

Los Angeles

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With the current correction in the technology sector resulting in continued layoffs, high-profile office spaces are being put on the market for sublease or leases are being terminated altogether. As office tech space requirements are being put on hold, the Los Angeles office market will be even more of a tenant-favorable market as demand is forecasted to remain through the end of 2023.

Key Stats

26.5%

Availability

\$45.96

Overall Asking Rent (\$/SF)

2.9 msf

Quarterly Leasing Activity

10.4 msf

Sublease Space

Y-0-Y CHANGE
Q3 2022

+110 bps
(25.4%)

-1.3%
(\$46.56)

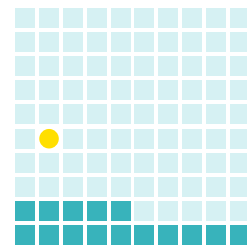
-0.6 msf
(3.5 msf)

+1.3 msf
(9.1 msf)

Percentage of Sublet Space from Tech

BY SQUARE FEET

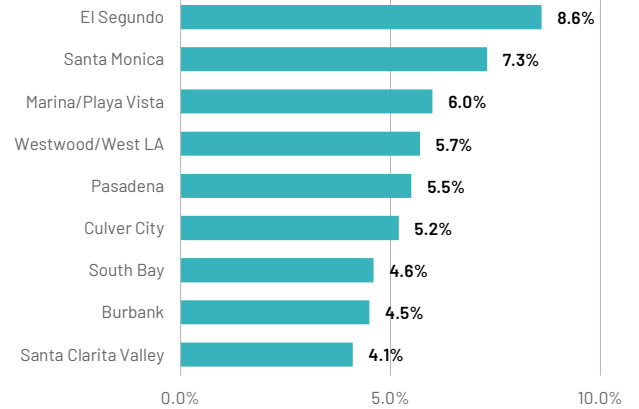
15.2%



Average Across Savills
Top Tech Hubs: **41.8%**

Allocation of Sublet Space by Submarket

Q3 2023

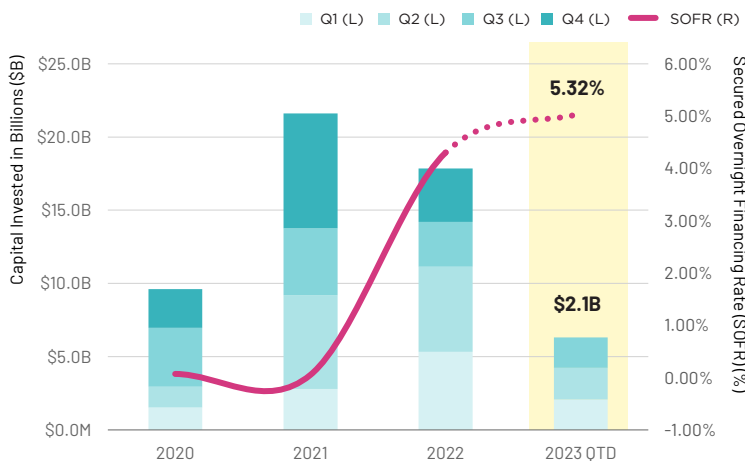


TECH VENTURE CAPITAL ACTIVITY

Historical VC Activity

2023 QTD

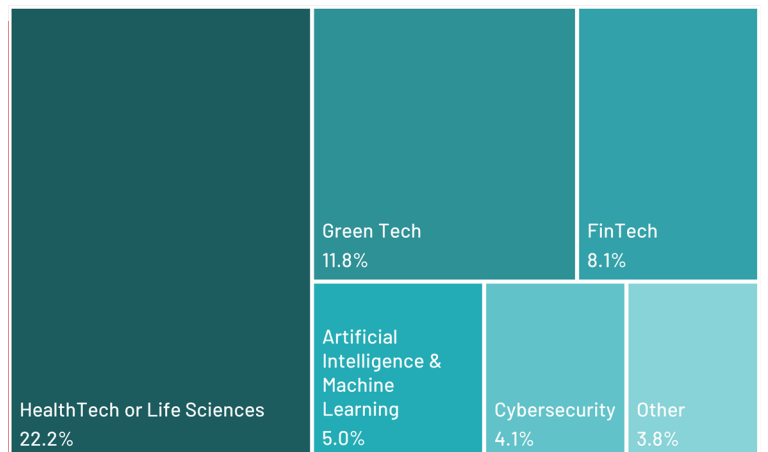
Source: PitchBook, SOFR, Savills Research



