



Office Market Report

San Jose - CA

PREPARED BY



OFFICE MARKET REPORT

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12 Mo Deliveries in SF

2.8M

12 Mo Net Absorption in SF

1.3M

Vacancy Rate

12.7%

12 Mo Rent Growth

-2.1%

San Jose largely avoided the unprecedented collapse in tenant demand that emptied office buildings in neighboring San Francisco in the wake of the pandemic. However, the market is now facing a different challenge, as tech companies, faced with decreasing valuations and tighter availability of capital, are forced to cut costs by laying off staff and cutting back on office space.

The vacancy rate in San Jose ticked up to 12.7% in the second quarter of 2023, having hovered around the 12% mark over the past year, and availability has risen to 17.5% as tenants add sublet space and developers bring to the market newly-built spaces in speculative projects.

The relatively robust performance of San Jose's office market during the pandemic can be credited partly to the dispersed geography of the market, with office space located in multiple employment centers throughout Silicon Valley, rather than being concentrated in a downtown central business district that relies on mass transit. Until last year, the market also benefited from the strong growth and hiring by tech firms. Since then, layoff announcements by tech firms have resulted in thousands of job losses in Silicon Valley, although these are just a fraction of the global reductions that have occurred.

Development activity has continued at a high clip in San Jose. However, it should be noted that a large proportion

of new space has been self-build and preleased by major tech players such as Google, Adobe, and Apple, and reflects long term campus expansions. Most office buildings delivered to the market in recent times were preleased. Developers and large owner/users are completing new office buildings to satisfy growing space needs that emerged in the 2010s expansion cycle. This pattern is now changing. While some projects nearing completion are spoken for, a growing number of active spec developments and several recently completed buildings have many spaces available for lease.

Weakening demand is also impacting rents, with average rent levels moving downwards over the past year, and rent growth is forecast to remain negative for at least the next year.

Investment sales activity has slowed in the past year to about half its long term average. Up until fairly recently, high quality new properties with strong tenants were trading in excess of \$1,000/SF, keeping average market prices at their highest ever levels. However, no such deals have closed to date in 2023.

Looking ahead, continued uncertainty around weak tenant demand, elevated levels of speculative development, and the general economic slowdown present headwinds to both market performance and asset values.

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	65,266,358	13.3%	\$67.32	20.0%	(371,522)	0	7,325,114
3 Star	51,150,198	12.7%	\$57.91	15.9%	92,812	0	117,012
1 & 2 Star	25,399,200	10.8%	\$48.86	13.9%	(261,798)	0	0
Market	141,815,756	12.7%	\$60.95	17.6%	(540,508)	0	7,442,126

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.5%	10.5%	15.0%	17.2%	2003 Q2	0.6%	2000 Q2
Net Absorption SF	1.3M	1,781,650	774,012	8,585,786	2000 Q2	(4,023,696)	2002 Q1
Deliveries SF	2.8M	2,745,009	2,256,260	7,961,155	2017 Q4	179,912	2012 Q2
Rent Growth	-2.1%	3.3%	-0.7%	27.4%	2000 Q4	-23.0%	2002 Q1
Sales Volume	\$1.9B	\$1.8B	N/A	\$5.3B	2021 Q4	\$176.3M	2009 Q3

The San Jose leasing market has slowed over the past year, impacted by the sharp rise in interest rates that has hit tech company valuations and led them to prioritize cost cutting over expansion. As of the second quarter of 2023, most major tech companies have enacted staff layoffs and announced reductions in leased office space. While these layoffs cut across national and global locations, Silicon Valley has seen thousands of job losses. And in terms of office absorption, the first months of 2023 have seen lease exits and downsizing outweighing new leasing activity.

An uptick in companies exiting leases or putting space on the sublet market has seen vacancy and availability rise over the past year. As of 2023q2 vacancy is 12.7% and the availability rate is 17.5%. Vacancy is projected to rise above 14% by the end of 2023 as new speculative space is delivered to the market. Sublease space availability currently stands at 6.2 million SF, an all-time high.

Among the notable tenants giving back space, LinkedIn has made two buildings available for sublease in Sunnyvale, Cloudera has exited spaces in Palo Alto and Santa Clara, and Veritas has put two of the three floors it leases at Santa Clara Square on the sublet market. In

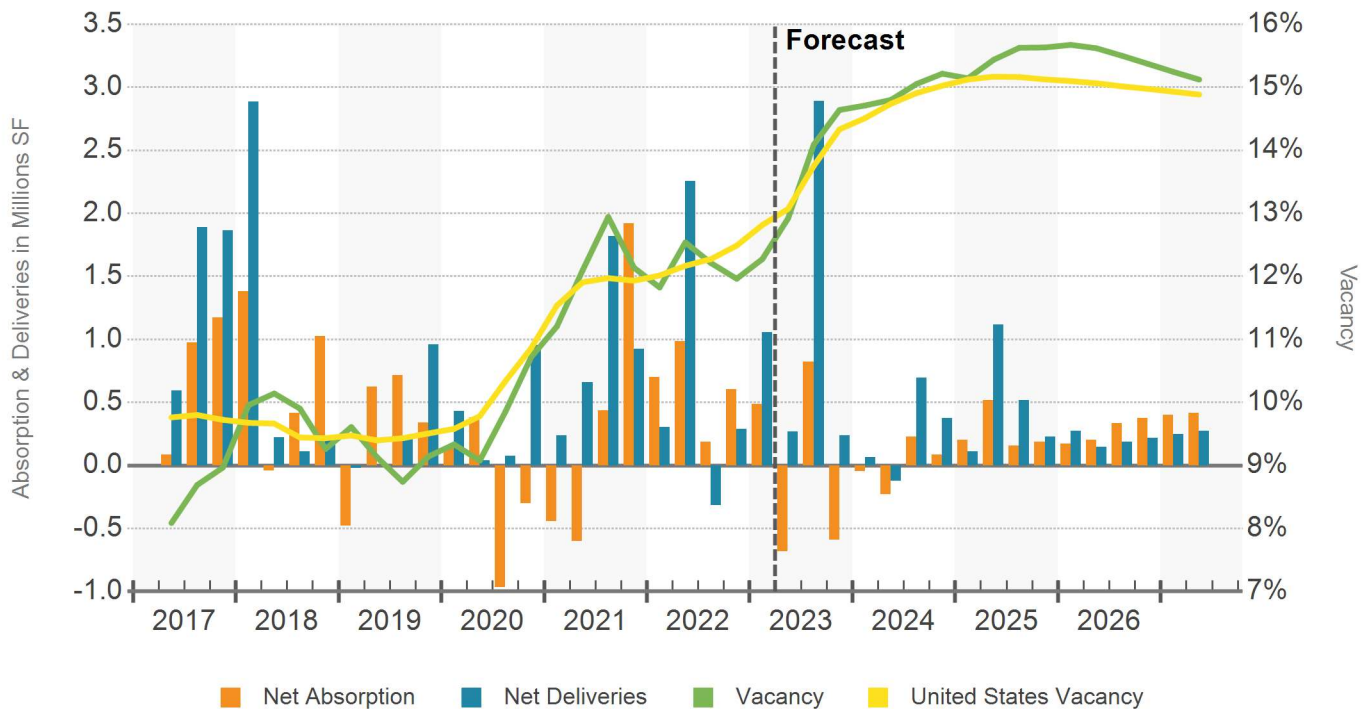
Downtown San Jose, Sage Intact is subletting four floors at Riverside Towers.

One of a small number of tenants expanding their office presence is Pure Storage, a maker of data storage hardware and software, which subleased 328,000 SF in two buildings from Analog Devices in the Santa Clara Square complex. Pure Storage will move into the spaces in spring 2023.

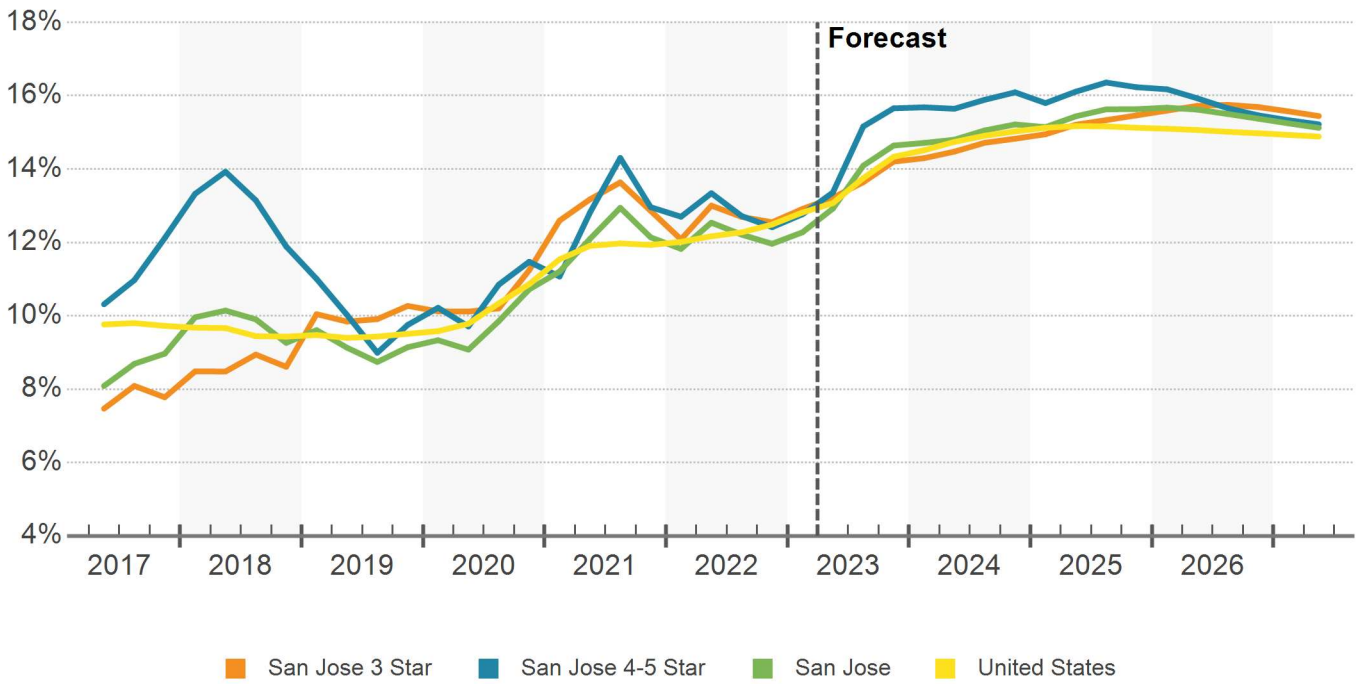
Positive net absorption over the past 12 months was 1.3 million SF. However, much of this absorption is through new construction of campus buildings for Apple, Google, and Meta in the tech hubs of Moffett Park, Mountain View, Central Santa Clara, and North San Jose.

Google continues to build new office space at its main campuses in Mountain View and Moffett Park. However, Google parent Alphabet announced the layoff of 12,000 staff in January 2023, with approximately 1,500 of these positions located at the company's Mountain View headquarters. The company also committed to withdrawing from some of its leased office space. No lease exits have been identified yet, but significant downsizing may occur here in the coming quarters.

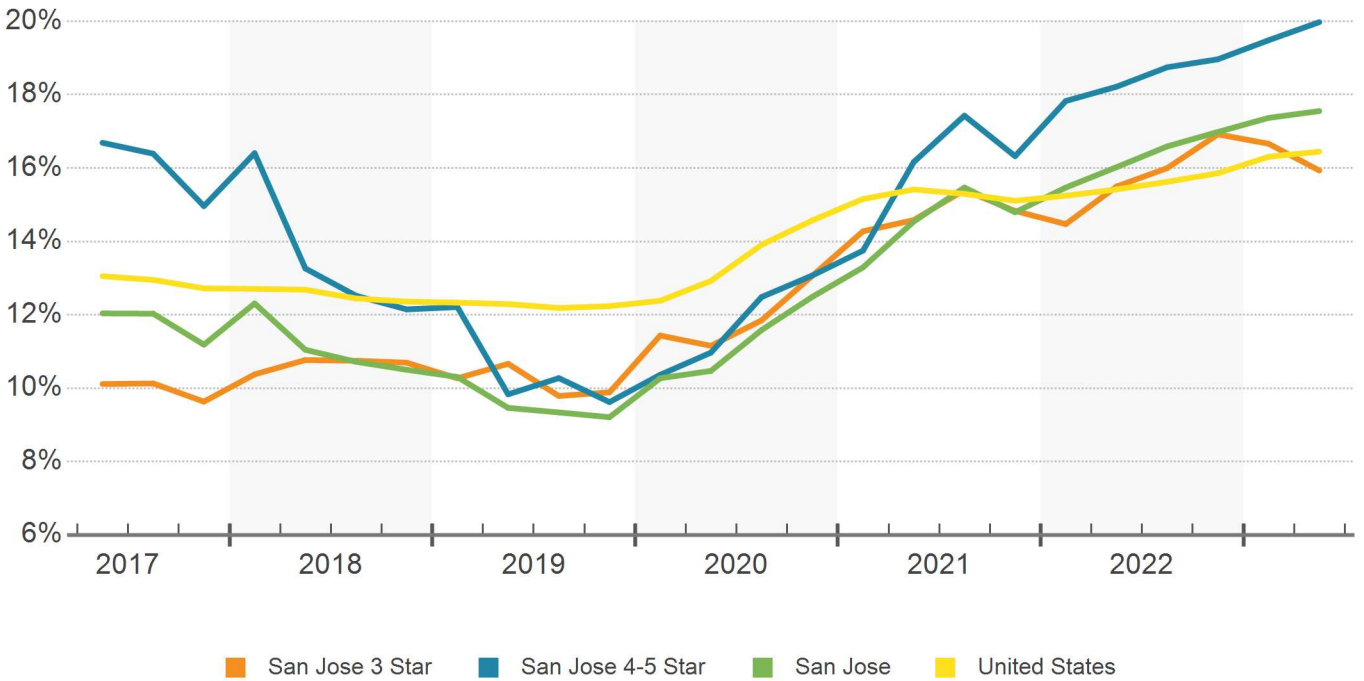
NET ABSORPTION, NET DELIVERIES & VACANCY



