



Office | West Los Angeles
22Q2

Vacancy Rate
19.8%

YOY
↑
FORECAST
↑

Under Construction
1.9M SF

YOY
↓
FORECAST
↓

Net Absorption
88K SF

YOY
↑
FORECAST
↑

Overall Class A Asking Lease Rates (FSG)
\$5.33/SF

YOY
↓
FORECAST
↑

West Los Angeles

West Los Angeles overall vacancy decreased by 20 basis points to 19.8% after reaching a peak high of 20% in Q1. Sublease availability remains elevated, increasing by another 50 basis points to 5.2%. Leasing activity in Q2 reached 1.5M SF, which was on par with the amount of activity in the previous quarter and close to the pre-pandemic quarterly average of 1.6M SF. Net absorption has been positive for three consecutive quarters in West Los Angeles. Occupancy growth in Santa Monica and Century City helped this office market post 88,532 SF of net absorption. The largest leases signed in Q2 were in these Westside submarkets. Amazon signed a 207,000-SF lease in Santa Monica, expanding its footprint at the Water Garden complex which has become a prime location for media and technology office tenants. First Republic Bank executed a renewal and expansion in Century City where the average asking rent is up 3.8% year over year. The West Los Angeles development pipeline has diminished, falling below 2M SF of office projects.

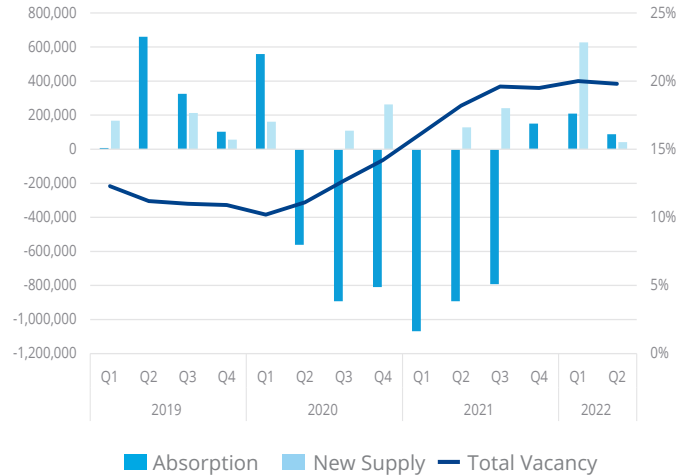
Economic Indicators

↓ **5.52%** Unemployment Rate
↓ **3.73%** GDP - Quarterly % Change YOY
↑ **3.20%** U.S. 10-Year Treasury Note

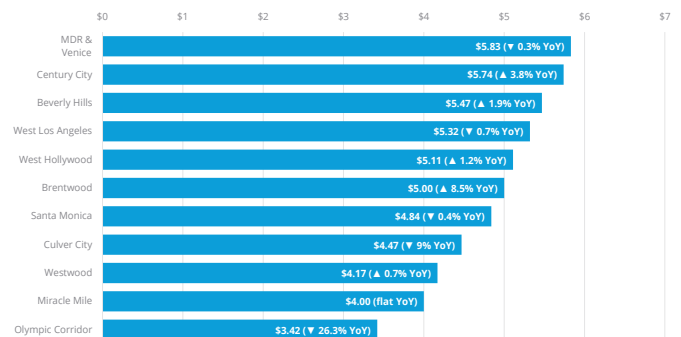
Historical Statistics

	Q2 2021	Q1 2022	Q2 2022
Total Inventory (SF)	61,128,877	61,962,501	61,962,501
New Supply (SF)	128,000	627,854	42,000
Leasing Activity (SF)	2,099,779	1,435,939	1,475,367
Net Absorption (SF)	(892,820)	208,653	88,532
Overall Vacancy	18.2%	20.0%	19.8%
Under Construction (SF)	2,830,988	1,961,929	1,919,929
Overall Asking Lease Rates (FSG)	\$5.08	\$5.16	\$5.04

