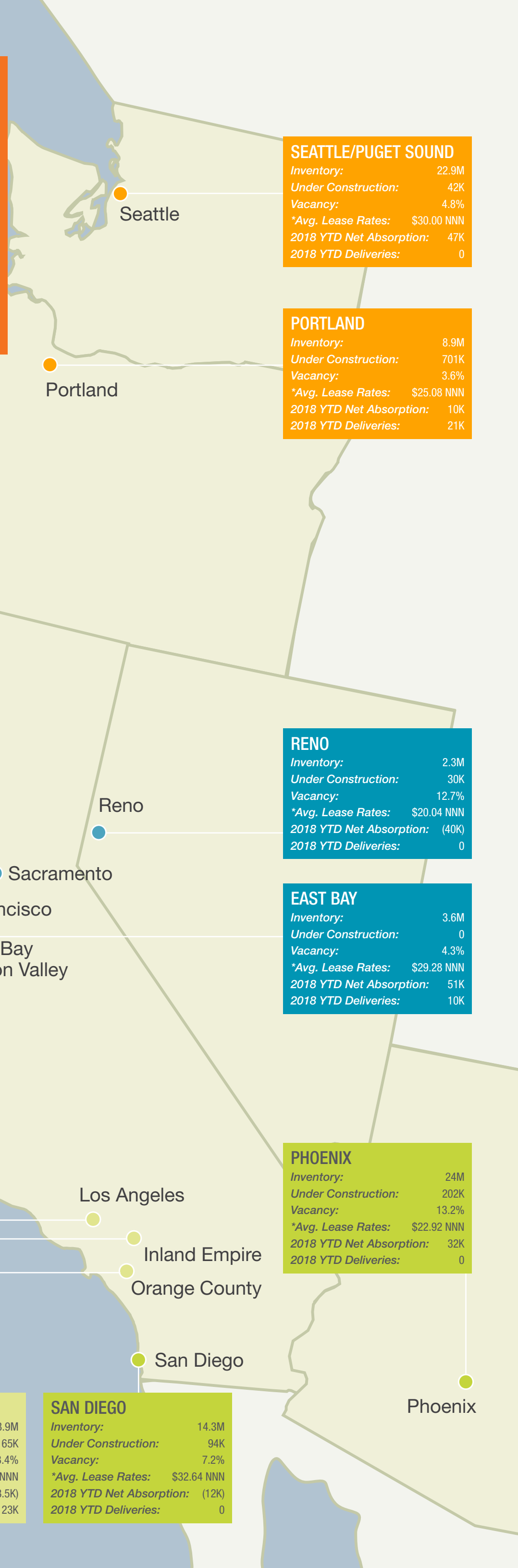


# West Coast Market Overview Medical Office



**SEATTLE/PUGET SOUND**

Inventory:	22.9M
Under Construction:	42K
Vacancy:	4.8%
*Avg. Lease Rates:	\$30.00 NNN
2018 YTD Net Absorption:	47K
2018 YTD Deliveries:	0

**PORTLAND**

Inventory:	8.9M
Under Construction:	701K
Vacancy:	3.6%
*Avg. Lease Rates:	\$25.08 NNN
2018 YTD Net Absorption:	10K
2018 YTD Deliveries:	21K

**SACRAMENTO**

Inventory:	7.8M
Under Construction:	277K
Vacancy:	10.7%
*Avg. Lease Rates:	\$21.12 NNN
2018 YTD Net Absorption:	(17K)
2018 YTD Deliveries:	10K

**SAN FRANCISCO**

Inventory:	2.8M
Under Construction:	234K
Vacancy:	2.1%
*Avg. Lease Rates:	\$47.04 NNN
2018 YTD Net Absorption:	(8K)
2018 YTD Deliveries:	0

**SF PENINSULA**

Inventory:	1.7M
Under Construction:	0
Vacancy:	4.3%
*Avg. Lease Rates:	\$44.40 NNN
2018 YTD Net Absorption:	2K
2018 YTD Deliveries:	0

**SILICON VALLEY**

Inventory:	7M
Under Construction:	0
Vacancy:	4.9%
*Avg. Lease Rates:	\$37.08 NNN
2018 YTD Net Absorption:	35K
2018 YTD Deliveries:	50K

**RENO**

Inventory:	2.3M
Under Construction:	30K
Vacancy:	12.7%
*Avg. Lease Rates:	\$20.04 NNN
2018 YTD Net Absorption:	(40K)
2018 YTD Deliveries:	0

**EAST BAY**

Inventory:	3.6M
Under Construction:	0
Vacancy:	4.3%
*Avg. Lease Rates:	\$29.28 NNN
2018 YTD Net Absorption:	51K
2018 YTD Deliveries:	10K

**LOS ANGELES**

Inventory:	40.9M
Under Construction:	367K
Vacancy:	7.7%
*Avg. Lease Rates:	\$31.20 NNN
2018 YTD Net Absorption:	(196K)
2018 YTD Deliveries:	0

**PHOENIX**

Inventory:	24M
Under Construction:	202K
Vacancy:	13.2%
*Avg. Lease Rates:	\$22.92 NNN
2018 YTD Net Absorption:	32K
2018 YTD Deliveries:	0

**INLAND EMPIRE**

Inventory:	15.7M
Under Construction:	117K
Vacancy:	8.5%
*Avg. Lease Rates:	\$23.40 NNN
2018 YTD Net Absorption:	93K
2018 YTD Deliveries:	109K

**ORANGE COUNTY**

Inventory:	18.9M
Under Construction:	65K
Vacancy:	8.4%
*Avg. Lease Rates:	\$32.52 NNN
2018 YTD Net Absorption:	(3.5K)
2018 YTD Deliveries:	23K

**SAN DIEGO**

Inventory:	14.3M
Under Construction:	94K
Vacancy:	7.2%
*Avg. Lease Rates:	\$32.64 NNN
2018 YTD Net Absorption:	(12K)
2018 YTD Deliveries:	0

\*Annual average lease rates