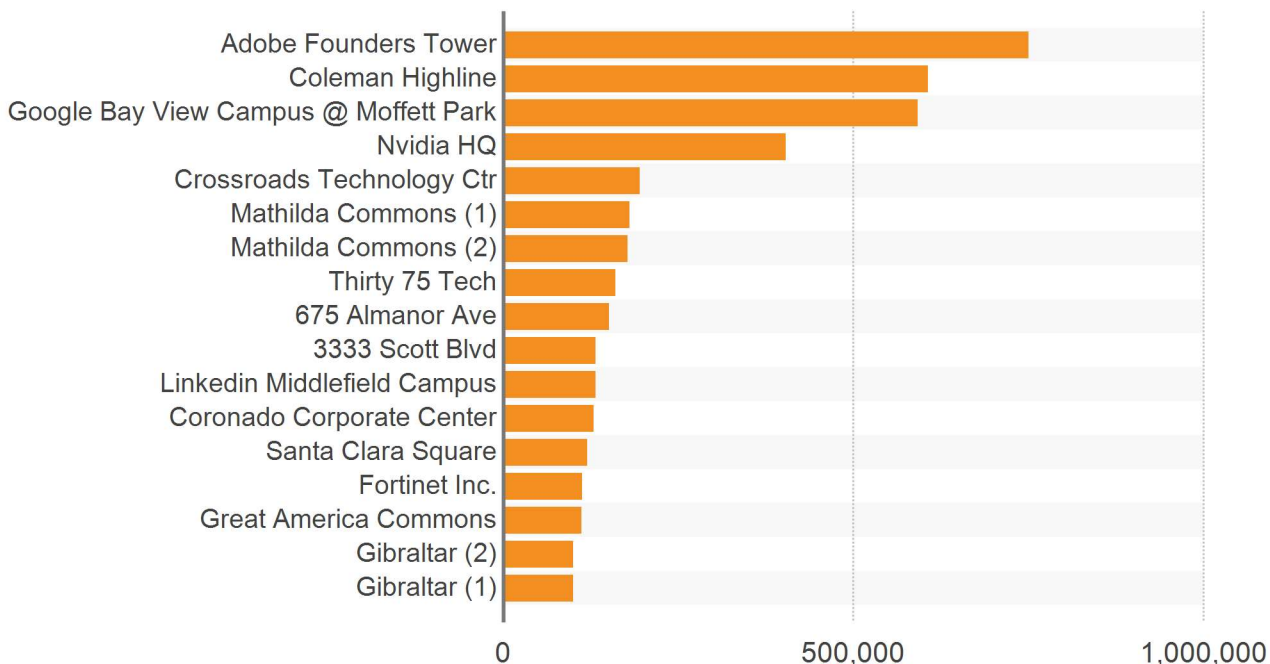
VACANCY RATE



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
Adobe Founders Tower	Downtown San Jose	750,000	0	750,000	0	0	0	750,000
Coleman Highline	North San Jose	647,934	0	81,000	0	0	0	606,923
Google Bay View Campus @ M...	Mountain View	1,100,000	0	0	0	0	0	592,307
Nvidia HQ	Central Santa Clara	750,000	0	0	0	0	0	403,845
Crossroads Technology Ctr	Sunnyvale	194,850	0	0	0	0	0	194,850
Mathilda Commons (1)	Sunnyvale	180,660	0	0	0	0	0	180,660
Mathilda Commons (2)	Sunnyvale	178,140	0	0	0	0	0	178,140
Thirty 75 Tech	Central Santa Clara	246,606	0	0	0	0	0	160,611
675 Almanor Ave	Sunnyvale	152,002	0	0	0	0	0	151,274
3333 Scott Blvd	Central Santa Clara	244,906	0	0	0	0	0	131,872
Linkedin Middlefield Campus	Mountain View	244,788	0	0	0	0	0	131,808
Coronado Corporate Center	Central Santa Clara	129,546	0	0	0	0	0	129,546
Santa Clara Square	Central Santa Clara	222,528	0	0	0	0	0	119,822
Fortinet Inc.	Sunnyvale	172,000	0	0	0	0	0	112,461
Great America Commons	North Santa Clara	321,782	127,310	0	111,741	0	0	111,741
Gibraltar (2)	Moffett Park	100,000	0	100,000	0	0	0	100,000
Gibraltar (1)	Moffett Park	100,000	0	100,000	0	0	0	100,000
Subtotal Primary Competitors		5,735,742	127,310	1,031,000	111,741	0	0	4,155,860
Remaining San Jose Market		136,080,014	17,821,552	(547,415)	(652,249)	0	0	(2,897,288)
Total San Jose Market		141,815,756	17,948,862	483,585	(540,508)	0	0	1,258,572

TOP OFFICE LEASES PAST 12 MONTHS

Building Name/Address	Submarket	Leased SF	Qtr	Tenant Name	Tenant Rep Company	Leasing Rep Company
Coleman Highline	North San Jose	647,934	Q3 22	ByteDance	-	CBRE
Google	Moffett Park	537,000	Q3 22	Google	-	-
Bascom Station	East San Jose-Willow Glen	231,579	Q1 23	Santa Clara Valley Medic...	HealthMed Realty	-
Santa Clara Square	Central Santa Clara	222,528	Q2 22	Pure Storage Inc	JLL	Cushman & Wakefield
Airport Place *	North San Jose	215,857	Q3 22	Nutanix	Cushman & Wakefield	Colliers
Great America Commons	North Santa Clara	205,774	Q1 23	-	-	Cushman & Wakefield
Great America Commons	North Santa Clara	205,000	Q2 23	Texas Instruments	-	-
The Campus in Milpitas	Milpitas	189,480	Q1 23	KLA-Tencore	-	Cushman & Wakefield
Mathilda Commons	Sunnyvale	180,660	Q2 22	Apple	-	Newmark
Mathilda Commons	Sunnyvale	178,140	Q2 22	Apple	-	Newmark
Wilson, Sonsini, Goodrich & Rosati C...	Palo Alto	178,096	Q2 22	Wilson, Sonsini, Goodrich...	-	-
LinkedIn Campus	Sunnyvale	156,785	Q1 23	Apple	-	Newmark
350 Cobalt Way	Sunnyvale	134,218	Q1 23	Fujitsu Computer System...	-	-
Tower 55 *	Downtown San Jose	123,940	Q1 23	U.S. Department of Com...	-	JLL
Santa Clara Square	Central Santa Clara	111,265	Q2 22	Pure Storage	JLL	Cushman & Wakefield
Cupertino City Center *	Cupertino	75,551	Q1 23	Amazon Web Services	-	Newmark
Bixby Technology Center	North San Jose	64,174	Q4 22	XPERI Inc.	-	-
Santa Clara Square	Central Santa Clara	62,500	Q3 22	Advanced Micro Devices I...	-	CBRE
Santa Clara Square *	Central Santa Clara	61,457	Q1 23	Cambridge Industries Group	Cushman & Wakefield	The Irvine Company
Mountain View Corp Center	Mountain View	47,053	Q2 22	Databricks	Cushman & Wakefield	Savills
Purity Park	San Jose-Berryessa	42,365	Q4 22	CC Integration	Colliers	Cushman & Wakefield
1075 E Santa Clara St *	San Jose-Berryessa	40,100	Q1 23	Santa Clara County Multi...	-	Cushman & Wakefield
The Village at San Antonio Center	Mountain View	39,834	Q2 23	Coinbase	-	Colliers;JLL;WeWork
The Village at San Antonio Center	Mountain View	39,834	Q4 22	Lacework	CBRE	Colliers;JLL;WeWork
America Center II	North San Jose	38,901	Q2 22	-	-	Cushman & Wakefield
Concourse	North San Jose	38,592	Q3 22	-	-	Colliers
Santa Clara Gateway	North Santa Clara	37,880	Q2 23	HCLTech	-	CBRE
Sunnyvale Business Park	Sunnyvale	35,224	Q3 22	Eridan	Newmark	Colliers
60 S Market St *	Downtown San Jose	34,882	Q4 22	Frank, Rimerman & Co.	JLL	CBRE
Zanker Place	North San Jose	34,389	Q1 23	Light Labs	-	Cushman & Wakefield
521 W Julian St	Downtown San Jose	30,000	Q4 22	Housing Authority of the C...	-	-
Hamilton Plaza	Campbell	29,959	Q3 22	Firetide, Inc.	-	-
Santa Clara Gateway	North Santa Clara	27,715	Q2 23	Silergy Technology	Cushman & Wakefield	CBRE;Irvine Company...
Mountain Bay Plaza	Mountain View	27,186	Q1 23	Silicon Valley Community...	Colliers	Newmark
4151 Middlefield Rd	Palo Alto	24,512	Q4 22	Valley Health Care	-	-
Orchard Commons	North San Jose	23,530	Q2 23	-	-	CBRE
McCarthy Center	Milpitas	22,048	Q3 22	-	-	Cushman & Wakefield
450 Lambert Ave	Palo Alto	20,975	Q3 22	EverCharge Inc.	Avison Young	CBRE
1302 N 4th St	North San Jose	20,480	Q2 23	-	-	Swenson
Castro Station	Mountain View	20,255	Q2 22	-	-	Cushman & Wakefield

Renewal

After holding up well during the pandemic, rent growth in San Jose has turned negative in the past year, and as of the second quarter of 2023, average asking rents are -2.1% below where they were a year ago.

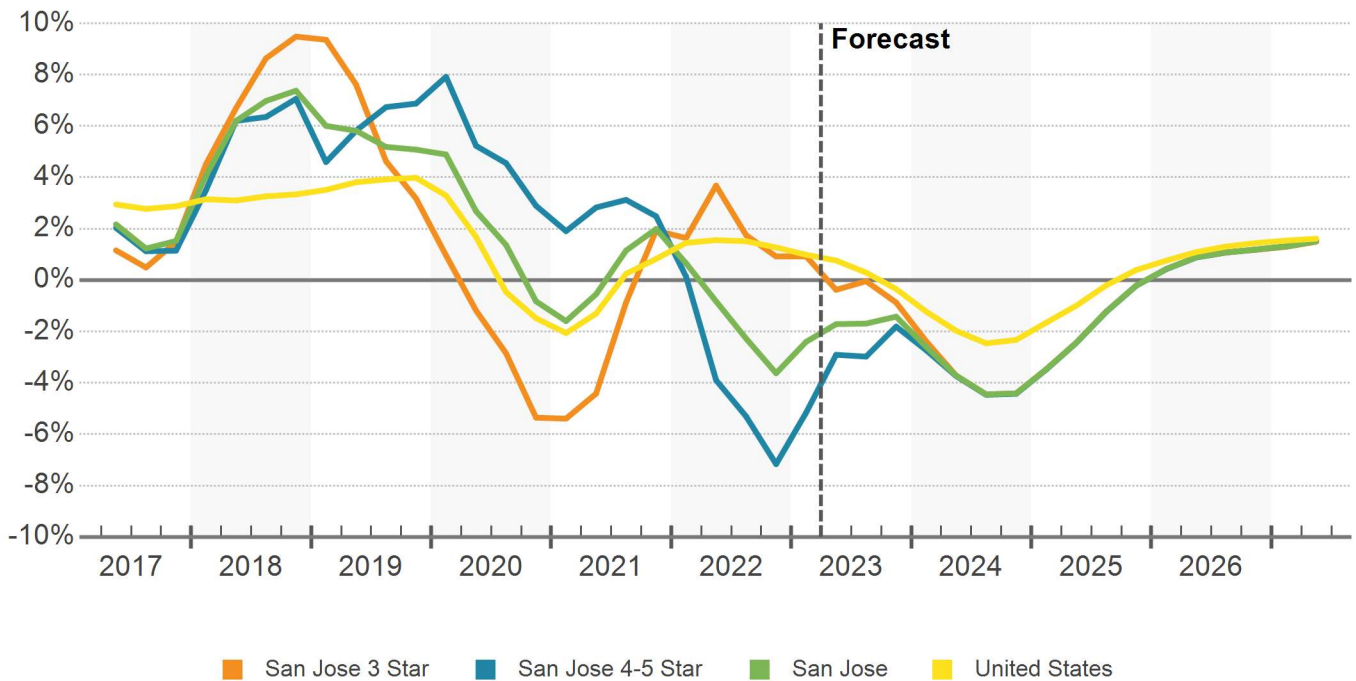
The current weakness in rents is a direct result of the economic headwinds facing tech companies over recent quarters. Rising interest rates have reduced tech company valuations and led to a focus on reducing costs, something many growing tech companies have never previously done. Cutting costs in the areas of staffing and real estate are high on the agenda for many office tenants. The resulting weakening of tenant demand, and the growth of cheap sublet space, are

forcing landlords to offer lower rents.

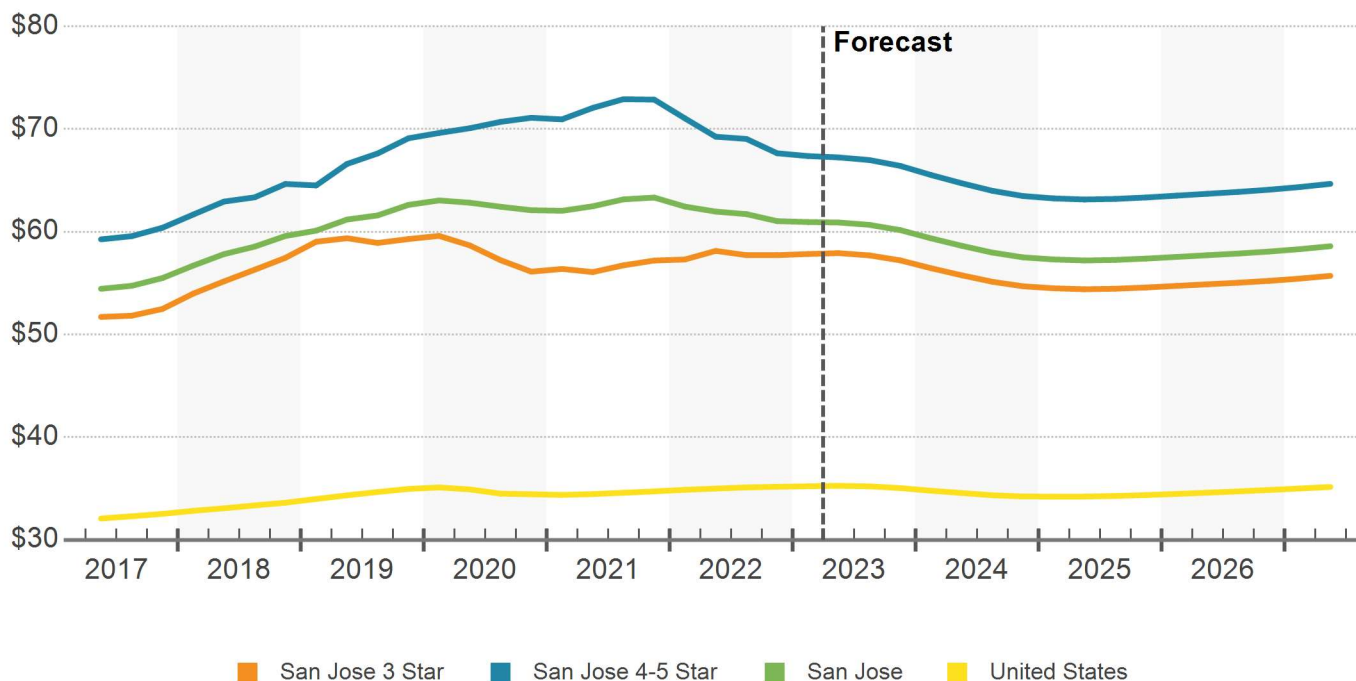
Current average market rates are \$61/SF on a full-service basis. While average rents are declining, San Jose remains one of the most expensive markets for office space in the nation. Higher-quality 4 & 5 Star product leases for an average \$67/SF, compared to the average across the US of \$45.00/SF for that subtype.

Going forwards, the potential for rent growth is expected to be constrained further by the addition of new speculative space that is currently under construction. Positive rent growth is not forecast to return before 2025.

