



# Office West Los Angeles 22Q1

Vacancy Rate  
20.0%  
YOY ↑  
FORECAST

Net Absorption  
184K SF  
YOY ↑  
FORECAST

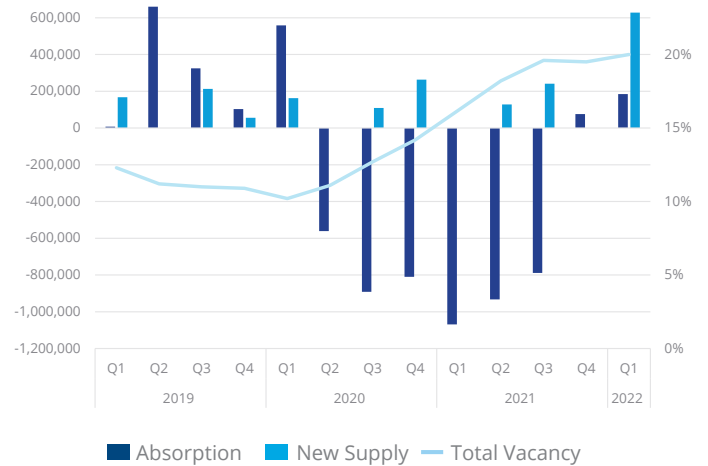
Under Construction  
2.2M SF  
YOY ↓  
FORECAST

Overall Class A Asking Lease Rates (FSG)  
\$5.47/SF  
YOY ↑  
FORECAST

## West Los Angeles

- West Los Angeles was the only office market in Los Angeles to record positive net absorption in Q1, finishing with 627,854 SF of occupancy gains.
- Major construction completions caused the overall vacancy rate to increase by 50 basis points over the quarter.
- Leasing activity reached over 1.4M SF in Q1, slightly lower than the pre-pandemic quarterly average of 1.6M SF in 2019.
- Year-over-year rent growth was strong in Santa Monica, Brentwood, Marina Del Rey and Venice.
- There are 2.2M SF of major office developments in the pipeline, most of which have target deliveries by the end of 2022.

## Market Graph



New supply caused the overall vacancy rate to increase by 50 basis points to 20%.

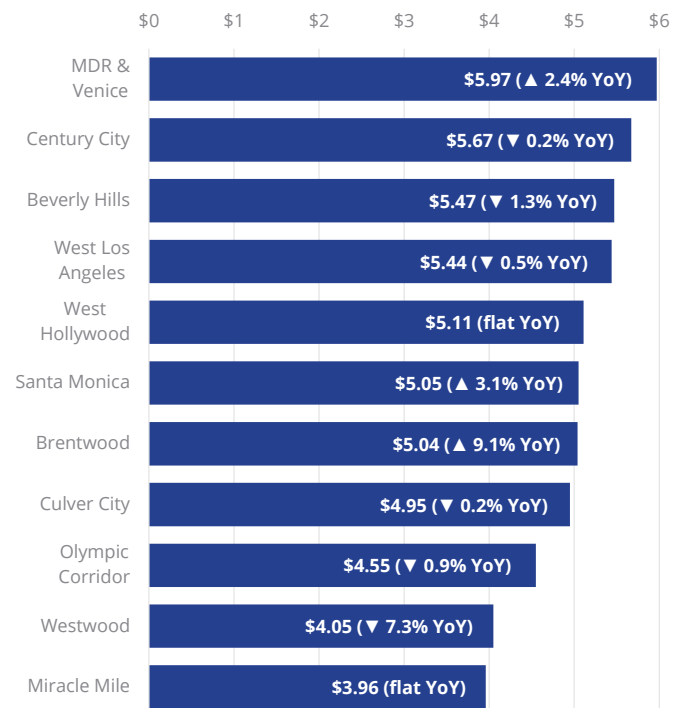
## Market Indicators

↓ 5.89% Unemployment Rate  
 ↓ 5.21% GDP - Quarterly % Change YOY  
 ↑ 2.40% U.S. 10-Year Treasury Note

## Historical Comparison

|   | Q1 2021     | Q4 2021    | Q1 2022    |
|---|-------------|------------|------------|
| <b>Total Inventory (SF)</b>             | 60,816,299  | 61,390,174 | 62,018,028 |
| <b>New Supply (SF)</b>                  | 0           | 0          | 627,854    |
| <b>Net Absorption (SF)</b>              | (1,068,971) | 75,625     | 184,689    |
| <b>Overall Vacancy</b>                  | 16.2%       | 19.5%      | 20.0%      |
| <b>Under Construction (SF)</b>          | 3,200,236   | 2,831,031  | 2,203,177  |
| <b>Overall Asking Lease Rates (FSG)</b> | \$5.13      | \$5.13     | \$5.16     |

