

# MARKET

Q4 2022

# OVERVIEW

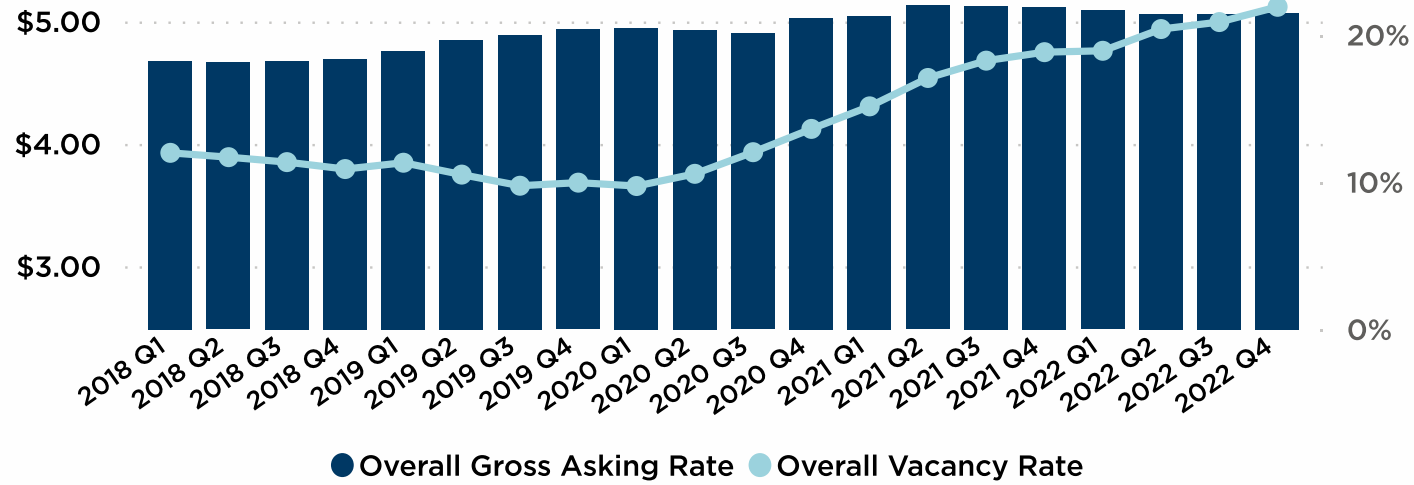


# WEST LA OFFICE MARKET REPORT Q4 22

## SUPPLY

**1.9M** YTD Completions      **1.0M** Under Construction      **21.9%** Overall Vacancy

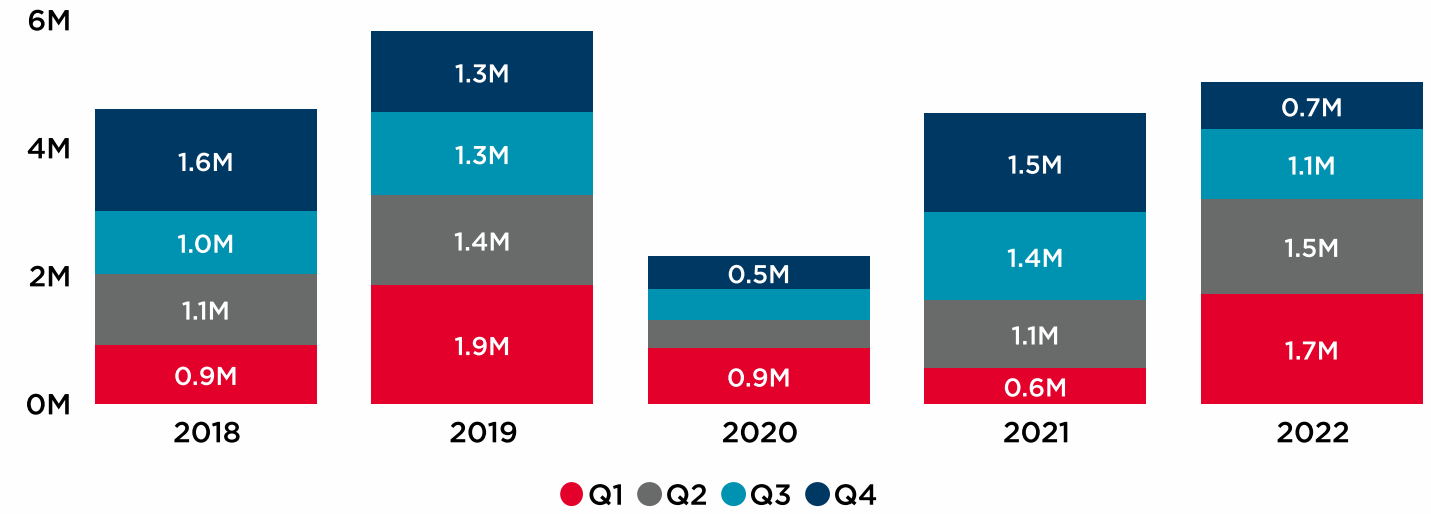
GROSS ASKING RATE VS. OVERALL VACANCY



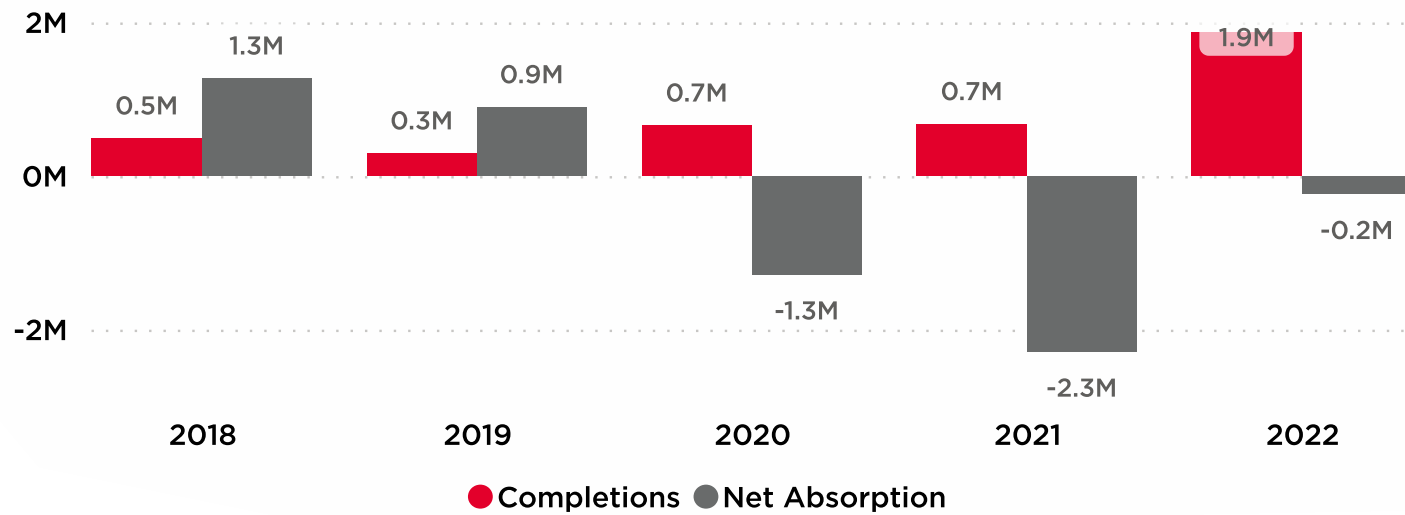
## DEMAND

**\$5.07** Overall Asking Rate      **-229.7K** YTD Absorption      **5.0M** YTD Leasing

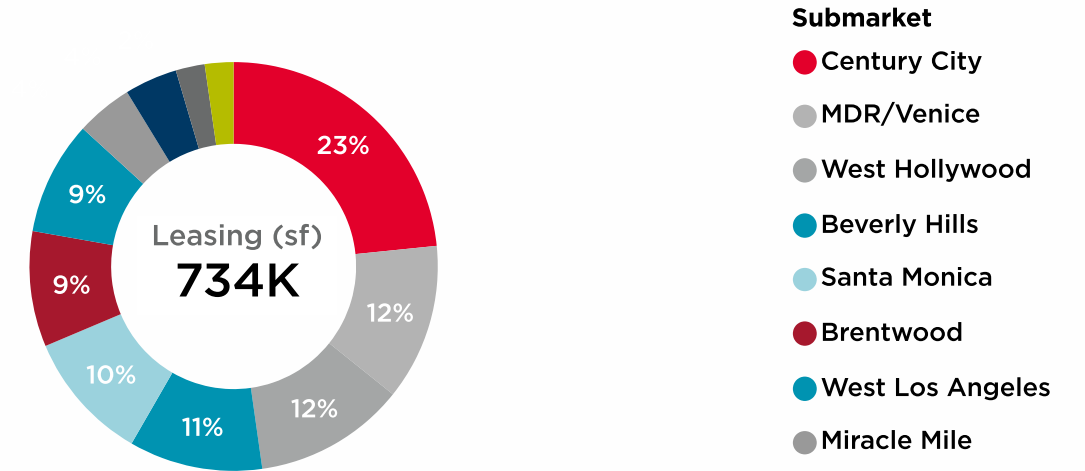
OFFICE LEASING BY QUARTER (MSF)



SUPPLY & DEMAND (MSF)



LEASING ACTIVITY BY SUBMARKET Q3 2022





# CENTURY CITY

## MARKET OVERVIEW

### THE MARKET OVERVIEW - Q4 2022

|  |                      |
|--|----------------------|
| <b>Overall Vacancy:</b>                            | 14.4% (1,392,197 SF) |
| <b>Direct Vacancy:</b>                             | 12.1% (1,172,296 SF) |
| <b>Average Direct Class A Asking Rental Rates:</b> | \$6.45 FSG           |
| <b>Inventory - Current:</b>                        | 9,700,669 SF         |
| <b>Inventory - Proposed/Under Construction:</b>    | 825,000 SF           |
| <b>YTD NET Absorption:</b>                         | (189,035) SF         |
| <b>YTD Leasing Activity:</b>                       | 1,423,329 SF         |

### News & Notable Transactions

- Century City continues to be a tight market with rates increasing each quarter
- Ares terminates at 2000 AOS and leases 200,000 sf at 1800 AOS
- CBRE moving headquarters to 2000 AOS
- Katten leases 46,000 sf at Fox Plaza

### Sizeable Tenants

- CAA - 400,000+ sf
- Ares - 200,000 sf
- Loeb & Loeb - 120,000 sf
- Manatt Phelps - 116,000 sf
- JP Morgan - 103,000 sf
- Kirkland Ellis - 175,000 sf



# CENTURY CITY

## MARKET OVERVIEW



| # | ADDRESS - FOR LEASE                             | PROPERTY SIZE | OWNER                 | AVAILABLE SF | DIRECT SF | SUBLEASE SF | \$/SF              |
|---|---|---------------|-----------------------|--------------|-----------|-------------|--------------------|
| 1 | 2121 AVENUE OF THE STARS - FOX PLAZA            | 768,158       | THE IRVINE COMPANY    | 272,789      | 158,762   | 111,927     | \$6.25 FSG         |
| 2 | 10250 CONSTELLATION BLVD                        | 803,530       | JMB REALTY            | 143,264      | 86,617    | 46,647      | \$8.00- \$8.50 FSG |
| 3 | 2000 AVENUE OF THE STARS                        | 816,615       | JP MORGAN ASSET MGMT  | 64,479       | 64,479    | 0           | \$8.50 FSG         |
| 4 | 2049 CENTURY PARK EAST - SOUTH TOWER            | 1,416,726     | JP MORGAN ASSET MGMT  | 63,626       | 33,802    | 29,824      | \$7.50-\$8.50 FSG  |
| 5 | 2029 CENTURY PARK EAST - NORTH TOWER            | 1,210,730     | JP MORGAN ASSET MGMT  | 226,492      | 197,316   | 24,176      | \$7.50-\$8.50 FSG  |
| 6 | 1999 AVENUE OF THE STARS                        | 840,124       | JMB REALTY            | 53,569       | 48,669    | 4,500       | \$8.25-\$8.75 FSG  |
| 7 | 1901 AVENUE OF THE STARS                        | 520,327       | DOUGLAS EMMETT, INC.  | 102,425      | 72,313    | 25,112      | \$5.00-\$5.25 FSG  |
| 8 | 1925 CENTURY PARK EAST - WATT PLAZA SOUTH TOWER | 452,720       | WATT COMPANIES, INC.  | 201,985      | 110,062   | 12,471      | \$5.00-\$5.50FSG   |
| 9 | 1888 CENTURY PARK EAST                          | 513,030       | COMMONWEALTH PARTNERS | 41,636       | 41,636    | 0           | \$6.00 FSG         |

# CENTURY CITY

## MARKET OVERVIEW



| #  | ADDRESS - FOR LEASE                              | PROPERTY SIZE | OWNER                | AVAILABLE SF | DIRECT SF | SUBLEASE SF | \$/SF                 |
|----|--|---------------|----------------------|--------------|-----------|-------------|-----------------------|
| 10 | 1875 CENTURY PARK EAST - WATT PLASA NORTH TOWER  | 450,000       | WATT COMPANIES, INC. | 134,047      | 129,149   | 4,898       | \$5.00-\$5.50FSG      |
| 11 | 1900 AVENUE OF THE STARS                         | 669,018       | TOPA EQUITIES LTD.   | 202,810      | 175,206   | 27,604      | \$6.45-\$6.95 FSG     |
| 12 | 1880 CENTURY PARK EAST                           | 324,501       | HELD PROPERTIES      | 79,938       | 79,438    | 500         | \$4.25-\$4.50 FSG     |
| 13 | 1840 CENTURY PARK EAST - THE PLAZA               | 331,374       | CALSTRS              | 80,746       | 80,746    | 0           | \$5.35-\$5.75 FSG     |
| 14 | 10100 SANTA MONICA BLVD                          | 640,095       | HINES                | 29,842       | 11,903    | 12,939      | \$6.75-\$7.75 FSG     |
| 15 | 1800 CENTURY PARK EAST- THE PLAZA                | 297,122       | CALSTRS              | 61,474       | 40,267    | 16,207      | \$5.35-\$5.75 FSG     |
| 16 | 1800 AVENUE OF THE STARS - GATEWAY EAST BUILDING | 302,550       | TOPA EQUITIES LTD.   | 107,509      | 32,524    | 74,985      | \$5.75 FSG            |
| 17 | 1801 CENTURY PARK EAST                           | 386,863       | DOUGLAS EMMETT, INC. | 34,414       | 24,414    | 10,000      | \$4.75-\$5.15 FSG     |
| 18 | 1950 AVENUE OF THE STARS                         | 825,000       | JMB REALTY           | 400,000      | 400,000   | 0           | \$10.50 - \$11.50 FSG |