MARKET RENT GROWTH (YOY)



MARKET RENT PER SQUARE FEET



4 & 5 STAR EXPENSES PER SF (ANNUAL)

Market / Cluster	Utilities	Cleaning	Insurance	Taxes	Other	Total
San Jose	\$0.85	\$1.66	\$1.34	\$8.82	\$4.09	\$16.76
Campbell/Los Gatos	\$0.45	\$2.39	\$0.95	\$9.02	\$5.36	\$18.17
Downtown San Jose	\$1.26	\$1.90	\$1.61	\$3.74	\$4.73	\$13.24
Milpitas	\$0.47	\$2.47	\$0.98	\$5.76	\$4.06	\$13.74
Mountain View/Los Altos	\$1	\$1.99	\$1.78	\$9.39	\$2.10	\$16.26
North San Jose	\$0.81	\$1.43	\$1.14	\$9.31	\$4.36	\$17.05
Palo Alto	\$0.96	\$1.91	\$1.71	\$17.54	\$3.82	\$25.94
Santa Clara	\$0.72	\$1.47	\$1.06	\$6.47	\$4.23	\$13.95
South San Jose	\$1.22	\$2.03	\$1.63	\$4.58	\$4.53	\$13.99
Sunnyvale/Cupertino	\$0.72	\$1.42	\$1.25	\$9.10	\$4.36	\$16.85

Expenses are estimated using 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	\$0.61	\$1.14	\$1.15	\$6.53	\$3.46	\$12.89
Campbell/Los Gatos	\$0.42	\$1.21	\$0.88	\$5.23	\$5.04	\$12.78
Downtown San Jose	\$0.76	\$1.71	\$0.93	\$4.03	\$2.52	\$9.95
Milpitas	\$0.32	\$0.93	\$0.68	\$6.99	\$3.76	\$12.68
Morgan Hill/Gilroy	\$0.41	\$1.18	\$0.86	\$4.14	\$4.62	\$11.21
Mountain View/Los Altos	\$0.77	\$1.31	\$1.65	\$7.77	\$3.23	\$14.73
North San Jose	\$0.52	\$1.27	\$0.99	\$5.01	\$1.97	\$9.76
Outlying Santa Clara Cnty	\$0.60	\$1.27	\$1.27	\$6.41	\$4.38	\$13.93
Palo Alto	\$0.80	\$1.35	\$1.70	\$10.65	\$3.44	\$17.94
San Benito County	\$0.44	\$1.27	\$0.93	\$3.95	\$4.94	\$11.53
Santa Clara	\$0.63	\$0.58	\$0.93	\$6.05	\$2.23	\$10.42
South San Jose	\$0.48	\$1.23	\$0.98	\$4.89	\$5.24	\$12.82
Sunnyvale/Cupertino	\$0.66	\$0.62	\$1.08	\$6.86	\$2.25	\$11.47

Expenses are estimated using 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	\$0.58	\$1.18	\$1.03	\$5.70	\$1.88	\$10.37
Campbell/Los Gatos	\$0.41	\$1.18	\$0.87	\$5.86	\$3	\$11.32
Downtown San Jose	\$0.72	\$1.65	\$0.86	\$4.84	\$0.46	\$8.53
Milpitas	\$0.39	\$1.13	\$0.83	\$3.84	\$2.86	\$9.05
Morgan Hill/Gilroy	\$0.40	\$1.16	\$0.85	\$3.46	\$2.95	\$8.82
Mountain View/Los Altos	\$0.71	\$1.19	\$1.54	\$8.51	\$1.77	\$13.72
North San Jose	\$0.57	\$1.23	\$0.89	\$5.11	\$1.19	\$8.99
Outlying Santa Clara Cnty	\$0.53	\$1.11	\$0.63	\$5.98	\$2.24	\$10.49
Palo Alto	\$0.72	\$1.21	\$1.56	\$7.77	\$2.37	\$13.63
San Benito County	\$0.41	\$1.18	\$0.87	\$2.37	\$2.97	\$7.80
Santa Clara	\$0.63	\$0.62	\$0.95	\$5.38	\$1.48	\$9.06
South San Jose	\$0.47	\$1.19	\$0.90	\$5.42	\$2.16	\$10.14
Sunnyvale/Cupertino	\$0.66	\$0.62	\$0.99	\$5.55	\$1.63	\$9.45

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

San Jose is one of the more active markets in the nation for office development. As of the second quarter of 2023, 7.4 million SF of office space is under construction, representing 5.2% of the market's existing inventory, well above the national average of 1.6%. While speculative office projects have been quick to lease in the past, weakening demand from tech tenants in 2023 may present leasing challenges, particularly in Downtown San Jose, where much of the speculative development is set to deliver.

The active construction market has seen 2.2 million SF of new deliveries in the year prior to 2023q2. Most of this activity has been owner-build or preleased projects for single tenants.

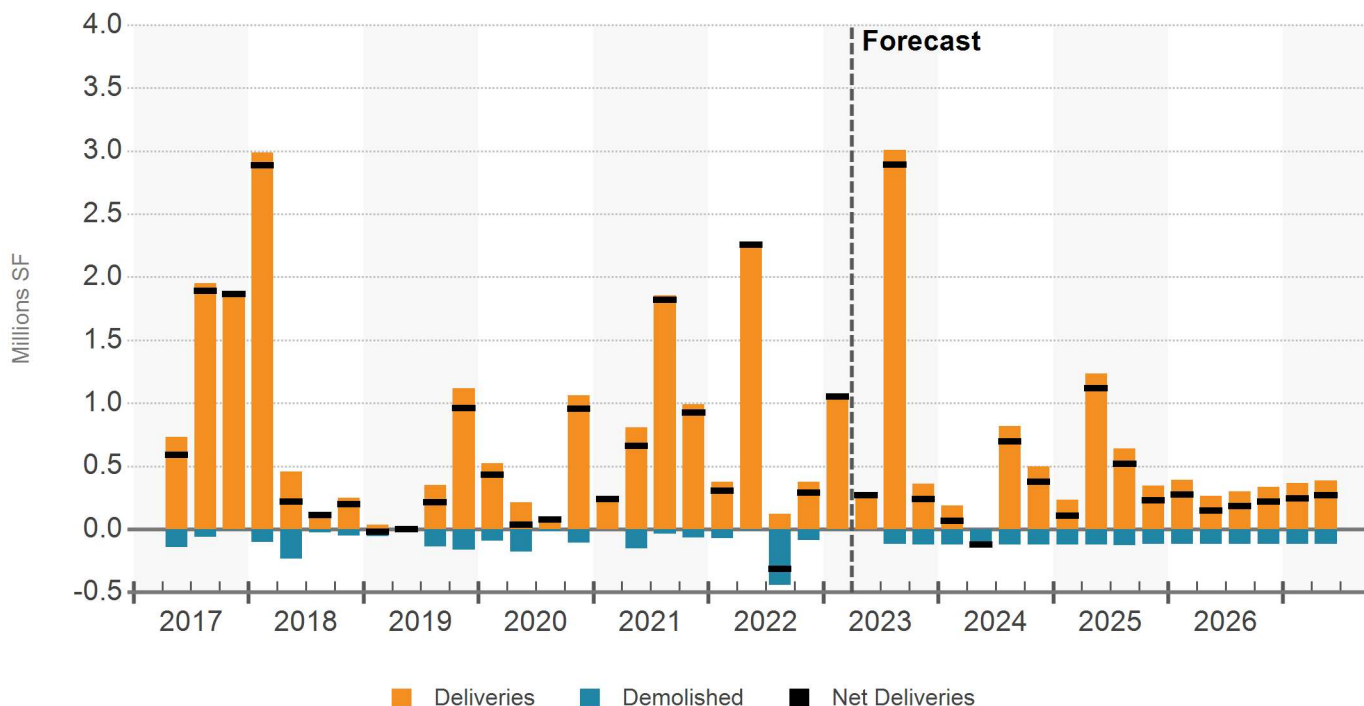
In 2023, Adobe took delivery of around 750,000 SF in its new Adobe Founders Tower in Downtown San Jose. Earlier, in 2022, Google completed its 1 million-SF Bay View Campus in Moffett Park, and is close to completing its nearby 600,000-SF Charleston East campus. In Sunnyvale, four single-tenant buildings were completed in 2022 for Nokia, LinkedIn, Apple, and Fortinet.

Downtown San Jose has the largest share of the current construction pipeline, at around 2 million SF. Developer Jay Paul Company is involved with several projects, including the 1.4-acre 200 Park Ave. site, on which a 937,000-SF office tower is underway. Across the street, Jay Paul has plans to redevelop the nine-building Cityview Plaza, which it acquired for \$284 million in 2018, into a 19-story, 3.4 million-SF mixed-use campus.

The weaker economic climate has led some developers to pause activity in Downtown San Jose. One of the most notable projects that is now on hold is Downtown West, Google's massive transit-oriented village near Diridon Station, which started site preparation work in 22Q3. As of the second quarter of 2023, the timing of vertical construction remains under review.

Meanwhile, Google continues to build out its campus space, with several projects underway, including Google Landings in Mountain View, and Google Caribbean in Moffett Park.

DELIVERIES & DEMOLITIONS



SUBMARKET CONSTRUCTION

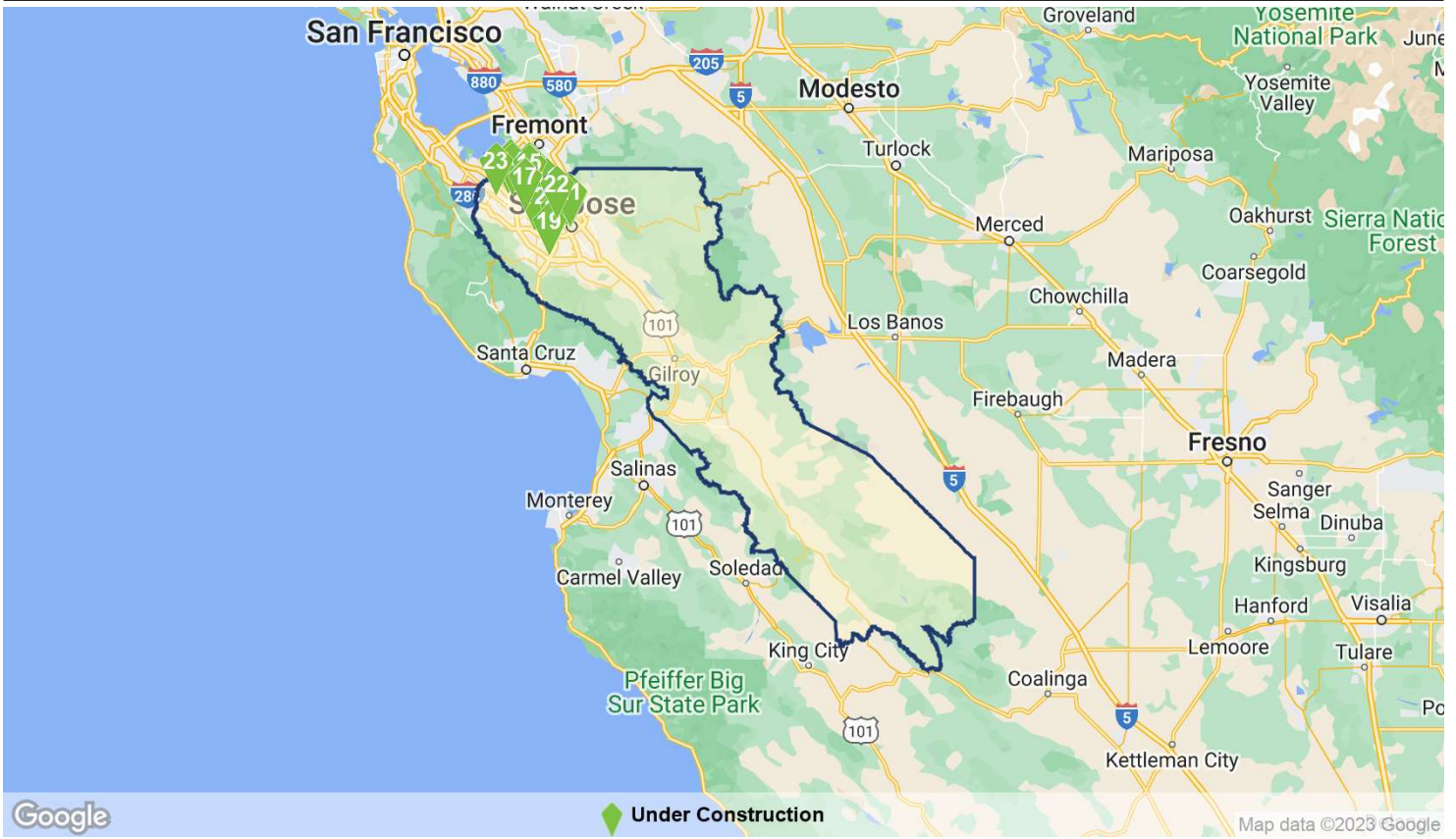
No.	Submarket	Under Construction Inventory					Average Building Size		
		Bldgs	SF (000)	Pre-Leased SF (000)	Pre-Leased %	Rank	All Existing	Under Constr	Rank
1	Downtown San Jose	6	2,223	123	5.6%	8	36,371	370,439	3
2	Mountain View	3	1,623	1,394	85.9%	6	39,792	540,897	1
3	Moffett Park	4	1,540	1,540	100%	1	187,920	384,894	2
4	Sunnyvale	3	854	20	2.3%	9	47,476	284,684	4
5	Central Santa Clara	2	534	534	100%	1	84,108	267,000	5
6	South Santa Clara	1	234	234	100%	1	11,199	234,000	6
7	East San Jose-Willow Glen	1	232	232	100%	1	8,435	231,579	7
8	Campbell	1	166	0	0%	10	15,255	165,984	8
9	North San Jose	1	23	23	100%	1	78,430	22,889	9
10	Palo Alto	1	15	13	85.1%	7	34,269	14,718	10
	All Other	0	-	-	-		20,774	-	
Totals		23	7,442	4,112	55.3%		30,524	323,571	

Under Construction Properties

San Jose Office

Properties	Square Feet	Percent of Inventory	Released
23	7,442,126	5.2%	55.3%

UNDER CONSTRUCTION PROPERTIES



UNDER CONSTRUCTION

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1 200 Park 200 Park Ave	★★★★★	965,342	19	Jun 2021	Jun 2023	Jay Paul Company Jay Paul Company
2 2003 Landings Dr	★★★★☆	799,482	6	Dec 2022	May 2025	Google Google
3 New Google HQ 2000 N Shoreline Blvd	★★★★★	595,000	2	Jun 2017	Jul 2023	Google Google
4 Google 100 Caribbean Dr	★★★★☆	537,000	5	Mar 2022	Jul 2023	Google Google
5 B 325 Autumn Pky	★★★★☆	530,000	6	Jun 2022	Jun 2025	TMG Partners Canada Pension Plan Investments
6 Google 200 Caribbean Dr	★★★★☆	505,075	5	Sep 2021	Aug 2024	Google Google
7 200 W Washington Ave	★★★★★	499,775	7	May 2022	Oct 2024	Hunter Properties, Inc. Hunter Properties, Inc.

