## OFFICE BUILDING MARKET SURVEY

### Source: CoStar 2019

<table>
<thead>
<tr>
<th>BUILDING NAME</th>
<th>AVERAGE WEIGHTED RENT</th>
<th>RENTABLE BUILDING AREA</th>
<th>TOTAL OCCUPIED</th>
<th>% OCCUPIED</th>
<th>DIRECT AVAILABLE SPACE</th>
<th>SUBLET AVAILABLE SPACE</th>
<th>YEAR BUILT</th>
<th>YEAR RENOVATED</th>
</tr>
</thead>
<tbody>
<tr>
<td>1WTC</td>
<td>$2.55</td>
<td>574,981</td>
<td>474,685</td>
<td>82.6%</td>
<td>100,296</td>
<td>0</td>
<td>1989</td>
<td>2017</td>
</tr>
<tr>
<td>Landmark Square</td>
<td>$2.94</td>
<td>464,406</td>
<td>430,890</td>
<td>92.8%</td>
<td>134,197</td>
<td>2,500</td>
<td>1990</td>
<td></td>
</tr>
<tr>
<td>Shoreline Square Tower</td>
<td>$2.95</td>
<td>396,268</td>
<td>362,795</td>
<td>91.6%</td>
<td>38,636</td>
<td>10,295</td>
<td>1988</td>
<td></td>
</tr>
<tr>
<td><strong>Total Average</strong></td>
<td><strong>$2.81</strong></td>
<td><strong>1,435,655</strong></td>
<td><strong>1,268,370</strong></td>
<td><strong>89.0%</strong></td>
<td><strong>273,129</strong></td>
<td><strong>12,795</strong></td>
<td><strong>1989</strong></td>
<td><strong>-</strong></td>
</tr>
<tr>
<td>Molina Center 1</td>
<td>-</td>
<td>230,632</td>
<td>230,632</td>
<td>100.0%</td>
<td>0</td>
<td>-</td>
<td>1983</td>
<td></td>
</tr>
<tr>
<td>Molina Center 2</td>
<td>-</td>
<td>230,631</td>
<td>230,631</td>
<td>100.0%</td>
<td>0</td>
<td>-</td>
<td>1983</td>
<td></td>
</tr>
<tr>
<td>The Hubb</td>
<td>$2.76</td>
<td>210,428</td>
<td>205,801</td>
<td>97.8%</td>
<td>28,971</td>
<td>0</td>
<td>1986</td>
<td>2016</td>
</tr>
<tr>
<td>180 E Ocean</td>
<td>$2.55</td>
<td>208,560</td>
<td>116,416</td>
<td>55.8%</td>
<td>179,216</td>
<td>0</td>
<td>1981</td>
<td></td>
</tr>
<tr>
<td>211 E Ocean</td>
<td>$2.80</td>
<td>114,355</td>
<td>112,846</td>
<td>98.7%</td>
<td>1,509</td>
<td>0</td>
<td>1982</td>
<td>2016</td>
</tr>
<tr>
<td>International City Bank</td>
<td>$2.08</td>
<td>112,215</td>
<td>91,942</td>
<td>81.9%</td>
<td>20,273</td>
<td>1,340</td>
<td>1981</td>
<td>1992</td>
</tr>
<tr>
<td>Catalina Landing</td>
<td>$2.45</td>
<td>60,131</td>
<td>60,131</td>
<td>100.0%</td>
<td>0</td>
<td>0</td>
<td>1985</td>
<td>2016</td>
</tr>
<tr>
<td>Catalina Landing</td>
<td>$2.64</td>
<td>71,678</td>
<td>50,360</td>
<td>70.3%</td>
<td>21,318</td>
<td>0</td>
<td>1985</td>
<td>2016</td>
</tr>
<tr>
<td>Catalina Landing</td>
<td>$2.63</td>
<td>68,854</td>
<td>50,336</td>
<td>73.1%</td>
<td>21,684</td>
<td>0</td>
<td>1985</td>
<td>2016</td>
</tr>
<tr>
<td>Catalina Landing</td>
<td>$2.64</td>
<td>70,058</td>
<td>44,152</td>
<td>63.0%</td>
<td>32,681</td>
<td>0</td>
<td>1985</td>
<td>2016</td>
</tr>
<tr>
<td>Union Bank Building</td>
<td>$1.95</td>
<td>157,683</td>
<td>134,634</td>
<td>85.4%</td>
<td>23,049</td>
<td>0</td>
<td>1976</td>
<td>1990</td>
</tr>
<tr>
<td>Legacy Oceangate Tower</td>
<td>$2.37</td>
<td>228,484</td>
<td>182,274</td>
<td>79.8%</td>
<td>36,736</td>
<td>14,780</td>
<td>1971</td>
<td>2005</td>
</tr>
<tr>
<td>Bank of America</td>
<td>$1.90</td>
<td>49,436</td>
<td>39,396</td>
<td>79.7%</td>
<td>10,040</td>
<td>0</td>
<td>1981</td>
<td></td>
</tr>
<tr>
<td>200 Pine</td>
