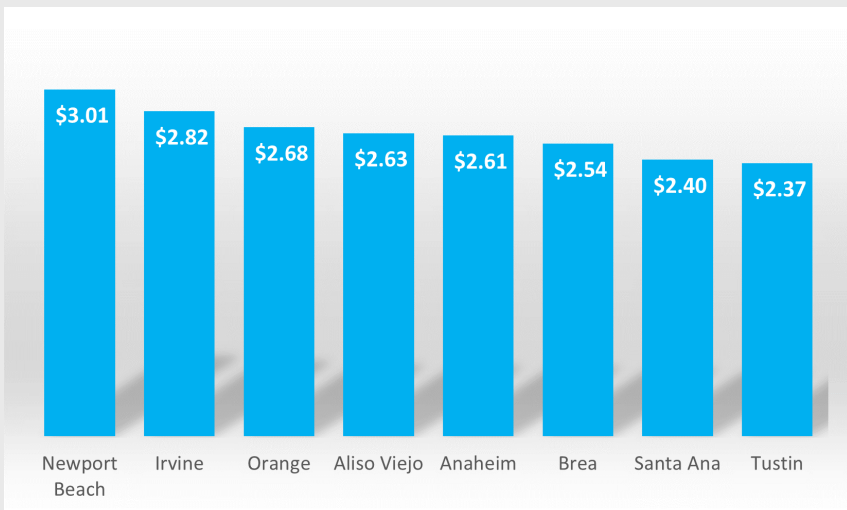


O.C. OFFICE COMMERCIAL REAL ESTATE UPDATES

THIRD QUARTER 2021

CITY LEASING STATS



■ Weighted Average Rate Based on PSF Full Service Gross

ORANGE COUNTY LEASING STATS



VACANCY RATES (DIRECT)

↓ 13.68%

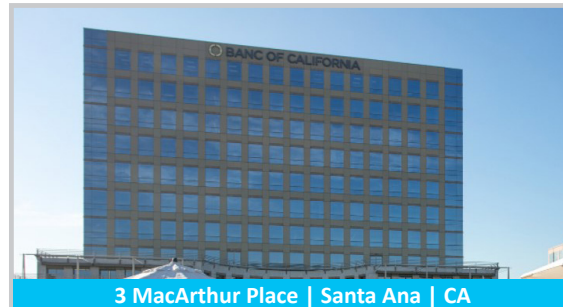
↑ \$2.74 AVG. ASKING LEASE RATE



UNEMPLOYMENT RATE

↓ 6.0%

RECENT OFFICE LEASE COMPS



3 MacArthur Place | Santa Ana | CA

Suite Size: 7,206 SF | Eff. Lease Rate: \$2.73 Full Service Gross
Free Rent: 6 months | Term: 87 months



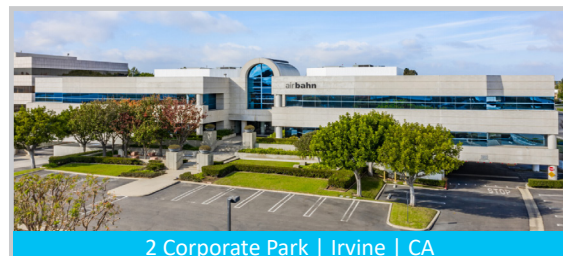
2850 S. Red Hill Ave. | Santa Ana | CA

Suite Size: 7,444 SF | Eff. Lease Rate: \$2.59 Full Service Gross
Free Rent: 4 months | Term: 60 months



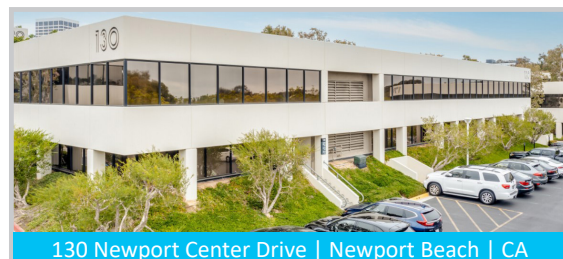
601 N. Parkcenter Drive | Santa Ana | CA

Suite Size: 1,194 SF | Eff. Lease Rate: \$1.73 Modified Gross
Free Rent: 0 months | Term: 24 months



2 Corporate Park | Irvine | CA

Suite Size: 1,962 SF | Eff. Lease Rate: \$2.40 Full Service Gross
Free Rent: 3 months | Term: 39 months



130 Newport Center Drive | Newport Beach | CA

Suite Size: 1,343 SF | Eff. Lease Rate: \$3.48 Full Service Gross
Free Rent: 2 months | Term: 36 months

ORANGE COUNTY - MARKET TRENDS

The Case for the Future of the Office

Three factors lend credence to the continued centrality of the office for business use.

1 First, the office provides a rich environment for spontaneous and organic innovation, where ideas “spark” with far greater frequency from hundreds of daily interactions among colleagues – this simply does not occur over Skype.

2 Second, the office offers a physical platform upon which culture is built and reinforced, ultimately permeating every company department, protocol and decision-making process.

3 And finally, the office serves as a training ground for new employees, who absorb far more immersive instruction through listening to colleagues and conferring with senior mentors than by manuals and online classes alone. The office of the future will indeed be different, but it will very much be alive.

For more information on developing an action plan, contact us today!



Patrick McCredie

SENIOR ASSOCIATE

949.263.5321

pmccredie@voitco.com

Lic. #02014408

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 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.

Services Provided - Full service client management for commercial real estate transactions

Tenant Representation

Research market for space availability to lease. Identify, analyze and negotiate leases to ensure above market economics are achieved for clients.

Landlord Representation

Comprehensive marketing campaign of several Multiple Listing Services (MLS); CoStar, AIR, LoopNet. Targeted broker e-mail campaigns, tailored marketing brochures and literature. Full service leasing transaction management including client tours, open houses, drafting proposals and lease financial analysis.

Purchasing a Property

Identify purchase opportunities and provide sale comparative analysis. Assist buyer through the due diligence and closing process and procedures.

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REAL ESTATE SERVICES

2020 Main Street, Suite 100, Irvine, CA 92614

949.851.5100 | 949.261.9092 Fax

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