
SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
26565-26709 Agoura	Calabasas	228,990	Harbor Freight
3400 W. Olive Ave	Burbank	123,998	Warner Bros.
4500 Park Granada	Calabasas	40,207	Republic Indemnity

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
5161 Lankershim Blvd North Hollywood	\$102,470,000 Investment	\$499.00 -	205,286 Class A	New York Life Ins Co. Beacon Capital Partners
1500 E. Chevy Chase Dr Glendale	\$52,641,963 Investment	\$691.00 -	76,197 Class A	Welltower, Inc. CNL Healthcare Prop Inc
2829 Townsgate Rd Westlake Village	\$18,300,000 Investment	\$218.00 -	84,098 Class B	Majestic Asset Mgmt Inc Kilroy Realty Corp

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
None to Report	-	-	-
-	-	-	-
-	-	-	-


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
2000 Prairie St	Chatsworth	255,815	June 2020
6150 Laurel Canyon Blvd	North Hollywood	240,000	Oct. 2019
18362-18422 Oxnard St	Tarzana	98,527	Feb. 2020


TOTAL OFFICE MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q2 2019	9.5%	\$33.60	65,437	73,306,304	722,567
Q1 2019	9.7%	\$33.60	(182,421)	73,838,044	624,040
Q4 2018	9.4%	\$32.88	493,288	73,612,222	613,107
Q3 2018	10.1%	\$31.92	63,603	73,412,887	345,492
Q2 2018	10.2%	\$31.20	117,264	73,376,782	346,492


65,437 NET ABSORPTION
SF


9.5% VACANCY
6,929,594 SF


\$33.60 AVG. ASKING RATE
PSF GROSS


0 DELIVERIES
0 Buildings


722,567 UNDER
CONSTRUCTION
8 Buildings

SHELLY GARCIA, Dir. of Marketing

Leasing activity picked up somewhat in the second quarter to a little over 1.5 million square feet, the first time velocity reached the 1.5 million square foot threshold in a year. The most active tenants continue to come from media and entertainment, as evidenced by a 124,000-square-foot lease signed by Warner Bros. even as it prepares for a new 800,000 square foot headquarters facility dubbed the Second Century Project. But healthcare, insurance services and even large distributors also accounted for a portion of the area's office leasing in the quarter.