

Team Yooheoo!

EMERGING HOTSPOTS

Daniel, Hannie, John, Ming Yang, Oscar





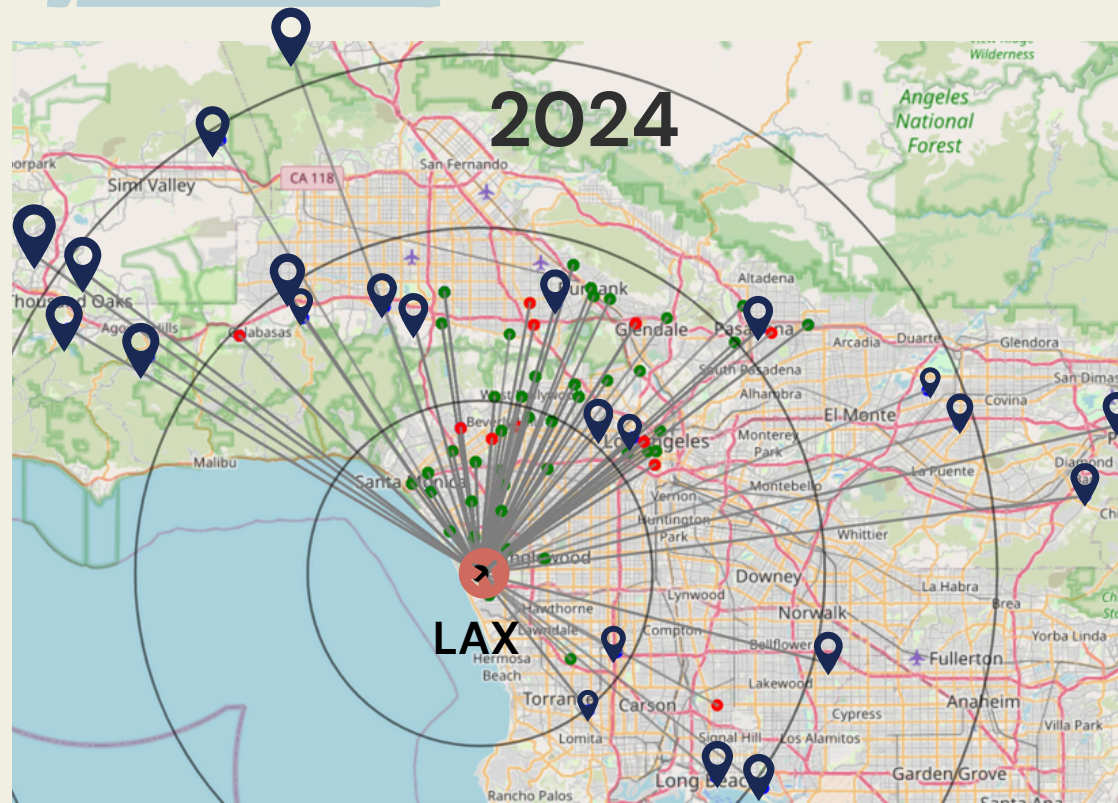
FINANCE SECTOR



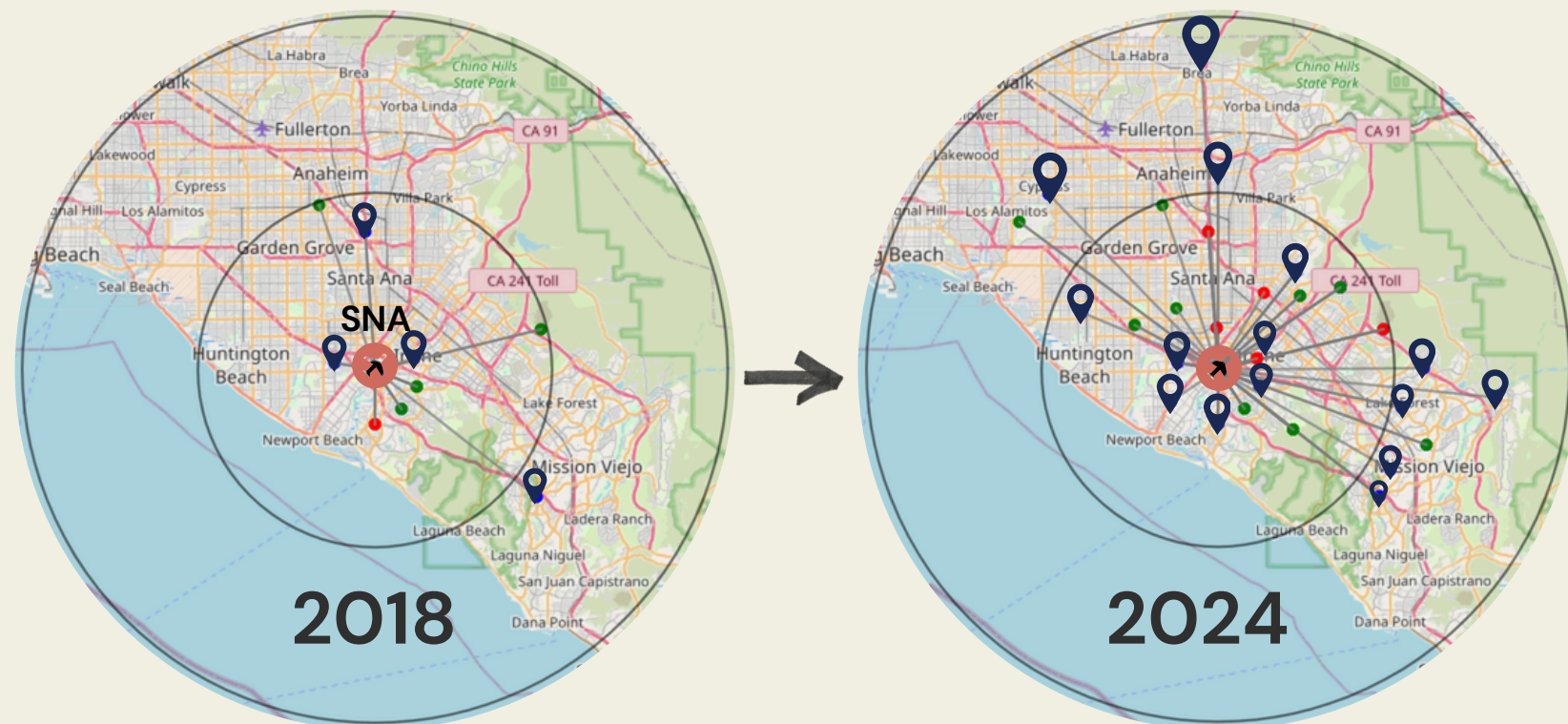
Distance from
Offices to
Airport

- Legal
- Tech
- 📍 Finance
