

MARKET TRENDS

INLAND EMPIRE OFFICE



Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS 1Q 2024

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Vanderbilt Plaza	Inland Empire East	115,520	\$26,750,000	\$231.56	County of San Bernardino	Taconic Capital Advisors, LP
Tower Office Plaza	Inland Empire East	71,775	\$13,800,000	\$192.27	Tower Office Plaza I, LLC	Providence Real Estate Group
Villas at San Bernardino	Inland Empire East	43,197	\$10,760,000	\$249.09	Oxford Health Group	Villas At San Bernardino, LP
Ferrari Corporate Center	Inland Empire West	44,086	\$9,700,000	\$220.02	First-Citizens Bank & Trust Co.	Concourse Buildings, LLC
Southwest Tower	Inland Empire East	13,722	\$3,739,500	\$272.52	Coya Realty, LLC	Vail Ranch Self Storage, Inc.
Elma Court Office	Inland Empire West	17,360	\$3,480,000	\$200.46	36th Street Partners	Williams 2009 Trust
Shelby Office Park	Inland Empire West	7,377	\$3,000,000	\$406.67	CA Correctional Peace Officers Assoc.	Executive Law Offices, LLC

SIGNIFICANT LEASE TRANSACTIONS 1Q 2024

Property	Submarket	SF	Transaction Date	Landlord	Tenant
341 Corporate Terrace Cir.	Inland Empire East	18,585	January 2024	Harmon Family Trust	Undisclosed
22515 Alessandro Blvd	Inland Empire East	11,852	February 2024	Perspective Investment, LLC	Undisclosed
3990 Concourses	Inland Empire West	11,317	February 2024	MGR Real Estate	Undisclosed
650 E Hospitality Ln	Inland Empire East	10,539	February 2024	Kingsbarn Realty Capital	Willdan (Renewal)
41990 Cook St	Inland Empire East	10,374	February 2024	41990 Cook St, LLC	Undisclosed

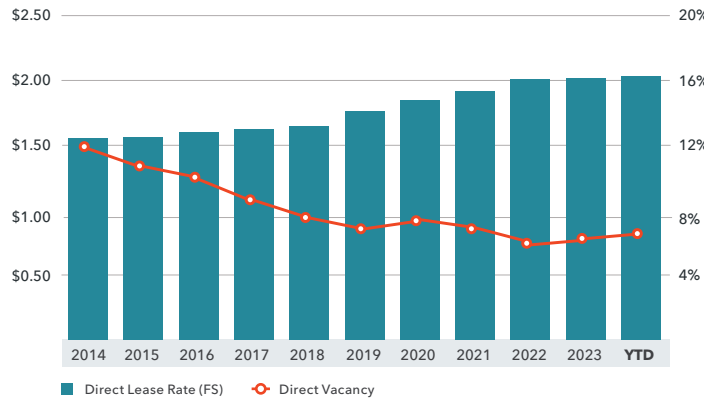
SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	SF	Owner	Delivery
Makena Murrieta MOB	Baxter Rd - Phase I	Inland Empire East	60,000	Espray LLC	June 2024
Sycamore Canyon Bus. Center	6575 Sycamore Canyon Blvd	Inland Empire East	44,081	Wagner Zemming Christensen, LLP	June 2024
Suburban Office Condo	959 N Central Ave	Inland Empire West	11,148	Jehad Attiyah	March 2024
Medical Office Condo	9699 Sierra Ave	Inland Empire West	6,450	RCS Property LLC	July 2024

