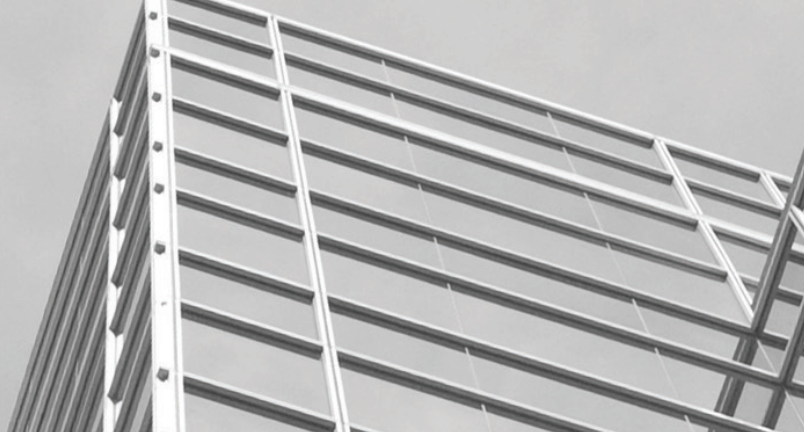


# AUSTIN OFFICE MARKET WATCH

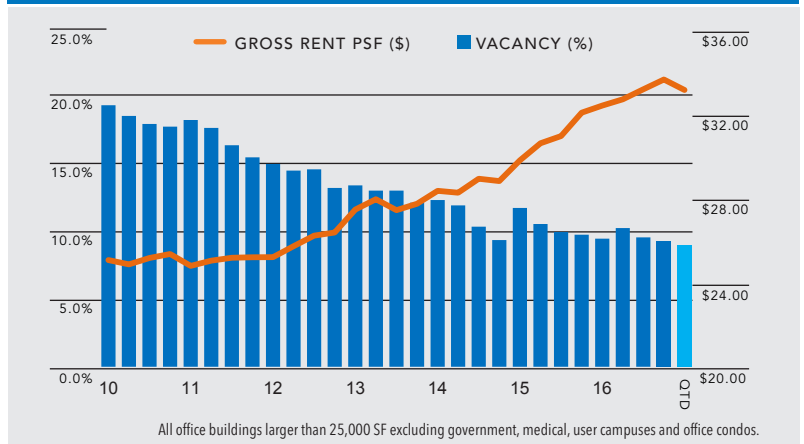
JANUARY 2017



## Recent Office Leases

- **Cedar Park :: Informatica**  
42,996 SF at Paloma Ridge B
- **Northwest :: Rodriguez Transportation Group**  
10,231 SF at Canyon Hills Office Center
- **Far Northwest :: 360 Mortgage (renew)**  
21,765 SF at Four Points Centre
- **Southwest :: Aeglea BioTherapeutics (exp)**  
11,000 SF at Barton Creek Plaza I

## OFFICE LEASE STATISTICS :: VACANCY & RENTAL RATE



## Recent Office Sales

- **North :: Exchange Park**  
7800 Shoal Creek Blvd.  
151,917 Class B Office Building  
Buyer: Seamless Capital  
Seller: Equity Commonwealth

## Office Sales Statistics

	AUSTIN TRAILING 12 MO.	AUSTIN Q4 2016	AUSTIN QUARTER TO DATE	U.S. TRAILING 12 MO.	U.S. Q4 2016
Volume (\$ Mil)	\$2,376.2	\$1,024.5	\$0	\$139,474.6	\$38,908.1
No. of Properties	71	20	0	5,249	1,349
Total SF	8,116,593	3,304,243	0	569,056,824	154,790,648
Average Price/SF	\$278	\$217	\$0	\$258	\$270
Average Cap Rate (Yield)	6.5%	6.7%	N/A	6.6%	6.8%

SOURCE: Real Capital Analytics

## Monthly Office Lease Statistics By Submarket

SUBMARKET	NO. OF BLDGS	INVENTORY	YTD NET ABSORPTION	YTD LEASING ACTIVITY	DIRECT OCCUP.	TOTAL OCCUP.	CLASS A NET RENT	CLASS B NET RENT	CLASS C NET RENT	AVE NET RENT
CBD	83	12,284,893	(49,885)	32,603	94.8%	94.2%	\$34.82	\$27.86	\$22.00	\$31.90
Central & West Central	78	5,380,677	46,863	0	95.6%	95.4%	\$27.44	\$20.67	\$19.83	\$22.25
North	67	6,816,357	28,437	5,005	92.7%	92.2%	\$27.10	\$19.49	\$12.60	\$21.79
Northeast & East	71	6,050,151	193,576	0	86.7%	86.6%	\$24.99	\$15.59	\$12.76	\$16.85
Northwest & Far NW	214	16,800,419	(32,641)	33,368	92.6%	90.9%	\$23.22	\$19.80	\$15.86	\$21.51
Round Rock & Cedar Park	44	2,888,292	(3,781)	0	83.7%	83.6%	\$20.02	\$18.68	\$14.99	\$18.86
South	41	2,821,097	(55,224)	0	92.7%	92.4%	\$24.11	\$18.76	\$17.01	\$19.72
Southeast	20	2,271,626	(10,205)	2,528	89.6%	89.5%	N/A	\$16.53	\$14.87	\$16.12
Southwest	130	11,010,738	74,884	19,543	91.7%	88.5%	\$25.41	\$21.37	\$18.00	\$24.25
<b>AUSTIN</b>	<b>748</b>	<b>66,324,250</b>	<b>192,024</b>	<b>93,047</b>	<b>92.1%</b>	<b>90.9%</b>	<b>\$27.30</b>	<b>\$19.92</b>	<b>\$16.87</b>	<b>\$23.19</b>

