

Office Market Outlook

Los Angeles County | Q3 2026

MARKET STATISTICS

Submarket	Existing Rentable Sq Ft	Under Construction Sq Ft	Availability Rate	Vacancy Rate	Qtr. Leasing Volume Sq Ft	YTD Leasing Volume Sq Ft	Qtr. Sales Volume Sq Ft	YTD Sales Volume Sq Ft	Average Asking Rent	Average Sale Price
Central	65,515,611	0	21.1%	21.5%	239,145	1,512,293	764,550	3,006,492	\$2.95	\$170
Mid-Wilshire	16,194,101	0	16.4%	20.8%	36,993	234,080	111,870	368,574	\$2.83	\$112
LA North	61,352,974	12,293	15.1%	14.1%	665,625	2,224,175	450,845	1,028,426	\$2.79	\$236
San Gabriel Valley	35,426,215	44,172	7.2%	6.7%	202,166	692,405	243,960	485,249	\$2.57	\$191
South Bay	64,646,220	108,858	16.4%	15.3%	706,441	2,274,726	852,432	962,344	\$3.08	\$141
Tri-Cities	42,989,970	0	20.3%	17.1%	605,121	1,827,105	811,336	1,700,864	\$3.80	\$206
LA West	104,992,965	2,183,535	23.0%	19.3%	1,582,751	4,971,583	394,025	1,278,439	\$4.77	\$536
Los Angeles County	391,118,056	2,348,858	18.3%	16.9%	4,038,242	13,736,367	3,629,018	8,830,388	\$3.47	\$219

*Existing rentable Sq Ft includes all building sizes. Rents reflect buildings 20,000+ SF, full-service gross, monthly on a direct basis. Sale price represents the average per square foot sold.

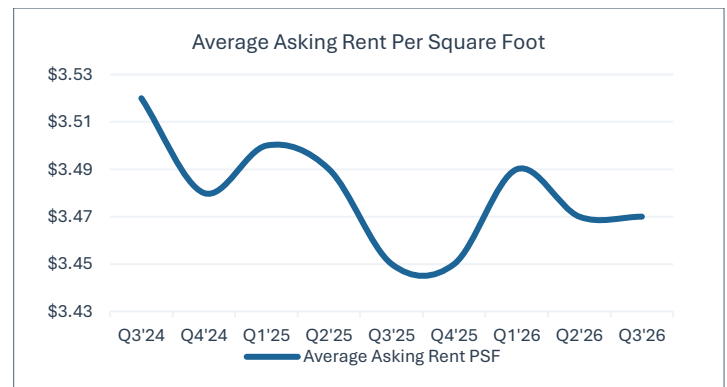
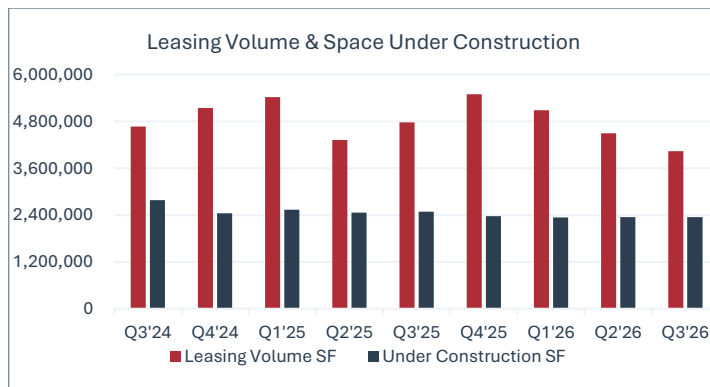
SELECT LEASE AND SALE TRANSACTIONS

Leases: Address	City	Submarket	Sq Ft
2031 Mariposa Ave	El Segundo	South Bay	206,300
888 Douglas St	El Segundo	South Bay	101,000
2121 Avenue of the Stars	Century City	LA West	67,860
6100 Center Dr	Los Angeles	LA West	60,474
3401 Exposition Bl (Renewal)	Santa Monica	LA West	59,776

Sales: Address	City	Submarket	Sq Ft
1200 W 7th St	Los Angeles	Central	730,000
655 N Central Ave	Glendale	Tri-Cities	538,992
350 S Figueroa St	Los Angeles	Central	370,209
222 W 6th St	San Pedro	South Bay	309,732
100 Oceangate S	Long Beach	South Bay	226,748

LEASING TRENDS

Leasing volume fell 10.2% QoQ and 15.4% YoY, while space under construction edged up 0.2% QoQ but remained down 5.5% YoY, signaling a continued pullback in new development. Average asking rent held flat QoQ, up just 0.6% YoY, reflecting stable pricing despite weaker leasing activity.



SALES TRENDS

Sales volume dipped 1.8% QoQ but rose 46.6% YoY, while the average sale price per square foot fell 6.3% QoQ and 24.9% YoY, suggesting stronger annual transaction activity alongside lower per-square-foot pricing.

