Los Angeles

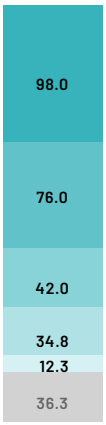
The recent pullback in tech-related office leasing in Los Angeles has affected both large public conglomerates and small private startups resulting in hiring freezes and cost cutting. With many tech companies deciding to continue to work remotely, expect those tech companies involved in applied engineering to move to the forefront of tech-related real estate demand moving forward.

Key Stats

	Y-O-Y CHANGE (Q3 2021)
25.4% Availability	+100 bps (24.4%)
$46.32 Overall Asking Rent ($/SF)	-0.3% ($46.44)
3.1 msf Quarterly Leasing Activity	-0.1 msf (3.2 msf)
9.6 msf Sublease Space	+1.4 msf (8.2 msf)

Top Tech Deals

2022 YTD



1. **Google**
98.0 K sf (Expansion)
Marina/Playa Vista

2. **A2 Biotherapeutics**
76.0 K sf (New Lease)
West San Fernando Valley

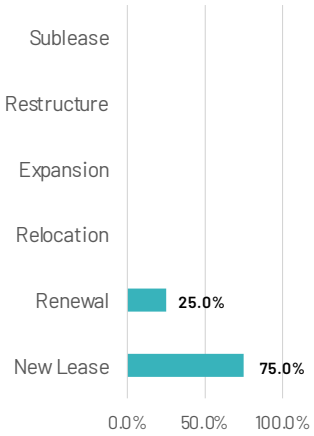
3. **Spotter**
42.0 K sf (New Lease)
Culver City

4. **Cosm**
34.8 K sf (New Lease)
Marina/Playa Vista

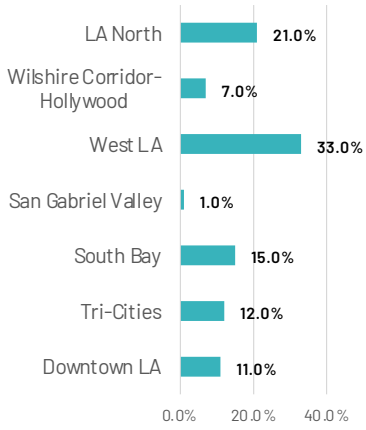
5. **Free Range Games**
12.3 K sf (New Lease)
Marina/Playa Vista

Deal Type Breakdown

2022 YTD



Sublet Blocks Available

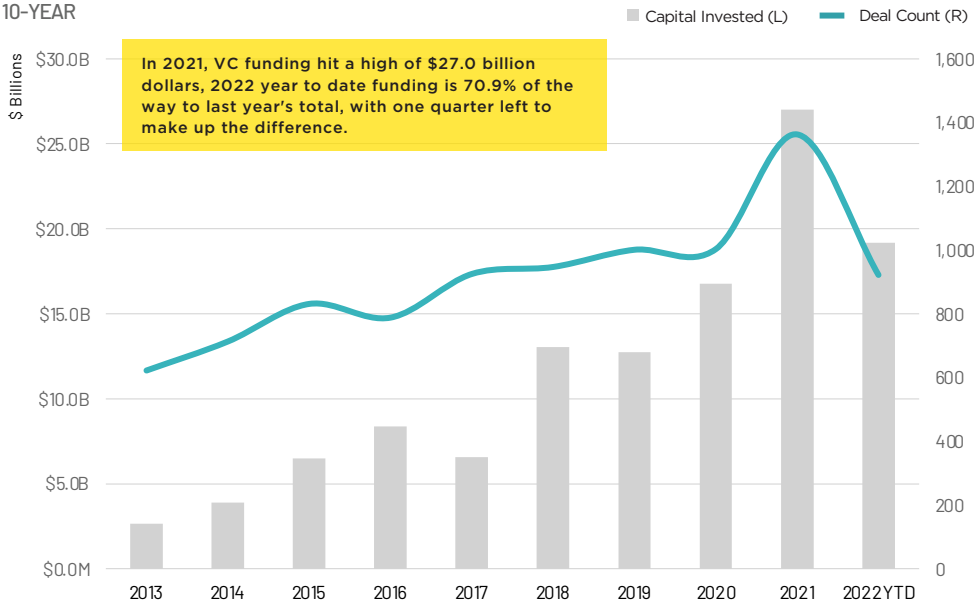


VENTURE CAPITAL ACTIVITY

Historical VC Activity

10-YEAR

Source: Pitchbook



In 2021, VC funding hit a high of $27.0 billion dollars, 2022 year to date funding is 70.9% of the way to last year's total, with one quarter left to make up the difference.

Major Funding Rounds

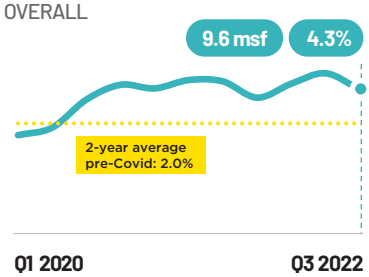
Q3 2022

SpaceX	$1.9 B
Triller	$310.0 M
Acelyrin	$300.0 M
Whatnot	$260.0 M
Blockdaemon	$253.0 M
TAE Technologies	$250.0 M
FreshRealm	$200.0 M
LootMogul	$200.0 M
Triller	$200.0 M
Guesty	$170.0 M

Buyout/LBO · Seed Round · Early Stage VC · Later Stage VC

Sublet Availability

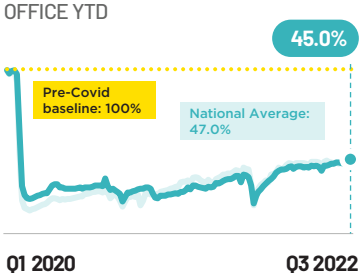
OVERALL



Occupancy

Source: Kastle Systems

OFFICE YTD



Savills Pulse & Perspective: Workplace

"Tech companies fall into one of two categories: those that are creating workplaces for a desired future state, or those designing environments to accommodate current behaviors. While these are different approaches, they both reflect the tech industry's penchant for letting individual company cultures guide workplace strategy versus adopting a cookie cutter approach sector-wide."

Johanna Rodriguez
Senior Managing Director, Occupant Experience

NOTABLE TRANSACTIONS

1. Google
12181 Bluff Creek Drive
98.0 K sf (Expansion)

2. A2 Biotherapeutics
30601 Agoura Road
76.0 K sf (New Lease)

3. Spotter
900 Corporate Pointe
42.0 K sf (New Lease)

4. Cosm
5340 Alla Road
34.8 K sf (New Lease)

5. Free Range Games
1038-1040 Princeton Drive
12.3 K sf (New Lease)

SUBLET BLOCKS

1. Yahoo!
11975, 11985 & 11995 W Bluff Creek Drive
(3 bldgs) 132.3 K sf

2. Honey (PayPal)
963 E 4th St
131.7 K sf

3. Edmunds
2401 Colorado Ave
128.5 K sf

4. Netflix
2400 Empire Ave
121.2 K sf

5. Ghost Management (Weedmaps)
767 S Alameda St
104.8 K sf





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

Los Angeles Q3 2022 - Technology

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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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