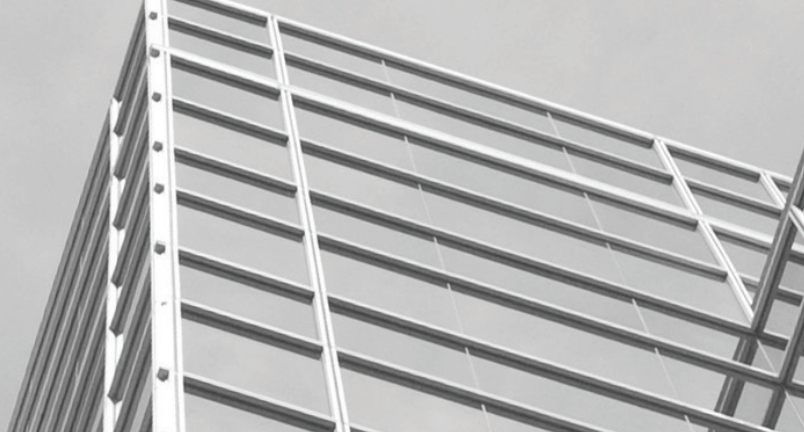


# AUSTIN OFFICE MARKET WATCH

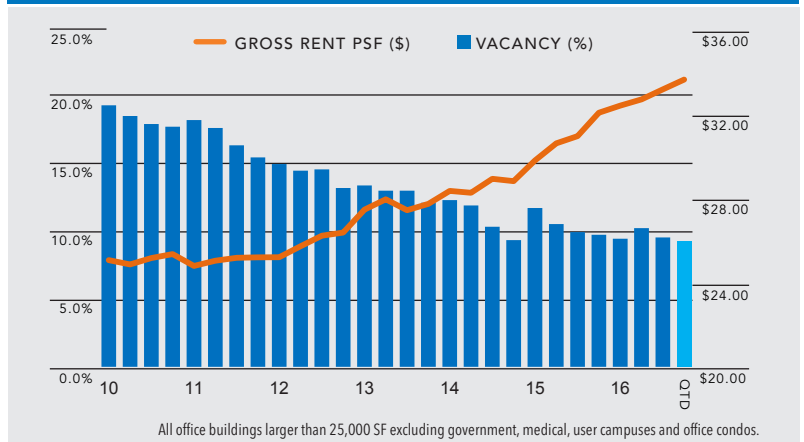
DECEMBER 2016



## Recent Office Leases

- **North :: Aristocrat Technologies Inc.**  
24,916 SF at Domain I
- **Far Northwest :: Valence Health**  
14,730 SF at Amber Oaks Building G
- **CBD :: Procore Technologies**  
16,711 SF at Chase Tower
- **CBD :: King & Spaulding (renew)**  
22,404 SF at Frost Bank Tower

## OFFICE LEASE STATISTICS :: VACANCY & RENTAL RATE



## Recent Office Sales

- **Far Northwest :: Pecan Park I**  
10800 Pecan Park Blvd  
136,444 SF Value Office Building  
Buyer: Mark IV Investments  
Seller: Equus Capital 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	\$752.4	\$142,218.4	\$34,567.5
No. of Properties	63	20	13	5,491	1,333
Total SF	7,426,684	2,235,761	2,808,250	594,941,288	148,763,878
Average Price/SF	\$309	\$355	\$216	\$250	\$230
Average Cap Rate (Yield)	6.6%	6.8%	6.5%	6.6%	6.4%

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	247,589	774,285	95.0%	94.6%	\$34.98	\$27.82	\$22.00	\$32.00
Central & West Central	78	5,380,677	254,479	408,592	94.7%	94.5%	\$27.44	\$20.61	\$19.35	\$22.11
North	67	6,816,357	52,116	769,754	92.3%	91.7%	\$27.23	\$19.49	\$13.00	\$21.85
Northeast & East	70	5,850,741	137,606	337,949	86.0%	85.9%	\$24.89	\$15.37	\$12.76	\$16.68
Northwest & Far NW	214	16,816,252	207,805	1,453,118	92.6%	91.2%	\$23.20	\$19.82	\$15.44	\$21.47
Round Rock & Cedar Park	43	2,854,192	154,603	155,780	82.4%	82.1%	\$19.41	\$18.68	\$14.83	\$18.61
South	41	2,821,097	(95,338)	118,858	94.8%	94.4%	\$24.11	\$18.77	\$17.00	\$19.72
Southeast	20	2,271,626	207,273	246,141	90.0%	89.9%	N/A	\$16.53	\$14.25	\$15.96
Southwest	130	11,017,211	25,267	1,053,654	89.9%	87.8%	\$25.26	\$21.33	\$18.00	\$24.13
<b>AUSTIN</b>	<b>746</b>	<b>66,113,046</b>	<b>1,191,400</b>	<b>5,318,131</b>	<b>91.7%</b>	<b>90.8%</b>	<b>\$27.34</b>	<b>\$19.86</b>	<b>\$16.64</b>	<b>\$23.16</b>

SOURCE: Transwestern, CoStar

# AUSTIN OFFICE MARKET WATCH

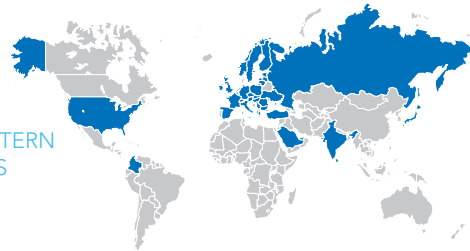
DECEMBER 2016

## 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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