

First Quarter 2019



Houston Office Market Statistics & Heat Maps

Partnership. Performance.

	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q1 19 Net Absorption (sf)			YTD Net Absorption (SF)			Quoted Rates (Gross)	YTD Leasing Activity (sf)	YTD Deliveries (sf)	Under Const. (sf)
							Direct	Sublease	Total	Direct	Sublease	Total	Direct	Sublease	Total				
Central Business District																			
Class A	35	32,193,848	4,546,054	14.1%	16.8%	1,488,042	24.9%	4.4%	28.6%	-49,773	63,097	13,324	-49,773	63,097	13,324	\$45.86	636,930	0	1,887,174
Class B	35	11,027,099	2,704,744	24.5%	25.4%	259,219	26.2%	2.4%	28.5%	148,803	-24,894	123,909	148,803	-24,894	123,909	\$30.93	142,987	0	0
Class C	17	1,273,824	76,500	6.0%	6.0%	0	6.0%	0.0%	6.0%	0	0	0	0	0	0	\$20.15	0	0	0
Totals	87	44,494,771	7,327,298	16.5%	18.6%	1,747,261	24.7%	3.8%	28.0%	99,030	38,203	137,233	99,030	38,203	137,233	\$43.67	779,917	0	1,887,174
Suburban																			
Class A	407	100,116,825	15,914,446	15.9%	18.2%	4,752,918	20.6%	4.7%	25.3%	520,704	91,422	612,126	520,704	91,422	612,126	\$32.22	1,353,428	0	596,905
Class B	828	72,407,825	12,266,256	16.9%	17.5%	654,850	20.4%	0.9%	21.3%	-237,841	136,592	-101,249	-237,841	136,592	-101,249	\$20.88	888,889	0	27,000
Class C	244	11,213,250	887,474	7.9%	8.1%	28,248	9.9%	0.3%	10.2%	5,036	-7,371	-2,335	5,036	-7,371	-2,335	\$16.87	114,236	0	0
Totals	1,479	183,737,900	29,068,176	15.8%	17.3%	5,436,016	19.9%	3.0%	22.8%	287,899	220,643	508,542	287,899	220,643	508,542	\$26.86	2,356,553	0	623,905
Totals																			
Class A	442	132,310,673	20,460,500	15.5%	17.9%	6,240,960	22.0%	4.7%	26.5%	470,931	154,519	625,450	470,931	154,519	625,450	\$36.63	1,990,358	0	2,484,079
Class B	863	83,434,924	14,971,000	17.9%	18.5%	914,069	21.2%	1.1%	22.2%	-89,038	111,698	22,660	-89,038	111,698	22,660	\$21.72	1,031,876	0	27,000
Class C	261	12,487,074	963,974	7.7%	7.9%	28,248	9.5%	0.2%	9.7%	5,036	-7,371	-2,335	5,036	-7,371	-2,335	\$17.13	114,236	0	0
Totals	1,566	228,232,671	36,395,474	15.9%	17.6%	7,183,277	21.0%	3.1%	24.0%	386,929	258,846	645,775	386,929	258,846	645,775	\$30.73	3,136,470	0	2,511,079

Vacancy in Avison Young's market report refers to vacant available square footage in owner-occupied, single- and multi-tenant buildings 20,000 square feet or larger and classified as general-purpose and either class A, B or C.