Under Construction Properties

San Jose Office

UNDER CONSTRUCTION

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
8 A 375 Autumn Pky	★ ★ ★ ★ ★	390,000	6	Mar 2022	Mar 2025	TMG Partners Canada Pension Plan Investments
9 Google 399 W Java Dr	★ ★ ★ ★ ★	315,000	6	Dec 2021	Jun 2024	Google Google
10 Bldg C 2200 Lawson Ln	★ ★ ★ ★ ★	269,000	5	Dec 2019	Jun 2023	The Sobrato Organization The Sobrato Organization
11 Bldg D 2200 Lawson Ln	★ ★ ★ ★ ★	265,000	5	Jul 2021	Aug 2023	The Sobrato Organization -
12 Building B - Apple, Inc. 5403 Stevens Creek Blvd	★ ★ ★ ★ ★	234,000	6	Jun 2021	Jun 2023	- Peery-Arrillaga
13 Bascom Station 1410 S Bascom Ave	★ ★ ★ ★ ★	231,579	10	Nov 2022	Jan 2025	Bay West Development PMB Real Estate Services
14 Pear Village 1300 La Avenida St	★ ★ ★ ★ ★	228,210	6	Jun 2022	Jun 2023	- -
15 1265 Borregas Ave	★ ★ ★ ★ ★	182,500	5	Apr 2021	Oct 2023	Google Google
16 100 Altair Way	★ ★ ★ ★ ★	179,278	7	Aug 2021	Oct 2023	- Minkoff Group
17 300 S Mathilda Ave	★ ★ ★ ★ ★	175,000	5	Apr 2022	Oct 2025	Hunter Properties, Inc. Hunter Properties, Inc.
18 C 455 W Julian St	★ ★ ★ ★ ★	170,000	6	Jan 2023	Dec 2025	TMG Partners Canada Pension Plan Investments
19 1700 Dell Ave	★ ★ ★ ★ ★	165,984	4	Dec 2022	Dec 2023	Dollinger Properties Dollinger Properties
20 Gateway Paseo 201 S 2nd St	★ ★ ★ ★ ★	102,294	3	Dec 2021	Jul 2023	Urban Catalyst LLC Urban Catalyst LLC
21 Fountain Alley Building 30 S 1st St	★ ★ ★ ★ ★	65,000	6	Aug 2021	Jun 2023	Urban Catalyst LLC Urban Catalyst LLC
22 A2 Amenity Building 1161 Coleman Ave	★ ★ ★ ★ ★	22,889	3	Apr 2023	Feb 2024	Hunter Properties, Inc. City of San Jose
23 4115 El Camino Real	★ ★ ★ ★ ★	14,718	3	Jan 2022	Jun 2023	Jing Li Jing Li

In common with most US markets, investment sales activity has slowed sharply over the past year as rising interest rates and economic uncertainty made investors cautious and deals difficult to price. As of the second quarter of 2023, both the number and volume of transactions that closed in the past year are about half the long term average amount.

Office sales volume in San Jose during the past 12 months on a dollar basis, \$1.5 billion, was well below the 5-year annual average of \$3.7 billion. The number of transactions in the past year was 110, which compares to a five-year average of 210.

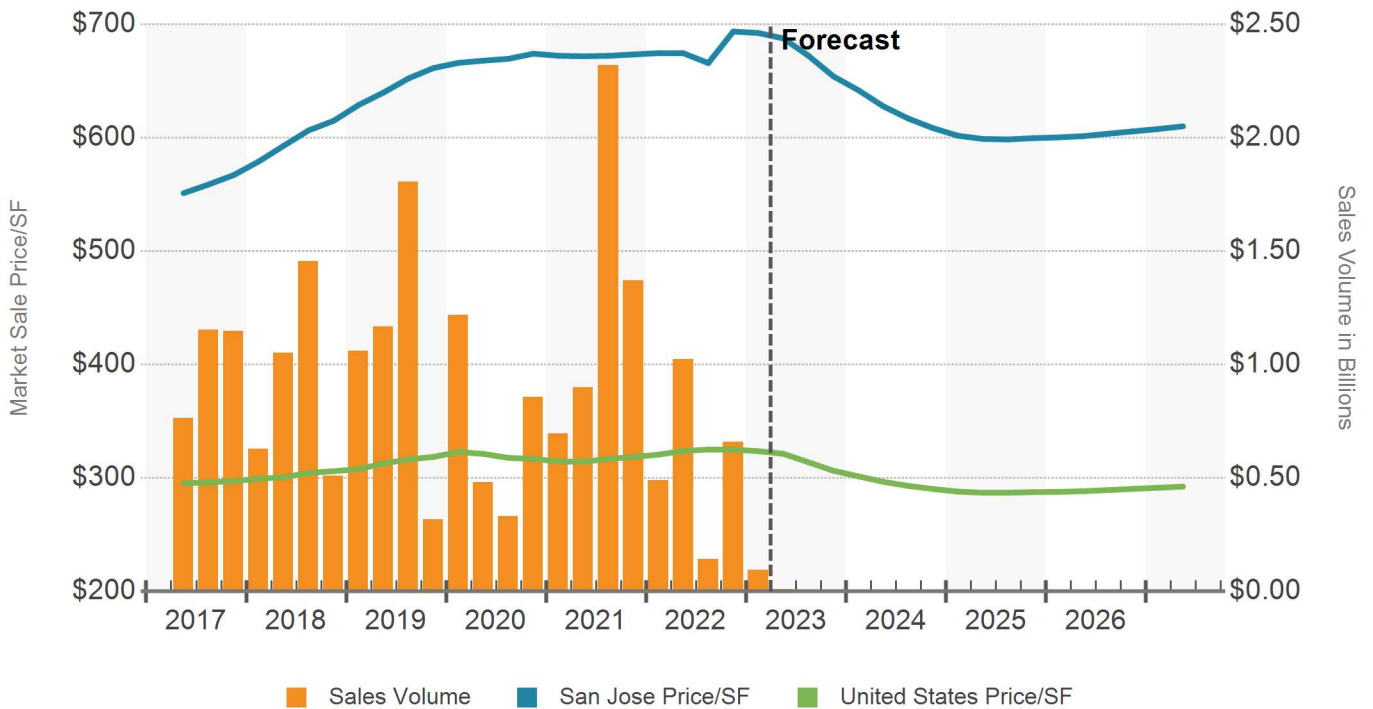
Pricing was pushed higher by the transaction of several premium properties in 2022Q4 for above \$1,000/SF. With a further slowdown of deal activity, it remains to be seen

whether this level of pricing will be maintained in the current year.

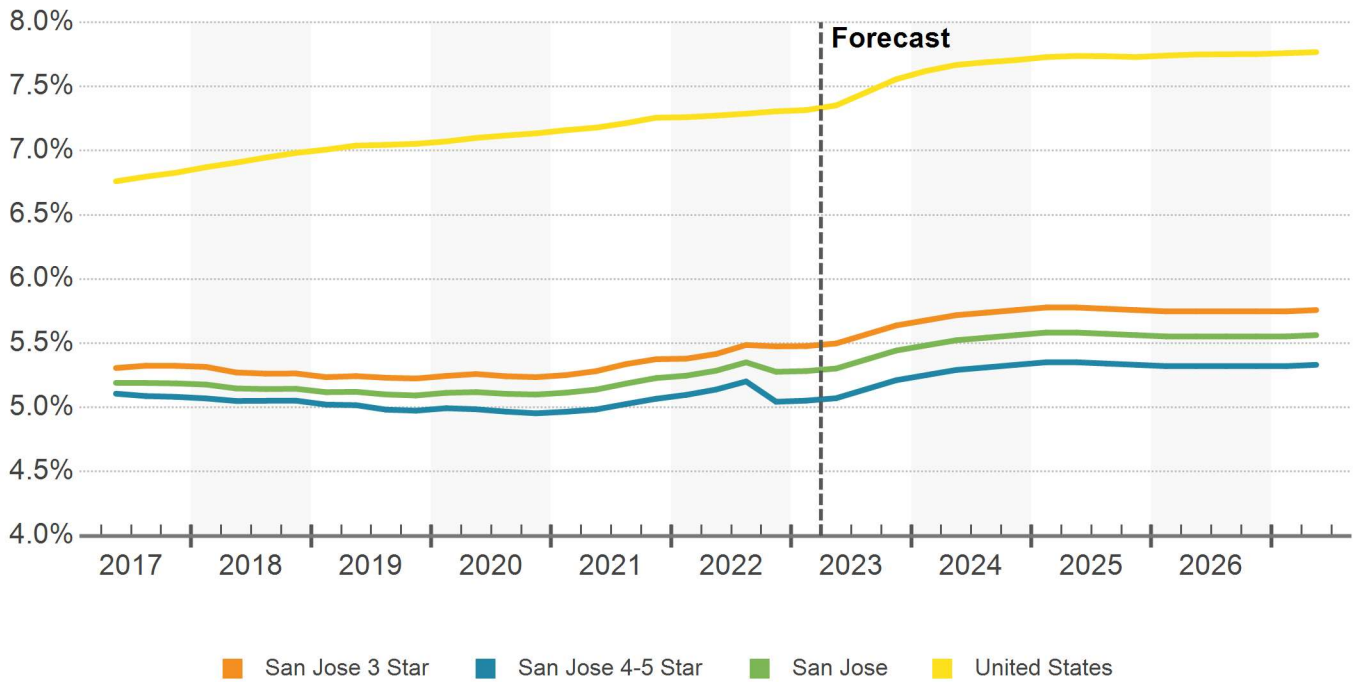
In November 2022, Drawbridge Realty paid \$193 million, or \$1,231/SF for 200 S Mathilda Ave. in Sunnyvale. The 157,000 SF property was built in 2021 and is leased to Uber. Also in Sunnyvale, Metzler Real Estate acquired the LinkedIn-occupied 684 W Maude Ave. in October 2022. The purchase price was \$222 million, or \$1,140/SF.

Given the outlook for continued uncertainty around office utilization, the elevated vacancy caused by the extensive volume of new space being delivered to the market, and the general economic slowdown, pricing is projected to remain flat for the next two to three years.

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

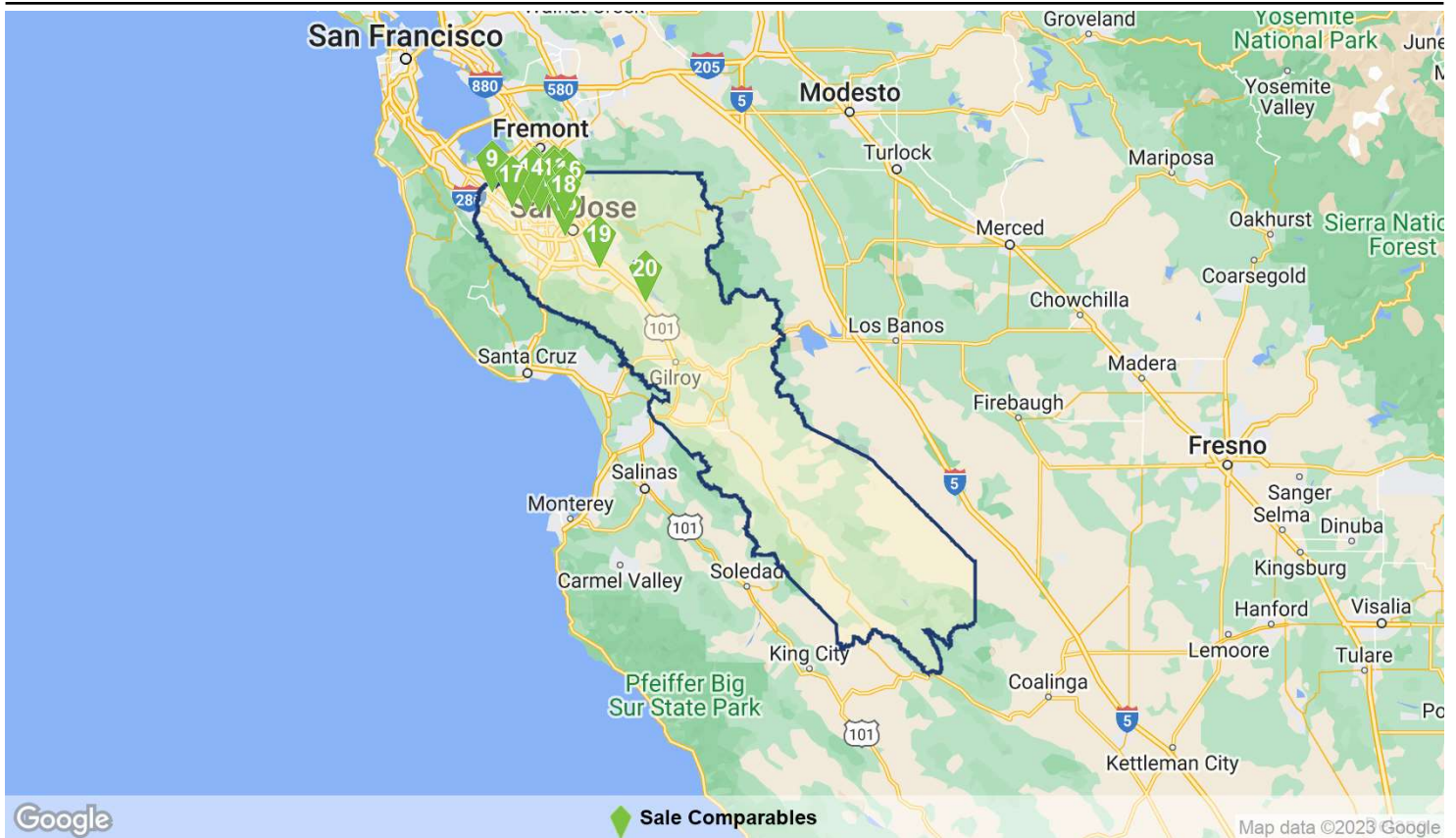
118

4.7%

\$804

12.5%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$300,000	\$25,554,559	\$3,825,000	\$268,841,464
Price/SF	\$14	\$804	\$552	\$2,145
Cap Rate	3.8%	4.7%	4.6%	6.4%
Time Since Sale in Months	0.5	7.4	7.6	12.0
Property Attributes	Low	Average	Median	High
Building SF	1,130	35,381	7,722	329,742
Stories	1	2	2	16
Typical Floor SF	1,015	12,543	4,870	67,109
Vacancy Rate At Sale	0%	12.5%	0%	100%
Year Built	1924	1975	1975	2021
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.4	★ ★ ★ ★ ★	★ ★ ★ ★ ★

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 Java 7 1345 Crossman Ave	★★★★★	2007	198,468	0%	6/7/2022	\$268,841,464	\$1,355	-
2 Java 8 1375 Crossman Ave	★★★★★	2009	192,479	0%	6/7/2022	\$263,770,271	\$1,370	-
3 1395 Crossman Ave	★★★★★	2008	189,944	0%	6/7/2022	\$258,158,317	\$1,359	-
4 Catalyst - Phase I 684 W Maude Ave	★★★★★	2021	194,624	0%	10/28/2022	\$222,000,000	\$1,141	-
5 200 S Mathilda Ave	★★★★★	2010	156,960	0%	11/3/2022	\$193,250,000	\$1,231	-
6 3303 Scott Blvd	★★★★★	2016	83,590	0%	10/28/2022	\$85,000,000	\$1,017	-
7 Java 2 1275 Crossman Ave	★★★★★	1990	138,146	0%	6/7/2022	\$76,229,948	\$552	-
8 350 Holger Way	★★★★★	1999	96,502	0%	11/28/2022	\$54,000,000	\$560	6.4%
9 250 Cambridge Avenue 250 Cambridge Ave	★★★★★	1986	36,500	63.9%	5/25/2022	\$39,300,000	\$1,077	-
10 303 Bryant St	★★★★★	2002	61,500	0%	2/15/2023	\$36,000,000	\$585	-
11 350 Cobalt Way	★★★★★	1980	134,218	21.7%	1/20/2023	\$31,005,000	\$231	-
12 501 Sycamore Dr	★★★★★	1983	71,472	100%	10/3/2022	\$26,190,750	\$366	-
13 3553 N 1st St	★★★★★	1984	89,409	96.3%	9/28/2022	\$24,500,000	\$274	-
14 385 Moffett Park Dr	★★★★★	1985	79,362	62.2%	9/20/2022	\$23,198,130	\$292	-
15 625 Lincoln Ave	★★★★★	2001	35,272	0%	9/2/2022	\$19,500,000	\$553	-
16 SV13 2030 Fortune Dr	★★★★★	1983	72,249	0%	10/31/2022	\$18,100,000	\$251	-
17 707 California St	★★★★★	1966	10,942	0%	5/12/2022	\$14,000,000	\$1,279	-
18 Koll Lyon Plaza 1641 N 1st St	★★★★★	1983	45,932	0%	12/29/2022	\$11,000,000	\$239	-
19 6104-6146 Camino Verde...	★★★★★	1970	24,128	4.2%	7/1/2022	\$10,600,000	\$439	3.8%
20 610 Jarvis Drive 610 Jarvis Dr	★★★★★	2000	38,755	0%	7/19/2022	\$9,500,000	\$245	-

As of the second quarter of 2023, the San Jose economy is facing headwinds, as rising interest rates force tech companies to cut costs and investors to reduce the amount of capital available for start-ups. Moreover, the collapse of Silicon Valley Bank has made investors nervous and disrupted the flow of financing to businesses.

