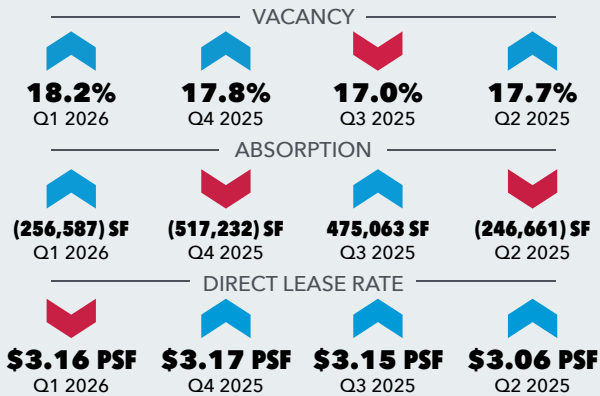




● ● ● ● **LA NORTH OFFICE MARKET REPORT**

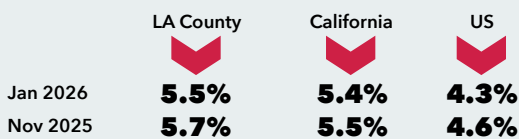
Market Indicators



Q1 Trends at a Glance



Unemployment Rate



Steady Momentum Amid Market Challenges

The LA North office market continues to navigate a challenging demand environment, with tenant contraction and space givebacks driving another quarter of negative absorption. While overall leasing activity remains relatively active across the region, much of this volume is tied to renewals, consolidations, or flight-to-quality relocations rather than net new growth. Larger, media-driven submarkets—including Burbank and portions of the Conejo Valley—are experiencing the most pronounced softness, contributing disproportionately to rising vacancy.

At the same time, performance across the market is increasingly fragmented. Submarkets such as Westlake Village, Encino, and parts of the Central Valley are demonstrating relative stability, supported by smaller tenant demand and more localized occupier bases. In contrast, higher-vacancy areas like Woodland Hills and Warner Center continue to face leasing headwinds as available space remains elevated.

Despite these challenges, asking rents have held largely steady, signaling that landlords are prioritizing occupancy and tenant retention over aggressive rent growth. With little to no new construction activity, the market is not facing additional supply pressure, but a sustained recovery will depend on a return to consistent tenant expansion rather than continued reshuffling of existing demand.

RENTAL RATES



AVERAGE PER SF, PER MONTH

ABSORPTION



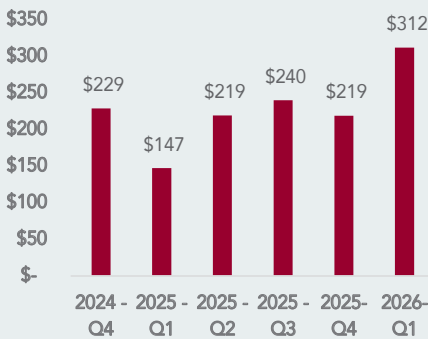
IN THOUSANDS OF SF

LEASING ACTIVITY

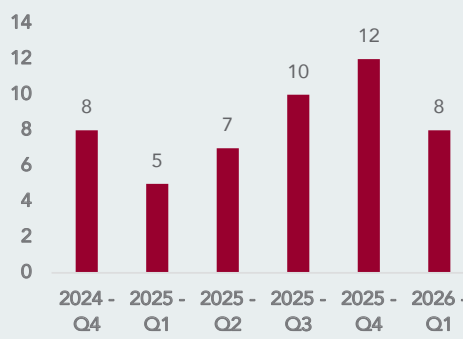


MILLIONS OF SF LEASED

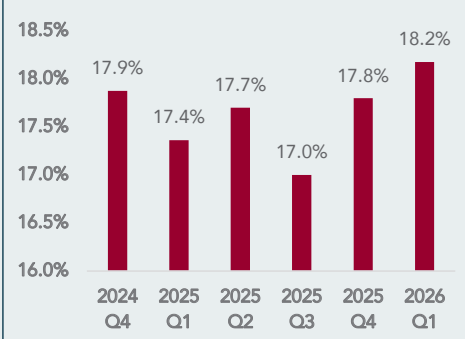
MEDIAN SALE PRICE



SALE TRANSACTIONS



VACANCY



Median sale price excludes distressed sales and those where no price information was recorded.

TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER/SELLER	BUILDING CLASS
20970 Warner Center Ln* Woodland Hills, CA	23,382 SF	\$6,950,000 \$297.24 PSF	Amerberg Law Group Adler Industrial, LLC	Class B
3361-3365 Barham Blvd* Los Angeles, CA	3,761 SF	\$1,887,130 \$501.76 PSF	Ivetta Avanesov Christopher Davies	Class B

*Lee & Associates Transaction

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3400 W. Riverside Dr Burbank, CA	23,159 SF	Douglas Emmett	Public Storage	Storage
16133 Ventura Blvd* Encino, CA	19,708 SF	Lowe	Barrister Executive Suites	Commercial Real Estate
21210 Erwin St* Woodland Hills, CA	14,400 SF	L. Aronoff & Sons	Stairway Resource Center	Outpatient Treatment Center

*Lee & Associates Transaction

SUBMARKETS	TOTAL INVENTORY	TOTAL VACANCY		NET ABSORPTION		CONSTRUCTION			ASKING RATE
		TOTAL SF	%	Q1 2026	YTD 2026	UNDERWAY	Q1 2026	YTD 2026	
Agoura Hills	1,984,073	500,492	25.2%	(8,645)	(8,645)	0	0	0	\$2.29
Burbank City Center	1,772,959	449,680	25.4%	(19,080)	(19,080)	0	0	0	\$3.45
Burbank Media Center	7,312,314	1,845,092	25.2%	(112,943)	(112,943)	0	0	0	\$4.48
Burbank (Misc.)	2,360,951	779,200	33.0%	(595)	(595)	0	0	0	\$4.64
Calabasas	2,804,468	335,157	12.0%	(33,845)	(33,845)	0	0	0	\$2.66
Central Valley	6,034,836	405,609	6.7%	16,965	16,965	0	0	0	\$2.53
Chatsworth	2,303,643	200,984	8.7%	(4,836)	(4,836)	0	0	0	\$2.49
East SF Valley	309,734	12,266	4.0%	12,665	12,665	0	0	0	\$2.97
Encino	4,886,344	712,897	14.6%	29,885	29,885	0	0	0	\$2.71
Glendale	10,985,915	1,993,285	18.1%	(84,267)	(84,267)	0	0	0	\$3.25
Newbury / Thousand Oaks	4,087,507	632,816	15.5%	(131,750)	(131,750)	0	0	0	\$2.50
Northridge / Reseda	2,235,346	225,124	10.1%	(2,301)	(2,301)	0	0	0	\$2.82
North Hollywood	2,909,225	569,301	19.6%	(9,126)	(9,126)	0	0	0	\$3.63
Santa Clarita Valley	236,755	40,803	17.2%	510	510	0	0	0	\$2.47
Sherman Oaks	4,099,300	530,600	12.9%	(18,287)	(18,287)	0	0	0	\$2.74
Tarzana	1,584,001	257,272	16.2%	5,523	5,523	0	0	0	\$2.81
Universal / Studio City	2,462,948	164,333	6.7%	(25,948)	(25,948)	0	0	0	\$3.54
Warner Center	7,734,294	1,876,933	24.3%	(11,884)	(11,884)	0	0	0	\$2.58
Westlake Village	5,169,909	1,099,566	21.3%	141,816	141,816	0	0	0	\$2.99
Woodland Hills	2,096,682	705,499	33.6%	(444)	(444)	0	0	0	\$2.07
Total	73,371,204	13,336,909	18.2%	(256,587)	(256,587)	0	0	0	\$3.16

Source: CoStar and Lee & Associates

MARKET DEFINITIONS

RENTABLE AREA

Includes all Class A, B and C multi-tenant and single-tenant office buildings of 10,000 square feet and greater. Excludes buildings under construction, planned or under renovation.

DIRECT VACANCY

Space in existing buildings that is not occupied and is available for direct lease.

