0	0	3	87,200	\$25.52
2018 1q	2,042	30,425,202	2,724,450	9.0%	(47,632)	0	0	3	87,200	\$25.72
2017 4q	2,042	30,425,202	2,676,818	8.8%	(22,982)	0	0	3	87,200	\$25.35
2017 3q	2,042	30,425,202	2,653,836	8.7%	24,242	2	10,599	3	87,200	\$24.76
2017 2q	2,040	30,414,603	2,667,479	8.8%	95,412	1	950	4	82,599	\$24.56
2017 1q	2,039	30,413,653	2,761,941	9.1%	(139,648)	0	0	5	83,549	\$24.96
2016 4q	2,039	30,413,653	2,622,293	8.6%	(21,885)	2	4,057	5	83,549	\$24.99
2016 3q	2,036	30,402,539	2,589,294	8.5%	115,962	0	0	6	84,064	\$24.54
2016 2q	2,036	30,402,539	2,705,256	8.9%	(45,005)	0	0	5	83,114	\$24.45
2016 1q	2,036	30,402,539	2,660,251	8.8%	75,866	0	0	5	83,114	\$24.51
2015 4q	2,038	30,647,581	2,981,159	9.7%	186,585	1	26,964	4	81,957	\$24.34
2015 3q	2,037	30,620,617	3,140,780	10.3%	(181,466)	0	0	3	36,921	\$23.77
2015 2q	2,038	30,625,109	2,963,806	9.7%	195,077	1	168,036	2	29,864	\$23.58
2015 1q	2,038	30,458,801	2,992,575	9.8%	460	0	0	3	197,900	\$23.56
2014 4q	2,038	30,458,801	2,993,035	9.8%	182,325	0	0	1	168,036	\$23.25
2014 3q	2,038	30,458,801	3,175,360	10.4%	(72,373)	2	24,380	1	168,036	\$23.22

Source: CoStar Property®

# Los Angeles Office Market

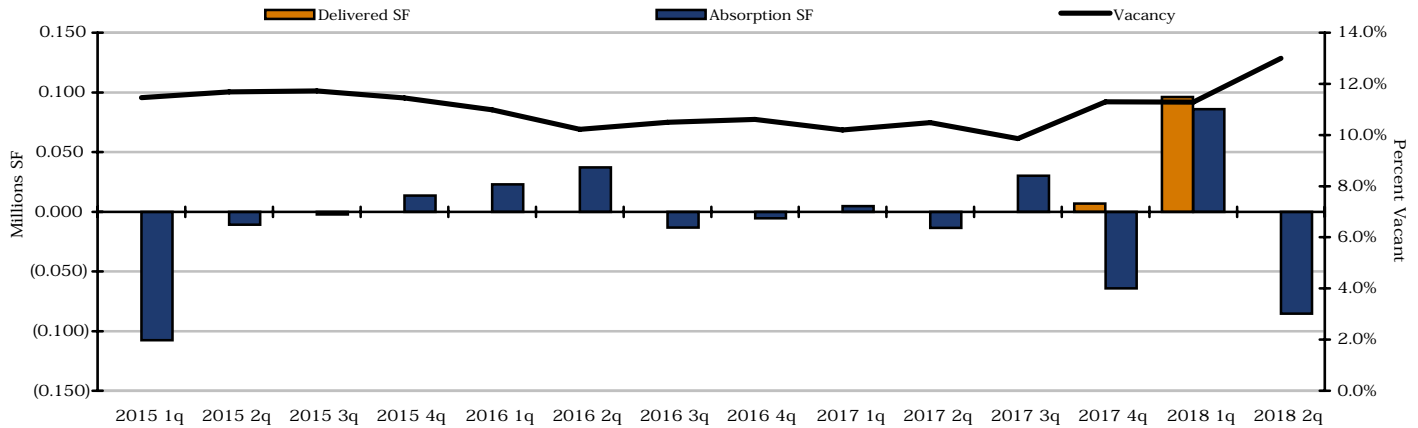


## Santa Clarita Valley Market

Market Highlights – Class “A, B & C”

