



Office

Hollywood/Mid-Wilshire

22Q1

Vacancy Rate
25.9%

YOY
↑
FORECAST
↓

Net Absorption
-7K SF

YOY
↑
FORECAST
↑

Under Construction
0K SF

YOY
—
FORECAST
—

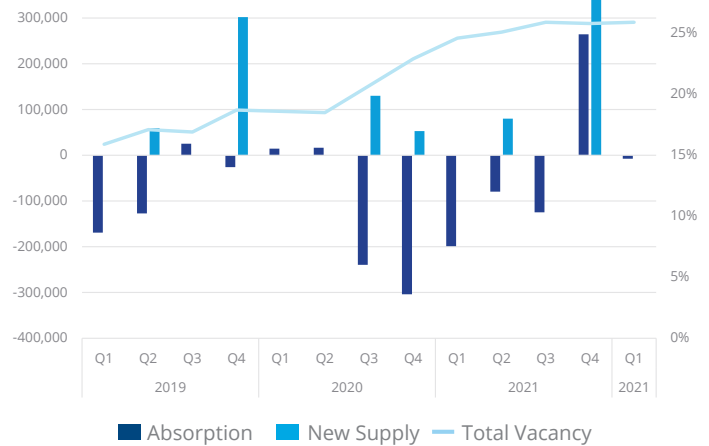
Overall Class A Asking Lease Rates (FSG)
\$3.36/SF

YOY
↑
FORECAST
—

Hollywood/Mid-Wilshire Corridor

- Hollywood/Mid-Wilshire office occupancy was relatively flat in Q1, faring better than many other Los Angeles office markets.
- High vacancies in Mid-Wilshire caused the average asking rent in this submarket to fall by 12% year over year.
- Over 64% of the vacant office space in this market is in Mid-Wilshire.
- Hollywood recorded 137,992 SF of leasing activity in Q1, the highest quarterly amount since the start of the pandemic.
- Demand for offices with studio space to make movies and television shows remains strong in Hollywood and its surrounding areas.

Market Graph



Positive net absorption in Hollywood was offset by occupancy losses in Mid-Wilshire.

Market Indicators

5.89% Unemployment Rate

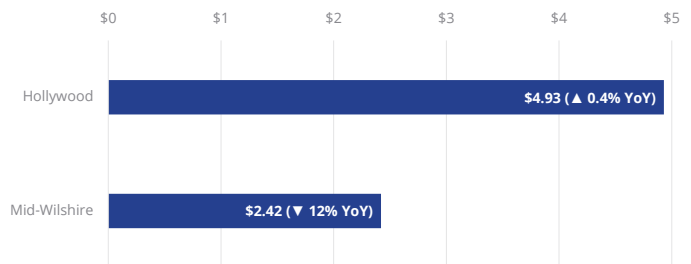
5.21% GDP - Quarterly % Change YOY

2.40% U.S. 10-Year Treasury Note

Historical Comparison

	Q1 2021	Q4 2021	Q1 2022
Total Inventory (SF)	15,510,649	15,853,014	15,853,014
New Supply (SF)	0	342,365	0
Net Absorption (SF)	(198,610)	264,525	(7,657)
Overall Vacancy	24.6%	25.8%	25.9%
Under Construction (SF)	422,212	0	0
Overall Asking Lease Rates (FSG)	\$3.29	\$3.31	\$3.32

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)
Hollywood	6,158,466	20.9%	2.9%	23.8%	23.8%	24.7%	137,922	137,922	51,290	51,290	0	\$4.93	\$5.01
Mid-Wilshire	9,694,548	27.0%	0.2%	27.2%	27.2%	26.6%	51,398	51,398	(58,947)	(58,947)	0	\$2.42	\$2.45
Total	15,853,014	25.3%	1.5%	26.5%	25.9%	25.8%	189,320	189,320	(7,657)	(7,657)	0	\$3.32	\$3.36

Lease Activity

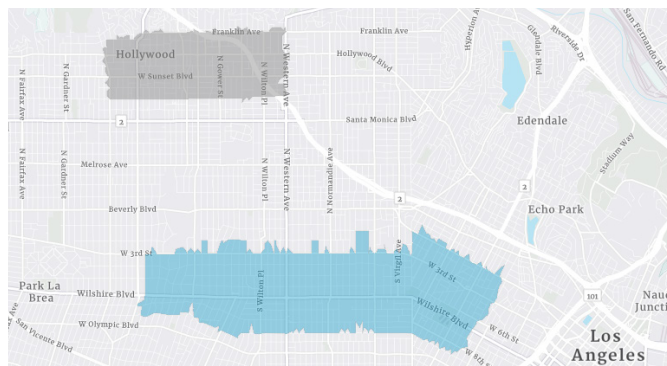
Address	Submarket	Tenant	Size (SF)	Type
1001 N. Seward Street	Hollywood	Company 3	59,646	Expansion
7803 Hollywood Boulevard	Hollywood	Industrious	28,982	New
145 S. Fairfax Avenue	Hollywood	Spaces	28,388	New

Sale Activity

Address	Submarket	Buyer	Size (SF)	Sales Price / PSF
6311 Romaine Street / Hollywood Media Center	Hollywood	BARDAS Investment Group	238,325	\$135,000,000 / \$566

Market Description

Hollywood/Mid-Wilshire Corridor is an office market comprised of 15.9M SF, representing 7.3% of office space in buildings over 25,000 SF in greater Los Angeles. Wilshire Corridor is attractive to small, entrepreneurial and often Pacific Rim-owned businesses, while Hollywood has a mix of firms from the professional services, high-tech, media and entertainment sectors.



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