



Office Market Report

San Jose - CA USA

PREPARED BY

COMPASS
COMMERCIAL

Theodore Wong
Vice President



OFFICE MARKET REPORT

Market Key Statistics	1
Leasing	2
Rent	6
Construction	9
Under Construction Properties	11
Sales	12
Sales Past 12 Months	14
Economy	16
Market Submarkets	21
Supply & Demand Trends	25
Rent & Vacancy	27
Sale Trends	29

12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	Market Asking Rent Growth
665K	(425K)	16.3%	2.8%

The San Jose office market continues to show signs of a recovery in the third quarter of 2025. An upturn in tenant demand resulted in the most recent quarter recording the highest leasing volume since 2022. However, a string of tenant downsizings over the past year had a negative impact on absorption, pushing the vacancy rate higher to 16.3%, close to the highest level on record.

Volatility and uncertainty remain important considerations. While some Silicon Valley tech companies, such as NVIDIA, have seen tremendous growth, some of the older stalwarts, such as Cisco and Intel, have faced difficult challenges from global competitors.

The AI segment continues to expand, funded by large investments from venture capital and existing tech giants. But while AI companies are a leading source of new office space demand, the adoption of AI throughout the wider economy may weaken office demand by reducing headcounts. The most recent jobs data shows continued layoffs and negative employment growth, particularly in office-using occupations.

Following a high volume of new space deliveries in 2023, construction activity slowed in 2024. Several speculative projects that were due to start have been postponed, and nothing substantial has broken ground in the past two years. Accordingly, the amount of office space currently under construction is the lowest since the Great Recession.

San Jose's vacancy rate increased by 120 basis points over the past 12 months, and remains at its highest level in 20 years. Vacancy in 4 & 5 Star buildings stands at 19.9%.

After three years of negative growth, average asking rents stabilized in 2024, and growth has been 2.8% for the past year. Concession packages remain elevated as owners compete to drive occupancy.

The recent increase in leasing activity should translate to positive absorption as new tenants take up space in the year ahead. The vacancy rate is anticipated to move lower while rent growth continues to make moderate gains.

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	59,060,229	19.9%	\$63.70	19.6%	205,258	0	1,763,657
3 Star	63,155,620	15.2%	\$51.63	15.5%	77,576	0	47,078
1 & 2 Star	24,643,426	10.0%	\$44.04	11.8%	(8,300)	0	0
Market	146,859,275	16.3%	\$55.31	16.6%	274,534	0	1,810,735

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	0.6% (YOY)	10.8%	15.8%	16.8%	2003 Q2	0.6%	2000 Q2
Net Absorption SF	(425K)	1,564,704	593,889	8,581,247	2000 Q2	(4,019,420)	2002 Q1
Deliveries SF	665K	2,686,725	867,216	8,114,594	2001 Q3	180,864	2012 Q1
Market Asking Rent Growth	2.8%	2.7%	2.7%	26.9%	2000 Q4	-21.9%	2002 Q1
Sales Volume	\$2.1B	\$1.8B	N/A	\$5B	2022 Q2	\$175.5M	2009 Q3

In the third quarter of 2025, leasing activity in San Jose is running at its highest level since 2022. The recent upturn has comprised several large new lease signings over the past few months.

Seven new leases of more than 100,000 SF were signed in the second quarter. Notable tenants included Walmart, which inked two leases at Technology Corners in Moffett Park, Zscaler, which took two 150,000-SF spaces at Great American Corporate Center in North Santa Clara, and Snap, which took over 156,000 SF previously occupied by 23andMe in Sunnyvale.

Recent leases also suggest that San Francisco-based AI firms are expanding in Silicon Valley. In July 2025, Databricks leased 300,000 SF at the newly built Cityline Sunnyvale development at 200 Washington St.

Despite the stronger leasing activity, some existing tenants continue to downsize. This corresponds to layoffs and weak employment growth in information and other office-using sectors. Tenants continue to reduce their leased space in response to the evolving nature and location of office work. While most occupiers have settled on their space strategy, the implementation of these strategies continues as leases expire.

Net absorption was negative for the past 12-month

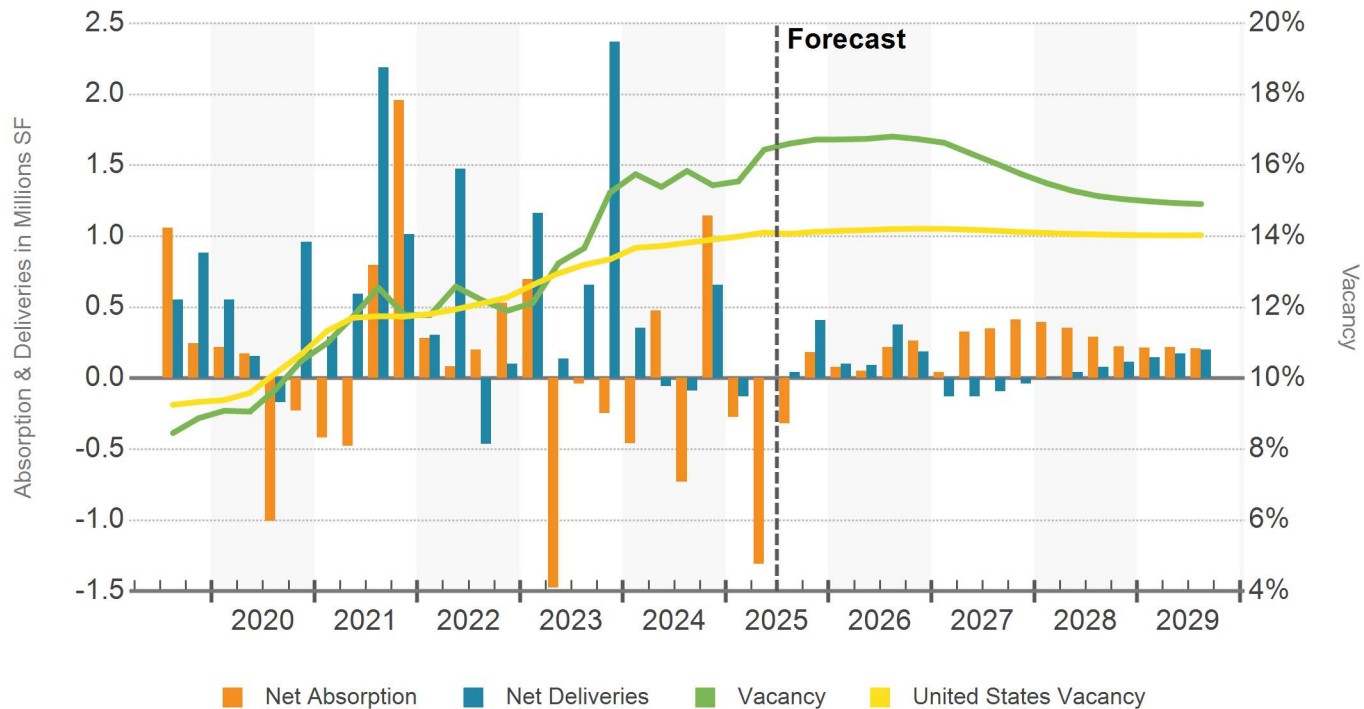
period, with occupancy impacted by tenant exits and downsizing. For example, Google has continued to exit leased buildings as its newly constructed campus buildings are completed in Mountain View and Moffett Park.

Elsewhere, several of the larger spaces that have been made available will be filled by incoming tenants who have signed leases in recent months. This should drive positive absorption over the coming quarters.

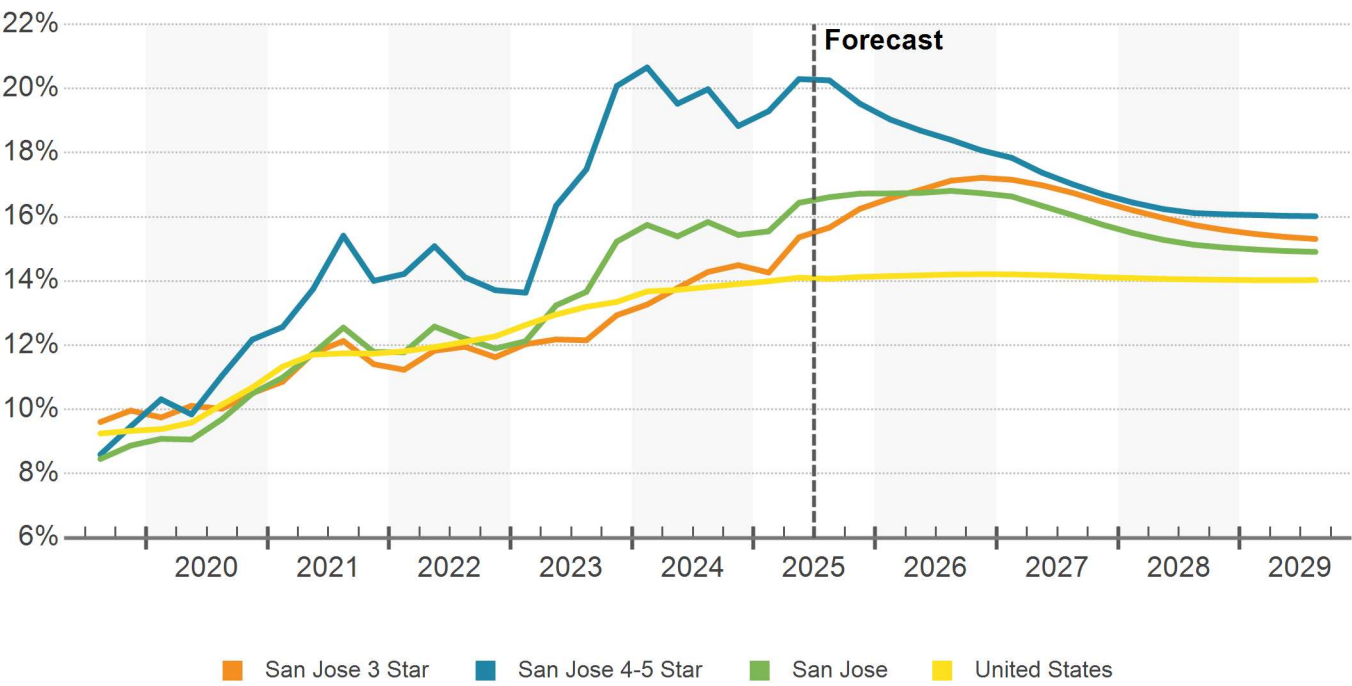
Another trend supporting positive momentum is an increase in in-office work requirements. Leasing brokers note that more companies are requiring their staff to be present in the office for a greater number of days. This has translated into additional space requirements. For example, in April 2025, SAP Concur subleased an 84,500 Sf office in Palo Alto with the goal of improving innovation and collaboration among employees.

The vacancy rate, which appeared to stabilize in 2024, turned upwards in the first half of 2025 and is currently 16.3%, an increase of 120 basis points from a year ago. However, the availability rate has fallen. After reaching 20% at the end of 2023, it has fallen to 16.6%. Sublease space availability has also been reduced but remains close to its all-time high at 4.6 million SF.

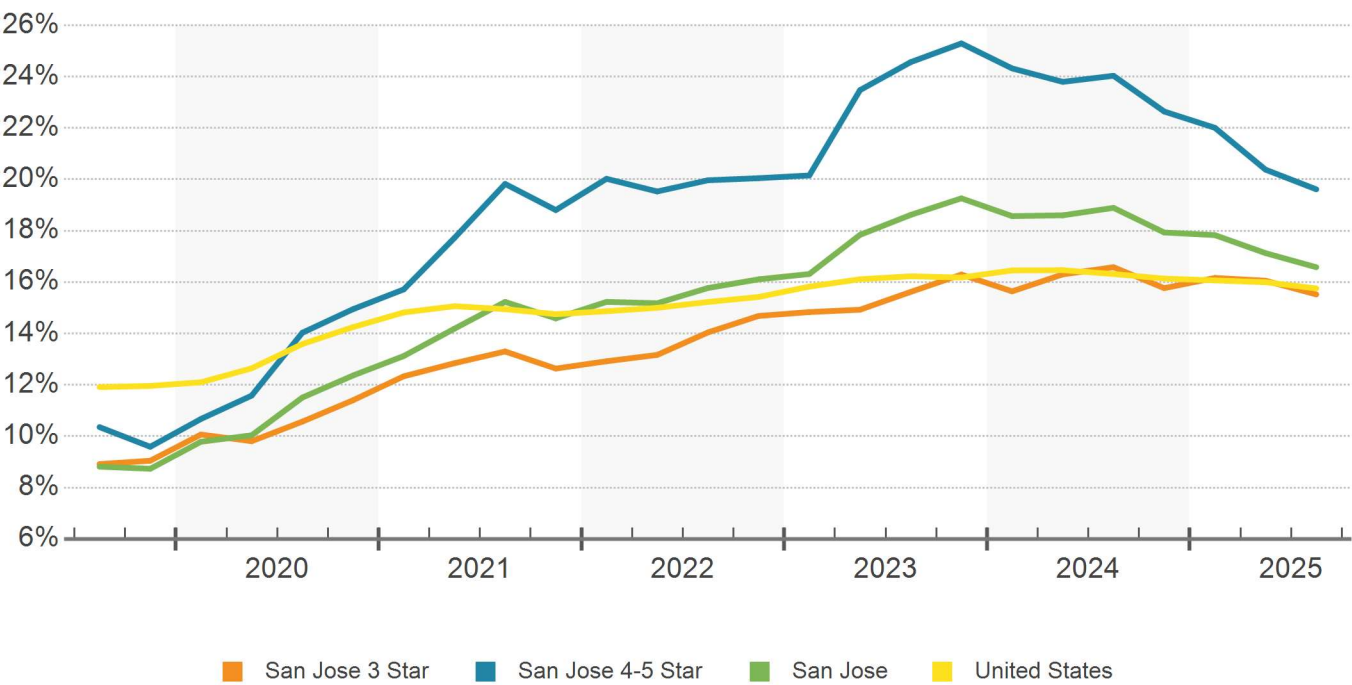
NET ABSORPTION, NET DELIVERIES & VACANCY



