



SIGNIFICANT LEASE DEALS

Address	Submarket/City	SF	Tenant
680 E. Colorado Blvd	Pasadena	48,831	-
500 N. Brand Ave	Glendale	26,363	Industrious
80 S. Lake Ave	Pasadena	4,610	Alan B. Snitzer

SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
Submarket	Type of Sale	Cap Rate	Class	Seller
800 N. Brand Blvd	\$160,000,000	\$303.41	527,336	Beacon Capital Partners
Glendale	Investment	-	Class A	Piedmont Office Rlty Tr
301 N. Lake Ave	\$82,000,000	\$361.13	227,067	Parker Pac Grp/Rockwood
Pasadena	Investment	-	Class A	Washington Cap Mgmt
70 S. Lake Ave	\$44,000,000	\$377.82	116,458	Jade Enterprises
Pasadena	Investment	-	Class A	Prospect Ridge Advisors

LARGEST DELIVERIES


Address	Submarket/City	SF	Developer
-	-	-	-
-	-	-	-
-	-	-	-


LARGEST UNDER CONSTRUCTION


Address	Submarket/City	SF	Delivery Date
380 E. Union St	Pasadena	82,000	December 2019
500 E. Colorado St	Glendale	39,067	September 2019
-	-	-	-

TOTAL OFFICE MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q4 2018	12.2%	\$37.56	154,617	19,503,386	121,067
Q3 2018	13.0%	\$35.88	34,379	19,503,386	121,067
Q2 2018	13.2%	\$35.40	(16,630)	19,503,386	121,067
Q1 2018	13.1%	\$35.16	(101,027)	19,503,386	0
Q4 2017	12.6%	\$35.40	(125,776)	19,503,386	0

 **154,617** NET ABSORPTION SF

 **12.2%** VACANCY 2,380,065 SF

 **\$37.56** AVG. ASKING RATE PSF

 **0** DELIVERIES 0 Buildings

 **121,067** UNDER CONSTRUCTION 2 Buildings

RENE SOTO Principal

Tenant demand has recorded negative for the 3rd time in the past 4 quarters. While demand for large blocks of space remained stagnate, the investment market continued to trade at a high velocity, with Glendale as the most active area. Glendale sustained the largest vacancy increase due to Nestle, Disney and Yellow Pages giving back over 500,000 SF, however overall vacancy in the Tri-Cities remained relatively flat. Lack of new construction continues to stabilize rents, with Pasadena & Burbank posting highest rates. This market remains attractive to investors interested in core assets & value add opportunities.