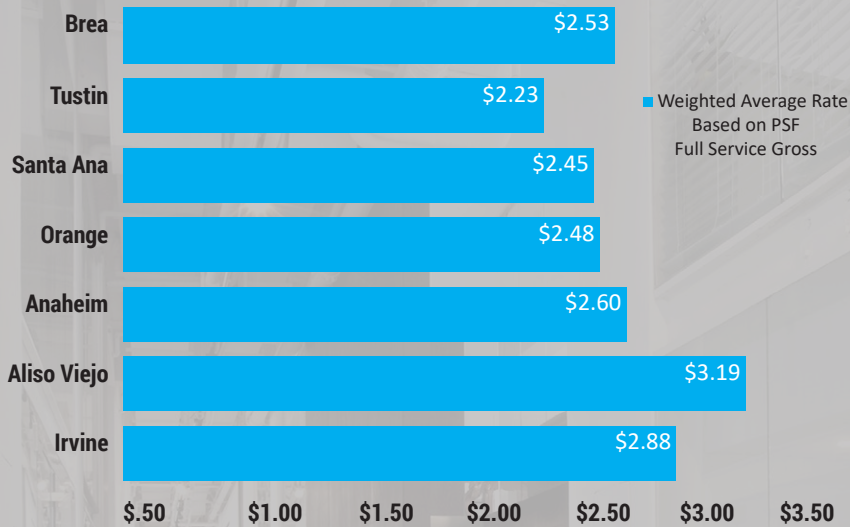


O.C. OFFICE COMMERCIAL REAL ESTATE UPDATES

FIRST QUARTER 2020

CITY LEASING STATS



ORANGE COUNTY LEASING STATS



VACANCY RATES (DIRECT)

↑ **11.30%**



↑ **\$2.77**

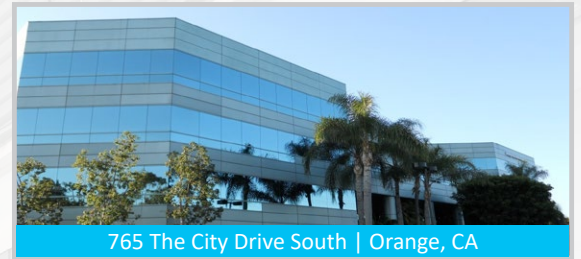
AVG. ASKING LEASE RATE



UNEMPLOYMENT RATE

↑ **2.9%**

RECENT OFFICE LEASE COMPS



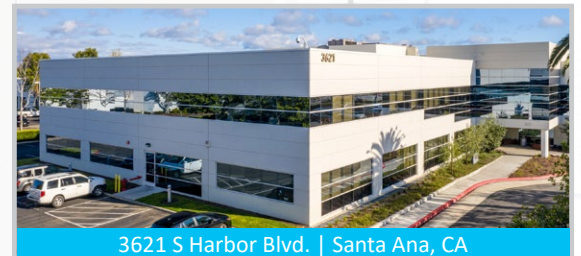
765 The City Drive South | Orange, CA

Suite Size: 992 SF | Eff. Lease Rate: \$2.61 Full Service Gross
Free Rent: 4 months | Term: 64 months



888 Disneyland Dr. | Anaheim, CA

Suite Size: 10,308 SF | Eff. Lease Rate: \$2.62 Full Service Gross
Free Rent: 5 months | Term: 65 months



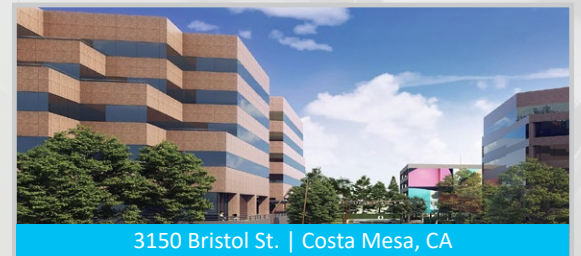
3621 S Harbor Blvd. | Santa Ana, CA

Suite Size: 5,990 SF | Eff. Lease Rate: \$2.96 Full Service Gross
Free Rent: 0 months | Term: 45 months



1 Park Plaza | Irvine, CA

Suite Size: 6,583 SF | Eff. Lease Rate: \$3.14 Full Service Gross
Free Rent: 7 month | Term: 84 months



3150 Bristol St. | Costa Mesa, CA

Suite Size: 8,036 SF | Eff. Lease Rate: \$3.18 Full Service Gross
Free Rent: 0 months | Term: 77 months

COVID-19

CRISIS

The Commercial Office Market is responding to the current Covid-19 crisis, with Tenants and Landlords working to find solutions in this evolving climate. If you'd like someone to strategize with, develop an action plan or hear what's occurring in the market, we're here to discuss, but more importantly, to listen.

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Thoughts to Consider

On a case-by-case basis, Landlords are working with Tenants to mitigate and/or defer lease obligations, where significant financial need is demonstrated.

If planning to renew, the current environment presents unique opportunities to manage or modify Lease terms.

For your reference, we have included a helpful resource sheet pertaining to the various SBA COVID-19 Relief Programs for Small Businesses. Please keep in mind, information regarding these programs continues to change as the crisis evolves.

Feel free to download a PDF version of this resource on the BLOG Page of our website: hmcommercialgroup.com

For more information on developing an action plan, contact the Hurley & McCredie Commercial Group today!



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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.



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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.

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