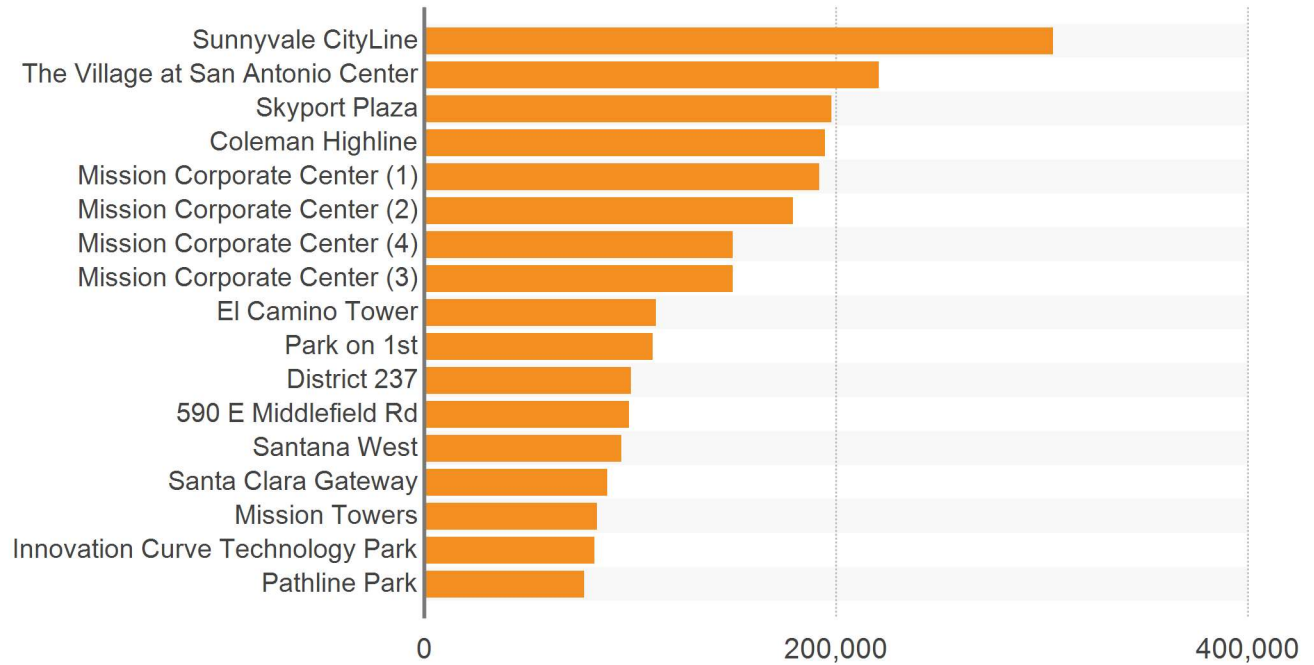
VACANCY RATE



AVAILABILITY RATE



12 MONTH NET ABSORPTION SF IN SELECTED BUILDINGS



Building Name/Address	Submarket	Bldg SF	Vacant SF	Net Absorption SF				
				1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	12 Month
Sunnyvale CityLine	Sunnyvale	305,429	0	0	0	305,429	0	305,429
The Village at San Antonio Center	Mountain View	254,224	6,625	3,128	0	0	0	220,882
Skyport Plaza	North San Jose	198,033	0	198,032	0	0	0	197,632
Coleman Highline	North San Jose	194,549	0	0	0	0	0	194,549
Mission Corporate Center (1)	North Santa Clara	191,774	0	0	0	0	0	191,774
Mission Corporate Center (2)	North Santa Clara	204,206	0	0	0	0	0	179,156
Mission Corporate Center (4)	North Santa Clara	150,000	0	0	0	0	0	150,000
Mission Corporate Center (3)	North Santa Clara	150,000	0	0	0	0	0	150,000
El Camino Tower	Mountain View	112,489	0	0	112,489	0	0	112,489
Park on 1st	North San Jose	110,881	0	84,674	26,207	0	0	110,881
District 237	North San Jose	100,224	0	100,224	0	0	0	100,224
590 E Middlefield Rd	Mountain View	99,564	0	0	24,873	0	0	99,564
Santana West	West San Jose	370,000	258,296	30,900	75,221	(20,057)	0	95,810
Santa Clara Gateway	North Santa Clara	150,570	42,071	77,682	0	0	0	88,736
Mission Towers	North Santa Clara	295,169	78,279	38,763	14,535	0	0	83,984
Innovation Curve Technology Park	Palo Alto	82,662	0	0	0	82,662	0	82,662
Pathline Park	Sunnyvale	121,200	0	121,200	0	0	0	77,726
Subtotal Primary Competitors		3,090,974	385,271	654,603	253,325	368,034	0	2,441,498
Remaining San Jose Market		143,768,301	23,484,188	(927,947)	(1,560,759)	(93,500)	0	(2,866,034)
Total San Jose Market		146,859,275	23,869,459	(273,344)	(1,307,434)	274,534	0	(424,536)

TOP OFFICE LEASES PAST 12 MONTHS

Building Name/Address	Submarket	Leased SF	Qtr	Tenant Name	Tenant Rep Company	Leasing Rep Company
Sunnyvale CityLine	Sunnyvale	338,254	Q3 25	Databricks Inc.	JLL	CBRE
The Village at San Antonio Center	Mountain View	217,754	Q4 24	Amazon	WeWork	Colliers
Technology Corners	Moffett Park	206,268	Q2 25	Walmart Inc.	Colliers	Newmark
Coleman Highline	North San Jose	194,549	Q3 24	TikTok	-	Colliers
Grove 221	Sunnyvale	156,048	Q2 25	Snap Inc.	Cushman & Wakefield	-
Great American Corp Ctr	North Santa Clara	151,035	Q2 25	Zscaler	Newmark	CBRE
Great American Corp Ctr	North Santa Clara	150,128	Q2 25	Zscaler	Newmark	CBRE
Tasman Corporate Center	North Santa Clara	140,965	Q2 25	WeWork	-	Colliers
Technology Corners	Moffett Park	132,579	Q2 25	Walmart Inc.	-	Newmark
El Camino Tower	Mountain View	112,489	Q2 25	Stanford Medical	-	Colliers;Newmark
Park on 1st	North San Jose	110,881	Q4 24	Astera Labs	-	CBRE
Sunnyvale Business Park	Sunnyvale	108,109	Q1 25	Applied Intuition	JLL	Colliers
District 237	North San Jose	100,224	Q3 24	NVIDIA Corporation	-	Cushman & Wakefield
3055 Orchard Dr	North San Jose	94,170	Q3 25	Advantest	Cushman & Wakefield	Newmark
Rio Tech Park	North San Jose	89,409	Q4 24	NETGEAR	JLL	Newmark
3380 Coyote Hill Rd	Palo Alto	85,420	Q2 25	SAP Labs	Colliers	Cushman & Wakefield
Innovation Curve Technology Park	Palo Alto	82,662	Q1 25	1X Technologies	JLL	JLL
Sunnyvale Business Park	Sunnyvale	58,602	Q1 25	Applied Intuition	JLL	Colliers
Lake Park Business Center	North Santa Clara	57,871	Q4 24	Ambarella	-	-
250 Bryant St	Mountain View	56,311	Q2 25	Lightmatter	Colliers	Cushman & Wakefield
1251 McKay Dr	San Jose-Berryessa	54,386	Q2 25	-	-	Kidder Mathews
Santana West	West San Jose	53,068	Q3 25	-	-	Newmark
Sunnyvale Business Park	Sunnyvale	52,949	Q1 25	Applied Intuition	JLL	Colliers
237 @ First	North San Jose	49,770	Q3 25	-	-	Colliers
Santana West	West San Jose	49,526	Q1 25	Etched	Cushman & Wakefield	Newmark
Mountain View Corp Center	Mountain View	47,836	Q1 25	Databricks	-	Newmark
America Center II	North San Jose	45,372	Q2 25	Cloudera	Newmark	Cushman & Wakefield
Salado Park *	Mountain View	42,632	Q1 25	Intuit	-	-
Building 1 *	Mountain View	42,632	Q1 25	Intuit	-	-
Page Mill Hill	Palo Alto	41,755	Q3 24	Industrious	-	Hudson Pacific Properti...
Park on 1st	North San Jose	38,613	Q4 24	Astera Labs	-	CBRE
Stanford Research Park	Palo Alto	38,592	Q4 24	Pillsbury Winthrop Shaw...	Savills	Jeffrey A. Morris Group...
Innovation Curve Technology Park	Palo Alto	36,406	Q2 25	Summit Therapeutics Inc	-	Newmark
Tasman Square	North San Jose	34,997	Q3 25	-	-	Transwestern Real Est...
525 Almanor Ave	Sunnyvale	34,661	Q2 25	-	-	JLL
3950 Fabian	Palo Alto	34,172	Q3 25	-	-	CBRE
1195 Bordeaux Dr	Moffett Park	34,106	Q2 25	Recogni	JLL	Cushman & Wakefield
Coleman Highline	North San Jose	32,510	Q3 25	-	-	Colliers
Coleman Highline	North San Jose	32,510	Q3 25	-	-	Colliers
Coleman Highline	North San Jose	32,510	Q3 25	-	-	Colliers

*Renewal

Rent growth in San Jose turned negative in 2021 and continued to decline through 2023. However, the market returned to growth in 2024. As of the third quarter of 2025, average asking rents are 2.8% higher than a year ago.

The downward trend in rents reflected post-pandemic demand weakness, leading to an increase in both directly available and sublet space. Additionally, the delivery of new speculative space created more competition among building owners. Leasing brokers reported that tenants, having the upper hand in lease negotiations, pushed for lower rents and greater concessions.

Currently, average market rates are \$55/SF on a full-service basis, making San Jose one of the nation's most expensive office markets. Higher-quality 4 & 5 Star buildings lease for an average of \$64/SF, compared to the U.S. average of \$47.00/SF. Rents in this segment have recovered the most in recent months, with a 3.1% increase over the past year.

Despite the high costs, leasing opportunities in 4 & 5 Star buildings at lower rates are available across the market. For instance, 31,000 SF of plug-and-play space

at 1050 Enterprise Way in Sunnyvale is available for \$39/SF.

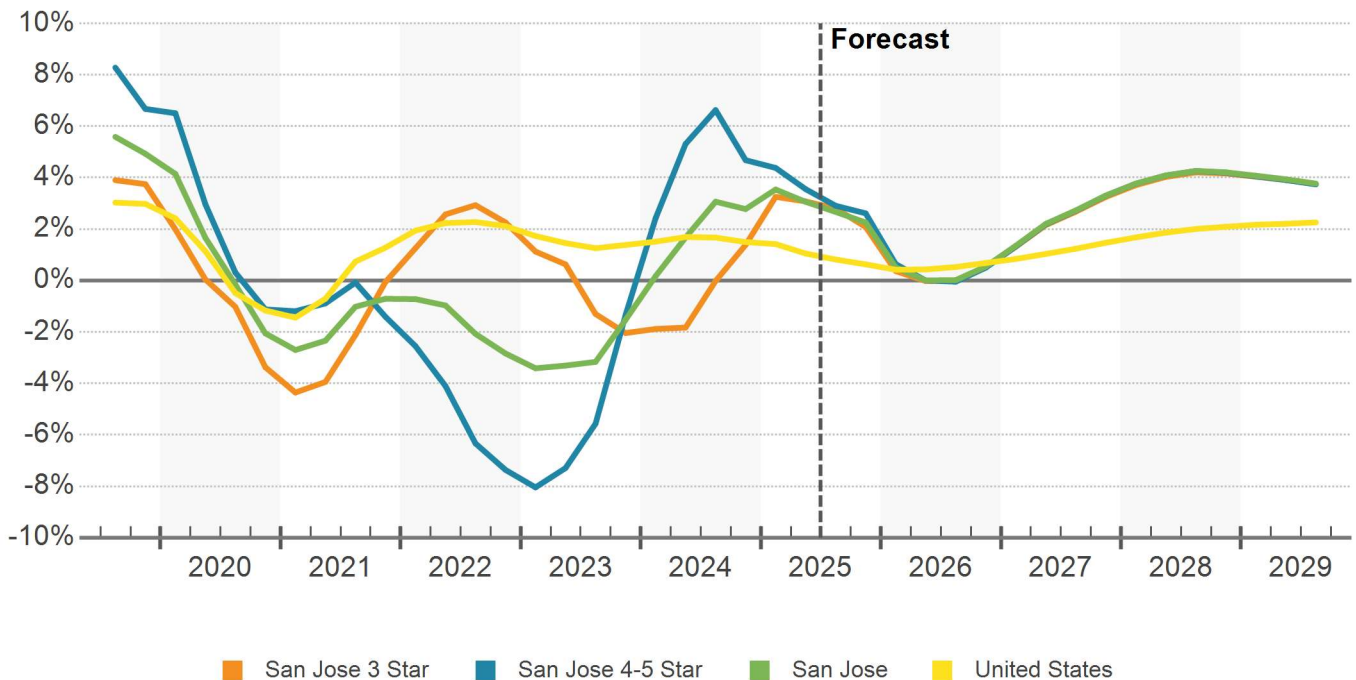
New buildings have reduced rents to attract tenants. For example, the 5 Star One Santana West secured five new tenants in the first half of 2025, with asking rents around \$56/SF NNN.

Large space users have also secured favorable deal terms. Guardant Health leased 230,000 SF at 300 Hanover St. in Palo Alto, with an effective rent of \$33.48/SF NNN.

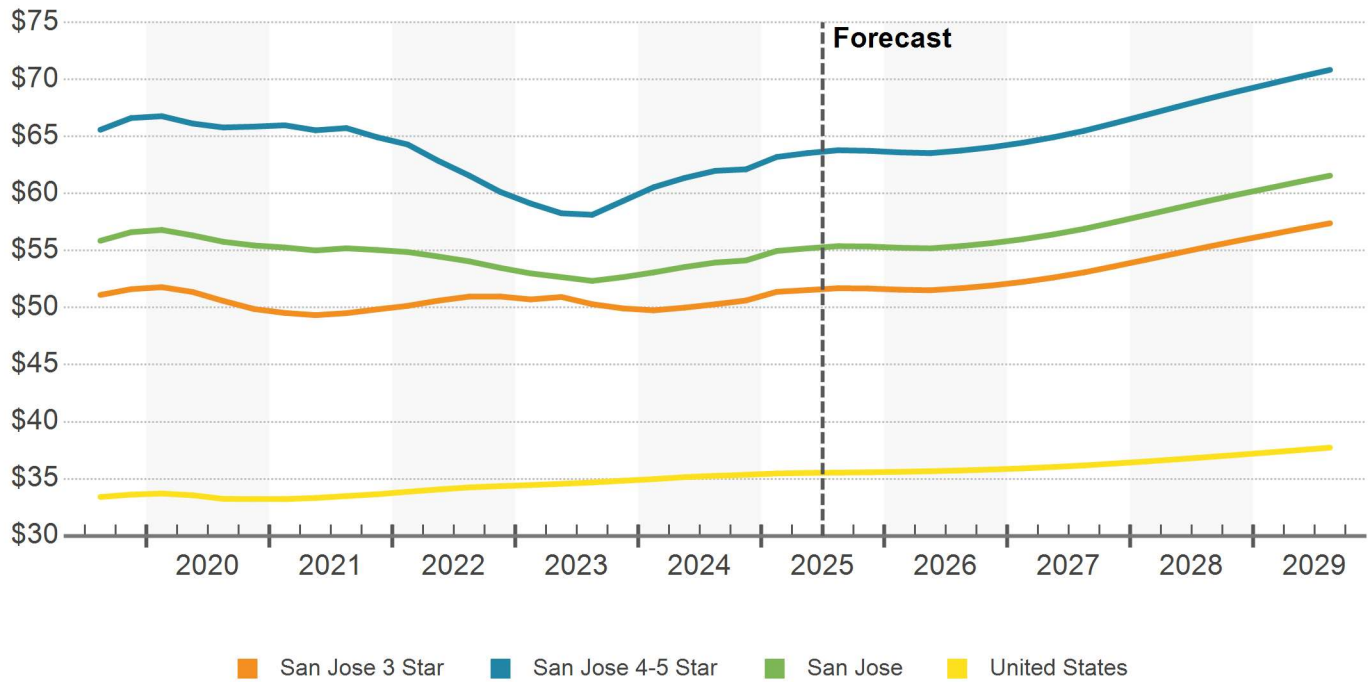
Industry participants report that landlords can offer rent-free periods of up to 18 months and tenant improvement allowances of up to \$150/SF or more for longer lease terms.