Market Graph



Average Asking Rate



West Los Angeles | Q2 2022 | Office | Market Statistics

Submarket	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Vacancy Rate	Vacancy Rate Prior Qtr	Lease Activity Current	Lease Activity YTD	Net Absorption Current	Net Absorption YTD	Under Construction	Avg Asking Rate (All Classes)	Avg Asking Rate (Class A)
Century City	10,802,824	12.2%	5.3%	17.5%	13.6%	14.1%	296,640	466,678	58,523	(29,789)	0	\$5.74	\$5.74
Santa Monica	10,093,818	17.3%	5.4%	21.3%	16.7%	18.3%	365,657	635,524	166,617	207,561	150,000	\$4.84	\$5.70
Beverly Hills	7,213,680	23.1%	3.5%	26.6%	20.1%	20.4%	205,096	388,768	21,879	66,011	0	\$5.47	\$5.63
Miracle Mile	5,285,558	28.8%	3.3%	32.0%	24.9%	23.0%	79,501	114,689	(101,822)	(115,722)	0	\$4.00	\$4.07
Westwood	4,936,552	22.2%	6.2%	28.4%	21.8%	21.3%	144,569	227,157	(28,303)	56,544	0	\$4.17	\$4.69
Culver City	5,114,930	20.0%	6.1%	23.6%	14.9%	15.3%	64,434	93,283	22,450	48,126	376,839	\$4.47	\$4.56
Marina Del Rey & Venice	7,869,576	27.6%	8.1%	35.7%	30.4%	30.7%	109,779	542,645	22,176	120,814	0	\$5.83	\$6.30
Brentwood	3,427,789	19.1%	3.7%	22.8%	18.5%	17.5%	56,956	120,862	(34,180)	(37,323)	0	\$5.00	\$5.00
Olympic Corridor	3,067,064	28.5%	2.0%	30.4%	14.1%	13.1%	64,400	110,417	(30,602)	(26,875)	809,090	\$3.42	\$3.29
West Hollywood	3,061,660	14.8%	5.1%	19.9%	15.3%	16.3%	59,506	171,716	30,732	31,573	0	\$5.11	\$5.15
West Los Angeles	1,089,050	34.3%	7.2%	41.6%	56.2%	52.6%	28,829	39,567	(38,938)	(23,735)	584,000	\$5.32	\$5.47
Total	61,962,501	21.0%	5.2%	25.8%	19.8%	20.0%	1,475,367	2,911,306	88,532	297,185	1,919,929	\$5.04	\$5.33

Significant Lease Activity

Address	Submarket	Tenant	Size (SF)	Type
2450 Colorado Avenue / The Water Garden	Santa Monica	Amazon	207,000	New
1888 Century Park East / Century Park East	Century City	First Republic Bank	156,000	Renewal Expansion
1999 Avenue of the Stars	Century City	Bain & Company	50,982	Renewal Expansion
2110 Colorado Avenue / Santa Monica Media Center	Santa Monica	Ithaca Holdings	38,162	Renewal Expansion
10250 Constellation Boulevard / Constellation Place	Century City	PNC Bank	21,452	Sublease
12100 Wilshire Boulevard	Brentwood	Demand.io	10,002	New
2120 Colorado Avenue / Arboretum Courtyard	Santa Monica	PennyMac	7,869	Sublease

Significant Sale Activity

Address	Submarket	Tenant	Size (SF)	Sales Price / PSF
136 S. El Camino Drive	Beverly Hills	ARKA Properties Group	29,603	\$65,000,000 / \$2,195

Major Office Developments

Project	Submarket	Developer	Size (SF)	Completion Year
10800-10900 W. Pico Boulevard / One Westside	West Los Angeles	Hudson Pacific	584,000	2022
11355-11377 W. Olympic Boulevard / LUMEN	Olympic Corridor	McCarthy Cook & Co.	553,475	2022
12101 W. Olympic Boulevard / West Edge	Olympic Corridor	Hines	255,615	2022

FOR MORE INFORMATION

Vincent Chang
 Research Manager | Greater Los Angeles
 +1 213 417 3321
 vincent.chang@colliers.com



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