

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.