The rent decline from 2020 to 2023 was most pronounced in core Silicon Valley submarkets, including Mountain View, Cupertino, and Sunnyvale, which have the most office space and the highest rents in the metro area. In contrast, smaller peripheral submarkets saw flat rather than declining rents. All submarkets have shared in the recent positive movement in average rents.

MARKET ASKING RENT GROWTH (YOY)



MARKET ASKING RENT PER SQUARE FEET



4 & 5 STAR EXPENSES PER SF (ANNUAL)

Market / Cluster	Utilities	Cleaning	Insurance	Taxes	Other	Total
San Jose	\$0.61	\$0.62	\$1.87	\$7.03	\$4.85	\$14.98
Campbell/Los Gatos	\$0.66	\$0.84	\$1.30	\$6.65	\$5.27	\$14.72
Downtown San Jose	\$1.06	\$0.95	\$1.79	\$3.93	\$7.27	\$15
Milpitas	\$0.41	\$0.45	\$1.01	\$5.40	\$7.51	\$14.78
Mountain View/Los Altos	\$0.99	\$1.03	\$1.80	\$8.26	\$6.87	\$18.95
North San Jose	\$0.29	\$0.55	\$1.71	\$6.73	\$4.10	\$13.38
Palo Alto	\$0.90	\$0.96	\$2.18	\$12.46	\$6.44	\$22.94
Santa Clara	\$0.78	\$0.50	\$1.41	\$6.62	\$3.09	\$12.40
South San Jose	\$1.03	\$0.82	\$1.46	\$5.49	\$5.58	\$14.38
Sunnyvale/Cupertino	\$0.25	\$0.29	\$2.37	\$7.32	\$3.98	\$14.21

Expenses are estimated using CMBS, NCREIF, Trepp, IREM, and CoStar data using the narrowest possible geographical definition from Zip Code to region.

3 STAR EXPENSES PER SF (ANNUAL)

Market / Cluster	Utilities	Cleaning	Insurance	Taxes	Other	Total
San Jose	\$0.63	\$0.66	\$1.14	\$5.38	\$4.63	\$12.44
Campbell/Los Gatos	\$0.57	\$0.66	\$0.81	\$5.29	\$5.83	\$13.16
Downtown San Jose	\$0.85	\$0.60	\$1.14	\$4.35	\$6.62	\$13.56
Milpitas	\$0.28	\$0.48	\$0.40	\$3.14	\$5.35	\$9.65
Morgan Hill/Gilroy	\$0.53	\$0.49	\$0.93	\$3.36	\$3.34	\$8.65
Mountain View/Los Altos	\$0.80	\$0.85	\$1.27	\$6.12	\$5.60	\$14.64
North San Jose	\$0.22	\$0.30	\$1.34	\$4.79	\$3.34	\$9.99
Outlying Santa Clara Cnty	\$0.64	\$0.45	\$1.12	\$1.65	\$3.90	\$7.76
Palo Alto	\$0.86	\$0.92	\$1.80	\$6.96	\$6.10	\$16.64
San Benito County	\$0.52	\$0.45	\$0.91	\$1.55	\$3.18	\$6.61
Santa Clara	\$0.62	\$0.40	\$1.08	\$5.16	\$2.53	\$9.79
South San Jose	\$0.64	\$0.50	\$0.73	\$4.61	\$3.71	\$10.19
Sunnyvale/Cupertino	\$0.57	\$0.93	\$1.17	\$6.30	\$3.55	\$12.52

Expenses are estimated using CMBS, NCREIF, Trepp, IREM, and CoStar data using the narrowest possible geographical definition from Zip Code to region.

1 & 2 STAR EXPENSES PER SF (ANNUAL)

Market / Cluster	Utilities	Cleaning	Insurance	Taxes	Other	Total
San Jose	\$0.63	\$0.59	\$0.95	\$5.64	\$4.37	\$12.18
Campbell/Los Gatos	\$0.63	\$0.67	\$0.85	\$6.01	\$6.33	\$14.49
Downtown San Jose	\$0.82	\$0.59	\$0.90	\$4.77	\$6.06	\$13.14
Milpitas	\$0.29	\$0.49	\$0.41	\$4.26	\$5.35	\$10.80
Morgan Hill/Gilroy	\$0.44	\$0.48	\$0.79	\$3.64	\$2.73	\$8.08
Mountain View/Los Altos	\$0.69	\$0.76	\$1.02	\$7.81	\$4.70	\$14.98
North San Jose	\$0.27	\$0.34	\$1.06	\$5.58	\$3.33	\$10.58
Outlying Santa Clara Cnty	\$0.58	\$0.45	\$1.03	\$5.87	\$3.57	\$11.50
Palo Alto	\$0.70	\$0.78	\$1.35	\$8.09	\$4.82	\$15.74
San Benito County	\$0.48	\$0.45	\$0.85	\$2.85	\$2.97	\$7.60
Santa Clara	\$0.58	\$0.45	\$1.03	\$4.77	\$2.56	\$9.39
South San Jose	\$0.63	\$0.50	\$0.79	\$5.31	\$3.51	\$10.74
Sunnyvale/Cupertino	\$0.52	\$0.74	\$1.11	\$5.41	\$2.98	\$10.76

Expenses are estimated using CMBS, NCREIF, Trepp, IREM, and CoStar data using the narrowest possible geographical definition from Zip Code to region.

Office construction in San Jose has dropped sharply in the past few years, as the impact of rising vacancies coincided with escalating construction cost inflation and high borrowing rates.

Construction starts typically added up to over 3 million SF each year over the previous decade, but less than 0.5 million SF has broken ground since 2022. Almost all the projects currently underway are scheduled to be completed by the end of 2025, at which point the pipeline will be close to empty.

Aside from Google's development of new campus buildings in Moffett Park and Mountain View, the only buildings currently underway are a medical office building at Bascom Station and a few small build-to-suit projects.

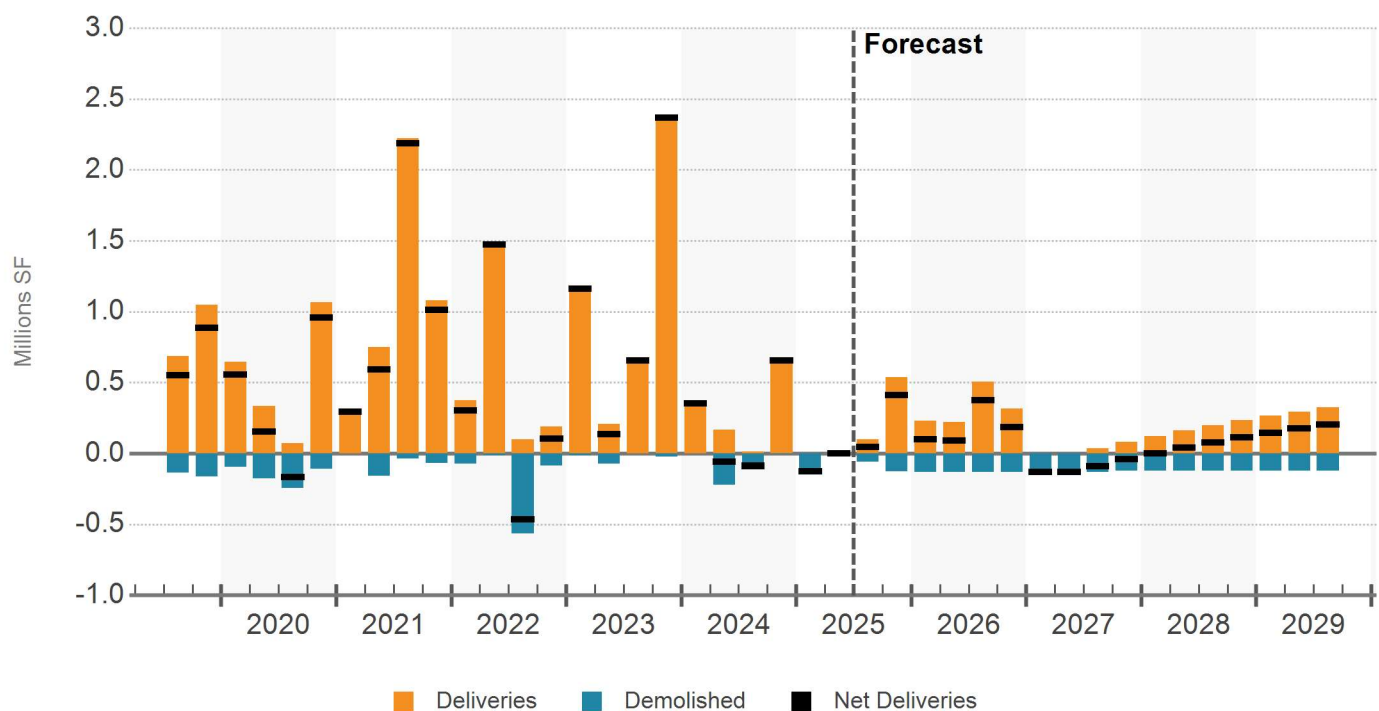
Moreover, construction of several speculative office

projects, including Google's Downtown West and BXP's Platform 16, has been put on hold.

San Jose has seen 500,000 SF of new deliveries in the past 12 months, mostly consisting of owner-built or preleased projects for single tenants. While speculative office projects have been quick to lease in the past, office building owners report that weaker demand from tech tenants has impacted leasing, particularly in Downtown San Jose, where much of the new product has been delivered.

Looking ahead, tech companies' campus expansions are expected to continue, although at a more moderate pace. For instance, in June 2025, Nvidia filed plans to build a state-of-the-art office building totaling about 324,000 SF on the site of an 11-acre light industrial property it owns just west of the company's futuristic, twin-building campus in Santa Clara.

DELIVERIES & DEMOLITIONS



SUBMARKET CONSTRUCTION

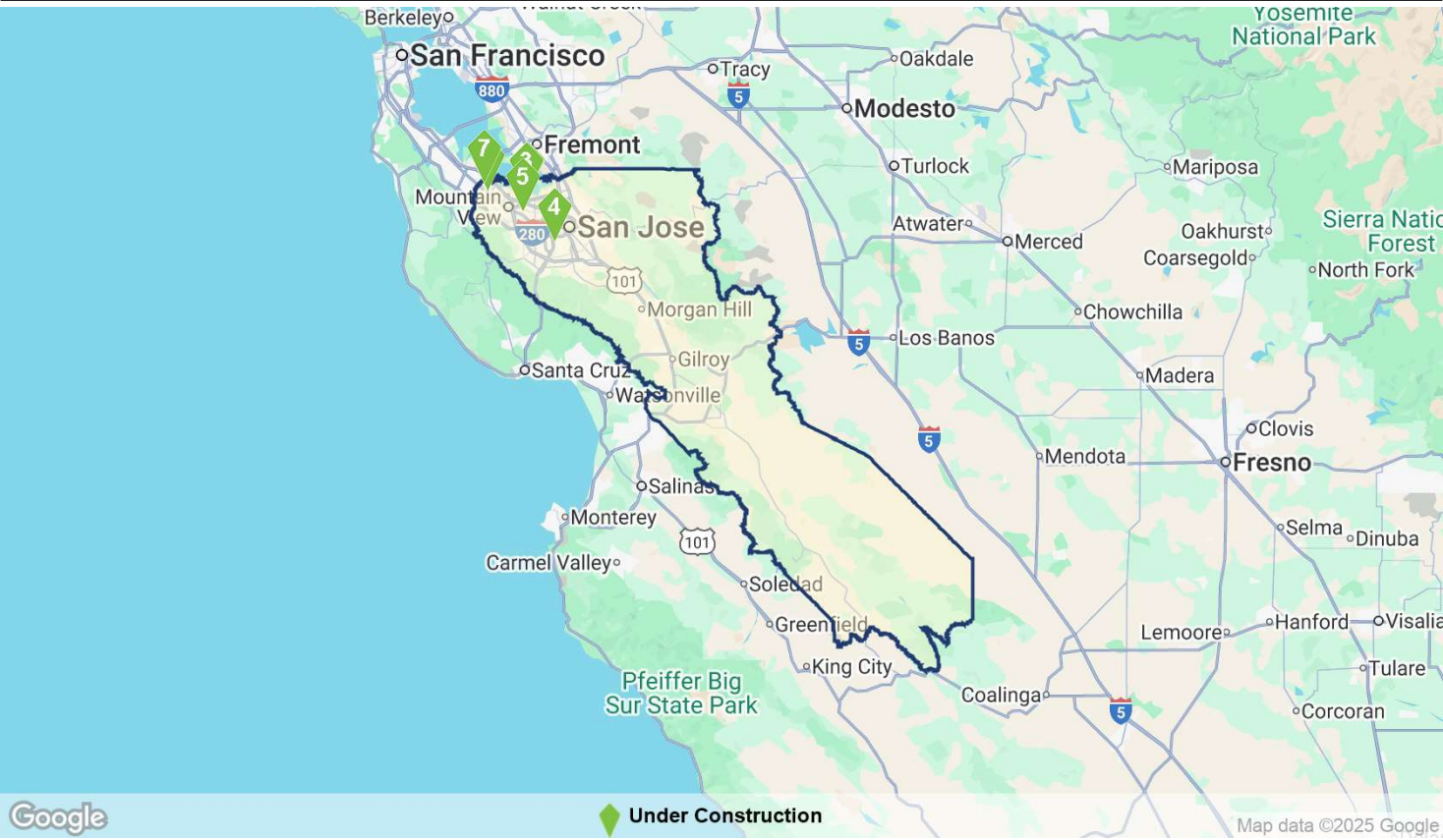
No.	Submarket	Under Construction Inventory					Average Building Size		
		Bldgs	SF (000)	Pre-Leased SF (000)	Pre-Leased %	Rank	All Existing	Under Constr	Rank
1	Moffett Park	3	1,357	1,357	100%	1	184,260	452,359	1
2	East San Jose-Willow Glen	1	232	232	100%	1	8,498	231,579	2
3	Sunnyvale	1	175	23	13.0%	4	49,419	175,000	3
4	Palo Alto	1	39	4	9.3%	5	32,974	38,523	4
5	Downtown Palo Alto	1	9	9	100%	1	15,061	8,555	5
6	Campbell	0	0	0	-	-	16,264	-	-
7	Central Santa Clara	0	0	0	-	-	85,126	-	-
8	Central Sunnyvale	0	0	0	-	-	-	-	-
9	Cupertino	0	0	0	-	-	45,979	-	-
10	De La Cruz	0	0	0	-	-	-	-	-
	All Other	0	-	-	-		29,659	-	
Totals		7	1,811	1,624	89.7%		31,692	258,676	

Under Construction Properties

San Jose Office

Properties	Square Feet	Percent of Inventory	Released
7	1,810,735	1.2%	89.7%

UNDER CONSTRUCTION PROPERTIES



UNDER CONSTRUCTION

	Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1	Google 100 Caribbean Dr	★★★★★	537,000	5	Mar 2022	Nov 2025	Google Google
2	Google 200 Caribbean Dr	★★★★★	505,078	5	Nov 2022	Oct 2025	Devcon Construction, Inc. Google
3	Google 399 W Java Dr	★★★★★	315,000	6	Dec 2021	Sep 2025	Devcon Construction, Inc. Google
4	Bascom Station 1410 S Bascom Ave	★★★★★	231,579	10	Nov 2022	Oct 2025	Bay West Development PMB Real Estate Services
5	Building B 300 S Mathilda Ave	★★★★★	175,000	6	Apr 2022	Oct 2025	Hunter Partners Hunter Partners
6	388 Cambridge Ave	★★★★	38,523	3	Jun 2024	Feb 2026	Greenheart Land Company Presidio Bay Ventures
7	486 Hamilton Ave	★★★★	8,555	3	Jun 2025	Feb 2026	- Thomas Cheung

In the first half of 2025, owner/users continued to take advantage of soft pricing and subdued demand from investors.

