

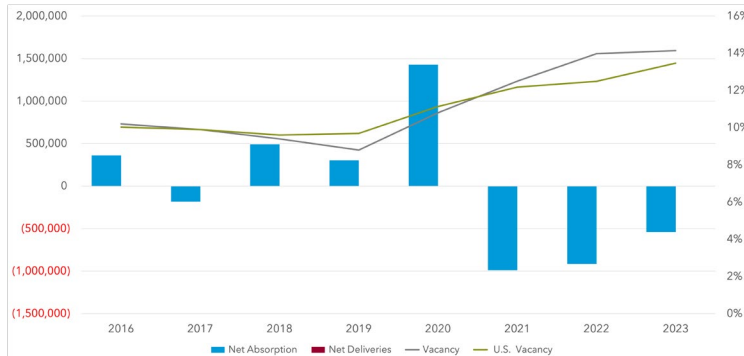
### OFFICE MARKET OVERVIEW

MIKE TINGUS, *President*

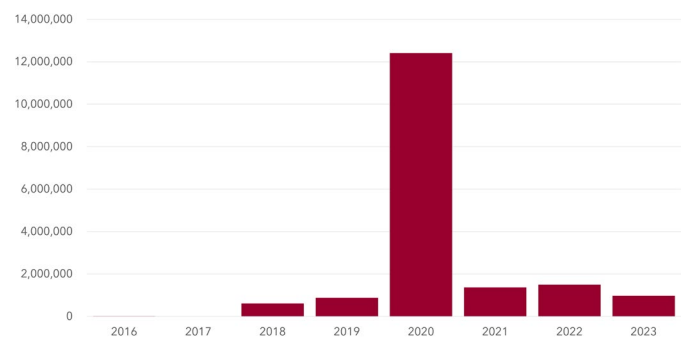
As we bid farewell to 2023, leasing activity at a mere 608,075 SF of space leased - second lowest in the market's history. Thirteen assets changed hands in Q4 averaging \$160 psf. Vacancy rates persistently climbing settling at an even 16%. Direct-ask lease rates stand at an all-time high of \$3.16. No new construction was delivered in the recent quarter; however, there are plans for 788,000 SF to be introduced in Q1/Q2 of the upcoming year. Plans include two notable projects in Burbank Media Center and Universal/ Studio City for over 300,000 SF, and a smaller scale development in Tarzana/ Woodland Hills for 102,000 SF.

MARKET INDICATORS	Q4 2023	Q3 2023	Q2 2023	Q1 2023	Q4 2022
▼ 12 Mo. Net Absorption SF	(540,144)	(404,185)	(38,150)	(161,189)	(916,235)
▲ Vacancy Rate	14.14%	13.79%	13.55%	13.35%	13.98%
▼ Avg NNN Asking Rate PSF	\$34.20	\$34.44	\$34.68	\$34.80	\$35.88
▼ SF Under Construction	970,295	1,017,295	1,462,295	1,431,661	1,495,971
▲ Inventory SF	98,662,070	98,460,971	97,810,069	97,436,608	104,774,621

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
30300 Agoura Road Suites 250/260 Agoura Hills, CA	3,843 SF	\$1,850,000 \$481.39 PSF	Brisbois /Mehrazarin-Brisbois/ Mehrazarin Roschke & Wall Investment Fund LLC	Class A
30423 Canwood St Ste 209, 210, 213 Agoura Hills, CA	2,528 SF	\$960,000 \$379.75 PSF	Shlomo Frankel Patrick Barmasse	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
7800 Woodley Avenue Van Nuys, CA	11,522 SF	7800 Woodley LLC	Logistix People, Inc.	Transportation Services
3415 S. Sepulveda Boulevard Los Angeles, CA	9,292 SF	SIC-Sepulveda Center	PHP Agency	Financial Services
7800 Woodley Avenue, Suite 2 Van Nuys, CA	6,920 SF	7800 Woodley LLC	Empower Recovery Center	Rehabilitation Center

