

# Tenant Guardian's 2013 Year End Office Market Report Details by Submarket



## Total (Class A, B & C) LA Office Submarket Statistics

Market	Total RBA	Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
		Direct SF	Total SF	Vac %				
190th Street Corridor	5,103,792	744,555	748,679	14.7%	31,165	0	0	\$23.01
Antelope Valley	3,816,557	400,935	400,935	10.5%	35,712	0	24,264	\$21.71
Beach Cities/Palos Verdes	5,689,670	651,769	660,342	11.6%	(95,191)	4,700	2,462	\$27.87
Beverly Hills	11,006,242	1,074,293	1,114,526	10.1%	123,198	3,818	0	\$50.87
Brentwood	4,265,351	650,890	694,334	16.3%	(67,392)	0	0	\$38.58
Burbank	14,090,110	1,710,153	1,795,573	12.7%	(330,734)	47,436	0	\$31.72
Calabasas/Westlake Vill	7,728,915	1,071,512	1,098,107	14.2%	150,264	0	0	\$24.18
Camarillo/Point Mugu	2,900,587	510,548	510,548	17.6%	49,327	0	0	\$21.41
Century City	11,399,115	1,563,731	1,720,964	15.1%	164,204	0	0	\$45.09
Culver City	8,190,428	898,631	954,171	11.6%	96,369	0	16,093	\$30.44
Eastern SFV	8,404,839	745,472	776,639	9.2%	62,936	28,000	0	\$21.84
Eastern SGV	18,203,014	1,980,597	2,020,488	11.1%	128,298	20,000	96,015	\$22.20
El Segundo	16,287,831	2,280,930	2,300,273	14.1%	(62,839)	0	240,667	\$31.02
Encino	4,853,768	555,503	574,652	11.8%	25,545	0	0	\$27.44
Fillmore/NE County	99,669	2,697	2,697	2.7%	(2,697)	0	0	\$15.60
Glendale	11,959,455	1,468,162	1,496,548	12.5%	(325)	0	0	\$28.91
Greater Downtown	68,571,685	8,696,241	8,930,298	13.0%	(50,710)	0	30,000	\$32.63
Hawthorne/Gardena	3,848,720	666,699	676,138	17.6%	(6,743)	17,724	0	\$20.36
Hollywood/Silver Lake	10,686,075	675,627	685,963	6.4%	(114,789)	9,500	0	\$34.49
LAX	6,397,382	1,932,344	1,959,344	30.6%	(138,295)	0	0	\$18.72
Long Beach: Downtown	7,987,092	1,185,048	1,201,092	15.0%	625,262	615,110	120,000	\$24.81
Long Beach: Suburban	9,287,745	1,365,982	1,382,358	14.9%	60,363	0	0	\$22.33
Marina Del Rey/Venice	8,632,039	1,590,013	1,875,865	21.7%	323,348	0	10,000	\$35.96
Mid-Cities	10,221,861	714,165	736,488	7.2%	141,136	127,345	0	\$21.43
Mid-Wilshire	13,966,652	2,528,895	2,546,725	18.2%	(81,246)	0	0	\$20.17
Miracle Mile	5,820,704	703,371	708,489	12.2%	70,369	0	0	\$33.38
Moorpark/Simi Valley	2,664,716	248,345	255,595	9.6%	35,483	0	0	\$22.54
North Hollywood	3,376,227	349,204	351,079	10.4%	(175,458)	0	0	\$28.03
Ojai/NW County	375,260	6,489	6,989	1.9%	7,293	0	0	\$24.84
Olympic Corridor	4,117,484	542,418	548,937	13.3%	(254,549)	0	0	\$33.69
Oxnard/Port Hueneme	3,654,410	372,695	376,195	10.3%	38,501	18,000	10,000	\$23.85