	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q1 19 Net Absorption (sf)			YTD Net Absorption (SF)			Quoted Rates (Gross)	YTD Leasing Activity (sf)	YTD Deliveries (sf)	Under Const. (sf)
							Direct	Sublease	Total	Direct	Sublease	Total	Direct	Sublease	Total				
Bellaire	29	3,456,691	250,040	7.2%	7.6%	11,459	9.5%	0.3%	9.8%	-38,474	35,542	-2,932	-38,474	35,542	-2,932	\$25.37	181,226	0	0
Central Business District	87	44,494,771	7,327,298	16.5%	18.6%	1,747,261	24.7%	3.8%	28.0%	99,030	38,203	137,233	99,030	38,203	137,233	\$43.67	779,917	0	1,887,174
East Fort Bend/Sugar Land	53	5,718,316	404,949	7.1%	8.7%	258,169	9.9%	4.5%	14.4%	-22,867	11,102	-11,765	-22,867	11,102	-11,765	\$28.71	72,605	0	27,000
FM 1960	100	8,241,534	1,131,639	13.7%	14.5%	106,017	19.1%	1.3%	20.4%	52,808	-7,430	45,378	52,808	-7,430	45,378	\$19.22	70,510	0	156,000
Greenspoint	84	10,999,241	4,925,887	44.8%	44.9%	36,927	46.8%	0.3%	47.1%	64,672	19,343	84,015	64,672	19,343	84,015	\$18.92	98,033	0	0
Greenway Plaza	71	11,678,889	1,438,822	12.3%	12.9%	923,308	13.6%	7.9%	21.5%	15,323	-13,300	2,023	15,323	-13,300	2,023	\$35.15	129,381	0	0
Gulf Freeway/Pasadena	61	3,387,578	342,370	10.1%	10.2%	2,398	11.2%	0.1%	11.2%	-10,128	8,157	-1,971	-10,128	8,157	-1,971	\$21.64	22,284	0	0
I-10 East	8	528,851	59,967	11.3%	11.3%	0	17.2%	0.0%	17.2%	3,368	0	3,368	3,368	0	3,368	\$17.17	7,526	0	0
Katy Freeway East	64	7,534,912	677,743	9.0%	9.4%	119,834	11.9%	1.6%	13.5%	-71,858	9,149	-62,709	-71,858	9,149	-62,709	\$31.31	196,910	0	0
Katy Freeway West	152	25,962,229	4,147,734	16.0%	19.9%	1,088,422	22.5%	4.2%	26.7%	-3,134	157,364	154,230	-3,134	157,364	154,230	\$31.31	276,136	0	0
Katy/Grand Parkway West	31	2,548,628	175,154	6.9%	7.2%	63,899	9.0%	2.5%	11.5%	54,203	0	54,203	54,203	0	54,203	\$26.62	15,209	0	0
Kingwood/Humble	17	943,722	60,820	6.4%	6.4%	4,339	7.0%	0.5%	7.5%	6,543	100	6,643	6,543	100	6,643	\$21.35	19,770	0	0
Midtown	65	6,108,208	654,626	10.7%	10.8%	23,233	16.6%	0.4%	17.0%	-38,955	7,128	-31,827	-38,955	7,128	-31,827	\$29.82	121,291	0	35,363
NASA/Clear Lake	66	5,014,741	1,017,425	20.3%	20.3%	8,541	21.9%	0.2%	22.1%	-5,378	0	-5,378	-5,378	0	-5,378	\$21.26	57,915	0	0
Northeast Near	11	1,002,566	39,835	4.0%	5.4%	14,355	4.8%	1.4%	6.2%	6,833	-6,355	478	6,833	-6,355	478	\$18.26	3,318	0	0
Northwest	95	8,174,253	1,790,736	21.9%	21.9%	2,908	25.2%	0.0%	25.2%	-58,197	0	-58,197	-58,197	0	-58,197	\$20.74	135,034	0	0
Richmond/Fountainview	24	1,197,084	82,112	6.9%	6.9%	0	8.6%	0.0%	8.6%	-2,649	0	-2,649	-2,649	0	-2,649	\$16.53	10,714	0	0
San Felipe/Voss	36	5,123,645	992,637	19.4%	20.6%	86,648	22.7%	1.7%	24.4%	-30,096	-21,001	-51,097	-30,096	-21,001	-51,097	\$29.95	60,334	0	0
South	21	833,917	56,184	6.7%	6.7%	0	8.1%	0.0%	8.1%	-7,658	0	-7,658	-7,658	0	-7,658	\$24.02	9,789	0	0
South Main/Medical Center	24	2,784,733	144,888	5.2%	5.2%	0	5.3%	0.0%	5.3%	-11,382	0	-11,382	-11,382	0	-11,382	\$18.92	16,426	0	0
