



### OFFICE MARKET OVERVIEW

MIKE TINGUS, *President*

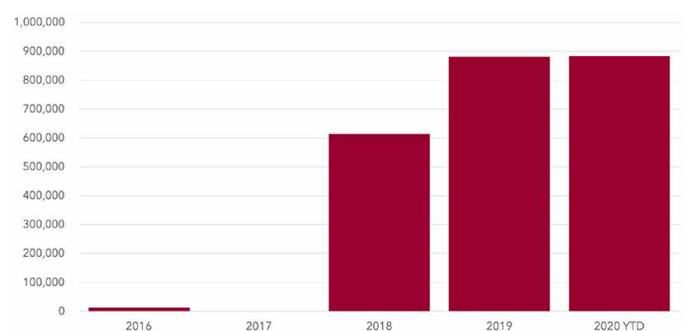
For more than six months companies have adapted to a new way of doing business, one which may be the new normal for a while longer. Total leasing activity, which had fallen from more than 1.1 million SF in the first quarter to 402,676 SF in Q2, gained in Q3 with 794,843 SF. However, the office vacancy rate continued on the same trajectory, reaching 10.2% in the third quarter. Meanwhile, 19 office sales have closed this year, which puts 2020 on pace for a 10-year low in transactions.

MARKET INDICATORS	Q3 2020	Q2 2020	Q1 2020	Q4 2019	Q3 2019
▼ Net Absorption	(656,280) SF	(186,703) SF	(465,950) SF	304,803 SF	31,695 SF
▲ Vacancy Rate	10.2%	9.4%	9.3%	8.8%	9.3%
▼ Avg NNN Asking Rate	\$34.32 PSF	\$34.68 PSF	\$34.56 PSF	\$33.96 PSF	\$33.72 PSF
▲ Under Construction	882,893 SF	821,960 SF	872,051 SF	880,820 SF	964,002 SF
▲ Inventory	73,754,362 SF	73,353,440 SF	73,054,474 SF	73,412,752 SF	73,314,784 SF

NET ABSORPTION & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
533 N Victory Blvd Burbank, CA	5,800 SF	\$2,000,000.00 \$344.83 PSF	Chamorro and Associates John Caruso	
3450 Cahuenga Blvd Ste 608 Studio City, CA	1,921 SF	\$980,000.00 \$510.15 PSF	Undisclosed Owner Cahuenga, LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
100 E Tujunga Ave St 100/203 Burbank, CA	32,056 SF	Tujunga Properties	Icon Collective, LLC	Music School
7353 Valley Circle Blvd West Hills, CA	8,750 SF	Shomrei Torah Synagogue	Academy for Advancement of Children with Autism	Special Ed
15315 Magnolia Blvd Ste 200/203/208/212, Sherman Oaks, CA	7,977 SF	Jamison Valley Holdings	Ross Morgan & Company, Inc.	Financial Management

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