

FIGURES | DOWNTOWN LOS ANGELES CBD OFFICE | Q4 2025

# Consolidations and relocations outpace new leasing activity

▲ 34.4%

Overall Vacancy Rate

▼ (377K)

SF Net Absorption

▶ 0M

SF Under Construction

▶ \$3.73

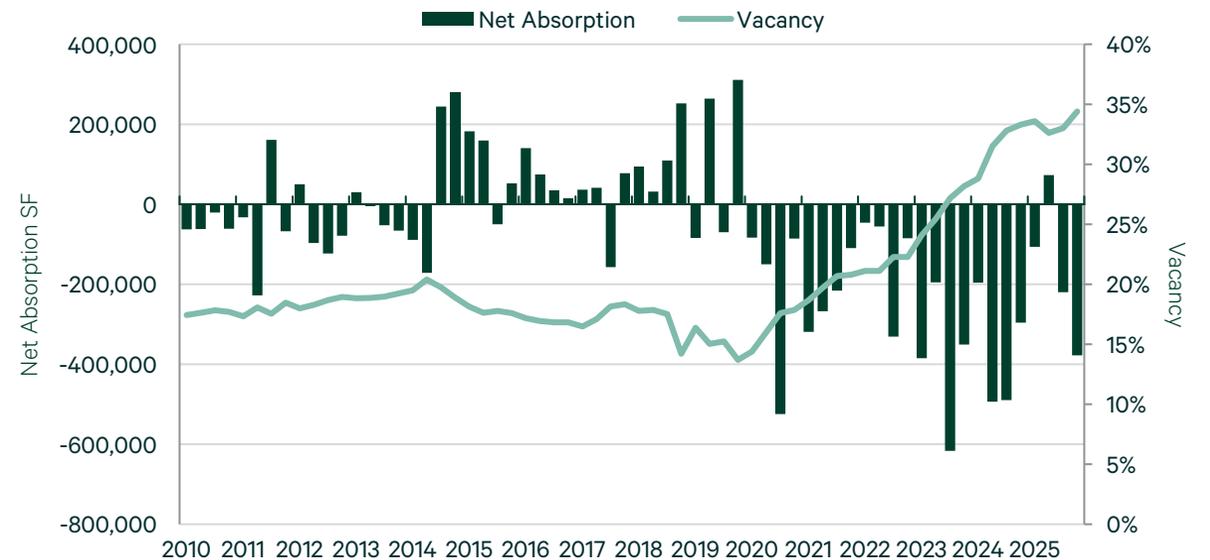
Full-Service Gross / Lease Rate  
Existing Properties

Note: Arrows indicate change from previous quarter.

## MARKET HIGHLIGHTS

- The overall vacancy rate ended Q4 2025 at 34.4%, elevated by 377,000 sq. ft. of negative net absorption. The overall availability rate ended the quarter at 37.7%.
- The average direct asking rate was flat quarter-over-quarter, maintaining \$3.73 per sq. ft. on a monthly, full service gross basis. Rates rose by 1.1%, or \$0.04, year-over-year.
- Total leasing activity was 254,000 sq. ft. in Q4 2025. The top five deals in DTLA totaled just over 108,000 sq. ft.
- Banc of California executed the top lease of the quarter at 865 S. Figueroa St, taking two full floors totaling nearly 40,000 sq. ft.
- Total tenants in the market stood at 2.0 million sq. ft. at the end of Q4 2025. The top eleven tenant requirements were at least 50,000 sq. ft. with a total exceeding 1.2 million sq. ft.
- Investment activity contracted in Q4 2025, totaling 222,000 sq. ft. for \$65.8 million or \$296.50 per sq. ft.

FIGURE 1: Vacancy & Net Absorption Trend



Source: CBRE Research, Q4 2025.

FIGURE 2: Greater DTLA District Statistics

	Bldg. Count	NRA	Direct Vacancy Rate	Overall Vacancy Rate	Overall Availability Rate	Net Absorption Q4	Net Absorption YTD	Class A Avg. Ask FSG	All Types Avg. Ask FSG	Under Const.
Bunker Hill	11	6,961,751	31.7%	32.7%	34.4%	(28,601)	(226,756)	\$4.12	\$4.04	0
City West	5	1,636,113	14.8%	28.3%	28.3%	(78,030)	(117,400)	\$2.75	\$3.21	0
Financial	38	18,699,415	33.8%	35.5%	39.7%	(217,969)	(132,624)	\$3.81	\$3.70	0
South Park	15	4,378,431	32.7%	34.5%	38.0%	(52,775)	(154,480)	\$3.77	\$3.52	0
<b>DTLA CBD</b>	<b>69</b>	<b>31,675,710</b>	<b>32.2%</b>	<b>34.4%</b>	<b>37.7%</b>	<b>(377,375)</b>	<b>(631,260)</b>	<b>\$3.86</b>	<b>\$3.73</b>	<b>0</b>
Arts District	24	2,176,095	53.4%	60.8%	62.8%	(46,109)	(149,611)	\$5.22	\$5.18	0
Fashion District	6	1,977,890	57.2%	53.8%	66.0%	(231,398)	(249,660)	\$5.25	\$4.95	0
Historic Core	12	2,646,200	60.6%	61.0%	61.9%	(17,590)	(32,306)	\$4.58	\$4.43	0
Little Tokyo	6	397,085	18.2%	18.2%	22.1%	(5,805)	(33,738)	\$3.45	\$3.26	0
<b>DOWNTOWN EAST</b>	<b>48</b>	<b>7,197,270</b>	<b>55.1%</b>	<b>60.1%</b>	<b>61.1%</b>	<b>(289,292)</b>	<b>(453,705)</b>	<b>\$4.95</b>	<b>\$4.77</b>	<b>0</b>

Source: CBRE Research, Q4 2025.