### Deliveries, Absorption & Vacancy

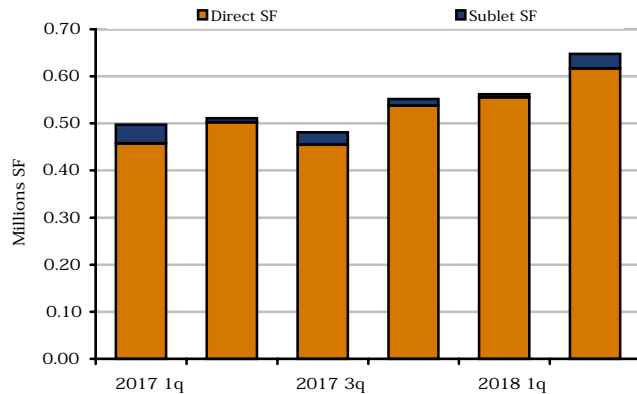
### Historical Analysis, All Classes



Source: CoStar Property®

### Vacant Space

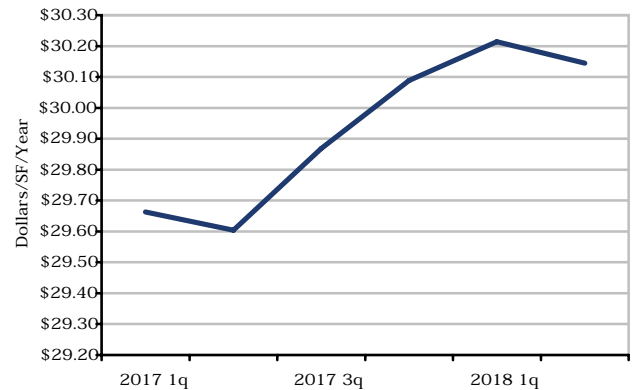
### Historical Analysis, All Classes



Source: CoStar Property®

### Quoted Rental Rates

### Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 2q	228	4,980,596	647,710	13.0%	(85,501)	0	0	3	263,000	\$30.14
2018 1q	228	4,980,596	562,209	11.3%	85,970	1	96,115	3	263,000	\$30.21
2017 4q	227	4,884,481	552,064	11.3%	(64,213)	1	6,899	3	303,115	\$30.09
2017 3q	226	4,877,582	480,952	9.9%	30,150	0	0	4	310,014	\$29.87
2017 2q	226	4,877,582	511,102	10.5%	(13,499)	0	0	4	310,014	\$29.60
2017 1q	226	4,877,582	497,603	10.2%	4,789	0	0	2	266,115	\$29.66
2016 4q	227	4,894,355	519,165	10.6%	(5,496)	0	0	2	266,115	\$29.79
2016 3q	227	4,894,355	513,669	10.5%	(13,300)	0	0	0	0	\$29.55
2016 2q	227	4,894,355	500,369	10.2%	37,167	0	0	0	0	\$29.49
2016 1q	227	4,894,355	537,536	11.0%	22,793	0	0	0	0	\$28.73
2015 4q	227	4,894,355	560,329	11.4%	13,630	0	0	0	0	\$29.15
2015 3q	227	4,894,355	573,959	11.7%	(2,258)	0	0	0	0	\$28.99
2015 2q	227	4,894,355	571,701	11.7%	(10,945)	0	0	0	0	\$28.55
2015 1q	227	4,894,355	560,756	11.5%	(107,762)	0	0	0	0	\$28.68
2014 4q	227	4,894,355	452,994	9.3%	(13,084)	0	0	0	0	\$29.04
2014 3q	226	4,893,816	439,371	9.0%	44,660	0	0	1	539	\$29.21

Source: CoStar Property®



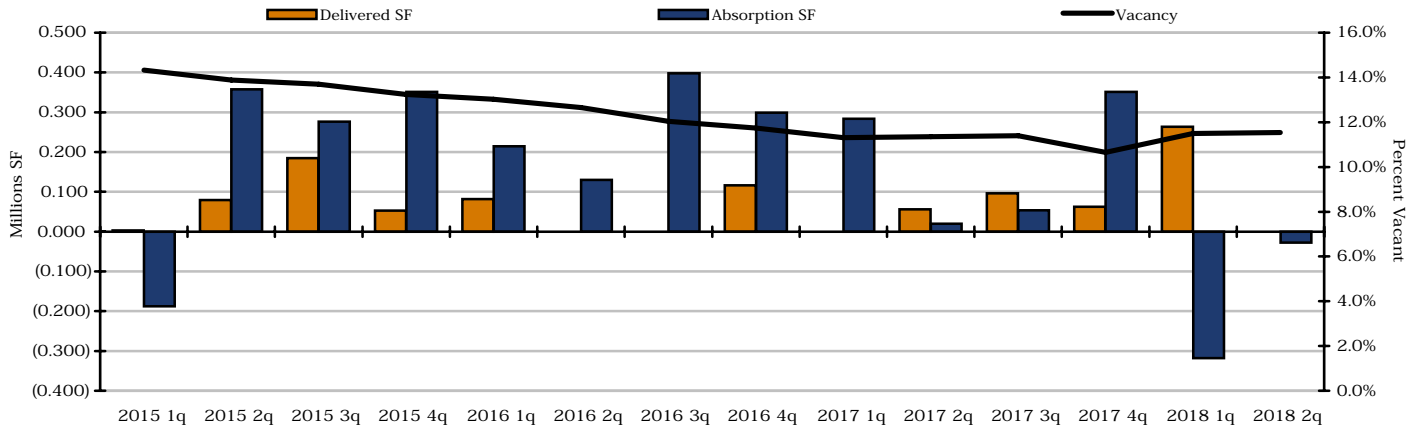
# Los Angeles Office Market

## South Bay Market

Market Highlights – Class “A, B & C”