In the second quarter, deal volume shot up to over \$1 billion, the highest quarterly total since 2021. Two-thirds of office properties sold in the past year were picked up by tech companies, with Microsoft, Apple, and NVIDIA each spending over \$300 million.

This is a step-change from 2022, when investment sales activity in San Jose, like most U.S. markets, slowed sharply due to rising interest rates and economic uncertainty.

Over the past 12 months, transaction volume totaled \$2.1 billion. While this is high compared to the most recent period, the elevated level of deal volume remains below the 10-year annual average of \$3.0 billion. The number of transactions in the past year was 140, compared to a 10-year average of 210.

Buyers often acquire properties at a discount compared to previous years. For example, in August 2024, Divco West and TMG purchased 600 Clyde Ave., a 190,000 SF property built in 2020 and leased to Google, for \$108 million (\$569/SF). By comparison, a similar-sized building at 684 W Maude in Sunnyvale, built in 2021 and leased to LinkedIn, sold in 2022 for \$222 million (\$1,141/SF).

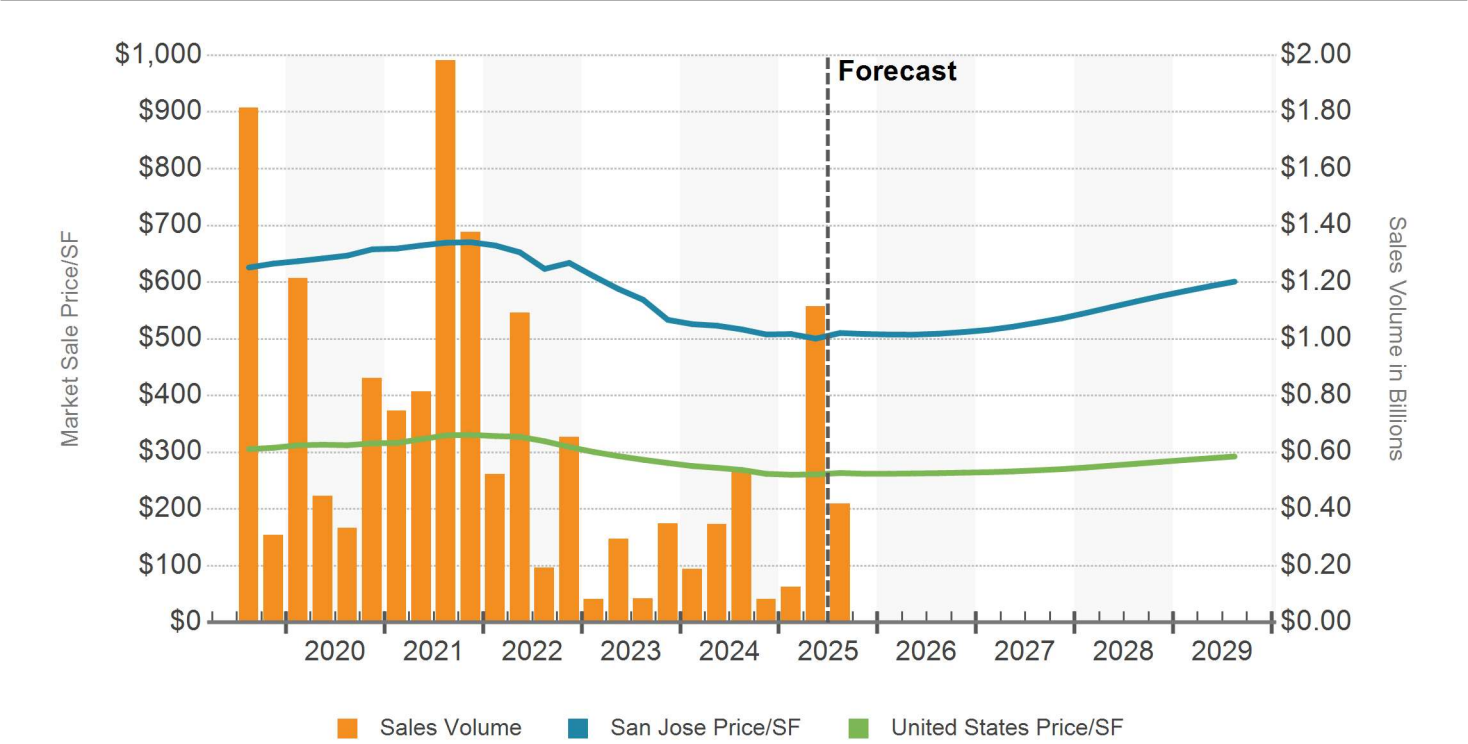
Lower market pricing allows occupiers to acquire buildings for ownership or future expansion. In September 2024, Microsoft exercised its option to purchase a 4-building portfolio in Mountain View for \$330 million (\$513/SF for 643,000 SF). AI chipmaker NVIDIA also acquired a 7-property portfolio of office and flex buildings in Santa Clara in May 2024 for \$374 million (\$598/SF).

There have been very few sales of high-quality buildings with long in-place leases. However, in June 2025, Apple acquired a two-building portfolio at Mathilda Commons in Sunnyvale. The tech giant paid \$350 million, or \$915/SF, for the two 191,000 SF buildings.

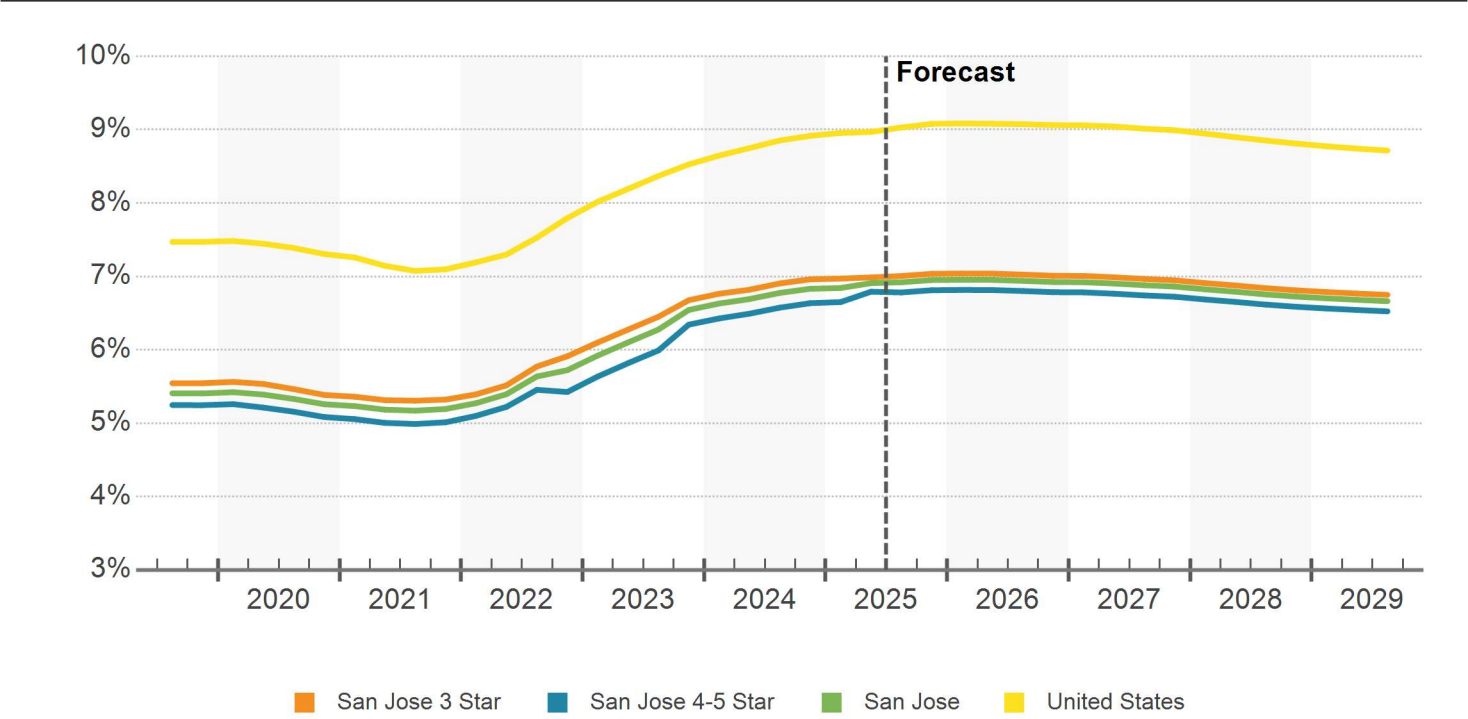
Distressed sales have become part of the transaction mix in the past two years, with several over-leveraged owners either giving properties back to lenders or selling at reduced prices. For instance, in July 2024, the lender foreclosed on the campus formerly occupied by Norton Lifelock at 350-380 Ellis St. in Mountain View. The property had been vacant for three years and was financed with a variable-rate loan, with an interest rate that increased to around 8.5% in 2023.

The recent increase in sales activity aligns with an uptick in leasing, suggesting that confidence may be returning to the San Jose investment market. However, weak employment growth and historically high vacancies have yet to be overcome for the nascent recovery to continue.

SALES VOLUME & MARKET SALE PRICE PER SF



MARKET CAP RATE

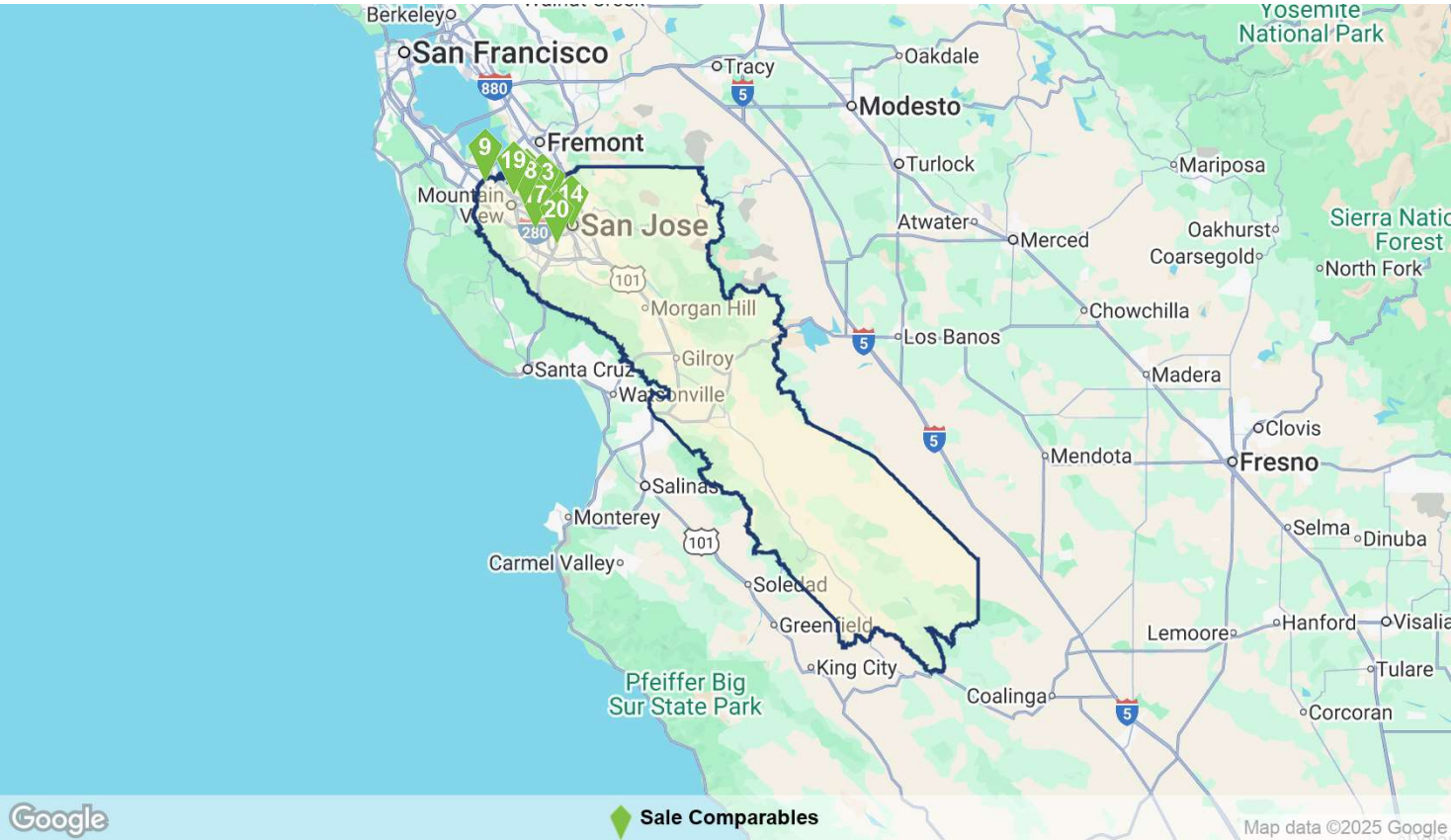


Sales Past 12 Months

San Jose Office

Sale Comparables	Avg. Cap Rate	Avg. Price/SF	Avg. Vacancy At Sale
146	6.8%	\$412	19.9%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$270,000	\$19,010,166	\$4,675,000	\$189,975,036
Price/SF	\$12	\$412	\$437	\$2,303
Cap Rate	3.6%	6.8%	5.1%	13.0%
Time Since Sale in Months	0.2	5.3	4.6	12.0
Property Attributes	Low	Average	Median	High
Building SF	792	45,111	16,459	390,023
Stories	1	2	2	18
Typical Floor SF	792	16,769	8,547	172,500
Vacancy Rate At Sale	0%	19.9%	0%	100%
Year Built	1893	1974	1980	2021
Star Rating	★★★★★	★★★★★ 2.7	★★★★★	★★★★★

Sales Past 12 Months

San Jose Office

RECENT SIGNIFICANT SALES

Property Name - Address	Property				Sale			
	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1 Microsoft Silicon Valley... 1065 La Avenida St	★★★★★	2021	345,000	0%	9/4/2024	\$189,975,036	\$551	-
2 Building A 615 N Mathilda Ave	★★★★★	2021	191,242	0%	6/26/2025	\$176,991,712	\$925	-
3 Building B 625 N Mathilda Ave	★★★★★	2021	191,242	0%	6/26/2025	\$173,008,288	\$905	-
4 Grove 221 221 N Mathilda Ave	★★★★★	2019	156,048	100%	6/5/2025	\$87,750,000	\$562	-
5 Building A 2721 San Tomas Expy	★★★★★	2000	125,000	0%	5/6/2025	\$84,755,000	\$678	-
6 Building B 2731 San Tomas Expy	★★★★★	2000	125,000	0%	5/6/2025	\$84,755,000	\$678	-
7 Building D 2701 San Tomas Expy	★★★★★	2000	125,000	0%	5/6/2025	\$84,755,000	\$678	-
8 Building C 2711 San Tomas Expy	★★★★★	2001	125,000	0%	5/6/2025	\$84,755,000	\$678	-
9 250 University Ave	★★★★★	1990	41,428	0%	8/8/2025	\$82,000,000	\$1,979	-
10 1022 W Maude Ave	★★★★★	1976	120,000	0%	4/9/2025	\$75,165,000	\$626	-
11 3355 Scott Blvd	★★★★★	2013	152,371	98.8%	8/20/2025	\$72,175,608	\$474	-
12 Phase I- Bldg. B 3325 Scott Blvd	★★★★★	2013	153,932	0%	8/20/2025	\$69,503,464	\$452	-
13 3315 Scott Blvd	★★★★★	2013	158,918	7.0%	8/20/2025	\$65,320,928	\$411	-
14 Almaden Crossing 488 Almaden Blvd	★★★★★	2001	390,023	42.0%	5/15/2025	\$63,700,000	\$163	-
15 Microsoft Silicon Valley... 1045 La Avenida St	★★★★★	2021	90,000	0%	9/4/2024	\$49,311,592	\$548	-
16 Microsoft Silicon Valley... 1085 La Avenida St	★★★★★	1999	114,000	0%	9/4/2024	\$48,686,558	\$427	-
17 5425 Stevens Creek Blvd	★★★★★	1992	59,625	0%	6/24/2025	\$45,701,624	\$766	-
18 285 Sobrante Way	★★★★★	2021	125,100	99.9%	6/4/2025	\$42,300,000	\$338	-
19 Microsoft Silicon Valley... 1075 La Avenida St	★★★★★	1999	94,000	0%	9/4/2024	\$42,026,814	\$447	-
20 Pruneyard Place 1919 S Bascom Ave	★★★★★	1999	131,633	12.1%	2/28/2025	\$23,164,730	\$176	-

As of the third quarter of 2025, the San Jose economy faces the same economic headwinds slowing growth across much of the nation. In Silicon Valley, high interest rates have forced tech companies to cut costs and investors to reduce the capital available for startups.

