

# Office Market Outlook

## Los Angeles County Q1 2025

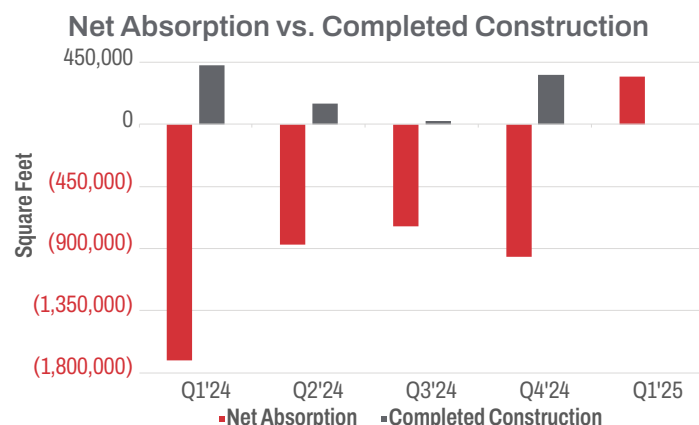
### MARKET STATISTICS\*

Submarket	Existing Total RBA (SF)	Under Construction (SF)	Total Available (%)	Total Vacancy (%)	Leasing Volume (SF)	YTD Leasing Volume (SF)	Sales Volume (SF)	YTD Sales Volume (SF)	Average Asking Rent (\$/SF FSG)	Average Sale Price (\$/SF)
Central	65,970,654	0	19.3%	19.9%	423,941	423,941	166,184	166,184	\$2.94	\$346
Mid-Wilshire	16,913,288	0	18.2%	19.1%	51,467	51,467	61,931	61,931	\$2.79	\$281
LA North	62,312,463	74,000	17.7%	15.0%	911,150	911,150	351,963	351,963	\$2.74	\$268
San Gabriel Valley	35,765,913	40,672	7.9%	6.0%	505,941	505,941	78,441	78,441	\$2.73	\$149
South Bay	67,387,184	152,316	17.7%	15.9%	680,388	680,388	97,822	97,822	\$3.19	\$375
Tri-Cities	44,529,462	100,000	20.4%	17.2%	634,054	634,054	745,794	745,794	\$3.77	\$159
LA West	105,838,282	1,684,273	24.2%	19.1%	1,566,995	1,566,995	90,558	90,558	\$4.81	\$760
<b>Los Angeles County</b>	<b>398,717,246</b>	<b>2,051,261</b>	<b>19.2%</b>	<b>16.7%</b>	<b>4,773,936</b>	<b>4,773,936</b>	<b>1,592,693</b>	<b>1,592,693</b>	<b>\$3.47</b>	<b>\$249</b>

\* RBA includes office buildings of all sizes and classes. Rents reflect buildings of 20,000 square feet or greater.

### LEASING TRENDS

In the first quarter of 2025, the office market experienced its first quarterly uptick, culminating in positive net absorption of 348,604 square feet. While the first quarter saw zero completions, the market has added 960,479 square feet over the past five quarters.



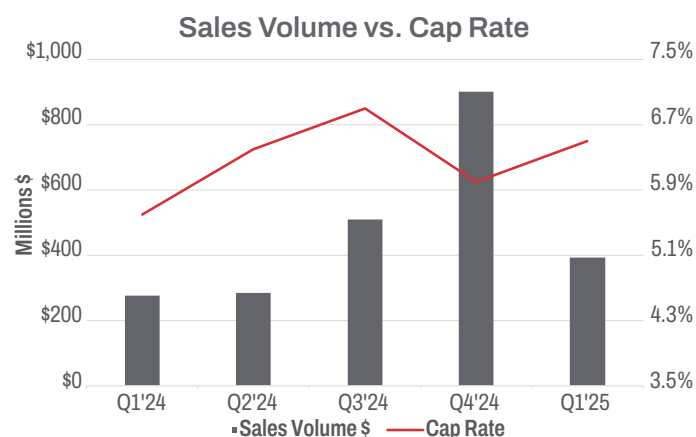
### Select Lease Transactions

Tenant	Address	City	Submarket	SF
Loeb & Loeb LLP	10100 Santa Monica Blvd	Los Angeles	LA West	139,200*
Regal Medical Group	8501 Fallbrook Ave	West Hills	LA North	135,330
Dept. of Public Social Services	12851 Crossroads Parkway South	City Of Industry	San Gabriel Valley	77,250*
Dentons	601 S Figueroa St	Los Angeles	Central	62,383*
LA Dept. of Public Social Services	12801 Crossroads Pky S	City Of Industry	San Gabriel Valley	58,799*

\* Renewal

### SALES TRENDS

Investors retreated in the first quarter of 2025 due to ongoing uncertainty, driving quarterly sales volume down 56.4% quarter over quarter to nearly \$392 million. However, year-over-year sales volume rose by 42.6% compared to 2024. Low transaction volume and pricing pressures contributed to the average cap rate rising to 6.5%, up 90 basis points from last year.



### Select Sales Transactions

Tenant	Address	City	Submarket	SF
Shomof Group	101 N Brand Blvd	Glendale	Tri-Cities	410,000
Pendulum Property Partners	505 N Brand Blvd	Glendale	Tri-Cities	329,431
Cross Ocean Partners	4500 Park Granada	Calabasas	LA North	222,667
LoanCore Capital	15000 Aviation Blvd	Hawthorne	South Bay	206,945
Westlake Village Corp. Center LLC	31111 Agoura Rd	Westlake Village	LA North	64,146