# CULVER CITY

## MARKET OVERVIEW

### THE MARKET OVERVIEW - Q4 2022

|  |                      |
|--|----------------------|
| <b>Overall Vacancy:</b>                            | 22.8% (1,606,158 SF) |
| <b>Direct Vacancy:</b>                             | 17.7% (1,246,016 SF) |
| <b>Average Direct Class A Asking Rental Rates:</b> | \$4.59 FSG           |
| <b>Inventory - Current:</b>                        | 7,046,856 SF         |
| <b>Inventory - Proposed/Under Construction:</b>    | 884,584 SF           |
| <b>YTD NET Absorption:</b>                         | 579,965 SF           |
| <b>YTD Leasing Activity:</b>                       | 276,416 SF           |

### News & Notable Transactions

- Los Angeles County Department of Mental Health leases 25,000 sf at 5860 Uplander Way, one of the biggest offices leases in greater LA this quarter
- The Depot (3609 S 10th Ave) nears construction completion (spec build)
- Wrapper tower tops out with no preleasing
- Sweetgreen sublease still on the market for 90,000 sf at Expo Crenshaw
- JPM and Ratkovich purchase 80,000 sf at 5950 Bowcroft St for creative office conversion

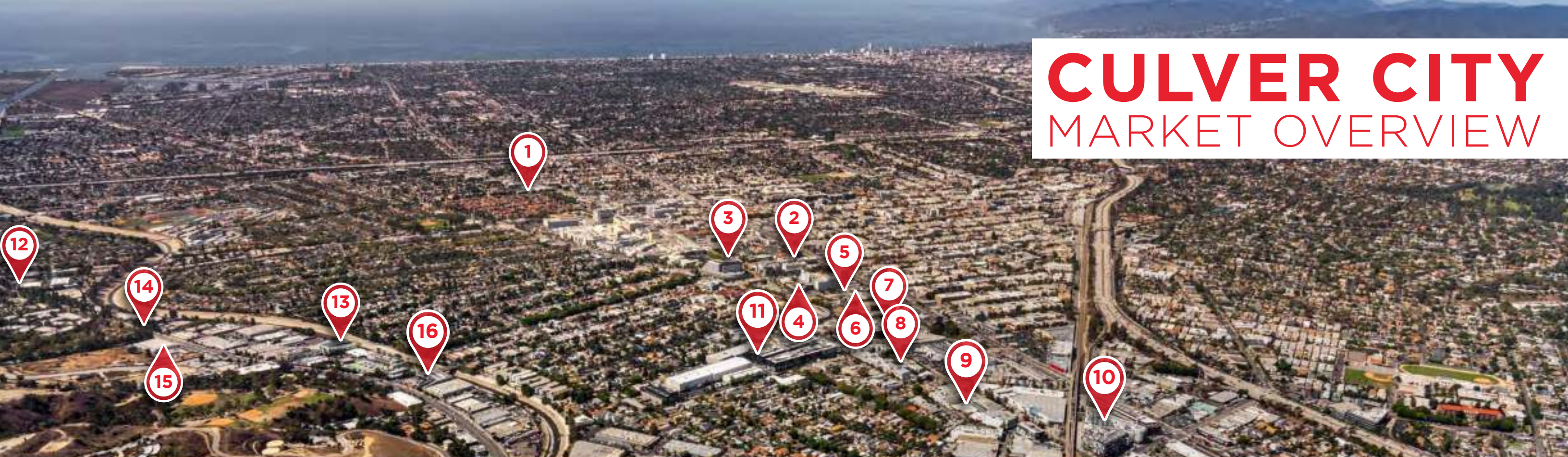
### Sizeable Tenants

- Apple - 1,000,000 sf (combined)
- Amazon - 645,000 sf (combined)
- HBO - 240,000 sf
- Sony - 300,000 sf
- Scopley - 100,000 sf
- Technicolor - 65,000 sf
- Participant Media - 45,000 sf



# CULVER CITY

## MARKET OVERVIEW



| #  | ADDRESS - FOR LEASE                           | PROPERTY SIZE | OWNER                   | AVAILABLE SF | DIRECT SF | SUBLEASE SF | \$/SF             |
|----|---|---------------|-------------------------|--------------|-----------|-------------|-------------------|
| 1  | 10950 WASHINGTON BLVD                         | 300,000       | HUDSON PACIFIC          | 88,455       | 88,455    | 0           | \$5.75 NNN        |
| 2  | 10100 VENICE BLVD                             | 47,856        | ANR                     | 47,336       | 0         | 47,336      | LEASED            |
| 3  | 10000 WASHINGTON BLVD - ONE CULVER            | 395,272       | LBA REALTY              | 1,930        | 0         | 1,930       | \$7.00 FSG        |
| 4  | 9735 WASHINGTON BLVD - BRICK AND MACHINE      | 82,553        | DLJ                     | 0            | 0         | 0           | LEASED            |
| 5  | 3835 WATSEKA AVE (PROPOSED PROPERTY)          | 125,000       | LPC                     | 1,550,000    | 150,000   | 0           | \$5.00 NNN        |
| 6  | 3840 WATSEKA AVE                              | 40,040        | STAGE ONE PARTNERS      | 33,500       | 33,500    | 0           | \$4.65 NNN        |
| 7  | 9300 CULVER BLVD - CULVER STEPS               | 116,356       | HACKMAN                 | 1,002        | 1,002     | 0           | LEASED            |
| 8  | 9050 WASHINGTON BLVD - SONY PICTURES CAMPUS   | 130,356       | HACKMAN                 | 0            | 0         | 0           | LEASED            |
| 9  | 8888 WASHINGTON BLVD - THE PLATFORM PHASE III | 67,837        | RUNYON GROUP            | 0            | 0         | 0           | LEASED            |
| 10 | 8830-8840 NATIONAL BLVD - IVY STATION         | 241,205       | LOWE                    | 0            | 0         | 0           | LEASED            |
| 11 | 9336 WASHINGTON BLVD - CULVER STUDIOS         | 200,000       | HACKMAN                 | 0            | 0         | 0           | LEASED            |
| 12 | 10567 JEFFERSON BLVD - CULVER MEDIA CENTER    | 49,475        | KENNETH MILLMAN         | 43,698       | 15,987    | 27,711      | \$4.00-\$4.25 NNN |
| 13 | 9919 W JEFFERSON BLVD                         | 63,000        | NANTWORKS               | 63,000       | 63,000    | 0           | \$4.50 NNN        |
| 14 | 10301-10335 JEFFERSON BLVD - BUILDING 1       | 38,332        | REDCAR PROPERTIES       | 0            | 0         | 0           | LEASED            |
| 15 | 10200 JEFFERSON BLVD                          | 43,000        | HACKMAN                 | 43,186       | 43,186    | 0           | LEASED            |
| 16 | 9599-9601 JEFFERSON BLVD                      | 39,250        | WOO AGENCY (OWNER USER) | 0            | 0         | 0           | LEASED            |

# CULVER CITY

## MARKET OVERVIEW

| #  | ADDRESS - FOR LEASE                               | PROPERTY SIZE | OWNER             | AVAILABLE SF | DIRECT SF | SUBLEASE SF | \$/SF             |
|----|---|---------------|-------------------|--------------|-----------|-------------|-------------------|
| 17 | 8777 WASHINGTON BLVD                              | 128,000       | CLARION           | 0            | 0         | 0           | LEASED            |
| 18 | 8563-8581 HIGUERA ST - HAYDEN TRACT               | 41,244        | WILLARD PASTRON   | 0            | 0         | 0           | \$3.25 MG         |
| 19 | 3535 HAYDEN AVE - CONJUNCTIVE POINTS              | 52,848        | SAMITOUR          | 31,628       | 31,628    | 0           | \$5.40-\$5.50 MG  |
| 42 | 8550 HIGUERA ST-8600 HAYDEN                       | 110,000       | IDS               | 0            | 0         | 0           | LEASED            |
| 21 | 3501-3505 HAYDEN AVE - CONJUNCTIVE POINTS         | 52,065        | SAMITOUR          | 0            | 0         | 0           | LEASED            |
| 22 | 8476 STELLER DR - BLDG A                          | 40,000        | ARKA PROPERTIES   | 0            | 0         | 0           | LEASED            |
| 23 | 8520 NATIONAL BLVD - THE BEEHIVE                  | 67,986        | SAMITOUR          | 47,179       | 34,534    | 12,645      | \$5.35 MG         |
| 24 | 8501 WASHINGTON BLVD                              | 44,899        | REDCAR PROPERTIES | 0            | 0         | 0           | LEASED            |
| 25 | 5950 W JEFFERSON BLVD                             | 80,300        | URBAN OFFERINGS   | 80,300       | 80,300    | 0           | \$6.50 FSG        |
| 26 | 3562-3582 EASTHAM DR                              | 70,700        | PAS TRUST         | 40,000       | 0         | 40,000      | LEASED            |
| 27 | 3633 LENAWEE AVE                                  | 52,500        | FRANK BALZER      | 0            | 0         | 0           | LEASED            |
| 28 | 5890 W JEFFERSON BLVD - JEFFERSON CREATIVE CAMPUS | 66,000        | LPC               | 12,000       | 12,000    | 0           | \$5.25-\$5.50 FSG |

CENTURY CITY

**CULVER CITY**

MIRACLE MILE

WESTWOOD

BEVERLY HILLS EAST

BEVERLY HILLS TRIANGLE

HOLLYWOOD

WEST HOLLYWOOD

BRENTWOOD

SANTA MONICA DOWNTOWN

SANTA MONICA MEDIA

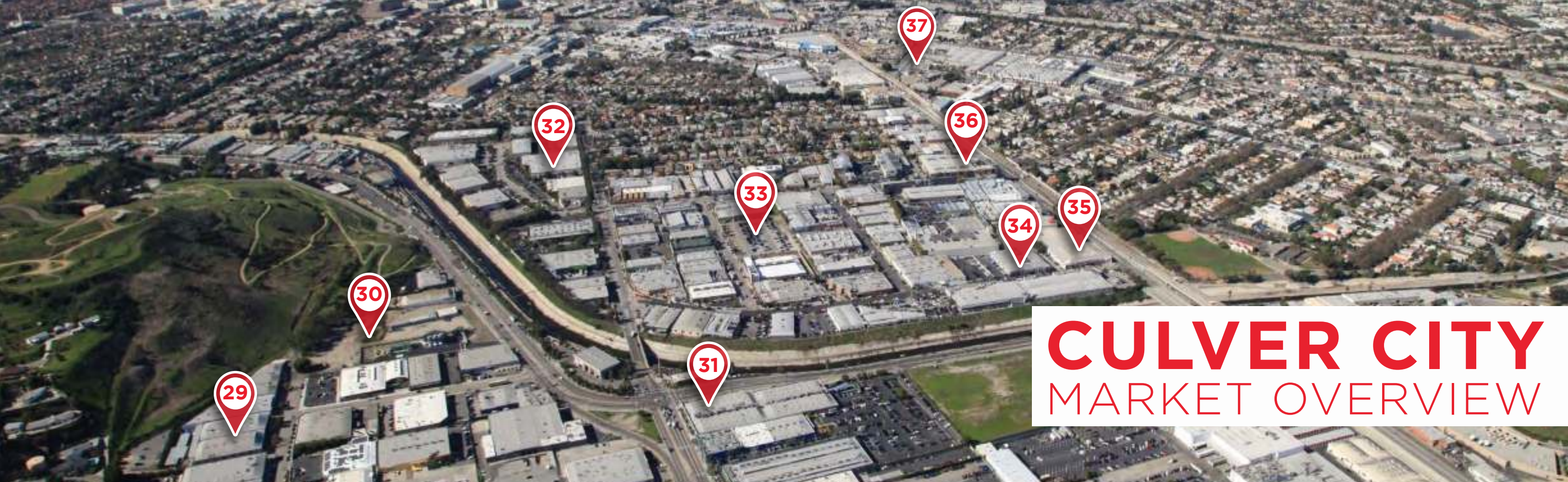
SANTA MONICA BIZ PARK

PLAYA VISTA

PLAYA VISTA CORP CTR

OLYMPIC CORRIDOR WEST





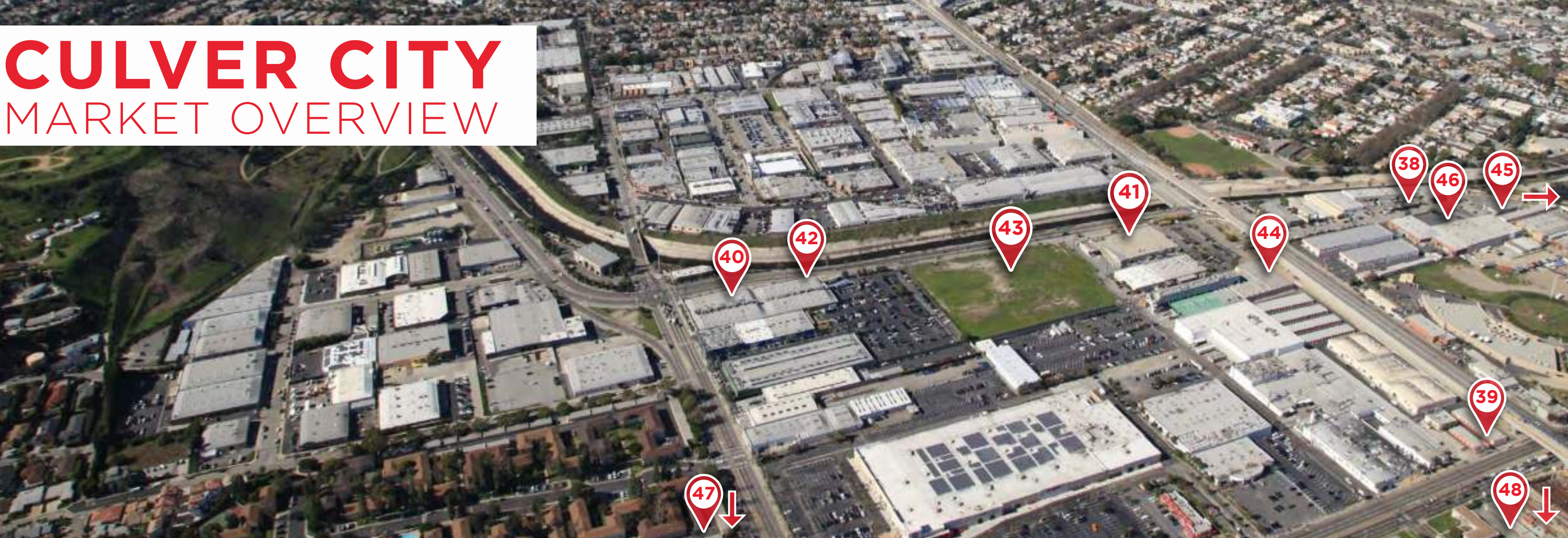
# CULVER CITY

## MARKET OVERVIEW

| #  | ADDRESS - FOR LEASE                               | PROPERTY SIZE | OWNER             | AVAILABLE SF | DIRECT SF | SUBLEASE SF | \$/SF             |
|----|---|---------------|-------------------|--------------|-----------|-------------|-------------------|
| 29 | 5950 BOWCROFT STREET (PROPOSED)                   | 78,000        | RATKOVICH COMPANY | 78,000       | 78,000    | 0           | \$5.35 NNN        |
| 30 | 6024 W JEFFERSON BLVD (PROPOSED)                  | 350,000       | TISHMAN SPEYER    | 350,000      | 350,000   | 0           | \$5.50 NNN        |
| 31 | 5880 W JEFFERSON BLVD - JEFFERSON CREATIVE CAMPUS | 40,000        | LPC               | 18,200       | 18,200    | 0           | \$5.25-\$5.50 FSG |
| 32 | 8635 HAYDEN PLACE (PROPOSED)                      | 250,000       | HACKMAN/IDS       | 250,000      | 250,000   | 0           | \$5.50-\$6.00 NNN |
| 33 | 8511 WARNER DRIVE (PROPOSED)                      | 61,797        | SAMITUR           | 61,797       | 61,797    | 0           | \$5.50 NNN        |
| 34 | 3523-3525 EASTHAM DRIVE                           | 32,000        | PMI               | 0            | 0         | 0           | LEASED            |
| 35 | 3515 EASTHAM DRIVE                                | 26,400        | NSB               | 0            | 0         | 0           | LEASED            |
| 36 | 3501-3505 HAYDEN AVE                              | 61,065        | SAMITUR           | 0            | 0         | 0           | LEASED            |
| 37 | 8825 NATIONAL BLVD                                | 500,000       | APPLE             | 0            | 0         | 0           | LEASED            |