During the pandemic, growth in demand for cloud computing products and services led tech companies to hire rapidly during 2020 and 2021. By the middle of 2022, however, rising interest rates softened demand, and under pressure to manage costs, employers started to initiate hiring freezes, layoffs, and office space reductions. Information sector layoffs have continued into the third quarter of 2025, and weaker demand has also led retail and industrial tenants to reconsider their expansion plans.

The pandemic also caused many people to leave San Jose, as lockdowns and health concerns impacted their lives and work. In the past year, the metro area's population has started to grow again but remains around -50,000 short of the total population of five years ago.

The unemployment rate declined to a historic low of just 2.5% in 2022, reflecting high worker demand. More recently, a slowing economy and tech layoffs across

Silicon Valley have caused unemployment to rise above 4%, moving it above the national average for the first time since 2011. After two decades of strong growth, employment in the metro's information sector has seen negative growth for most of the past 18 months.

San Jose remains the nation's largest and most prestigious market for tech companies. Highly educated graduates flock to the region, seeking employment at one of Silicon Valley's leading tech companies or startups. The market has one of the highest educational attainment rates in the country, with over 50% of its working-age population possessing a college degree.

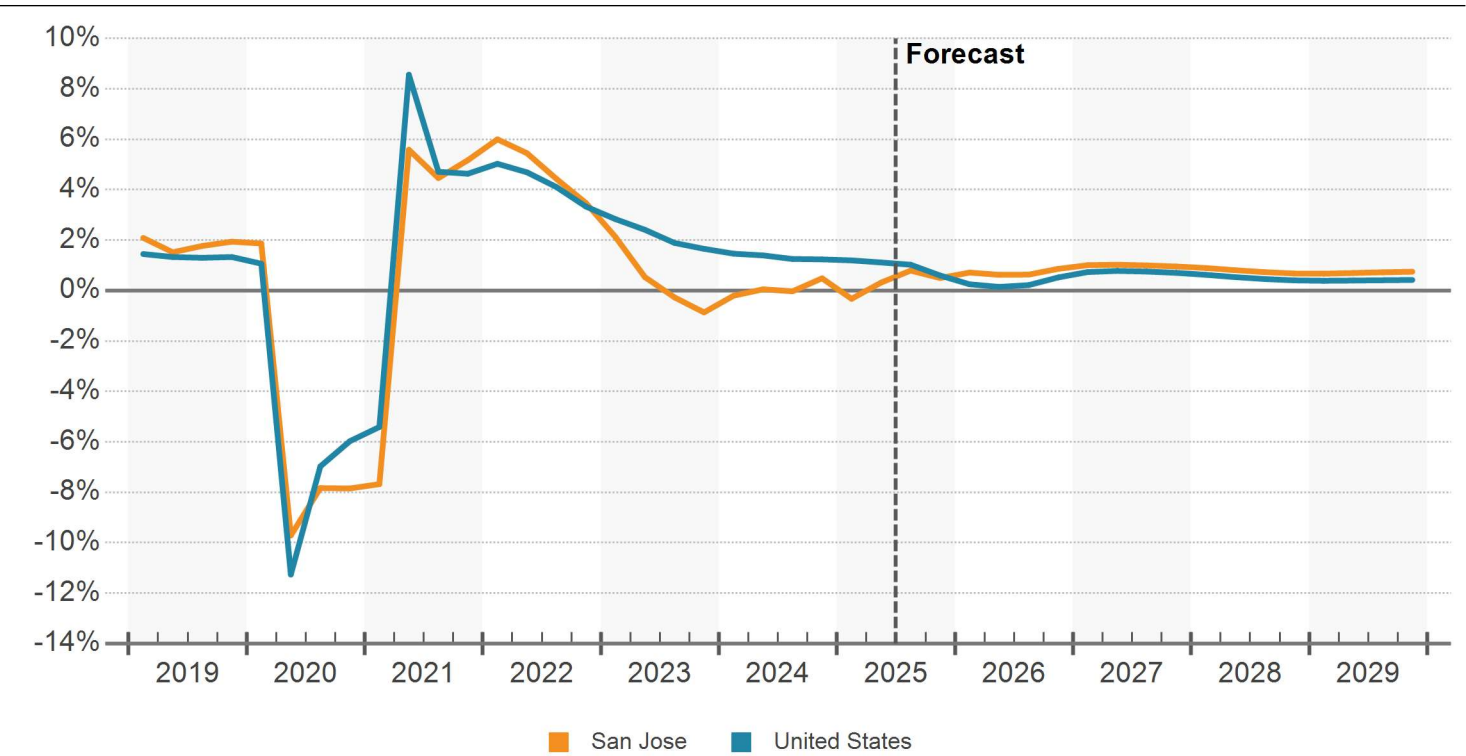
Despite the market's current economic headwinds, San Jose is expected to remain a leading innovation and economic growth center. Over the past 10 years, San Jose saw an average annual increase in GDP of 8.3%, the highest rate among the largest 20 metro areas in the nation and twice the U.S. average. The metro is expected to continue to lead the nation in key measures, such as venture capital investment and new information technology patents. The current surge of growth in AI has led to massive capital injections for Silicon Valley-based companies such as Nvidia.

SAN JOSE EMPLOYMENT BY INDUSTRY IN THOUSANDS

Industry	CURRENT JOBS		CURRENT GROWTH		10 YR HISTORICAL		5 YR FORECAST	
	Jobs	LQ	Market	US	Market	US	Market	US
Manufacturing	123	1.3	-1.92%	-0.81%	-1.36%	0.32%	-0.36%	0.07%
Trade, Transportation and Utilities	118	0.6	1.26%	0.62%	-1.36%	0.84%	-0.01%	0.24%
Retail Trade	73	0.6	1.46%	0.45%	-1.60%	0.02%	0.09%	0.17%
Financial Activities	36	0.5	-1.06%	0.97%	0.56%	1.31%	0.33%	0.29%
Government	101	0.6	1.10%	0.83%	0.95%	0.68%	0.31%	0.22%
Natural Resources, Mining and Construction	53	0.8	-0.31%	1.19%	1.78%	2.10%	0.89%	0.60%
Education and Health Services	220	1.1	4.22%	3.38%	3.26%	2.21%	1.23%	0.74%
Professional and Business Services	281	1.7	-1.25%	-0.02%	1.28%	1.34%	0.93%	0.66%
Information	95	4.4	1.26%	0.12%	3.34%	0.67%	1.64%	0.35%
Leisure and Hospitality	104	0.8	0.87%	1.40%	0.74%	1.17%	1.29%	0.80%
Other Services	27	0.6	0.91%	1.18%	0.17%	0.73%	0.65%	0.23%
Total Employment	1,159	1.0	0.63%	1.05%	1.02%	1.19%	0.77%	0.45%

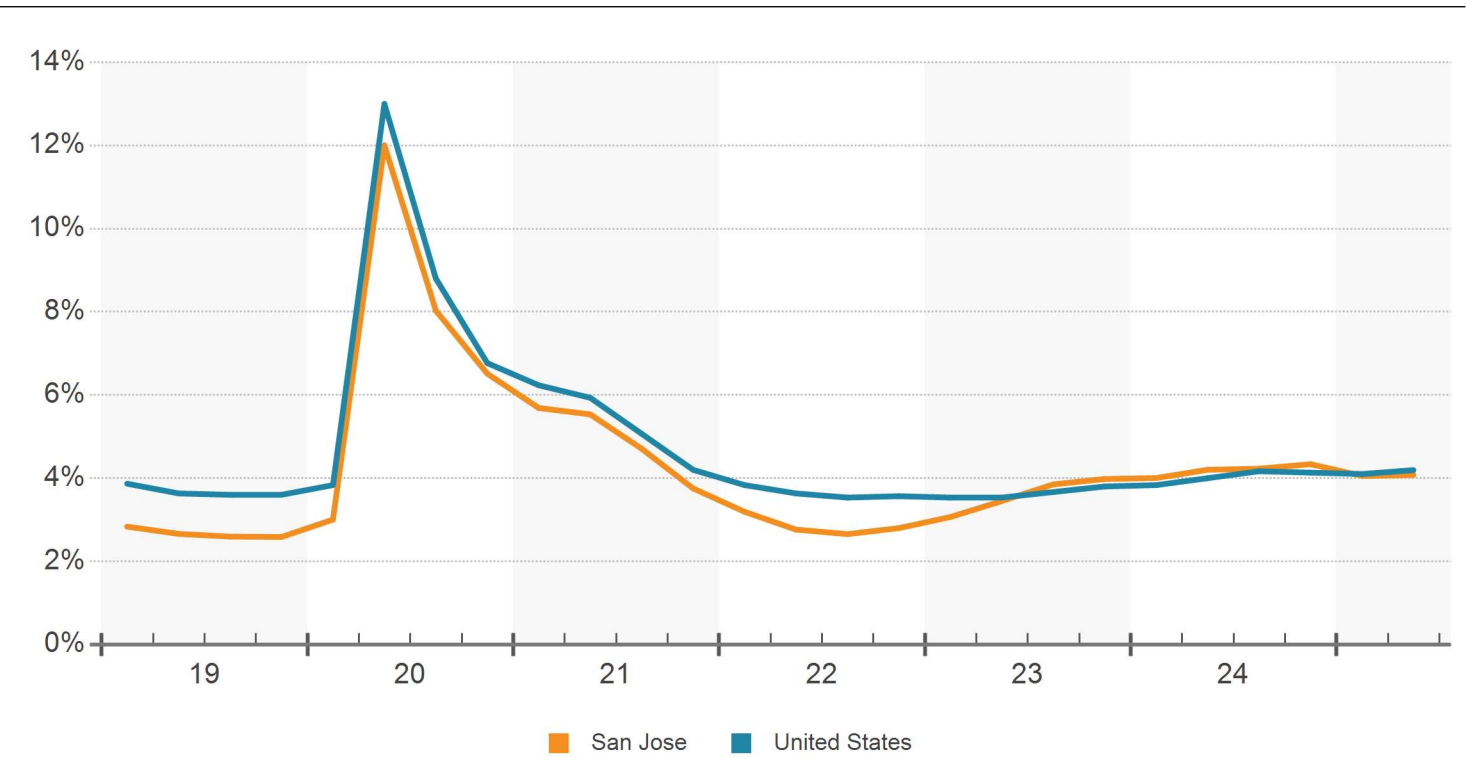
Source: Oxford Economics
LQ = Location Quotient

JOB GROWTH (YOY)

