



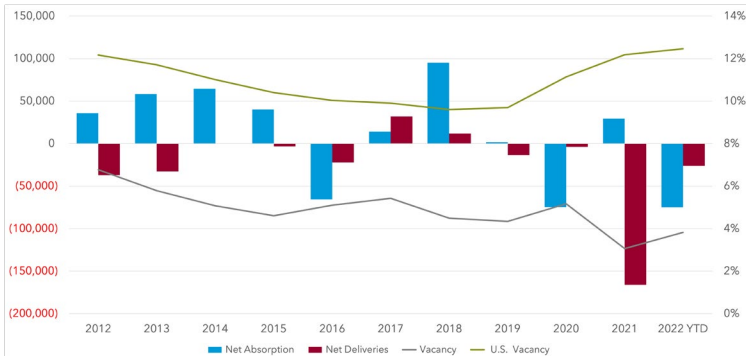
OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

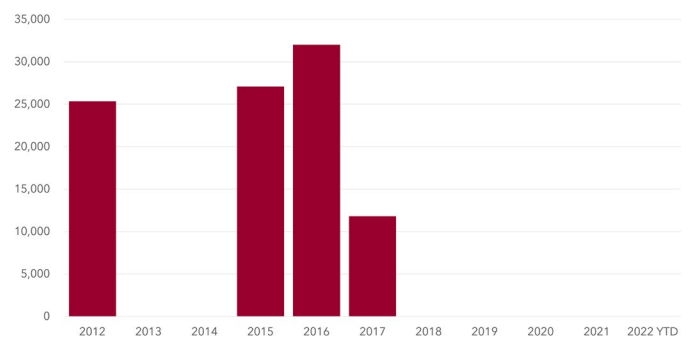
For the first time since the 2020 pandemic, the Mid-Cities office market experienced a negative net absorption. While vacancy is far lower than any metro in LA at 3.6%, last quarter showed little movement in leasing as business owners have paused plans due to the looming recession and rates have stagnated near \$2.19 per SF, full-service gross. Smaller owner-user office buildings 12,000 SF and less are selling but inventory is tight. Overall, most major cities have yet to reach 50% of pre-pandemic office usage and in this mature submarket that is a challenge added to economic uncertainty.

MARKET INDICATORS	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021
▼ 12 Mo. Net Absorption SF	(51,340)	5,511	(29,130)	31,701	82,949
▲ Vacancy Rate	3.6%	3.0%	3.2%	3.1%	3.5%
▲ Avg FSG Asking Rate PSF	\$26.33	\$26.12	\$25.71	\$26.15	\$24.49
◀ ▶ SF Under Construction	-	-	-	-	-
◀ ▶ Inventory SF	8,791,638	8,791,638	8,817,638	8,817,638	8,817,638

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
8300 Telegraph Road Downey, CA	12,064 SF	\$1,655,107 \$137.19 PSF	Avant Real Estate, Inc. Ara Tavitian, MD	Class C
10810 Paramount Boulevard Downey, CA	4,264 SF	\$1,650,000 \$386.96 PSF	Undisclosed Vicki Kay Wendt	Class C
13228 Paramount Boulevard South Gate, CA	3,835 SF	\$1,445,000 \$376.79 PSF	Adolfo Raygoza Marquez Mary Anne Singer	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3680 E. Imperial Highway Lynwood, CA	8,532 SF	Jade Enterprises	Counseling and Research Association	Health Care and Social Assistance
5800 S. Eastern Avenue Commerce, CA	3,767 SF	The Abbey Management Company	Undisclosed	Undisclosed
5300 S. Eastern Avenue Commerce, CA	3,701 SF	Majorie Shioshita	Undisclosed	Undisclosed

