

Own a tech firm in California? Locating it in OC will save a company millions



| | Orange County | Silicon Valley | San Francisco | West LA | San Diego |
|-------------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| Average Class A office rent | \$36.48 | \$49.39 | \$75.18 | \$56.99 | \$38.16 |
| Year 1 rent total | \$729,600 | \$987,800 | \$1,503,600 | \$1,139,800 | \$763,200 |
| Total out of pocket TI costs | \$3,269,200 (\$163.46 psf) | \$3,984,400 (\$199.22 psf) | \$3,842,600 (\$192.13 psf) | \$2,613,600 (\$130.68 psf) | \$3,006,200 (\$150.31 psf) |
| Average annual employee wage | \$104,061 | \$226,236 | \$175,196 | \$114,540 | \$108,169 |
| Year 1 employee wages total | \$13,944,174 | \$30,315,624 | \$23,476,264 | \$15,348,360 | 14,494,646 |
| Year 1 all costs total | \$17,942,974 | \$35,287,824 | \$28,822,464 | \$19,101,760 | \$18,264,046 |
| Total rent costs | \$3,873,545 | \$5,244,364 | \$7,982,817 | \$6,051,353 | \$4,051,932 |
| Total employee wages costs | \$69,720,870 | \$151,578,120 | \$117,381,320 | \$76,741,800 | \$72,473,230 |
| Price range | \$ | \$\$\$\$ | \$\$\$ | \$\$ | \$ |
| Grand total | \$76,863,615 | \$160,806,884 | \$129,206,737 | \$85,406,753 | \$79,531,362 |

- This analysis takes into account 20,000 square feet of office space, 134 employees (based on 150 square feet per employee), and a five year lease with 3 percent annual rent increases.
- Orange County's tech industry is expanding due to the highly talented and educated workforce (including the large number of STEM degree graduates), access to venture capital, and high quality of life, while being significantly more affordable than other California markets.