

# AUSTIN OFFICE MARKET WATCH

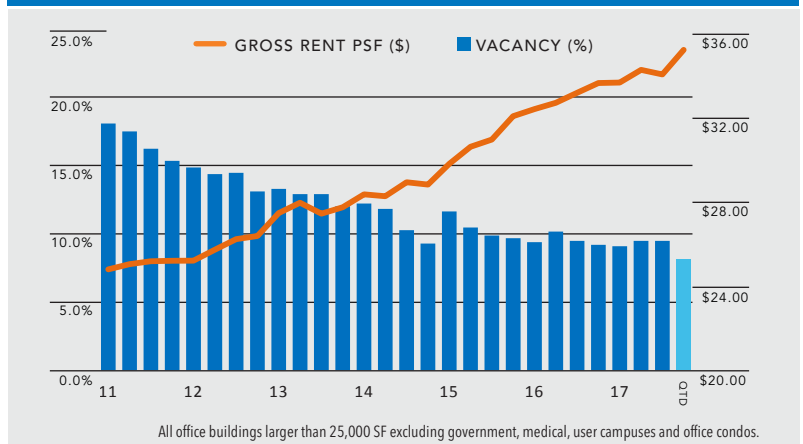
NOVEMBER 2017



## Recent Office Leases

- **Central :: Walsh Gallegos Trevino Russo Kyle**  
21,179 SF at Centennial Towers
- **Southwest :: Affinipay**  
37,020 SF at 3700 San Clemente
- **Northeast :: Blue Apron**  
65,222 SF at Parmer 3.2
- **Far Northwest :: Charter Communications**  
29,575 SF at Paloma Ridge A

## OFFICE LEASE STATISTICS :: VACANCY & RENTAL RATE



## Recent Office Sales

- **Round Rock :: Frontera Crossing**  
101 Louis Henna Blvd.  
163,803 SF 4-story value office building  
Buyer: Harbert Management Corporation  
Seller: CenterSquare JV L. W. Moore

## Office Sales Statistics

	AUSTIN TRAILING 12 MO.	AUSTIN Q3 2017	AUSTIN QUARTER TO DATE	U.S. TRAILING 12 MO.	U.S. Q3 2017
Volume (\$ Mil)	\$2,414.9	\$268.7	\$267.2	\$135,308.2	\$28,353.0
No. of Properties	64	12	9	5,821	1,345
Total SF	7,952,075	702,941	1,054,617	564,570,886	127,878,077
Average Price/SF	\$296	\$458	N/A	\$255	\$231
Average Cap Rate (Yield)	6.6%	6.1%	N/A	6.7%	6.6%

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	86	13,089,997	310,452	1,107,864	91.7%	90.3%	\$40.26	\$29.48	\$26.83	\$36.19
Central & West Central	80	5,459,728	303	297,461	95.1%	94.6%	\$30.79	\$18.56	\$16.50	\$21.29
North	67	7,057,373	295,616	745,780	92.7%	91.8%	\$30.69	\$18.81	\$15.21	\$22.62
Northeast & East	73	6,001,224	241,279	367,226	82.6%	82.0%	\$34.40	\$22.78	\$16.28	\$23.98
Northwest & Far NW	217	17,037,672	175,057	1,100,784	92.6%	91.2%	\$23.90	\$20.04	\$15.85	\$21.99
Round Rock & Cedar Park	46	2,970,523	114,863	144,857	92.1%	91.3%	\$23.13	\$17.55	\$16.76	\$19.60
South	42	2,869,001	82,503	206,108	94.7%	94.6%	\$33.04	\$23.11	\$19.20	\$24.74
Southeast	22	2,394,577	35,905	653,257	90.7%	90.7%	\$18.50	\$16.80	\$16.32	\$16.77
Southwest	135	11,404,345	369,191	1,315,994	92.0%	88.9%	\$26.31	\$20.80	\$17.35	\$24.75
<b>AUSTIN</b>	<b>768</b>	<b>68,284,440</b>	<b>1,625,169</b>	<b>5,939,331</b>	<b>91.7%</b>	<b>90.3%</b>	<b>\$30.31</b>	<b>\$20.95</b>	<b>\$17.85</b>	<b>\$25.16</b>

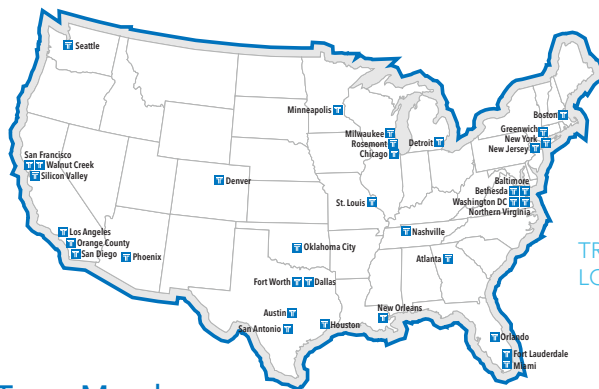
SOURCE: Transwestern, CoStar

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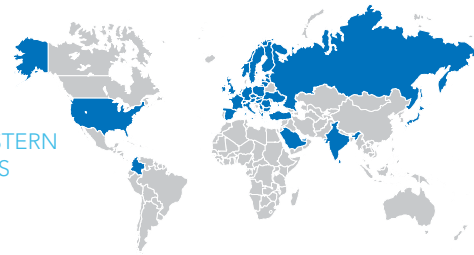
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## About Transwestern

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. 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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### 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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