- ✈️ Airport

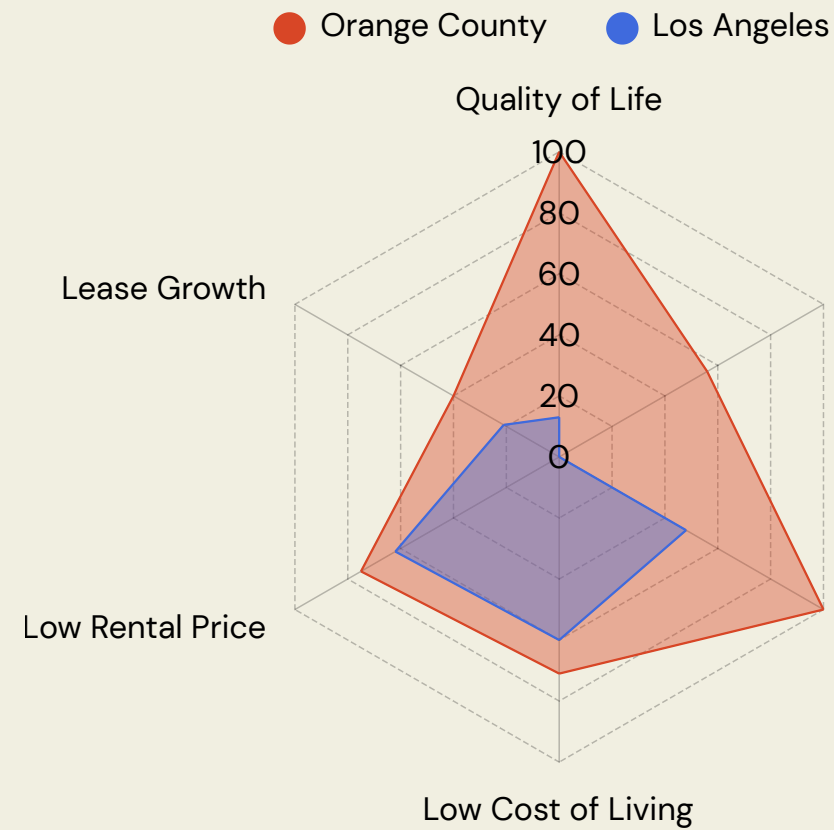
Los Angeles



Orange County



*Each ring has a radius of 5 miles in distance



Quality of Life

Orange County

Los Angeles

RANK

1

RANK

27

across 30 U.S. markets

