## OFFICE MARKET SURVEY Q3

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Property Address</th>
<th>Average Weighted Rent ($/SF)</th>
<th>RBA (SF)</th>
<th>Total Occupied (SF)</th>
<th>% Occupied</th>
<th>Total Available Space (SF)</th>
<th>Direct Available Space (SF)</th>
<th>Sublet Available Space (SF)</th>
<th>Year Built</th>
<th>Renovated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landmark Square</td>
<td>111 W Ocean Blvd</td>
<td>$2.91</td>
<td>464,406</td>
<td>268,193</td>
<td>58%</td>
<td>196,213</td>
<td>179,107</td>
<td>12,106</td>
<td>1991</td>
<td>-</td>
</tr>
<tr>
<td>One World Trade Center</td>
<td>1 World Trade Ctr</td>
<td>$2.89</td>
<td>574,981</td>
<td>439,943</td>
<td>77%</td>
<td>135,038</td>
<td>132,081</td>
<td>1,957</td>
<td>1989</td>
<td>2017</td>
</tr>
<tr>
<td>Shoreline Square Tower</td>
<td>301 E Ocean Blvd</td>
<td>$2.32</td>
<td>396,927</td>
<td>339,965</td>
<td>86%</td>
<td>56,962</td>
<td>28,783</td>
<td>28,179</td>
<td>1988</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total/Average</strong></td>
<td></td>
<td><strong>$2.71</strong></td>
<td><strong>1,436,314</strong></td>
<td><strong>1,048,101</strong></td>
<td><strong>73%</strong></td>
<td><strong>388,213</strong></td>
<td><strong>339,971</strong></td>
<td><strong>42,242</strong></td>
<td><strong>1989</strong></td>
<td>-</td>
</tr>
<tr>
<td>211 OCEAN</td>
<td>211 E Ocean Blvd</td>
<td><strong>$3.02</strong></td>
<td>114,355</td>
<td>109,463</td>
<td>96%</td>
<td>4,892</td>
<td>4,892</td>
<td>-</td>
<td>1982</td>
<td>2000</td>
</tr>
<tr>
<td>Molina Center 1</td>
<td>200 Oceangate</td>
<td>-</td>
<td>230,632</td>
<td>230,632</td>
<td>100%</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Molina Center 2</td>
<td>300 Oceangate</td>
<td>-</td>
<td>230,631</td>
<td>189,744</td>
<td>82%</td>
<td>40,887</td>
<td>-</td>
<td>40,887</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Union Bank Bldg</td>
<td>400 Oceangate</td>
<td>$1.95</td>
<td>157,683</td>
<td>118,467</td>
<td>75%</td>
<td>39,216</td>
<td>39,216</td>
<td>-</td>
<td>1975</td>
<td>1990</td>
</tr>
<tr>
<td>The Hubb - Creative</td>
<td>100 W Broadway</td>
<td>$2.90</td>
<td>210,428</td>
<td>157,404</td>
<td>75%</td>
<td>53,024</td>
<td>37,648</td>
<td>3,697</td>
<td>1985</td>
<td>2017</td>
</tr>
<tr>
<td>The 180 Ocean Bldg</td>
<td>180 E Ocean Blvd</td>
<td>-</td>
<td>212,639</td>
<td>59,501</td>
<td>28%</td>
<td>153,138</td>
<td>153,138</td>
<td>-</td>
<td>1984</td>
<td>-</td>
</tr>
<tr>
<td>Catalina Landing 3</td>
<td>330 Golden Shore</td>
<td>$2.65</td>
<td>98,666</td>
<td>52,330</td>
<td>53%</td>
<td>46,336</td>
<td>43,336</td>
<td>3,000</td>
<td>1984</td>
<td>-</td>
</tr>
<tr>
<td>Catalina Landing 2</td>
<td>320 Golden Shore</td>
<td>$2.65</td>
<td>53,832</td>
<td>34,456</td>
<td>64%</td>
<td>19,376</td>
<td>19,376</td>
<td>-</td>
<td>1984</td>
<td>-</td>
</tr>
<tr>
<td>444 W Ocean Bldg</td>
<td>444 W Ocean Blvd</td>
<td>$2.40</td>
<td>186,439</td>
<td>137,240</td>
<td>74%</td>
<td>49,199</td>
<td>47,399</td>
<td>-</td>
<td>1967</td>
<td>-</td>
</tr>
<tr>
<td>&quot;SS5&quot;</td>
<td>555 E Ocean Blvd</td>
<td>$1.85</td>
<td>138,592</td>
<td>101,827</td>
<td>73%</td>
<td>36,765</td>
<td>36,765</td>
<td>-</td>
<td>1968</td>
<td>2002</td>
</tr>
<tr>
<td>Oceangate Tower</td>
<td>100 Oceangate</td>
<td>$2.46</td>
<td>228,484</td>
<td>189,570</td>
<td>83%</td>
<td>38,914</td>
<td>36,664</td>
<td>-</td>
<td>1971</td>
<td>-</td>
</tr>
