



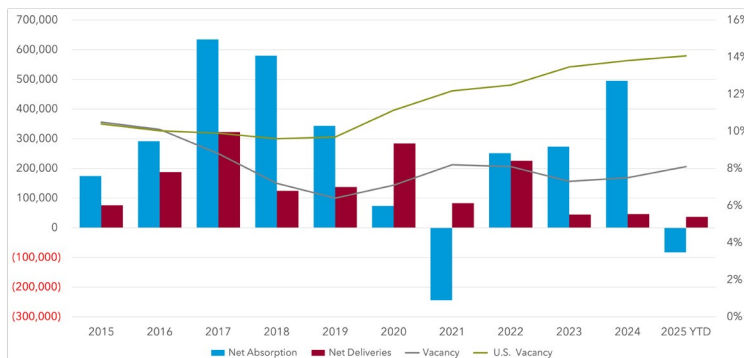
OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

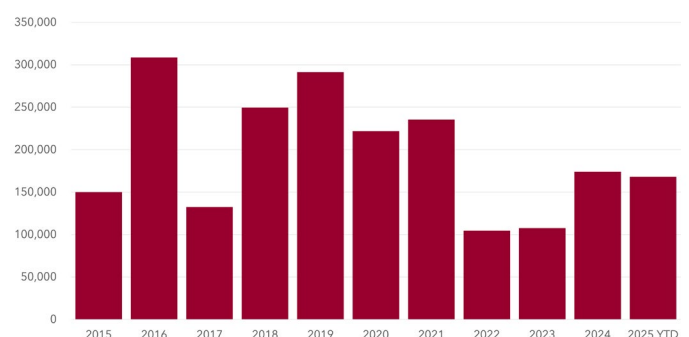
In Q3 2025, the Mid Cities office market demonstrated steady improvement with 49,331 SF of positive net absorption, marking a third consecutive quarter of growth. Vacancy declined to 3.30%, reflecting solid tenant retention and limited new availability. The average FSG asking rent moderated slightly to \$2.08 PSF annually, suggesting stable pricing amid balanced demand. Recent sales averaged \$257 PSF, highlighting continued investor interest in well-located assets. With no new construction underway and inventory steady at 8.88 million SF, market conditions remain healthy, supported by tightening vacancies and consistent leasing activity.

MARKET INDICATORS	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
▲ 12 Mo. Net Absorption SF	49,331	48,177	(2,576)	(13,849)	(5,043)
▼ Vacancy Rate	3.30%	3.90%	4.40%	4.40%	4.20%
▼ Avg Asking Rent PSF	\$24.96	\$25.70	\$26.44	\$26.51	\$26.15
▲ Sale Price PSF	\$257.00	\$256.00	\$258.00	\$258.00	\$260.00
▲ Cap Rate	7.90%	-	-	2.00%	-
◀ ▶ Under Construction	-	-	-	-	-
◀ ▶ Inventory	8,881,328	8,881,328	8,881,328	8,881,328	8,881,328

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
12235 Los Nietos Road Santa Fe Springs, CA	6,000 SF	\$16,000,000 \$2,667 PSF	Advanced Chemical Transport LLC Los Nietos WHC LLC	Class C
7721-7723 Pacific Boulevard Huntington Park, CA	3,534 SF	\$1,450,000 \$410.30 PSF	Joseph & Alona Cohen Family Trust Venture Commercial Properties LLC	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
13624 San Antonio Drive Norwalk, CA	5,512 SF	Undisclosed	Undisclosed	Undisclosed
3737 Martin Luther King Jr Boulevard Lynwood, CA	2,901 SF	Sam Mahboubian	Undisclosed	Undisclosed
12016 Telegraph Road Santa Fe Springs, CA	1,566 SF	Hoonie Kang	Undisclosed	Undisclosed

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