

Orange County

Tech Sector Update

MARKET TAKEAWAYS



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The Orange County tech startup scene remains strong as venture capital continues to be attracted to the area's existing clusters of high-tech manufacturing, medical devices, and aerospace with growing expertise in fintech, cybersecurity, and artificial intelligence.



Some tech companies have seen increased demand from COVID-19 impacts and are expected to expand their real estate footprint in 2021.

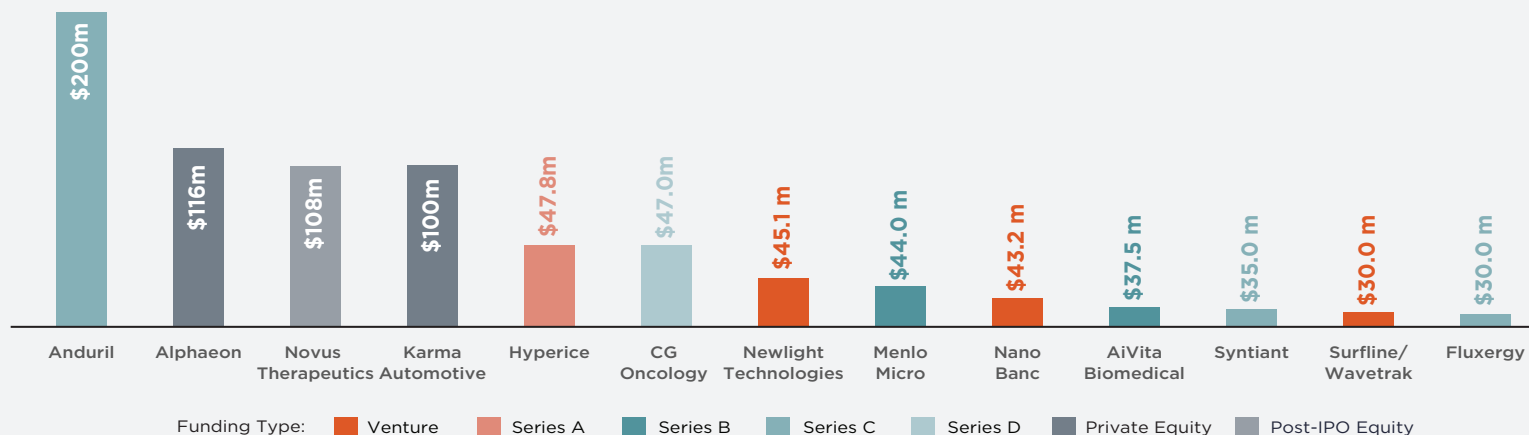


The amount of sublease space well-suited for technology companies is going to continue to increase as companies evaluate future space needs, presenting tech tenants with an abundance of high-quality options which are already built-out.



Tech startup activity and venture capital financing is highly concentrated in the Airport Area and South County as proximity to UC Irvine has helped incubate many companies.