# CULVER CITY

## MARKET OVERVIEW



| #  | ADDRESS - FOR LEASE                                      | PROPERTY SIZE | OWNER             | AVAILABLE SF | DIRECT SF | SUBLEASE SF | \$/SF               |
|----|--|---------------|-------------------|--------------|-----------|-------------|---------------------|
| 38 | 3309 LA CIENEGA PL                                       | 29,133        | BOW WEST          | 21,831       | 21,831    | 0           | \$3.65 NNN          |
| 39 | 3401 LA CIENEGA (PROPOSED)                               | 250,000       | LENDLEASE         | 250,000      | 0         | 0           | TBD                 |
| 40 | 5870 JEFFERSON BLVD - JEFFERSON CREATIVE CAMPUS          | 83,326        | LPC               | 14,653       | 14,653    | 0           | \$5.25 FSG          |
| 41 | 5790 W JEFFERSON BLVD - THE WRAPPER (UNDER CONSTRUCTION) | 180,584       | SAMITOUR          | 180,550      | 180,550   | 0           | \$5.00 - \$6.00 NNN |
| 42 | 5872 JEFFERSON BLVD (PROPOSED PROPERTY)                  | 329,000       | LPC               | 0            | 0         | 0           | PROPOSED            |
| 43 | 5860 W JEFFERSON BLVD                                    | 49,000        | SAMITOUR          | 0            | 0         | 0           | LEASED              |
| 44 | 5760-5782 W JEFFERSON BLVD - SAMITOUR STUDIOS            | 57,000        | SAMITOUR          | 34,725       | 34,725    | 0           | \$5.45 MG           |
| 45 | 5900 BLACKWELDER ST                                      | 42,498        | KESLOW CAMERA     | 0            | 0         | 0           | LEASED              |
| 46 | 3322 LA CIENEGA PL                                       | 49,315        | REDCAR PROPERTIES | 52,004       | 52,004    | 0           | \$5.50 NNN          |
| 47 | 5830 OBAMA BLVD  | 40,000        | FLOW HEALTH       | 0            | 0         | 0           | LEASED              |
| 48 | 5500 W JEFFERSON BLVD                                    | 85,000        | HACKMAN           | 0            | 0         | 0           | LEASED              |



# MIRACLE MILE

## MARKET OVERVIEW

### THE MARKET OVERVIEW - Q4 2022

|  |                      |
|--|----------------------|
| <b>Overall Vacancy:</b>                            | 28.5% (1,342,933 SF) |
| <b>Direct Vacancy:</b>                             | 26.5% (1,250,765 SF) |
| <b>Average Direct Class A Asking Rental Rates:</b> | \$4.37 FSG           |
| <b>Inventory - Current:</b>                        | 4,719,566 SF         |
| <b>Inventory - Proposed/Under Construction:</b>    | 0 SF                 |
| <b>YTD NET Absorption:</b>                         | (263,841) SF         |
| <b>YTD Leasing Activity:</b>                       | 189,616 SF           |

### News & Notable Transactions

- Purple Line extension continues down Wilshire
- Interest in multifamily development stays strong
- LACMA renovation ongoing
- SAG Foundation renews at 5757 Wilshire Blvd
- Building top signage available at 5670 Wilshire
- Luminate signs new sublease at 5670 Wilshire Blvd for 14,000 sf

### Sizeable Tenants

- SAG-AFTRA - 105,000 sf
- Mediabrands - 88,000 sf
- Writer's Guild - 70,000 sf
- Audacy - 60,000 sf
- Katz Media - 45,000 sf
- Cedars Sinai - 500,000 sf
- Concord Music - 35,000 sf



# MIRACLE MILE

## MARKET OVERVIEW



| #  | ADDRESS - FOR LEASE                          | PROPERTY SIZE | OWNER                  | AVAILABLE SF | DIRECT SF | SUBLEASE SF | \$/SF               |
|----|--|---------------|------------------------|--------------|-----------|-------------|---------------------|
| 1  | 5455 WILSHIRE BLVD - MIRACLE MILE TOWER      | 220,000       | JAMISON SERVICES, INC. | 82,266       | 82,266    | 0           | \$3.25-\$3.40 FSG   |
| 2  | 5670 WILSHIRE BLVD                           | 453,182       | ROCKPOINT GROUP        | 138,002      | 122,789   | 15,213      | \$4.75-\$5.25 FSG   |
| 3  | 5700 WILSHIRE BLVD - WILSHIRE COURTYARD EAST | 540,391       | ONNI GROUP             | 129,113      | 125,650   | 3,463       | \$4.85 FSG          |
| 4  | 5750 WILSHIRE BLVD - WILSHIRE COURTYARD WEST | 462,375       | ONNI GROUP             | 305,187      | 305,187   | 0           | \$4.85 FSG          |
| 5  | 5757 WILSHIRE BLVD - SAG-AFTRA PLAZA         | 660,000       | J.H. SNYDER COMPANY    | 151,565      | 130,225   | 21,340      | \$3.55 FSG          |
| 6  | 5900 WILSHIRE BLVD                           | 465,100       | ROCKPOINT GROUP        | 205,618      | 186,725   | 18,893      | \$5.00-\$5.25 FSG   |
| 7  | 6100 WILSHIRE BLVD - THE ONYX TOWER          | 230,000       | SM MANAGEMENT          | 127,083      | 109,412   | 17,671      | \$5.50 FSG          |
| 8  | 6300 WILSHIRE BLVD - NEW YORK LIFE BUILDING  | 388,323       | SWING                  | 164,656      | 137,530   | 27,126      | \$4.05 FSG          |
| 9  | 6380 WILSHIRE BLVD - THE PLAZA               | 150,237       | JAMISON SERVICES, INC. | 81,229       | 81,229    | 0           | \$3.10 - \$3.25 FSG |
| 10 | 6420 WILSHIRE BLVD                           | 215,000       | JADE ENTERPRISES, LLC  | 94,346       | 74,544    | 19,802      | \$3.85-\$4.00 FSG   |
| 11 | 6500 WILSHIRE BLVD                           | 456,679       | CEDARS-SINAI           | 0            | 0         | 0           | LEASED              |



# WESTWOOD

## MARKET OVERVIEW

### THE MARKET OVERVIEW - Q4 2022

|  |                    |
|--|--------------------|
| <b>Overall Vacancy:</b>                            | 26.6% (738,786 SF) |
| <b>Direct Vacancy:</b>                             | 19.8% (549,386 SF) |
| <b>Average Direct Class A Asking Rental Rates:</b> | \$4.46 FSG         |
| <b>Inventory - Current:</b>                        | 2,777,325 SF       |
| <b>Inventory - Proposed/Under Construction:</b>    | 0 SF               |
| <b>YTD NET Absorption:</b>                         | (167,183) SF       |
| <b>YTD Leasing Activity:</b>                       | 208,769 SF         |

### News & Notable Transactions

- Leasing activity decreased 73.5% QOQ
- Overall vacancy has increased 6% year-over-year (YOY) to 26.6%
- 150,000 sf of subleases still available 10960 Wilshire Blvd

### Sizeable Tenants

- UCLA - 400,000+ sf
- Capital Group - 82,000 sf
- Penske Media - 75,000 sf
- Wasserman - 71,000 sf
- Oppenheimer - 50,000 sf



# WESTWOOD

## MARKET OVERVIEW



| # | ADDRESS - FOR LEASE                     | PROPERTY SIZE | OWNER                   | AVAILABLE SF | DIRECT SF | SUBLEASE SF | \$/SF               |
|---|---|---------------|-------------------------|--------------|-----------|-------------|---------------------|
| 1 | 1100 GLENDON AVE - WESTWOOD CENTER      | 334,111       | DOUGLAS EMMETT, INC.    | 54,732       | 51,732    | 0           | \$5.00-\$5.25 FSG   |
| 2 | 10850 WILSHIRE BLVD - AVCO CENTER       | 142,000       | AVCO CENTER CORPORATION | 30,870       | 30,870    | 0           | \$3.25 - \$3.75 FSG |
| 3 | 10866 WILSHIRE BLVD - WESTWOOD PLACE    | 198,750       | DOUGLAS EMMETT, INC.    | 58,905       | 56,625    | 320         | \$3.95-\$4.20 FSG   |
| 4 | 10877 WILSHIRE BLVD - CENTER WEST       | 357,859       | INDIVEST, INC.          | 221,495      | 211,044   | 10,451      | \$4.95-\$5.50 FSG   |
| 5 | 10880 WILSHIRE BLVD - OPPENHEIMER TOWER | 588,935       | DOUGLAS EMMETT, INC.    | 191,078      | 143,672   | 42,406      | \$4.50-\$4.75FSG    |
| 6 | 10900 WILSHIRE BLVD                     | 239,745       | TISHMAN SPEYER          | 61,458       | 16,352    | 45,106      | \$4.50-\$4.85 FSG   |
| 7 | 10940 WILSHIRE BLVD - THE TOWER         | 218,805       | DOUGLAS EMMETT, INC.    | 79,232       | 74,150    | 2,982       | \$3.65-\$3.80 FSG   |
| 8 | 10960 WILSHIRE BLVD                     | 593,452       | DOUGLAS EMMETT, INC.    | 235,409      | 84,778    | 150,631     | \$4.50-\$4.75 FSG   |
| 9 | 10990 WILSHIRE BLVD - ONE WESTWOOD      | 205,961       | DOUGLAS EMMETT, INC.    | 45,828       | 29,389    | 16,439      | \$3.85-\$4.00FSG    |



# BEVERLY HILLS EAST

## MARKET OVERVIEW

### THE MARKET OVERVIEW - Q4 2022

|  |                      |
|--|----------------------|
| <b>Overall Vacancy:</b>                            | 16.5% (1,095,947 SF) |
| <b>Direct Vacancy:</b>                             | 15.5% (1,032,952 SF) |
| <b>Average Direct Class A Asking Rental Rates:</b> | \$5.77 FSG           |
| <b>Inventory - Current:</b>                        | 6,645,679 SF         |
| <b>Inventory - Proposed/Under Construction:</b>    | 50,148 SF            |
| <b>YTD NET Absorption:</b>                         | 13,317 SF            |
| <b>YTD Leasing Activity:</b>                       | 548,469 SF           |

### News & Notable Tenants

- Fandango likely to terminate for 96,000 sf in Beverly Hills at 407 N Maple
- Roughly 93,000 sf available at 331 N. Maple Dr.
- Skanska redesigns office building at 8633 Wilshire Blvd - 44,000 sf

### Sizeable Tenants

- Cedars Sinai - 400,000 + sf
- Fandango - 97,000 sf
- LiveNation - 95,000 sf
- Academy of Motion Picture Arts - 60,000 sf



# BEVERLY HILLS EAST

## MARKET OVERVIEW



| #  | ADDRESS - FOR LEASE                        | PROPERTY SIZE | OWNER                | AVAILABLE SF | DIRECT SF | SUBLEASE SF | \$/SF               |
|----|--|---------------|----------------------|--------------|-----------|-------------|---------------------|
| 1  | 9242 BEVERLY BLVD - BEVERLY MERCEDES PLACE | 132,221       | TISHMAN SPEYER       | 57,545       | 57,545    | 0           | \$5.85 FSG          |
| 2  | 407 N MAPLE DR - THE MAPLE                 | 174,847       | TISHMAN SPEYER       | 0            | 0         | 0           | LEASED              |
| 3  | 335-345 N MAPLE DR - MAPLE PLAZA           | 287,560       | TISHMAN SPEYER       | 140,331      | 94,930    | 45,401      | \$5.95 FSG          |
| 4  | 331 N MAPLE DR                             | 92,955        | DIVCO WEST           | 92,955       | 92,955    | 0           | \$6.00 - \$6.15 FSG |
| 5  | 325 N MAPLE DR - THE POST                  | 102,500       | IRA CAPITAL          | 0            | 0         | 0           | LEASED              |
| 6  | 9150 WILSHIRE BLVD - NEW LION              | 85,592        | DENIS J BRUMM        | 26,005       | 26,005    | 0           | \$4.95 - \$5.95 FSG |
| 7  | 9107 WILSHIRE BLVD                         | 146,325       | CHARLES COMPANY      | 118,509      | 118,509   | 0           | \$6.00 FSG          |
| 8  | 8942 WILSHIRE BLVD - LA PEER BUILDING      | 82,886        | BREEVAST US, INC.    | 82,886       | 0         | 82,886      | \$7.00 FSG          |
| 9  | 8383 WILSHIRE BLVD                         | 437,096       | DOUGLAS EMMETT, INC. | 86,594       | 63,974    | 17,620      | \$4.25 FSG          |
| 10 | 8484 WILSHIRE BLVD                         | 226,166       | DOUGLAS EMMETT, INC. | 106,966      | 84,550    | 21,129      | \$4.25 - \$4.50 FSG |
| 11 | 9336 CIVIC CENTER DR - UTA PLAZA           | 110,769       | DIVCO WEST           | 0            | 0         | 0           | LEASED              |