<tr>
<td>Catalina Landing 4</td>
<td>340 Golden Shore</td>
<td>$2.69</td>
<td>56,270</td>
<td>43,934</td>
<td>78%</td>
<td>12,336</td>
<td>12,336</td>
<td>-</td>
<td>1984</td>
<td>-</td>
</tr>
<tr>
<td>Bank of America</td>
<td>150 Long Beach Blvd</td>
<td>$2.01</td>
<td>49,436</td>
<td>39,396</td>
<td>80%</td>
<td>10,040</td>
<td>10,040</td>
<td>-</td>
<td>1981</td>
<td>-</td>
</tr>
<tr>
<td>Catalina Landing 1</td>
<td>200 Pine Ave</td>
<td>$2.39</td>
<td>65,909</td>
<td>56,024</td>
<td>85%</td>
<td>9,885</td>
<td>6,709</td>
<td>3,176</td>
<td>1968</td>
<td>2009</td>
</tr>
<tr>
<td>Catalina Landing 1</td>
<td>310 Golden Shore</td>
<td>$2.65</td>
<td>63,736</td>
<td>32,847</td>
<td>52%</td>
<td>30,889</td>
<td>30,889</td>
<td>-</td>
<td>1984</td>
<td>-</td>
</tr>
<tr>
<td>Press Telegram Bldg</td>
<td>604 Pine Ave</td>
<td>-</td>
<td>70,110</td>
<td>70,110</td>
<td>100%</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>1926</td>
<td>2013</td>
</tr>
<tr>
<td>Meeker-Baker Bldg</td>
<td>650 Pine Ave</td>
<td>-</td>
<td>120,000</td>
<td>120,000</td>
<td>100%</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>2014</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total/Average</strong></td>
<td></td>
<td><strong>$2.40</strong></td>
<td><strong>2,534,830</strong></td>
<td><strong>1,900,090</strong></td>
<td><strong>75%</strong></td>
<td><strong>634,740</strong></td>
<td><strong>568,251</strong></td>
<td><strong>50,760</strong></td>
<td><strong>1978</strong></td>
<td><strong>2006</strong></td>
</tr>
<tr>
<td>216-218 The Promenade N</td>
<td>216-218 The Promenade N</td>
<td>$1.97</td>
<td>22,500</td>
<td>17,784</td>
<td>79%</td>
<td>4,716</td>
<td>4,716</td>
<td>-</td>
<td>1937</td>
<td>-</td>
</tr>
<tr>
<td>The Loft Bldg</td>
<td>130 Pine Ave</td>
<td>$1.95</td>
<td>26,333</td>
<td>16,433</td>
<td>62%</td>
<td>9,900</td>
<td>2,400</td>
<td>7,500</td>
<td>1923</td>
<td>2000</td>
</tr>
<tr>
<td>L'Opera Building</td>
<td>115 Pine Ave</td>
<td>$1.67</td>
<td>67,000</td>
<td>54,765</td>
<td>82%</td>
<td>12,235</td>
<td>12,235</td>
<td>-</td>
<td>1906</td>
<td>1989</td>
</tr>
<tr>
<td>The Arts Bldg</td>
<td>230-236 E 3rd St</td>
<td>$2.49</td>
<td>30,000</td>
<td>28,445</td>
<td>95%</td>
<td>1,555</td>
<td>-</td>
<td>1,555</td>
<td>1930</td>
<td>2012</td>
</tr>
<tr>
<td>Sevillia/Design Science</td>
<td>136-140 Pine Ave</td>
<td>$1.80</td>
<td>24,000</td>
<td>12,763</td>
<td>53%</td>
<td>11,237</td>
<td>11,237</td>
<td>-</td>
<td>1995</td>
<td>-</td>
</tr>
<tr>
<td>Pacific Tower</td>
<td>235-247 E Broadway</td>
<td>$1.38</td>
<td>106,754</td>
<td>98,525</td>
<td>92%</td>
<td>8,229</td>
<td>8,229</td>
<td>-</td>
<td>1923</td>
<td>2002</td>
</tr>
<tr>
<td>Sea Spray Gardens</td>
<td>333 W Broadway</td>
<td>-</td>
<td>33,000</td>
<td>33,000</td>
<td>100%</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>1983</td>
<td>-</td>
</tr>
<tr>
<td>F&amp;M Tower</td>
<td>320 Pine Ave</td>
<td>$2.20</td>
<td>52,000</td>
<td>43,920</td>
<td>84%</td>
<td>8,080</td>
<td>8,080</td>
<td>-</td>
<td>1923</td>
<td>1988</td>
</tr>
<tr>
<td><strong>Total/Average</strong></td>
<td></td>
<td><strong>$1.92</strong></td>
<td><strong>361,587</strong></td>
<td><strong>305,635</strong></td>
<td><strong>81%</strong></td>
<td><strong>55,952</strong></td>
<td><strong>46,897</strong></td>
<td><strong>9,055</strong></td>
<td><strong>1940</strong></td>
<td><strong>1998</strong></td>
</tr>
</tbody>
</table>
OFFICE VACANCY LISTINGS