This is a change from the past few years, during which time tech companies recorded strong earnings growth, and employment recovered from losses incurred during the pandemic. Growth in demand for tech products and services led tech companies to hire rapidly during 2020 and 2021. By the middle of 2022, however, with demand softening, and under pressure to manage costs, employers started to initiate hiring freezes, staff layoffs, and office space reductions. Similarly, softening demand is leading retail and industrial tenants to reconsider expansion plans.

Many people left the Bay Area during the pandemic, as their lives and work were impacted by lockdowns and health concerns. In 2023, the metro's population is once again growing but remains -37,000 short of the total population of three years ago.

The rate of unemployment declined to a historical low of just 2.2% in the past year, reflecting high demand for workers. More recently, tech layoffs across Silicon Valley have caused unemployment to rise again, and this should provide some much-needed liquidity to the metro's job market.

San Jose and, more broadly, the Bay Area, has firmly established itself as the nation's largest and most prestigious market for tech companies. Highly educated,

STEM-field graduates (science, technology, engineering, and mathematics) flock to San Jose and the greater San Francisco Bay Area in pursuit of employment at one of the many leading tech companies or startups headquartered in Silicon Valley. As a result, the market boasts one of the highest rates of educational attainment in the country, with over 50% of its working-age population possessing a college degree, more than 1.5 times the national rate.

Despite the current economic headwinds facing the market, San Jose is expected to retain its position as a leading center for innovation and economic growth. Over the past ten 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 US average.

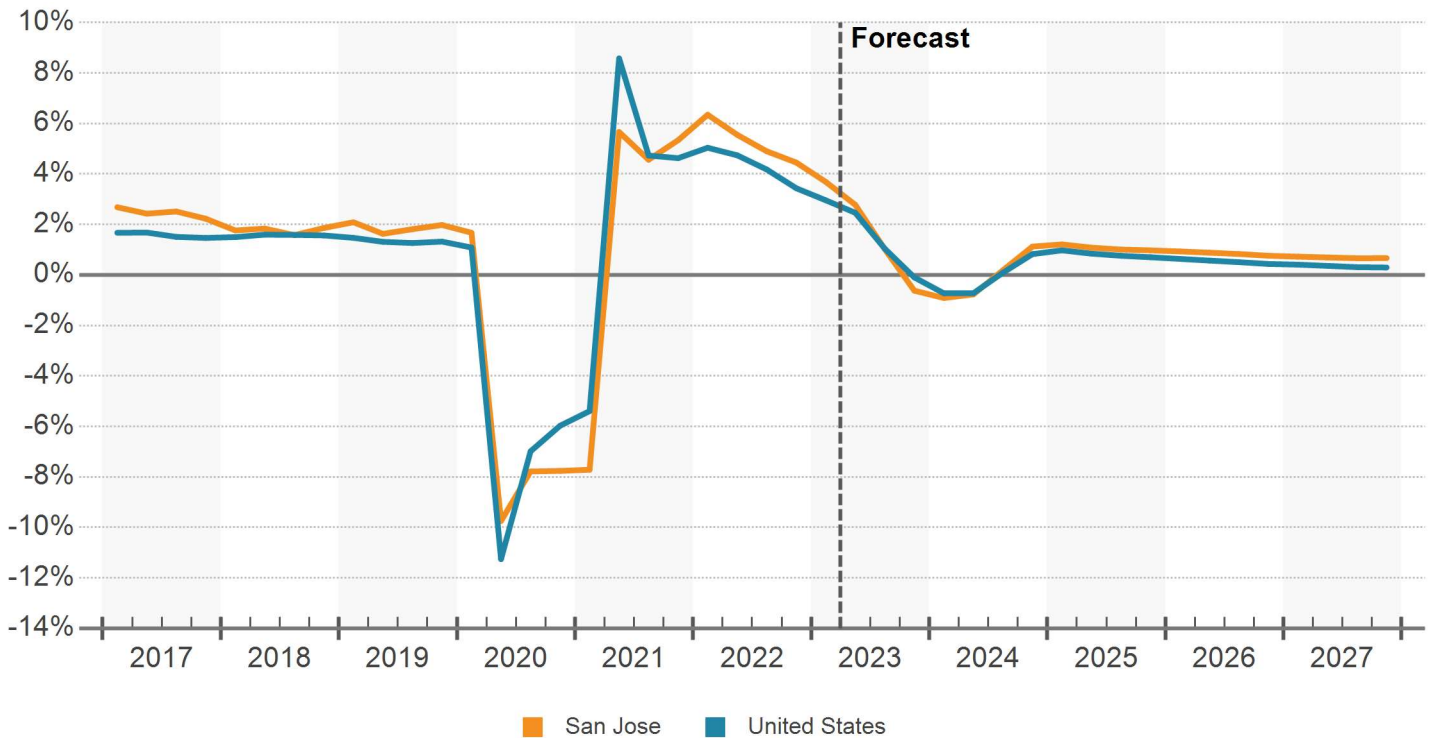
Several factors led to San Jose's prominence in technology. The market is home to one of the nation's premier educational institutions, Stanford University, as well as San Jose State and several other large universities. In conjunction with the culture of innovation that Stanford and Silicon Valley foster, venture capital investment is a key component of the market's success. Technological advancements incubated locally are funded by the nation's largest collection of venture capital firms, many of which are located along Sand Hill Road in Menlo Park. The relationship between tech and venture capitalists in San Jose is symbiotic, with between 30% and 40% of total U.S. venture capital funding typically going to Bay Area-based companies. Venture capital funding to San Jose-based businesses reached a record level in 2021, but deal count and investment value have pulled back in the past year in response to higher interest rates and global economic uncertainty.

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	183	1.9	3.60%	2.12%	1.51%	0.80%	-0.14%	-0.10%
Trade, Transportation and Utilities	123	0.6	1.36%	1.14%	-0.76%	1.22%	-0.24%	-0.01%
Retail Trade	74	0.6	0.72%	0.50%	-1.15%	0.42%	-0.07%	0.00%
Financial Activities	39	0.6	-0.17%	1.29%	1.44%	1.49%	-0.10%	-0.01%
Government	96	0.6	1.46%	1.83%	0.58%	0.29%	0.28%	0.44%
Natural Resources, Mining and Construction	56	0.9	5.47%	3.42%	4.19%	2.55%	0.78%	0.11%
Education and Health Services	194	1.0	4.86%	4.04%	3.08%	1.77%	1.14%	0.56%
Professional and Business Services	258	1.5	4.04%	2.48%	2.86%	2.19%	0.36%	0.24%
Information	103	4.4	-4.56%	0.81%	6.36%	1.26%	0.99%	0.00%
Leisure and Hospitality	104	0.8	10.66%	6.33%	1.76%	1.61%	1.49%	0.91%
Other Services	26	0.6	3.74%	3.24%	0.15%	0.68%	0.68%	0.21%
Total Employment	1,181	1.0	3.26%	2.72%	2.12%	1.37%	0.52%	0.29%

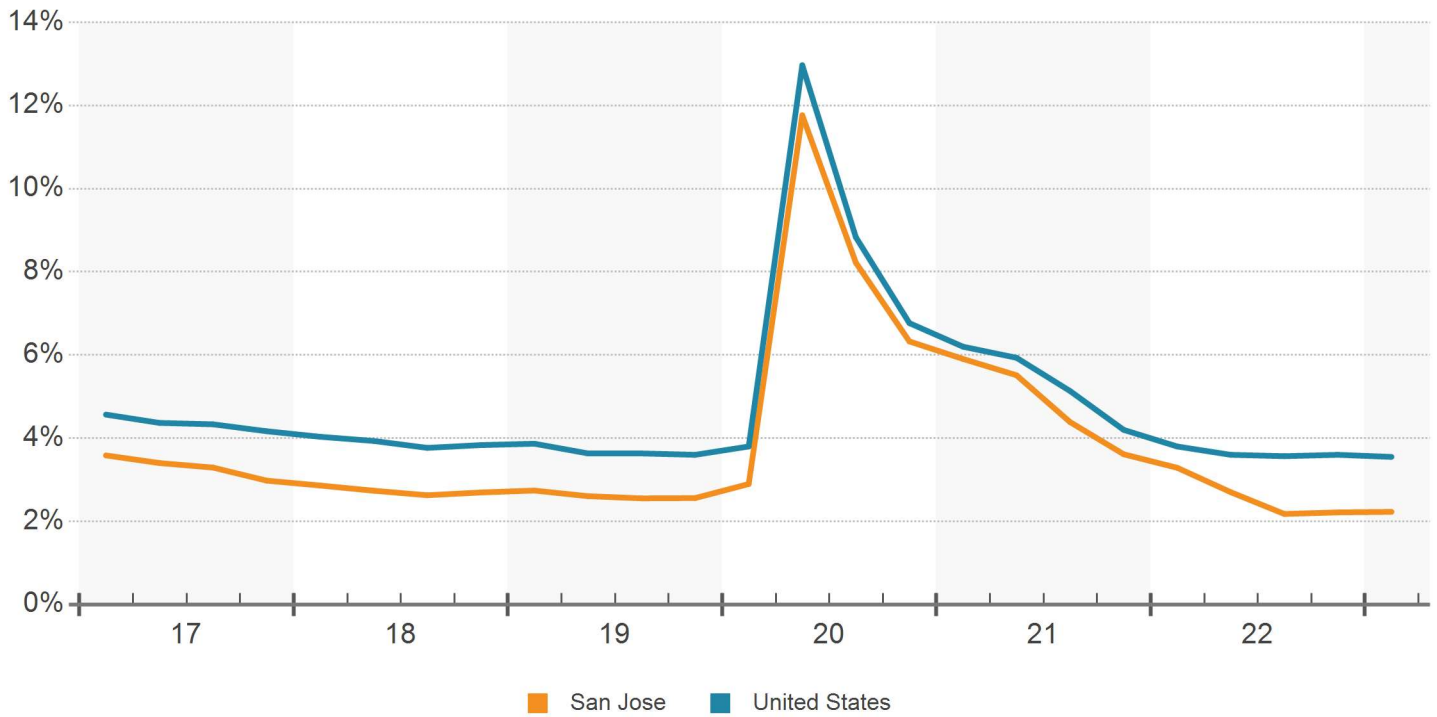
Source: Oxford Economics
LQ = Location Quotient

JOB GROWTH (YOY)