### Deliveries, Absorption & Vacancy

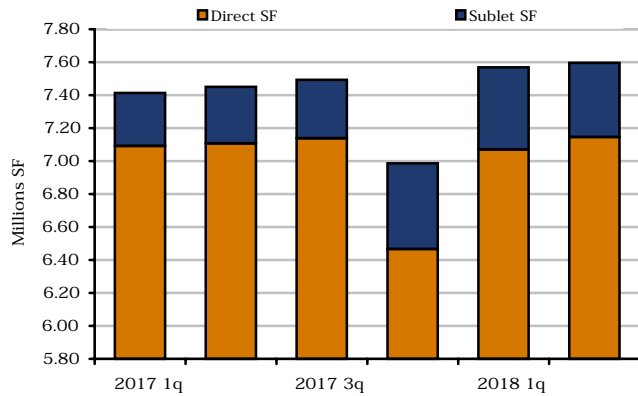
### Historical Analysis, All Classes



Source: CoStar Property®

### Vacant Space

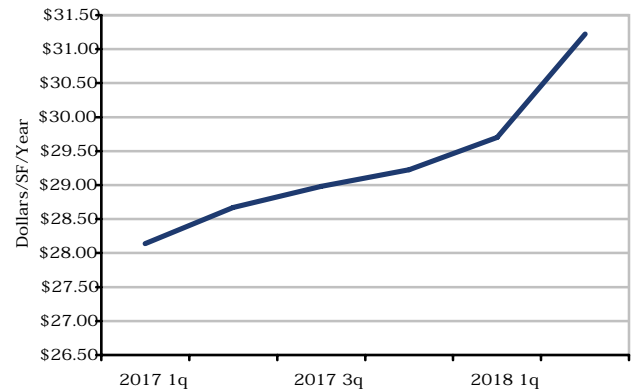
#### Historical Analysis, All Classes



Source: CoStar Property®

### Quoted Rental Rates

#### Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 2q	2,619	65,838,341	7,595,379	11.5%	(27,270)	0	0	12	931,582	\$31.22
2018 1q	2,619	65,838,341	7,568,109	11.5%	(318,167)	3	263,851	12	931,582	\$29.70
2017 4q	2,616	65,574,490	6,986,091	10.7%	350,967	4	62,302	10	1,001,220	\$29.23
2017 3q	2,613	65,730,039	7,492,607	11.4%	53,594	6	96,027	13	1,052,522	\$28.98
2017 2q	2,607	65,634,012	7,450,174	11.4%	19,793	4	56,237	19	1,148,549	\$28.67
2017 1q	2,603	65,577,775	7,413,730	11.3%	283,903	0	0	19	1,058,659	\$28.14
2016 4q	2,603	65,577,775	7,697,633	11.7%	299,303	3	116,117	15	282,553	\$27.00
2016 3q	2,600	65,461,658	7,880,819	12.0%	398,255	0	0	13	259,346	\$27.45
2016 2q	2,600	65,461,658	8,279,074	12.6%	129,827	0	0	10	201,254	\$27.38
2016 1q	2,604	65,595,286	8,542,529	13.0%	214,160	3	81,628	10	201,254	\$27.05
2015 4q	2,601	65,513,658	8,675,061	13.2%	351,411	5	52,649	12	272,950	\$26.75
2015 3q	2,595	65,458,041	8,970,855	13.7%	276,566	14	184,580	15	307,922	\$26.51
2015 2q	2,581	65,273,461	9,062,841	13.9%	357,483	2	79,674	23	317,268	\$25.93
2015 1q	2,579	65,192,863	9,339,726	14.3%	(188,024)	1	3,300	21	362,911	\$25.70
2014 4q	2,579	65,299,563	9,258,402	14.2%	100,494	1	38,790	19	289,140	\$25.69
2014 3q	2,577	65,253,693	9,313,026	14.3%	179,936	2	123,000	20	316,024	\$25.41