# BEVERLY HILLS TRIANGLE MARKET OVERVIEW

## THE MARKET OVERVIEW - Q4 2022

|  |                      |
|--|----------------------|
| <b>Overall Vacancy:</b>                            | 16.5% (1,095,947 SF) |
| <b>Direct Vacancy:</b>                             | 15.5% (1,032,952 SF) |
| <b>Average Direct Class A Asking Rental Rates:</b> | \$5.77 FSG           |
| <b>Inventory - Current:</b>                        | 6,645,679 SF         |
| <b>Inventory - Proposed/Under Construction:</b>    | 50,148 SF            |
| <b>YTD NET Absorption:</b>                         | 13,317 SF            |
| <b>YTD Leasing Activity:</b>                       | 548,469 SF           |

## News & Notable Transactions

- Wilshire Rexford Center (9300 Wilshire Blvd) completes renovation
- Endeavor Content (now Fifth Season) full floor sublease available for approx. 40,000 sf in anticipation of new West LA lease
- High street retail and hospitality rents and sale prices continue to increase
- Eisner Law leases full floor at 433 Camden

## Sizeable Tenants

- WME - 250,000 sf
- MGM - 150,000 sf
- Valence Media - 117,000 sf
- Platinum Equity - 100,000 sf
- City National Bank - 91,000 sf
- The Gersh Agency - 50,000 sf
- Merrill Lynch - 35,000 sf
- Ervin, Cohen & Jessup - 32,000 sf





# BEVERLY HILLS TRIANGLE MARKET OVERVIEW

| #  | ADDRESS - FOR LEASE                                     | PROPERTY SIZE | OWNER                  | AVAILABLE SF | DIRECT SF | SUBLEASE SF | \$/SF               |
|----|---|---------------|------------------------|--------------|-----------|-------------|---------------------|
| 1  | 9777 WILSHIRE BLVD - BEVERLY HILLS GATEWAY              | 143,000       | 3D INVESTMENTS         | 31,210       | 31,210    | 0           | \$6.50 FSG          |
| 2  | 9701 WILSHIRE BLVD                                      | 115,000       | LEFRAK ESTATES, LP     | 5,657        | 3,707     | 0           | \$5.95 FSG          |
| 3  | 450 N ROXBURY DR  | 113,927       | STARPOINT              | 15,600       | 7,800     | 7,800       | N/A (MEDICAL)       |
| 4  | 433 N CAMDEN DR - WELLS FARGO BUILDING                  | 207,432       | STARPOINT              | 2,806        | 2,806     | 0           | \$6.50-\$7.25 FSG   |
| 5  | 9665 WILSHIRE BLVD                                      | 167,458       | DOUGLAS EMMETT         | 5,874        | 5,874     | 0           | \$6.50-\$6.75 FSG   |
| 6  | 9601 WILSHIRE BLVD                                      | 310,142       | DOUGLAS EMMETT         | 0            | 0         | 0           | LEASED              |
| 7  | 9595 WILSHIRE BLVD                                      | 206,122       | CALSTRS                | 17,369       | 15,499    | 0           | \$7.45 - \$7.40 FSG |
| 8  | 9536-9560 WILSHIRE BLVD - WILSHIRE RODEO PLAZA          | 185,388       | NUVEEN REAL ESTATE     | 105,696      | 65,704    | 39,992      | \$6.25-\$7.50 FSG   |
| 9  | 150 S RODEO DR  | 71,812        | DOUGLAS EMMETT         | 6,236        | 3,236     | 3,000       | \$6.15 FSG          |
| 10 | 150 EL CAMINO DR  | 59,586        | KENNEDY WILSON         | 0            | 0         | 0           | LEASED              |
| 11 | 9465 WILSHIRE BLVD - WILSHIRE BEVERLY CENTER            | 186,269       | MORGAN STANLEY         | 99,665       | 88,059    | 6,606       | \$7.50 - \$8.50 FSG |
| 12 | 235-269 N BEVERLY DR - THE METRO-GOLDWYN-MAYER BUILDING | 182,541       | MORGAN STANLEY         | 0            | 0         | 0           | LEASED              |
| 13 | 350 S BEVERLY DR - BEVERLY ATRIUM                       | 59,997        | JADE                   | 20,000       | 20,000    | 0           | \$4.95 FSG          |
| 14 | 100 N CRESCENT DR                                       | 108,452       | CAIN HOY ENTERPRISES   | 20,609       | 20,609    | 0           | \$6.50 - \$6.75 FSG |
| 15 | 9454 WILSHIRE BLVD                                      | 174,490       | CENTAUR PROPERTIES LLC | 23,086       | 23,086    | 0           | \$5.95 FSG          |



# HOLLYWOOD

## MARKET OVERVIEW

### THE MARKET OVERVIEW - Q4 2022

|  |                      |
|--|----------------------|
| <b>Overall Vacancy:</b>                            | 21.1% (1,045,659 SF) |
| <b>Direct Vacancy:</b>                             | 18.9% (933,246 SF)   |
| <b>Average Direct Class A Asking Rental Rates:</b> | \$4.88 FSG           |
| <b>Inventory - Current:</b>                        | 4,949,257 SF         |
| <b>Inventory - Proposed/Under Construction:</b>    | 186,524 SF           |
| <b>YTD NET Absorption:</b>                         | 317,481 SF           |
| <b>YTD Leasing Activity:</b>                       | 280,067 SF           |

### News & Notable Transactions

- Taft building for sale
- Khalabo Ink Studios leases 15,000 sf at 712 Seward
- Skims rumored to lease entire building at 1601 N Vine St
- Over 103,000 sf contiguous available space at 6555 Barton Ave
- CNN renewed on a short term basis at 6430 Sunset Blvd
- The Hollywood Partnership signs new lease at 6922 Hollywood Blvd

### Sizeable Tenants

- Netflix - 1.2 msf (total)
- Viacom - 177,000 sf
- Technicolor - 115,000 sf
- Capitol Records - 92,000 sf
- Neuehouse - 75,000 sf



# HOLLYWOOD

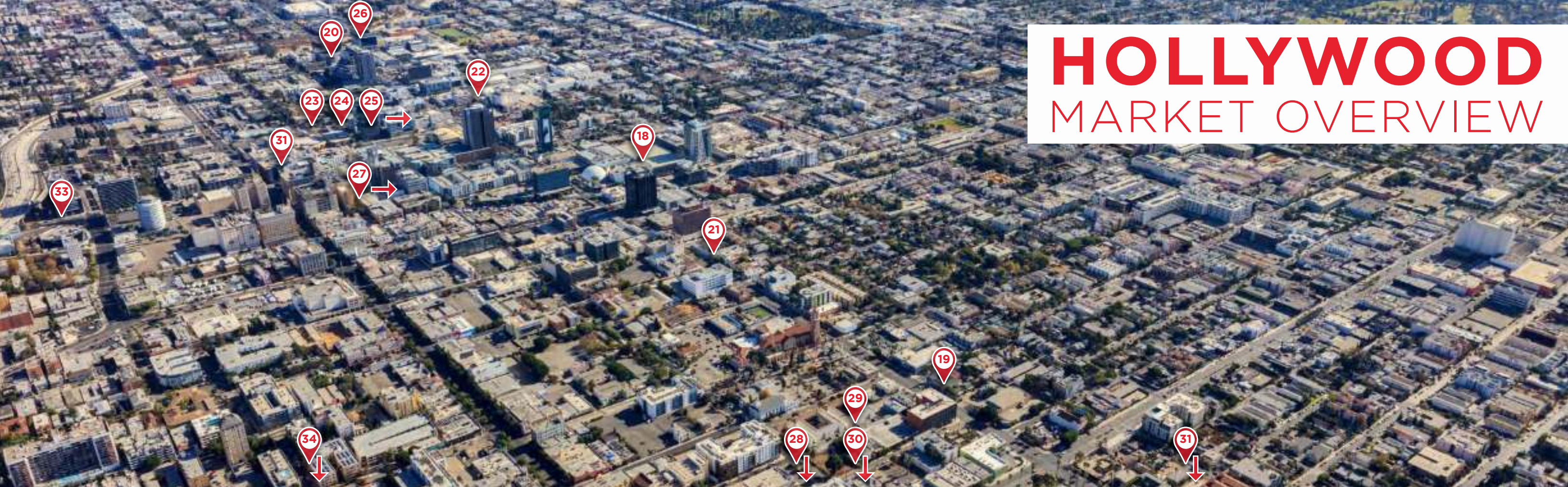
## MARKET OVERVIEW



| #  | ADDRESS - FOR LEASE   | PROPERTY SIZE | OWNER            | AVAILABLE SF | DIRECT SF | SUBLEASE SF | \$/SF      |
|----|---|---------------|------------------|--------------|-----------|-------------|------------|
| 1  | 827 VINE ST - VINE STUDIOS - BUILDING B                       | 59,356        | CLARION PARTNERS | 0            | 0         | 0           | LEASED     |
| 2  | 926 N SYCAMORE AVE - BUILDINGS 926                            | 79,847        | CIM              | 8,102        | 8,102     | 0           | \$5.75 FSG |
| 3  | 6555 BARTON AVE - WEST BLDG                                   | 139,305       | LINCOLN PROPERTY | 106,331      | 106,331   | 0           | \$5.50 FSG |
| 4  | 959 SEWARD ST - EAST BLDG                                     | 122,161       | LINCOLN PROPERTY | 54,951       | 45,750    | 9,201       | \$5.50 FSG |
| 5  | 7007 ROMAINE ST - THE ROMAINE                                 | 60,508        | ERIC RUBENFELD   | 17,232       | 17,232    | 0           | LEASED     |
| 6  | 1001 N SEWARD ST - HARLOW                                     | 129,931       | HUDSON PACIFIC   | 0            | 0         | 0           | \$5.50 MG  |
| 7  | 6311 ROMAINE ST - HOLLYWOOD MEDIA CENTER                      | 238,325       | BLT ENTERPRISES  | 62,331       | 57,005    | 0           | \$5.00 MG  |
| 8  | 5737-5755 SANTA MONICA BLVD - CANDY EAST (UNDER CONSTRUCTION) | 58,374        | ELKWOOD          | 58,374       | 0         | 0           | \$4.50 NNN |
| 9  | 5833 SANTA MONICA BLVD - CANDY WEST (UNDER CONSTRUCTION)      | 130,021       | ELKWOOD          | 130,021      | 0         | 0           | \$4.50 NNN |
| 10 | 1355 VINE ST - ACADEMY SOUTH                                  | 183,129       | KILROY           | 0            | 0         | 0           | LEASED     |
| 11 | 1375 VINE ST - ACADEMY NORTH                                  | 159,236       | KILROY           | 0            | 0         | 0           | LEASED     |
| 12 | 1350 N WESTERN AVE - NETFLIX MEDIA CENTER                     | 75,593        | GEMDALE          | 0            | 0         | 0           | LEASED     |
| 13 | 1370 N ST ANDREWS PL - SECOND HOME HOLLYWOOD                  | 78,564        | KLAFF REALTY     | 41,487       | 41,487    | 0           | \$3.75 NNN |
| 14 | 5800 W SUNSET BLVD - CUE                                      | 91,953        | HUDSON PACIFIC   | 0            | 0         | 0           | LEASED     |
| 15 | 6040 W SUNSET BLVD - 6040 SUNSET                              | 114,958       | HUDSON PACIFIC   | 0            | 0         | 0           | LEASED     |
| 16 | 6464 W SUNSET BLVD  | 154,000       | PARAMOUNT        | 23,150       | 23,150    | 0           | \$4.50 FSG |
| 17 | 5800 W SUNSET BLVD - ICON                                     | 326,792       | HUDSON PACIFIC   | 0            | 0         | 0           | LEASED     |

# HOLLYWOOD

## MARKET OVERVIEW



| #  | ADDRESS - FOR LEASE                                 | PROPERTY SIZE | OWNER             | AVAILABLE SF                      | DIRECT SF | SUBLEASE SF | \$/SF               |
|----|---|---------------|-------------------|-----------------------------------|-----------|-------------|---------------------|
| 18 | 6430 W SUNSET BLVD - CNN BLDG                       | 204,013       | TISHMAN SPEYER    | 52,201                            | 52,201    | 0           | \$5.05 FSG          |
| 19 | 6725 W SUNSET BLVD - THE PARK                       | 73,835        | VANBARTON GROUP   | 37,309                            | 32,066    | 5,243       | \$4.75 FSG          |
| 20 | 5925-5939 W SUNSET BLVD                             | 52,824        | CIM               | 52,824                            | 52,824    | 0           | \$4.75 MG           |
| 21 | 6565 W SUNSET BLVD                                  | 110,000       | HOLLYWOOD OFFICES | 20,995                            | 20,995    | 0           | \$4.25 FSG          |
| 22 | 6255 W SUNSET BLVD - SUNSET MEDIA CENTER            | 323,920       | KILROY            | 141,605                           | 85,426    | 56,179      | \$5.50 - \$5.85 FSG |
| 23 | 6121 W SUNSET BLVD - COLUMBIA SQUARE                | 91,173        | KILROY            | 0 SF (100% OCCUPIED BY NEUEHOUSE) | 0         | 0           | LEASED              |
| 24 | 5901 W SUNSET BLVD - EPIC                           | 302,102       | HUDSON PACIFIC    | 0 SF (100% OCCUPIED BY NETFLIX)   | 0         | 0           | LEASED              |
| 25 | 1500 N EL CENTRO AVE - COLUMBIA SQUARE, EL CENTRO   | 123,828       | KILROY            | 80,724                            | 80,724    | 0           | \$6.50 FSG          |
| 26 | 1575 N GOWER ST - COLUMBIA SQUARE, GOWER/SELMA      | 251,245       | KILROY            | 0                                 | 0         | 0           | LEASED              |
| 27 | 1601 VINE ST - VINE STREET TOWER                    | 115,591       | JH SNYDER CO      | 0                                 | 0         | 0           | LEASED              |
| 28 | 7080 HOLLYWOOD BLVD - HOLLYWOOD ENTERTAINMENT PLAZA | 170,000       | JAMISON           | 70,061                            | 64,874    | 5,187       | \$3.85-\$4.25 FSG   |
| 29 | 7060 HOLLYWOOD BLVD                                 | 178,502       | LEFRAK            | 221,381                           | 155,688   | 65,693      | \$3.95-\$4.20 FSG   |
| 30 | 6922 HOLLYWOOD BLVD - 6922 HOLLYWOOD                | 210,312       | HUDSON            | 83,861                            | 53,491    | 30,370      | \$4.85 FSG          |
| 31 | 1680 N VINE ST - TAFT BUILDING                      | 126,063       | OCEAN WEST        | 85,287                            | 79,620    | 5,667       | \$4.75 - \$5.00 FSG |
| 32 | 7083 HOLLYWOOD BLVD - THE CORNERSTONE               | 102,570       | VANBARTON GROUP   | 99,645                            | 41,681    | 0           | \$4.95 FSG          |
| 33 | 1800 N VINE ST                                      | 60,684        | ARCHWAY           | 14,900                            | 0         | 14,900      | \$5.00 FSG          |
| 34 | 1800 N HIGHLAND AVE                                 | 91,406        | RELATED           | 91,411                            | 91,411    | 0           | \$4.95 FSG          |



