

# OFFICE BUILDING MARKET SURVEY Q4



## CLASS A

BUILDING NAME	AVERAGE WEIGHED RENT	RENTABLE BUILDING AREA	TOTAL OCCUPIED	% OCCUPIED	DIRECTLY AVAILABLE SPACES	SUBTLE AVAILABLE SPACES	YEAR BUILT	YEAR RENOVATED
1WTC	\$2.55	574,981	474,685	82.6%	100,296	0	1989	2017
Landmark Square	\$2.94	464,406	430,890	92.8%	134,197	2,500	1990	-
Shoreline Square Tower	\$2.95	396,268	362,795	91.6%	38,636	10,295	1988	-
<b>Total Average</b>	<b>\$2.81</b>	<b>1,435,655</b>	<b>1,268,370</b>	<b>89.0%</b>	<b>273,129</b>	<b>12,795</b>	<b>1989</b>	<b>-</b>

## CLASS B

Molina Center 1	-	230,632	230,632	100.0%	0	-	1983	-
Molina Center 2	-	230,631	230,631	100.0%	0	-	1983	-
The Hubb	\$2.85	210,428	40,223	19.1%	172,416	0	1986	2016
180 E. Ocean	-	208,560	116,416	55.8%	179,216	0	1981	-
211 E. Ocean	\$2.90	114,355	109,871	96.1%	4,484	0	1982	2016
International City Bank	\$2.04	112,215	90,974	81.1%	21,241	0	1981	1992
Catalina Landing	\$2.65	53,832	49,820	92.5%	4,012	0	1985	2016
Catalina Landing	\$2.65	98,666	46,570	47.2%	52,096	0	1985	2016
Catalina Landing	\$2.70	56,270	40,895	72.7%	15,375	0	1985	2016
Catalina Landing	\$2.45	63,736	29,656	46.5%	31,560	0	1985	2016
Union Bank Building	\$1.95	157,683	124,386	78.9%	33,297	0	1976	1990
Legacy Oceangate Tower	\$2.42	228,484	165,474	72.4%	63,010	14,780	1971	2005
Bank of America	\$2.01	49,436	42,536	86.0%	6,900	0	1981	-
200 Pine	\$2.50	65,909	64,663	98.1%	1,246	0	1968	2009
401 E. Ocean Blvd.	\$1.85	134,773	68,155	50.6%	66,618	0	1983	1996
444 W. Ocean Building	\$2.39	186,439	126,947	68.1%	52,492	2,600	1968	2014
"555"	\$1.80	138,592	99,687	71.9%	38,905	0	1968	2002
Press Telegram Building	-	70,110	70,110	100.0%	0	-	N/P	2013
Meeker-Baker Bldg	-	120,000	120,000	100.0%	0	-	2014	-
<b>Total/Average</b>	<b>\$2.37</b>	<b>2,530,751</b>	<b>1,867,646</b>	<b>82%</b>	<b>742,868</b>	<b>17,380</b>	<b>1981</b>	<b>2008</b>

## CLASS C

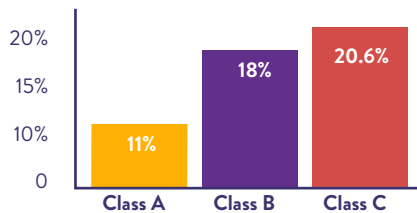
The Loft Bldg	\$1.85	28,368	26,035	91.8%	2,333	0	1923	2000
Sevilla/Design Science	\$2.00	24,000	12,000	50.0%	12,000	0	1995	-
The Arts Bldg	\$1.87	30,000	11,372	37.9%	18,628	0	1930	2012
Clock Tower Bldg	\$1.74	67,000	46,640	69.6%	20,060	4,450	1906	1989
Pacific Tower	\$1.50	104,754	104,084	99.4%	0	0	1923	2002
F&M Tower	\$1.92	52,000	51,514	99.1%	486	0	1923	1988
Sea Spray Gardens	\$2.25	33,000	32,130	97.4%	870	0	1983	-
<b>Total/Average</b>	<b>\$1.88</b>	<b>339,122</b>	<b>283,775</b>	<b>77.9%</b>	<b>54,377</b>	<b>4,450</b>	<b>1940</b>	<b>1998</b>

<b>GRAND TOTAL</b>	<b>\$2.28</b>	<b>4,305,528</b>	<b>3,419,791</b>	<b>79.4%</b>	<b>1,070,374</b>	<b>34,625</b>	<b>1972</b>	<b>2006</b>
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# OFFICE VACANCY LISTINGS



TOTAL % VACANCY BY CLASS TYPE



**1 ONE WORLD TRADE CENTER**  
1 World Trade Ctr  
West Gateway

**2 LANDMARK SQUARE**  
111 W Ocean Blvd  
Pine Avenue

**3 SHORELINE SQUARE TOWER**  
301 E Ocean Blvd  
East Village

**4 MOLINA CENTER 1**  
1200 Oceangate  
West Gateway

**5 MOLINA CENTER 2**  
2300 Oceangate  
West Gateway

**6 THE HUBB**  
100 W Broadway  
Pine Avenue

**7 180 E Ocean**  
180 E Ocean Blvd  
Waterfront

**8 DOWNTOWN PLAZA**  
211 E Ocean  
Pine Avenue

**9 INTERNATIONAL CITY BANK**  
249 E Ocean Blvd  
Pine Avenue

**10 CATALINA LANDING**  
310 Golden Shore  
West Gateway

**11 CATALINA LANDING**  
320 Golden Shore  
West Gateway

**12 CATALINA LANDING**  
330 Golden Shore  
West Gateway

**13 CATALINA LANDING**  
340 Golden Shore  
West Gateway

**14 UNION BANK BUILDING**  
400 Oceangate  
West Gateway

**15 LEGACY OCEANGATE TOWER**  
100 Oceangate St  
West Gateway

**16 BANK OF AMERICA**  
150 Long Beach Blvd  
East Village

**17 200 Pine**  
200 Pine Ave  
Pine Avenue

**18 401 E OCEAN BLVD**  
401 E Ocean Blvd  
East Village

**19 444 W OCEAN BUILDING**  
444 W Ocean Blvd  
Waterfront

**20 "555"**  
555 E Ocean Blvd  
East Village

**21 PRESS TELEGRAM BUILDING**  
604 Pine Ave  
North Pine

**22 MEEKER-BAKER BUILDING**  
650 Pine Ave  
North Pine

**23 THE LOFT BUILDING**  
130 Pine Ave  
Pine Avenue

**24 SEVILLA/DESIGN SCIENCE**  
136-140 Pine Ave  
Pine Avenue

**25 THE ARTS BUILDING**  
236 E 3rd St  
Pine Avenue

**26 CLOCK TOWER BUILDING**  
115 Pine Ave  
Pine Avenue

**27 PACIFIC TOWER**  
235-247 E Broadway  
Pine Avenue

**28 F&M BANK BUILDING**  
320 Pine Ave  
North Pine

**29 SEA SPRAY GARDENS**  
333 W Broadway  
West Gateway