FIGURE 3: Notable Lease Transactions Q4 2025

Tenant	Address	SF Leased	Type
Banc of California	865 S. Figueroa St, Los Angeles	39,720	New Lease
LendLease	515 S. Flower St, Los Angeles	17,735	New Lease
AmWins	444 S. Flower St, Los Angeles	14,572	Renewal
McCune & Harber	515 S. Figueroa St, Los Angeles	13,315	Renewal
Smith, Gambrell & Russell	444 S. Flower St, Los Angeles	11,720	Renewal
Kaplan Hecker & Fink	405 Mateo St, Los Angeles	10,961	New Lease

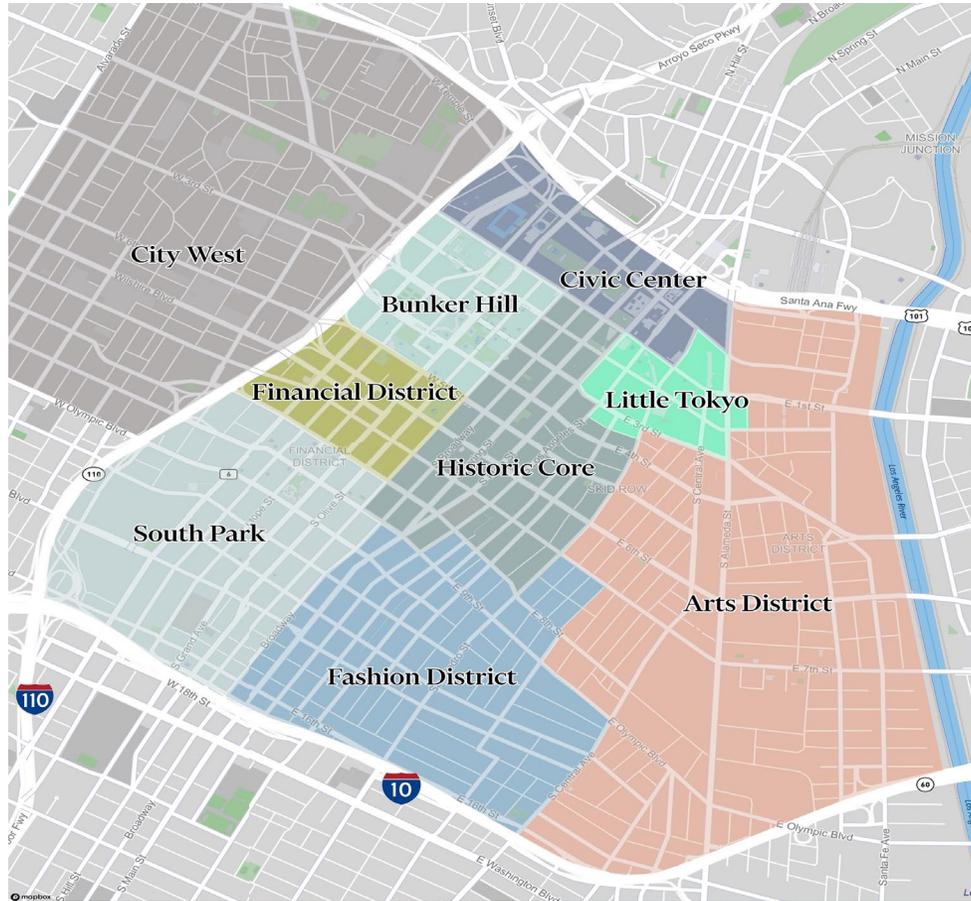
Source: CBRE Research, Q4 2025.

FIGURE 4: Notable Sale Transactions Q4 2025

Buyer	Address	SF Sold	Sale Price (\$)	\$PSF
LA County MTA	500 S Santa Fe, Los Angeles	106,004	45.0MM	\$424.51
PACE	350 S Bixel St, Los Angeles	63,874	14.5MM	\$227.01
Daniel Zuckerman	435 S Boyle Ave, Los Angeles	15,250	3.9MM	\$255.74

Source: CBRE Research, Q4 2025.

### Submarket Map



Source: CBRE Research, Q4 2025, Location Intelligence.

#### Definitions

Available Sq. Ft.: Space in a building, ready for occupancy; can be occupied or vacant. Average Asking Lease Rate: A calculated average that includes net and gross lease rate, weighted by their corresponding available square footage. Building Area: The total floor area sq. ft. of the building, typically taken at the “drip line” of the building. Full Service Gross (FSG) Rate: The landlord assumes responsibility for all the operating expenses and taxes for the property. Gross Activity: All lease transactions completed within a specified time period. Net Absorption: The change in Occupied Sq. Ft. from one period to the next. Positive absorption is reflected when a lease is signed, which may not coincide with the date of occupancy. Rentable Area: The Building Area minus the elevator core, flues, pipe shafts, vertical ducts, balconies and stairwell areas. Vacant Sq. Ft.: Space that is not occupied.

#### Survey Criteria

Includes all Class A and B office buildings 30,000 sq. ft. and greater in size in Los Angeles and Ventura counties. Owner-user buildings are not included in the survey. This survey excludes medical office buildings. Buildings which have begun construction as evidenced by site excavation or foundation work.

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