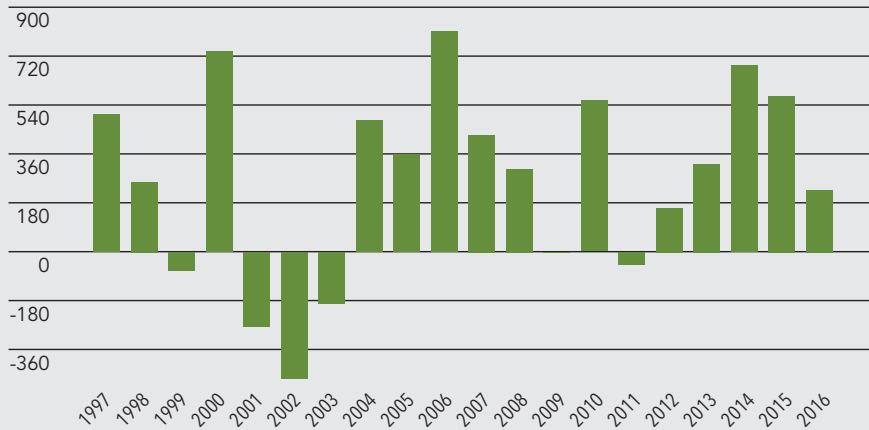


SAN ANTONIO OFFICE MARKET

HISTORIC SNAPSHOT

SAN ANTONIO HISTORIC NET ABSORPTION

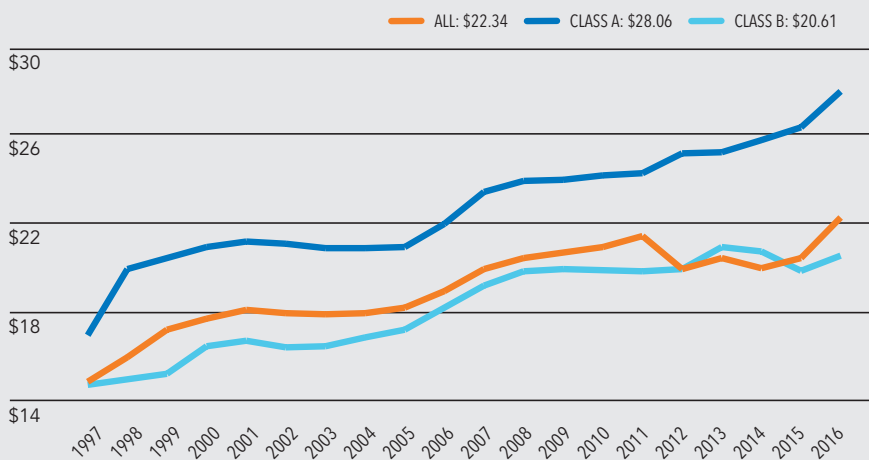


SOURCE: Transwestern, Xceligent, CoStar

DIRECT NET ABSORPTION

YEAR	SQUARE FEET
1997	507,419
1998	259,090
1999	(68,358)
2000	741,152
2001	(276,036)
2002	(466,269)
2003	(190,171)
2004	487,050
2005	359,617
2006	812,367
2007	432,449
2008	307,768
2009	186
2010	556,200
2011	(47,672)
2012	163,087
2013	325,994
2014	686,756
2015	575,859
YTD2016	229,510

SAN ANTONIO HISTORIC AVERAGE ASKING RENTAL RATES (FSG)



SOURCE: Transwestern, Xceligent, CoStar

AVERAGE ASKING RENTAL RATES (FSG)

YEAR	ALL	CLASS A	CLASS B
1997	\$14.89	\$17.00	\$14.75
1998	\$16.00	\$20.00	\$15.00
1999	\$17.25	\$20.50	\$15.25
2000	\$17.75	\$21.00	\$16.50
2001	\$18.15	\$21.25	\$16.75
2002	\$18.00	\$21.15	\$16.45
2003	\$17.95	\$20.95	\$16.50
2004	\$18.00	\$20.95	\$16.90
2005	\$18.25	\$21.00	\$17.25
2006	\$19.00	\$22.05	\$18.25
2007	\$20.00	\$23.50	\$19.25
2008	\$20.50	\$24.00	\$19.90
2009	\$20.75	\$24.05	\$20.00
2010	\$21.00	\$24.25	\$19.95
2011	\$21.50	\$24.35	\$19.90
2012	\$20.00	\$25.25	\$20.00
2013	\$20.50	\$25.30	\$21.00
2014	\$20.04	\$25.85	\$20.80
2015	\$20.50	\$26.43	\$19.92
YTD 2016	\$22.34	\$28.06	\$20.61



8200 IH-10 West, Suite 800
San Antonio, Texas 78230

T 210.341.1344 F 210.377.2797
www.transwestern.com/sanantonio

CONTACT

Yesenia M. Dominguez
Director of Marketing & Research
210.563.7070
yesenia.dominguez@transwestern.com

METHODOLOGY

The information in this report is the result of a compilation of information on office properties located in the San Antonio metropolitan area. This report includes multi-tenant office properties 20,000 SF and larger, excluding medical office buildings and those properties owned and occupied by a government agency. Transwestern statistics are audited annually and may result in revisions to previously reported figures.