

OFFICE MARKET SURVEY Q3

 CLASS A

 CLASS B

 CLASS C

	Property Name	Property Address	Average Weighted Rent (\$/SF)	RBA (SF)	Total Occupied (SF)	% Occupied	Total Available Space (SF)	Direct Available Space (SF)	Sublet Available Space (SF)	Year Built	Year Renovated
1	Landmark Square	111 W Ocean Blvd	\$2.91	464,406	268,193	58%	196,213	179,107	12,106	1991	-
2	One World Trade Center	1 World Trade Ctr	\$2.89	574,981	439,943	77%	135,038	132,081	1,957	1989	2017
3	Shoreline Square Tower	301 E Ocean Blvd	\$2.32	396,927	339,965	86%	56,962	28,783	28,179	1988	-
	Total/Average		\$2.71	1,436,314	1,048,101	73%	388,213	339,971	42,242	1989	-
4	211 OCEAN	211 E Ocean Blvd	\$3.02	114,355	109,463	96%	4,892	4,892	-	1982	2000
	Molina Center 1	200 Oceangate	-	230,632	230,632	100%	-	-	-	1983	-
5	Molina Center 2	300 Oceangate	-	230,631	189,744	82%	40,887	-	40,887	1983	-
6	Union Bank Bldg	400 Oceangate	\$1.95	157,683	118,467	75%	39,216	39,216	-	1975	1990
7	The Hubb - Creative	100 W Broadway	\$2.90	210,428	157,404	75%	53,024	37,648	3,697	1985	2017
8	249 Ocean (FKA International City Bank)	249 E Ocean Blvd	\$2.17	112,215	88,990	79%	23,225	23,225	-	1981	2017
9	The 180 Ocean Bldg	180 E Ocean Blvd	-	212,639	59,501	28%	153,138	153,138	-	1984	-
10	Catalina Landing 3	330 Golden Shore	\$2.65	98,666	52,330	53%	46,336	43,336	3,000	1984	-
11		401 E Ocean Blvd	\$1.85	134,773	68,155	51%	66,618	66,618	-	1983	1996
12	Catalina Landing 2	320 Golden Shore	\$2.65	53,832	34,456	64%	19,376	19,376	-	1984	-
13	444 W Ocean Bldg	444 W Ocean Blvd	\$2.40	186,439	137,240	74%	49,199	47,399	-	1967	-
14	"555"	555 E Ocean Blvd	\$1.85	138,592	101,827	73%	36,765	36,765	-	1968	2002
15	Oceangate Tower	100 Oceangate	\$2.46	228,484	189,570	83%	38,914	36,664	-	1971	-
16	Catalina Landing 4	340 Golden Shore	\$2.69	56,270	43,934	78%	12,336	12,336	-	1984	-
17	Bank of America	150 Long Beach Blvd	\$2.01	49,436	39,396	80%	10,040	10,040	-	1981	-
18		200 Pine Ave	\$2.39	65,909	56,024	85%	9,885	6,709	3,176	1968	2009
19	Catalina Landing 1	310 Golden Shore	\$2.65	63,736	32,847	52%	30,889	30,889	-	1984	-
	Press Telegram Bldg	604 Pine Ave	-	70,110	70,110	100%	-	-	-	1926	2013
	Meeker-Baker Bldg	650 Pine Ave	-	120,000	120,000	100%	-	-	-	2014	-
	Total/Average		\$2.40	2,534,830	1,900,090	75%	634,740	568,251	50,760	1978	2006
20		216-218 The Promenade N	\$1.97	22,500	17,784	79%	4,716	4,716	-	1937	-
21	The Loft Bldg	130 Pine Ave	\$1.95	26,333	16,433	62%	9,900	2,400	7,500	1923	2000
22	L'Opera Building	115 Pine Ave	\$1.67	67,000	54,765	82%	12,235	12,235	-	1906	1989
23	The Arts Bldg	230-236 E 3rd St	\$2.49	30,000	28,445	95%	1,555	-	1,555	1930	2012
24	Sevilla/Design Science	136-140 Pine Ave	\$1.80	24,000	12,763	53%	11,237	11,237	-	1995	-
25	Pacific Tower	235-247 E Broadway	\$1.38	106,754	98,525	92%	8,229	8,229	-	1923	2002
	Sea Spray Gardens	333 W Broadway	-	33,000	33,000	100%	-	-	-	1983	-
26	F&M Tower	320 Pine Ave	\$2.20	52,000	43,920	84%	8,080	8,080	-	1923	1988
	Total/Average		\$1.92	361,587	305,635	81%	55,952	46,897	9,055	1940	1998

OFFICE VACANCY LISTINGS



 1 Landmark Square 111 W Ocean Blvd Year built: 1991	 8 249 Ocean (FKA International City Bank) 249 E Ocean Blvd Year built: 1985	 15 Oceangate Tower 100 Oceangate Year built: 1971	 22 L'Opera Building 115 Pine Ave Year built: 1906
 2 One World Trade Center 1 World Trade Ctr Year built: 1989	 9 The 180 Ocean Building 180 E Ocean Blvd Year built: 1984	 16 Catalina Landing 4 340 Golden Shore Year built: 1984	 23 The Arts Bldg 230-236 E 3rd St Year built: 1930
 3 Shoreline Square Tower 301 E Ocean Blvd Year built: 1988	 10 Catalina Landing 3 330 Golden Shore Year built: 1984	 17 Bank of America 150 Long Beach Blvd Year built: 1981	 24 Sevilla/Design Science 136-140 Pine Ave Year built: 1995
 4 211 OCEAN 211 E Ocean Blvd Year built: 1982	 11 401 E Ocean Blvd Year built: 1983	 18 200 Pine Ave Year built: 1968	 25 Pacific Tower 235-247 E Broadway Year built: 1923
 5 Molina Center 2 300 Oceangate Year built: 1983	 12 Catalina Landing 2 320 Golden Shore Year built: 1984	 19 Catalina Landing 1 310 Golden Shore Year built: 1984	 26 F&M Tower 320 Pine Ave Year built: 1923
 6 Union Bank Building 400 Oceangate Year built: 1975	 13 444 W Ocean Building 444 W Ocean Blvd Year built: 1967	 20 216-218 The Promenade N Year built: 1937	
 7 The Hubb - Creative 249 E Ocean Blvd Year built: 1981	 14 "555" 555 E Ocean Blvd Year built: 1968	 21 The Loft Bldg 130 Pine Ave Year built: 1923	

OFFICE LISTINGS



CoStar

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



CoStar

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



CoStar



CoStar