## Average Asking Rate



| Submarket               | Total Inventory SF | Direct Availability Rate | Sublease Availability Rate | Availability Rate | Vacancy Rate | Vacancy 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            | 10,795,420         | 13.9%                    | 3.8%                       | 17.6%             | 14.1%        | 13.3%             | 193,712                | 193,712            | (88,312)               | (88,312)           | 0                  | \$5.67                        | \$5.67                    |
| Santa Monica            | 10,110,843         | 16.7%                    | 5.4%                       | 21.4%             | 18.3%        | 18.7%             | 242,345                | 242,345            | 40,944                 | 40,944             | 302,800            | \$5.05                        | \$5.78                    |
| Beverly Hills           | 7,208,720          | 24.5%                    | 3.8%                       | 28.3%             | 20.4%        | 21.0%             | 179,991                | 179,991            | 44,132                 | 44,132             | 50,148             | \$5.47                        | \$5.63                    |
| Miracle Mile            | 5,280,247          | 29.0%                    | 2.3%                       | 31.3%             | 23.0%        | 22.7%             | 35,188                 | 35,188             | (13,900)               | (13,900)           | 0                  | \$3.96                        | \$4.03                    |
| Westwood                | 4,936,552          | 22.6%                    | 5.9%                       | 28.5%             | 21.3%        | 22.2%             | 82,588                 | 82,588             | 84,847                 | 84,847             | 0                  | \$4.05                        | \$4.56                    |
| Culver City             | 5,173,017          | 17.7%                    | 6.5%                       | 21.7%             | 15.6%        | 15.6%             | 28,849                 | 28,849             | 1,712                  | 1,712              | 457,139            | \$4.95                        | \$5.14                    |
| Marina Del Rey & Venice | 7,868,398          | 27.1%                    | 7.3%                       | 34.4%             | 30.7%        | 28.8%             | 432,866                | 432,866            | 98,638                 | 98,638             | 0                  | \$5.97                        | \$6.53                    |
| Brentwood               | 3,427,789          | 18.3%                    | 3.9%                       | 22.1%             | 17.5%        | 17.4%             | 63,906                 | 63,906             | (3,143)                | (3,143)            | 0                  | \$5.04                        | \$5.04                    |
| Olympic Corridor        | 3,067,520          | 27.6%                    | 2.0%                       | 27.9%             | 13.1%        | 13.2%             | 49,028                 | 49,028             | 3,727                  | 3,727              | 809,090            | \$4.55                        | \$4.55                    |
| West Hollywood          | 3,060,588          | 15.9%                    | 4.0%                       | 19.9%             | 16.3%        | 16.3%             | 113,213                | 113,213            | 841                    | 841                | 0                  | \$5.11                        | \$5.15                    |
| West L.A.               | 1,088,934          | 34.3%                    | 6.3%                       | 40.6%             | 52.6%        | 41.5%             | 10,738                 | 10,738             | 15,203                 | 15,203             | 584,000            | \$5.44                        | \$5.68                    |
| <b>Total</b>            | <b>62,018,028</b>  | <b>21.1%</b>             | <b>4.7%</b>                | <b>25.5%</b>      | <b>20.0%</b> | <b>19.5%</b>      | <b>1,432,424</b>       | <b>1,432,424</b>   | <b>184,689</b>         | <b>184,689</b>     | <b>2,203,177</b>   | <b>\$5.16</b>                 | <b>\$5.47</b>             |

## Leasing Activity

| Address                               | Submarket               | Tenant                  | Size (SF) | Type      |
|---------------------------------------|-------------------------|-------------------------|-----------|-----------|
| 1950 Avenue of the Stars              | Century City            | CAA                     | 400,000   | New       |
| 2600-2800 Colorado Avenue             | Santa Monica            | Lionsgate Entertainment | 192,584   | Extention |
| 5404 & 5405 Jandy Place               | Marina Del Rey & Venice | Walmart                 | 145,000   | New       |
| 5533 Waters Edge                      | Marina Del Rey & Venice | Nike                    | 93,121    | Expansion |
| 12181 Bluff Creek Drive               | Marina Del Rey & Venice | Google                  | 52,782    | New       |
| 5510 Lincoln Boulevard / Water's Edge | Marina Del Rey & Venice | Crexi                   | 25,660    | New       |
| 2000 Avenue of the Stars              | Century City            | Annenberg Space         | 16,351    | Renewal   |

## Development Activity

| 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            |
| 12101 W. Olympic Boulevard / West Edge       | Olympic Corridor | Hines               | 255,615   | 2022            |

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