Source: CoStar Property®

# Los Angeles Office Market

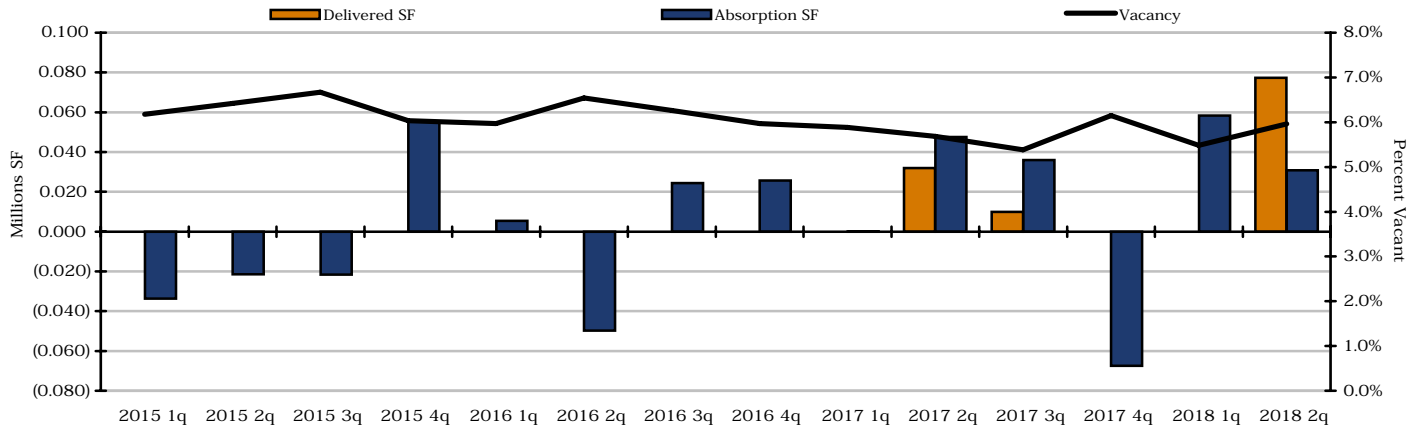


## Southeast Los Angeles Market

Market Highlights – Class "A, B & C"