Pacific Palisades/Malibu	751,762	48,299	59,758	7.9%	32,351	0	9,686	\$47.27
Park Mile	2,082,605	270,157	270,157	13.0%	4,968	0	0	\$21.32
Pasadena/Arcadia/Monrovia	21,436,428	2,031,027	2,070,035	9.7%	131,591	80,200	0	\$27.94
Santa Clarita Valley	4,735,167	484,653	493,435	10.4%	143,530	6,800	102,113	\$29.01
Santa Monica	15,105,270	1,168,893	1,237,108	8.2%	13,431	73,467	0	\$47.17
Santa Monica Mountains	721,111	42,978	42,978	6.0%	14,336	0	0	\$37.01
Santa Paula/Somis	280,306	22,015	22,015	7.9%	(7,085)	0	0	\$14.51
Sherman Oaks	3,742,227	316,818	337,510	9.0%	83,887	0	0	\$26.17
Southeast Los Angeles	8,574,143	636,697	653,463	7.6%	68,292	0	0	\$20.19
Studio/Universal Cities	4,171,437	224,200	227,200	5.4%	267,354	0	0	\$35.29
Tarzana	1,629,633	114,938	125,905	7.7%	39,728	0	0	\$24.02
Thousand Oaks/SE County	7,170,135	994,988	1,012,925	14.1%	178,839	4,320	12,000	\$23.93
Torrance	8,692,640	933,097	941,081	10.8%	58,175	7,754	15,446	\$23.12
Ventura	4,114,322	336,311	341,131	8.3%	12,389	0	0	\$20.77
West Hollywood	7,502,728	837,227	837,227	11.2%	41,070	418,617	104,002	\$45.38
West Los Angeles	2,821,122	247,482	254,182	9.0%	2,012	0	0	\$29.15
Western SFV	6,843,032	1,038,611	1,041,467	15.2%	21,011	0	0	\$24.37
Western SGV	12,098,274	717,191	719,391	5.9%	(1,579)	2,000	0	\$22.30
Westwood	8,315,855	811,691	898,841	10.8%	(59,603)	0	0	\$38.61
Woodland Hills/Warner Ctr	10,348,731	1,347,677	1,366,403	13.2%	216,404	0	0	\$24.69
<b>Totals</b>	<b>424,744,323</b>	<b>50,512,864</b>	<b>52,063,243</b>	<b>12.3%</b>	<b>2,048,906</b>	<b>1,484,791</b>	<b>792,748</b>	<b>\$29.19</b>



Class A LA Submarket Statistics

Market	Total RBA	Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
		Direct SF	Total SF	Vac %				
190th Street Corridor	2,006,886	340,102	344,226	17.2%	13,783	0	0	\$26.36
Antelope Valley	138,000	46,000	46,000	33.3%	26,710	0	0	\$29.45
Beach Cities/Palos Verdes	770,526	237,443	237,743	30.9%	(29,620)	0	0	\$39.39
Beverly Hills	6,304,352	743,768	766,472	12.2%	22,313	0	0	\$54.53
Brentwood	3,428,939	603,010	645,323	18.8%	(66,359)	0	0	\$38.07
Burbank	7,539,543	1,139,081	1,224,501	16.2%	(486,328)	0	0	\$36.69
Calabasas/Westlake Vill	1,548,349	139,186	139,186	9.0%	50,888	0	0	\$30.43
Camarillo/Point Mugu	257,017	49,366	49,366	19.2%	683	0	0	\$25.72
Century City	10,786,923	1,469,731	1,626,964	15.1%	150,210	0	0	\$45.94
Culver City	2,897,281	427,754	475,134	16.4%	(50,238)	0	0	\$27.26
Eastern SFV	1,119,472	125,595	128,519	11.5%	(2,086)	0	0	\$24.33
Eastern SGV	1,902,612	229,363	230,383	12.1%	8,757	0	22,181	\$26.78