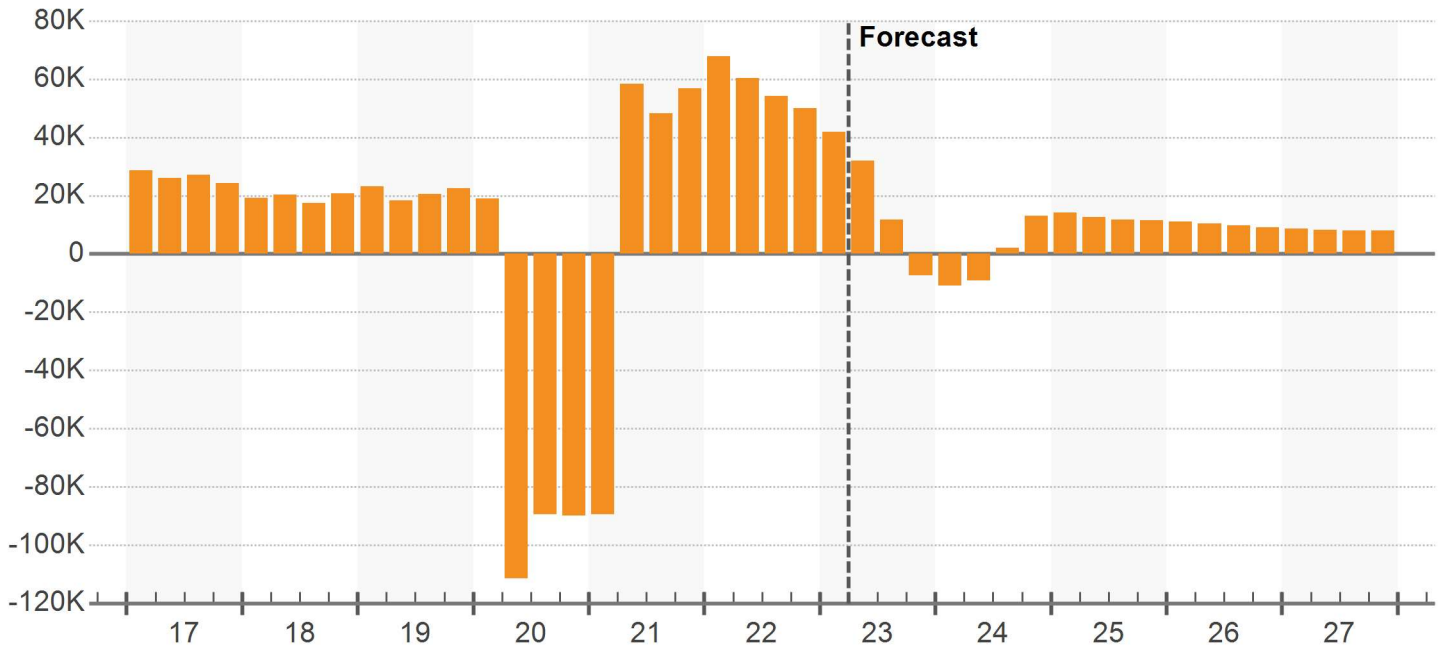


Source: Oxford Economics

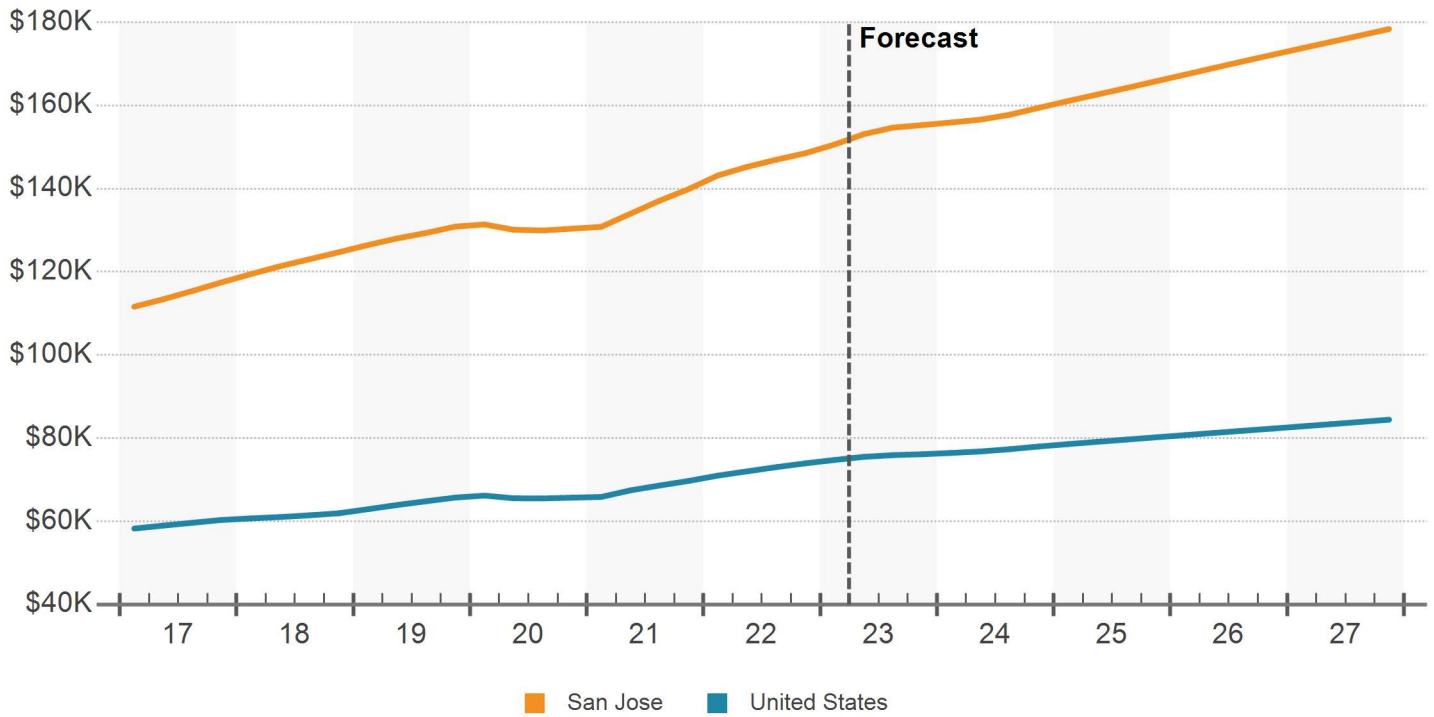
UNEMPLOYMENT RATE (%)



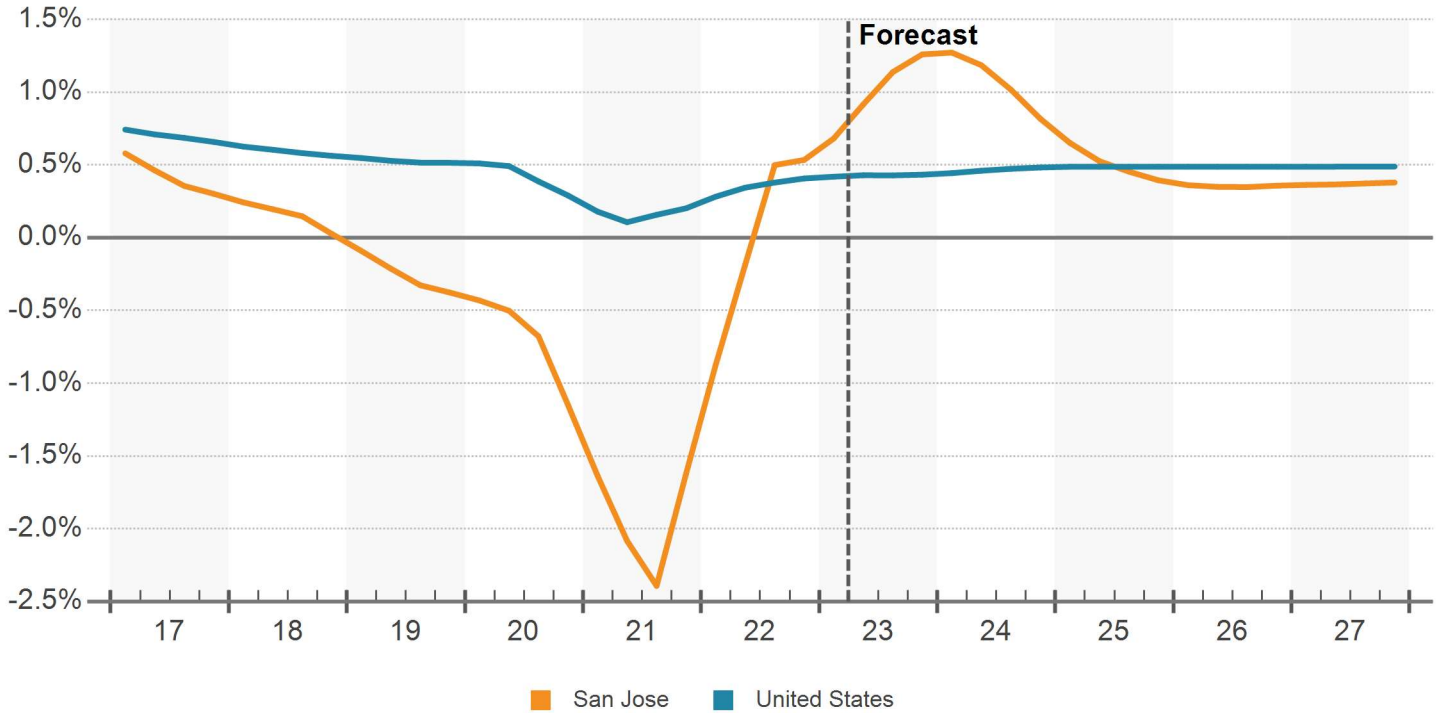
NET EMPLOYMENT CHANGE (YOY)



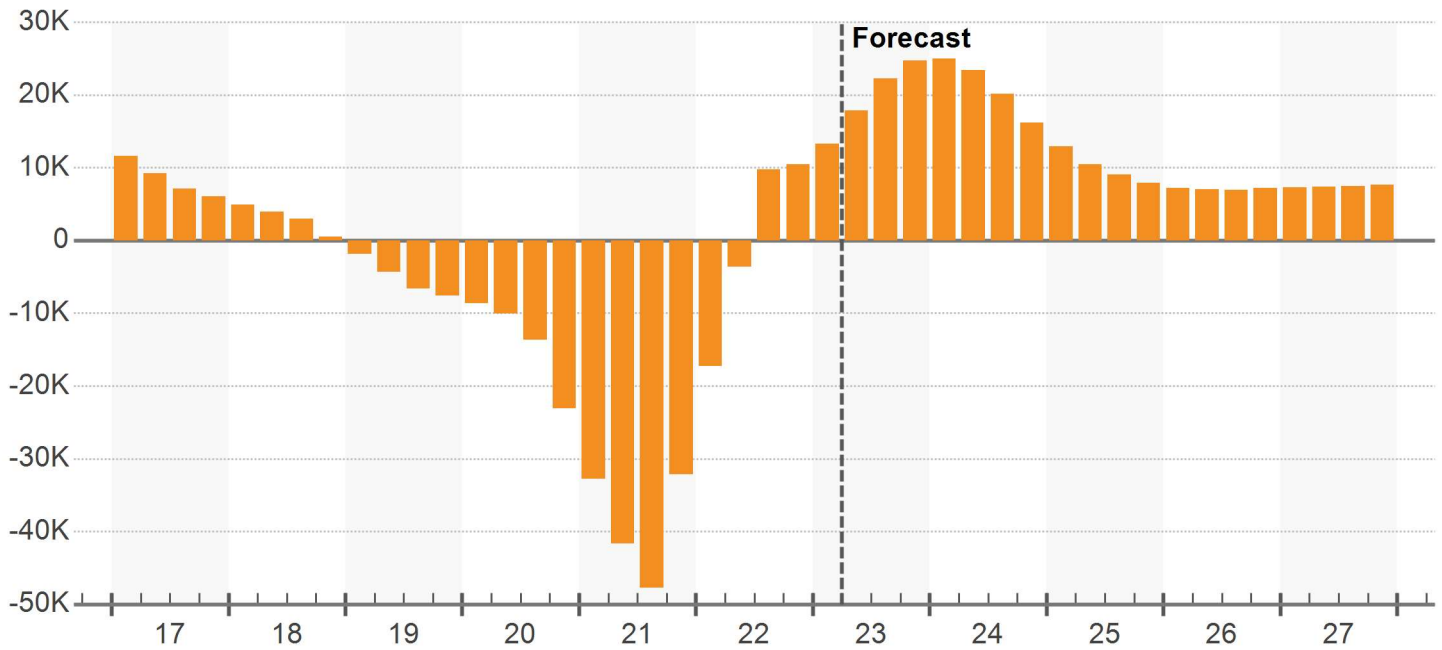
MEDIAN HOUSEHOLD INCOME



POPULATION GROWTH (YOY %)



NET POPULATION CHANGE (YOY)

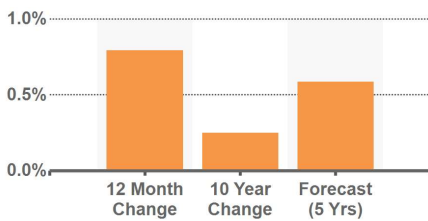


DEMOGRAPHIC TRENDS

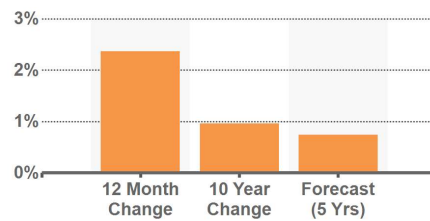
Demographic Category	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
	Metro	US	Metro	US	Metro	US	Metro	US
Population	1,969,755	334,178,250	0.8%	0.4%	0.2%	0.6%	0.6%	0.5%
Households	683,760	129,700,297	1.2%	0.9%	0.6%	0.9%	0.7%	0.6%
Median Household Income	\$151,776	\$75,106	5.3%	5.1%	5.3%	3.8%	3.6%	2.6%
Labor Force	1,090,938	165,255,438	2.4%	0.8%	1.0%	0.6%	0.7%	0.4%
Unemployment	2.2%	3.5%	-0.8%	-0.2%	-0.5%	-0.4%	-	-