1. Landmark Square  
   111 W Ocean Blvd  
   Year built: 1991

2. One World Trade Center  
   1 World Trade Ctr  
   Year built: 1989

3. Shoreline Square Tower  
   301 E Ocean Blvd  
   Year built: 1988

4. 211 OCEAN  
   211 E Ocean Blvd  
   Year built: 1982

5. Molina Center 2  
   300 Oceangate  
   Year built: 1983

6. Union Bank Building  
   400 Oceangate  
   Year built: 1975

7. The Hubb - Creative  
   249 E Ocean Blvd  
   Year built: 1981

8. 249 Ocean (FKA International City Bank)  
   249 E Ocean Blvd  
   Year built: 1985

9. The 180 Ocean Building  
   180 E Ocean Blvd  
   Year built: 1984

10. Catalina Landing 3  
    330 Golden Shore  
    Year built: 1984

11. 401 E Ocean Blvd  
    Year built: 1983

12. Catalina Landing 2  
    320 Golden Shore  
    Year built: 1984

13. 444 W Ocean Building  
    444 W Ocean Blvd  
    Year built: 1967

14. “555”  
    555 E Ocean Blvd  
    Year built: 1968

15. Oceangate Tower  
    100 Oceangate  
    Year built: 1971

16. Catalina Landing 4  
    340 Golden Shore  
    Year built: 1984

17. Bank of America  
    150 Long Beach Blvd  
    Year built: 1981

18. 200 Pine Ave  
    Year built: 1968

19. Catalina Landing 1  
    310 Golden Shore  
    Year built: 1984

20. 216-218 The Promenade N  
    Year built: 1937

21. The Loft Bldg  
    130 Pine Ave  
    Year built: 1923

22. L’Opera Building  
    115 Pine Ave  
    Year built: 1906

23. The Arts Bldg  
    230-236 E 3rd St  
    Year built: 1930

24. Sevilla/Design Science  
    136-140 Pine Ave  
    Year built: 1995

25. Pacific Tower  
    235-247 E Broadway  
    Year built: 1923

26. F&M Tower  
    320 Pine Ave  
    Year built: 1923
OFFICE LISTINGS

320 GOLDEN SHORE - CATALINA LANDING 2
Colliers International

- Strategically designed to provide Tenants with stunning views of the Pacific Ocean and Southern California skyline
- On-site restaurant, 24 Hour Security, Car Detail Service, and a Private Yacht Marina
- Own exit off the 710 Freeway

100 W BROADWAY - THE HUBB CREATIVE
Redwood Partners

- Fully renovated in 2016
- One-of-a-kind outdoor communal WorkPark
- High and exposed ceilings, operable windows, polished concrete floors, full height glass