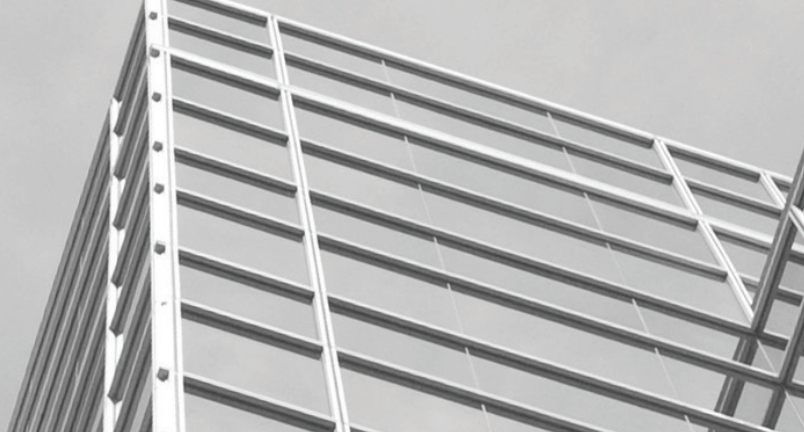


# AUSTIN OFFICE MARKET WATCH

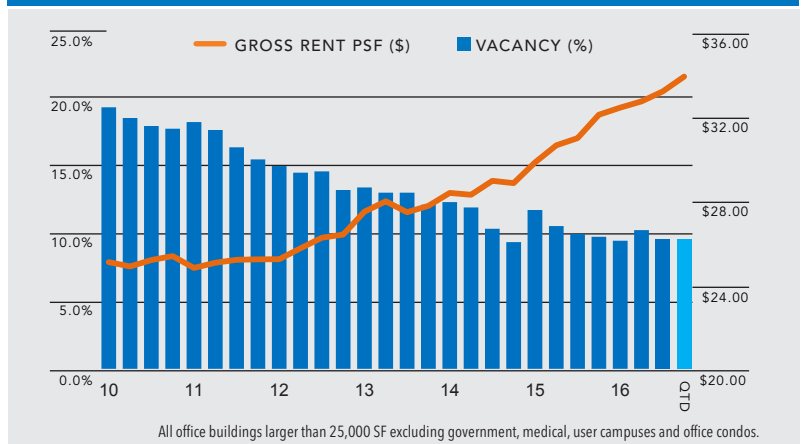
OCTOBER 2016



## Recent Office Leases

- **Southwest :: Austin Energy (renew)**  
71,920 SF at 811 Barton
- **North :: Aristocrat Technologies Inc.**  
24,916 SF at Domain 1
- **Northeast :: TruSource Labs**  
35,565 SF at Parmer 3.2
- **Northwest :: Park University (renew)**  
11,336 SF at the Campus @ Arboretum II

## OFFICE LEASE STATISTICS :: VACANCY & RENTAL RATE



## Recent Office Sales

- **Far Northwest :: Aspen Lake 2**  
10124 Lake Creek Parkway  
128,990 SF Single-Tenant Value Office Building  
Buyer: Azrieli Group  
Seller: Crimson Corp (Patrinely)

## Office Sales Statistics

	AUSTIN TRAILING 12 MO.	AUSTIN Q3 2016	AUSTIN QUARTER TO DATE	U.S. TRAILING 12 MO.	U.S. Q3 2016
Volume (\$ Mil)	\$2,076.3	\$693.3	\$408.4	\$141,528.1	\$33,857.0
No. of Properties	63	20	3	5,398	1,256
Total SF	7,426,684	2,235,761	1,363,865	587,996,602	142,381,403
Average Price/SF	\$309	\$355	N/A	\$252	\$235
Average Cap Rate (Yield)	6.6%	6.8%	N/A	6.6%	6.44%

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	82	12,242,925	131,314	615,384	94.5%	94.0%	\$34.98	\$27.92	\$23.19	\$32.11
Central & West Central	78	5,380,677	249,216	393,338	94.6%	94.3%	\$27.15	\$19.18	\$16.10	\$20.57
North	67	6,882,912	(108,245)	623,207	90.4%	89.7%	\$28.04	\$19.21	\$13.00	\$21.94
Northeast & East	69	5,819,237	100,103	286,868	85.2%	85.2%	\$20.66	\$16.08	\$12.76	\$16.46
Northwest & Far NW	214	16,810,721	316,701	1,159,914	92.6%	91.8%	\$23.00	\$19.78	\$15.95	\$21.38
Round Rock & Cedar Park	42	2,823,239	161,226	101,606	84.6%	84.1%	\$19.41	\$18.44	\$14.18	\$18.43
South	41	2,821,097	(87,283)	112,872	95.1%	94.6%	\$25.88	\$18.27	\$14.49	\$19.33
Southeast	20	2,271,626	(13,452)	242,211	80.2%	80.2%	N/A	\$16.52	\$12.78	\$15.59
Southwest	130	11,017,221	8,690	680,116	90.0%	87.7%	\$25.88	\$20.53	\$18.48	\$24.39
<b>AUSTIN</b>	<b>743</b>	<b>66,069,655</b>	<b>758,270</b>	<b>4,215,516</b>	<b>91.1%</b>	<b>90.3%</b>	<b>\$27.38</b>	<b>\$19.67</b>	<b>\$15.81</b>	<b>\$23.02</b>

SOURCE: Transwestern, CoStar

# AUSTIN OFFICE MARKET WATCH

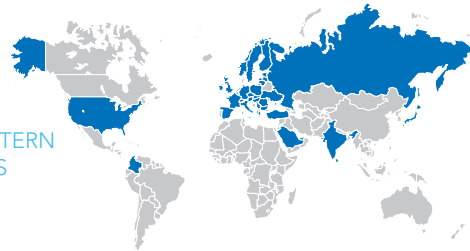
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## About Transwestern

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. Transwestern has 34 U.S. offices and assists clients through more than 181 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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## 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.



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