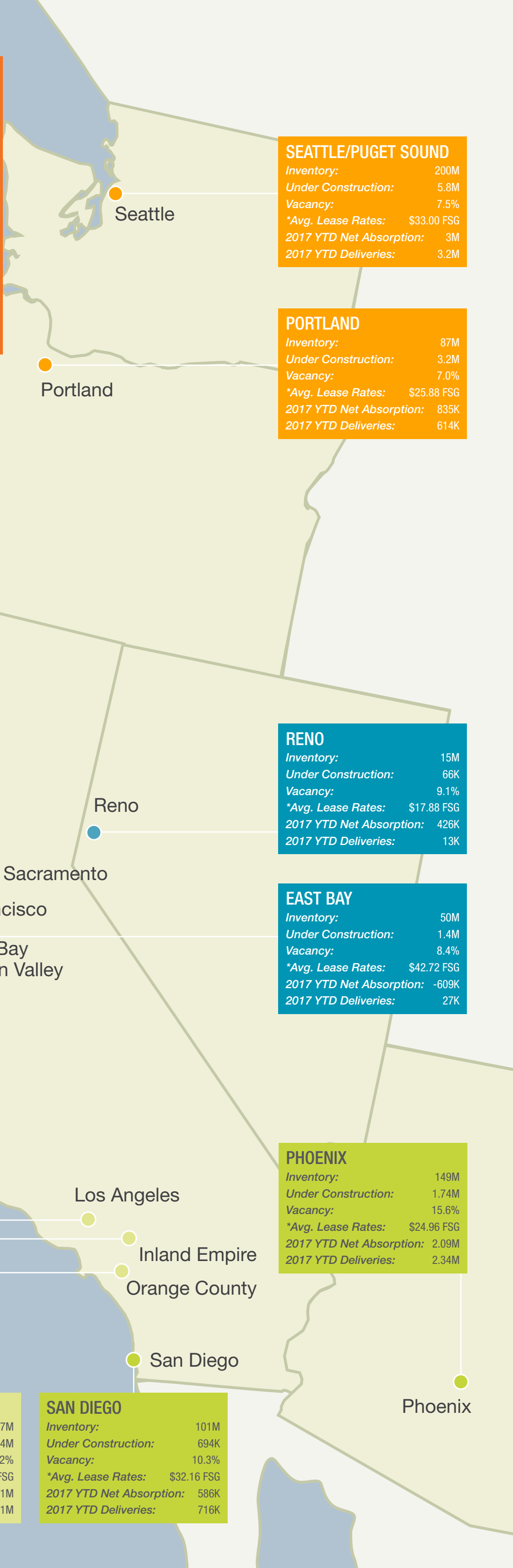


# West Coast Market Overview Office



**SEATTLE/PUGET SOUND**

Inventory:	200M
Under Construction:	5.8M
Vacancy:	7.5%
*Avg. Lease Rates:	\$33.00 FSG
2017 YTD Net Absorption:	3M
2017 YTD Deliveries:	3.2M

**PORTLAND**

Inventory:	87M
Under Construction:	3.2M
Vacancy:	7.0%
*Avg. Lease Rates:	\$25.88 FSG
2017 YTD Net Absorption:	835K
2017 YTD Deliveries:	614K

**SACRAMENTO**

Inventory:	97M
Under Construction:	664K
Vacancy:	10.6%
*Avg. Lease Rates:	\$21.72 FSG
2017 YTD Net Absorption:	845K
2017 YTD Deliveries:	0

**SAN FRANCISCO**

Inventory:	115M
Under Construction:	7.5M
Vacancy:	6.8%
*Avg. Lease Rates:	\$68.16 FSG
2017 YTD Net Absorption:	-535K
2017 YTD Deliveries:	447K

**SF PENINSULA**

Inventory:	39M
Under Construction:	903K
Vacancy:	9.8%
*Avg. Lease Rates:	\$57.36 FSG
2017 YTD Net Absorption:	695K
2017 YTD Deliveries:	586K

**SILICON VALLEY  
Office/R&D**

Inventory:	122M
Under Construction:	4.58M
Vacancy:	9.51%
*Avg. Lease Rates:	\$47.64 FSG
2017 YTD Net Absorption:	332K
2017 YTD Deliveries:	8.14M

**RENO**

Inventory:	15M
Under Construction:	66K
Vacancy:	9.1%
*Avg. Lease Rates:	\$17.88 FSG
2017 YTD Net Absorption:	426K
2017 YTD Deliveries:	13K

**EAST BAY**

Inventory:	50M
Under Construction:	1.4M
Vacancy:	8.4%
*Avg. Lease Rates:	\$42.72 FSG
2017 YTD Net Absorption:	-609K
2017 YTD Deliveries:	27K

**LOS ANGELES**

Inventory:	350M
Under Construction:	5.6M
Vacancy:	11.8%
*Avg. Lease Rates:	\$35.04 FSG
2017 YTD Net Absorption:	2.8M
2017 YTD Deliveries:	2.7M

**INLAND EMPIRE**

Inventory:	40M
Under Construction:	161K
Vacancy:	9.3%
*Avg. Lease Rates:	\$21.36 FSG
2017 YTD Net Absorption:	766K
2017 YTD Deliveries:	98K

**PHOENIX**

Inventory:	149M
Under Construction:	1.74M
Vacancy:	15.6%
*Avg. Lease Rates:	\$24.96 FSG
2017 YTD Net Absorption:	2.09M
2017 YTD Deliveries:	2.34M

**ORANGE COUNTY**

Inventory:	127M
Under Construction:	1.4M
Vacancy:	11.2%
*Avg. Lease Rates:	\$30.36 FSG
2017 YTD Net Absorption:	1M
2017 YTD Deliveries:	2.1M

**SAN DIEGO**

Inventory:	101M
Under Construction:	694K
Vacancy:	10.3%
*Avg. Lease Rates:	\$32.16 FSG
2017 YTD Net Absorption:	586K
2017 YTD Deliveries:	716K

\*Annual average lease rates