# WEST HOLLYWOOD MARKET OVERVIEW

## THE MARKET OVERVIEW - Q4 2022

|  |                    |
|--|--------------------|
| <b>Overall Vacancy:</b>                            | 17.5% (457,628 SF) |
| <b>Direct Vacancy:</b>                             | 8.6% (225,771 SF)  |
| <b>Average Direct Class A Asking Rental Rates:</b> | \$5.89 FSG         |
| <b>Inventory - Current:</b>                        | 2,618,046 SF       |
| <b>Inventory - Proposed/Under Construction:</b>    | 0 SF               |
| <b>YTD NET Absorption:</b>                         | (76,417) SF        |
| <b>YTD Leasing Activity:</b>                       | 302,784 SF         |

## News & Notable Transactions

- Cedars Sinai leases approx. 100,000 sf in the Blue Building
- The Lot on the market for sale
- 8560 Sunset continues to add new tenants, backfilling the vacancy left by Wag!
- MRC Entertainment subleases approx. 26,000 sf at 750 San Vicente Blvd (Red Building)
- Live Nation puts approx. 100,000 sf of sublease space on the market at The Lot

## Sizeable Tenants

- CBS - 515,000 sf
- Ticketmaster - 97,000 sf
- Showtime - 56,000 sf
- Directors Guild of America - 50,000 sf
- FabFitFun - 45,000 sf



# WEST HOLLYWOOD MARKET OVERVIEW

| #  | ADDRESS - FOR LEASE                      | PROPERTY SIZE | OWNER                    | AVAILABLE SF | DIRECT SF | SUBLEASE SF | \$/SF                 |
|----|--|---------------|--------------------------|--------------|-----------|-------------|-----------------------|
| 1  | 700 N SAN VICENTE BLVD - GREEN BUILDING  | 468,154       | COHEN BROTHERS REALTY    | 101,793      | 47,453    | 54,340      | \$4.00 FSG            |
| 2  | 750 SAN VICENTE BLVD - RED BUILDING WEST | 220,097       | COHEN BROTHERS REALTY    | 105,869      | 73,517    | 19,893      | \$5.95 FSG            |
| 3  | 750 SAN VICENTE BLVD - RED BUILDING EAST | 205,247       | COHEN BROTHERS REALTY    | 25,456       | 0         | 25,456      | \$5.95 FSG            |
| 4  | 9200 SUNSET BLVD - LUCKMAN PLAZA         | 265,228       | MANI BROTHERS            | 45,256       | 15,500    | 29,756      | \$6.75 - \$7.25 FSG   |
| 5  | 9220 SUNSET BLVD - LUCKMAN PLAZA         | 51,983        | MANI BROTHERS            | 8,670        | 5,074     | 3,596       | \$6.75 FSG            |
| 6  | 9000 SUNSET BLVD                         | 145,615       | MANI BROTHERS            | 11,891       | 6,446     | 5,445       | \$6.25-6.50 FSG       |
| 7  | 8800 SUNSET BLVD - SUNSET CENTER         | 70,877        | MATCH GROUP              | 0            | 0         | 0           | LEASED                |
| 8  | 8730 SUNSET BLVD - SUNSET TOWERS         | 116,962       | ALADDIN DEVELOPERS, INC. | 25,103       | 25,103    | 0           | \$6.00 FSG            |
| 9  | 8560 W SUNSET BLVD - THE SUNSET          | 74,842        | KILROY REALTY GROUP      | 23,562       | 23,562    | 0           | \$7.00 FSG            |
| 10 | 8439 W SUNSET BLVD - PIAZZA DEL SOL      | 45,504        | MANI BROTHERS            | 37,428       | 37,428    | 0           | \$5.75-\$5.95 FSG     |
| 11 | 1041 N FORMOSA AVE - FORMOSA WEST        | 107,711       | CIM                      | 7,205        | 7,205     | 0           | \$5.25 FSG            |
| 12 | 1041 N FORMOSA AVE - FORMOSA SOUTH       | 97,742        | CIM                      | 97,742       | 0         | 97,742      | \$6.25 FSG (SUBLEASE) |



# BRENTWOOD

## MARKET OVERVIEW

### THE MARKET OVERVIEW - Q4 2022

|  |                    |
|--|--------------------|
| <b>Overall Vacancy:</b>                            | 20.8% (667,157 SF) |
| <b>Direct Vacancy:</b>                             | 19.0% (609,705 SF) |
| <b>Average Direct Class A Asking Rental Rates:</b> | \$4.30 FSG         |
| <b>Inventory - Current:</b>                        | 3,212,619 SF       |
| <b>Inventory - Proposed/Under Construction:</b>    | 0 SF               |
| <b>YTD NET Absorption:</b>                         | (101,928) SF       |
| <b>YTD Leasing Activity:</b>                       | 248,203 SF         |

### News & Notable Transactions

- Douglas Emmett continues to report healthy occupancy numbers
- Selman Breitman, LLP leases approx. 24,000 sf at 11766 Wilshire Blvd

### Sizeable Tenants

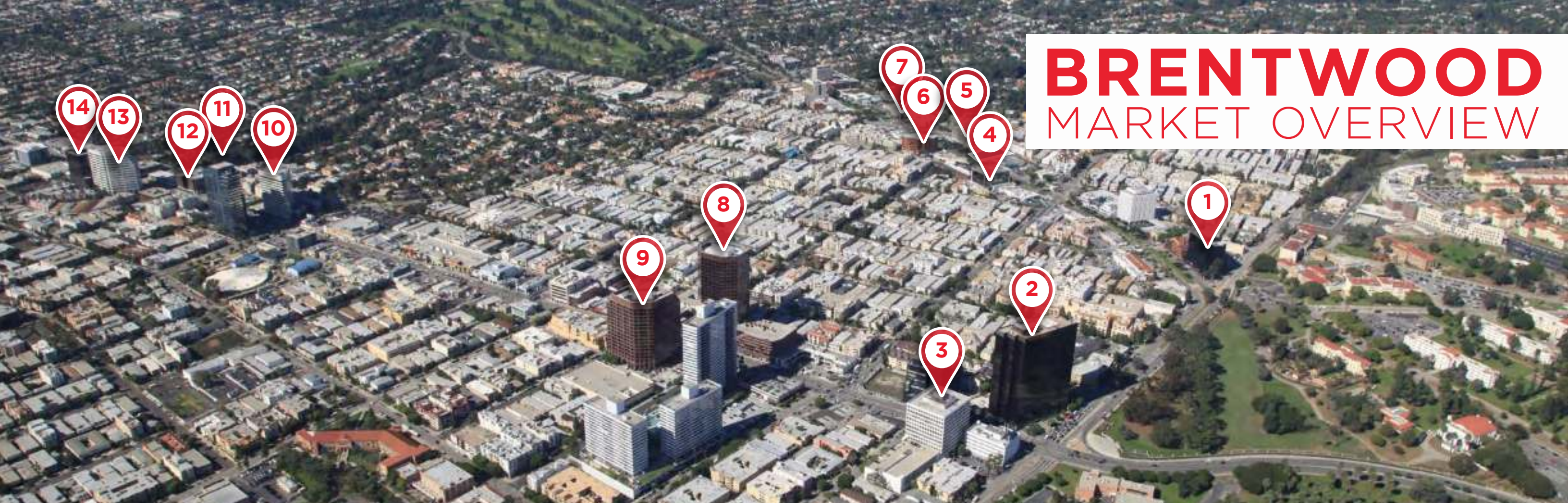
- Kinetic Content - 52,000 sf
- Armanino - 42,750 sf
- Meredith Corporation - 42,000 sf
- Capital Brands - 30,000 sf
- Wells Fargo - 30,000 sf
- True X Media - 25,000 sf





# BRENTWOOD

## MARKET OVERVIEW



| #  | ADDRESS - FOR LEASE                                | PROPERTY SIZE | OWNER                     | AVAILABLE SF | DIRECT SF | SUBLEASE SF | \$/SF                                |
|----|--|---------------|---------------------------|--------------|-----------|-------------|--------------------------------------|
| 1  | 11611 SAN VICENTE BLVD                             | 104,716       | FORTRESS INVESTMENT GROUP | 8,709        | 6,199     | 2,510       | \$6.50 - \$7.00 FSG                  |
| 2  | 11601 WILSHIRE BLVD                                | 500,475       | HUDSON                    | 86,606       | 59,866    | 21,740      | \$4.75 FSG                           |
| 3  | 11620 WILSHIRE BLVD - WEST WILSHIRE CENTER         | 195,357       | CIM                       | 47,014       | 42,514    | 4,500       | \$3.65 FSG                           |
| 4  | 11726 SAN VICENTE BLVD - BRENTWOOD EXECUTIVE PLAZA | 90,307        | DOUGLAS EMMETT            | 25,127       | 24,250    | 877         | \$4.25-\$4.75 FSG                    |
| 5  | 11777 SAN VICENTE BLVD                             | 99,111        | DOUGLAS EMMETT            | 2,631        | 2,631     | 0           | \$4.25-\$4.50 FSG                    |
| 6  | 11812 SAN VICENTE BLVD - CORAL PLAZA               | 73,423        | DOUGLAS EMMETT            | 9,373        | 8,373     | 1,000       | \$4.25-\$4.50 FSG                    |
| 7  | 11911 SAN VICENTE BLVD - TOPA PLAZA                | 91,431        | TOPA                      | 34,479       | 34,479    | 0           | \$5.50 FSG                           |
| 8  | 11755 WILSHIRE BLVD - LANDMARK I                   | 358,478       | CALSTRS                   | 119,587      | 99,897    | 17,960      | \$5.00-\$5.75 FSG                    |
| 9  | 11766 WILSHIRE BLVD - LANDMARK II                  | 377,950       | DOUGLAS EMMETT            | 65,468       | 53,468    | 12,000      | \$3.85-\$4.35 FSG                    |
| 10 | 12121 WILSHIRE BLVD - WILSHIRE BUNDY PLAZA         | 313,749       | DOUGLAS EMMETT            | 80,571       | 55,721    | 24,850      | \$3.55-\$3.95 FSG                    |
| 11 | 12100 WILSHIRE BLVD                                | 365,325       | DOUGLAS EMMETT            | 132,824      | 127,824   | 0           | \$3.85 - 4.25 FSG                    |
| 12 | 12301 WILSHIRE BLVD - WILSHIRE PACIFIC PLAZA       | 109,204       | ROBHANA GROUP             | 39,841       | 33,909    | 4,726       | \$3.95 FSG                           |
| 13 | 12400 WILSHIRE BLVD - WILSHIRE BRENTWOOD PLAZA     | 246,575       | DOUGLAS EMMETT            | 94,422       | 89,531    | 4,891       | \$4.00 - \$4.25 - \$3.55- \$4.25 FSG |
| 14 | 12424 WILSHIRE BLVD - GATEWAY LOS ANGELES          | 154,898       | DOUGLAS EMMETT            | 28,961       | 24,865    | 4,096       | \$3.55-\$4.25 FSG                    |



# SANTA MONICA DOWNTOWN MARKET OVERVIEW

## THE MARKET OVERVIEW - Q4 2022

|  |                      |
|--|----------------------|
| <b>Overall Vacancy:</b>                            | 21.1% (1,786,203 SF) |
| <b>Direct Vacancy:</b>                             | 16.3% (1,378,086 SF) |
| <b>Average Direct Class A Asking Rental Rates:</b> | \$6.03 FSG           |
| <b>Inventory - Current:</b>                        | 8,476,525 SF         |
| <b>Inventory - Proposed/Under Construction:</b>    | 0 SF                 |
| <b>YTD NET Absorption:</b>                         | 19,401 SF            |
| <b>YTD Leasing Activity:</b>                       | 756,495 SF           |

### News & Notable Transactions

- EQ Office leases approx. 27,000 sf at the Telephone Building
- Lululemon subleases approx. 36,000 sf from BeautyCounter at 1733 Ocean Ave

### Sizeable Tenants

- Miliken Institute - 59,000 sf
- Rand Corporation - 52,000 sf
- Guggenheim Services - 37,000 sf
- Dimensional Fund Advisors - 35,000 sf
- WeWork - 33,000 sf