Southwest	97	9,539,791	2,027,522	21.3%	21.9%	75,868	24.0%	0.8%	24.8%	39,408	2,800	42,208	39,408	2,800	42,208	\$16.39	139,915	0	0
West Belt	62	5,643,527	993,751	17.6%	23.4%	324,262	24.0%	5.7%	28.8%	51,364	-10,020	41,344	51,364	-10,020	41,344	\$26.79	136,600	0	0
West Loop	108	24,257,774	3,589,978	14.8%	15.8%	973,054	19.6%	4.0%	23.6%	-111,239	41,760	-69,479	-111,239	41,760	-69,479	\$36.21	249,166	0	207,202
Westchase	96	17,111,852	3,090,198	18.1%	21.8%	938,045	24.9%	5.5%	30.3%	-3,404	5,441	2,037	-3,404	5,441	2,037	\$26.27	180,851	0	0
Woodlands	104	15,945,218	973,159	6.1%	6.7%	374,330	8.3%	2.3%	10.6%	408,796	-19,137	389,659	408,796	-19,137	389,659	\$32.46	145,610	0	198,340
Totals	1,566	228,232,671	36,395,474	15.9%	17.6%	7,183,277	21.0%	3.1%	24.0%	386,929	258,846	645,775	386,929	258,846	645,775	\$30.73	3,136,470	0	2,511,079

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							Direct	Sublease	Total	Direct	Sublease	Total	Direct	Sublease	Total				
Bellaire	6	1,173,781	119,176	10.2%	11.0%	9,774	12.9%	0.8%	13.7%	-6,317	31,738	25,421	-6,317	31,738	25,421	\$29.24	142,661	0	0
Central Business District	35	32,193,848	4,546,054	14.1%	16.8%	1,488,042	24.9%	4.4%	28.6%	-49,773	63,097	13,324	-49,773	63,097	13,324	\$45.86	636,930	0	1,887,174
East Fort Bend/Sugar Land	18	3,592,340	193,514	5.4%	8.0%	246,757	8.8%	6.9%	15.6%	-19,598	11,102	-8,496	-19,598	11,102	-8,496	\$32.16	38,643	0	0
FM 1960	14	3,388,280	349,617	10.3%	11.0%	46,640	15.7%	1.3%	17.0%	8,578	-18,821	-10,243	8,578	-18,821	-10,243	\$27.65	5,613	0	156,000
Greenspoint	25	5,520,879	3,266,528	59.2%	59.4%	30,976	61.2%	0.6%	61.8%	66,493	2,913	69,406	66,493	2,913	69,406	\$22.02	26,389	0	0
Greenway Plaza	21	7,429,743	1,044,278	14.1%	14.9%	923,308	15.7%	12.4%	28.2%	61,053	-18,946	42,107	61,053	-18,946	42,107	\$38.84	88,522	0	0
Gulf Freeway/Pasadena	3	170,782	29,975	17.6%	17.6%	0	17.6%	0.0%	17.6%	0	0	0	0	0	0	-	0	0	0
I-10 East	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Katy Freeway East	24	4,664,440	404,802	8.7%	9.3%	117,029	12.9%	2.5%	15.4%	6,066	-18,531	-12,465	6,066	-18,531	-12,465	\$42.51	133,870	0	0
Katy Freeway West	69	18,211,460	2,276,335	12.5%	17.9%	1,045,989	19.9%	5.7%	25.6%	25,877	95,431	121,308	25,877	95,431	121,308	\$36.26	173,407	0	0
Katy/Grand Parkway West	16	1,542,980	164,884	10.7%	11.2%	63,899	14.3%	4.1%	18.4%	33,866	0	33,866	33,866	0	33,866	\$27.00	13,145	0	0
Kingwood/Humble	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Midtown	8	2,284,619	337,513	14.8%	14.9%	18,294	18.7%	0.8%	19.5%	-11,990	0	-11,990	-11,990	0	-11,990	\$33.71	76,283	0	35,363
NASA/Clear Lake	13	1,807,446	166,079	9.2%	9.3%	5,185	10.2%	0.3%	10.5%	17,222	0	17,222	17,222	0	17,222	\$26.68	6,604	0	0
Northeast Near	3	642,223	21,702	3.4%	4.4%	6,355	3.4%	1.0%	4.4%	0	-6,355	-6,355	0	-6,355	-6,355	-	0	0	0
Northwest	10	2,037,781	788,855	38.7%	38.8%	1,203	40.6%	0.1%	40.7%	269	0	269	269	0	269	\$23.08	75,250	0	0