SOURCE: Transwestern, CoStar

# AUSTIN OFFICE MARKET WATCH

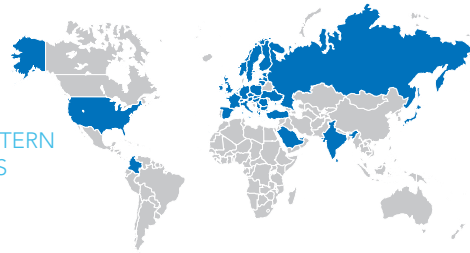
JANUARY 2017

## About Transwestern

Transwestern is a privately held, SSAE 16 compliant commercial real estate firm specializing in agency leasing, property and facilities management, tenant advisory, capital markets, research and sustainability. The fully integrated global enterprise leverages competencies in office, industrial, retail, multifamily and healthcare properties to add value for investors, owners and occupiers of real estate. As a member of the Transwestern family of companies, the firm capitalizes on market insights and operational expertise of independent affiliates specializing in development, real estate investment management and research. Based in Houston, Transwestern has 34 U.S. offices and assists clients through more than 180 offices in 40 countries as part of a strategic alliance with Paris-based BNP Paribas Real Estate. For more information, please visit [transwestern.com/austin](http://transwestern.com/austin) and follow us on Twitter: @TranswesternATX.



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**BNP PARIBAS  
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## Austin Team Members

Ty Puckett, Executive Vice President	Development & Investment Sales	(512) 314.3572	ty.puckett@transwestern.com
Hale Umstadd, Executive Managing Director	Investment Sales & Corp. Services	(512) 314.3551	hale.umstadd@transwestern.com
Leah Gallagher, Managing Director	Investment Sales	(512) 314.3571	leah.gallagher@transwestern.com
Jeff Rogers, Managing Director	Investment Sales - Multifamily	(512) 314.5207	jeff.rogers@transwestern.com
Chris Stutzman, Managing Director	Investment Sales - Multifamily	(512) 314.5203	chris.stutzman@transwestern.com
Mike Brown, Senior Vice President	Agency Leasing & Business Development	(512) 314.3552	mike.brown@transwestern.com
Britt Reed, Senior Vice President	Tenant Advisory	(512) 314.3577	britt.reed@transwestern.com
Greg Johnson, Vice President	Agency Leasing	(512) 314.3570	greg.johnson@transwestern.com
Luke Wheeler, Vice President	Agency Leasing & Tenant Advisory	(512) 314.3553	luke.wheeler@transwestern.com
Will Stewart, Vice President	Agency Leasing & Tenant Advisory	(512) 314.3574	will.stewart@transwestern.com
Brandon Lester, Vice President	Agency Leasing & Tenant Advisory	(512) 314.3576	brandon.lester@transwestern.com
Stayton Wright, Vice President	Tenant Advisory	(512) 314.5205	stayton.wright@transwestern.com
Josh Delk, Vice President	Development & Investment Sales	(512) 314.3557	josh.delk@transwestern.com
Tracy Fike, Associate	Tenant Advisory & Agency Leasing	(512) 314.5215	tracy.fike@transwestern.com
Robert Gaston, Executive Vice President	Southwest   Regional Leader	(512) 314.3554	robert.gaston@transwestern.com
Karen Judson, Vice President	Marketing & Research	(512) 314.3560	karen.judson@transwestern.com

## CONTACT

Karen Judson  
Vice President  
512.328.5600  
[karen.judson@transwestern.com](mailto:karen.judson@transwestern.com)

## METHODOLOGY

The information in this report is the result of a compilation of information on office properties located in the Austin metropolitan area. This report includes single-tenant and multi-tenant properties 25,000 SF and larger, excluding condo and medical office facilities and those properties owned and occupied by a government agency. Unless otherwise stated, the statistics in this report are monthly, meaning they reflect a 'snapshot in time' and are not cumulative. *Net Absorption* refers to the change in vacant space. *Gross Leasing Activity* refers to the change in available space, including renewals, new leases, expansions and subleases.



901 S MoPac Expressway, Suite 4-250  
Austin, Texas 78746

T 512.328.5600 F 512.328.9309  
[www.transwestern.com/austin](http://www.transwestern.com/austin)