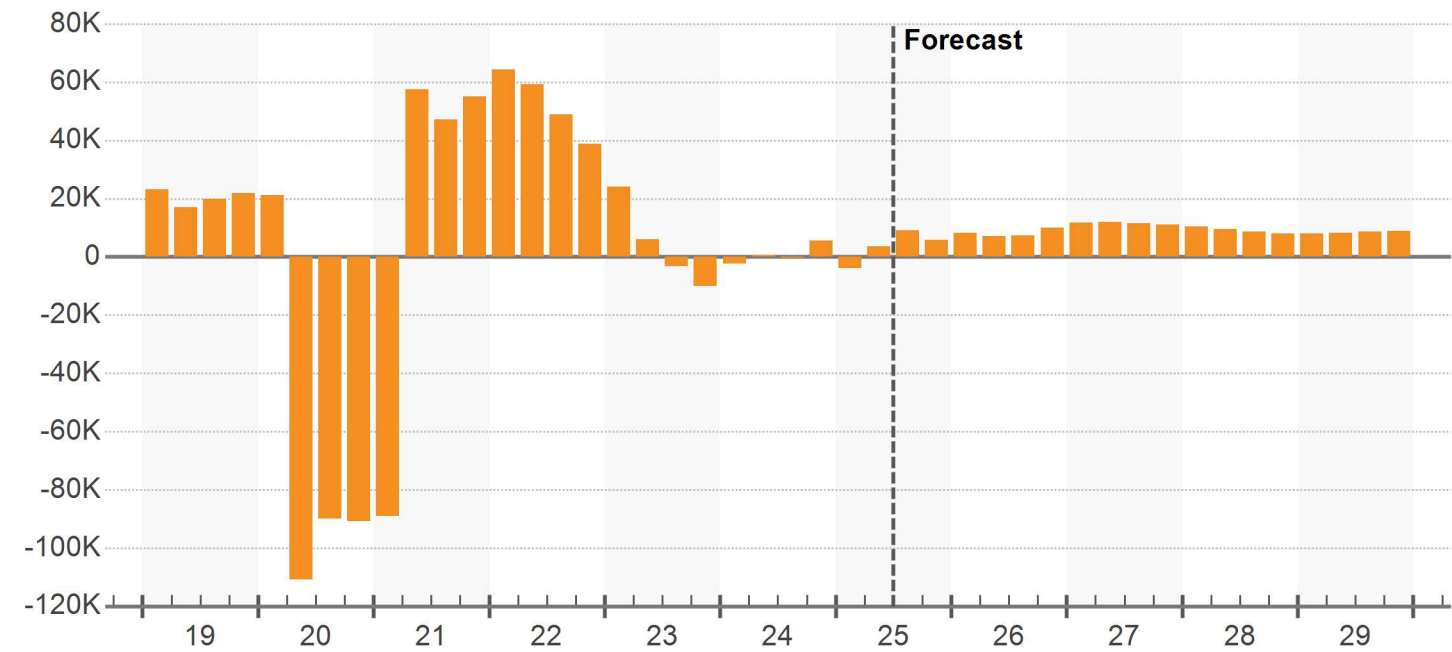


Source: Oxford Economics

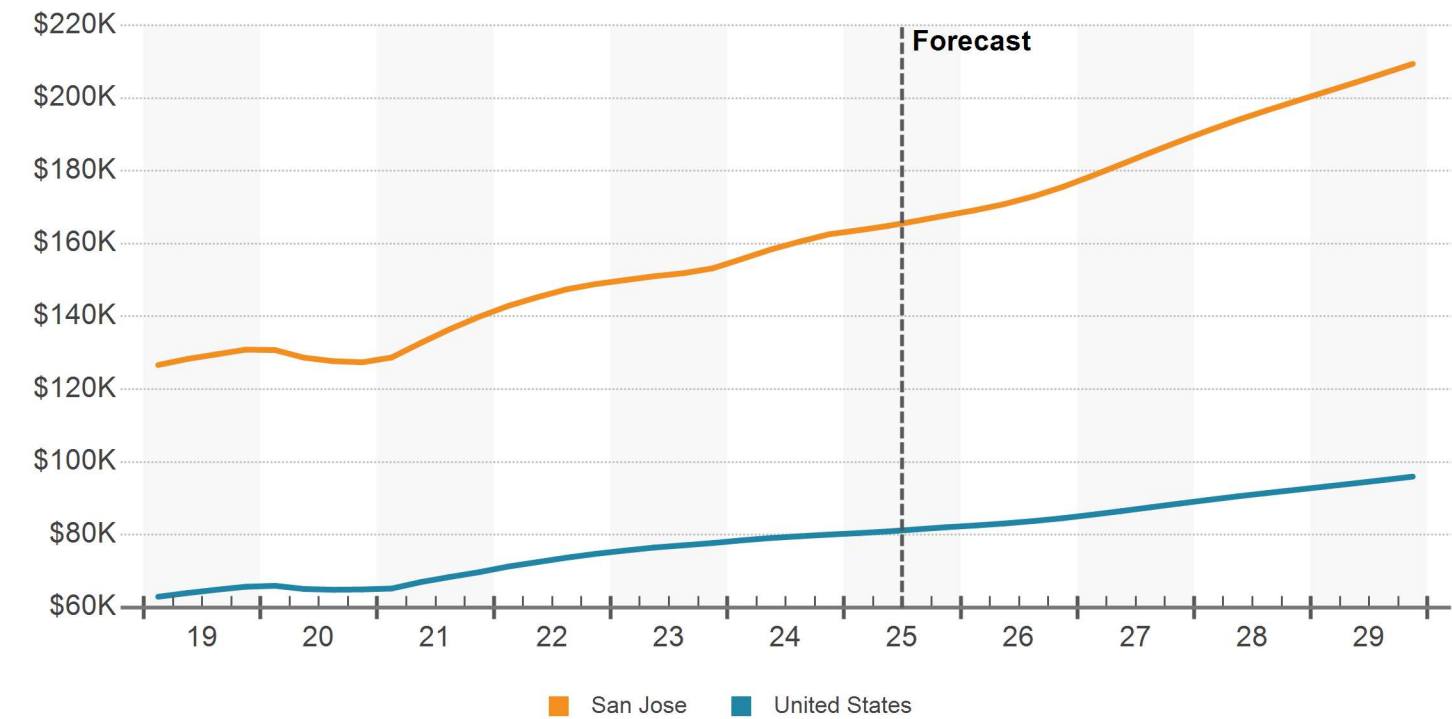
UNEMPLOYMENT RATE (%)



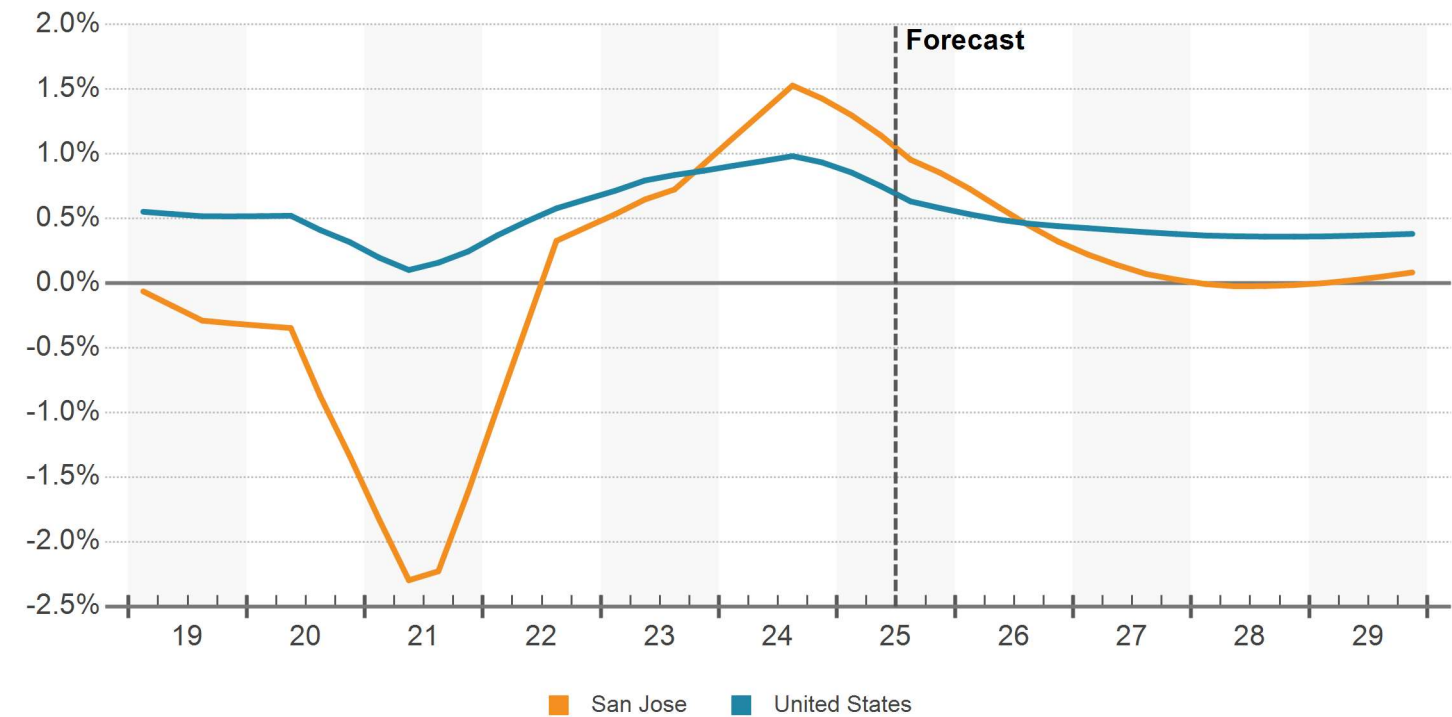
NET EMPLOYMENT CHANGE (YOY)



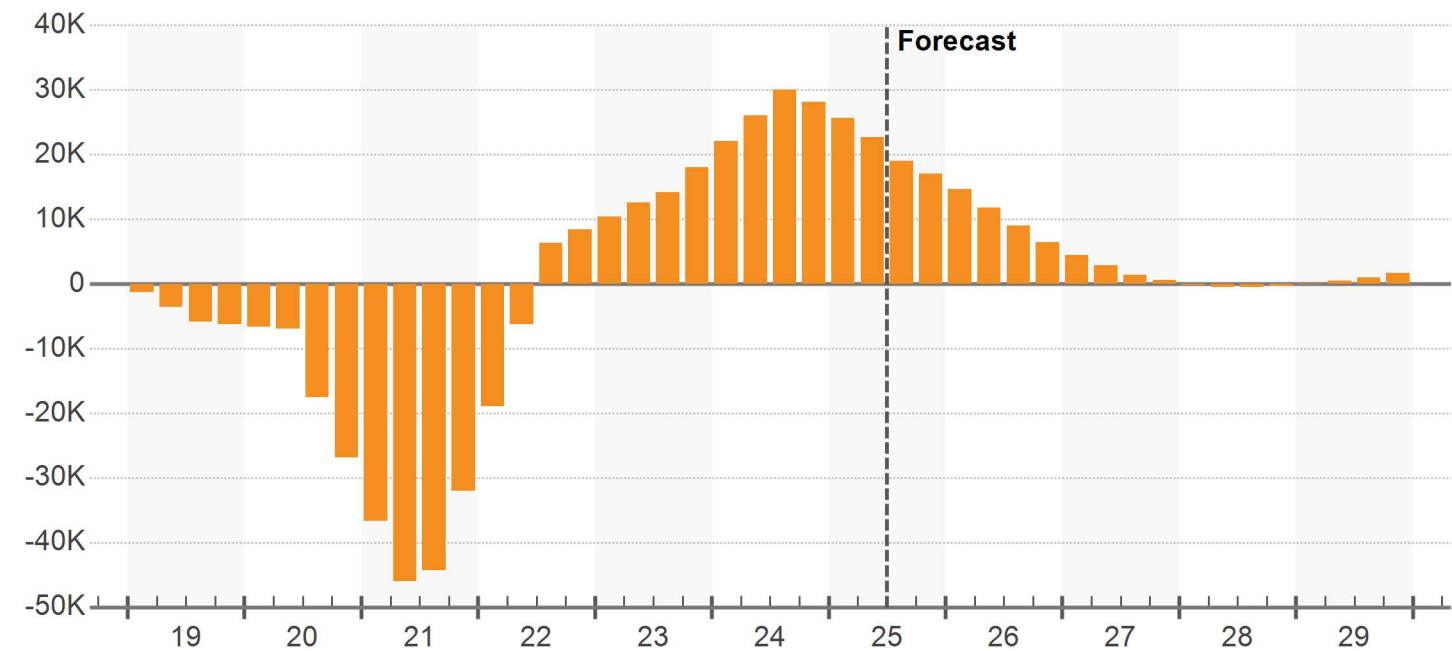
MEDIAN HOUSEHOLD INCOME



POPULATION GROWTH (YOY %)



NET POPULATION CHANGE (YOY)

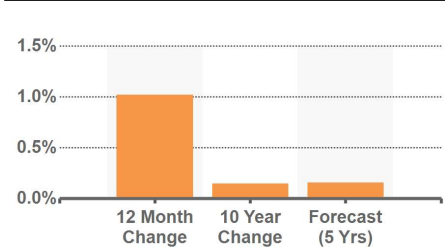


DEMOGRAPHIC TRENDS

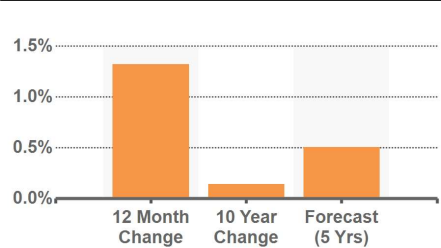
Demographic Category	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
	Metro	US	Metro	US	Metro	US	Metro	US
Population	2,013,143	342,100,031	1.0%	0.7%	0.1%	0.6%	0.2%	0.4%
Households	711,434	134,503,203	1.2%	0.8%	0.7%	1.0%	0.2%	0.5%
Median Household Income	\$165,791	\$81,294	3.7%	2.3%	5.1%	4.0%	5.5%	3.9%
Labor Force	1,062,274	170,822,391	1.3%	1.5%	0.1%	0.8%	0.5%	0.3%
Unemployment	4.1%	4.2%	-0.1%	0.1%	0%	-0.1%	-	-