Source: Oxford Economics

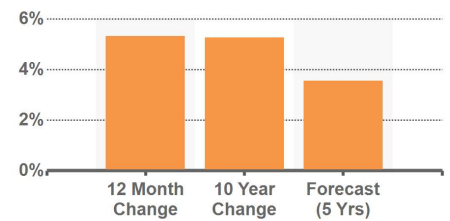
POPULATION GROWTH



LABOR FORCE GROWTH



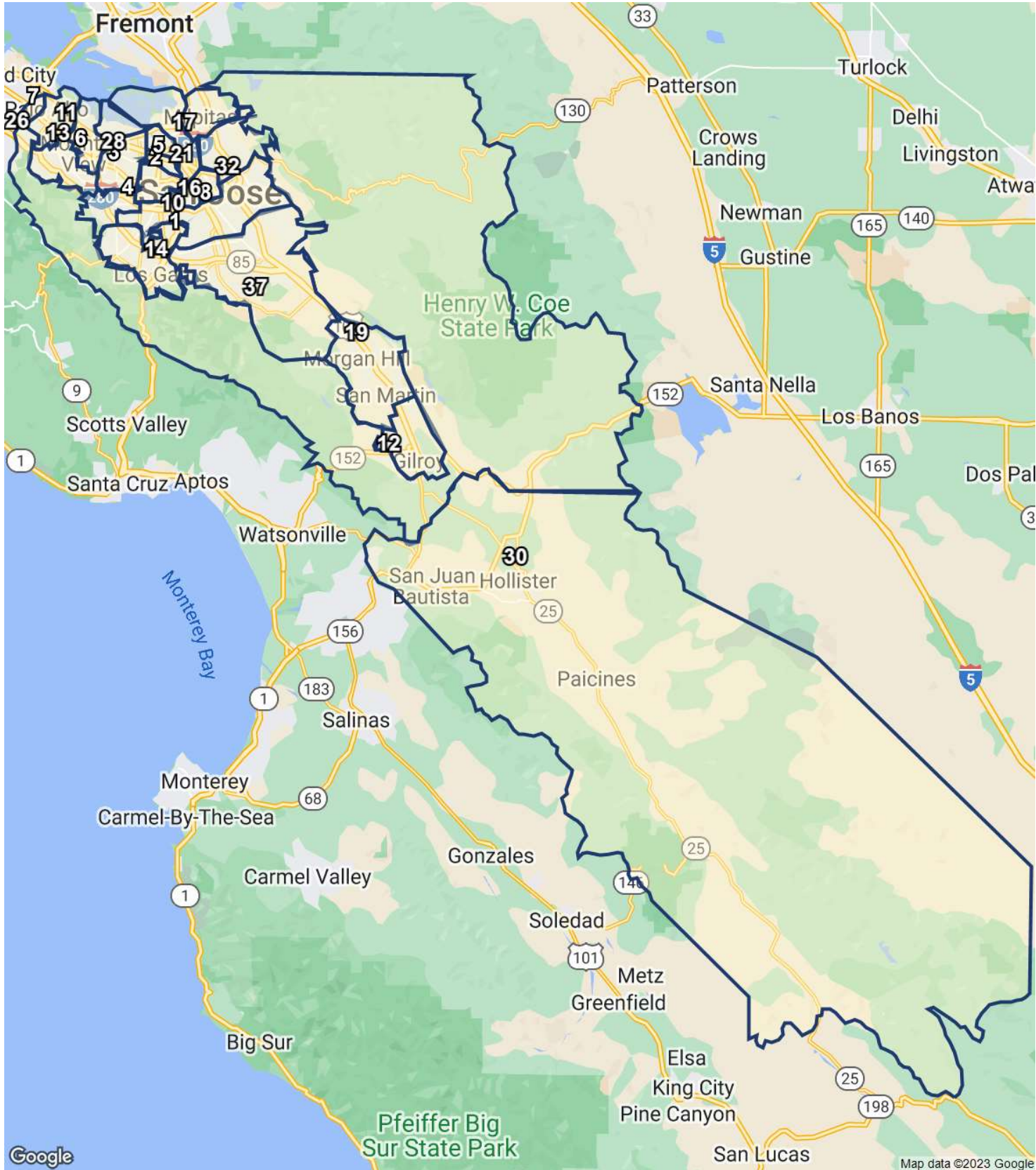
INCOME GROWTH



Source: Oxford Economics

Submarkets

SAN JOSE SUBMARKETS



Google

Map data ©2023 Google

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	2,975	2.1%	16	0	0	0%	-	1	166	5.6%	8
2	Central Santa Clara	99	8,327	5.9%	8	1	404	4.9%	3	2	534	6.4%	5
3	Central Sunnyvale	0	-	0%	-	0	0	-	-	0	-	-	-
4	Cupertino	169	7,745	5.5%	9	0	0	0%	-	0	-	-	-
5	De La Cruz	0	-	0%	-	0	0	-	-	0	-	-	-
6	Downtown Mountain View	0	-	0%	-	0	0	-	-	0	-	-	-
7	Downtown Palo Alto	264	3,850	2.7%	12	0	0	0%	-	0	-	-	-
8	Downtown San Jose	360	13,094	9.2%	3	1	750	5.7%	1	6	2,223	17.0%	1
9	East Arques Ave Corridor	0	-	0%	-	0	0	-	-	0	-	-	-
10	East San Jose-Willow Glen	408	3,442	2.4%	14	1	14	0.4%	7	1	232	6.7%	7
11	Embarcadero/101	0	-	0%	-	0	0	-	-	0	-	-	-
12	Gilroy	105	724	0.5%	23	0	0	0%	-	0	-	-	-
13	Los Altos	142	1,455	1.0%	20	0	0	0%	-	0	-	-	-
14	Los Gatos	0	-	0%	-	0	0	-	-	0	-	-	-
15	Los Gatos/Saratoga	282	3,211	2.3%	15	1	6	0.2%	8	0	-	-	-
16	Midtown San Jose	263	2,547	1.8%	17	0	0	0%	-	0	-	-	-
17	Milpitas	108	4,892	3.4%	10	0	0	0%	-	0	-	-	-
18	Moffett Park	63	11,839	8.3%	4	4	400	3.4%	4	4	1,540	13.0%	3
19	Morgan Hill	112	1,316	0.9%	21	0	0	0%	-	0	-	-	-
20	Mountain View	357	14,206	10.0%	2	3	747	5.3%	2	3	1,623	11.4%	2
21	N. San Jose - Brokaw	0	-	0%	-	0	0	-	-	0	-	-	-
22	N.E. Santa Clara	0	-	0%	-	0	0	-	-	0	-	-	-
23	North San Jose	226	17,725	12.5%	1	0	0	0%	-	1	23	0.1%	9
24	North Santa Clara	115	10,258	7.2%	7	0	0	0%	-	0	-	-	-
25	Oak Creek	0	-	0%	-	0	0	-	-	0	-	-	-
26	Outlying Santa Clara Cnty	5	53	0%	24	0	0	0%	-	0	-	-	-
27	Palo Alto	311	10,658	7.5%	6	0	0	0%	-	1	15	0.1%	10
28	Peery Park	0	-	0%	-	0	0	-	-	0	-	-	-
29	Plumeria Drive	0	-	0%	-	0	0	-	-	0	-	-	-
30	San Benito County	117	743	0.5%	22	0	0	0%	-	0	-	-	-
31	San Jose East	0	-	0%	-	0	0	-	-	0	-	-	-
32	San Jose, IBP East	0	-	0%	-	0	0	-	-	0	-	-	-
33	San Jose-Berryessa	104	1,822	1.3%	18	0	0	0%	-	0	-	-	-
34	Scott Blvd Corridor	0	-	0%	-	0	0	-	-	0	-	-	-
35	Shoreline Corridor North	0	-	0%	-	0	0	-	-	0	-	-	-
36	Shoreline Corridor South	0	-	0%	-	0	0	-	-	0	-	-	-
37	South San Jose	220	4,208	3.0%	11	1	70	1.7%	6	0	-	-	-
38	South Santa Clara	155	1,736	1.2%	19	0	0	0%	-	1	234	13.5%	6
39	Sunnyvale	242	11,489	8.1%	5	3	382	3.3%	5	3	854	7.4%	4
40	Sunnyvale Triangle	0	-	0%	-	0	0	-	-	0	-	-	-
41	West Mountain View	0	-	0%	-	0	0	-	-	0	-	-	-
42	West San Jose	224	3,503	2.5%	13	1	1	0%	9	0	-	-	-

Submarkets

San Jose Office

SUBMARKET RENT

No.	Submarket	Market Rent		12 Month Market Rent		QTD Annualized Market Rent	
		Per SF	Rank	Growth	Rank	Growth	Rank
1	Campbell	\$52.16	12	-1.1%	16	-0.3%	20
2	Central Santa Clara	\$56.23	9	-3.2%	22	0%	16
3	Central Sunnyvale	-	-	-	-	-	-
4	Cupertino	\$67.23	6	-3.2%	23	-0.5%	23
5	De La Cruz	-	-	-	-	-	-
6	Downtown Mountain View	-	-	-	-	-	-
7	Downtown Palo Alto	\$98.32	1	-0.5%	10	0.4%	8
8	Downtown San Jose	\$51.96	13	-2.3%	18	-0.1%	18
9	East Arques Ave Corridor	-	-	-	-	-	-
10	East San Jose-Willow Glen	\$45.44	18	0.7%	1	0.4%	9
11	Embarcadero/101	-	-	-	-	-	-
12	Gilroy	\$40.28	22	0.6%	4	0.5%	5
13	Los Altos	\$64.67	7	0.1%	7	0.5%	6
14	Los Gatos	-	-	-	-	-	-
15	Los Gatos/Saratoga	\$57.24	8	-0.8%	12	0.3%	10
16	Midtown San Jose	\$43.96	20	0.2%	6	-0.1%	17
17	Milpitas	\$47.37	17	-0.8%	13	0.7%	2
18	Moffett Park	\$69.96	4	-4.3%	24	-1.0%	24
19	Morgan Hill	\$39.56	23	0.7%	3	0.6%	4
20	Mountain View	\$73.96	3	-2.5%	21	0.1%	13
21	N. San Jose - Brokaw	-	-	-	-	-	-
22	N.E. Santa Clara	-	-	-	-	-	-
23	North San Jose	\$51.38	14	-2.2%	17	-0.1%	19
24	North Santa Clara	\$51.12	15	-2.3%	19	0.2%	11
25	Oak Creek	-	-	-	-	-	-
26	Outlying Santa Clara Cnty	\$53.90	10	0.3%	5	0.7%	3
27	Palo Alto	\$83.78	2	-0.6%	11	0.7%	1
28	Peery Park	-	-	-	-	-	-
29	Plumeria Drive	-	-	-	-	-	-
30	San Benito County	\$38.56	24	0.7%	2	-0.4%	22
31	San Jose East	-	-	-	-	-	-
32	San Jose, IBP East	-	-	-	-	-	-
33	San Jose-Berryessa	\$43.95	21	-0.1%	9	0.4%	7
34	Scott Blvd Corridor	-	-	-	-	-	-
35	Shoreline Corridor North	-	-	-	-	-	-
36	Shoreline Corridor South	-	-	-	-	-	-
37	South San Jose	\$45.06	19	0.1%	8	0.2%	12
38	South Santa Clara	\$48.47	16	-1.0%	15	0.1%	14
39	Sunnyvale	\$68.73	5	-2.5%	20	0%	15
40	Sunnyvale Triangle	-	-	-	-	-	-
41	West Mountain View	-	-	-	-	-	-
42	West San Jose	\$53.58	11	-0.9%	14	-0.4%	21

Submarkets

San Jose Office

SUBMARKET VACANCY & NET ABSORPTION

No.	Submarket	Vacancy			12 Month Absorption			
		SF	Percent	Rank	SF	% of Inv	Rank	Construc. Ratio
1	Campbell	647,981	21.8%	21	(206,558)	-6.9%	42	-
2	Central Santa Clara	575,380	6.9%	10	664,829	8.0%	2	-
3	Central Sunnyvale	-	-	-	0	-	-	-
4	Cupertino	353,920	4.6%	7	16,247	0.2%	10	-
5	De La Cruz	-	-	-	0	-	-	-
6	Downtown Mountain View	-	-	-	0	-	-	-
7	Downtown Palo Alto	436,663	11.3%	15	(172,081)	-4.5%	40	-
8	Downtown San Jose	2,217,661	16.9%	19	525,267	4.0%	3	1.4
9	East Arques Ave Corridor	-	-	-	0	-	-	-
10	East San Jose-Willow Glen	185,004	5.4%	8	17,427	0.5%	9	0.7
11	Embarcadero/101	-	-	-	0	-	-	-
12	Gilroy	5,798	0.8%	1	11,882	1.6%	11	-
13	Los Altos	156,865	10.8%	14	6,747	0.5%	12	-
14	Los Gatos	-	-	-	0	-	-	-
15	Los Gatos/Saratoga	293,310	9.1%	12	(116,515)	-3.6%	37	-
16	Midtown San Jose	195,978	7.7%	11	(9,857)	-0.4%	35	-
17	Milpitas	514,479	10.5%	13	20,896	0.4%	7	-
18	Moffett Park	446,628	3.8%	4	345,326	2.9%	4	0.9
19	Morgan Hill	27,092	2.1%	2	(7,160)	-0.5%	33	-
20	Mountain View	1,646,515	11.6%	16	26,672	0.2%	6	-
21	N. San Jose - Brokaw	-	-	-	0	-	-	-
22	N.E. Santa Clara	-	-	-	0	-	-	-
23	North San Jose	3,184,510	18.0%	20	(130,285)	-0.7%	39	-
24	North Santa Clara	2,781,298	27.1%	23	(112,778)	-1.1%	36	-
25	Oak Creek	-	-	-	0	-	-	-
26	Outlying Santa Clara Cnty	-	-	-	0	0%	-	-
27	Palo Alto	1,624,867	15.2%	18	(201,056)	-1.9%	41	-
28	Peery Park	-	-	-	0	-	-	-
29	Plumeria Drive	-	-	-	0	-	-	-
30	San Benito County	30,849	4.2%	6	(7,933)	-1.1%	34	-
31	San Jose East	-	-	-	0	-	-	-
32	San Jose, IBP East	-	-	-	0	-	-	-
33	San Jose-Berryessa	68,432	3.8%	3	(1,258)	-0.1%	32	-
34	Scott Blvd Corridor	-	-	-	0	-	-	-
35	Shoreline Corridor North	-	-	-	0	-	-	-
36	Shoreline Corridor South	-	-	-	0	-	-	-
37	South San Jose	160,690	3.8%	5	31,252	0.7%	5	2.2
38	South Santa Clara	111,588	6.4%	9	20,875	1.2%	8	-
39	Sunnyvale	1,511,112	13.2%	17	665,973	5.8%	1	0.4
40	Sunnyvale Triangle	-	-	-	0	-	-	-
41	West Mountain View	-	-	-	0	-	-	-
42	West San Jose	772,242	22.0%	22	(129,340)	-3.7%	38	-

Supply & Demand Trends

San Jose Office

OVERALL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2027	150,135,404	1,117,121	0.7%	1,650,135	1.1%	0.7
2026	149,018,283	820,548	0.6%	1,083,356	0.7%	0.8
2025	148,197,735	1,968,592	1.3%	1,056,620	0.7%	1.9
2024	146,229,143	1,015,546	0.7%	29,752	0%	34.1
2023	145,213,597	4,451,405	3.2%	32,909	0%	135.3
YTD	141,815,756	1,053,564	0.7%	(56,923)	0%	-
2022	140,762,192	2,530,446	1.8%	2,471,396	1.8%	1.0
2021	138,231,746	3,640,546	2.7%	1,308,069	0.9%	2.8
2020	134,591,200	1,499,457	1.1%	(759,659)	-0.6%	-
2019	133,091,743	1,259,728	1.0%	1,196,191	0.9%	1.1
2018	131,832,015	3,414,856	2.7%	2,777,416	2.1%	1.2
2017	128,417,159	7,670,748	6.4%	5,756,360	4.5%	1.3
2016	120,746,411	2,861,902	2.4%	1,698,837	1.4%	1.7
2015	117,884,509	2,976,521	2.6%	5,639,737	4.8%	0.5
2014	114,907,988	1,117,661	1.0%	1,646,708	1.4%	0.7
2013	113,790,327	2,343,331	2.1%	2,951,809	2.6%	0.8
2012	111,446,996	403,564	0.4%	2,742,993	2.5%	0.1
2011	111,043,432	(1,421,111)	-1.3%	1,290,319	1.2%	-

4 & 5 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2027	75,616,773	1,582,755	2.1%	1,668,283	2.2%	0.9
2026	74,034,018	1,285,427	1.8%	1,643,131	2.2%	0.8
2025	72,748,591	2,453,180	3.5%	1,956,437	2.7%	1.3
2024	70,295,411	1,508,723	2.2%	966,411	1.4%	1.6
2023	68,786,688	4,570,330	7.1%	1,774,380	2.6%	2.6
YTD	65,266,358	1,050,000	1.6%	318,212	0.5%	3.3
2022	64,216,358	3,046,051	5.0%	3,001,788	4.7%	1.0
2021	61,170,307	3,785,405	6.6%	2,440,203	4.0%	1.6
2020	57,384,902	1,852,807	3.3%	684,380	1.2%	2.7
2019	55,532,095	1,302,876	2.4%	2,335,212	4.2%	0.6
2018	54,229,219	3,801,507	7.5%	3,465,394	6.4%	1.1
2017	50,427,712	7,863,934	18.5%	6,329,870	12.6%	1.2
2016	42,563,778	3,140,080	8.0%	1,339,453	3.1%	2.3
2015	39,423,698	3,814,068	10.7%	5,029,154	12.8%	0.8
2014	35,609,630	1,927,700	5.7%	1,523,126	4.3%	1.3
2013	33,681,930	2,493,859	8.0%	3,317,445	9.8%	0.8
2012	31,188,071	498,820	1.6%	1,665,356	5.3%	0.3
2011	30,689,251	99,564	0.3%	522,794	1.7%	0.2

Supply & Demand Trends

San Jose Office

3 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2027	51,276,235	4,736	0%	250,219	0.5%	0
2026	51,271,499	3,332	0%	(113,846)	-0.2%	-
2025	51,268,167	957	0%	(325,774)	-0.6%	-
2024	51,267,210	0	0%	(319,950)	-0.6%	-
2023	51,267,210	122,900	0.2%	(739,015)	-1.4%	-
YTD	51,150,198	5,888	0%	(87,076)	-0.2%	-
2022	51,144,310	(185,892)	-0.4%	(4,180)	0%	-
2021	51,330,202	51,326	0.1%	(785,352)	-1.5%	-
2020	51,278,876	(84,986)	-0.2%	(575,065)	-1.1%	-
2019	51,363,862	173,170	0.3%	(789,604)	-1.5%	-
2018	51,190,692	(271,594)	-0.5%	(619,447)	-1.2%	-
2017	51,462,286	(148,496)	-0.3%	(455,349)	-0.9%	-
2016	51,610,782	(64,397)	-0.1%	196,409	0.4%	-
2015	51,675,179	(422,455)	-0.8%	744,922	1.4%	-
2014	52,097,634	(458,540)	-0.9%	(26,883)	-0.1%	-
2013	52,556,174	45,587	0.1%	(360,825)	-0.7%	-
2012	52,510,587	104,918	0.2%	1,017,576	1.9%	0.1
2011	52,405,669	(1,258,964)	-2.3%	644,806	1.2%	-

