



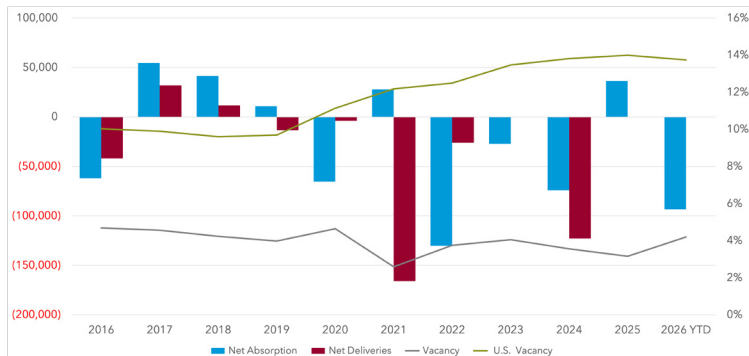
OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

The Mid-Cities office market softened in Q3 2026, with trailing 12-month net absorption reaching negative 55,464 square feet, compared with negative 2,100 square feet in Q2. Vacancy rose to 4.0%, up from 3.4% in the prior quarter and 3.3% a year earlier. Average NNN asking rents declined quarter over quarter to \$30.84 per square foot annually, but remained above Q3 2025's \$24.96. Average sale pricing increased to \$248 per square foot from \$244 in Q2, while the average cap rate edged down to 7.83%. No office space was under construction, and inventory totaled 8.9 million square feet.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	(55,464)	(2,100)	(1,417)	68,100	49,331
▲ Vacancy Rate	4.00%	3.40%	3.20%	3.70%	3.30%
▼ Avg Asking Rent PSF	\$30.84	\$33.48	\$27.35	\$33.09	\$24.96
▲ Sale Price PSF	\$248	\$244.00	\$247.00	\$251.00	\$257.00
▼ Cap Rate	7.83%	7.90%	8.00%	7.90%	7.90%
◀ ▶ Inventory	8,900,000	8,900,000	8,800,000	8,800,000	8,881,328

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3480 Live Oak St Huntington Park, CA	3,125 SF	\$865,000 \$276.80 PSF	Rabbie Banafsheha Mario I & Antonia M Arroyo	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
12016 Telegraph Rd - Bldg 2 Santa Fe Springs, CA	3,204 SF	Hoonie Kang	Undisclosed	Undisclosed
8221 3rd St Downey, CA	2,500 SF	Tony Bral	Undisclosed	Undisclosed
8077 Florence Ave Downey, CA	2,020 SF	Wayne Anastasi	Undisclosed	Undisclosed

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