El Segundo	9,013,444	1,238,889	1,256,888	13.9%	72,303	0	0	\$29.55
Encino	3,650,655	391,406	401,848	11.0%	29,317	0	0	\$28.33
Fillmore/NE County	0	0	0	0.0%	0	0	0	\$0.00
Glendale	5,742,605	1,176,756	1,198,540	20.9%	(12,864)	0	0	\$29.76
Greater Downtown	37,977,819	5,797,696	5,971,966	15.7%	(158,578)	0	30,000	\$35.32
Hawthorne/Gardena	582,183	55,255	64,694	11.1%	(11,506)	0	0	\$21.97
Hollywood/Silver Lake	2,541,436	245,858	248,116	9.8%	(38,673)	0	0	\$38.61
LAX	3,663,477	1,451,852	1,478,852	40.4%	(94,676)	0	0	\$18.75
Long Beach: Downtown	3,810,154	538,089	544,633	14.3%	536,806	545,000	0	\$27.24
Long Beach: Suburban	3,995,104	807,572	821,308	20.6%	27,297	0	0	\$25.42
Marina Del Rey/Venice	4,902,795	1,192,658	1,385,262	28.3%	220,024	0	0	\$37.80
Mid-Cities	1,301,739	209,076	211,576	16.3%	89,774	74,945	0	\$25.48
Mid-Wilshire	8,208,778	2,018,213	2,032,333	24.8%	(168,948)	0	0	\$20.36
Miracle Mile	4,696,195	588,160	589,160	12.5%	75,071	0	0	\$33.54
Moorpark/Simi Valley	457,134	22,738	22,738	5.0%	6,852	0	0	\$21.25
North Hollywood	635,097	210,379	210,379	33.1%	(149,203)	0	0	\$31.28
Ojai/NW County	0	0	0	0.0%	0	0	0	\$0.00
Olympic Corridor	2,434,021	127,218	133,737	5.5%	49,216	0	0	\$36.67
Oxnard/Port Hueneme	867,058	144,805	144,805	16.7%	25,482	0	0	\$24.99
Pacific Palisades/Malibu	135,975	15,275	17,889	13.2%	984	0	0	\$52.78
Park Mile	832,491	35,687	35,687	4.3%	13,772	0	0	\$24.11
Pasadena/Arcadia/Monrovia	7,352,122	935,100	943,538	12.8%	60,341	0	0	\$31.43
Santa Clarita Valley	2,173,688	248,391	256,975	11.8%	86,613	0	102,113	\$29.61
Santa Monica	7,978,750	668,567	699,852	8.8%	50,907	0	0	\$49.19
Santa Monica Mountains	269,744	25,518	25,518	9.5%	14,149	0	0	\$41.51
Santa Paula/Somis	0	0	0	0.0%	0	0	0	\$0.00
Sherman Oaks	1,970,689	163,204	173,986	8.8%	63,537	0	0	\$26.48
Southeast Los Angeles	1,672,908	166,357	166,357	9.9%	24,446	0	0	\$23.95
Studio/Universal Cities	2,013,747	129,382	129,382	6.4%	230,901	0	0	\$39.38
Tarzana	426,886	51,293	57,643	13.5%	10,030	0	0	\$25.25
Thousand Oaks/SE County	1,969,736	373,963	375,363	19.1%	62,513	0	0	\$24.85
Torrance	2,564,122	431,825	431,825	16.8%	(61,537)	0	0	\$25.96
Ventura	127,785	0	0	0.0%	0	0	0	\$19.80
West Hollywood	2,662,726	598,343	598,343	22.5%	22,334	418,617	95,002	\$49.70
West Los Angeles	860,719	123,007	123,007	14.3%	5,319	0	0	\$29.95
Western SFV	2,185,269	524,730	524,730	24.0%	49,317	0	0	\$26.65
Western SGV	1,869,093	147,313	147,313	7.9%	(41,348)	0	0	\$25.07
Westwood	5,861,380	673,950	754,029	12.9%	(65,486)	0	0	\$40.77
