



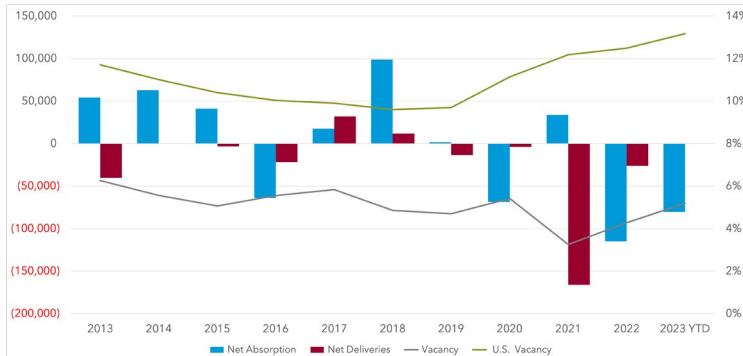
OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

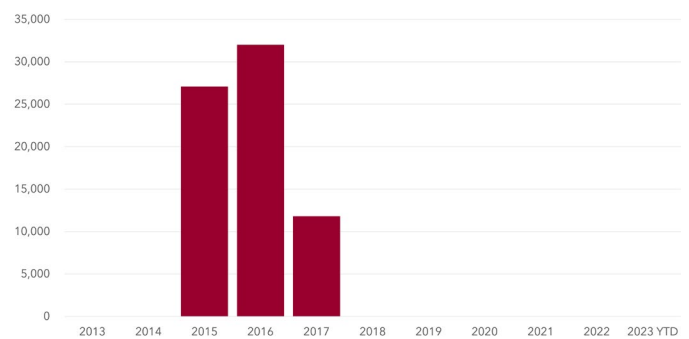
Mid-Cities office market experienced an uptick across the board in Q2 2023. Negative net absorption for a fourth consecutive quarter is indicative of the larger economy where demand for office space is less than supply. Vacancy increased by almost a full percent and the asking rate barely increased. The Mid-Cities are still a low-cost alternative to the LA Metro area, with three large lease transactions closing. Overall, the data indicates that the bottom hasn't hit yet.

MARKET INDICATORS	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022
▼ 12 Mo. Net Absorption SF	(67,904)	(11,628)	(36,560)	(53,615)	4,361
▲ Vacancy Rate	5.1%	4.3%	4.1%	3.7%	3.0%
▲ Avg FSG Asking Rate PSF	\$26.40	\$26.27	\$26.05	\$26.37	\$26.14
◀ ▶ SF Under Construction	-	-	-	-	-
◀ ▶ Inventory SF	8,786,322	8,786,322	8,796,322	8,796,322	8,796,322

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5600 Pacific Boulevard Huntington Park, CA	15,040 SF	\$3,550,000 \$236.04 PSF	Behrouz Zaman Michael Fayfel	Class C
7301 State Street Huntington Park, CA	5,383 SF	\$2,010,000 \$373.40 PSF	Complete Care Comm Health Care Inc. Complete Care Comm Health Care Inc.	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3737 MLK Jr. Boulevard Lynwood, CA	10,380 SF	Dr. Sam Mahboubian	Undisclosed	Medical
9836 Atlantic Avenue South Gate, CA	9,475 SF	Grasmere Trust	Undisclosed	Undisclosed
10230 Artesia Boulevard Bellflower, CA	7,072 SF	Ramin & Juliana Saghian	Undisclosed	Medical