Commute to airport:

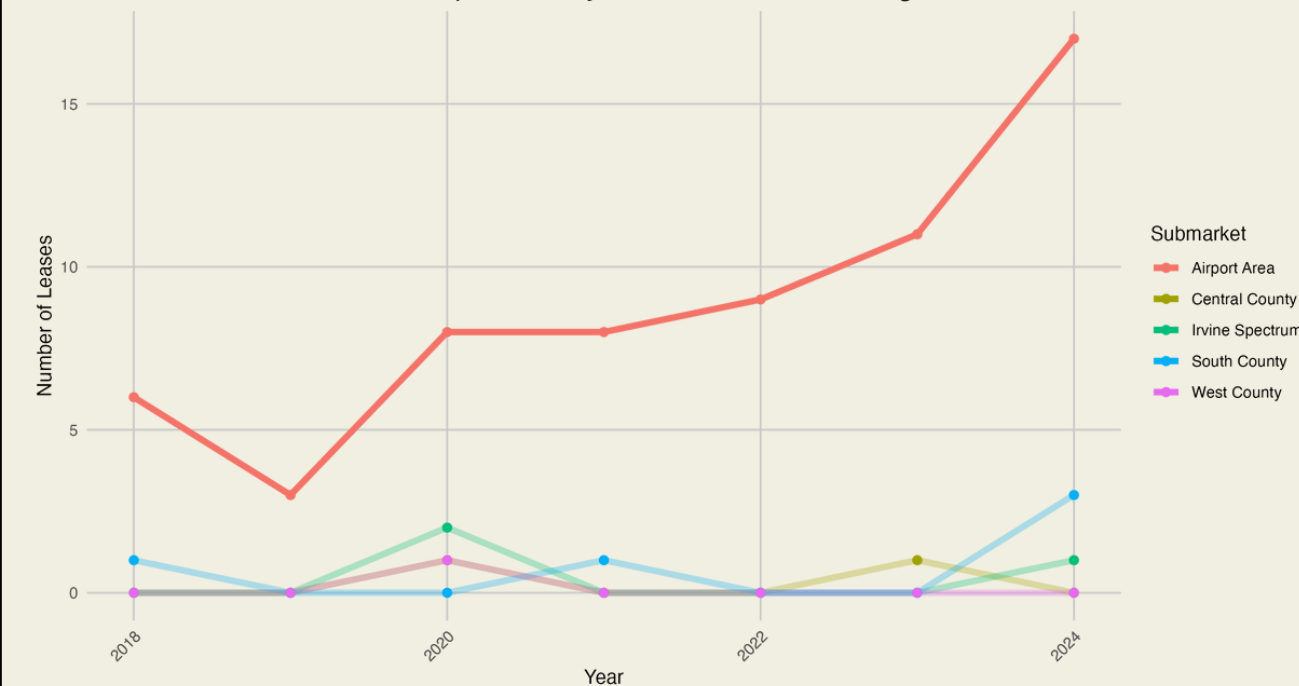


66% shorter
distance in OC
than LA



40% of time
saved in OC
than LA

Top Submarkets for Finance Leases in Orange County
Number of Leases per Year by Submarket and Building Class