Source: Oxford Economics

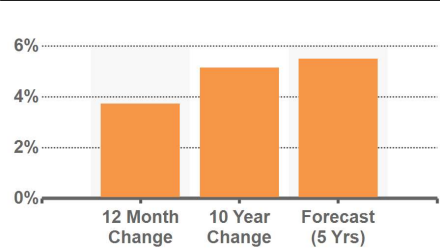
POPULATION GROWTH



LABOR FORCE GROWTH

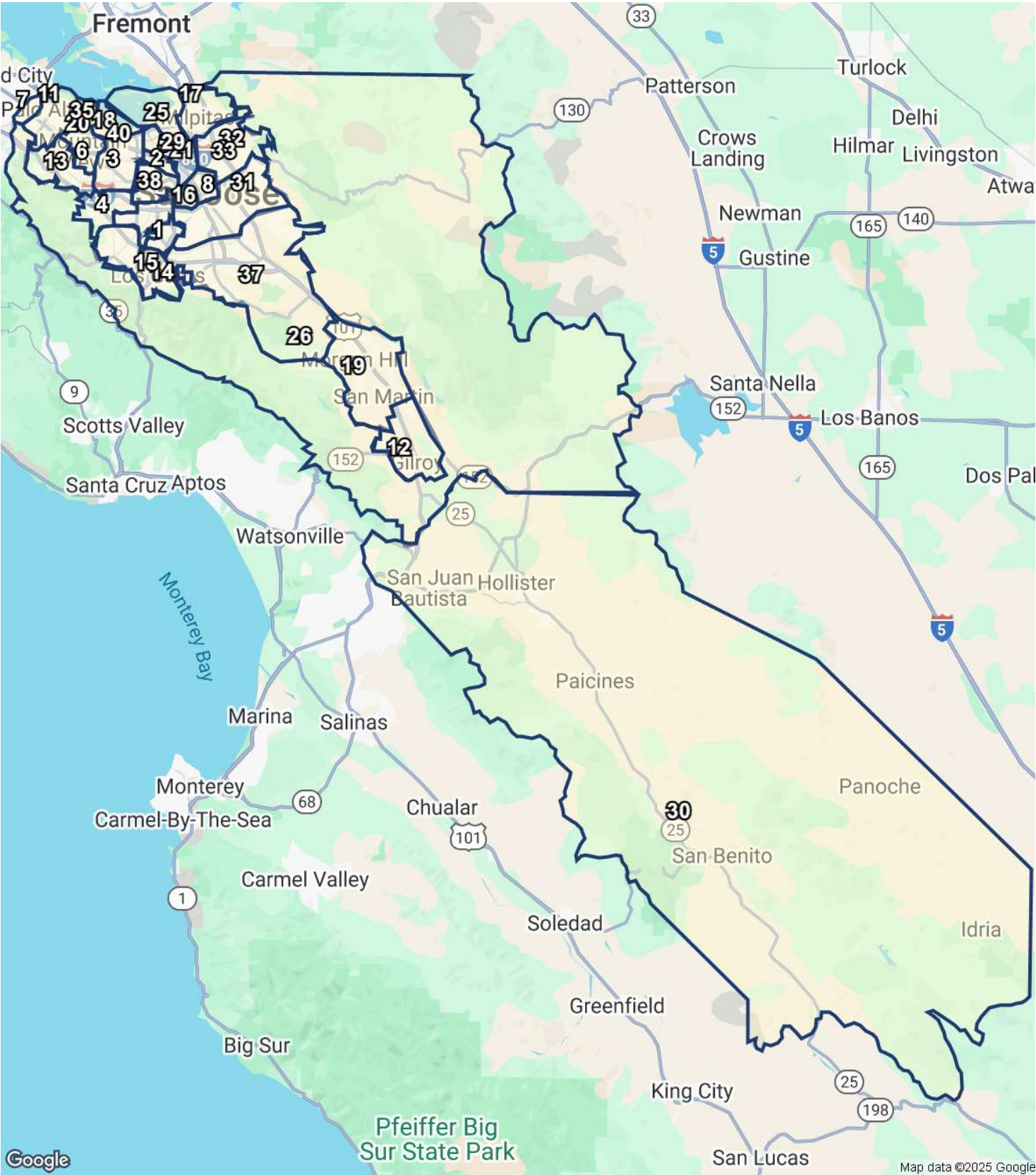


INCOME GROWTH



Source: Oxford Economics

SAN JOSE SUBMARKETS



Submarkets

San Jose Office

SUBMARKET INVENTORY

No.	Submarket	Inventory				12 Month Deliveries				Under Construction			
		Bldgs	SF (000)	% Market	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
1	Campbell	195	3,171	2.2%	16	0	0	0%	-	0	0	0%	-
2	Central Santa Clara	100	8,513	5.8%	8	0	0	0%	-	0	0	0%	-
3	Central Sunnyvale	0	-	0%	-	0	0	-	-	0	0	-	-
4	Cupertino	167	7,678	5.2%	9	0	0	0%	-	0	0	0%	-
5	De La Cruz	0	-	0%	-	0	0	-	-	0	0	-	-
6	Downtown Mountain View	0	-	0%	-	0	0	-	-	0	0	-	-
7	Downtown Palo Alto	261	3,931	2.7%	12	0	0	0%	-	1	9	0.2%	5
8	Downtown San Jose	356	13,966	9.5%	3	0	0	0%	-	0	0	0%	-
9	East Arques Ave Corridor	0	-	0%	-	0	0	-	-	0	0	-	-
10	East San Jose-Willow Glen	407	3,459	2.4%	14	0	0	0%	-	1	232	6.7%	2
11	Embarcadero/101	0	-	0%	-	0	0	-	-	0	0	-	-
12	Gilroy	105	735	0.5%	23	0	0	0%	-	0	0	0%	-
13	Los Altos	134	1,385	0.9%	20	0	0	0%	-	0	0	0%	-
14	Los Gatos	0	-	0%	-	0	0	-	-	0	0	-	-
15	Los Gatos/Saratoga	278	3,181	2.2%	15	0	0	0%	-	0	0	0%	-
16	Midtown San Jose	264	2,629	1.8%	17	0	0	0%	-	0	0	0%	-
17	Milpitas	108	4,781	3.3%	10	0	0	0%	-	0	0	0%	-
18	Moffett Park	66	12,161	8.3%	5	0	0	0%	-	3	1,357	11.2%	1
19	Morgan Hill	110	1,236	0.8%	21	0	0	0%	-	0	0	0%	-
20	Mountain View	357	15,319	10.4%	2	1	4	0%	2	0	0	0%	-
21	N. San Jose - Brokaw	-	-	0%	-	0	0	-	-	0	0	-	-
22	N.E. Santa Clara	0	-	0%	-	0	0	-	-	0	0	-	-
23	North San Jose	227	18,406	12.5%	1	0	0	0%	-	0	0	0%	-
24	North Santa Clara	118	10,699	7.3%	6	0	0	0%	-	0	0	0%	-
25	Oak Creek	0	-	0%	-	0	0	-	-	0	0	-	-
26	Outlying Santa Clara Cnty	5	53	0%	24	0	0	0%	-	0	0	0%	-
27	Palo Alto	307	10,123	6.9%	7	0	0	0%	-	1	39	0.4%	4
28	Peery Park	0	-	0%	-	0	0	-	-	0	0	-	-
29	Plumeria Drive	0	-	0%	-	0	0	-	-	0	0	-	-
30	San Benito County	117	739	0.5%	22	0	0	0%	-	0	0	0%	-
31	San Jose East	0	-	0%	-	0	0	-	-	0	0	-	-
32	San Jose, IBP East	-	-	0%	-	0	0	-	-	0	0	-	-
33	San Jose-Berryessa	106	1,983	1.4%	19	0	0	0%	-	0	0	0%	-
34	Scott Blvd Corridor	0	-	0%	-	0	0	-	-	0	0	-	-
35	Shoreline Corridor North	0	-	0%	-	0	0	-	-	0	0	-	-
36	Shoreline Corridor South	0	-	0%	-	0	0	-	-	0	0	-	-
37	South San Jose	220	4,482	3.1%	11	0	0	0%	-	0	0	0%	-
38	South Santa Clara	152	2,351	1.6%	18	0	0	0%	-	0	0	0%	-
39	Sunnyvale	251	12,404	8.4%	4	2	661	5.3%	1	1	175	1.4%	3
40	Sunnyvale Triangle	0	-	0%	-	0	0	-	-	0	0	-	-
41	West Mountain View	0	-	0%	-	0	0	-	-	0	0	-	-
42	West San Jose	223	3,474	2.4%	13	0	0	0%	-	0	0	0%	-

Submarkets

San Jose Office

SUBMARKET RENT

No.	Submarket	Market Asking Rent		12 Month Market Asking Rent		QTD Annualized Market Asking Rent	
		Per SF	Rank	Growth	Rank	Growth	Rank
1	Campbell	\$47.48	13	1.6%	22	0.7%	20
2	Central Santa Clara	\$54.41	8	3.1%	6	1.4%	6
3	Central Sunnyvale	-	-	-	-	-	-
4	Cupertino	\$61.53	6	3.3%	4	1.6%	5
5	De La Cruz	-	-	-	-	-	-
6	Downtown Mountain View	-	-	-	-	-	-
7	Downtown Palo Alto	\$92.94	1	3.5%	3	1.9%	3
8	Downtown San Jose	\$47.23	14	2.6%	11	0.6%	22
9	East Arques Ave Corridor	-	-	-	-	-	-
10	East San Jose-Willow Glen	\$44.98	16	2.2%	14	0.8%	16
11	Embarcadero/101	-	-	-	-	-	-
12	Gilroy	\$36.47	23	1.7%	21	0.8%	15
13	Los Altos	\$58.50	7	1.4%	24	1.1%	8
14	Los Gatos	-	-	-	-	-	-
15	Los Gatos/Saratoga	\$49.69	10	1.5%	23	0.4%	24
16	Midtown San Jose	\$39.66	20	1.7%	20	0.7%	19
17	Milpitas	\$38.49	21	3.0%	7	1.9%	4
18	Moffett Park	\$63.20	4	3.1%	5	2.1%	1
19	Morgan Hill	\$37.38	22	2.4%	13	0.9%	13
20	Mountain View	\$66.19	3	2.6%	10	1.4%	7
21	N. San Jose - Brokaw	-	-	-	-	-	-
22	N.E. Santa Clara	-	-	-	-	-	-
23	North San Jose	\$46.83	15	2.5%	12	1.0%	11
24	North Santa Clara	\$47.69	11	2.9%	8	2.0%	2
25	Oak Creek	-	-	-	-	-	-
26	Outlying Santa Clara Cnty	\$47.59	12	3.5%	2	1.0%	12
27	Palo Alto	\$71.93	2	3.8%	1	1.0%	9
28	Peery Park	-	-	-	-	-	-
29	Plumeria Drive	-	-	-	-	-	-
30	San Benito County	\$34.26	24	1.8%	19	0.6%	21
31	San Jose East	-	-	-	-	-	-
32	San Jose, IBP East	-	-	-	-	-	-
33	San Jose-Berryessa	\$39.94	19	2.1%	16	0.9%	14
34	Scott Blvd Corridor	-	-	-	-	-	-
35	Shoreline Corridor North	-	-	-	-	-	-
36	Shoreline Corridor South	-	-	-	-	-	-
37	South San Jose	\$39.96	18	1.9%	18	0.6%	23
38	South Santa Clara	\$44.31	17	2.2%	15	0.8%	17
39	Sunnyvale	\$63.01	5	2.8%	9	1.0%	10
40	Sunnyvale Triangle	-	-	-	-	-	-
41	West Mountain View	-	-	-	-	-	-
42	West San Jose	\$54.35	9	2.0%	17	0.7%	18

SUBMARKET VACANCY & NET ABSORPTION

No.	Submarket	Vacancy			12 Month Absorption			
		SF	Percent	Rank	SF	% of Inv	Rank	Construc. Ratio
1	Campbell	913,089	28.8%	22	(36,085)	-1.1%	35	-
2	Central Santa Clara	649,805	7.6%	10	(56,609)	-0.7%	37	-
3	Central Sunnyvale	-	-	-	0	-	-	-
4	Cupertino	179,578	2.3%	2	38,053	0.5%	6	-
5	De La Cruz	-	-	-	0	-	-	-
6	Downtown Mountain View	-	-	-	0	-	-	-
7	Downtown Palo Alto	250,470	6.4%	7	200,493	5.1%	3	-
8	Downtown San Jose	4,062,061	29.1%	23	(461,042)	-3.3%	40	-
9	East Arques Ave Corridor	-	-	-	0	-	-	-
10	East San Jose-Willow Glen	173,243	5.0%	6	(14,262)	-0.4%	31	-
11	Embarcadero/101	-	-	-	0	-	-	-
12	Gilroy	11,202	1.5%	1	(4,695)	-0.6%	30	-
13	Los Altos	145,876	10.5%	11	36,010	2.6%	7	-
14	Los Gatos	-	-	-	0	-	-	-
15	Los Gatos/Saratoga	347,515	10.9%	12	(42,790)	-1.3%	36	-
16	Midtown San Jose	391,930	14.9%	15	33,212	1.3%	8	-
17	Milpitas	665,782	13.9%	14	(79,202)	-1.7%	38	-
18	Moffett Park	2,462,617	20.2%	21	(469,182)	-3.9%	41	-
19	Morgan Hill	79,750	6.5%	8	(27,420)	-2.2%	34	-
20	Mountain View	3,058,587	20.0%	19	46,312	0.3%	5	-
21	N. San Jose - Brokaw	-	-	-	0	-	-	-
22	N.E. Santa Clara	-	-	-	0	-	-	-
23	North San Jose	3,396,826	18.5%	18	469,598	2.6%	1	-
24	North Santa Clara	2,146,465	20.1%	20	438,641	4.1%	2	-
25	Oak Creek	-	-	-	0	-	-	-
26	Outlying Santa Clara Cnty	-	-	-	0	0%	-	-
27	Palo Alto	1,768,154	17.5%	16	(483,296)	-4.8%	42	-
28	Peery Park	-	-	-	0	-	-	-
29	Plumeria Drive	-	-	-	0	-	-	-
30	San Benito County	28,290	3.8%	4	1,445	0.2%	9	-
31	San Jose East	-	-	-	0	-	-	-
32	San Jose, IBP East	-	-	-	0	-	-	-
33	San Jose-Berryessa	64,877	3.3%	3	(2,038)	-0.1%	29	-
34	Scott Blvd Corridor	-	-	-	0	-	-	-
35	Shoreline Corridor North	-	-	-	0	-	-	-
36	Shoreline Corridor South	-	-	-	0	-	-	-
37	South San Jose	178,387	4.0%	5	(14,505)	-0.3%	32	-
38	South Santa Clara	175,291	7.5%	9	(26,170)	-1.1%	33	-
39	Sunnyvale	2,287,506	18.4%	17	(158,814)	-1.3%	39	-
40	Sunnyvale Triangle	-	-	-	0	-	-	-
41	West Mountain View	-	-	-	0	-	-	-
42	West San Jose	432,158	12.4%	13	187,811	5.4%	4	-

Supply & Demand Trends

San Jose Office

OVERALL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2029	148,652,376	748,790	0.5%	847,146	0.6%	0.9
2028	147,903,586	230,375	0.2%	1,260,205	0.9%	0.2
2027	147,673,211	(392,310)	-0.3%	1,133,403	0.8%	-
2026	148,065,521	753,458	0.5%	611,986	0.4%	1.2
2025	147,312,063	324,836	0.2%	(1,718,317)	-1.2%	-
YTD	146,859,275	(127,952)	-0.1%	(1,306,244)	-0.9%	-
2024	146,987,227	862,978	0.6%	430,189	0.3%	2.0
2023	146,124,249	4,318,909	3.0%	(1,064,564)	-0.7%	-
2022	141,805,340	1,416,928	1.0%	1,093,995	0.8%	1.3
2021	140,388,412	4,083,752	3.0%	1,859,190	1.3%	2.2
2020	136,304,660	1,497,189	1.1%	(844,477)	-0.6%	-
2019	134,807,471	1,693,520	1.3%	1,833,470	1.4%	0.9
2018	133,113,951	3,286,071	2.5%	2,596,034	2.0%	1.3
2017	129,827,880	7,478,627	6.1%	5,741,560	4.4%	1.3
2016	122,349,253	2,833,957	2.4%	1,630,879	1.3%	1.7
2015	119,515,296	3,050,745	2.6%	5,836,450	4.9%	0.5
2014	116,464,551	1,290,949	1.1%	1,906,616	1.6%	0.7
2013	115,173,602	2,300,234	2.0%	2,955,802	2.6%	0.8

4 & 5 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2029	62,887,741	1,232,170	2.0%	1,069,173	1.7%	1.2
2028	61,655,571	712,713	1.2%	976,107	1.6%	0.7
2027	60,942,858	118,972	0.2%	933,185	1.5%	0.1
2026	60,823,886	1,226,657	2.1%	1,872,236	3.1%	0.7
2025	59,597,229	537,000	0.9%	20,726	0%	25.9
YTD	59,060,229	0	0%	(657,636)	-1.1%	-
2024	59,060,229	1,176,549	2.0%	1,675,472	2.8%	0.7
2023	57,883,680	4,416,463	8.3%	128,879	0.2%	34.3
2022	53,467,217	1,990,886	3.9%	1,867,689	3.5%	1.1
2021	51,476,331	4,065,068	8.6%	2,627,864	5.1%	1.5
2020	47,411,263	1,952,627	4.3%	485,496	1.0%	4.0
2019	45,458,636	2,028,332	4.7%	2,921,475	6.4%	0.7
2018	43,430,304	2,830,351	7.0%	2,916,039	6.7%	1.0
2017	40,599,953	6,812,890	20.2%	5,670,252	14.0%	1.2
2016	33,787,063	2,573,897	8.2%	1,141,823	3.4%	2.3
2015	31,213,166	2,756,299	9.7%	3,611,945	11.6%	0.8
2014	28,456,867	1,801,743	6.8%	1,494,569	5.3%	1.2
2013	26,655,124	1,985,064	8.0%	2,454,298	9.2%	0.8

Supply & Demand Trends

San Jose Office

3 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2029	63,299,076	(791)	0%	209,550	0.3%	-
2028	63,299,867	(808)	0%	553,928	0.9%	-
2027	63,300,675	(848)	0%	473,737	0.7%	-
2026	63,301,523	46,217	0.1%	(574,136)	-0.9%	-
2025	63,255,306	(28,266)	0%	(1,233,237)	-1.9%	-
YTD	63,155,620	(127,952)	-0.2%	(580,644)	-0.9%	-
2024	63,283,572	(159,424)	-0.3%	(1,122,926)	-1.8%	-
2023	63,442,996	(15,003)	0%	(844,977)	-1.3%	-
2022	63,457,999	(166,973)	-0.3%	(286,802)	-0.5%	-
2021	63,624,972	230,822	0.4%	(368,076)	-0.6%	-
2020	63,394,150	(184,582)	-0.3%	(510,214)	-0.8%	-
2019	63,578,732	(54,900)	-0.1%	(776,446)	-1.2%	-
2018	63,633,632	488,627	0.8%	(283,586)	-0.4%	-
2017	63,145,005	707,393	1.1%	124,762	0.2%	5.7
2016	62,437,612	471,867	0.8%	407,533	0.7%	1.2
2015	61,965,745	708,374	1.2%	2,446,077	3.9%	0.3
2014	61,257,371	(186,240)	-0.3%	219,765	0.4%	-
2013	61,443,611	513,717	0.8%	487,110	0.8%	1.1

