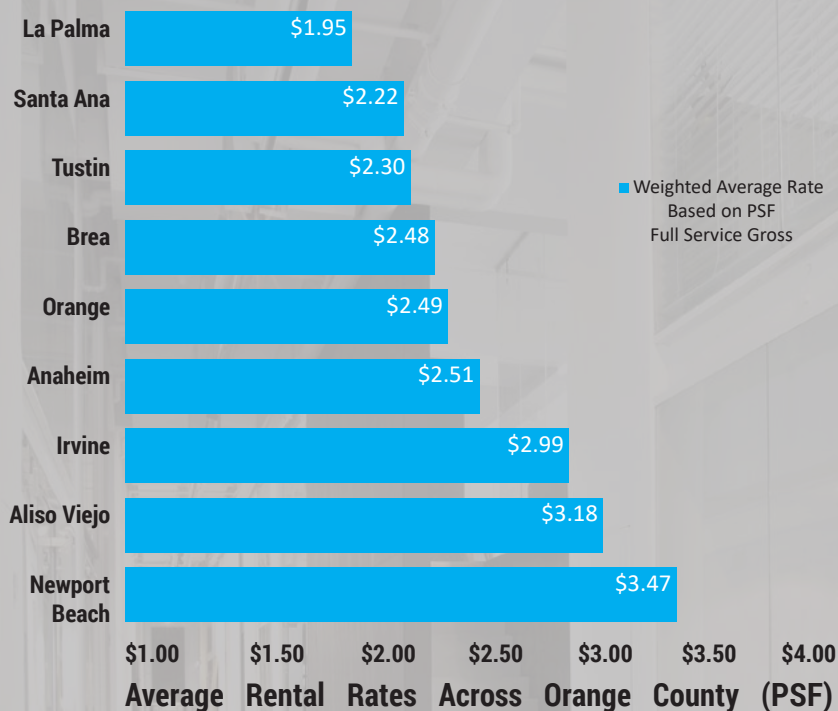


# O.C. COMMERCIAL REAL ESTATE UPDATES

## THIRD QUARTER 2018

### ORANGE COUNTY LEASING STATS



### VACANCY RATES (DIRECT)

↑ **11.83%**



↑ **\$2.72** **AVG. ASKING LEASE RATE**



### UNEMPLOYMENT RATE

↓ **3.1%**

### RECENT OFFICE LEASE COMPS



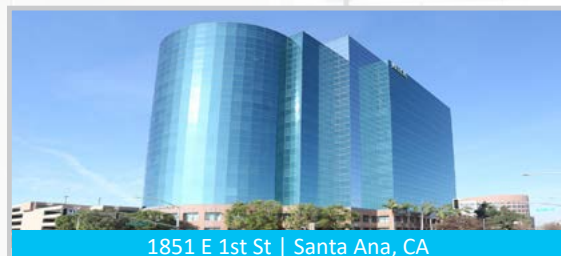
3621 S Harbor Blvd | Santa Ana, CA

Suite Size: 1,000 SF | Eff. Lease Rate: \$2.65 Full Service Gross  
Free Rent: 0 months | Term: 12 months



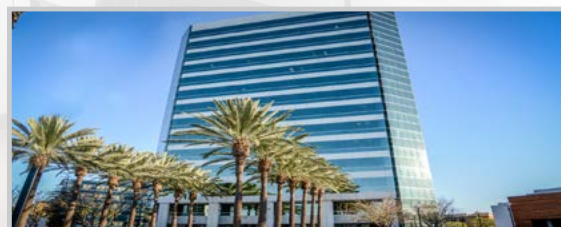
2099 S State College Blvd | Anaheim, CA

Suite Size: 7,800 SF | Eff. Lease Rate: \$2.65 Full Service Gross  
Free Rent: 5 months | Term: 65 months



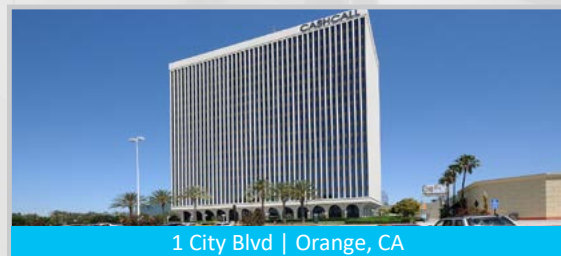
1851 E 1st St | Santa Ana, CA

Suite Size: 2,600 SF | Eff. Lease Rate: \$2.50 Full Service Gross  
Free Rent: 4 months | Term: 48 months



500 N State College Blvd | Orange, CA

Suite Size: 6,500 SF | Eff. Lease Rate: \$2.68 Full Service Gross  
Free Rent: 4 months | Term: 39 months



1 City Blvd | Orange, CA

Suite Size: 1,700 SF | Eff. Lease Rate: \$2.71 Full Service Gross  
Free Rent: 3 months | Term: 39 months

# WHAT TO DO & CONSIDER BEFORE YOUR NEXT OFFICE SPACE SEARCH

While today's tenants have an array of resources online to look up potential office buildings/suites available on the market, it rarely compensates for the value that a knowledgeable broker can bring to your search.

A broker can help you identify space which may not be on the market, save you time by eliminating suites which may be at leases (likely to be secured by another tenant) and offer creative alternatives for floorplan configurations which may not be readily apparent.

Here are some helpful tips to ensure your next office space search is as efficient and effective as possible:

- 1 Hire a knowledgeable Commercial Real Estate Broker
- 2 Determine what class/type of office you would like (Class A, B, C, High Rise, Low Rise, etc.)
- 3 How much space (SF) do you need?
- 4 How many parking spaces you require?
- 5 Select your desired office layout (private offices, break room, conference room, etc.)
- 6 What cities/areas you would like to be located?
- 7 Decide your desired lease term (2, 4, 7 years)
- 8 Determine your office space must-haves i.e. freeway proximity, elevators, nearby eateries, etc.
- 9 Evaluate your total monthly rental budget



## Patrick McCredie

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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.



## Liz Hurley

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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.