

Office Market Outlook

Orange County Q2 2025

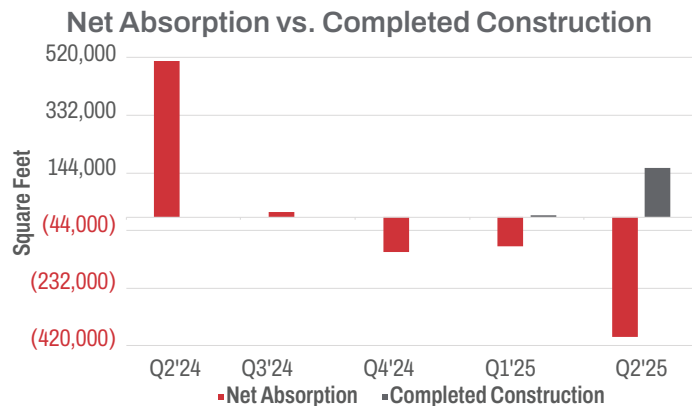
MARKET STATISTICS*

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 NNN)	Average Sale Price (\$/SF)
Airport	73,097,601	108,942	16.6%	14.5%	1,106,995	2,078,889	562,955	1,179,133	\$2.85	\$203
Central	15,162,418	0	13.7%	12.9%	121,349	286,670	129,195	142,375	\$2.73	\$195
North	19,054,998	178,137	11.8%	9.6%	231,140	371,784	357,488	471,356	\$2.55	\$272
South	35,172,201	80,057	17.5%	13.1%	389,237	819,724	211,533	560,948	\$2.88	\$290
West	14,171,958	47,172	8.8%	7.2%	105,003	204,013	33,326	195,697	\$2.46	\$343
Orange County	156,659,176	414,308	15.3%	12.8%	1,953,724	3,761,080	1,294,497	2,549,509	\$2.81	\$240

* RBA includes office buildings of all sizes. Rents reflect buildings of at least 20,000 square feet.

LEASING TRENDS

The office market lost momentum in Q2 2025, with slower growth than the previous quarter and the year beginning with negative net absorption. Year-to-date, net absorption totaled negative 486,143 square feet. At the same time, the supply of new office space continued to grow, even as the market showed only minimal signs of recovery.



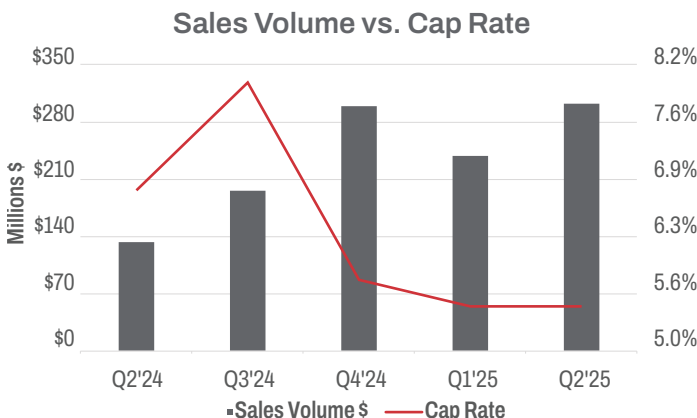
Select Lease Transactions

Address	City	Submarket	Square Feet
1525 N Tustin Ave*	Santa Ana	Central	82,042
5000 Birch St	Newport Beach	Airport	62,977
1900 S State College Blvd	Anaheim	North	47,385
3347 Michelson Dr	Irvine	Airport	29,125
5 Hutton Centre Dr	Santa Ana	Central	27,992

*Renewal

SALES TRENDS

The office market lost momentum in Q2 2025, with slower growth than the previous quarter and the year beginning with negative net absorption. Year-to-date, net absorption totaled negative 486,143 square feet. At the same time, the supply of new office space continued to grow, even as the market showed signs of reversing the recovery seen in mid-2024.



Select Sales Transactions

Address	City	Submarket	Square Feet
Koll Center Newport: 2 Office Properties Sold	Newport Beach	Airport	310,523
2400 E Katella Ave: Stadium Tower	Anaheim	North	261,858
725 W Town: Centrum South	Orange	North	90,191
511 N Brookhurst St	Anaheim	North	44,760
9012 Research Dr - Irvine Spectrum 5	Irvine	Airport	40,135