

HelloOffice

Sublease Summary

WEST LOS ANGELES

West LA total sublease space is 80% above the 10-year average

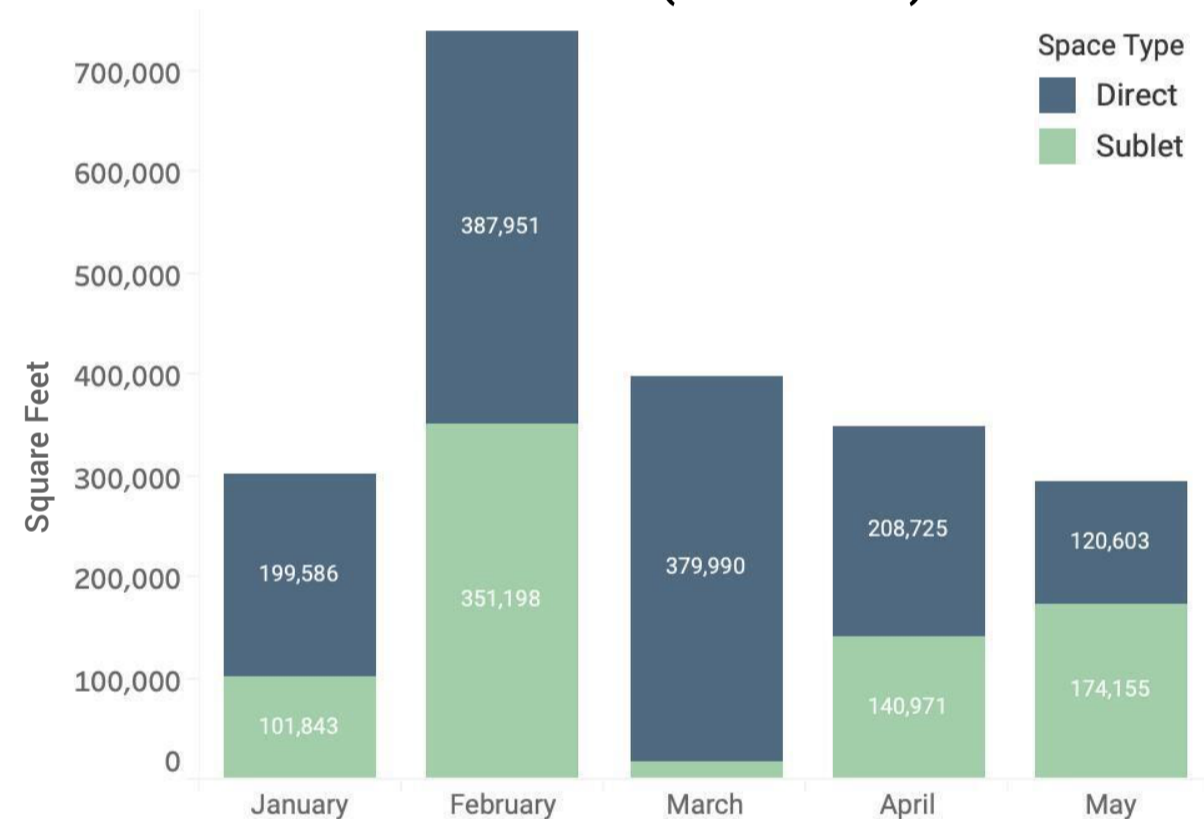
Subleases in West Los Angeles increased by 786,000 sf in 2020, totaling 2.8 msf of subleases currently on the market.

The dramatic rise in both direct and sublease space peaked in February, with 739,000 sf coming online; an additional 1.0 msf were added to the market across March, April and the first two weeks of May.

Since January, a daily average of 19,000 sf have been added to West LA. The total sublease space available is now 80% above the 10-year average of 1.6 msf.

