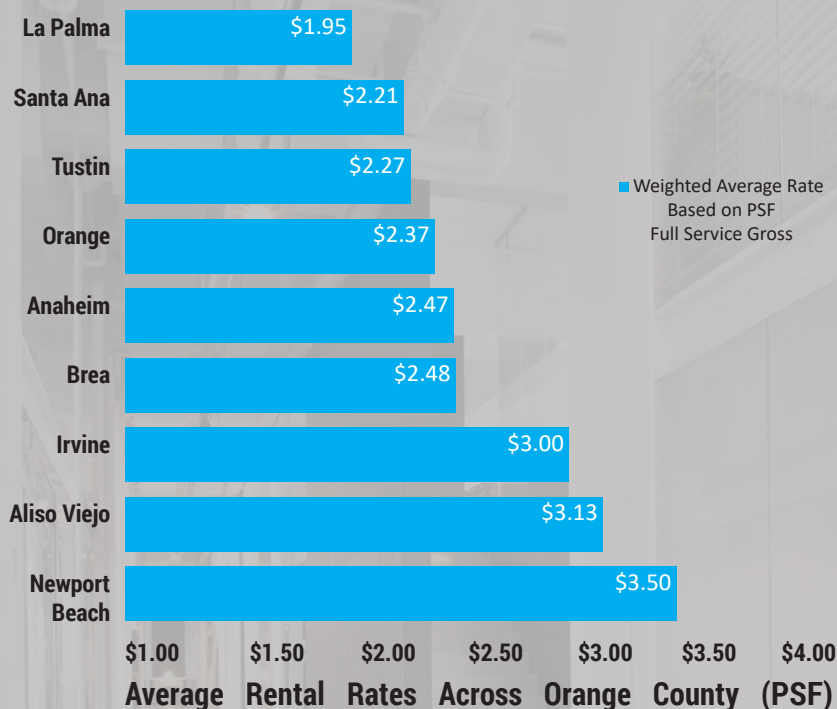


O.C. COMMERCIAL REAL ESTATE UPDATES

SECOND QUARTER 2018

ORANGE COUNTY LEASING STATS



VACANCY RATES (DIRECT)

↑ **11.39%**



↑ **\$2.67** **AVG. ASKING LEASE RATE**



UNEMPLOYMENT RATE

↓ **2.6%**

RECENT OFFICE LEASE COMPS



201 E Sandpointe Ave | Santa Ana, CA

Suite Size: 1,500 SF | Eff. Lease Rate: \$2.60 Full Service Gross
Free Rent: 0 months



750 The City Dr | Orange, CA

Suite Size: 4,500 SF | Eff. Lease Rate: \$2.70 Full Service Gross
Free Rent: 1 month



120 S. State College Blvd | Brea, CA

Suite Size: 21,000 SF | Eff. Lease Rate: \$2.88 Full Service Gross
Free Rent: 5 months

Check out the back to see how you can improve your office space dynamics!

OFFICE LEASING STATS ORANGE COUNTY

The Orange County Office market posted a positive second quarter, with net absorption equaling 92,427 SF, bringing the vacancy rate to 11.39% with an average asking rate of \$2.67 Full Service Gross.

OVERALL

The Orange County Office market and economy remains strong, outpacing both state and national averages in crucial areas including, low unemployment, business formation and investment.

IMPROVING OFFICE SPACE COLLABORATION

In 1977, researcher Thomas J. Allen studied how proximity influences communication at work and discovered something special. The study illustrated open floor plans where employees can communicate with ease makes communication between colleagues four times more likely – greatly enhancing collaboration and overall efficiency.

As such, here are some helpful ideas to improve office dynamics in your own space:

1.

CREATE OPEN SPACES

Designate open space in your office where employees can gather freely and informally to meet

2.

DIVERSIFY YOUR SPACE

Cultivate a variety of small workspaces, huddle rooms and break-out areas to encourage more employee interaction

3.

HOST EMPLOYEE EVENTS

Organize social quarterly events for employees to help build greater camaraderie back in the office

Source: <https://convene.com/catalyst/open-offices/>



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Patrick McCredie is dedicated to providing thoughtful market analysis and a personalized approach to every client leasing and sales requirement. His methodical approach to problem-solving and ability to effectively translate client needs into satisfactory results distinguishes Patrick as a superior real estate professional. Patrick is well versed in leasing analysis and reporting requirements for institutional owners to help achieve the strongest possible economic terms for clients. Patrick is a member of CORFAC international and has completed a certificate in Real Estate Investment Analysis from UCLA.



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Liz is a 30-year veteran, specializing in the leasing and disposition of commercial real estate for small and large clients. Prior to joining Voit Real Estate Services, Liz served as Senior Managing Vice President at Transwestern overseeing the tenant service advisory lines in Orange County. Liz was also a Senior Director at Cushman & Wakefield where she focused on institutional agency leasing. Liz helps clients focus on what is most important to their business: saving time, money and mitigating risk for their office renewals, expansions and moves. Her strong business ethics have earned Liz countless years of repeat business from loyal clients.