Richmond/Fountainview	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
San Felipe/Voss	3	1,720,793	382,965	22.3%	23.5%	41,646	27.1%	2.4%	29.5%	12,664	-882	11,782	12,664	-882	11,782	\$36.89	2,345	0	0
South	1	170,000	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
South Main/Medical Center	1	485,000	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
Southwest	8	1,739,362	445,941	25.6%	25.6%	0	29.4%	0.0%	29.4%	-23,217	0	-23,217	-23,217	0	-23,217	\$17.28	52,302	0	0
West Belt	29	3,731,839	682,597	18.3%	24.4%	228,308	25.1%	6.1%	31.2%	56,166	-20	56,146	56,166	-20	56,146	\$28.68	133,745	0	0
West Loop	50	18,014,110	2,919,451	16.2%	17.3%	899,626	21.4%	4.9%	26.3%	-71,767	23,576	-48,191	-71,767	23,576	-48,191	\$38.56	191,815	0	207,202
Westchase	32	9,194,224	1,642,818	17.9%	24.5%	737,198	25.1%	8.0%	33.2%	-38,783	-1,900	-40,683	-38,783	-1,900	-40,683	\$31.96	108,339	0	0
Woodlands	53	12,594,743	677,416	5.4%	5.9%	330,731	7.4%	2.6%	10.0%	404,122	-7,883	396,239	404,122	-7,883	396,239	\$35.84	84,495	0	198,340
Class A Totals	442	132,310,673	20,460,500	15.5%	17.9%	6,240,960	22.0%	4.7%	26.5%	470,931	154,519	625,450	470,931	154,519	625,450	\$36.63	1,990,358	0	2,484,079

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							Direct	Sublease	Total	Direct	Sublease	Total	Direct	Sublease	Total				
Bellaire	15	1,804,262	103,112	5.7%	5.8%	1,685	8.1%	0.1%	8.2%	-32,157	3,804	-28,353	-32,157	3,804	-28,353	\$22.85	38,565	0	0
Central Business District	35	11,027,099	2,704,744	24.5%	25.4%	259,219	26.2%	2.4%	28.5%	148,803	-24,894	123,909	148,803	-24,894	123,909	\$30.93	142,987	0	0
East Fort Bend/Sugar Land	33	2,012,502	211,435	10.5%	10.6%	11,412	12.4%	0.6%	13.0%	-3,269	0	-3,269	-3,269	0	-3,269	\$25.03	33,962	0	27,000
FM 1960	67	4,169,161	732,632	17.6%	18.5%	57,319	22.8%	1.4%	24.2%	39,155	13,449	52,604	39,155	13,449	52,604	\$16.49	62,457	0	0
Greenspoint	41	4,195,244	1,524,384	36.3%	36.5%	5,951	38.6%	0.1%	38.7%	-25,548	13,673	-11,875	-25,548	13,673	-11,875	\$14.73	52,326	0	0
Greenway Plaza	36	3,774,880	358,409	9.5%	9.5%	0	10.1%	0.0%	10.1%	-43,798	5,646	-38,152	-43,798	5,646	-38,152	\$27.05	37,524	0	0
Gulf Freeway/Pasadena	38	2,411,223	195,774	8.1%	8.2%	2,398	9.6%	0.1%	9.7%	-9,678	8,157	-1,521	-9,678	8,157	-1,521	\$20.71	22,284	0	0
I-10 East	6	427,851	59,967	14.0%	14.0%	0	21.2%	0.0%	21.2%	3,368	0	3,368	3,368	0	3,368	\$17.17	7,526	0	0
Katy Freeway East	25	2,067,540	234,341	11.3%	11.4%	1,861	12.3%	0.1%	12.4%	-79,865	26,811	-53,054	-79,865	26,811	-53,054	\$19.65	37,776	0	0
Katy Freeway West	74	7,339,944	1,819,243	24.8%	25.3%	40,711	29.7%	0.6%	30.3%	-30,118	60,872	30,754	-30,118	60,872	30,754	\$22.75	93,002	0	0
Katy/Grand Parkway West	13	955,217	10,270	1.1%	1.1%	0	1.1%	0.0%	1.1%	20,337	0	20,337	20,337	0	20,337	\$23.02	2,064	0	0
Kingwood/Humble	16	899,922	60,580	6.7%	6.7%	4,339	7.3%	0.5%	7.8%	6,543	100	6,643	6,543	100	6,643	\$21.34	19,770	0	0
