



# Office West Los Angeles 21Q3

Vacancy Rate  
**19.7%**  
YOY ↑  
FORECAST ↑

Net Absorption  
**-765K SF**  
YOY ↑  
FORECAST ↑

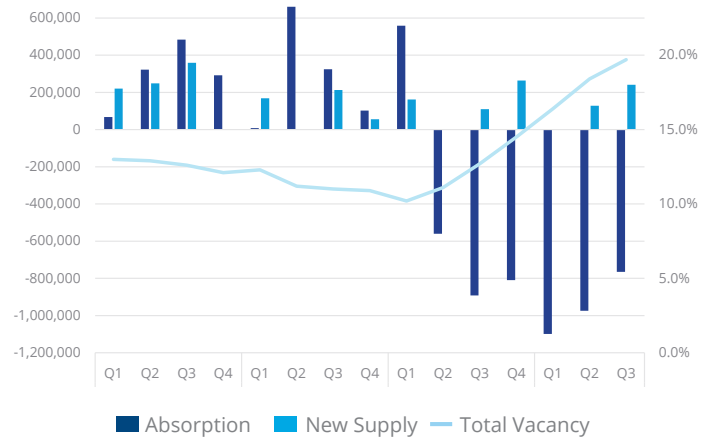
Under Construction  
**2.5M SF**  
YOY ↓  
FORECAST ↓

Overall Class A Asking Lease Rates (FSG)  
**\$5.26/SF**  
YOY ↑  
FORECAST ↑

## West Los Angeles

- West Los Angeles overall vacancy increased another 130 basis points over the quarter to 19.7%.
- The sublease availability rate has decreased over the past two quarters from 6% to 5%.
- Sublease vacant space as a percent of overall is high in Santa Monica and Culver City.
- Average asking rent growth was strong, with a 4.5% increase year over year.
- Leasing momentum continued off of Q2, with an additional 1.3M SF of transactions in Q3.
- Leasing activity year to date surpassed 3.7M SF, outpacing the amount recorded this time last year by 71.8%.
- There are 2.5M SF of major office developments in the pipeline, all of which have target deliveries by the end of 2022.

## Market Graph



Although there was less occupancy loss compared to the previous four quarters, another 795,378 of negative absorption in Q3 increased the overall vacancy rate to 19.7%

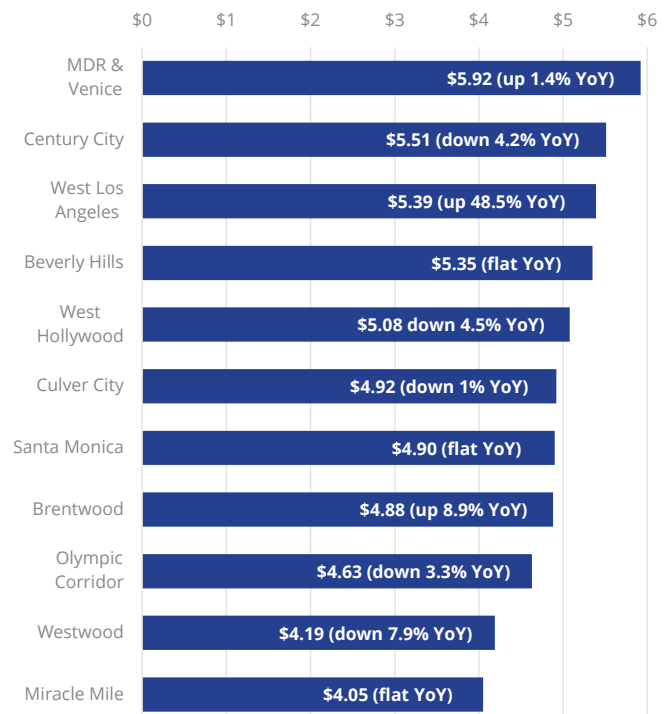
## Market Indicators



## Historical Comparison

	Q3 2020	Q2 2021	Q3 2021
<b>Total Inventory (SF)</b>	60,088,435	60,579,354	60,875,171
<b>New Supply (SF)</b>	109,272	128,000	241,205
<b>Net Absorption (SF)</b>	(891,807)	(974,167)	(765,378)
<b>Overall Vacancy</b>	12.7%	18.4%	19.7%
<b>Under Construction (SF)</b>	2,982,268	2,701,974	2,460,769
<b>Overall Asking Lease Rates (FSG)</b>	\$4.87	\$5.08	\$5.09