<td>$2.36</td>
<td>65,909</td>
<td>52,130</td>
<td>79.1%</td>
<td>10,391</td>
<td>0</td>
<td>1968</td>
<td>2009</td>
</tr>
<tr>
<td>401 E Ocean Blvd</td>
<td>$1.90</td>
<td>134,773</td>
<td>72,018</td>
<td>53.4%</td>
<td>66,618</td>
<td>0</td>
<td>1983</td>
<td>1996</td>
</tr>
<tr>
<td>444 W Ocean Building</td>
<td>$2.41</td>
<td>186,439</td>
<td>137,927</td>
<td>74.0%</td>
<td>48,512</td>
<td>4,197</td>
<td>1968</td>
<td>2014</td>
</tr>
<tr>
<td>“555”</td>
<td>$1.80</td>
<td>138,592</td>
<td>94,520</td>
<td>68.2%</td>
<td>41,169</td>
<td>0</td>
<td>1968</td>
<td>2002</td>
</tr>
<tr>
<td>Press Telegram Building</td>
<td>-</td>
<td>70,110</td>
<td>70,110</td>
<td>100.0%</td>
<td>0</td>
<td>-</td>
<td>N/P</td>
<td>2013</td>
</tr>
<tr>
<td>Meeker-Baker Bldg</td>
<td>-</td>
<td>120,000</td>
<td>120,000</td>
<td>100.0%</td>
<td>0</td>
<td>-</td>
<td>2014</td>
<td></td>
</tr>
<tr>
<td><strong>Total/Average</strong></td>
<td><strong>$2.35</strong></td>
<td><strong>2,528,968</strong></td>
<td><strong>2,096,256</strong></td>
<td><strong>82.1%</strong></td>
<td><strong>542,167</strong></td>
<td><strong>20,317</strong></td>
<td><strong>1981</strong></td>
<td><strong>2008</strong></td>
</tr>
<tr>
<td>The Loft Bldg</td>
<td>$1.85</td>
<td>28,368</td>
<td>26,035</td>
<td>91.8%</td>
<td>2,333</td>
<td>0</td>
<td>1923</td>
<td>2000</td>
</tr>
<tr>
<td>Sevilla/Design Science</td>
<td>$2.00</td>
<td>24,000</td>
<td>12,000</td>
<td>50.0%</td>
<td>12,000</td>
<td>0</td>
<td>1995</td>
<td></td>
</tr>
<tr>
<td>The Arts Bldg</td>
<td>$1.69</td>
<td>30,000</td>
<td>11,372</td>
<td>37.9%</td>
<td>18,628</td>
<td>0</td>
<td>1930</td>
<td>2012</td>
</tr>
<tr>
<td>Clock Tower Bldg</td>
<td>$1.74</td>
<td>67,000</td>
<td>54,125</td>
<td>80.8%</td>
<td>15,610</td>
<td>4,450</td>
<td>1906</td>
<td>1989</td>
</tr>
<tr>
<td>Pacific Tower</td>
<td>$1.50</td>
<td>104,754</td>
<td>103,948</td>
<td>99.2%</td>
<td>806</td>
<td>0</td>
<td>1923</td>
<td>2002</td>
</tr>
<tr>
<td>F&amp;M Tower</td>
<td>$1.92</td>
<td>52,000</td>
<td>51,514</td>
<td>99.1%</td>
<td>486</td>
<td>0</td>
<td>1923</td>
<td>1988</td>
</tr>
<tr>
<td>Sea Spray Gardens</td>
<td>$2.25</td>
<td>33,000</td>
<td>32,130</td>
<td>97.4%</td>
<td>870</td>
<td>0</td>
<td>1983</td>
<td></td>
</tr>
<tr>
<td><strong>Total/Average</strong></td>
<td><strong>$1.85</strong></td>
<td><strong>339,122</strong></td>
<td><strong>291,124</strong></td>
<td><strong>79.4%</strong></td>
<td><strong>50,733</strong></td>
<td><strong>4,450</strong></td>
<td><strong>1940</strong></td>
<td><strong>1998</strong></td>
</tr>
<tr>
<td><strong>GRAND TOTAL</strong></td>
<td><strong>$2.27</strong></td>
<td><strong>4,303,745</strong></td>
<td><strong>3,655,750</strong></td>
<td><strong>84.9%</strong></td>
<td><strong>866,029</strong></td>
<td><strong>37,562</strong></td>
<td><strong>1972</strong></td>
<td><strong>2006</strong></td>
</tr>
</tbody>
</table>
OFFICE VACANCY LISTINGS

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
    558 Pine Ave
    North Pine

23. THE LOFT BUILDING
    330 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

Source: CoStar 2019