



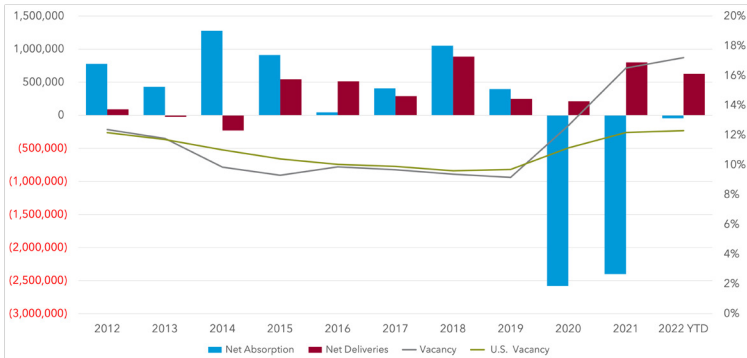
OFFICE MARKET OVERVIEW

ALEKS TRIFUNOVIC, SIOR, *President*

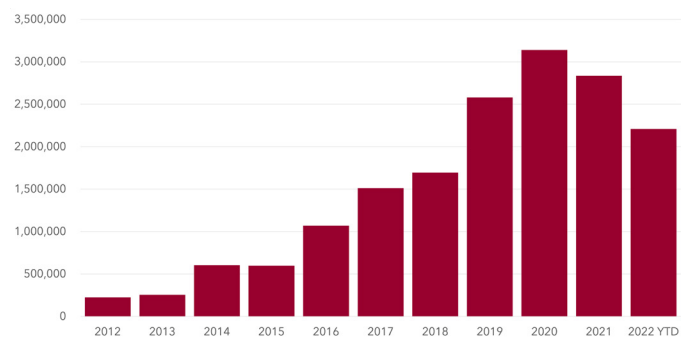
The Westside office market continues to improve with tenant inquiries and velocity starting to increase. The announcement from Google that employees' return was scheduled for April 4th was a significant impact. Many tech firms follow Google, which was evident at the start of the pandemic when they went home first. We have seen people competing for second-generation spaces for leasing due to the timing of build-outs and have seen leasing prices push above asking on specific buildings in Culver City. Sale pricing was competitive and close to pre-pandemic pricing on office properties in the market.

| MARKET INDICATORS | Q1 2022 | Q4 2021 | Q3 2021 | Q2 2021 | Q1 2021 |
|----------------------------|------------|------------|------------|------------|-------------|
| ▼ 12 Mo. Net Absorption SF | 127,566 | 155,990 | (664,379) | (777,447) | (1,116,275) |
| ▲ Vacancy Rate | 17.0% | 16.5% | 16.5% | 15.6% | 14.2% |
| ▲ Avg NNN Asking Rate PSF | \$4.99 | \$4.94 | \$4.96 | \$4.94 | \$4.91 |
| ▼ SF Under Construction | 2,209,534 | 2,835,901 | 2,995,893 | 2,837,334 | 3,073,970 |
| ▲ Inventory SF | 80,874,418 | 80,248,332 | 80,100,213 | 79,998,515 | 79,578,654 |

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



| TOP SALE TRANSACTIONS BY SF | SIZE | SALE PRICE | BUYER / SELLER | BUILDING CLASS |
|---|-----------|-----------------------------|--|----------------|
| 2332-2340 South Centinela Avenue Los Angeles, CA | 11,700 SF | \$11,687,806 \$1,000 PSF | TFBF, LLC DZ Centinela, LLC | Class B |
| 1809 Olympic Boulevard Santa Monica, CA | 10,916 SF | \$11,550,000 \$1,058 PSF | Rule #1 Sutdios, LLC 1809 Investments, LLC | Class B |
| 1655 Euclid Street Santa Monica, CA | 6,500 SF | \$6,300,000 \$969 PSF | 1655-1657 Euclid Owner, LLC 1655 Euclid Avenue Property LLC | Class B |

| TOP LEASE TRANSACTIONS BY SF | SIZE | LANDLORD | TENANT | TENANT INDUSTRY |
|--|-----------|-----------------------|----------------------------|-----------------|
| 12575 Beatrice Street Los Angeles, CA | 22,790 SF | SLG Partners, LLC | KSE Esports Management LLC | Esports |
| 3630 Eastham Drive Culver City, CA | 17,500 SF | Wayne Holdings | Walter Isaacson | Advertising |
| 5930 West Jefferson Boulevard Los Angeles, CA | 10,860 SF | Garbal Jefferson, LLC | Quickmed Diagnostic, Inc. | Pharmaceutical |

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