### Deliveries, Absorption & Vacancy

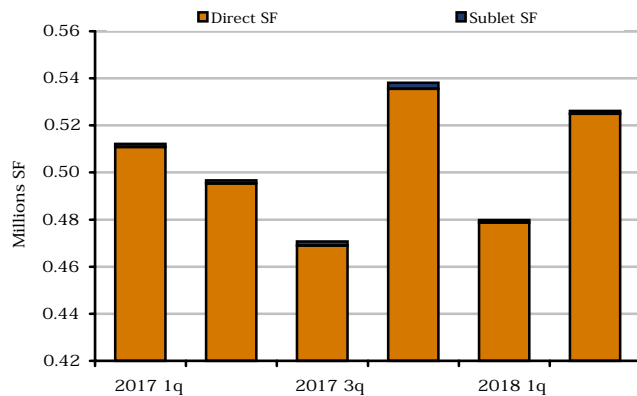
### Historical Analysis, All Classes



Source: CoStar Property®

### Vacant Space

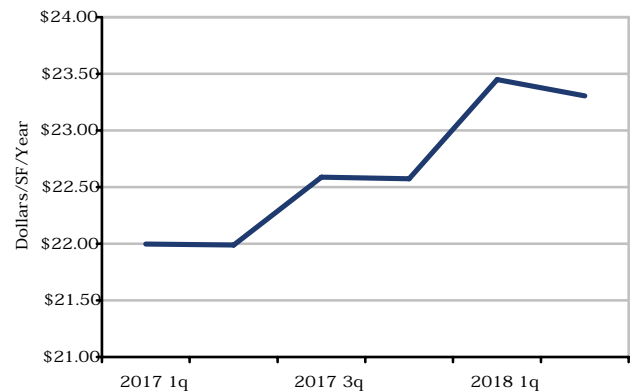
### Historical Analysis, All Classes



Source: CoStar Property®

### Quoted Rental Rates

### Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 2q	643	8,824,268	526,201	6.0%	30,868	1	77,250	0	0	\$23.31
2018 1q	642	8,747,018	479,819	5.5%	58,276	0	0	1	77,250	\$23.45
2017 4q	642	8,747,018	538,095	6.2%	(67,399)	0	0	1	77,250	\$22.57
2017 3q	642	8,747,018	470,696	5.4%	35,955	1	9,950	1	77,250	\$22.59
2017 2q	641	8,737,068	496,701	5.7%	47,517	1	32,000	2	87,200	\$21.99
2017 1q	640	8,705,068	512,218	5.9%	172	0	0	3	119,200	\$22.00
2016 4q	641	8,712,612	519,934	6.0%	25,633	0	0	3	119,200	\$21.77
2016 3q	641	8,712,612	545,567	6.3%	24,432	0	0	2	109,250	\$21.42
2016 2q	641	8,712,612	569,999	6.5%	(49,731)	0	0	2	109,250	\$21.73
2016 1q	641	8,712,612	520,268	6.0%	5,392	0	0	1	77,250	\$21.91
2015 4q	641	8,712,612	525,660	6.0%	55,277	0	0	0	0	\$22.10
2015 3q	641	8,712,612	580,937	6.7%	(21,569)	0	0	0	0	\$21.52
2015 2q	641	8,712,612	559,368	6.4%	(21,413)	0	0	0	0	\$21.03
2015 1q	641	8,712,612	537,955	6.2%	(33,618)	0	0	0	0	\$20.69
2014 4q	641	8,712,612	504,337	5.8%	(7,043)	0	0	0	0	\$21.54
2014 3q	642	8,765,172	549,854	6.3%	(5,596)	0	0	0	0	\$20.89

Source: CoStar Property®



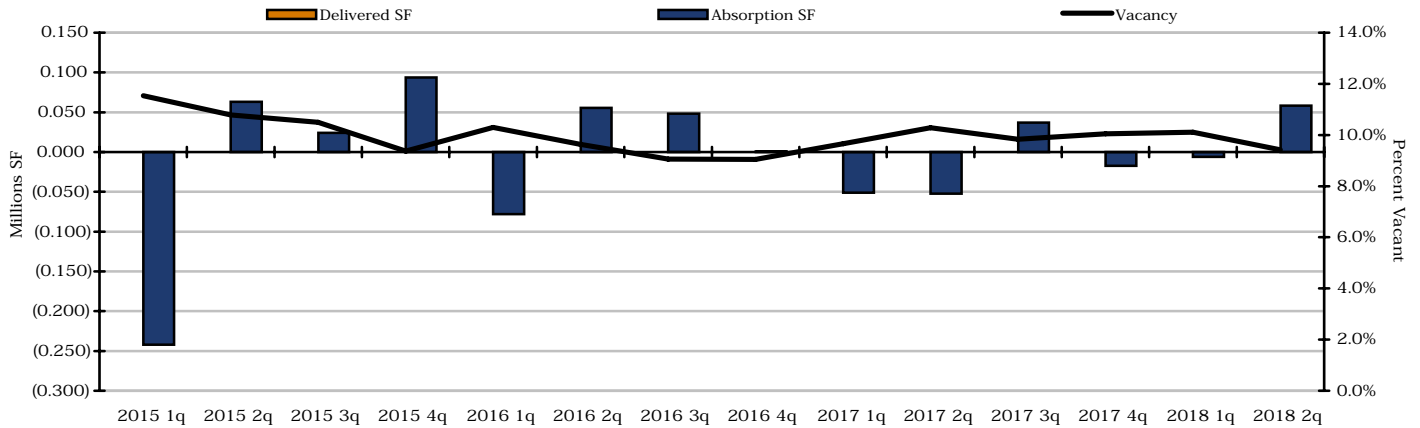
# Los Angeles Office Market

## Ventura North Market

Market Highlights – Class “A, B & C”

