



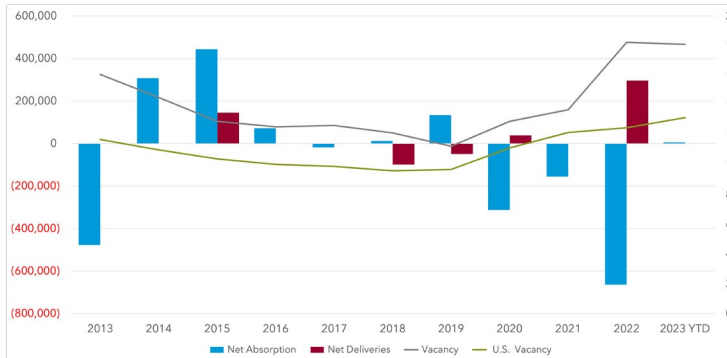
### OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

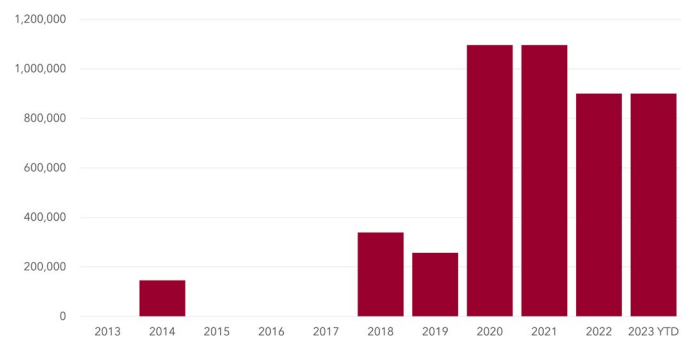
With no sales for two consecutive quarters and zero deliverables over one year, the pains felt by the rest of the LA office market have reached the Tri City Class A, office market. Vacancy has crept up to 18.2%, well over LA's 15.1%, along with negative net absorption. Overall Pasadena performed better with positive net absorption and lower vacancy, but Burbank and Glendale had double-digit vacancy (11.3% and 24.6%, respectively) and negative net absorption. Rising vacancy rates have caused rents to stagnate at \$3.65, driven by remote work and companies relocating/downsizing. This market is still highly desirable and will be first-choice for tenants in the market.

MARKET INDICATORS	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022
▼ 12 Mo. Net Absorption SF	(81,544)	7,726	(345,661)	(183,024)	(73,940)
▲ Vacancy Rate	18.2%	17.7%	17.6%	17.7%	15.6%
◀ ▶ Avg FSG Asking Rate PSF	\$43.76	\$43.76	\$43.93	\$43.69	\$43.10
◀ ▶ SF Under Construction	900,000	900,000	900,000	800,000	800,000
◀ ▶ Inventory SF	20,290,539	20,290,539	20,290,539	20,290,539	20,290,539

### NET ABSORPTION, NET DELIVERIES, & VACANCY



### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
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NONE TO REPORT

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
655 N. Central Avenue Glendale, CA	20,012 SF	Divco West Services LLC	Hurst Media Production Group	Media
3061-3065 N Hollywood Way Burbank, CA	18,750 SF	Overton Moore Properties	Holder Construction, Pankow & TEC Constructors	Construction
801 N. Brand Avenue Glendale, CA	8,300 SF	CBRE Investment Management	Undisclosed	Undisclosed