# SANTA MONICA DOWNTOWN MARKET OVERVIEW



| #  | ADDRESS - FOR LEASE                         | PROPERTY SIZE | OWNER                | AVAILABLE SF | DIRECT SF | SUBLEASE SF | \$/SF               |
|----|---|---------------|----------------------|--------------|-----------|-------------|---------------------|
| 1  | 401 WILSHIRE BLVD - ONEWEST SQUARE          | 232,146       | DOUGLAS EMMETT       | 49,395       | 47,145    | 0           | \$6.50-\$7.50 FSG   |
| 2  | 233 WILSHIRE BLVD - SEARISE OFFICE TOWER    | 130,242       | DOUGLAS EMMETT       | 13,706       | 6,962     | 6,744       | \$7.50 - \$8.10 FSG |
| 3  | 100 WILSHIRE BLVD                           | 255,398       | DOUGLAS EMMETT       | 15,023       | 7,961     | 7,062       | \$9.00 FSG          |
| 4  | 1314 7TH STREET - THE TELEPHONE BUILDING    | 90,257        | ROCKWOOD CAPITAL     | 8,253        | 8,253     | 0           | \$5.75 NNN          |
| 5  | 1299 OCEAN AVENUE                           | 206,840       | DOUGLAS EMMETT       | 53,331       | 53,331    | 0           | \$6.50-\$7.95 FSG   |
| 6  | 1333 2ND STREET - SECOND STREET PLAZA       | 81,313        | DOUGLAS EMMETT       | 15,146       | 0         | 15,146      | \$6.25-\$6.95 FSG   |
| 7  | 520 BROADWAY - BROADWAY PLAZA               | 112,987       | OLIVE HILL / ARTEMIS | 66,175       | 25,327    | 0           | \$6.00 FSG          |
| 8  | 120 BROADWAY - PALISADES PROMENADE          | 101,431       | DOUGLAS EMMETT       | 42,766       | 15,112    | 27,654      | \$6.25-\$6.85 FSG   |
| 9  | 1733 OCEAN AVENUE                           | 98,841        | MAVIK CAPITAL        | 37,625       | 37,625    | 0           | \$7.00 NNN          |
| 10 | 501 SANTA MONICA BLVD                       | 76,803        | KILROY               | 16,489       | 16,489    | 0           | \$6.50 FSG          |
| 11 | 429 SANTA MONICA BLVD                       | 86,859        | DOUGLAS EMMETT       | 32,187       | 26,590    | 5,597       | \$5.25-\$5.85 FSG   |
| 12 | 201 SANTA MONICA BLVD - SANTA MONICA SQUARE | 78,494        | DOUGLAS EMMETT       | 4,207        | 0         | 4,007       | \$5.95 FSG          |
| 13 | 225 SANTA MONICA BLVD - THE CLOCK TOWER     | 58,798        | ROCKWOOD CAPITAL     | 35,780       | 27,000    | 8,780       | \$6.50 - 7.50 MG    |
| 14 | 1401 OCEAN AVENUE - PORTOFINO PLAZA         | 49,103        | MANI BROTHERS        | 18,929       | 0         | 18,929      | \$7.00 FSG          |
| 15 | 808 WILSHIRE BOULEVARD                      | 81,698        | DOUGLAS EMMETT       | 22,150       | 22,150    | 0           | LEASED              |



# SANTA MONICA MEDIA DISTRICT MARKET OVERVIEW

## THE MARKET OVERVIEW - Q4 2022

|  |                      |
|--|----------------------|
| <b>Overall Vacancy:</b>                            | 21.1% (1,786,203 SF) |
| <b>Direct Vacancy:</b>                             | 16.3% (1,378,086 SF) |
| <b>Average Direct Class A Asking Rental Rates:</b> | \$6.03 FSG           |
| <b>Inventory - Current:</b>                        | 8,476,525 SF         |
| <b>Inventory - Proposed/Under Construction:</b>    | 0 SF                 |
| <b>YTD NET Absorption:</b>                         | 19,401 SF            |
| <b>YTD Leasing Activity:</b>                       | 756,495 SF           |

### News & Notable Tenants

- Universal Music Publishing Group gives back 50,000 sf at 2100 Colorado Ave
- Watergarden project for sale - light to no activity, many predict project will not trade
- 2700 Colorado for sale - similar to Watergarden, many predict project will not trade

### Sizeable Tenants

- Amazon - 350,000 sf
- Hulu - 390,000 sf
- Universal Music Group - 230,000 sf
- Lionsgate - 190,000 sf
- Oracle - 125,000 sf





# SANTA MONICA MEDIA DISTRICT MARKET OVERVIEW

| #  | ADDRESS - FOR LEASE                               | PROPERTY SIZE | OWNER                     | AVAILABLE SF | DIRECT SF | SUBLEASE SF | \$/SF               |
|----|---|---------------|---------------------------|--------------|-----------|-------------|---------------------|
| 1  | 2100 COLORADO AVE - SANTA MONICA MEDIA CENTER     | 49,530        | KILROY                    | 49,530       | 49,530    | 0           | LEASED              |
| 2  | 2120 COLORADO AVE - ARBORETUM COURTYARD           | 85,401        | TISHMAN SPEYER            | 19,865       | 19,865    | 0           | \$6.50 FSG          |
| 3  | 2150 COLORADO AVE - ARBORETUM COURTYARD           | 53,702        | TISHMAN SPEYER            | 0            | 0         | 0           | LEASED              |
| 4  | 2220 COLORADO AVE - ARBORETUM GATEWAY             | 201,006       | CLARION PARTNERS          | 0            | 0         | 0           | LEASED              |
| 5  | 2400 BROADWAY - COLORADO CENTER BLDG D            | 159,310       | BOSTON PROPERTIES         | 0            | 0         | 0           | LEASED              |
| 6  | 2450 BROADWAY - COLORADO CENTER - BLDG E          | 185,787       | BOSTON PROPERTIES         | 0            | 0         | 0           | LEASED              |
| 7  | 2500 BROADWAY - COLORADO CENTER - BLDG F          | 273,366       | BOSTON PROPERTIES         | 116,144      | 116,144   | 0           | \$5.85-\$6.95 FSG   |
| 8  | 2401 COLORADO AVE - COLORADO CENTER BLDG A        | 195,594       | BOSTON PROPERTIES         | 128,486      | 0         | 128,486     | \$6.00 - \$6.25 FSG |
| 9  | 2425 COLORADO AVE - COLORADO CENTER BLDG B        | 336,487       | BOSTON PROPERTIES         | 55,023       | 26,204    | 28,819      | LEASED              |
| 10 | 2525 COLORADO AVE - COLORADO CENTER BLDG C        | 164,864       | BOSTON PROPERTIES         | 0            | 0         | 0           | LEASED              |
| 11 | 1601 CLOVERFIELD BLVD - THE WATER GARDEN PHASE II | 341,379       | JP MORGAN                 | 396,052      | 327,345   | 68,707      | \$6.25 FSG          |
| 12 | 2450 COLORADO AVE - THE WATER GARDEN PHASE II     | 278,713       | JP MORGAN                 | 69,208       | 0         | 0           | \$6.25 FSG          |
| 13 | 2700 COLORADO AVE (2600-2800)                     | 315,346       | ORACLE                    | 157,127      | 117,753   | 39,374      | LEASED              |
| 14 | 1620 26TH STREET - THE WATER GARDEN PHASE I       | 332,669       | JP MORGAN                 | 12,239       | 12,239    | 0           | \$6.25FSG           |
| 15 | 2425 OLYMPIC BLVD - THE WATER GARDEN PHASE I      | 144,038       | JP MORGAN                 | 0            | 0         | 0           | \$5.75 FSG          |
| 16 | 2900 W OLYMPIC BLVD - LANTANA WEST                | 67,187        | SKYDANCE PRODUCTIONS      | 0            | 0         | 0           | LEASED              |
| 17 | 3000 W OLYMPIC BLVD - LANTANA CENTER              | 232,000       | SKYDANCE PRODUCTIONS      | 0            | 0         | 0           | LEASED              |
| 18 | 3003 EXPOSITION BLVD - 3003 EXPOSITION            | 69,525        | STARWOOD CAPITAL          | 0            | 0         | 0           | LEASED              |
| 19 | 3301 EXPOSITION BLVD - LANTANA SOUTH              | 135,121       | STARWOOD CAPITAL          | 0            | 0         | 0           | LEASED              |
| 20 | 2834 COLORADO AVE - SANTA MONICA GATEWAY          | 140,047       | COLORADO CREATIVE STUDIOS | 0            | 0         | 0           | LEASED              |
| 21 | 2701 OLYMPIC BLVD - PEN FACTORY                   | 222,000       | CLARION PARTNERS          | 57,880       | 0         | 57,880      | LEASED              |



# SANTA MONICA BUSINESS PARK MARKET OVERVIEW

## THE MARKET OVERVIEW - Q4 2022

|  |                      |
|--|----------------------|
| <b>Overall Vacancy:</b>                            | 21.1% (1,786,203 SF) |
| <b>Direct Vacancy:</b>                             | 16.3% (1,378,086 SF) |
| <b>Average Direct Class A Asking Rental Rates:</b> | \$6.03 FSG           |
| <b>Inventory - Current:</b>                        | 8,476,525 SF         |
| <b>Inventory - Proposed/Under Construction:</b>    | 0 SF                 |
| <b>YTD NET Absorption:</b>                         | 19,401 SF            |
| <b>YTD Leasing Activity:</b>                       | 756,495 SF           |

### News & Notable Tenants

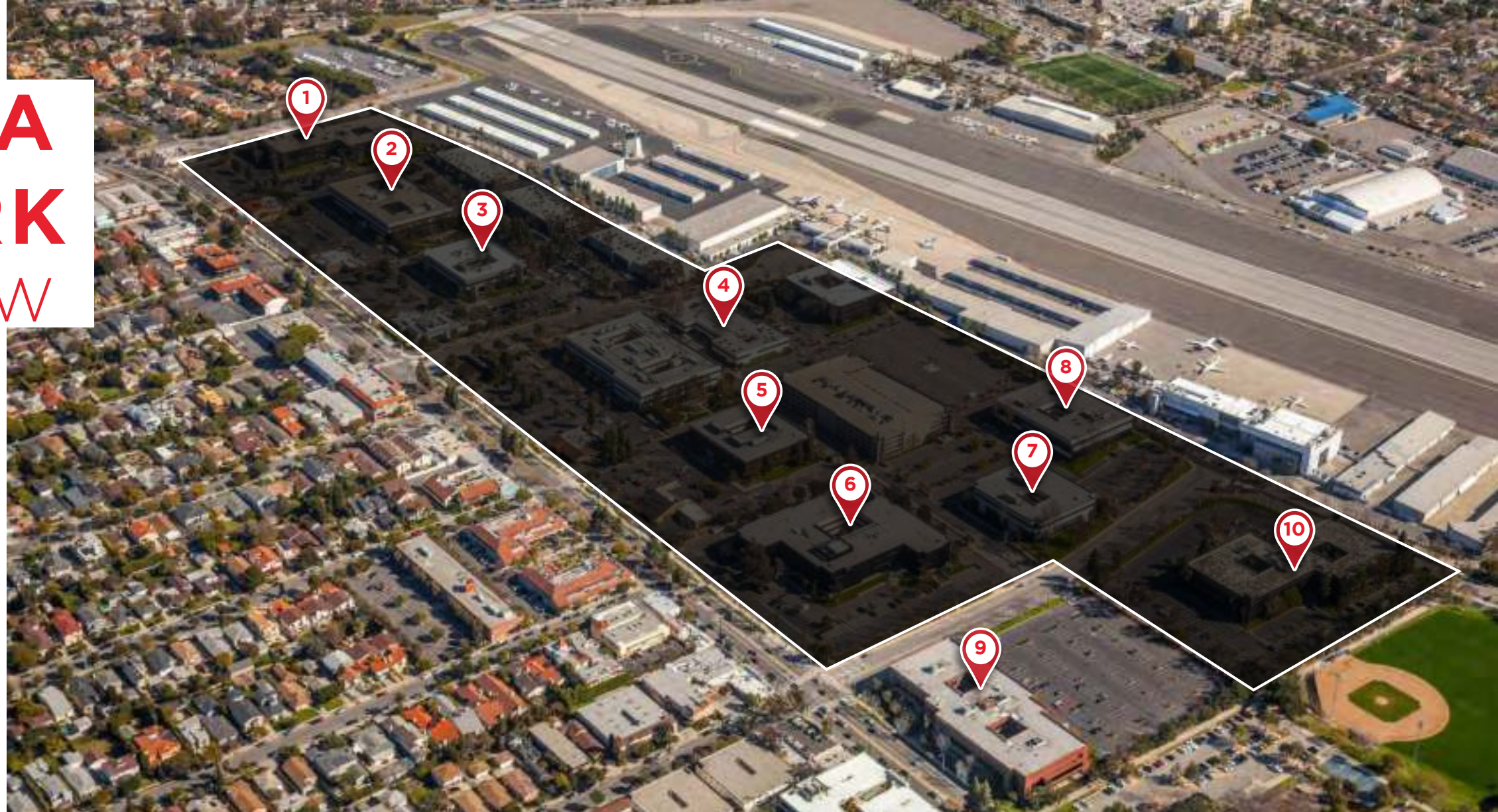
- One-Third of Snap layoffs hit Santa Monica, approx. 20% of workforce. Snap in the market considering relocation and downsize.
- Santa Monica Business Park continues to see mostly smaller tenant renewals

### Sizeable Tenants

- Snap - 750,000 sf
- JAKKS Pacific - 65,000 sf
- HCT Packaging - 60,000 sf
- UBM America - 43,000 sf
- Tennenbaum Capital Partners - 28,000 sf
- Casestack - 21,000 sf



# SANTA MONICA BUSINESS PARK MARKET OVERVIEW



| #  | ADDRESS - FOR LEASE                                      | PROPERTY SIZE | OWNER             | AVAILABLE SF | DIRECT SF | SUBLEASE SF | \$/SF             |
|----|--|---------------|-------------------|--------------|-----------|-------------|-------------------|
| 1  | 3420 OCEAN PARK BLVD - SANTA MONICA BUSINESS PARK BLDG A | 112,335       | BOSTON PROPERTIES | 87,662       | 87,662    | 0           | \$5.50 - 5.75 FSG |
| 2  | 3340 OCEAN PARK BLVD - SANTA MONICA BUSINESS PARK BLDG B | 110,816       | BOSTON PROPERTIES | 0            | 0         | 0           | LEASED            |
| 3  | 3250 OCEAN PARK BLVD - SANTA MONICA BUSINESS PARK        | 70,862        | BOSTON PROPERTIES | 0            | 0         | 0           | LEASED            |
| 4  | 2900 31ST STREET - SANTA MONICA BUSINESS PARK BLDG S     | 56,207        | BOSTON PROPERTIES | 0            | 0         | 0           | LEASED            |
| 5  | 3000 OCEAN PARK BLVD - SANTA MONICA BUSINESS PARK BLDG R | 68,572        | BOSTON PROPERTIES | 21,453       | 0         | 21,453      | \$5.50 - 5.75 FSG |
| 6  | 2850 OCEAN PARK BLVD - SANTA MONICA BUSINESS PARK        | 189,347       | BOSTON PROPERTIES | 0            | 0         | 0           | LEASED            |
| 7  | 2901 28TH STREET - SANTA MONICA BUSINESS PARK            | 63,362        | BOSTON PROPERTIES | 63,362       | 63,362    | 0           | \$5.50 - 5.75 FSG |
| 8  | 2951 28TH STREET - SANTA MONICA BUSINESS PARK            | 86,312        | BOSTON PROPERTIES | 0            | 0         | 0           | LEASED            |
| 9  | 2716 OCEAN PARK BLVD - WATT HEADQUARTERS BLDG            | 101,440       | WATT COMPANIES    | 39,078       | 35,487    | 3,591       | \$4.10 FSG        |
| 10 | 2800 28TH STREET   | 124,912       | BOSTON PROPERTIES | 78,273       | 22,202    | 56,071      | \$5.50 - 5.75 FSG |