### Deliveries, Absorption & Vacancy

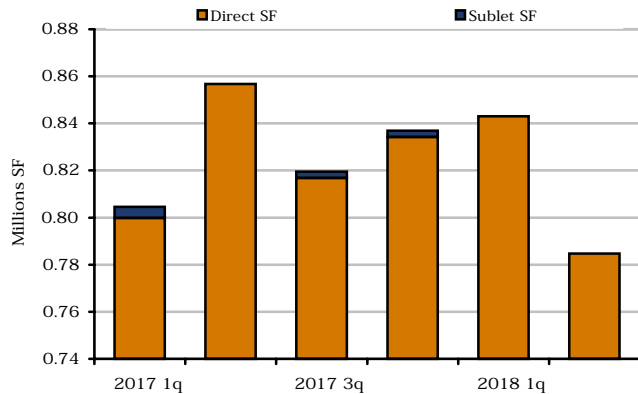
### Historical Analysis, All Classes



Source: CoStar Property®

### Vacant Space

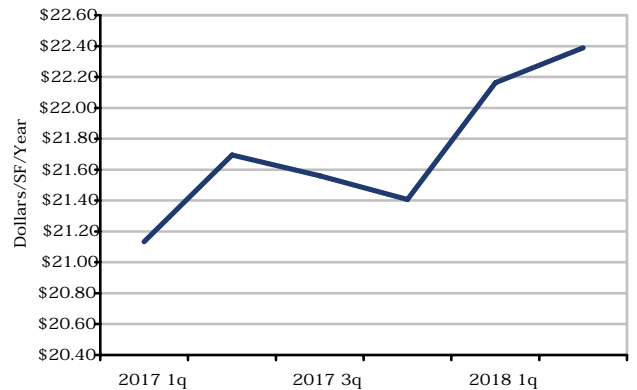
### Historical Analysis, All Classes



Source: CoStar Property®

### Quoted Rental Rates

### Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 2q	822	8,333,690	784,665	9.4%	58,310	0	0	0	0	\$22.39
2018 1q	822	8,333,690	842,975	10.1%	(6,022)	0	0	0	0	\$22.16
2017 4q	822	8,333,690	836,953	10.0%	(17,386)	0	0	0	0	\$21.41
2017 3q	822	8,333,690	819,567	9.8%	37,170	0	0	0	0	\$21.56
2017 2q	822	8,333,690	856,737	10.3%	(52,211)	0	0	0	0	\$21.69
2017 1q	822	8,333,690	804,526	9.7%	(51,069)	0	0	0	0	\$21.13
2016 4q	822	8,333,690	753,457	9.0%	979	0	0	0	0	\$21.04
2016 3q	822	8,333,690	754,436	9.1%	48,419	0	0	0	0	\$20.95
2016 2q	822	8,333,690	802,855	9.6%	55,476	0	0	0	0	\$20.96
2016 1q	822	8,333,690	858,331	10.3%	(77,816)	0	0	0	0	\$21.06
2015 4q	822	8,333,690	780,515	9.4%	93,800	0	0	0	0	\$21.42
2015 3q	822	8,333,690	874,315	10.5%	24,058	0	0	0	0	\$21.04
2015 2q	822	8,333,690	898,373	10.8%	63,286	0	0	0	0	\$21.16
2015 1q	822	8,333,690	961,659	11.5%	(242,071)	0	0	0	0	\$21.24
2014 4q	822	8,333,690	719,588	8.6%	7,383	0	0	0	0	\$21.47
2014 3q	825	8,343,938	737,219	8.8%	11,523	0	0	0	0	\$20.86

Source: CoStar Property®



# Los Angeles Office Market

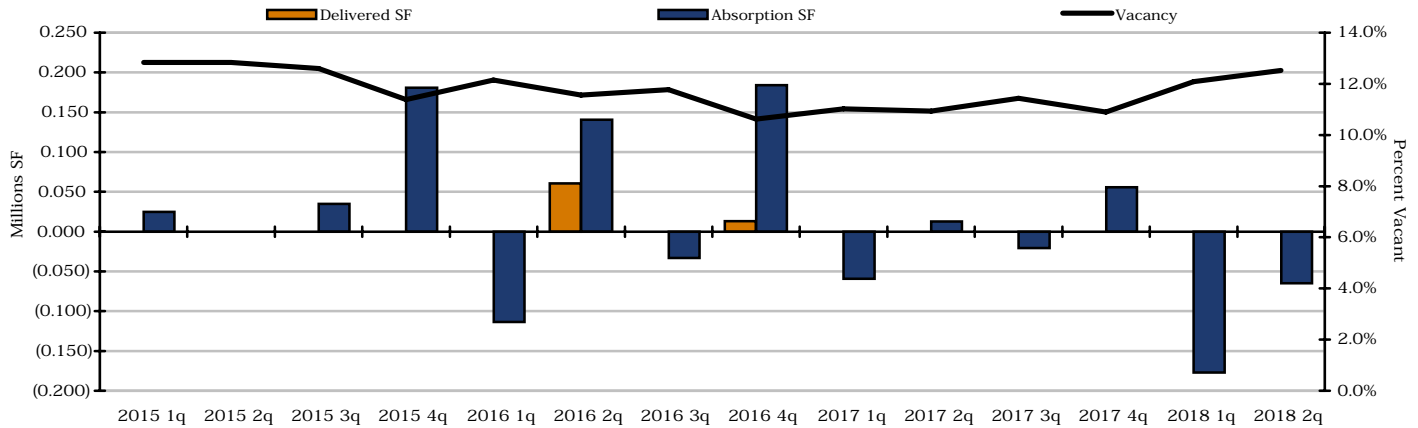


## Ventura South Market

Market Highlights – Class “A, B & C”