Primary Verticals of Top 30 VC Deals

% OF TOTAL RAISED 2023 QTD

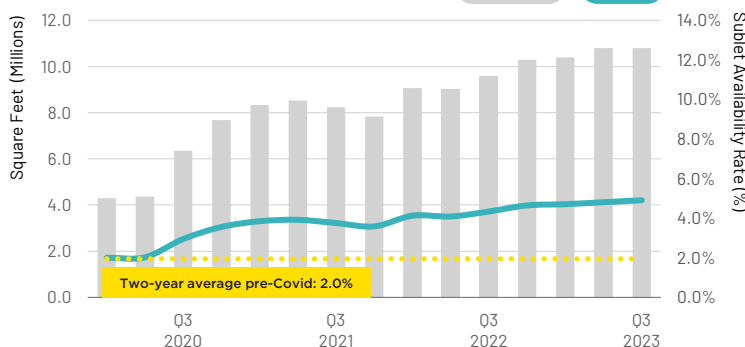
Source: PitchBook, Savills Research



Sublet Availability

TOTAL

10.8 msf **4.9%**

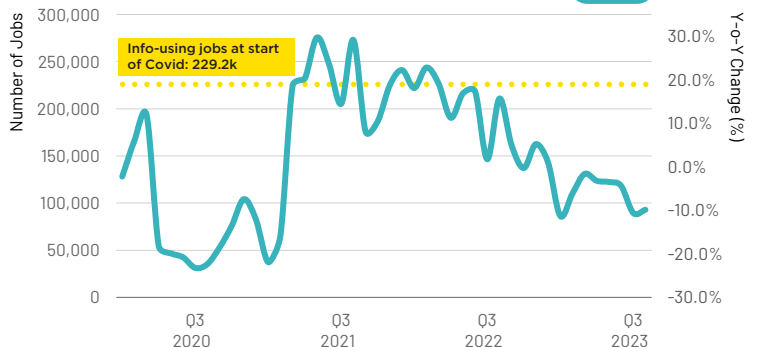


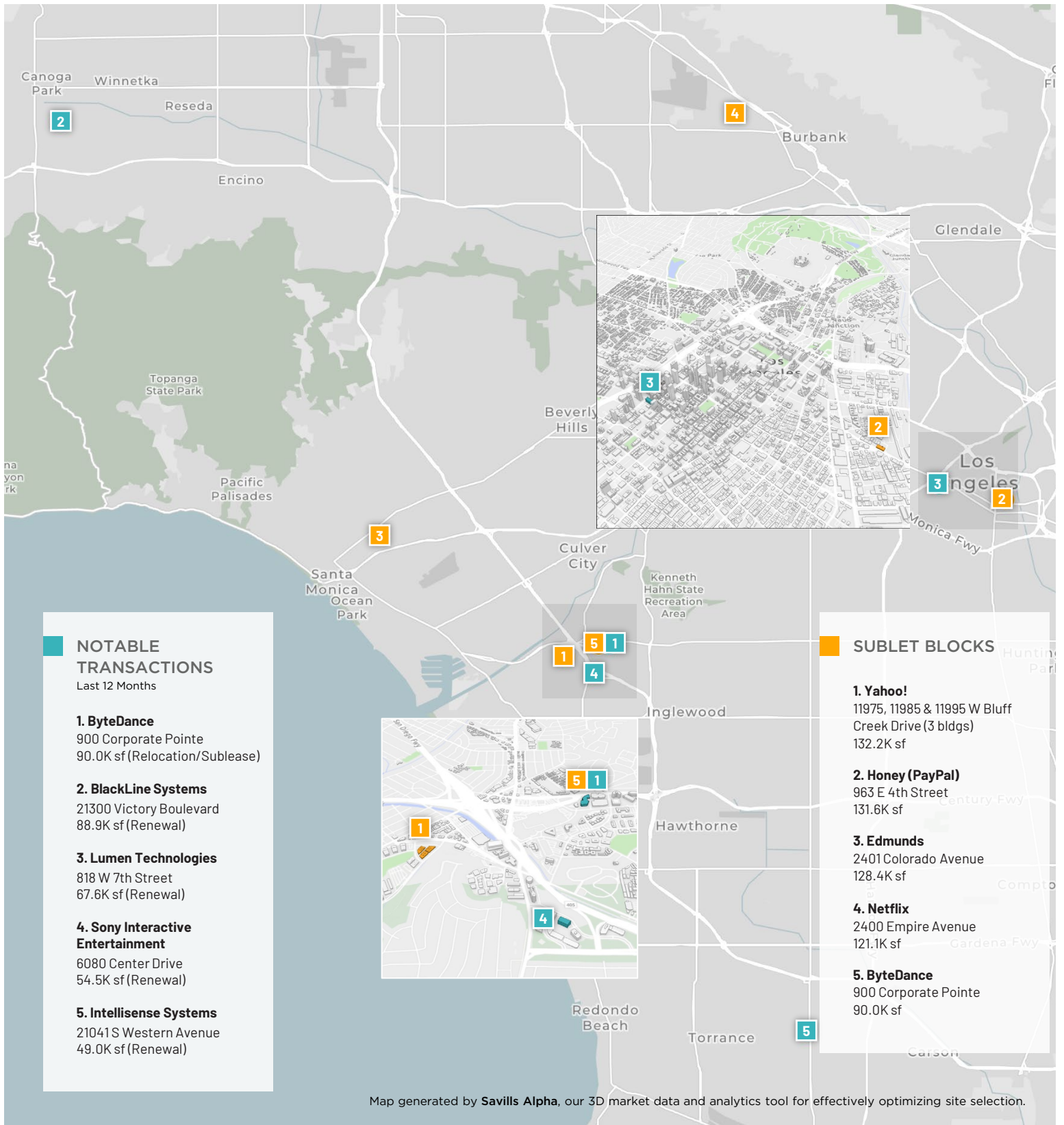
Information-Using Job Growth

Source: Bureau of Labor Statistics

2023 QTD

-9.9%





NOTABLE TRANSACTIONS
Last 12 Months

- 1. ByteDance**
900 Corporate Pointe
90.0K sf (Relocation/Sublease)
- 2. BlackLine Systems**
21300 Victory Boulevard
88.9K sf (Renewal)
- 3. Lumen Technologies**
818 W 7th Street
67.6K sf (Renewal)
- 4. Sony Interactive Entertainment**
6080 Center Drive
54.5K sf (Renewal)
- 5. Intellisense Systems**
21041 S Western Avenue
49.0K sf (Renewal)

SUBLET BLOCKS

- 1. Yahoo!**
11975, 11985 & 11995 W Bluff
Creek Drive (3 bldgs)
132.2K sf
- 2. Honey (PayPal)**
963 E 4th Street
131.6K sf
- 3. Edmunds**
2401 Colorado Avenue
128.4K sf
- 4. Netflix**
2400 Empire Avenue
121.1K sf
- 5. ByteDance**
900 Corporate Pointe
90.0K sf

Map generated by **Savills Alpha**, our 3D market data and analytics tool for effectively optimizing site selection.

Los Angeles Q3 2023 – The Tech Tenant

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Unless otherwise noted, all rents quoted throughout this report are average asking gross (full service) rents per square foot. Statistics are calculated using both direct and sublease information. Current and historical availability and rent data are subject to change due to changes in inventory.

The information in this report is obtained from sources deemed reliable, but no representation is made as to the accuracy thereof. Unless otherwise noted, source for data is Savills Research.

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