

MARKET TRENDS

INLAND EMPIRE OFFICE

↔ VACANCY

↓ ABSORPTION

↓ RENTAL
RATES

↓ CONSTRUCTION
DELIVERIES

Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS FOR 3Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Northpointe (Recapitalization)	Inland Empire East	280,173	\$95,012,000	\$339.12	SAC Health System	Quarry Capital
Murrieta Medical Office (Ground Leasehold)	Inland Empire East	152,797	\$50,050,000	\$327.56	Remedy Medical Properties	Welltower Inc.
Piemonte at Ontario Center (Debt Assumption)	Inland Empire West	122,602	\$33,750,000	\$275.28	901 Via Piemonte, LLC	Greenlaw Partners
La Quinta Corporate Center	Inland Empire East	42,423	\$10,900,000	\$256.94	Schnitzer Properties, LLC	James & Sharon Paul
Ynez Business Center	Inland Empire East	16,700	\$5,000,000	\$299.40	AVID Ynez	Aone Dev LP

SIGNIFICANT LEASE TRANSACTIONS FOR 3Q 2026

Property	Submarket	SF	Date	Landlord	Tenant
Interstate Business Park	Inland Empire East	33,663	July 2026	TA Realty	OPC Trucking Inc. (Renewal)
Inland Terrace Corporate Center	Inland Empire East	23,074	September 2026	Mike Realty	Undisclosed
Ontario Corporate Center	Inland Empire West	11,997	September 2026	MGR Real Estate	Undisclosed
202 E Airport Dr	Inland Empire East	11,866	July 2026	Davenport Partners, Inc.	Undisclosed
Vista Office Centre	Inland Empire East	11,423	August 2026	Strauss Investments	Undisclosed

SIGNIFICANT UNDER CONSTRUCTION

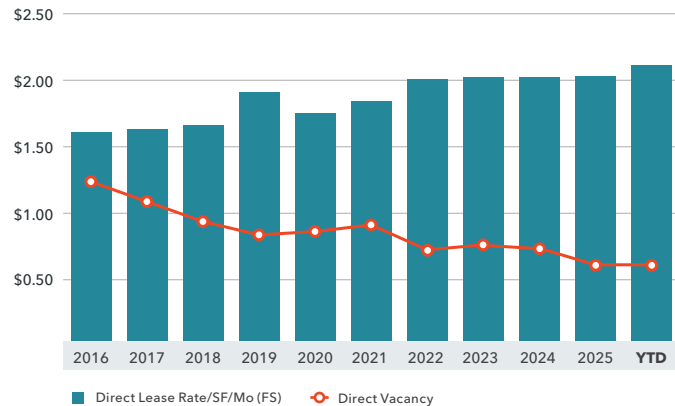
Property	Address	Submarket	SF	Owner	Delivery
RUHS Wellness Village	23815 Placentia Ave	Inland Empire East	67,497	Riverside County Economic Dev. Agency	October 2026
4440 Brockton Ave	4440 Brockton Ave	Inland Empire East	42,640	Riverside Healthcare System, L.P.	December 2026
Makena Medical Rancho Springs	25420 Hancock Ave	Inland Empire East	32,292	Makena Medical Buildings	October 2026
Midtown Spectrum	15075 Amargosa Rd	Inland Empire North	26,208	GRP Capital	January 2027
Vista Dos Lagos	2794 Pronio Cir	Inland Empire East	17,809	Rexco Development	October 2026
16520 Arrow Blvd	16520 Arrow Blvd	Inland Empire West	14,465	AGF Investments, LLC	December 2026