### Deliveries, Absorption & Vacancy

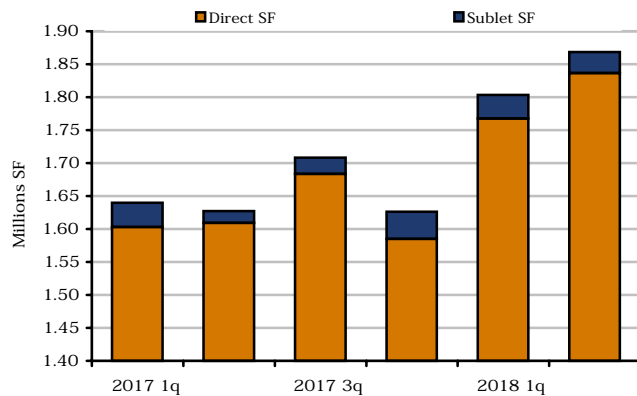
### Historical Analysis, All Classes



Source: CoStar Property®

### Vacant Space

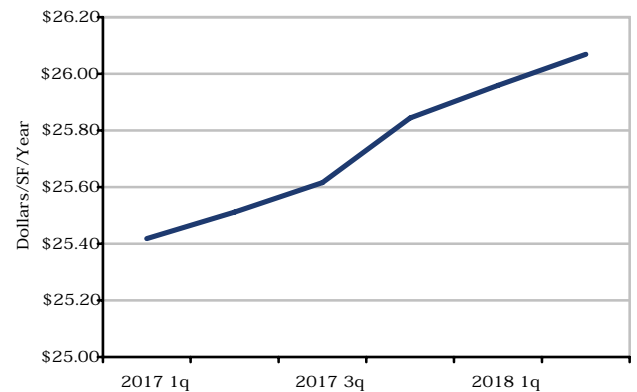
### Historical Analysis, All Classes



Source: CoStar Property®

### Quoted Rental Rates

### Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 2q	802	14,918,854	1,868,483	12.5%	(64,846)	0	0	1	25,000	\$26.07
2018 1q	802	14,918,854	1,803,637	12.1%	(177,186)	0	0	1	25,000	\$25.96
2017 4q	802	14,918,854	1,626,451	10.9%	55,926	0	0	1	25,000	\$25.84
2017 3q	803	14,944,694	1,708,217	11.4%	(20,656)	0	0	0	0	\$25.62
2017 2q	802	14,884,227	1,627,094	10.9%	12,617	0	0	1	60,467	\$25.51
2017 1q	802	14,884,227	1,639,711	11.0%	(59,101)	0	0	1	60,467	\$25.42
2016 4q	802	14,884,227	1,580,610	10.6%	184,156	1	13,265	1	60,467	\$26.13
2016 3q	801	14,870,962	1,751,501	11.8%	(33,000)	0	0	2	73,732	\$25.77
2016 2q	801	14,870,962	1,718,501	11.6%	140,694	1	60,466	1	13,265	\$25.02
2016 1q	800	14,810,496	1,798,729	12.1%	(113,443)	0	0	2	73,731	\$24.34
2015 4q	800	14,810,496	1,685,286	11.4%	180,980	0	0	2	73,731	\$24.37
2015 3q	800	14,810,496	1,866,266	12.6%	34,678	0	0	1	60,466	\$24.21
2015 2q	800	14,810,496	1,900,944	12.8%	(156)	0	0	1	60,466	\$24.08
2015 1q	800	14,810,496	1,900,788	12.8%	24,898	0	0	1	60,466	\$23.59
2014 4q	800	14,810,496	1,925,686	13.0%	106,309	0	0	1	60,466	\$23.48
2014 3q	800	14,810,496	2,031,995	13.7%	22,169	1	12,000	1	60,466	\$23.58