## Average Asking Rate



Submarket	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Vacancy Rate	Vacancy Prior Qtr	Lease Activity Current	Lease Activity YTD	Net Absorption Current	Net Absorption YTD	Under Construction	Avg Asking Rate (All Classes)	Avg Asking Rate (Class A)
Century City	10,851,720	13.7%	3.8%	17.5%	12.6%	9.6%	184,592	627,811	(320,756)	(620,014)	0	\$5.51	\$5.51
Santa Monica	10,103,963	15.5%	8.3%	23.4%	17.3%	19.0%	41,246	845,554	166,733	(157,240)	29,926	\$4.90	\$5.61
Beverly Hills	7,166,854	22.9%	4.0%	27.0%	21.1%	20.6%	210,534	427,261	(32,621)	(391,848)	50,146	\$5.35	\$5.54
Miracle Mile	5,315,558	28.4%	2.0%	30.3%	23.9%	26.3%	39,950	192,161	131,681	(92,671)	0	\$4.05	\$4.07
Westwood	4,771,430	20.0%	5.1%	25.1%	20.8%	19.6%	127,293	242,763	(57,951)	(285,172)	47,270	\$4.19	\$4.05
Culver City	4,982,948	17.7%	5.6%	20.8%	16.2%	14.1%	269,677	446,936	(107,366)	135,844	330,940	\$4.92	\$5.14
Marina Del Rey & Venice	7,440,707	33.2%	6.2%	39.4%	31.1%	25.9%	158,528	445,386	(390,607)	(1,051,545)	315,000	\$5.92	\$6.54
Brentwood	3,427,789	18.8%	3.2%	22.0%	18.9%	16.9%	129,934	246,416	(70,635)	(184,436)	0	\$4.88	\$4.73
Olympic Corridor	3,067,520	31.4%	2.1%	33.6%	13.3%	12.7%	68,513	133,867	(19,136)	(20,876)	776,537	\$4.63	\$4.76
West Hollywood	2,891,237	19.1%	5.1%	24.2%	20.1%	17.7%	102,179	139,239	(69,221)	(167,378)	97,742	\$5.08	\$5.23
West L.A.	855,445	37.0%	11.6%	48.6%	39.8%	40.3%	1,050	16,090	4,501	(3,395)	813,208	\$5.39	\$3.80
<b>Total</b>	<b>60,875,171</b>	<b>21.5%</b>	<b>5.0%</b>	<b>26.2%</b>	<b>19.7%</b>	<b>18.4%</b>	<b>1,333,496</b>	<b>3,763,484</b>	<b>(765,378)</b>	<b>(2,838,731)</b>	<b>2,460,769</b>	<b>\$5.09</b>	<b>\$5.26</b>

## Leasing Activity

Address	Submarket	Tenant	Size (SF)	Type
9830 Wilshire Boulevard	Beverly Hills	Alo Yoga	73,000	Sublease
8888 Washington Boulevard	Culver City	Technicolor	60,875	Sublease
8687 Melrose Avenue	West Hollywood	FabFitFun	53,427	Sublease
10585 Santa Monica Boulevard	West Hollywood	Agency for the Performing Arts	48,151	New
8501 Washington Boulevard	Culver City	Anonymous Content	44,899	New
2000 Avenue of the Stars	Century City	Kayne Anderson Rudnick	42,876	Sublease
360 N. La Cienega Boulevard	West Hollywood	ShadowMachine	26,250	New

## Sales Activity

Address	Submarket	Developer	Size (SF)	Sales Price / PSF
1440 S. Sepulveda Boulevard / Westwood Atrium	Westwood	Beacon Capital Partners	107,484	\$65,000,000 / \$605

## Development Activity

Project	Submarket	Developer	Size (SF)	Completion Year
10800-10900 W. Pico Boulevard / One Westside	West Los Angeles	Hudson Pacific	584,000	2022
11355-11377 W. Olympic Boulevard / LUMEN	Olympic Corridor	McCarthy Cook & Co.	553,475	2022
6181 Centinela Avenue / Entrada	Marina Del Rey / Venice	Lincoln Property	315,000	2021
10730 W. Pico Boulevard / West End	West Los Angeles	GPI Companies	229,208	2021

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