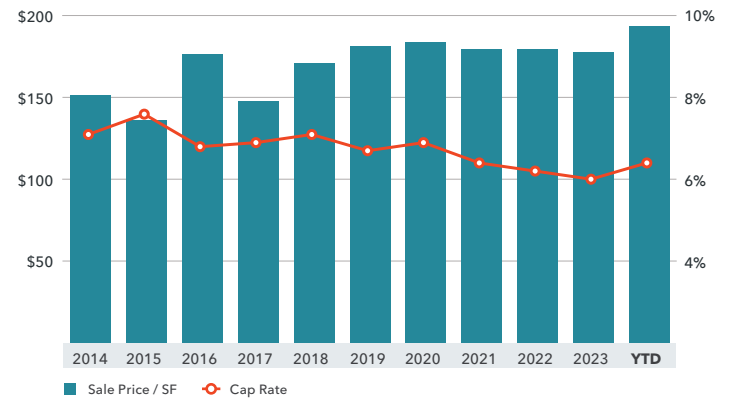
MARKET BREAKDOWN

	1Q24	4Q23	1Q23	YOY Change
Under Construction	115,229	140,229	219,471	-47.50%
Vacancy Rate	6.7%	6.4%	6.2%	8.06%
Average Asking Rents	\$2.03	\$2.02	\$2.02	0.50%
Average Sales Price/SF	\$193.58	\$203.04	\$134.24	44.20%
Cap Rates	6.4%	4.3%	-	N/A
	1Q24	2023 Total	1Q23	YOY Change
New Construction	25,000	93,323	70,091	-64.33%
Total Net Absorption	(165,712)	22,803	(21,178)	N/A

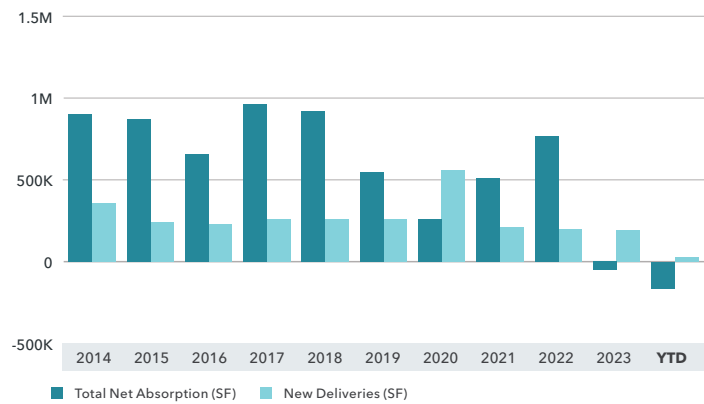
LEASE RATE & VACANCY



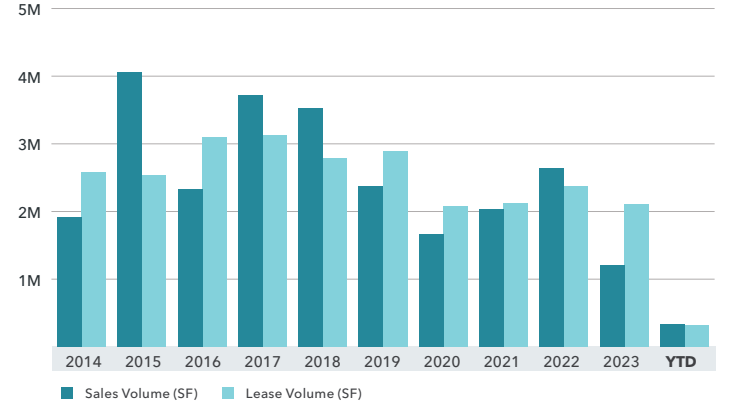
AVERAGE SALES PRICE/SF & CAP RATES



NET ABSORPTION & NEW DELIVERIES



SALE VOLUME & LEASE VOLUME



Data Source: CoStar



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The information in this report was composed by the Kidder Mathews Research Group.

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COMMERCIAL BROKERAGE	<i>\$10B</i> 3-YEAR AVERAGE TRANSACTION VOLUME	<i>31.7M</i> ANNUAL SALES SF	<i>42.4M</i> ANNUAL LEASING SF
ASSET SERVICES	<i>51M SF</i> MANAGEMENT PORTFOLIO SIZE	<i>750+</i> ASSETS UNDER MANAGEMENT	<i>250+</i> CLIENTS SERVED
VALUATION ADVISORY	<i>2,600+</i> 3-YEAR AVERAGE ASSIGNMENTS	<i>43</i> TOTAL APPRAISERS	<i>25</i> WITH MAI DESIGNATIONS

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