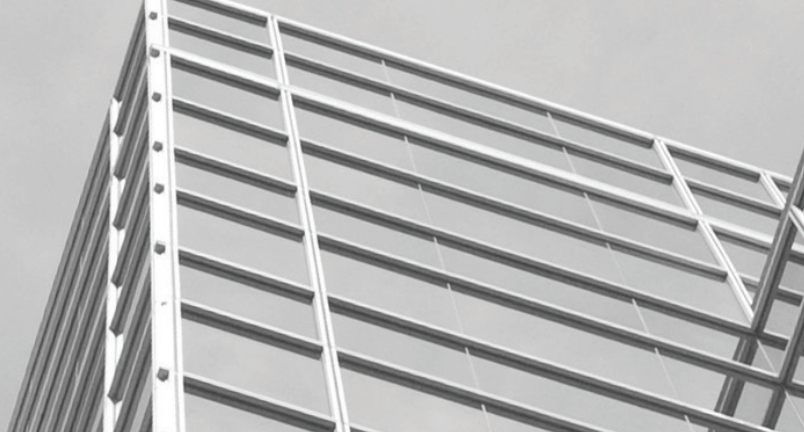


AUSTIN OFFICE MARKET WATCH

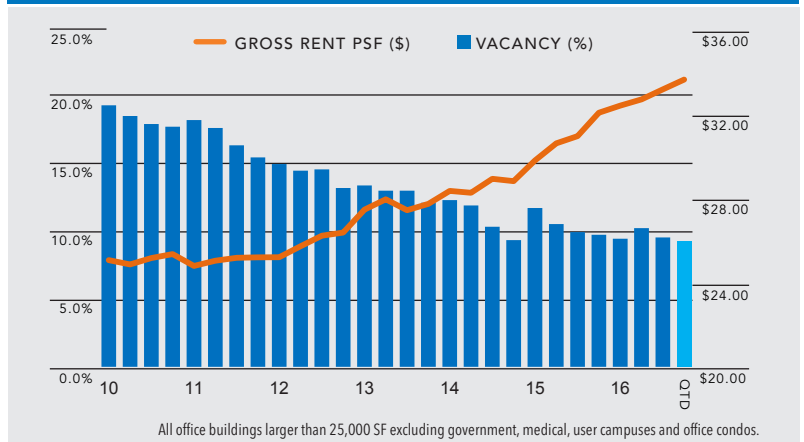
NOVEMBER 2016



Recent Office Leases

- **Southwest :: Whole Foods (renew)**
54,551 SF at Las Cimas II
- **CBD :: RetailMeNot, Inc. (renew)**
35,504 SF at 301 Congress
- **Central :: Seton Hospital**
10,981 SF at Medical Park Tower
- **Southwest :: WSP Parsons Brickerhoff**
10,313 SF at Two Barton Skyway

OFFICE LEASE STATISTICS :: VACANCY & RENTAL RATE



Recent Office Sales

- **CBD :: 823 Congress**
823 Congress Avenue
181,381 SF Class B Office Tower
Buyer: Brickman Associates
Seller: Cielo Realty Partners

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)	\$2,061.9	\$678.9	\$597.0	\$142,309.7	\$34,531.9
No. of Properties	63	20	11	5,466	1,321
Total SF	7,426,684	2,235,761	2,124,841	594,115,673	147,777,961
Average Price/SF	\$309	\$355	\$274	\$250	\$231
Average Cap Rate (Yield)	6.6%	6.8%	6.5%	6.6%	6.5%

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	12,282,153	86,636	830,952	94.2%	93.7%	\$34.57	\$27.87	\$20.98	\$31.68
Central & West Central	78	5,380,677	247,671	406,808	94.6%	94.3%	\$27.84	\$20.27	\$19.06	\$21.97
North	67	6,816,357	80,028	699,406	92.7%	92.2%	\$27.23	\$19.36	\$13.00	\$21.77
Northeast & East	69	5,819,237	131,753	322,169	85.8%	85.7%	\$25.99	\$15.37	\$12.99	\$16.89
Northwest & Far NW	214	16,807,210	283,634	1,319,907	92.6%	91.6%	\$23.20	\$19.86	\$15.27	\$21.48
Round Rock & Cedar Park	43	2,854,192	180,352	107,841	84.3%	84.0%	\$19.36	\$18.06	\$14.83	\$18.26
South	41	2,821,097	(90,943)	111,260	94.9%	94.5%	\$24.05	\$18.82	\$15.00	\$19.26
Southeast	20	2,271,626	(9,823)	242,642	80.3%	80.3%	N/A	\$16.53	\$14.01	\$15.90
Southwest	130	11,017,211	87,681	962,577	90.5%	88.4%	\$25.45	\$21.38	\$18.08	\$24.29
AUSTIN	745	66,069,760	996,989	5,003,562	91.4%	90.6%	\$27.34	\$19.79	\$16.18	\$23.09

SOURCE: Transwestern, CoStar

AUSTIN OFFICE MARKET WATCH

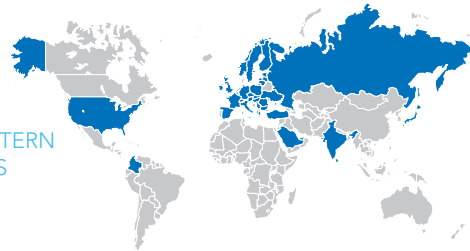
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About Transwestern

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 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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