Midtown	36	3,182,597	245,289	7.7%	7.9%	4,939	16.2%	0.2%	16.4%	-26,965	7,128	-19,837	-26,965	7,128	-19,837	\$26.46	43,128	0	0
NASA/Clear Lake	38	2,758,167	783,359	28.4%	28.4%	3,356	30.6%	0.1%	30.7%	-19,785	0	-19,785	-19,785	0	-19,785	\$19.98	45,803	0	0
Northeast Near	5	283,120	1,355	0.5%	3.3%	8,000	3.4%	2.8%	6.2%	7,768	0	7,768	7,768	0	7,768	\$24.00	1,988	0	0
Northwest	59	5,038,241	928,909	18.4%	18.5%	1,705	22.4%	0.0%	22.4%	-61,093	0	-61,093	-61,093	0	-61,093	\$19.21	53,769	0	0
Richmond/Fountainview	13	777,906	69,448	8.9%	8.9%	0	10.1%	0.0%	10.1%	-6,485	0	-6,485	-6,485	0	-6,485	\$16.82	6,714	0	0
San Felipe/Voss	33	3,402,852	609,672	17.9%	19.1%	45,002	20.5%	1.3%	21.8%	-42,760	-20,119	-62,879	-42,760	-20,119	-62,879	\$24.64	57,989	0	0
South	16	508,530	45,634	9.0%	9.0%	0	11.2%	0.0%	11.2%	-5,108	0	-5,108	-5,108	0	-5,108	\$24.43	9,789	0	0
South Main/Medical Center	14	1,740,853	98,076	5.6%	5.6%	0	5.6%	0.0%	5.6%	-9,602	0	-9,602	-9,602	0	-9,602	\$18.42	5,116	0	0
Southwest	60	6,161,577	1,471,653	23.9%	24.9%	75,868	25.5%	1.2%	26.8%	81,061	2,800	83,861	81,061	2,800	83,861	\$16.36	68,106	0	0
West Belt	30	1,825,194	311,154	17.0%	21.2%	75,954	22.8%	4.2%	24.1%	-4,802	0	-4,802	-4,802	0	-4,802	\$22.15	2,855	0	0
West Loop	53	5,919,396	658,630	11.1%	11.9%	73,428	15.0%	1.2%	16.3%	-35,093	18,184	-16,909	-35,093	18,184	-16,909	\$27.43	55,519	0	0
Westchase	60	7,510,104	1,437,187	19.1%	19.5%	197,323	25.7%	2.6%	28.3%	35,379	7,341	42,720	35,379	7,341	42,720	\$21.97	72,512	0	0
Woodlands	47	3,241,542	295,743	9.1%	9.9%	43,599	11.7%	1.3%	13.0%	4,674	-11,254	-6,580	4,674	-11,254	-6,580	\$26.71	58,345	0	0
Class B Totals	863	83,434,924	14,971,000	17.9%	18.5%	914,069	21.2%	1.1%	22.2%	-89,038	111,698	22,660	-89,038	111,698	22,660	\$21.72	1,031,876	0	27,000

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	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q1 19 Net Absorption (sf)			YTD Net Absorption (SF)			Quoted Rates (Gross)	YTD Leasing Activity (sf)	YTD Deliveries (sf)	Under Const. (sf)
							Direct	Sublease	Total	Direct	Sublease	Total	Direct	Sublease	Total				
Bellaire	8	478,648	27,752	5.8%	5.8%	0	6.0%	0.0%	6.0%	0	0	0	0	0	0	\$18.08	0	0	0
Central Business District	17	1,273,824	76,500	6.0%	6.0%	0	6.0%	0.0%	6.0%	0	0	0	0	0	0	\$20.15	0	0	0
East Fort Bend/Sugar Land	2	113,474	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
FM 1960	19	684,093	49,390	7.2%	7.5%	2,058	14.8%	0.3%	15.1%	5,075	-2,058	3,017	5,075	-2,058	3,017	\$14.07	2,440	0	0
Greenspoint	18	1,283,118	134,975	10.5%	10.5%	0	11.1%	0.0%	11.1%	23,727	2,757	26,484	23,727	2,757	26,484	\$12.57	19,318	0	0
Greenway Plaza	14	474,266	36,135	7.6%	7.6%	0	8.2%	0.0%	8.2%	-1,932	0	-1,932	-1,932	0	-1,932	\$21.44	3,335	0	0
Gulf Freeway/Pasadena	20	805,573	116,621	14.5%	14.5%	0	14.5%	0.0%	14.5%	-450	0	-450	-450	0	-450	\$24.51	0	0	0
I-10 East	2	101,000	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