LARGEST VENTURE CAPITAL RAISES IN 2020



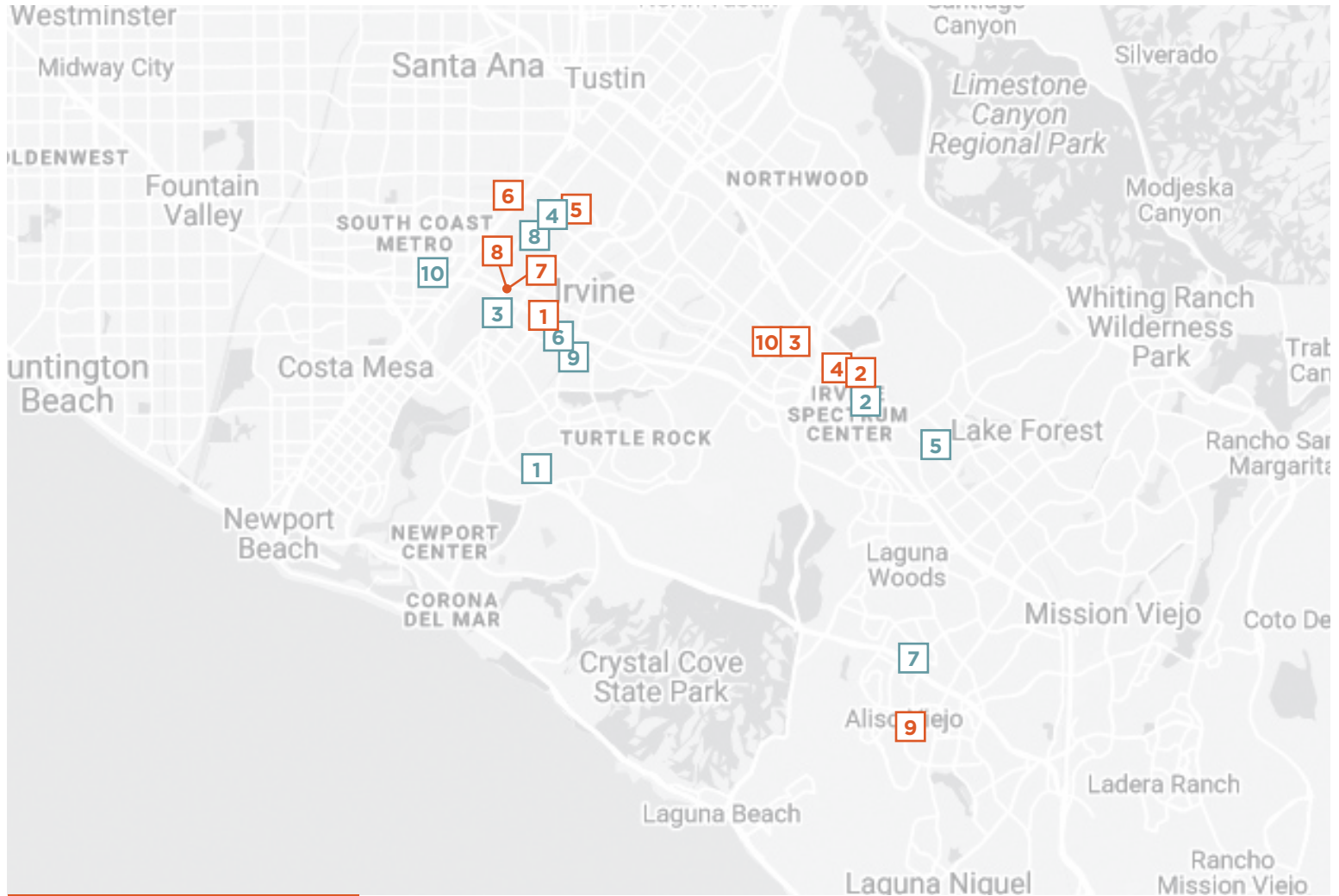
KEY TECH MARKET STATISTICS

	AIRPORT AREA		ORANGE COUNTY (OVERALL)	
	Q4 '19	Q4 '20	Q4 '19	Q4 '20
Availability	18.0%	22.5% ▲	17.6%	20.1% ▲
Sublease Space	0.9 MSF	1.8 MSF ▲	2.2 MSF	3.2 MSF ▲
Overall Asking Rent	\$3.24 PSF	\$3.22 PSF ▼	\$2.98 PSF	\$3.03 PSF ▲
Quarterly Leasing Activity	0.5 MSF	0.6 MSF ▲	1.4 MSF	1.2 MSF ▼

Source: Savills Research

Recent Sublet Blocks (2020)

- | | | | | |
|--|--|---|---|--|
| 1 Acorns
5300 California Ave
91,136 SF
UCI Research Park | 3 NextGen Healthcare
18111 Von Karman Ave
83,114 SF
Lakeshore Towers | 5 Blizzard Entertainment
15253 Bake Pkwy
65,003 SF | 7 Quest Software
4 Polaris Wy
46,220 SF | 9 Alteryx
3345 Michelson Dr
40,237 SF
Park Place |
| 2 Blackberry
400 Spectrum Center Dr
89,068 SF | 4 Happy Money
1700 Flight Wy
72,010 SF
Flight @ Tustin Legacy | 6 Kareo
3353 Michelson Dr
51,882 SF
Park Place | 8 Colins Aerospace
1733 Alton Pky
45,954 SF
Alton Corporate Plaza | 10 Veritone
575 Anton Blvd
37,875 SF
The MET |



Notable Transactions (2020)

- | | | | |
|---|---|---|--|
| 1 Panasonic Avionics
3337-3353 Michelson Dr, Irvine
258,823 SF / New Lease | 4 Lantronix
7535 Irvine Center Dr, Irvine
26,897 SF / Renewal | 7 Conexant
1901 Main St, Irvine
22,514 SF / Renewal | 10 Moonwell Studios LLC
15495 Sand Canyon Rd, Irvine
33,075 SF / Sublease |
| 2 Microchip Technology
165 Technology Dr, Irvine
43,920 SF / New Lease | 5 Syspro
1775 Flight Wy, Tustin
26,141 SF / New Lease | 8 Synaptics
1901 Main St, Irvine
22,470 SF / New Lease | |
| 3 Tencent America
15201 Laguna Canyon Rd, Irvine
27,153 SF / New Lease | 6 Blind Squirrel Games
1251 E Dyer Rd, Santa Ana
26,057 SF / Renewal | 9 Indie Semiconductors
32 Journey, Aliso Viejo
18,000 SF / New Lease | |

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