



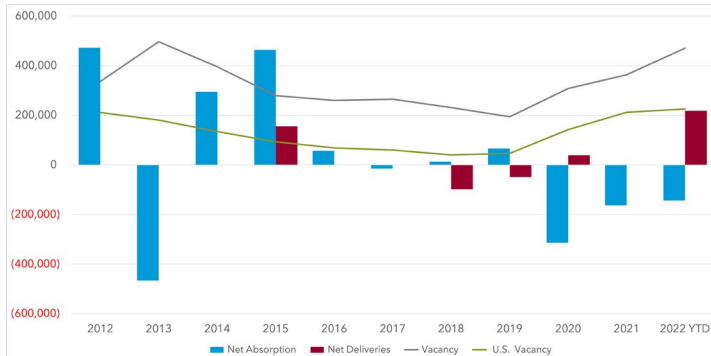
OFFICE MARKET OVERVIEW

COLLEEN CAREY, *Founding Principal*

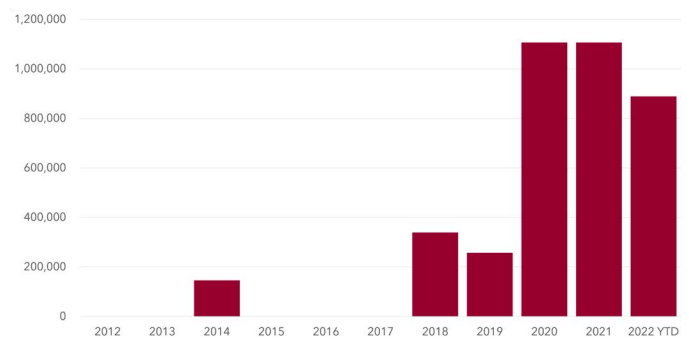
The Tri Cities office market does not appear to be improving. Net absorption continues to be negative and vacancy rates are up substantially from 14.7% to 16.1%--a 10% increase. There are no new construction starts. There were a couple good size lease transactions inked--a 93,000 square foot lease at the new 10 West Walnut complex in West Pasadena with Dine Brands Global which operates IHOP restaurants and a 67,000 square foot lease at 800 N Brand in Glendale. The property at 225 W Broadway in Glendale was the largest sale transaction at 125,000 square feet for \$27.5M which was only \$217 per square foot - a STEAL!

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	(85,305)	(58,239)	(96,819)	64,770	(85,655)
▲ Vacancy Rate	16.1%	14.7%	14.4%	13.9%	14.2%
▼ Avg FSG Asking Rate PSF	\$42.51	\$42.73	\$41.30	\$41.16	\$41.28
▼ SF Under Construction	888,960	1,106,936	1,106,936	1,106,936	1,106,936
▲ Inventory SF	19,879,034	19,661,058	19,661,058	19,661,058	19,661,058

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
225 W Broadway Glendale, CA	126,509 SF	\$27,500,000 \$217.38 PSF	3D Investments Sunee Yoo	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
10 W. Walnut Street Pasadena, CA	92,671 SF	Lincoln Property Company	Dine Brands Global	Dining Company
800 N Brand Boulevard Glendale, CA	66,989 SF	Beacon Capital Partners	Undisclosed	Undisclosed
801 N Brand Boulevard Glendale, CA	14,604 SF	CBRE Investment Management	Undisclosed	Undisclosed

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