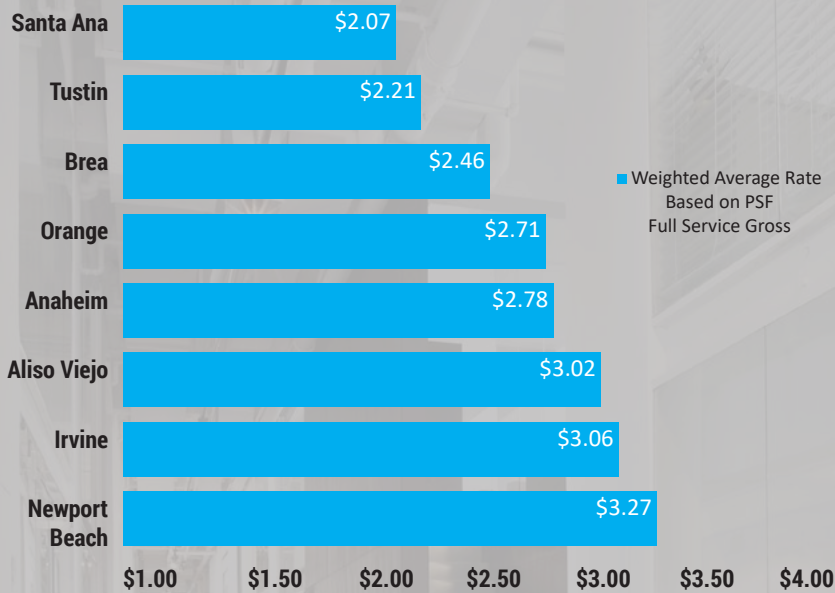


# O.C. OFFICE COMMERCIAL REAL ESTATE UPDATES

## SECOND QUARTER 2019

### CITY LEASING STATS



### ORANGE COUNTY LEASING STATS



VACANCY RATES (DIRECT)

↑ 11.49%



\$2.81

AVG. ASKING LEASE RATE



UNEMPLOYMENT RATE

↓ 2.4%

### RECENT OFFICE LEASE COMPS



2300 E Katella Ave | Anaheim, CA

Suite Size: 3,519 SF | Eff. Lease Rate: \$2.82 Full Service Gross  
Free Rent: 4 months | Term: 57 months



2099 S State College Blvd | Anaheim, CA

Suite Size: 10,100 SF | Eff. Lease Rate: \$2.82 Full Service Gross  
Free Rent: 6 months | Term: 77 months



1100 Town & Country Rd | Orange, CA

Suite Size: 18,892 SF | Eff. Lease Rate: \$2.92 Full Service Gross  
Free Rent: 3 months | Term: 39 months



770 The City Dr | Orange, CA

Suite Size: 6,339 SF | Eff. Lease Rate: \$3.08 Full Service Gross  
Free Rent: 5 months | Term: 65 months



741 E Ball Rd | Anaheim, CA

Suite Size: 4,001 SF | Eff. Lease Rate: \$0.88 NNN  
Free Rent: 2 months | Term: 39 months

# THREE ADVANTAGES FOR TENANTS TO RENEW THEIR LEASE EARLY

CALL TODAY  
FOR A FREE  
LEASE  
ANALYSIS!

## TIME FOR EVALUATION



Renewing your lease early provides you sufficient time to articulate your logistical, financial, and operational needs to improve your business objectives.

## OPPORTUNITY FOR COMPREHENSION



Early renewal enables you to understand the landlord's position as it relates to the property, including current rental and vacancy rates, making it easier to determine if you are securing a strong deal relative to your local market.

## OPTION FOR RELOCATION



If you start the renewal process early, it creates the option of a relocation and provides you additional leverage against the landlord indicating you have multiple options within the marketplace.



**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.



**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 market analysis 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.