# PLAYA VISTA

## MARKET OVERVIEW

### THE MARKET OVERVIEW - Q4 2022

|  |                    |
|--|--------------------|
| <b>Overall Vacancy:</b>                            | 23.6% (925,229 SF) |
| <b>Direct Vacancy:</b>                             | 22.4% (878,451 SF) |
| <b>Average Direct Class A Asking Rental Rates:</b> | \$5.95 FSG         |
| <b>Inventory - Current:</b>                        | 3,914,409 SF       |
| <b>Inventory - Proposed/Under Construction:</b>    | 0 SF               |
| <b>YTD NET Absorption:</b>                         | 166,059 SF         |
| <b>YTD Leasing Activity:</b>                       | 424,590 SF         |

### News & Notable Tenants

- Apple leases 93,000 sf at 12035 Waterfront Dr

### Sizeable Tenants

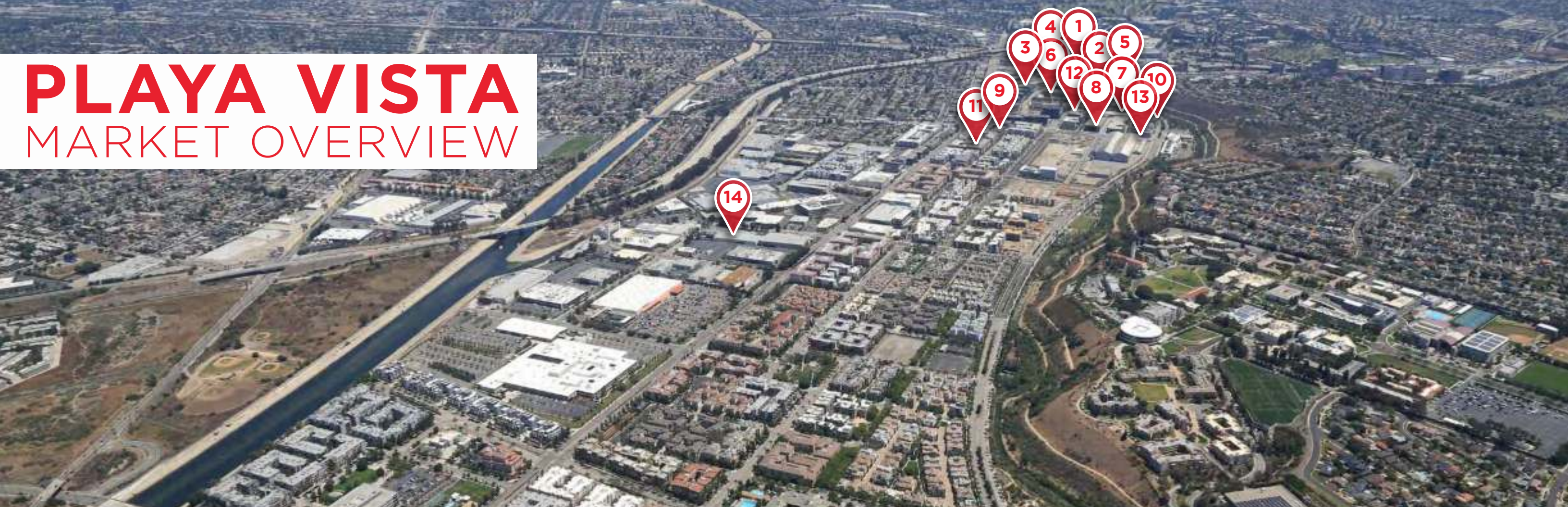
- Google - 460,000 sf
- Facebook - 350,000 sf
- Nike - 180,000 sf
- Walmart - 150,000 sf





# PLAYA VISTA

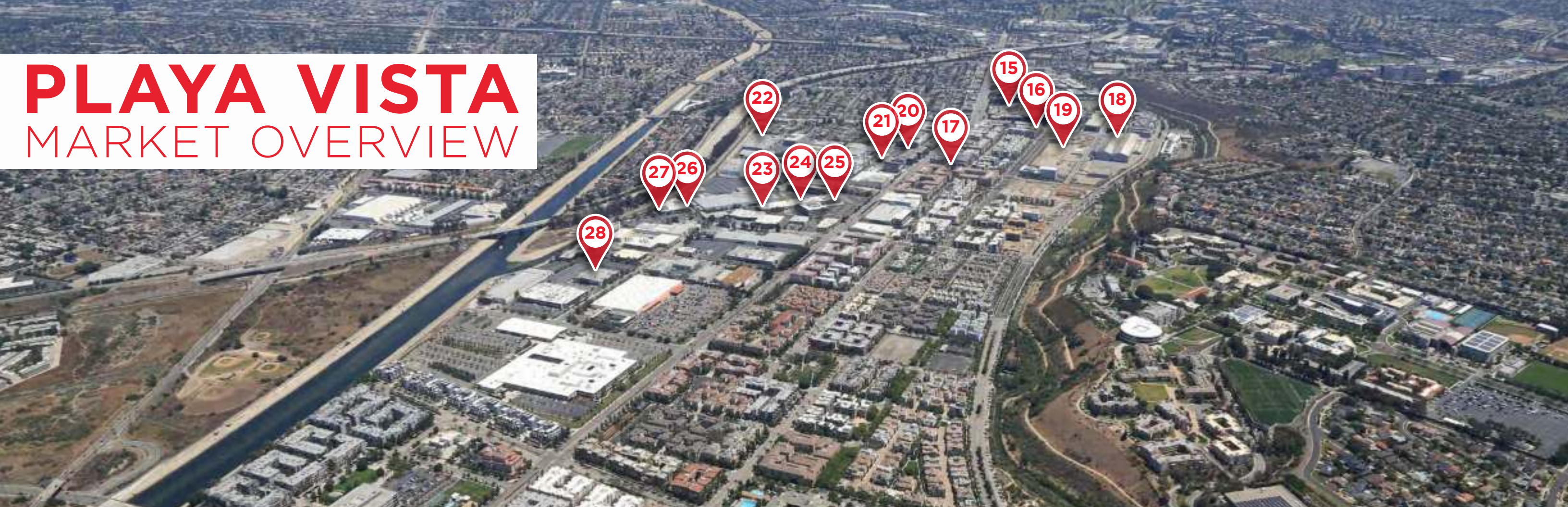
## MARKET OVERVIEW



| #  | ADDRESS - FOR LEASE  | PROPERTY SIZE | OWNER                      | AVAILABLE SF | DIRECT SF | SUBLEASE SF | \$/SF                 |
|----|--|---------------|----------------------------|--------------|-----------|-------------|-----------------------|
| 1  | 11975 W BLUFF CREEK DR   | 44,756        | TISHMAN SPEYER             | 44,756       | 0         | 44,756      | SUBLEASE RATE TBD     |
| 2  | 11995 W BLUFF CREEK DR   | 44,657        | TISHMAN SPEYER             | 44,657       | 0         | 44,657      | SUBLEASE RATE TBD     |
| 3  | 11985 BLUFF CREEK DR   | 42,887        | TISHMAN SPEYER             | 42,887       | 0         | 42,887      | SUBLEASE RATE TBD     |
| 4  | 12015 W BLUFF CREEK DR   | 36,392        | TISHMAN SPEYER             | 0            | 0         | 0           | LEASED                |
| 5  | 12005 W BLUFF CREEK DR   | 36,438        | TISHMAN SPEYER             | 0            | 0         | 0           | LEASED                |
| 6  | 12015 WATERFRONT DR  | 74,720        | HEITMAN                    | 0            | 0         | 0           | LEASED                |
| 7  | 12101 W BLUFF CREEK DR   | 37,463        | INVESCO                    | 0            | 0         | 0           | LEASED                |
| 8  | 12105 W BLUFF CREEK DR   | 68,666        | INVESCO                    | 0            | 0         | 0           | LEASED                |
| 9  | 12025 WATERFRONT DR - PHASE 1                                    | 82,112        | HEITMAN                    | 29,844       | 0         | 29,844      | \$5.65 FSG (SUBLEASE) |
| 10 | 12121 BLUFF CREEK DR - THE BLUFFS AT PLAYA VISTA (EAST BUILDING) | 248,963       | EDWARD J MINSKOFF EQUITIES | 212,805      | 181,982   | 30,823      | \$6.75-\$7.00 FSG     |
| 11 | 12035 WATERFRONT DR - BLDG 2 - PHASE I                           | 93,949        | HEITMAN                    | 0            | 0         | 0           | LEASED                |
| 12 | 12130 MILLENNIUM - I/O AT PLAYA VISTA                            | 193,806       | CLARION                    | 56,999       | 0         | 50,000      | \$6.75 - \$7.00 FSG   |
| 13 | 12181 BLUFF CREEK DR - THE BLUFFS AT PLAYA VISTA (WEST BUILDING) | 287,354       | EDWARD J MINSKOFF EQUITIES | 59,041       | 59,041    | 0           | \$6.75-\$7.00 FSG     |
| 14 | 12045 WATERFRONT DR - BLDG 1 - PHASE I                           | 86,705        | HEITMAN                    | 71,289       | 71,289    | 0           | \$6.25 FSG            |

# PLAYA VISTA

## MARKET OVERVIEW



| #  | ADDRESS - FOR LEASE                                       | PROPERTY SIZE | OWNER                     | AVAILABLE SF | DIRECT SF | SUBLEASE SF | \$/SF               |
|----|---|---------------|---------------------------|--------------|-----------|-------------|---------------------|
| 15 | 12126 W WATERFRONT DR - FACEBOOK                          | 122,043       | TISHMAN SPEYER            | 0            | 0         | 0           | LEASED              |
| 16 | 12180 MILLENNIUM - BLDG 4 WEST                            | 100,685       | CLARION                   | 59,366       | 59,366    | 0           | \$6.75 - \$7.00 FSG |
| 17 | 12105 W WATERFRONT DR - THE BRICKYARD PARCEL 1            | 296,737       | TISHMAN SPEYER            | 3,100        | 3,100     | 0           | \$4.65 NNN          |
| 18 | 5865 S CAMPUS CENTER DR                                   | 310,000       | THE RATKOVICH COMPANY     | 0            | 0         | 0           | LEASED              |
| 19 | 5801 S CAMPUS CENTER DR                                   | 60,299        | IMAX                      | 0            | 0         | 0           | LEASED              |
| 20 | 12555 JEFFERSON BLVD - TWELVE555                          | 103,127       | MANI BROTHERS             | 47,738       | 31,783    | 15,955      | \$3.75 - \$4.50 NNN |
| 21 | 12655 W JEFFERSON BLVD - THE LANDING AT PLAYA VISTA       | 102,822       | MANI BROTHERS             | 83,162       | 83,162    | 0           | \$4.95 FSG          |
| 22 | 5404 JANDY PL   | 74,583        | KARNEY MANAGEMENT COMPANY | 0            | 0         | 0           | LEASED              |
| 23 | 12777 W JEFFERSON BLVD - PLAYA JEFFERSON BUILDING E       | 56,296        | ROCKWOOD CAPITAL          | 0            | 0         | 0           | LEASED              |
| 24 | 12777 W JEFFERSON BLVD - PLAYA JEFFERSON BUILDING A, B, C | 139,046       | ROCKWOOD CAPITAL          | 63,183       | 63,183    | 0           | \$3.75 - \$4.00 NNN |
| 25 | 12777 W JEFFERSON BLVD - BUILDING D                       | 57,179        | ROCKWOOD CAPITAL          | 57,179       | 57,179    | 0           | \$3.75 - \$4.00 NNN |
| 26 | 5300 MCCONNELL AVE - PLAYA COVE                           | 73,279        | THE WONDERFUL COMPANY     | 25,711       | 25,711    | 0           | \$3.75 NNN          |
| 27 | 5454 BEETHOVEN ST   | 87,526        | GAFTON P TANQUARY         | 0            | 0         | 0           | LEASED              |
| 28 | 12959 CORAL TREE PL                                       | 67,886        | RIALTO CAPITAL            | 0            | 0         | 0           | LEASED              |

# PLAYA VISTA

## MARKET OVERVIEW



| #  | ADDRESS - FOR LEASE                  | PROPERTY SIZE | OWNER                         | AVAILABLE SF | DIRECT SF | SUBLEASE SF | \$/SF             |
|----|--------------------------------------|---------------|-------------------------------|--------------|-----------|-------------|-------------------|
| 29 | 5340 ALLA RD - THE ANNEX             | 134,608       | LASALLE INVESTMENT MANAGEMENT | 41,427       | 41,427    | 0           | \$3.75 NNN        |
| 30 | 13031 W JEFFERSON BLVD - THE RESERVE | 362,414       | INVESCO                       | 53,365       | 0         | 53,365      | SUBLEASE RATE TBD |
| 31 | 5533 WATERS EDGE WAY - WE3           | 182,955       | ROCKWOOD CAPITAL              | 0            | 0         | 0           | LEASED            |
| 32 | 5570 LINCOLN BLVD - WATER'S EDGE     | 63,779        | ROCKWOOD CAPITAL              | 32,303       | 32,303    | 0           | \$5.75 MG         |
| 33 | 5510 LINCOLN BLVD - WATER'S EDGE     | 193,779       | ROCKWOOD CAPITAL              | 127,934      | 127,934   | 0           | \$5.75 MG         |



# PLAYA DISTRICT +CULVER POINTE MARKET OVERVIEW

## THE MARKET OVERVIEW - Q4 2022

|  |                      |
|--|----------------------|
| <b>Overall Vacancy:</b>                            | 22.8% (1,606,158 SF) |
| <b>Direct Vacancy:</b>                             | 17.7% (1,246,016 SF) |
| <b>Average Direct Class A Asking Rental Rates:</b> | \$4.59 FSG           |
| <b>Inventory - Current:</b>                        | 7,046,856 SF         |
| <b>Inventory - Proposed/Under Construction:</b>    | 205,467 SF           |
| <b>YTD NET Absorption:</b>                         | 579,965 SF           |
| <b>YTD Leasing Activity:</b>                       | 276,416 SF           |

