

Office Market Outlook

Orange County | Q2 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
Airport	71,033,779	0	14.6%	11.5%	1,089,356	2,205,011	189,157	1,307,625	\$3.12	\$273
Central	15,144,412	0	10.8%	10.4%	117,657	219,538	17,312	39,378	\$2.94	\$386
North	18,650,080	178,137	10.4%	8.5%	152,025	307,778	49,200	197,959	\$2.50	\$310
South	34,871,539	37,400	16.2%	12.3%	605,947	1,102,253	82,142	300,818	\$2.88	\$341
West	14,039,761	15,587	10.4%	9.2%	65,909	137,287	46,853	67,532	\$2.56	\$277
Orange County	153,739,571	231,124	13.7%	11.0%	2,030,894	3,971,867	384,664	1,913,312	\$2.95	\$298

*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.

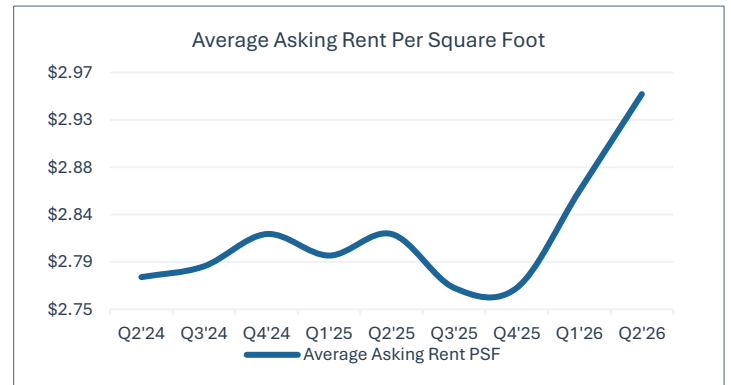
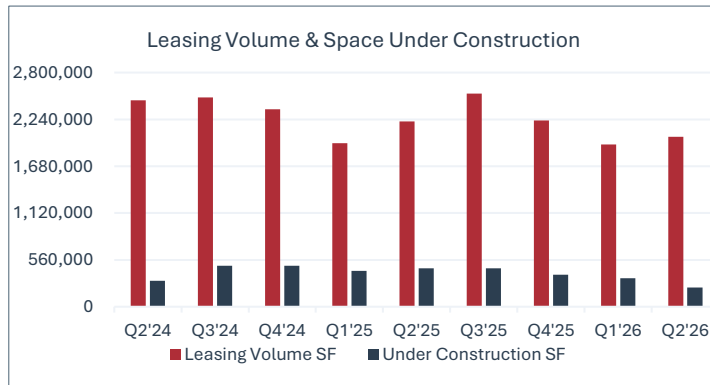
SELECT LEASE AND SALE TRANSACTIONS

Leases: Address	City	Submarket	Sq Ft
3000-10 W Segerstrom Ave	Santa Ana	Central	81,877
3500 Hyland Ave	Costa Mesa	Airport	54,745
2030 Main St	Irvine	Airport	53,344
4 Park Plaza	Irvine	Airport	43,854
17700 Laguna Canyon Rd	Irvine	Airport	42,901

Sales: Address	City	Submarket	Sq Ft
500 N state college Blvd	Orange	North	281,699
201-215 N Broadway	Santa Ana	Central	50,855
15785 Laguna Canyon Rd	Irvine	Airport	48,250
95 Argonaut	Aliso Viejo	South	124,149
175 N Riverview Dr	Anaheim	North	40,066

LEASING TRENDS

Leasing volume rose 4.6% QoQ but remained down 8.4% YoY, while under construction space fell sharply, down 32.0% QoQ and 49.6% YoY, pointing to a significant pullback in new supply. Asking rent rose 3.1% QoQ and 4.6% YoY, suggesting resilient pricing amid a shrinking construction pipeline.



SALES TRENDS

Sales volume fell sharply, down 74.8% QoQ and 76.8% YoY, while average sale price per square foot rose 9.9% QoQ and 52.0% YoY, reflecting a steep pullback in transaction activity even as pricing strengthened significantly.

