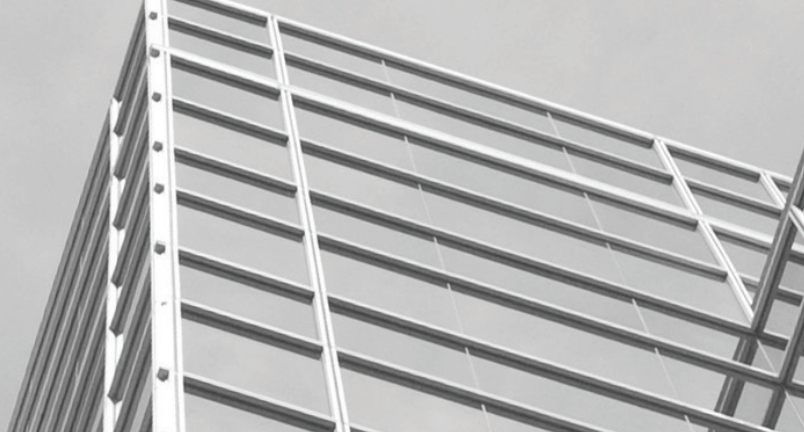


AUSTIN OFFICE MARKET WATCH

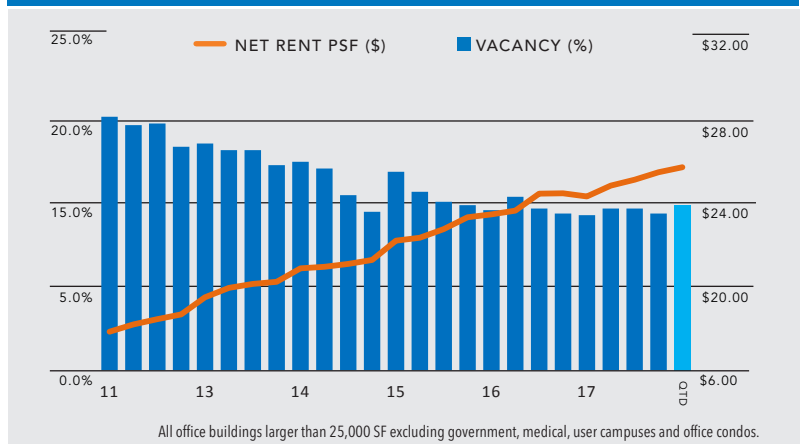
MARCH 2018



Recent Office Leases

- **Southwest :: Global Foundaries (renew)**
33,642 SF at Travis Oaks
- **South :: Mood Media**
55,000 SF at Regency Office Center
- **North :: Texas Children's Hospital**
51,198 SF at MoPac Centre
- **Southwest :: Newgistics**
118,000 SF at The Summit at Lantana 3

OFFICE LEASE STATISTICS :: VACANCY & RENTAL RATE



Recent Office Sales

- **North :: Domain Point I & II**
Formerly known as StoneCreek I & II
119201/11921 North MoPac Expressway
Two 3- and 4-Story Class B Office Buildings
Buyer: TIER REIT/Endeavor Real Estate
Seller: Crow Holdings

Office Sales Statistics

	AUSTIN TRAILING 12 MO.	AUSTIN Q4 2017	AUSTIN QUARTER TO DATE	U.S. TRAILING 12 MO.	U.S. Q4 2017
Volume (\$ Mil)	\$1,679.5	\$371.9	\$329.5	\$132,665.3	\$37,258.2
No. of Properties	60	16	10	5,816	1,472
Total SF	5,603,233	1,449,271	1,107,247	563,658,031	154,153,987
Average Price/SF	\$360	\$228	\$243	\$247	\$241
Average Cap Rate (Yield)	6.7%	6.5%	N/A	6.7%	6.7%

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	13,243,358	16,314	260,289	96.7%	96.5%	\$39.97	\$29.51	\$22.28	\$35.70
Central & West Central	81	5,557,415	(41,600)	49,022	94.5%	94.1%	\$29.98	\$19.20	\$16.80	\$21.47
North	69	7,360,279	396,247	37,853	94.3%	94.0%	\$30.45	\$18.04	\$17.26	\$22.11
Northeast & East	71	5,960,030	(94,144)	108,253	86.3%	85.5%	\$34.00	\$22.69	\$14.69	\$23.65
Northwest & Far NW	215	17,960,467	(260,981)	245,957	91.5%	90.3%	\$23.86	\$20.35	\$15.21	\$22.03
Round Rock & Cedar Park	49	3,210,804	15,968	37,242	92.0%	91.0%	\$23.92	\$17.43	\$16.15	\$19.78
South	43	2,870,238	(15,890)	17,984	95.5%	95.4%	\$29.75	\$21.32	\$16.73	\$22.40
Southeast	23	2,648,406	35,729	9,277	92.1%	92.1%	\$18.50	\$16.80	\$15.25	\$16.50
Southwest	137	11,504,266	(53,478)	87,284	90.8%	88.4%	\$26.46	\$21.86	\$19.33	\$25.17
AUSTIN	774	70,315,263	(1,835)	853,161	92.7%	91.7%	\$30.00	\$20.92	\$16.65	\$24.90

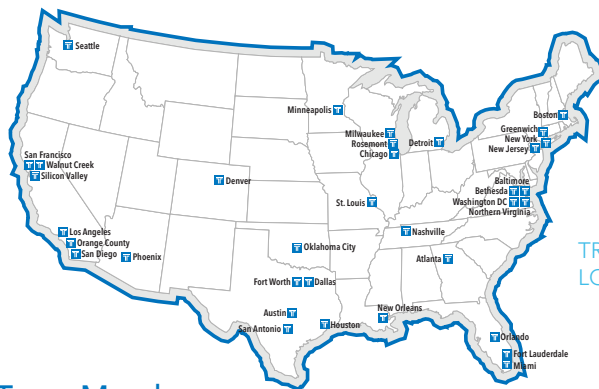
SOURCE: Transwestern, CoStar

AUSTIN OFFICE MARKET WATCH

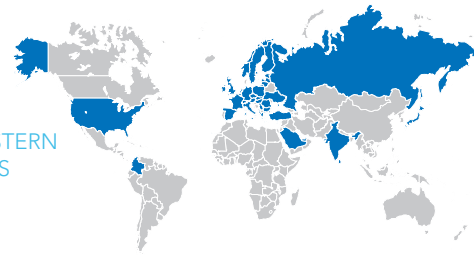
MARCH 2018

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 and follow us on Twitter: @TranswesternATX.



An alliance member of
**BNP PARIBAS
REAL ESTATE**



TRANSWESTERN
LOCATIONS

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
Scott Myers, Managing Director	Investment Sales	(512) 314.3571	scott.myers@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
Nash Frisbie, Senior Associate	Agency Leasing & Tenant Advisory	(512) 314.3961	nash.frisbie@transwestern.com
Tyler Gauntt, Associate	Investment Sales - Multifamily	(512) 314.5206	tyler.gauntt@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

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
www.transwestern.com