Woodland Hills/Warner Ctr	6,778,650	1,043,448	1,059,462	15.6%	161,911	0	0	\$25.10
<b>Totals</b>	<b>182,886,074</b>	<b>28,122,372</b>	<b>29,151,551</b>	<b>15.9%</b>	<b>825,110</b>	<b>1,038,562</b>	<b>249,296</b>	<b>\$32.13</b>



Class B LA Submarket Statistics

Market	Total RBA	Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
		Direct SF	Total SF	Vac %				
190th Street Corridor	2,912,777	394,960	394,960	13.6%	26,875	0	0	\$20.43
Antelope Valley	2,225,970	268,610	268,610	12.1%	(1,638)	0	24,264	\$23.18
Beach Cities/Palos Verdes	2,543,736	316,517	324,790	12.8%	(120,502)	4,700	2,462	\$28.01
Beverly Hills	3,346,248	239,781	253,193	7.6%	83,824	3,818	0	\$49.07
Brentwood	508,914	42,304	43,435	8.5%	(6,224)	0	0	\$43.98
Burbank	4,630,721	472,417	472,417	10.2%	113,112	47,436	0	\$26.03
Calabasas/Westlake Vill	5,850,483	919,746	946,341	16.2%	82,969	0	0	\$22.51
Camarillo/Point Mugu	2,065,202	412,092	412,092	20.0%	47,856	0	0	\$20.96
Century City	567,004	94,000	94,000	16.6%	13,994	0	0	\$34.87
Culver City	3,427,651	381,280	381,280	11.1%	156,836	0	16,093	\$33.85
Eastern SFV	4,566,550	469,816	472,259	10.3%	63,840	28,000	0	\$22.21
Eastern SGV	10,547,567	1,458,611	1,496,052	14.2%	59,135	20,000	73,834	\$22.71
El Segundo	6,197,724	1,007,521	1,008,865	16.3%	(127,294)	0	240,667	\$31.81
Encino	978,384	131,959	140,666	14.4%	(7,152)	0	0	\$25.41
Fillmore/NE County	30,685	0	0	0.0%	0	0	0	\$0.00
Glendale	3,645,907	247,179	253,781	7.0%	(5,368)	0	0	\$27.60
Greater Downtown	19,233,851	2,317,503	2,372,352	12.3%	131,058	0	0	\$24.15
Hawthorne/Gardena	1,804,958	484,746	484,746	26.9%	33,616	17,724	0	\$18.52
Hollywood/Silver Lake	3,807,198	283,559	288,158	7.6%	(104,811)	9,500	0	\$33.77
LAX	1,650,804	365,339	365,339	22.1%	2,848	0	0	\$18.48
Long Beach: Downtown	2,925,548	632,010	641,510	21.9%	49,061	70,110	120,000	\$23.01
Long Beach: Suburban	3,125,453	440,896	443,536	14.2%	48,108	0	0	\$20.67
Marina Del Rey/Venice	2,262,812	290,677	377,235	16.7%	129,141	0	10,000	\$32.36
Mid-Cities	4,241,560	275,224	293,992	6.9%	51,120	52,400	0	\$19.96
Mid-Wilshire	3,672,646	398,282	401,992	10.9%	94,745	0	0	\$18.87
Miracle Mile	863,622	102,144	102,144	11.8%	(3,843)	0	0	\$32.81
Moorpark/Simi Valley	1,649,929	181,376	181,376	11.0%	24,841	0	0	\$23.56
North Hollywood	1,268,517	97,406	97,406	7.7%	(47,602)	0	0	\$24.91
Ojai/NW County	88,920	3,618	4,118	4.6%	(55)	0	0	\$22.39
Olympic Corridor	1,374,386	407,329	407,329	29.6%	(314,218)	0	0	\$32.58
Oxnard/Port Hueneme	1,692,044	155,879	159,379	9.4%	30,391	18,000	10,000	\$24.21
