

# Los Angeles County Office Construction Report

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



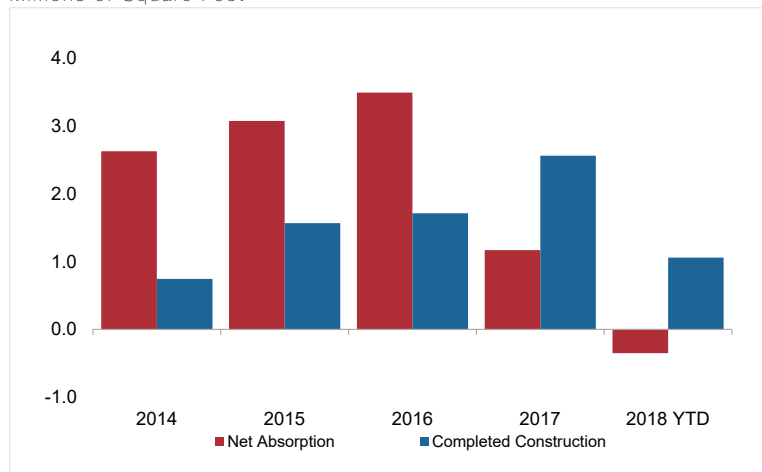
## KEY STATISTICS MID-YEAR 2018

<b>Market Size:</b>	385,492,948 SF
<b>Existing Available Space:</b>	58,327,485 SF
<b>Space Under Construction:</b>	5,195,084 SF
<b>Completed Construction in 2018 YTD:</b>	1,060,013 SF
<b>Largest Project Under Construction in 2018:</b>	Broadway Trade Center; 801 Broadway; Downtown Los Angeles; 955,561 SF; delivering 1Q 2019
<b>Largest Project Completed in 2018:</b>	555 S Aviation Blvd, El Segundo; South Bay; 259,106 SF; developed by Tishman Speyer

## MARKET TRENDS

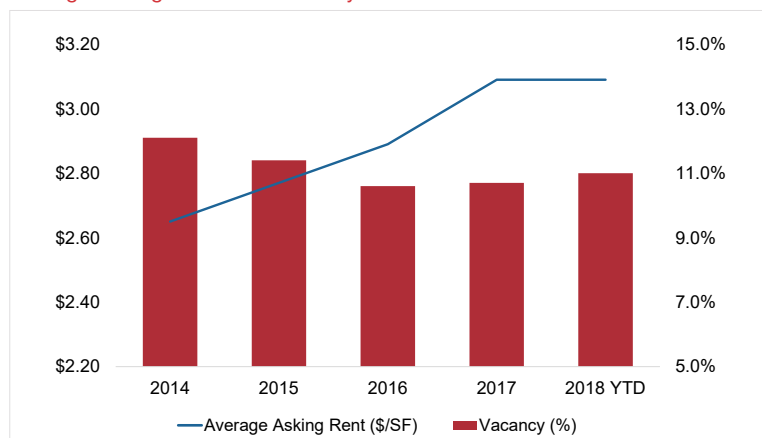
- Average asking rents are up 20.7% from 2014
- The vacancy rate is 11.0%, down 190 basis points from 2014
- Net absorption totaled more than 10M SF since 2014
- Completed construction totaled nearly 7.6M SF since 2014

**Net Absorption and Completed Construction**  
Millions of Square Feet



Source: NAI Capital Research, CoStar

**Average Asking Rent\* and Vacancy Rate**



\*Rents reflect buildings of 20,000 SF or greater; quoted in \$/SF FSG on a monthly basis

Source: NAI Capital Research, CoStar



**THE IVY STATION**

- 
- Los Angeles County Office Construction**
- Under Construction
  - Completed, 2018
  - Planned, Proposed



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