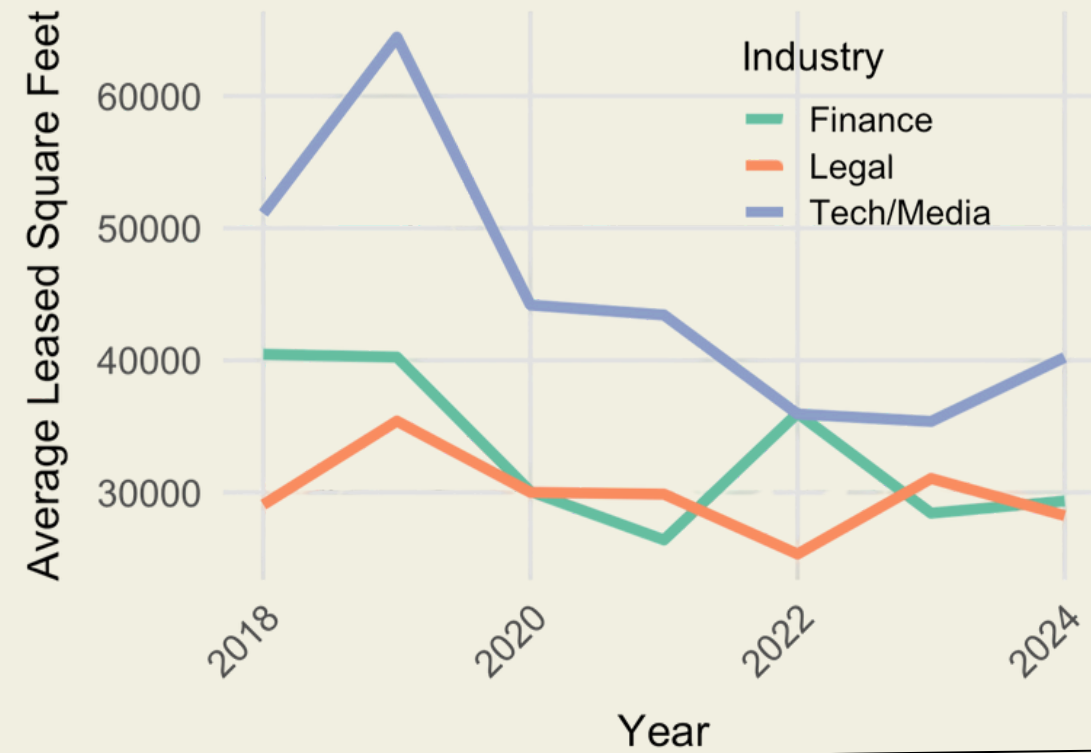


TECHNOLOGY SECTOR



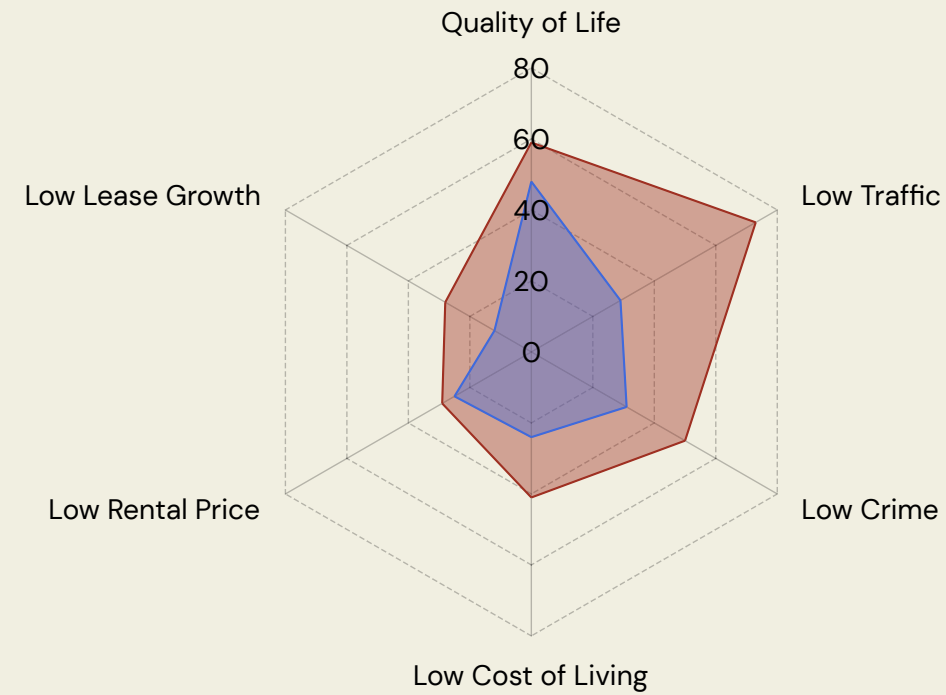
Average Leased Square Feet per Deal