Source: CoStar Property®



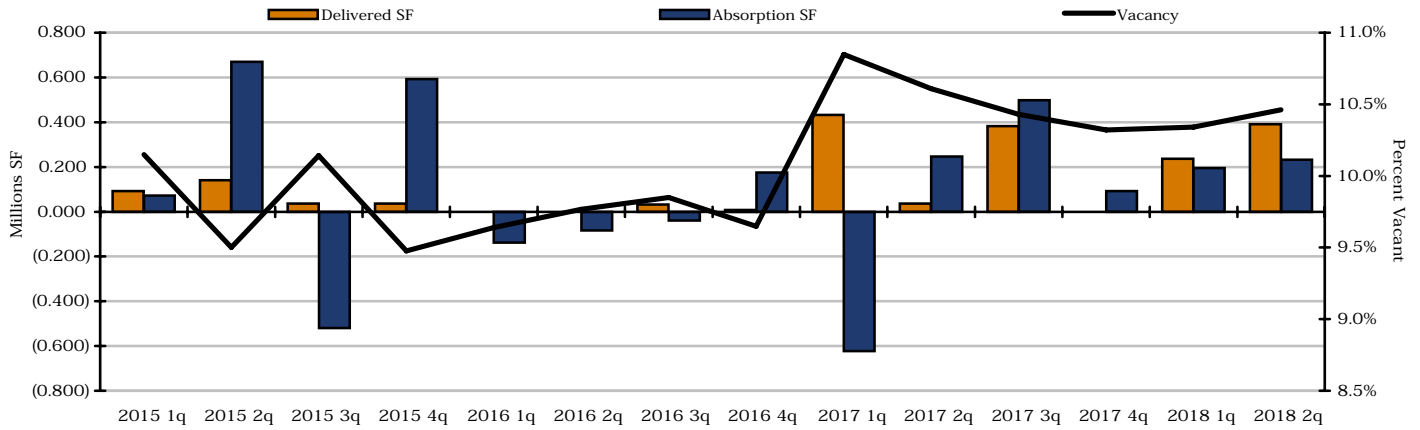
# Los Angeles Office Market

## West Los Angeles Market

Market Highlights – Class “A, B & C”

### Deliveries, Absorption & Vacancy

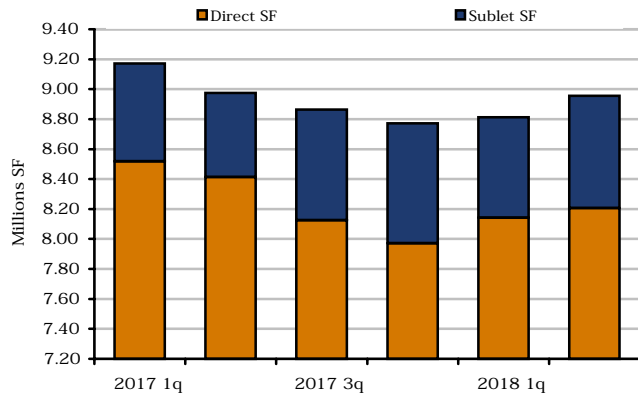
### Historical Analysis, All Classes



Source: CoStar Property®

### Vacant Space

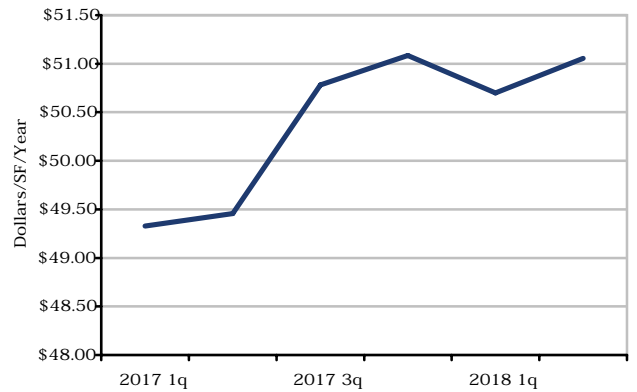
#### Historical Analysis, All Classes



Source: CoStar Property®

### Quoted Rental Rates

#### Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 2q	2,884	85,608,681	8,956,225	10.5%	232,091	7	391,213	15	1,237,185	\$51.06
2018 1q	2,878	85,233,438	8,813,073	10.3%	195,539	5	237,084	22	1,628,398	\$50.70
2017 4q	2,872	84,989,118	8,771,528	10.3%	92,414	0	0	25	1,597,569	\$51.09
2017 3q	2,872	84,989,118	8,863,942	10.4%	497,680	2	382,952	23	1,495,066	\$50.78
2017 2q	2,870	84,610,402	8,975,670	10.6%	246,268	2	35,950	20	1,509,396	\$49.46
2017 1q	2,866	84,552,816	9,171,588	10.8%	(622,924)	4	433,026	19	1,359,599	\$49.33
2016 4q	2,862	84,119,790	8,115,638	9.6%	175,654	2	7,363	17	1,516,474	\$47.75
2016 3q	2,860	84,112,427	8,283,929	9.8%	(39,215)	2	32,063	17	1,464,541	\$46.70
2016 2q	2,858	84,080,364	8,212,651	9.8%	(83,263)	0	0	16	889,252	\$45.79
2016 1q	2,857	84,053,964	8,102,988	9.6%	(137,311)	0	0	13	797,906	\$46.01
2015 4q	2,858	84,061,200	7,965,677	9.5%	592,561	1	36,392	8	552,693	\$45.30
2015 3q	2,857	84,024,808	8,521,846	10.1%	(519,344)	1	36,438	8	572,248	\$45.27
2015 2q	2,857	84,003,370	7,981,064	9.5%	670,044	4	140,592	8	582,286	\$44.48
2015 1q	2,853	83,862,778	8,510,516	10.1%	72,710	4	92,341	10	668,015	\$43.03
2014 4q	2,849	83,770,437	8,490,885	10.1%	544,892	1	12,730	12	341,576	\$42.77
2014 3q	2,847	83,747,707	9,013,047	10.8%	286,131	1	9,686	13	355,306	\$41.48

Source: CoStar Property®