

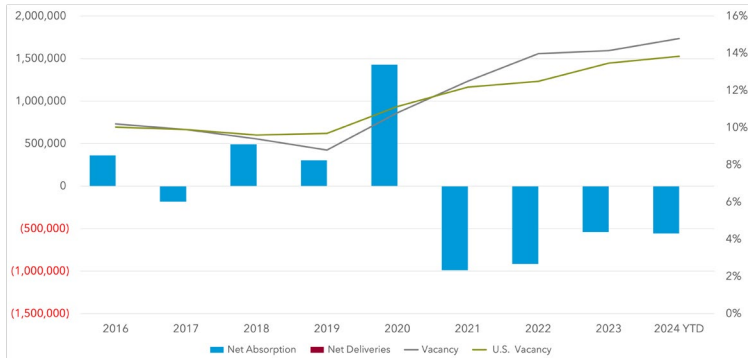
OFFICE MARKET OVERVIEW

MIKE TINGUS, *President*

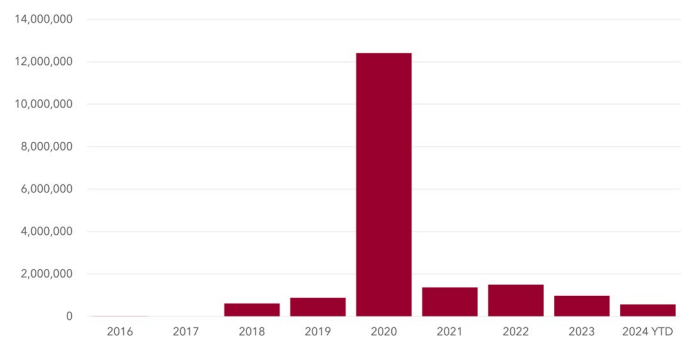
Despite an increase in leasing activity and available inventory in the LA North office market as 2024 began, the vacancy rate continued to increase slightly quarter-over-quarter. A total of seven assets were sold - two of them being distressed, both at an average of \$301 per square foot. The market began the year with 67,055 square feet of negative net absorption, resulting in 50,100 square feet of collective unoccupied space to date. Burbank City Center lead with 120,346 square feet of negative net absorption while the Burbank Media Center stood out with 263,227 square feet of leased space, likely coinciding with the recent delivery of new inventory in that submarket.

MARKET INDICATORS	Q1 2024	Q4 2023	Q3 2023	Q2 2023	Q1 2023
▼ 12 Mo. Net Absorption SF	(555,718)	(540,144)	(404,185)	(38,150)	(161,189)
▲ Vacancy Rate	14.79%	14.14%	13.79%	13.55%	13.35%
▲ Avg NNN Asking Rate PSF	\$2.86	\$2.85	\$2.87	\$2.89	\$2.90
▼ SF Under Construction	572,308	970,295	1,017,295	1,462,295	1,431,661
▲ Inventory SF	98,744,377	98,662,070	98,460,971	97,810,069	97,436,608

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3450 Cahuenga Boulevard, Ste 610 Studio City, CA	2,361 SF	\$1,585,000 \$671.33 PSF	Tierra Prospera LLC 3450 Cahuenga Blvd Unit 610 LLC	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
15000 Ventura Boulevard Sherman Oaks, CA	13,976 SF	15000 Ventura Blvd LLC	Pacific 2.1 Entertainment Group	TV Entertainment Production
6800 Owensmouth Avenue Canoga Park, CA	9,264 SF	Nay Holdings LLC	Eureka Multimedia Group, Inc.	Website Designer
15821 Ventura Boulevard, Ste 570 Encino, CA	9,226 SF	Douglas Emmett 2014 LLC	Slade Neighbors, A Professional Law Office	Law Offices