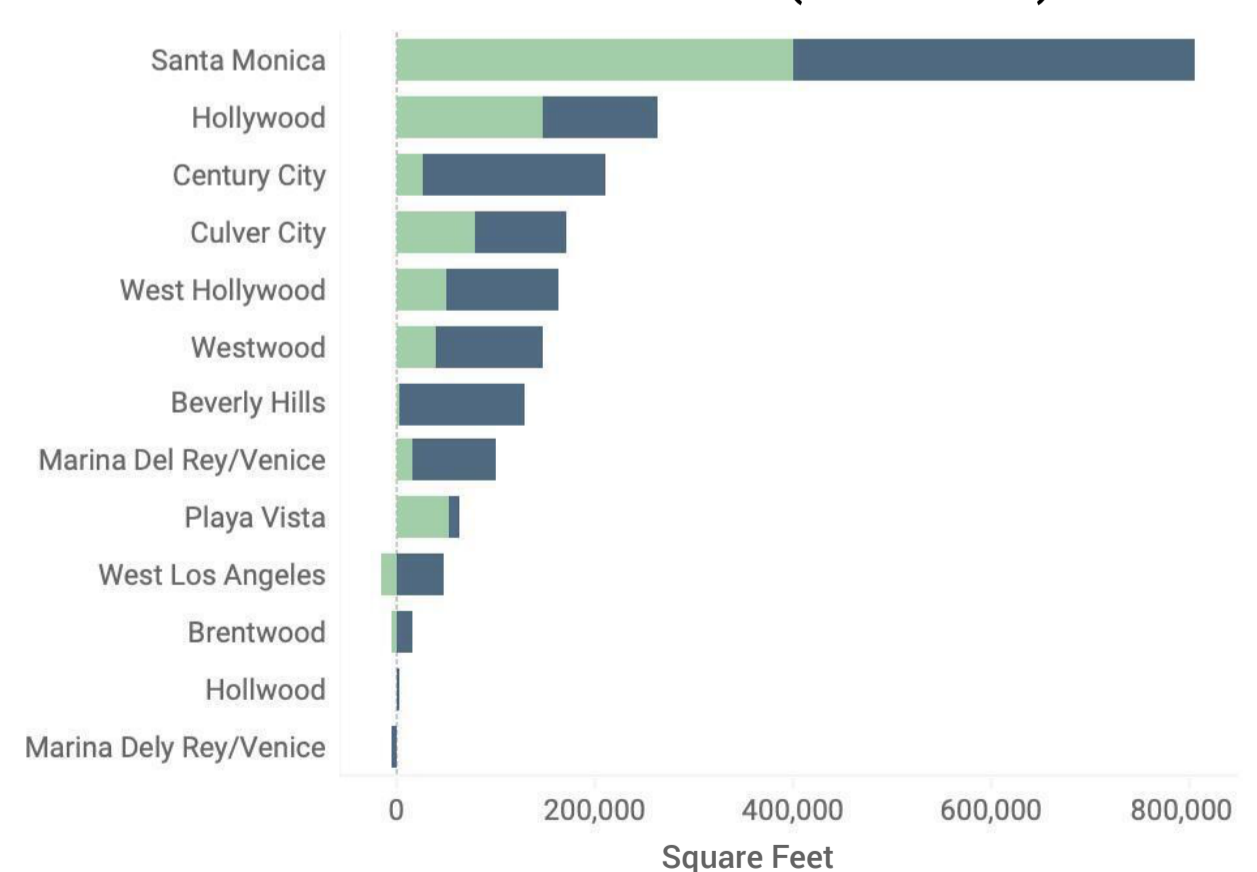
Santa Monica is the most impacted submarket to date, due to its

SPACE ADDED BY MONTH (2020 YTD)



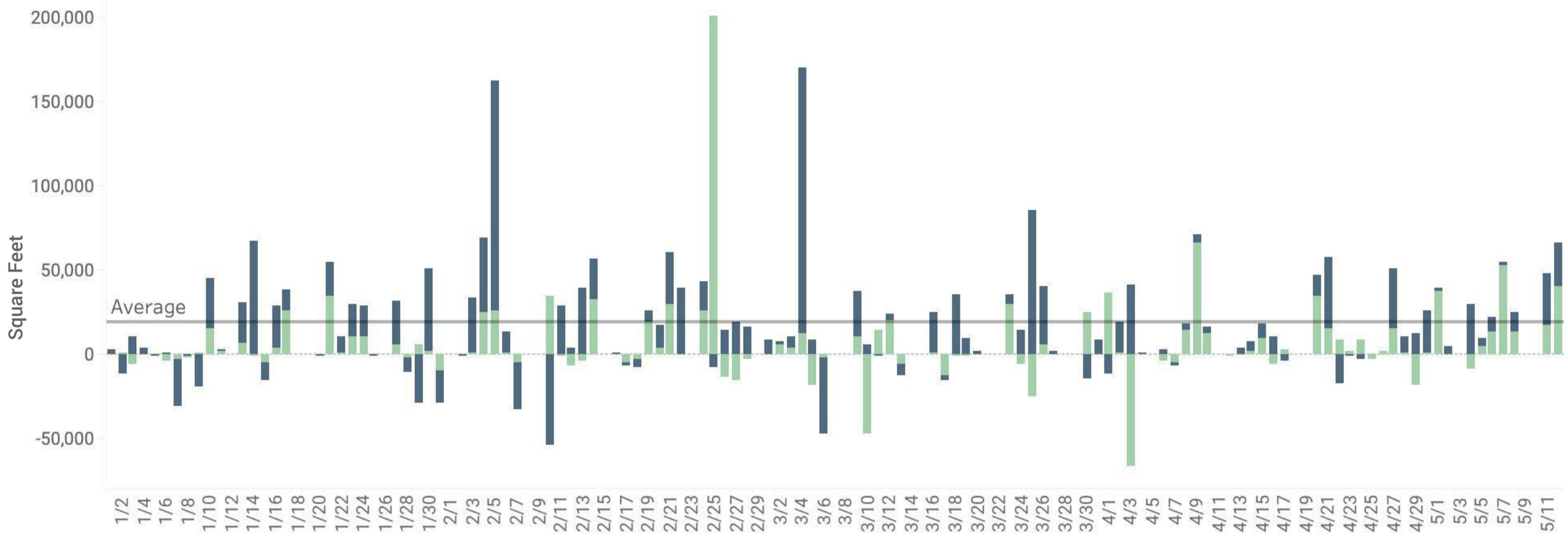
Source: HelloOffice/CoStar

SPACE ADDED BY SUBMARKET (2020 YTD)



Source: HelloOffice/CoStar

DAILY SPACE TRACKER (2020 YTD)



Source: HelloOffice/CoStar

preponderance of companies reliant on consumers traveling and commuting as well as businesses hiring employees.

The impact of the pandemic will increase throughout 2020. Sublease spaces marketed as a result of bankruptcies and mass layoffs, however, could present opportunities for those who can afford to relocate or expand right now.

Smaller rounds of layoffs, though

newsworthy, might not add as much sublease space to the market as anticipated.

Many West LA companies have taken a “wait and see” stance on their real estate decisions; new social distancing guidelines may offset layoffs and the immediate ability to sublease.

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