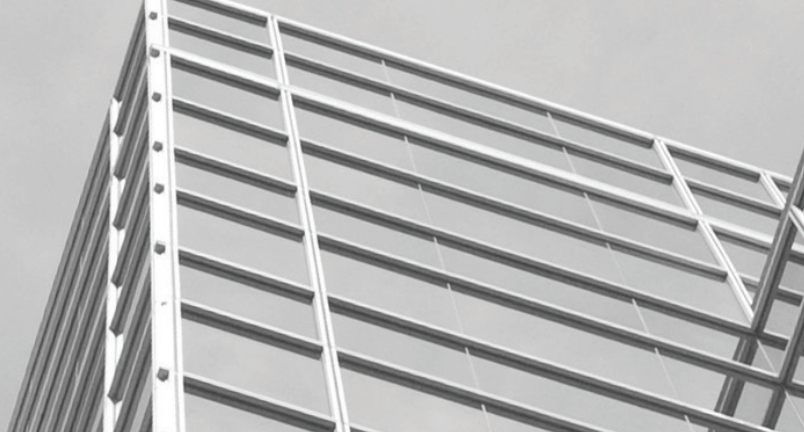


AUSTIN OFFICE MARKET WATCH

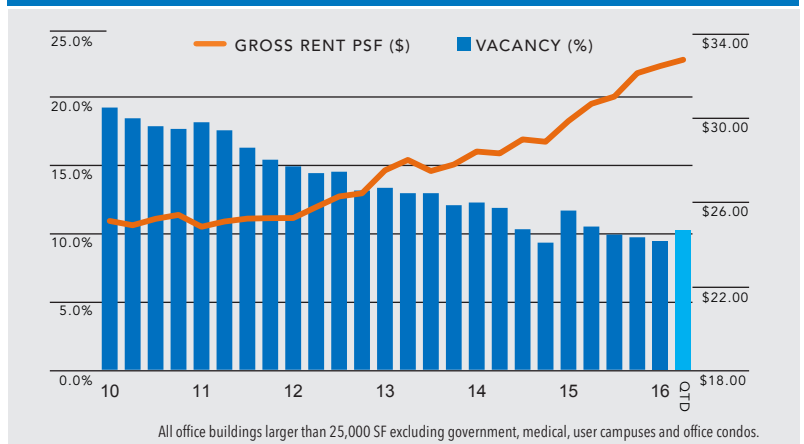
JUNE 2016



Recent Office Leases

- **Southeast :: Stalwart Films**
92,294 SF at Bergstrom Tech Center 310
- **Northwest :: Stewart Title Company**
15,893 SF at Atrium Office Center
- **Cedar Park :: CalAtlantic Homes**
22,285 SF at Paloma Ridge
- **East :: Conde Nast**
10,655 SF at 1645 E. 6th @ The Arnold

OFFICE LEASE STATISTICS :: VACANCY & RENTAL RATE



Recent Office Sales

- **North :: Lakewood on the Park B & C**
2 Class B office buildings totaling 180,558 SF
Buyer: CapRidge Partners
Seller: Equity Commonwealth

Office Sales Statistics

	AUSTIN TRAILING 12 MO.	AUSTIN Q1 2016	AUSTIN QUARTER TO DATE	U.S. TRAILING 12 MO.	U.S. Q1 2016
Volume (\$ Mil)	\$1,970.5	\$195.6	\$135.5	\$143,319.2	\$30,825.9
No. of Properties	57	13	6	5,870	1,240
Total SF	8,087,893	865,154	578,869	632,636,872	123,275,843
Average Price/SF	\$283	\$209	N/A	\$245	\$264
Average Cap Rate (Yield)	6.6%	6.5%	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	82	12,285,062	(102,049)	292,863	92.8%	92.3%	\$34.91	\$27.80	\$21.37	\$31.90
Central & West Central	76	5,385,288	162,474	282,410	93.9%	93.6%	\$24.27	\$18.81	\$15.39	\$19.48
North	66	6,618,934	(250,070)	200,920	88.1%	87.1%	\$27.29	\$20.29	\$13.00	\$22.38
Northeast & East	68	5,503,889	40,709	29,791	84.4%	84.3%	\$17.58	\$13.76	\$11.09	\$14.09
Northwest & Far NW	212	16,787,502	150,548	650,021	91.9%	90.7%	\$22.03	\$19.50	\$16.53	\$20.76
Round Rock & Cedar Park	41	2,834,329	33,539	69,355	81.5%	80.8%	\$19.65	\$18.22	\$14.93	\$18.47
South	41	2,821,097	(30,637)	42,728	96.6%	96.6%	\$21.37	\$20.10	\$14.00	\$18.98
Southeast	20	2,267,598	(12,775)	6,015	80.2%	80.2%	N/A	\$18.00	\$13.01	\$16.75
Southwest	129	11,087,568	(56,652)	351,372	91.4%	89.5%	\$25.63	\$20.85	\$20.00	\$24.32
AUSTIN	735	65,591,267	(64,913)	1,925,475	90.5%	89.6%	\$26.79	\$19.53	\$15.42	\$22.64

SOURCE: Transwestern, CoStar

AUSTIN OFFICE MARKET WATCH

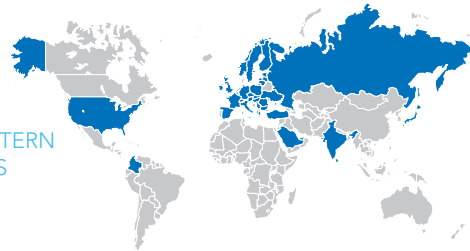
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About Transwestern

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. 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 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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