



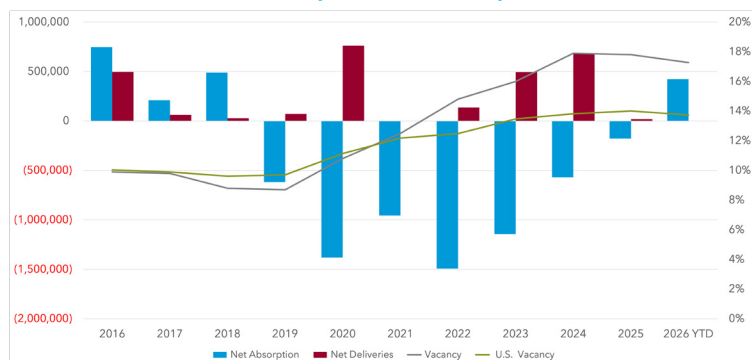
OFFICE MARKET OVERVIEW

LEE & ASSOCIATES LA NORTH

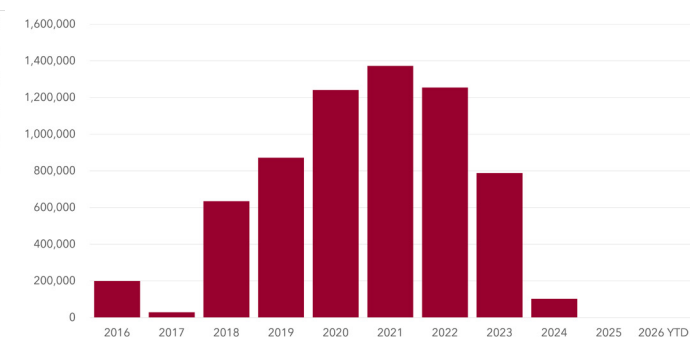
LA North office activity improved in Q3, with tenants taking more space overall and vacancy edging down to 17.3%. The gains were uneven: Encino, Sherman Oaks and Glendale recorded positive quarterly absorption, while several other submarkets continued to give back space. No new office construction is underway, giving existing buildings room to compete for tenants as companies weigh their space needs. Asking rents held near \$3.17 per square foot per month. The broader regional economy remains diverse, though growth has moderated, and hiring has softened nationally. That cautious backdrop may keep decisions measured, even as selective demand supports activity across parts of LA North.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	(94,443)	2,804	(545,417)	(177,417)	168,040
▼ Vacancy Rate	17.3%	17.7%	18.2%	17.8%	17.0%
▼ Avg Asking Rent PSF	\$3.17	\$3.18	\$3.16	\$3.17	\$3.15
▼ Sale Price PSF	\$246.66	\$257.64	\$311.00	\$206.00	\$186.00
▼ Cap Rate	6.73%	7.76%	7.92%	7.80%	7.87%
◀ ▶ Under Construction	-	-	-	-	19,000
▼ Inventory	73,087,983	74,780,386	73,371,204	74,675,649	75,069,141

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
655 N Central Ave Glendale, CA	538,992 SF	\$70,000,000 \$129.87 PSF	Sunny Hills Management Company, Inc. Divco West Services, LLC	Class A
20700 Ventura Blvd Woodland Hills, CA	86,665 SF	\$10,800,000 \$124.62 PSF	Undisclosed Jamison Services, Inc.	Class B
525 N Brand Blvd Glendale, CA	48,093 SF	\$15,150,000 \$315.01 PSF	RA & Associates Ovanessian Family Trust	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
800 N Brand Blvd Glendale, CA	39,982 SF	Beacon Capital Partners	Not Disclosed	Not Disclosed
3400 W Riverside Dr Burbank, CA	28,909 SF	Douglas Emmett	Horvitz & Levy	Attorneys
655 N Central Ave Glendale, CA	23,135 SF	Sunny Hills Management Company	Garcia Hernández Sawhney, LLP	Attorneys

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.

The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc., The Economist, U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics, Congressional Budget Office, European Central Bank, GlobeSt.com, CoStar Property, and Lee & Associates Proprietary Data. ©

© Copyright 2026 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com