



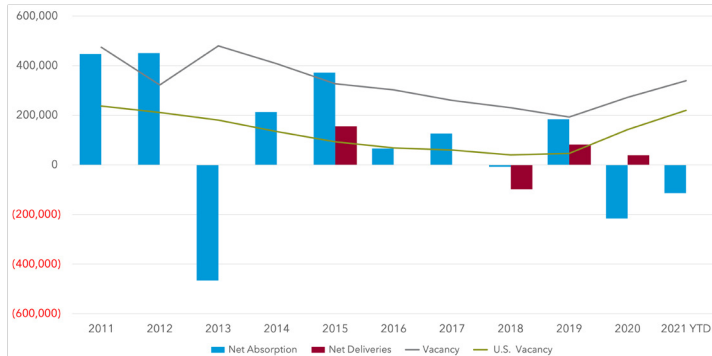
### OFFICE MARKET OVERVIEW

COLLEEN CAREY, *Founding Principal*

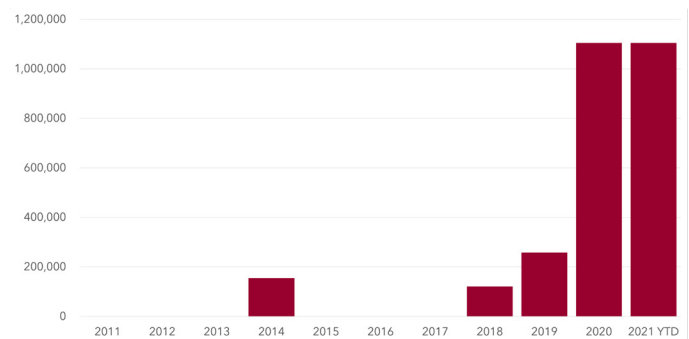
The Tri-Cities office leasing market showed small signs of recovery in Q3 as net absorption turned positive after 4 quarters of negative absorption. Vacancy rates dropped slightly, and lease rates remained steady. The largest lease transaction was a 26,000 SF sublease at 100 W. Walnut in Pasadena. CIT, a sublessor of Parsons Engineering, sub-subleased 26,000 SF to NEAR (formerly Uber Media). The Burbank Empire Center, a 234,000 SF Class A Office complex was sold by UBS to Prospect Ridge Partners for a rate of \$455/SF. 2 North Lake in Pasadena, a 203,911 SF Class A, sold in bankruptcy for \$348/SF.

MARKET INDICATORS	Q3 2021	Q2 2021	Q1 2021	Q4 2020	Q3 2020
▲ 12 Mo. Net Absorption SF	65,895	(86,823)	(57,043)	(241,662)	(77,591)
▼ Vacancy Rate	13.9%	14.2%	13.8%	13.5%	12.3%
▼ Avg FSG Asking Rate PSF	\$41.16	\$41.28	\$41.52	\$41.16	\$40.80
◀▶ SF Under Construction	1,104,726	1,104,726	1,104,726	1,104,726	1,104,726
◀▶ Inventory SF	19,738,641	19,738,641	19,738,641	19,738,641	19,738,641

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2 N Lake Avenue Pasadena, CA	203,911 SF	\$70,997,704 \$348.18 PSF	Charles Company Kin Hui	Class A
2400 Empire Avenue Burbank, CA	134,784 SF	\$63,975,024 \$474.65 PSF	Prospect Ridge Advisors, LLC UBS Realty Investors, LLC	Class A
2350 Empire Avenue Burbank, CA	99,125 SF	\$42,684,976 \$430.62 PSF	Prospect Ridge Advisors, LLC UBS Realty Investors, LLC	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
301 N Lake Avenue Pasadena, CA	8,873 SF	Barker Pacific Group	Raymond James	Investment Banking
100 W. Walnut Pasadena, CA	26,000 SF	Parsons Engineering	NEAR	Media
700 N Central Avenue Glendale, CA	6,537 SF	Harbor Associates, LLC	S&F Hospice and Post Acute Care Co.	Healthcare

