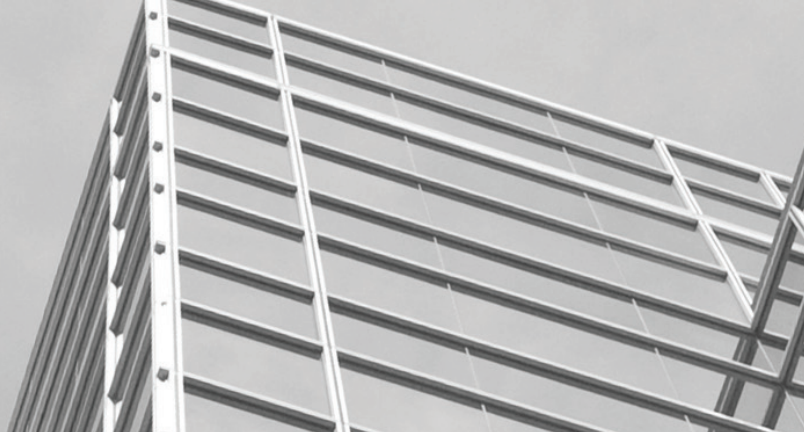


AUSTIN OFFICE MARKET WATCH

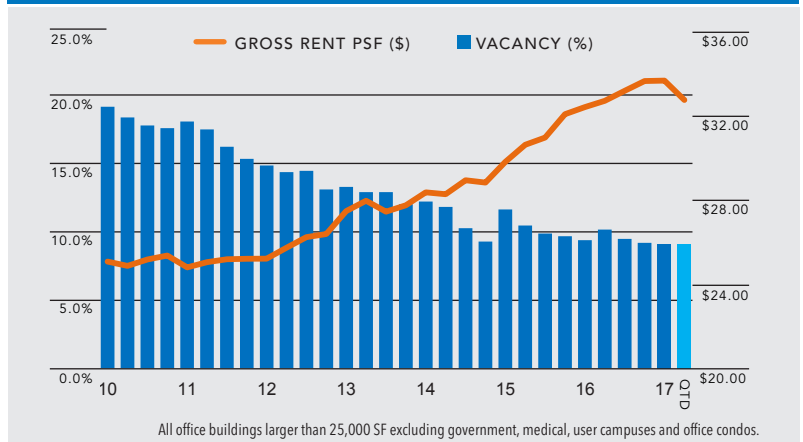
APRIL 2017



Recent Office Leases

- **Northwest :: Lithium Technologies**
12,069 SF at Northpoint Center II
- **Northeast :: Austin Regional Clinic (renew)**
70,215 SF at American Founders Bldg.
- **Far Northwest :: Fathom Technologies**
14,053 SF at Riata Corp Park 7 (sublease)
- **CBD :: FirmSpace**
33,932 SF at 500 West 2nd Street

OFFICE LEASE STATISTICS :: VACANCY & RENTAL RATE



Recent Office Sales

- **CBD :: 100 Congress**
100 Congress Avenue
33-story office building totaling 411,536 SF
Buyer: Invesco / Mass. Mutual Life Ins.
Seller: MetLife

Office Sales Statistics

	AUSTIN TRAILING 12 MO.	AUSTIN Q1 2017	AUSTIN QUARTER TO DATE	U.S. TRAILING 12 MO.	U.S. Q1 2017
Volume (\$ Mil)	\$2,699.7	\$393.8	\$0	\$138,055.5	\$26,941.8
No. of Properties	72	10	0	5,453	1,279
Total SF	9,131,711	1,326,187	0	570,136,405	114,578,354
Average Price/SF	\$289	\$302	N/A	\$256	\$250
Average Cap Rate (Yield)	6.4%	6.4%	N/A	6.6%	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	83	12,202,222	(127,052)	190,971	94.4%	93.6%	\$40.46	\$28.76	\$27.92	\$36.19
Central & West Central	79	5,433,097	2,286	52,003	95.2%	94.6%	\$29.78	\$20.47	\$20.40	\$22.88
North	67	7,046,571	377,929	66,529	94.1%	93.3%	\$28.09	\$19.87	\$13.20	\$22.38
Northeast & East	72	5,819,232	226,852	290,554	86.1%	85.5%	\$25.99	\$17.32	\$14.16	\$18.41
Northwest & Far NW	214	16,768,907	(189,629)	249,439	92.0%	89.9%	\$23.43	\$19.22	\$16.79	\$21.49
Round Rock & Cedar Park	47	3,126,049	25,705	44,487	84.3%	83.8%	\$22.24	\$20.07	\$15.25	\$20.46
South	41	2,835,600	(15,789)	39,680	92.7%	92.3%	\$23.57	\$19.50	\$18.07	\$20.21
Southeast	21	2,365,372	(5,955)	556,200	90.2%	90.1%	\$17.50	\$16.53	\$15.01	\$15.32
Southwest	131	11,097,886	265,150	214,947	91.3%	89.5%	\$26.19	\$20.74	\$17.54	\$24.65
AUSTIN	755	66,694,936	559,497	1,704,810	91.9%	90.7%	\$29.14	\$20.22	\$18.32	\$24.33

SOURCE: Transwestern, CoStar

AUSTIN OFFICE MARKET WATCH

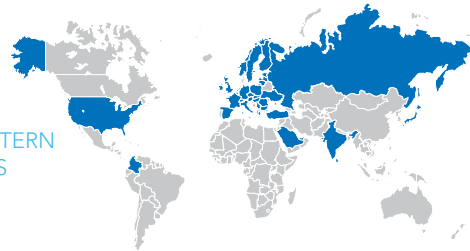
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About Transwestern

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. 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.



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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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