1 & 2 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2027	23,242,396	(470,370)	-2.0%	(268,367)	-1.2%	-
2026	23,712,766	(468,211)	-1.9%	(445,929)	-1.9%	-
2025	24,180,977	(485,545)	-2.0%	(574,043)	-2.4%	-
2024	24,666,522	(493,177)	-2.0%	(616,709)	-2.5%	-
2023	25,159,699	(241,825)	-1.0%	(1,002,456)	-4.0%	-
YTD	25,399,200	(2,324)	0%	(288,059)	-1.1%	-
2022	25,401,524	(329,713)	-1.3%	(526,212)	-2.1%	-
2021	25,731,237	(196,185)	-0.8%	(346,782)	-1.3%	-
2020	25,927,422	(268,364)	-1.0%	(868,974)	-3.4%	-
2019	26,195,786	(216,318)	-0.8%	(349,417)	-1.3%	-
2018	26,412,104	(115,057)	-0.4%	(68,531)	-0.3%	-
2017	26,527,161	(44,690)	-0.2%	(118,161)	-0.4%	-
2016	26,571,851	(213,781)	-0.8%	162,975	0.6%	-
2015	26,785,632	(415,092)	-1.5%	(134,339)	-0.5%	-
2014	27,200,724	(351,499)	-1.3%	150,465	0.6%	-
2013	27,552,223	(196,115)	-0.7%	(4,811)	0%	-
2012	27,748,338	(200,174)	-0.7%	60,061	0.2%	-
2011	27,948,512	(261,711)	-0.9%	122,719	0.4%	-

OVERALL RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2027	\$59.26	163	2.0%	-6.4%	22,379,049	14.9%	-0.5%
2026	\$58.07	159	1.2%	-8.3%	22,907,893	15.4%	-0.3%
2025	\$57.39	158	-0.2%	-9.4%	23,166,573	15.6%	0.4%
2024	\$57.51	158	-4.4%	-9.2%	22,250,237	15.2%	0.6%
2023	\$60.16	165	-1.4%	-5.0%	21,259,355	14.6%	2.7%
YTD	\$60.95	167	-2.1%	-3.8%	17,948,862	12.7%	0.7%
2022	\$61.03	168	-3.6%	-3.6%	16,838,375	12.0%	-0.2%
2021	\$63.33	174	2.0%	0%	16,779,325	12.1%	1.4%
2020	\$62.09	170	-0.8%	-1.9%	14,426,787	10.7%	1.6%
2019	\$62.61	172	5.1%	-1.1%	12,168,063	9.1%	-0.1%
2018	\$59.58	164	7.4%	-5.9%	12,209,133	9.3%	0.3%
2017	\$55.49	152	1.5%	-12.4%	11,514,327	9.0%	0.9%
2016	\$54.66	150	6.5%	-13.7%	9,774,748	8.1%	0.8%
2015	\$51.35	141	14.0%	-18.9%	8,611,683	7.3%	-2.5%
2014	\$45.02	124	11.6%	-28.9%	11,274,638	9.8%	-0.6%
2013	\$40.36	111	7.7%	-36.3%	11,803,685	10.4%	-0.8%
2012	\$37.47	103	10.6%	-40.8%	12,412,424	11.1%	-2.1%
2011	\$33.89	93	10.3%	-46.5%	14,751,853	13.3%	-2.2%

4 & 5 STAR RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2027	\$65.40	167	2.0%	-10.2%	11,362,368	15.0%	-0.4%
2026	\$64.09	164	1.2%	-12.0%	11,448,639	15.5%	-0.8%
2025	\$63.34	162	-0.2%	-13.1%	11,807,090	16.2%	0.1%
2024	\$63.47	162	-4.4%	-12.9%	11,310,911	16.1%	0.4%
2023	\$66.41	170	-1.8%	-8.8%	10,768,599	15.7%	3.2%
YTD	\$67.32	172	-4.1%	-7.6%	8,704,433	13.3%	0.9%
2022	\$67.64	173	-7.2%	-7.2%	7,972,645	12.4%	-0.5%
2021	\$72.86	186	2.5%	0%	7,928,382	13.0%	1.5%
2020	\$71.09	182	2.9%	-2.4%	6,583,180	11.5%	1.7%
2019	\$69.09	177	6.9%	-5.2%	5,414,753	9.8%	-2.1%
2018	\$64.65	165	7.1%	-11.3%	6,447,089	11.9%	-0.2%
2017	\$60.39	154	1.1%	-17.1%	6,110,976	12.1%	1.1%
2016	\$59.71	153	6.3%	-18.1%	4,693,712	11.0%	3.7%
2015	\$56.16	144	15.4%	-22.9%	2,893,085	7.3%	-4.2%
2014	\$48.65	124	11.8%	-33.2%	4,108,171	11.5%	0.5%
2013	\$43.50	111	6.5%	-40.3%	3,703,597	11.0%	-3.5%
2012	\$40.85	104	11.7%	-43.9%	4,527,183	14.5%	-4.0%
2011	\$36.57	94	11.3%	-49.8%	5,693,719	18.6%	-1.4%

3 STAR RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2027	\$56.34	161	2.0%	-5.0%	7,799,033	15.2%	-0.5%
2026	\$55.22	157	1.2%	-6.9%	8,044,620	15.7%	0.2%
2025	\$54.57	156	-0.2%	-8.0%	7,927,533	15.5%	0.6%
2024	\$54.69	156	-4.4%	-7.8%	7,600,877	14.8%	0.6%
2023	\$57.22	163	-0.9%	-3.5%	7,280,927	14.2%	1.7%
YTD	\$57.91	165	0.4%	-2.3%	6,511,939	12.7%	0.2%
2022	\$57.72	165	0.9%	-2.6%	6,418,975	12.6%	-0.3%
2021	\$57.19	163	1.9%	-3.5%	6,600,687	12.9%	1.6%
2020	\$56.11	160	-5.4%	-5.4%	5,764,009	11.2%	1.0%
2019	\$59.29	169	3.2%	0%	5,274,322	10.3%	1.7%
2018	\$57.46	164	9.5%	-3.1%	4,407,098	8.6%	0.8%
2017	\$52.49	150	1.5%	-11.5%	4,002,668	7.8%	0.5%
2016	\$51.72	147	5.8%	-12.8%	3,753,824	7.3%	-0.5%
2015	\$48.90	139	12.6%	-17.5%	4,014,630	7.8%	-2.2%
2014	\$43.42	124	11.3%	-26.8%	5,181,746	9.9%	-0.7%
2013	\$39.03	111	8.5%	-34.2%	5,613,403	10.7%	0.8%
2012	\$35.96	102	9.6%	-39.3%	5,207,252	9.9%	-1.8%
2011	\$32.82	94	10.4%	-44.6%	6,119,910	11.7%	-3.3%

1 & 2 STAR RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2027	\$47.60	151	2.1%	-6.3%	3,217,648	13.8%	-0.6%
2026	\$46.63	148	1.2%	-8.2%	3,414,634	14.4%	0.2%
2025	\$46.06	146	-0.2%	-9.3%	3,431,950	14.2%	0.7%
2024	\$46.14	147	-4.4%	-9.2%	3,338,449	13.5%	0.8%
2023	\$48.24	153	-1.2%	-5.0%	3,209,829	12.8%	3.1%
YTD	\$48.86	155	0.6%	-3.8%	2,732,490	10.8%	1.1%
2022	\$48.84	155	0.8%	-3.9%	2,446,755	9.6%	0.9%
2021	\$48.47	154	0%	-4.6%	2,250,256	8.7%	0.7%
2020	\$48.45	154	-4.6%	-4.6%	2,079,598	8.0%	2.4%
2019	\$50.79	161	2.8%	0%	1,478,988	5.6%	0.5%
2018	\$49.39	157	3.8%	-2.8%	1,354,946	5.1%	-0.2%
2017	\$47.56	151	3.0%	-6.4%	1,400,683	5.3%	0.3%
2016	\$46.17	147	8.5%	-9.1%	1,327,212	5.0%	-1.4%
2015	\$42.54	135	12.3%	-16.2%	1,703,968	6.4%	-0.9%
2014	\$37.89	120	11.2%	-25.4%	1,984,721	7.3%	-1.7%
2013	\$34.07	108	10.5%	-32.9%	2,486,685	9.0%	-0.6%
2012	\$30.82	98	8.5%	-39.3%	2,677,989	9.7%	-0.9%
2011	\$28.40	90	6.6%	-44.1%	2,938,224	10.5%	-1.3%

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
2027	-	-	-	-	-	-	\$616.48	215	5.6%
2026	-	-	-	-	-	-	\$605.61	211	5.6%
2025	-	-	-	-	-	-	\$599.65	209	5.6%
2024	-	-	-	-	-	-	\$608.44	212	5.6%
2023	-	-	-	-	-	-	\$654.22	228	5.4%
YTD	23	\$102.1M	0.2%	\$6,007,941	\$395.55	4.4%	\$690.59	240	5.3%
2022	148	\$2.3B	2.2%	\$17,804,450	\$836.83	4.8%	\$693.60	241	5.3%
2021	208	\$5.3B	5.5%	\$26,960,613	\$743.90	4.7%	\$673.40	234	5.2%
2020	133	\$2.9B	3.4%	\$23,683,262	\$640.74	5.1%	\$674.07	235	5.1%
2019	279	\$4.4B	5.9%	\$23,647,619	\$581.64	5.4%	\$661.42	230	5.1%
2018	289	\$3.6B	5.7%	\$19,815,277	\$590.51	5.2%	\$614.87	214	5.1%
2017	312	\$3.8B	6.8%	\$21,239,119	\$482.91	5.4%	\$567.04	197	5.2%
2016	288	\$2.5B	5.7%	\$11,794,678	\$411.96	5.3%	\$545.07	190	5.2%
2015	326	\$3.7B	11.1%	\$16,648,857	\$459.27	5.7%	\$501.18	174	5.3%
2014	238	\$2B	5.5%	\$10,565,521	\$369.28	5.4%	\$439.91	153	5.5%
2013	286	\$2.5B	6.8%	\$12,046,012	\$365.33	7.1%	\$384.64	134	5.9%
2012	289	\$1.2B	5.5%	\$8,605,542	\$268.99	6.6%	\$343.92	120	6.3%

(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.

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
2027	-	-	-	-	-	-	\$711.01	219	5.3%
2026	-	-	-	-	-	-	\$698.47	215	5.3%
2025	-	-	-	-	-	-	\$691.53	213	5.3%
2024	-	-	-	-	-	-	\$701.65	216	5.3%
2023	-	-	-	-	-	-	\$754.85	232	5.2%
YTD	-	-	-	-	-	-	\$797.66	245	5.1%
2022	9	\$1.5B	2.0%	\$164,389,851	\$1,180.46	-	\$801.71	246	5.0%
2021	19	\$3.2B	6.6%	\$168,861,182	\$792.38	-	\$760.51	234	5.1%
2020	17	\$1.7B	4.1%	\$101,902,185	\$728.61	5.2%	\$758.35	233	5.0%
2019	27	\$2B	6.4%	\$76,892,182	\$572.80	5.0%	\$734.75	226	5.0%
2018	16	\$1.1B	3.9%	\$84,957,790	\$767.55	4.9%	\$675.87	208	5.1%
2017	39	\$2.4B	8.8%	\$82,042,420	\$545.86	5.6%	\$625.11	192	5.1%
2016	15	\$705.1M	4.4%	\$47,009,745	\$380.65	6.0%	\$599.98	184	5.1%
2015	42	\$2B	15.4%	\$75,247,719	\$596.46	5.5%	\$551.69	170	5.2%
2014	11	\$592.8M	5.2%	\$74,101,346	\$371.02	5.1%	\$484.49	149	5.4%
2013	19	\$940.8M	6.8%	\$52,269,185	\$432.77	7.7%	\$428.04	132	5.8%
2012	10	\$436.3M	5.0%	\$43,633,805	\$278.77	6.8%	\$382.77	118	6.1%

(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.

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
2027	-	-	-	-	-	-	\$530.84	207	5.8%
2026	-	-	-	-	-	-	\$521.61	203	5.7%
2025	-	-	-	-	-	-	\$516.70	201	5.8%
2024	-	-	-	-	-	-	\$524.43	204	5.8%
2023	-	-	-	-	-	-	\$563.56	220	5.6%
YTD	7	\$45.9M	0.2%	\$7,651,667	\$536.90	4.1%	\$593.83	231	5.5%
2022	60	\$583.1M	2.4%	\$11,900,811	\$580.11	5.4%	\$595.72	232	5.5%
2021	85	\$1.7B	5.5%	\$22,325,762	\$728.65	4.6%	\$591.81	231	5.4%
2020	51	\$974.3M	3.5%	\$19,485,861	\$566.07	5.7%	\$594.80	232	5.2%
2019	94	\$2B	6.4%	\$27,242,269	\$621.77	5.4%	\$586.69	229	5.2%
2018	103	\$1.8B	7.4%	\$22,149,248	\$507.42	5.6%	\$550.38	214	5.3%
2017	73	\$1.1B	5.6%	\$19,072,424	\$399.25	5.9%	\$504.08	196	5.3%
2016	106	\$1.3B	7.1%	\$16,378,121	\$434.94	5.3%	\$484.59	189	5.3%
2015	127	\$1.3B	9.8%	\$13,881,912	\$365.15	6.0%	\$446.97	174	5.4%
2014	104	\$989.7M	5.5%	\$11,924,337	\$386.41	6.0%	\$396.40	154	5.6%
2013	112	\$1.2B	7.3%	\$15,056,497	\$360.04	6.2%	\$344.41	134	6.0%
2012	99	\$615.5M	5.9%	\$9,326,415	\$285.80	6.0%	\$310.19	121	6.4%

(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.

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
2027	-	-	-	-	-	-	\$519.24	216	5.8%
2026	-	-	-	-	-	-	\$509.81	212	5.8%
2025	-	-	-	-	-	-	\$504.54	210	5.8%
2024	-	-	-	-	-	-	\$511.65	213	5.8%
2023	-	-	-	-	-	-	\$549.65	229	5.7%
YTD	16	\$56.2M	0.9%	\$5,111,364	\$325.56	4.5%	\$579.93	241	5.6%
2022	79	\$251.9M	2.4%	\$3,499,029	\$496.59	4.0%	\$582.26	242	5.5%
2021	104	\$356.8M	2.9%	\$3,568,341	\$513.30	4.7%	\$589.14	245	5.4%
2020	65	\$182.7M	1.7%	\$3,322,323	\$444.95	4.4%	\$593.25	247	5.2%
2019	158	\$336M	3.9%	\$4,000,443	\$448.99	5.5%	\$602.70	251	5.2%
2018	170	\$769.6M	6.0%	\$8,457,362	\$618.97	5.0%	\$570.73	237	5.2%
2017	200	\$354.5M	5.1%	\$3,771,450	\$422.68	4.6%	\$528.16	220	5.2%
2016	167	\$456.9M	5.0%	\$3,973,071	\$401.32	5.1%	\$510.26	212	5.2%
2015	157	\$420.8M	7.2%	\$4,166,573	\$364.05	5.0%	\$466.27	194	5.3%
2014	123	\$467.2M	5.8%	\$4,535,731	\$335.76	4.8%	\$400.34	167	5.6%
2013	155	\$312M	5.9%	\$2,943,597	\$258.54	8.7%	\$341.84	142	6.0%
2012	180	\$195.9M	5.3%	\$2,839,451	\$212.98	7.0%	\$301.02	125	6.4%

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