TOTAL VACANCY

Space in existing buildings that is not occupied and is available for direct lease and/or sub-lease.

TOTAL NET ABSORPTION

The square feet leased after deducting space vacated.

DIRECT ASKING LEASE RATE

Calculated for direct available space using asking rents. Rents are weighted by total square feet available for direct lease.

UNDER CONSTRUCTION

Buildings in the process of construction. A building is considered complete when issued a certificate of occupancy.

MEDIAN SALE PRICE

Based on actual prices of sold buildings as reported in public records and by CoStar. Includes all office buildings 10,000 SF and more sold at \$500,000 or more.

ABOUT LEE & ASSOCIATES

Lee & Associates offers an array of real estate services tailored to meet the needs of the company's clients, including commercial real estate brokerage, integrated services, and construction services. Established in 1979, Lee & Associates is now an international firm with 70+ offices throughout the United States and Canada. Our 1,300 professionals regularly collaborate to make sure they are providing their clients with the most advanced, up-to-date market technology and information. For the latest news from Lee & Associates, visit lee-associates.com or follow us on Facebook, LinkedIn, Twitter and our company blog, Link.

Lee & Associates-LA North/Ventura, Inc. is a full-service commercial brokerage company serving the San Fernando Valley, Conejo Valley, Simi Valley/Moorpark and Ventura County markets. Founded in 1994, Lee & Associates-LA North/Ventura has grown to become one of the largest commercial brokerage companies in the Los Angeles North and Ventura regions with four offices and 48 agents.

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LA NORTH OFFICE SUBMARKETS

Agoura Hills

Agoura Hills, Oak Park

Burbank

Includes Burbank Airport submarket and the area East of Buena Vista and West of I-5; North to the city border and Vanowen on the South

City Center

Downtown Burbank

Media District

Burbank Media District

Central Valley

Arleta, Granada Hills, Mission Hills, Pacoima, Panorama City, San Fernando, Sun Valley, Sylmar, Van Nuys

Calabasas

Chatsworth

Conejo Valley

Newbury Park
Thousand Oaks
Westlake Village

East SFV

La Crescenta, Montrose, Sunland, Tujunga

Encino

Glendale

North Hollywood

Northridge/Reseda

Sherman Oaks

Santa Clarita Valley

Canyon Country
Newhall

Warner Center

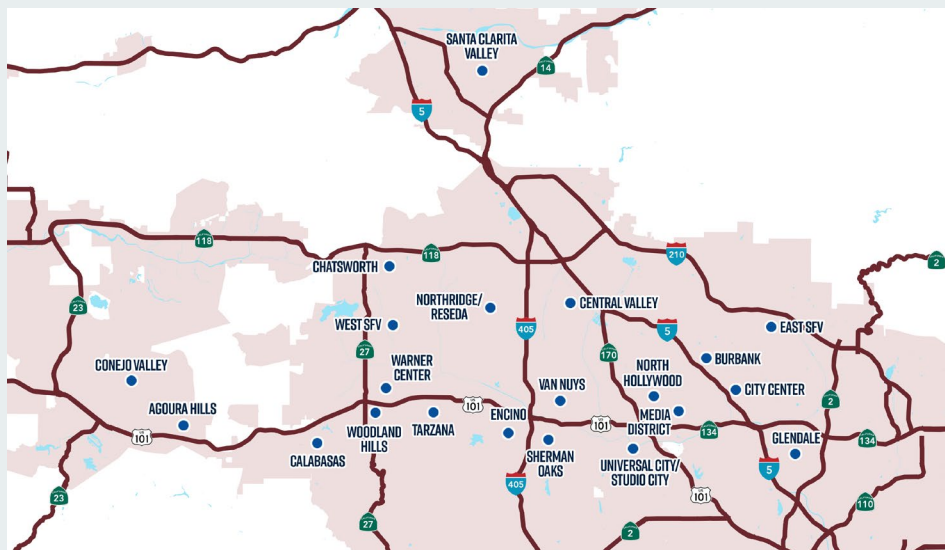
Woodland Hills

Tarzana

West SFV

Canoga Park
West Hills
Winnetka

Universal City/Studio City



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