Pacific Palisades/Malibu	450,836	31,844	40,689	9.0%	11,587	0	9,686	\$39.96
Park Mile	898,630	220,503	220,503	24.5%	(15,301)	0	0	\$20.71
Pasadena/Arcadia/Monrovia	8,859,863	801,322	831,296	9.4%	53,058	80,200	0	\$25.88
Santa Clarita Valley	2,066,864	203,817	204,015	9.9%	67,067	6,800	0	\$27.83
Santa Monica	4,842,226	408,874	437,524	9.0%	(93,854)	73,467	0	\$47.06
Santa Monica Mountains	203,474	11,627	11,627	5.7%	41	0	0	\$38.29
Santa Paula/Somis	108,101	1,790	1,790	1.7%	847	0	0	\$10.40
Sherman Oaks	1,352,389	120,891	130,510	9.7%	16,477	0	0	\$26.20
Southeast Los Angeles	3,255,776	282,516	297,882	9.1%	28,108	0	0	\$19.40
Studio/Universal Cities	1,235,382	67,498	70,498	5.7%	9,923	0	0	\$24.76
Tarzana	796,709	54,086	58,703	7.4%	26,868	0	0	\$23.22
Thousand Oaks/SE County	4,083,996	561,830	578,367	14.2%	73,593	4,320	12,000	\$23.56
Torrance	3,778,404	277,871	285,675	7.6%	110,908	7,754	15,446	\$21.09
Ventura	2,154,456	253,254	257,574	12.0%	9,392	0	0	\$21.36
West Hollywood	2,890,700	125,568	125,568	4.3%	4,537	0	9,000	\$35.65
West Los Angeles	839,104	81,460	84,960	10.1%	1,668	0	0	\$28.27
Western SFV	3,081,821	404,839	406,835	13.2%	(15,202)	0	0	\$22.79
Western SGV	6,653,446	339,361	340,361	5.1%	25,739	2,000	0	\$22.14
Westwood	1,067,905	113,432	115,427	10.8%	2,330	0	0	\$32.06
Woodland Hills/Warner Ctr	2,273,101	205,426	206,426	9.1%	67,691	0	0	\$24.25
<b>Totals</b>	<b>154,600,954</b>	<b>17,860,590</b>	<b>18,289,583</b>	<b>11.8%</b>	<b>890,140</b>	<b>446,229</b>	<b>543,452</b>	<b>\$26.05</b>



## Class C LA Submarket Statistics

Market	Total RBA	Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
		Direct SF	Total SF	Vac %				
190th Street Corridor	184,129	9,493	9,493	5.2%	(9,493)	0	0	\$20.64
Antelope Valley	1,452,587	86,325	86,325	5.9%	10,640	0	0	\$14.87
Beach Cities/Palos Verdes	2,375,408	97,809	97,809	4.1%	54,931	0	0	\$25.03
Beverly Hills	1,355,642	90,744	94,861	7.0%	17,061	0	0	\$40.49
Brentwood	327,498	5,576	5,576	1.7%	5,191	0	0	\$21.90
Burbank	1,919,846	98,655	98,655	5.1%	42,482	0	0	\$23.29
Calabasas/Westlake Vill	330,083	12,580	12,580	3.8%	16,407	0	0	\$21.99
Camarillo/Point Mugu	578,368	49,090	49,090	8.5%	788	0	0	\$17.32
Century City	45,188	0	0	0.0%	0	0	0	\$0.00
Culver City	1,865,496	89,597	97,757	5.2%	(10,229)	0	0	\$27.49
Eastern SFV	2,718,817	150,061	175,861	6.5%	1,182	0	0	\$18.08
Eastern SGV	5,752,835	292,623	294,053	5.1%	60,406	0	0	\$17.24
El Segundo	1,076,663	34,520	34,520	3.2%	(7,848)	0	0	\$34.77
Encino	224,729	32,138	32,138	14.3%	3,380	0	0	\$27.68