1 & 2 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2029	22,465,559	(482,589)	-2.1%	(431,577)	-1.9%	-
2028	22,948,148	(481,530)	-2.1%	(269,830)	-1.2%	-
2027	23,429,678	(510,434)	-2.1%	(273,519)	-1.2%	-
2026	23,940,112	(519,416)	-2.1%	(686,114)	-2.9%	-
2025	24,459,528	(183,898)	-0.7%	(505,806)	-2.1%	-
YTD	24,643,426	0	0%	(67,964)	-0.3%	-
2024	24,643,426	(154,147)	-0.6%	(122,357)	-0.5%	-
2023	24,797,573	(82,551)	-0.3%	(348,466)	-1.4%	-
2022	24,880,124	(406,985)	-1.6%	(486,892)	-2.0%	-
2021	25,287,109	(212,138)	-0.8%	(400,598)	-1.6%	-
2020	25,499,247	(270,856)	-1.1%	(819,759)	-3.2%	-
2019	25,770,103	(279,912)	-1.1%	(311,559)	-1.2%	-
2018	26,050,015	(32,907)	-0.1%	(36,419)	-0.1%	-
2017	26,082,922	(41,656)	-0.2%	(53,454)	-0.2%	-
2016	26,124,578	(211,807)	-0.8%	81,523	0.3%	-
2015	26,336,385	(413,928)	-1.5%	(221,572)	-0.8%	-
2014	26,750,313	(324,554)	-1.2%	192,282	0.7%	-
2013	27,074,867	(198,547)	-0.7%	14,394	0.1%	-

OVERALL RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2029	\$62.07	178	3.6%	9.6%	22,143,202	14.9%	-0.1%
2028	\$59.91	172	4.2%	5.8%	22,253,439	15.0%	-0.7%
2027	\$57.49	165	3.3%	1.6%	23,264,050	15.8%	-1.0%
2026	\$55.65	160	0.5%	-1.7%	24,783,430	16.7%	0%
2025	\$55.35	159	2.3%	-2.2%	24,636,883	16.7%	1.3%
YTD	\$55.31	159	2.8%	-2.3%	23,869,459	16.3%	0.8%
2024	\$54.13	155	2.8%	-4.4%	22,691,167	15.4%	0.2%
2023	\$52.67	151	-1.5%	-7.0%	22,255,678	15.2%	3.3%
2022	\$53.49	153	-2.8%	-5.5%	16,874,905	11.9%	0.1%
2021	\$55.05	158	-0.7%	-2.8%	16,551,972	11.8%	1.3%
2020	\$55.45	159	-2.1%	-2.1%	14,307,349	10.5%	1.6%
2019	\$56.61	162	4.9%	0%	11,966,075	8.9%	-0.2%
2018	\$53.95	155	6.8%	-4.7%	12,122,020	9.1%	0.3%
2017	\$50.51	145	0.9%	-10.8%	11,374,617	8.8%	0.7%
2016	\$50.09	144	5.9%	-11.5%	9,812,359	8.0%	0.8%
2015	\$47.30	136	11.4%	-16.4%	8,609,281	7.2%	-2.6%
2014	\$42.48	122	10.0%	-25.0%	11,392,663	9.8%	-0.6%
2013	\$38.62	111	8.1%	-31.8%	12,008,330	10.4%	-0.8%

4 & 5 STAR RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2029	\$71.41	186	3.6%	7.2%	10,076,930	16.0%	-0.1%
2028	\$68.95	180	4.2%	3.5%	9,914,547	16.1%	-0.6%
2027	\$66.17	172	3.3%	-0.7%	10,178,602	16.7%	-1.4%
2026	\$64.06	167	0.5%	-3.8%	10,993,112	18.1%	-1.5%
2025	\$63.74	166	2.6%	-4.3%	11,638,691	19.5%	0.7%
YTD	\$63.70	166	3.1%	-4.4%	11,780,040	19.9%	1.1%
2024	\$62.12	162	4.7%	-6.7%	11,122,404	18.8%	-1.2%
2023	\$59.34	155	-1.3%	-10.9%	11,621,327	20.1%	6.4%
2022	\$60.15	157	-7.4%	-9.7%	7,333,743	13.7%	-0.3%
2021	\$64.93	169	-1.4%	-2.5%	7,210,546	14.0%	1.8%
2020	\$65.86	172	-1.1%	-1.1%	5,773,342	12.2%	2.7%
2019	\$66.61	174	6.7%	0%	4,306,211	9.5%	-2.5%
2018	\$62.45	163	7.9%	-6.3%	5,199,354	12.0%	-1.0%
2017	\$57.86	151	-0.7%	-13.1%	5,285,042	13.0%	0.8%
2016	\$58.29	152	7.3%	-12.5%	4,142,404	12.3%	3.6%
2015	\$54.34	142	13.3%	-18.4%	2,710,330	8.7%	-3.8%
2014	\$47.97	125	11.5%	-28.0%	3,565,976	12.5%	0.3%
2013	\$43.02	112	9.6%	-35.4%	3,258,802	12.2%	-2.9%

3 STAR RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2029	\$57.86	177	3.6%	12.1%	9,658,918	15.3%	-0.3%
2028	\$55.86	171	4.2%	8.2%	9,869,294	15.6%	-0.9%
2027	\$53.63	164	3.2%	3.9%	10,423,923	16.5%	-0.7%
2026	\$51.94	159	0.5%	0.6%	10,898,502	17.2%	1.0%
2025	\$51.68	158	2.1%	0.1%	10,278,144	16.2%	1.8%
YTD	\$51.63	158	2.9%	0%	9,625,818	15.2%	0.7%
2024	\$50.62	155	1.4%	-1.9%	9,173,126	14.5%	1.6%
2023	\$49.93	152	-2.0%	-3.3%	8,206,924	12.9%	1.3%
2022	\$50.97	156	2.3%	-1.3%	7,379,650	11.6%	0.2%
2021	\$49.85	152	-0.1%	-3.4%	7,259,821	11.4%	0.9%
2020	\$49.88	152	-3.4%	-3.4%	6,660,923	10.5%	0.5%
2019	\$51.62	158	3.7%	0%	6,335,683	10.0%	1.1%
2018	\$49.76	152	6.3%	-3.6%	5,630,132	8.8%	1.2%
2017	\$46.81	143	2.1%	-9.3%	4,800,553	7.6%	0.6%
2016	\$45.83	140	4.4%	-11.2%	4,392,731	7.0%	0.1%
2015	\$43.88	134	10.5%	-15.0%	4,328,397	7.0%	-2.9%
2014	\$39.70	121	8.8%	-23.1%	6,066,100	9.9%	-0.6%
2013	\$36.48	111	6.9%	-29.3%	6,472,105	10.5%	0%

1 & 2 STAR RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2029	\$49.83	158	3.8%	11.4%	2,407,354	10.7%	0%
2028	\$48.01	152	4.4%	7.3%	2,469,598	10.8%	-0.6%
2027	\$45.99	145	3.5%	2.8%	2,661,525	11.4%	-0.7%
2026	\$44.44	141	0.8%	-0.7%	2,891,816	12.1%	1.0%
2025	\$44.10	139	1.5%	-1.4%	2,720,048	11.1%	1.4%
YTD	\$44.04	139	1.3%	-1.6%	2,463,601	10.0%	0.3%
2024	\$43.44	137	0.5%	-2.9%	2,395,637	9.7%	-0.1%
2023	\$43.23	137	-0.6%	-3.4%	2,427,427	9.8%	1.1%
2022	\$43.50	138	-1.2%	-2.8%	2,161,512	8.7%	0.5%
2021	\$44.02	139	0%	-1.6%	2,081,605	8.2%	0.9%
2020	\$44.03	139	-1.6%	-1.6%	1,873,084	7.3%	2.2%
2019	\$44.74	141	2.2%	0%	1,324,181	5.1%	0.2%
2018	\$43.76	138	4.5%	-2.2%	1,292,534	5.0%	0%
2017	\$41.88	132	2.8%	-6.4%	1,289,022	4.9%	0.1%
2016	\$40.76	129	5.3%	-8.9%	1,277,224	4.9%	-1.1%
2015	\$38.71	122	7.4%	-13.5%	1,570,554	6.0%	-0.6%
2014	\$36.04	114	8.4%	-19.4%	1,760,587	6.6%	-1.8%
2013	\$33.23	105	7.0%	-25.7%	2,277,423	8.4%	-0.7%

OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2029	-	-	-	-	-	-	\$608.35	214	6.7%
2028	-	-	-	-	-	-	\$575.43	202	6.7%
2027	-	-	-	-	-	-	\$536.44	189	6.9%
2026	-	-	-	-	-	-	\$512.07	180	6.9%
2025	-	-	-	-	-	-	\$508.62	179	7.0%
YTD	99	\$1.7B	2.7%	\$19,976,000	\$428.36	7.5%	\$511.29	180	6.9%
2024	90	\$1.1B	2.0%	\$12,768,241	\$400.73	5.1%	\$507.81	179	6.8%
2023	99	\$809.4M	1.1%	\$8,431,606	\$493.57	4.6%	\$533.55	188	6.5%
2022	151	\$2.5B	2.3%	\$17,844,844	\$796.20	4.8%	\$633.94	223	5.7%
2021	212	\$4.9B	5.5%	\$25,102,066	\$757.34	4.7%	\$670.47	236	5.2%
2020	138	\$2.9B	3.4%	\$23,794,135	\$631.32	5.1%	\$657.87	231	5.3%
2019	275	\$4.5B	5.7%	\$24,509,930	\$625.23	5.4%	\$632.80	223	5.4%
2018	289	\$3.7B	5.7%	\$19,500,850	\$588.98	5.3%	\$591.97	208	5.4%
2017	303	\$3.8B	6.7%	\$21,599,570	\$481.66	5.4%	\$548.13	193	5.4%
2016	289	\$2.5B	5.6%	\$11,744,023	\$411.98	5.3%	\$546.73	192	5.2%
2015	322	\$3.8B	10.9%	\$16,633,717	\$453.83	5.7%	\$504.34	177	5.3%
2014	235	\$2.1B	5.5%	\$10,555,937	\$368.47	5.4%	\$441.90	155	5.5%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred. The price index is not smoothed.

4 & 5 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2029	-	-	-	-	-	-	\$693.75	210	6.5%
2028	-	-	-	-	-	-	\$656.12	199	6.6%
2027	-	-	-	-	-	-	\$611.42	185	6.7%
2026	-	-	-	-	-	-	\$583.45	177	6.8%
2025	-	-	-	-	-	-	\$579.47	175	6.8%
YTD	16	\$1.1B	3.8%	\$66,816,188	\$482.59	-	\$582.55	176	6.8%
2024	5	\$441.3M	1.8%	\$88,268,793	\$420.06	-	\$587.02	178	6.6%
2023	5	\$383.3M	1.4%	\$76,650,000	\$471.42	-	\$618.58	187	6.3%
2022	11	\$1.6B	2.7%	\$148,622,727	\$1,130.58	-	\$760.09	230	5.4%
2021	20	\$3B	8.3%	\$189,067,458	\$843.82	-	\$778.72	236	5.0%
2020	13	\$1.4B	4.6%	\$108,040,385	\$641.93	5.8%	\$761.34	230	5.1%
2019	22	\$1.9B	6.8%	\$84,163,248	\$596.02	4.9%	\$725.14	220	5.2%
2018	13	\$836.6M	4.3%	\$92,951,287	\$698.63	4.9%	\$669.89	203	5.3%
2017	29	\$1.6B	7.7%	\$74,591,899	\$510.60	5.5%	\$621.31	188	5.3%
2016	12	\$560.5M	4.3%	\$46,708,372	\$384.68	5.4%	\$619.73	188	5.1%
2015	32	\$1.6B	14.5%	\$74,073,234	\$547.03	5.5%	\$570.21	173	5.2%
2014	12	\$698.9M	6.7%	\$69,893,957	\$390.35	5.1%	\$501.33	152	5.4%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred. The price index is not smoothed.

3 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2029	-	-	-	-	-	-	\$551.34	216	6.7%
2028	-	-	-	-	-	-	\$521.95	205	6.8%
2027	-	-	-	-	-	-	\$487.20	191	6.9%
2026	-	-	-	-	-	-	\$465.61	182	7.0%
2025	-	-	-	-	-	-	\$462.90	181	7.0%
YTD	44	\$491.8M	2.1%	\$15,368,160	\$377.23	10.7%	\$465.34	182	7.0%
2024	48	\$604.6M	2.6%	\$12,596,640	\$372.17	5.8%	\$454.92	178	7.0%
2023	28	\$211.2M	0.5%	\$8,447,565	\$636.41	4.1%	\$476.75	187	6.7%
2022	63	\$568.7M	2.1%	\$10,532,105	\$476.77	5.4%	\$550.74	216	5.9%
2021	87	\$1.5B	4.2%	\$19,574,506	\$688.21	4.7%	\$595.31	233	5.3%
2020	61	\$1.3B	3.3%	\$24,655,915	\$648.83	5.5%	\$585.28	229	5.4%
2019	99	\$2.4B	5.6%	\$29,924,285	\$691.66	5.6%	\$562.94	221	5.5%
2018	109	\$2.1B	6.4%	\$23,680,352	\$536.20	5.6%	\$529.93	208	5.5%
2017	85	\$1.9B	6.9%	\$28,490,161	\$469.75	5.9%	\$488.69	192	5.5%
2016	113	\$1.5B	6.5%	\$16,966,336	\$435.60	5.4%	\$486.83	191	5.3%
2015	138	\$1.7B	10.6%	\$16,517,923	\$407.75	5.8%	\$451.21	177	5.4%
2014	104	\$978.9M	4.9%	\$11,382,407	\$385.24	6.0%	\$396.76	155	5.7%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred. The price index is not smoothed.

1 & 2 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2029	-	-	-	-	-	-	\$543.71	221	6.8%
2028	-	-	-	-	-	-	\$513.38	209	6.8%
2027	-	-	-	-	-	-	\$477.59	194	7.0%
2026	-	-	-	-	-	-	\$455.04	185	7.0%
2025	-	-	-	-	-	-	\$450.99	184	7.1%
YTD	39	\$97.2M	1.6%	\$2,776,226	\$276.27	4.3%	\$453.19	184	7.0%
2024	37	\$103.2M	0.8%	\$2,788,081	\$536.36	4.6%	\$447.88	182	7.0%
2023	66	\$215M	2.0%	\$3,257,501	\$434.19	4.8%	\$469.34	191	6.7%
2022	77	\$259M	2.2%	\$3,548,012	\$570.47	4.0%	\$535.87	218	6.0%
2021	105	\$348.5M	3.1%	\$3,450,888	\$524.48	4.7%	\$595.95	243	5.3%
2020	64	\$144M	1.3%	\$2,666,810	\$449.02	4.4%	\$588.60	240	5.4%
2019	154	\$318.7M	3.8%	\$3,794,370	\$437.91	5.3%	\$584.01	238	5.4%
2018	167	\$769.4M	6.1%	\$8,363,126	\$649.30	4.9%	\$558.72	227	5.4%
2017	189	\$297.8M	4.5%	\$3,422,569	\$425.02	4.7%	\$519.86	212	5.4%
2016	164	\$425.8M	5.1%	\$3,801,341	\$374.18	5.1%	\$520.12	212	5.2%
2015	152	\$519M	7.4%	\$5,038,540	\$398.06	5.5%	\$478.03	195	5.2%
2014	119	\$401.7M	5.5%	\$3,977,159	\$306.13	4.8%	\$410.97	167	5.5%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred. The price index is not smoothed.