

MARKET REPORT

Office
San Jose Metro Area

IPA
INSTITUTIONAL
PROPERTY
ADVISORS

4Q/22

Office 2022 Outlook

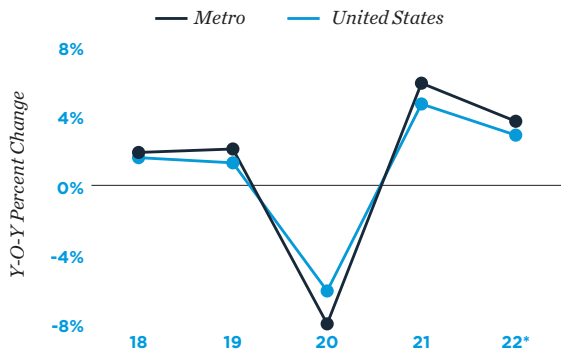
EMPLOYMENT:
+3.7% **42,000**
JOBS
will be created

CONSTRUCTION:
3.2% **4,000,000**
SQ. FT.
will be completed

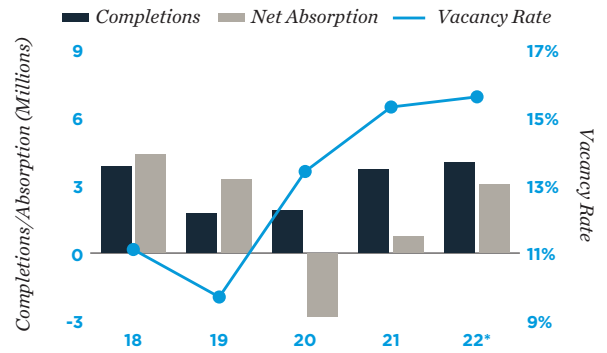
VACANCY:
15.6% **30**
BPS
increase in vacancy

RENT:
\$53.50 **2.4%**
INCREASE
in asking rent

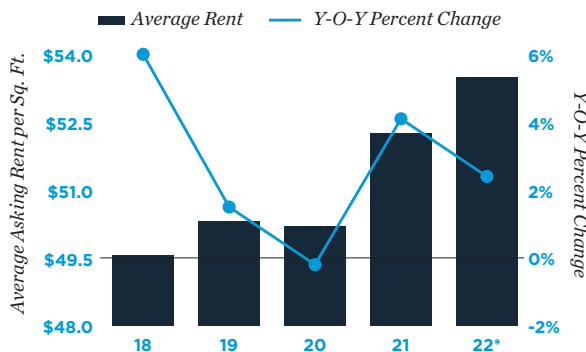
Employment Trends



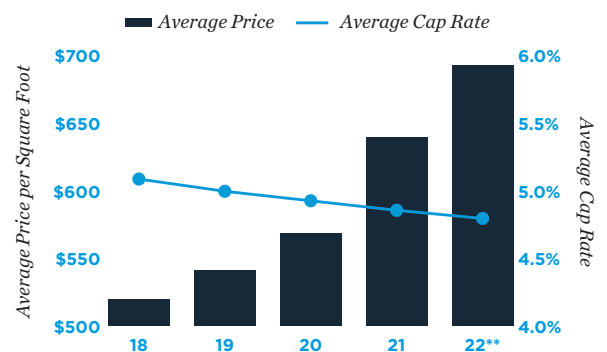
Supply and Demand



Rent Trends



Sales Trends



* Forecast ** Through 2Q
Sources: BLS; CoStar Group, Inc.

Palo Alto Office:

Ramon Kochavi

First Vice President, District Manager

2626 Hanover Street

Palo Alto, CA 94304

Tel: (415) 963-3000 | ramon.kochavi@marcusmillichap.com

For information on national office trends, contact:

John Chang

Senior Vice President, National Director | Research Services

Tel: (602) 707-9700 | john.chang@ipausa.com

The information contained in this report was obtained from sources deemed to be reliable. Every effort was made to obtain accurate and complete information; however, no representation, warranty or guarantee, express or implied, may be made as to the accuracy or reliability of the information contained herein. Note: Metro-level employment growth is calculated based on the last month of the quarter/year. Sales data includes transactions sold for \$1 million or greater unless otherwise noted. This is not intended to be a forecast of future events and this is not a guaranty regarding a future event. This is not intended to provide specific investment advice and should not be considered as investment advice. Sources: IPA Research Services; Bureau of Labor Statistics; CoStar Group, Inc.; Real Capital Analytics

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Price: \$250