



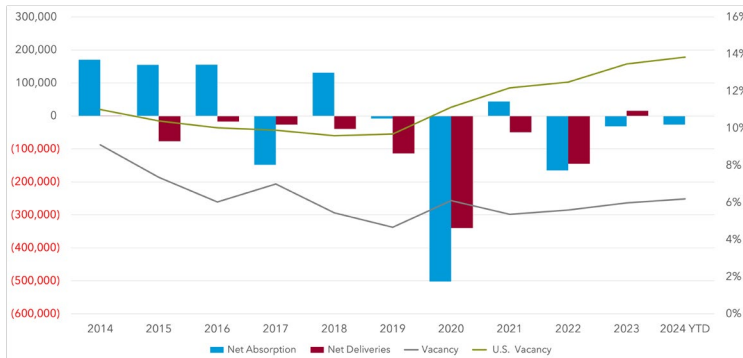
OFFICE MARKET OVERVIEW

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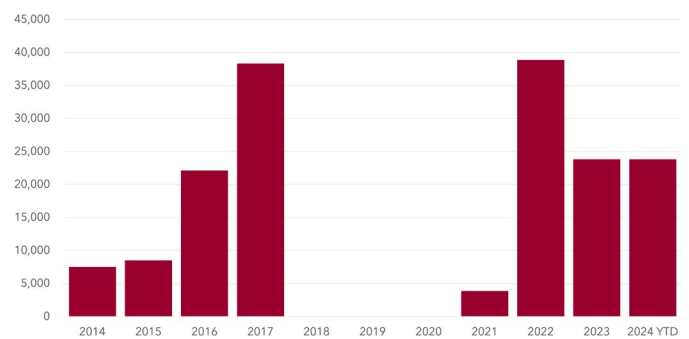
The North Orange County office market saw a slight uptick in vacancy rates, moving from 5.4% in Q4 2023 to 6.1% in Q1 2024, while maintaining a nearly consistent average asking rental rate. Notably, Q1 2024 boasted 70 closed lease deals, which increased from the 45 deals closed in Q4 2023. Moreover, owner-user sales have garnered more transaction volume compared to office investment sales because of heightened interest rates and vacancy concerns.

MARKET INDICATORS	Q1 2024	Q4 2023	Q3 2023	Q2 2023	Q1 2023
▼ 12 Mo. Net Absorption SF	(26,367)	16,160	(18,203)	45,744	(56,911)
▲ Vacancy Rate	6.1%	5.4%	5.9%	5.7%	6.0%
▼ Avg FSG Asking Rate PSF	\$26.30	\$26.36	\$25.68	\$25.57	\$25.50
▲ SF Under Construction	23,800	15,000	15,000	15,000	35,000
▼ Inventory SF	12,171,379	12,238,992	12,229,282	12,229,282	12,209,282

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2445 W. Chapman Avenue Orange, CA	12,234 SF	\$2,850,000 \$232.96 PSF	Payam Farjoodi Thomas Gillen & Associates	Class B
2119 W. Orangewood Avenue Orange, CA	6,719 SF	\$2,450,000 \$364.64 PSF	Steve Schinofen William P. and Lois J. Godfrey	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
701 Kimberly Avenue Placentia, CA	7,438 SF	David Zaslow	Undisclosed	Undisclosed
110 E. Wilshire Avenue Fullerton, CA	5,388 SF	Steve Gozini	Undisclosed	Undisclosed
1501 E. Orangethorpe Avenue Fullerton, CA	4,491 SF	Sofia Stieve	Undisclosed	Undisclosed

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