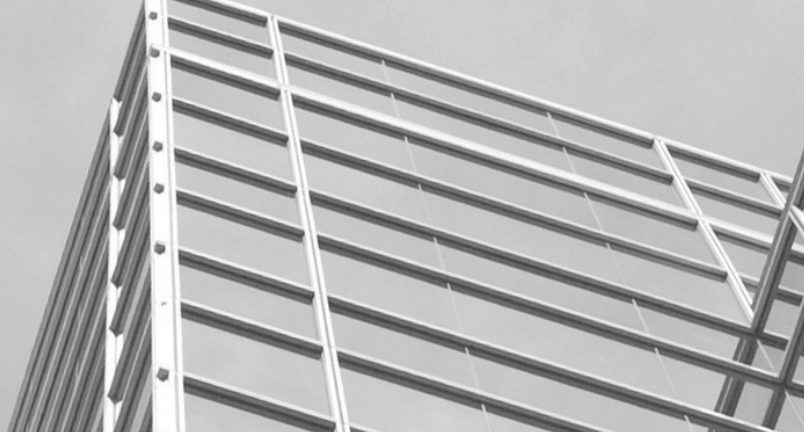


# AUSTIN OFFICE MARKET WATCH

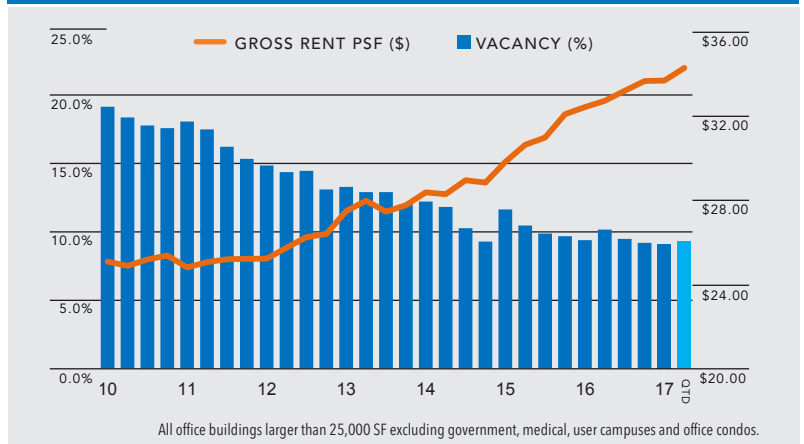
MAY 2017



## Recent Office Leases

- **Northwest :: Indeed.com (renew)**  
75,000 SF at Reserve at Bull Creek
- **CBD :: LogicMonitor**  
10,135 SF at 500 West 2nd
- **Southwest :: Northwestern Mutual**  
16,000 SF at 3700 San Clemente
- **Southwest :: NSS Labs**  
23,000 SF at The Park on Barton Creek

## OFFICE LEASE STATISTICS :: VACANCY & RENTAL RATE



## Recent Office Sales

- **Northeast :: Strictly Pediatrics**  
1301 Barbara Jordan Blvd  
4-story medical office building 127,338 SF  
Buyer: Physicians Realty Trust  
Seller: Strictly Pediatrics Land Co., LLC

## 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)	\$2,842.3	\$539.9	\$123.5	\$139,913.8	\$28,692.7
No. of Properties	77	14	5	5,754	1,419
Total SF	9,849,227	2,036,349	354,064	583,207,693	123,910,656
Average Price/SF	\$299	\$341	\$382	\$254	\$248
Average Cap Rate (Yield)	6.3%	5.4%	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	12,707,222	119,180	324,454	92.7%	91.8%	\$41.32	\$28.48	\$26.66	\$36.57
Central & West Central	79	5,433,337	(61,833)	102,157	93.9%	93.4%	\$30.68	\$20.21	\$19.58	\$22.79
North	67	7,046,571	350,253	100,177	93.9%	92.9%	\$28.89	\$19.99	\$14.50	\$22.76
Northeast & East	72	5,790,570	292,044	291,444	87.2%	86.5%	\$25.99	\$17.51	\$15.78	\$18.74
Northwest & Far NW	216	16,936,745	(88,930)	366,226	91.8%	90.0%	\$23.45	\$19.17	\$17.47	\$21.53
Round Rock & Cedar Park	46	3,014,111	24,656	46,770	87.2%	86.7%	\$21.50	\$19.96	\$14.55	\$20.06
South	41	2,835,600	5,037	46,800	93.5%	93.0%	\$23.91	\$19.24	\$14.40	\$19.29
Southeast	21	2,365,372	(11,921)	562,657	90.0%	89.8%	\$17.50	\$16.51	\$15.18	\$15.35
Southwest	133	11,246,950	392,319	369,186	91.3%	89.5%	\$25.29	\$20.22	\$17.02	\$23.86
<b>AUSTIN</b>	<b>758</b>	<b>67,376,478</b>	<b>1,020,805</b>	<b>2,209,871</b>	<b>91.7%</b>	<b>90.5%</b>	<b>\$29.45</b>	<b>\$20.08</b>	<b>\$17.88</b>	<b>\$24.38</b>

SOURCE: Transwestern, CoStar

# AUSTIN OFFICE MARKET WATCH

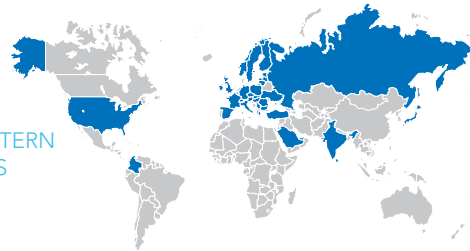
MAY 2017

## 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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