Fillmore/NE County	68,984	2,697	2,697	3.9%	(2,697)	0	0	\$15.60
Glendale	2,570,943	44,227	44,227	1.7%	17,907	0	0	\$21.21
Greater Downtown	11,360,015	581,042	585,980	5.2%	(23,190)	0	0	\$19.91
Hawthorne/Gardena	1,461,579	126,698	126,698	8.7%	(28,853)	0	0	\$21.51
Hollywood/Silver Lake	4,337,441	146,210	149,689	3.5%	28,695	0	0	\$30.50
LAX	1,083,101	115,153	115,153	10.6%	(46,467)	0	0	\$18.85
Long Beach: Downtown	1,251,390	14,949	14,949	1.2%	39,395	0	0	\$17.46
Long Beach: Suburban	2,167,188	117,514	117,514	5.4%	(15,042)	0	0	\$17.63
Marina Del Rey/Venice	1,466,432	106,678	113,368	7.7%	(25,817)	0	0	\$35.91
Mid-Cities	4,678,562	229,865	230,920	4.9%	242	0	0	\$19.55
Mid-Wilshire	2,085,228	112,400	112,400	5.4%	(7,043)	0	0	\$22.86
Miracle Mile	260,887	13,067	17,185	6.6%	(859)	0	0	\$26.73
Moorpark/Simi Valley	557,653	44,231	51,481	9.2%	3,790	0	0	\$23.95
North Hollywood	1,472,613	41,419	43,294	2.9%	21,347	0	0	\$23.29
Ojai/NW County	286,340	2,871	2,871	1.0%	7,348	0	0	\$25.30
Olympic Corridor	309,077	7,871	7,871	2.5%	10,453	0	0	\$25.71
Oxnard/Port Hueneme	1,095,308	72,011	72,011	6.6%	(17,372)	0	0	\$17.06
Pacific Palisades/Malibu	164,951	1,180	1,180	0.7%	19,780	0	0	\$54.77
Park Mile	351,484	13,967	13,967	4.0%	6,497	0	0	\$21.59
Pasadena/Arcadia/Monrovia	5,224,443	294,605	295,201	5.7%	18,192	0	0	\$25.44
Santa Clarita Valley	494,615	32,445	32,445	6.6%	(10,150)	0	0	\$31.03
Santa Monica	2,284,294	91,452	99,732	4.4%	56,378	0	0	\$42.92
Santa Monica Mountains	247,893	5,833	5,833	2.4%	146	0	0	\$27.16
Santa Paula/Somis	172,205	20,225	20,225	11.7%	(7,932)	0	0	\$16.09
Sherman Oaks	419,149	32,723	33,014	7.9%	3,873	0	0	\$23.51
Southeast Los Angeles	3,645,459	187,824	189,224	5.2%	15,738	0	0	\$17.92
Studio/Universal Cities	922,308	27,320	27,320	3.0%	26,530	0	0	\$26.25
Tarzana	406,038	9,559	9,559	2.4%	2,830	0	0	\$20.00
Thousand Oaks/SE County	1,116,403	59,195	59,195	5.3%	42,733	0	0	\$22.31
Torrance	2,350,114	223,401	223,581	9.5%	8,804	0	0	\$21.19
Ventura	1,832,081	83,057	83,557	4.6%	2,997	0	0	\$19.32
West Hollywood	1,949,302	113,316	113,316	5.8%	14,199	0	0	\$35.43
West Los Angeles	1,121,299	43,015	46,215	4.1%	(4,975)	0	0	\$28.53
Western SFV	1,575,942	109,042	109,902	7.0%	(13,104)	0	0	\$17.87
Western SGV	3,575,735	230,517	231,717	6.5%	14,030	0	0	\$20.86
Westwood	1,386,570	24,309	29,385	2.1%	3,553	0	0	\$29.82
Woodland Hills/Warner Ctr	1,296,980	98,803	100,515	7.7%	(13,198)	0	0	\$24.10
<b>Totals</b>	<b>87,257,295</b>	<b>4,529,902</b>	<b>4,622,109</b>	<b>5.3%</b>	<b>333,656</b>	<b>0</b>	<b>0</b>	<b>\$24.60</b>