



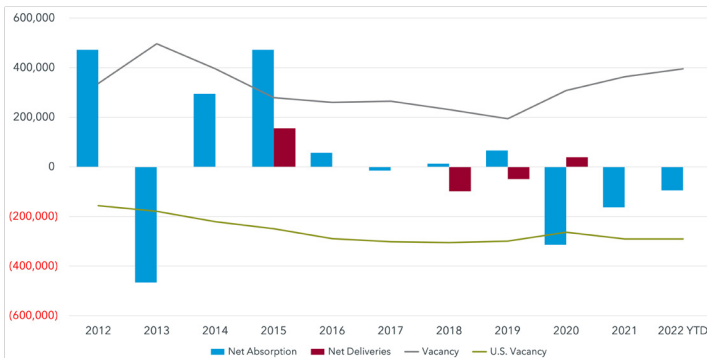
OFFICE MARKET OVERVIEW

COLLEEN CAREY, *Founding Principal*

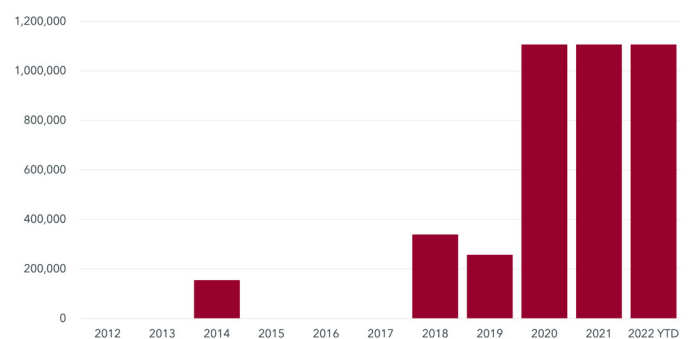
The Tri City Class A Office Leasing market continues to struggle with vacancy continuing its upward climb to almost 15% in the Submarket. While negative absorption improved slightly, it's still negative and rates are flat with sizeable rent abatement offered. Lincoln Property Company's 465 N Halstead claimed the largest lease transaction at approximately 140,000 SF luring Xencor in an expansion move from Monrovia. Pasadena is one of the L.A. area's primary research and development hubs and has attracted interest from life science, technology and engineering companies hoping to tap into talent drawn to the area's many prestigious higher education institutions.

MARKET INDICATORS	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
▲ 12 Mo. Net Absorption SF	(58,239)	(96,819)	64,770	(85,655)	(45,191)
▲ Vacancy Rate	14.8%	14.5%	14.0%	14.3%	13.9%
▲ Avg FSG Asking Rate PSF	\$42.73	\$41.30	\$41.16	\$41.28	\$41.51
◀▶ SF Under Construction	1,106,936	1,106,936	1,106,936	1,106,936	1,106,936
◀▶ Inventory SF	19,581,897	19,581,897	19,581,897	19,581,897	19,581,897

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
123 S. Marengo Avenue Pasadena, CA	91,770 SF	\$59,000,000 \$642.91 PSF	Meyer Shaffer Co. Wescom Credit Union	Sale/Leaseback

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
500 N. Brand Boulevard Glendale, CA	40,809 SF	Granite Properties, Inc.	AJ Gallagher	Finance and Insurance
800 E. Colorado Boulevard Pasadena, CA	26,184 SF	CBRE Investment Management	Pasaca Capital	Finance and Insurance
465 N. Halstead Pasadena, CA	140,000 SF	Lincoln Property Company	Xencor	BioPharmaceutical