MARKET BREAKDOWN

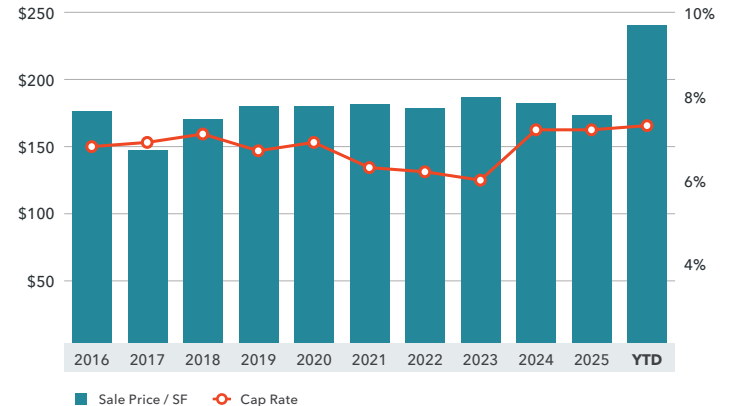
	3Q26	2Q26	3Q25	YOY Change
Direct Vacancy Rate	4.9%	4.8%	5.0%	-10 bps
Total Availability Rate	6.5%	6.9%	7.1%	-60 bps
Direct Asking Lease Rate	\$2.11	\$2.11	\$2.02	4.5%

	3Q26	2026 YTD	2025 YTD	YOY Change
Leasing Activity (SF)	377,953	1,272,717	2,016,536	-36.89%
Sale Transactions (SF)	1,329,397	1,742,052	1,627,245	7.06%
Direct Net Absorption (SF)	-54,946	-15,881	651,930	N/A

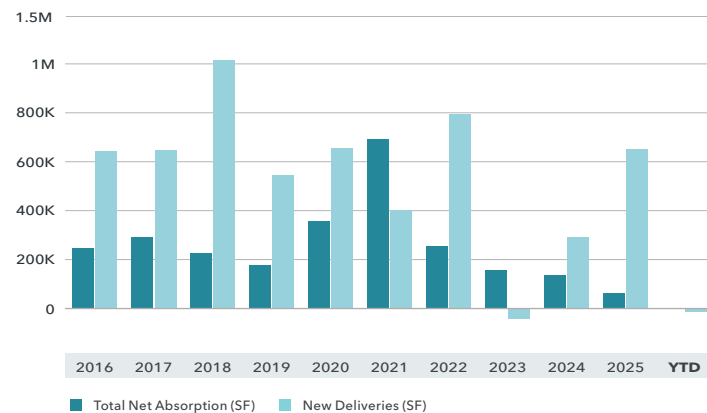
LEASE RATE & VACANCY



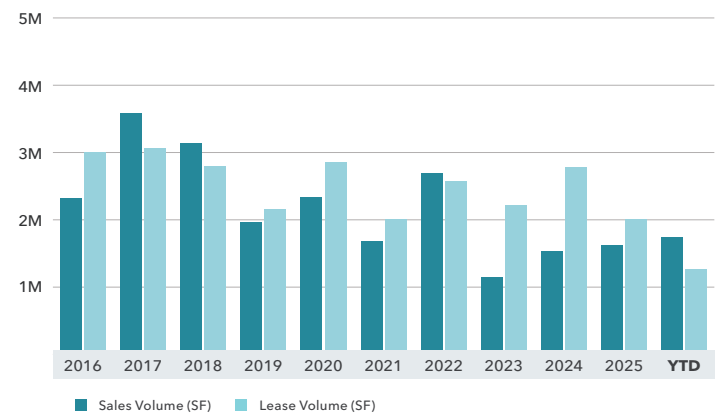
AVERAGE SALES PRICE/SF & CAP RATES



NET ABSORPTION & NEW DELIVERIES



SALE VOLUME & LEASE VOLUME



Data Source: CoStar



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

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Kidder Mathews is the largest fully independent commercial real estate firm in the Western U.S., with over 900 real estate professionals and staff in 20 offices in Washington, Oregon, California, Nevada, Arizona, and Texas. We offer a complete range of brokerage, appraisal, asset services, consulting, and debt & equity finance services for all property types.

COMMERCIAL BROKERAGE

\$9B

AVERAGE ANNUAL TRANSACTION VOLUME

32.4M

ANNUAL SALES SF

32.5M

ANNUAL LEASING SF

ASSET SERVICES

55M+ SF

MANAGEMENT PORTFOLIO SIZE

800+

ASSETS UNDER MANAGEMENT

250+

CLIENTS SERVED

VALUATION ADVISORY

2,700+

AVERAGE ANNUAL ASSIGNMENTS

42

TOTAL APPRAISERS

23

WITH MAI DESIGNATIONS