### News & Notable Tenants

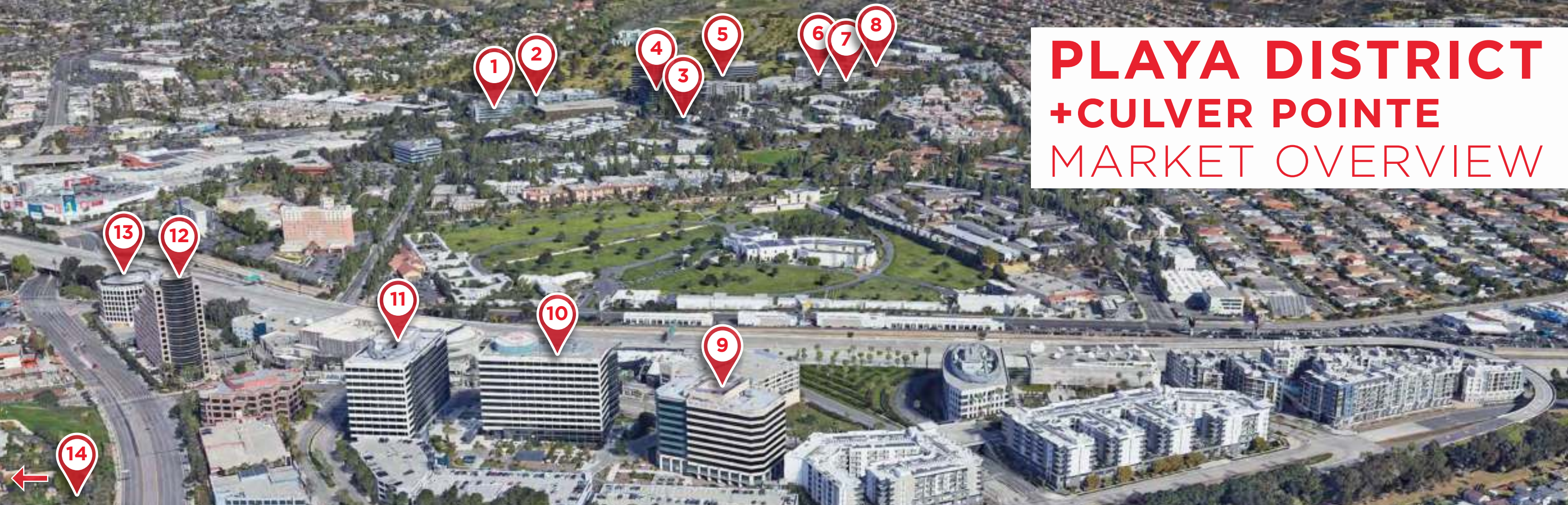
- TikTok in the market for 100,000 sf looking at all Westside markets. Likely to expand in place.
- Symantec puts 68,000 sf on the market for sublease
- Densu terminated 52,000 sf at C3
- Ares plans to relocate entirety of staff to Century City

### Sizeable Tenants

- Bytedance - 120,000 sf
- Pepperdine University - 110,000 sf
- Spaces - 67,000 sf
- All 3 Media - 51,000 sf
- Dentsu - 48,000 sf



# PLAYA DISTRICT +CULVER POINTE MARKET OVERVIEW



| #  | ADDRESS - FOR LEASE                     | PROPERTY SIZE | OWNER            | AVAILABLE SF | DIRECT SF | SUBLEASE SF | \$/SF             |
|----|---|---------------|------------------|--------------|-----------|-------------|-------------------|
| 1  | 900 CORPORAATE POINTE                   | 287,800       | NORTHWOOD        | 248,846      | 156,797   | 92,049      | \$4.95-\$5.25 FSG |
| 2  | 800 CORPORATE POINTE                    | 243,000       | NORTHWOOD        | 82,739       | 82,739    | 0           | \$4.95-\$5.25 FSG |
| 3  | 5800 BRISTOL PKY - C3                   | 310,985       | MORGAN STANLEY   | 139,918      | 53,202    | 86,716      | SUBLEASE TBD      |
| 4  | 600 CORPORATE POINTE                    | 289,191       | NEW YORK LIFE    | 127,038      | 106,773   | 20,265      | \$4.00 FSG        |
| 5  | 400 CORPORATE POINTE                    | 172,769       | NEW YORK LIFE    | 21,434       | 2,762     | 17,222      | \$4.00 FSG        |
| 6  | 300 CORPORATE POINTE                    | 114,682       | OLIVE HILL GROUP | 50,151       | 48,151    | 2,000       | \$3.85 FSG        |
| 7  | 200 CORPORATE POINTE                    | 91,856        | OLIVE HILL GROUP | 61,409       | 32,995    | 28,414      | \$3.85 FSG        |
| 8  | 100 CORPORATE POINTE                    | 111,421       | BANTRY HOLDINGS  | 33,983       | 33,983    | 0           | \$3.65 FSG        |
| 9  | 6060 CENTER DRIVE                       | 274,782       | BLACKSTONE       | 192,875      | 76,038    | 109,338     | \$4.85 FSG        |
| 10 | 6080 CENTER DRIVE                       | 306,388       | BLACKSTONE       | 62,228       | 50,281    | 6,947       | \$4.85 FSG        |
| 11 | 6100 CENTER DRIVE                       | 313,543       | BLACKSTONE       | 22,786       | 22,786    | 0           | \$4.85 FSG        |
| 12 | 6701 CENTER DRIVE - HOWARD HUGHES TOWER | 332,778       | BLACKSTONE       | 226,845      | 175,500   | 51,345      | \$4.35 FSG        |
| 13 | 6601 CENTER DRIVE                       | 104,783       | BLACKSTONE       | 76,447       | 28,345    | 48,102      | \$4.35 FSG        |
| 14 | 6181 CENTINELA AVE - ENTRADA            | 347,095       | LINCOLN          | 347,095      | 347,095   | 0           | \$5.00 NNN        |



# OLYMPIC CORRIDOR/WEST LA MARKET OVERVIEW

## THE MARKET OVERVIEW - Q4 2022

|  |                      |
|--|----------------------|
| <b>Overall Vacancy:</b>                            | 27.8% (1,652,532 SF) |
| <b>Direct Vacancy:</b>                             | 26.3% (1,565,376 SF) |
| <b>Average Direct Class A Asking Rental Rates:</b> | \$5.05 FSG           |
| <b>Inventory - Current:</b>                        | 5,949,499 SF         |
| <b>Inventory - Proposed/Under Construction:</b>    | 784,000 SF           |
| <b>YTD NET Absorption:</b>                         | (82,321) SF          |
| <b>YTD Leasing Activity:</b>                       | 335,155 SF           |

### News & Notable Tenants

- Riot Games pauses lease execution for additional 40,000 sf at Westside Media Center
- WPP and Fifth Season rumored to be in leases at LUMEN
- West End still with little to no activity
- West Edge enters home stretch near to completion with two anchor tenants - Riot Games and Gelson's

### Sizeable Tenants

- Google - 584,000 sf
- Riot Games - 700,000+ sf
- The Wonderful Company - 107,000 sf
- USC Lawrence Ellison - 80,000 sf
- Mocean - 56,000 sf

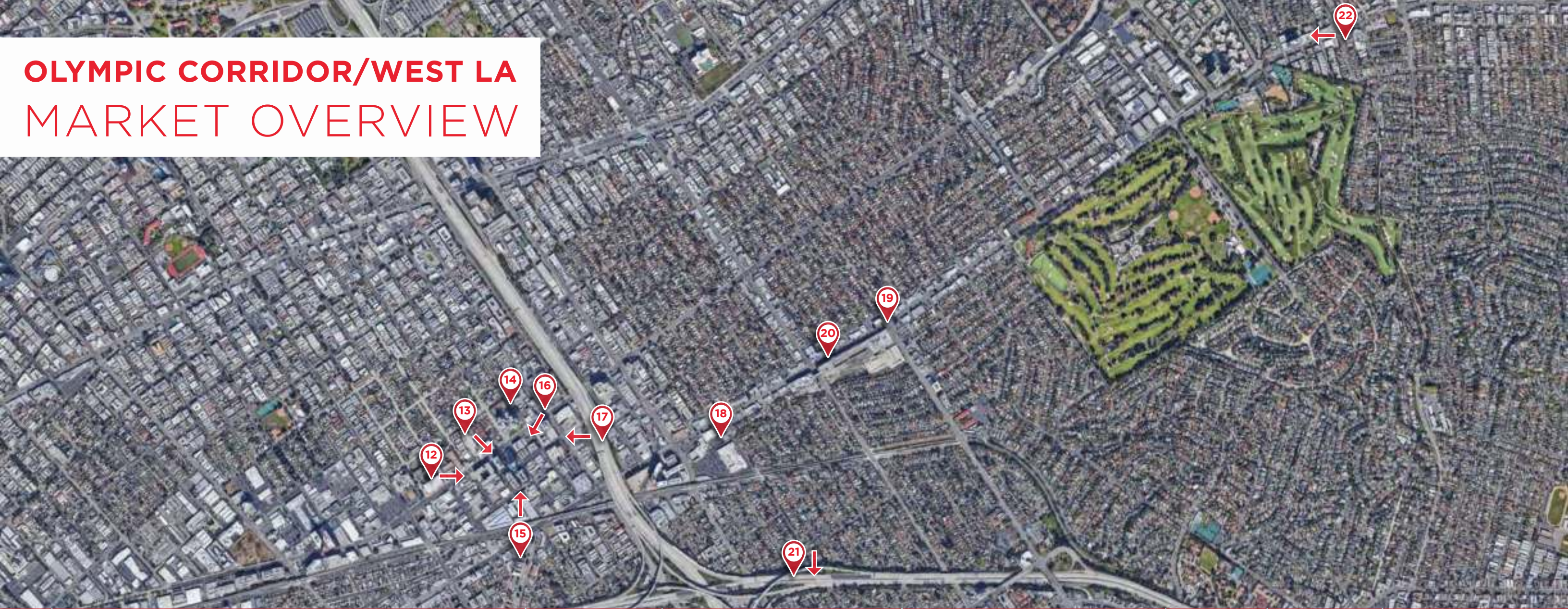


# OLYMPIC CORRIDOR/WEST LA MARKET OVERVIEW



| #  | ADDRESS - FOR LEASE                                 | PROPERTY SIZE | OWNER           | AVAILABLE SF                       | DIRECT SF | SUBLEASE SF | \$/SF               |
|----|---|---------------|-----------------|------------------------------------|-----------|-------------|---------------------|
| 1  | 12333 W OLYMPIC BLVD - BUILDING 1                   | 167,388       | HUDSON PACIFIC  | 0 SF (100% OCCUPIED BY RIOT GAMES) | 0         | 0           | LEASED              |
| 2  | 12312 W OLYMPIC BLVD - PHASE I                      | 76,644        | KILROY          | 0 SF (100% OCCUPIED BY RIOT GAMES) | 0         | 0           | LEASED              |
| 3  | 12233 W OLYMPIC BLVD - TRIBECA WEST                 | 151,029       | KILROY          | 10,000                             | 10,000    | 0           | \$5.50 MG           |
| 4  | 12101 W OLYMPIC BLVD (UNDER CONSTRUCTION)           | 255,615       | HINES           | 0                                  | 0         | 0           | LEASED              |
| 5  | 12200 W OLYMPIC BLVD - WESTSIDE MEDIA CENTER        | 150,832       | KILROY          | 7,935                              | 7,935     | 0           | \$5.50 FSG          |
| 6  | 12100 W OLYMPIC BLVD - WESTSIDE MEDIA CENTER        | 152,048       | KILROY          | 0                                  | 0         | 0           | LEASED              |
| 7  | 1990 S BUNDY DR - CORNERSTONE PLAZA                 | 177,954       | DOUGLAS EMMETT  | 60,020                             | 58,020    | 2,000       | \$3.25 - \$3.50 FSG |
| 8  | 2036-2048 ARMACOST AVE - WESTGATE MEDIA PARK BLDG 1 | 152,960       | MIKE SCHUMINSKY | 29,525                             | 29,525    | 0           | \$3.85 MG           |
| 9  | 11845 W OLYMPIC BLVD - WESTSIDE TOWERS WEST BLDG    | 166,686       | DOUGLAS EMMETT  | 63,924                             | 55,424    | 8,500       | \$3.50 FSG          |
| 10 | 11835 W OLYMPIC BLVD - WESTSIDE TOWERS EAST BLDG    | 244,392       | DOUGLAS EMMETT  | 83,734                             | 83,410    | 324         | \$3.50 FSG          |
| 11 | 11900 W OLYMPIC BLVD - BUNDY OLYMPIC                | 115,837       | DOUGLAS EMMETT  | 31,418                             | 26,868    | 4,550       | \$3.35-\$3.55 FSG   |

# OLYMPIC CORRIDOR/WEST LA MARKET OVERVIEW



| #  | ADDRESS - FOR LEASE   | PROPERTY SIZE | OWNER                          | AVAILABLE | DIRECT  | SUBLEASE | \$/SF               |
|----|---|---------------|--------------------------------|-----------|---------|----------|---------------------|
| 12 | 11500 W OLYMPIC BLVD  | 246,109       | REALTY ASSET MANAGEMENT        | 59,080    | 51,703  | 7,377    | \$3.50 FSG          |
| 13 | 11444 W OLYMPIC BLVD - TELEFLORA PLAZA                          | 237,534       | THE WONDERFUL COMPANY          | 0         | 0       | 0        | LEASED              |
| 14 | 11355-11377 W OLYMPIC BLVD - LUMEN WEST LA (UNDER CONSTRUCTION) | 550,403       | MCCARTHY COOK & CO.            | 550,403   | 550,403 | 0        | \$7.65 FSG          |
| 15 | 11400 W OLYMPIC BLVD  | 259,923       | DOUGLAS EMMETT                 | 43,823    | 16,803  | 24,920   | \$3.75 FSG          |
| 16 | 11388-11390 W OLYMPIC BLVD - THE CAHILL BLDG                    | 72,000        | CAHILL BUILDING COMPANY LLC    | 19,958    | 19,958  | 0        | \$2.75 - \$2.95 FSG |
| 17 | 11300 W OLYMPIC BLVD  | 62,000        | DSL CONSTRUCTION               | 2,452     | 2,452   | 0        | \$3.45 FSG (LEASED) |
| 18 | 2440 S SEPULVEDA BLVD   | 140,000       | HARVEY CAPITAL CORP.           | 0         | 0       | 0        | LEASED              |
| 19 | 10730 W PICO BLVD - WEST END                                    | 233,489       | GOLDSTEIN PLANTING INVESTMENTS | 233,489   | 233,489 | 0        | \$5.25 NNN          |
| 20 | 10800-10900 W PICO BLVD (UNDER CONSTRUCTION)                    | 584,000       | HUDSON PACIFIC                 | 0         | 0       | 0        | LEASED              |
| 21 | 3415 S SEPULVEDA BLVD   | 179,334       | THE SWIG COMPANY               | 87,051    | 52,033  | 30,018   | \$3.80 FSG          |
| 22 | 9911 W PICO BLVD (UNDER RENOVATION)                             | 250,000       | EQ OFFICE                      | 250,000   | 250,000 | 0        | \$5.00 NNN          |





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