By Industry Over Time



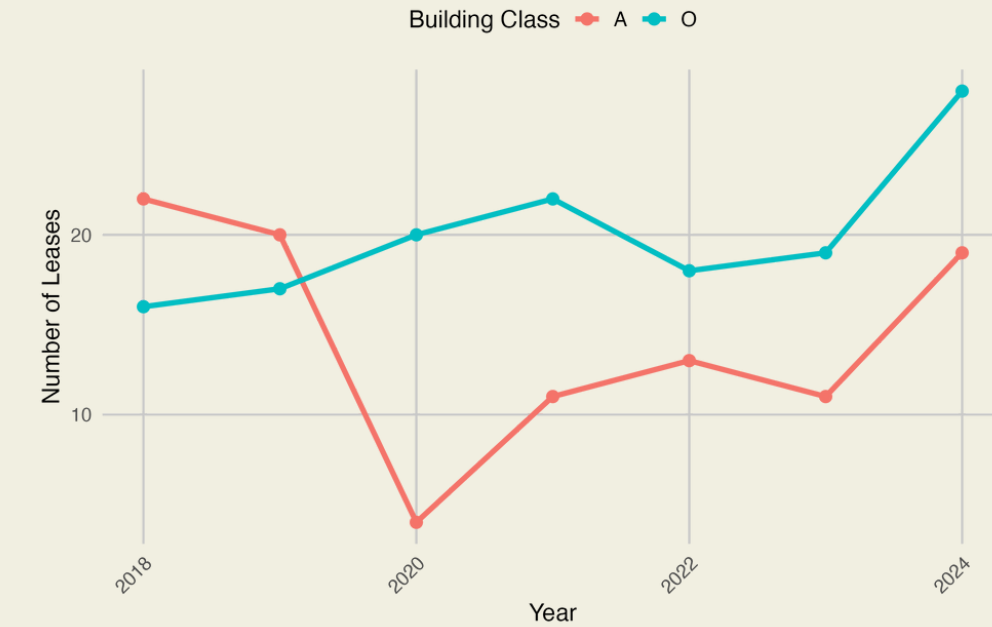
✓ Changing landscapes in tech: **37.6% decrease** in average area leased

