



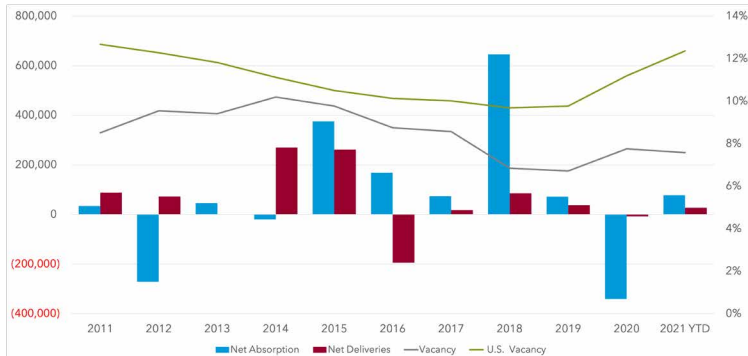
### OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

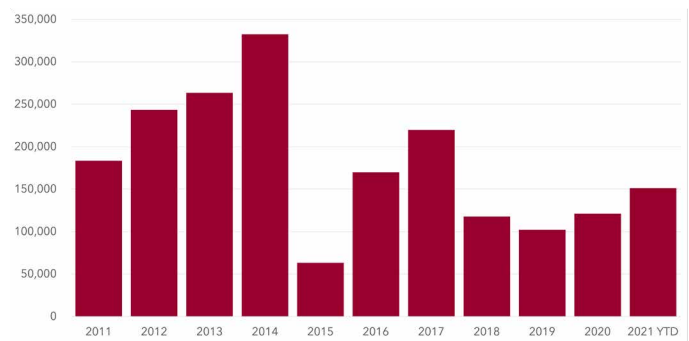
Q2 21 Sales Volume fell to 1/3 of last quarter's, but sales price continues to hold firm in the \$304 PSF range. Post-pandemic sales are focused on owner-user properties from 2,000-8,000SF, which are in very short supply. Cap rates for investment sales continue to fall to 5.5%-6% range. Post-pandemic leasing activity has resulted in positive net absorption and less vacant SF. Rental rates have stayed steady at \$2.12 PSF and overall leased space increased 39% from last quarter. Months vacant is on the rise as businesses figure out how or when to get employees back to work, and determine if downsizing is a solution.

MARKET INDICATORS	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020
▼ 12 Mo. Net Absorption SF	70,066	76,368	(159,044)	(203,569)	(47,383)
▼ Vacancy Rate	6.9%	7.5%	7.8%	7.3%	6.7%
▲ Avg FSG Asking Rate PSF	\$25.44	\$25.32	\$25.20	\$25.80	\$25.92
▼ SF Under Construction	151,101	172,811	121,024	88,960	88,960
▲ Inventory SF	33,086,210	32,972,424	32,972,424	32,993,289	32,993,289

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
101 Wheeler Avenue Arcadia, CA	6,936 SF	\$7,000,000 \$1,009.23 PSF	Allied Pacific IPA Girl Scouts of Greater LA	Class B
1493 N. Montebello Blvd. Montebello, CA	18,238 SF	\$630,000 \$345.43 PSF	Gilbert R Vasquez Michael Takahashi	Class B
1000 San Gabriel Blvd. Rosemead, CA	26,928 SF	\$4,970,000 \$184.57 PSF	Herbert Liang pan & Pa Ping Hsu Harmonize Support Group	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4900 Rivergrade Road Irwindale, CA	35,480 SF	MetLife, Inc.	City of Hope	Voluntary Health Organizations
3333 Diamond Canyon Road Diamond Bar, CA	19,501 SF	Xiubo Cheung	Undisclosed	Undisclosed
181 W Huntington Drive Monrovia, CA	15,593 SF	Samuelson & Fetter	Undisclosed	Undisclosed

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