San Jose San Francisco

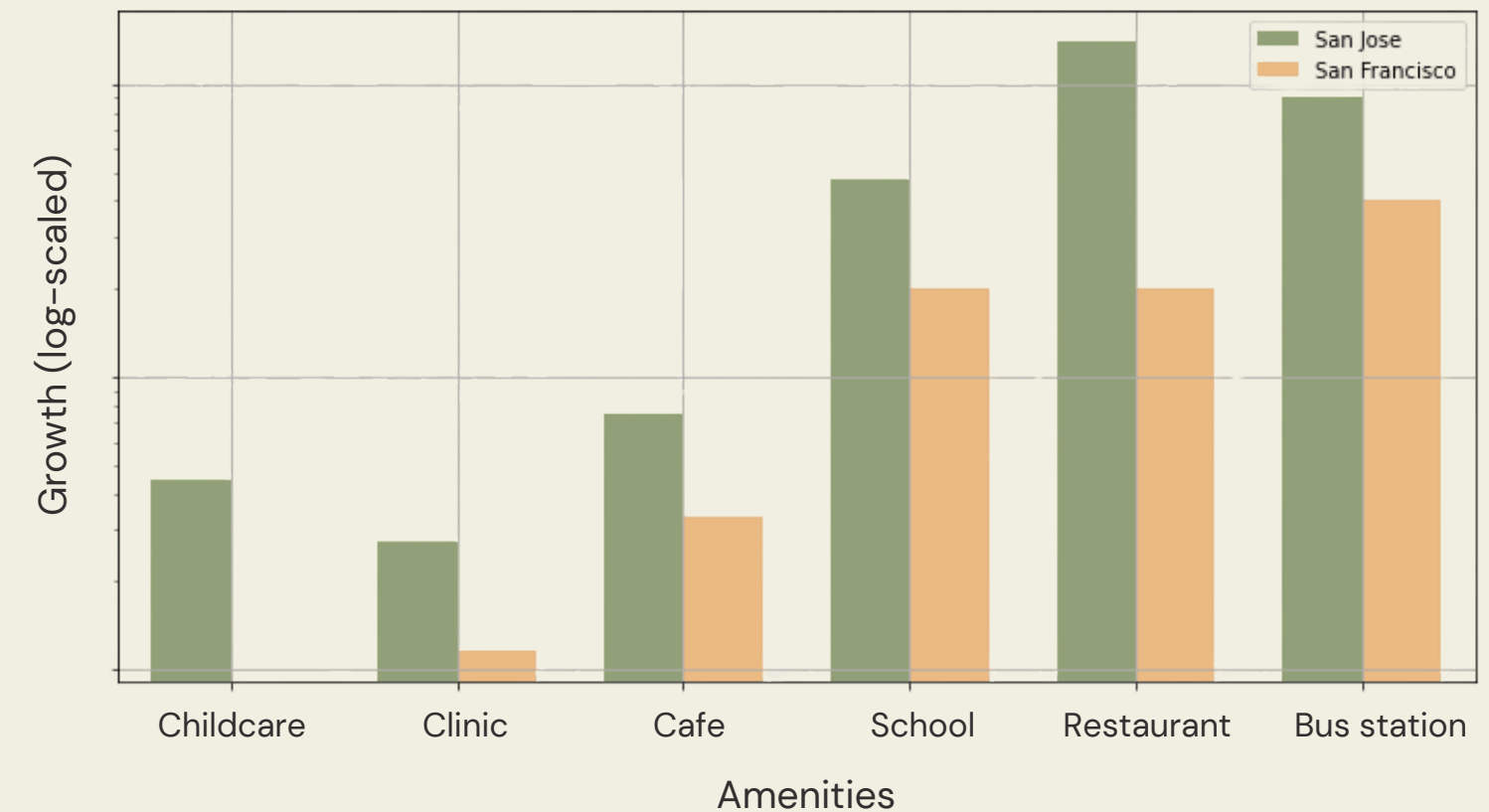


Leasing Trends for Technology Industry in San Jose

Class A vs Other Buildings



Amenity Growth between 2018 and 2024 compared between San Jose and San Francisco



2018

10%

of companies are remote/ hybrid

2025

47%

of companies are remote/ hybrid

✓ Tech companies are going remote/hybrid