Katy Freeway East	15	802,932	38,600	4.8%	4.9%	944	5.1%	0.1%	5.2%	1,941	869	2,810	1,941	869	2,810	\$19.80	25,264	0	0
Katy Freeway West	9	410,825	52,156	12.7%	13.1%	1,722	12.7%	0.4%	13.1%	1,107	1,061	2,168	1,107	1,061	2,168	\$20.76	9,727	0	0
Katy/Grand Parkway West	2	50,431	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
Kingwood/Humble	1	43,800	240	0.5%	0.5%	0	0.5%	0.0%	0.5%	0	0	0	0	0	0	\$22.50	0	0	0
Midtown	21	640,992	71,824	11.2%	11.2%	0	11.2%	0.0%	11.2%	0	0	0	0	0	0	\$26.66	1,880	0	0
NASA/Clear Lake	15	449,128	67,987	15.1%	15.1%	0	16.0%	0.0%	16.0%	-2,815	0	-2,815	-2,815	0	-2,815	\$16.98	5,508	0	0
Northeast Near	3	77,223	16,778	21.7%	21.7%	0	21.7%	0.0%	21.7%	-935	0	-935	-935	0	-935	\$15.00	1,330	0	0
Northwest	26	1,098,231	72,972	6.6%	6.6%	0	9.4%	0.0%	9.4%	2,627	0	2,627	2,627	0	2,627	\$15.58	6,015	0	0
Richmond/Fountainview	11	419,178	12,664	3.0%	3.0%	0	5.9%	0.0%	5.9%	3,836	0	3,836	3,836	0	3,836	\$15.63	4,000	0	0
San Felipe/Voss	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South	4	155,387	10,550	6.8%	6.8%	0	6.8%	0.0%	6.8%	-2,550	0	-2,550	-2,550	0	-2,550	\$18.00	0	0	0
South Main/Medical Center	9	558,880	46,812	8.4%	8.4%	0	9.1%	0.0%	9.1%	-1,780	0	-1,780	-1,780	0	-1,780	\$19.84	11,310	0	0
Southwest	29	1,638,852	109,928	6.7%	6.7%	0	12.4%	0.0%	12.4%	-18,436	0	-18,436	-18,436	0	-18,436	\$14.27	19,507	0	0
West Belt	3	86,494	0	0.0%	23.1%	20,000	0.0%	23.1%	23.1%	0	-10,000	-10,000	0	-10,000	-10,000	-	0	0	0
West Loop	5	324,268	11,897	3.7%	3.7%	0	3.7%	0.0%	3.7%	-4,379	0	-4,379	-4,379	0	-4,379	\$21.48	1,832	0	0
Westchase	4	407,524	10,193	2.5%	2.5%	3,524	2.5%	0.9%	3.4%	0	0	0	0	0	0	\$15.00	0	0	0
Woodlands	4	108,933	0	0.0%	0.0%	0	12.0%	0.0%	12.0%	0	0	0	0	0	0	\$18.77	2,770	0	0
Class C Totals	261	12,487,074	963,974	7.7%	7.9%	28,248	9.5%	0.2%	9.7%	5,036	-7,371	-2,335	5,036	-7,371	-2,335	\$17.13	114,236	0	0

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							Direct	Sublease	Total	Direct	Sublease	Total	Direct	Sublease	Total				
Bellaire																			
Class A	6	1,173,781	119,176	10.2%	11.0%	9,774	12.9%	0.8%	13.7%	-6,317	31,738	25,421	-6,317	31,738	25,421	\$29.24	142,661	0	0
Class B	15	1,804,262	103,112	5.7%	5.8%	1,685	8.1%	0.1%	8.2%	-32,157	3,804	-28,353	-32,157	3,804	-28,353	\$22.85	38,565	0	0
Class C	8	478,648	27,752	5.8%	5.8%	0	6.0%	0.0%	6.0%	0	0	0	0	0	0	\$18.08	0	0	0
Totals	29	3,456,691	250,040	7.2%	7.6%	11,459	9.5%	0.3%	9.8%	-38,474	35,542	-2,932	-38,474	35,542	-2,932	\$25.37	181,226	0	0
Central Business District																			
Class A	35	32,193,848	4,546,054	14.1%	16.8%	1,488,042	24.9%	4.4%	28.6%	-49,773	63,097	13,324	-49,773	63,097	13,324	\$45.86	636,930	0	1,887,174
Class B	35	11,027,099	2,704,744	24.5%	25.4%	259,219	26.2%	2.4%	28.5%	148,803	-24,894	123,909	148,803	-24,894	123,909	\$30.93	142,987	0	0
Class C	17	1,273,824	76,500	6.0%	6.0%	0	6.0%	0.0%	6.0%	0	0	0	0	0	0	\$20.15	0	0	0
Totals	87	44,494,771	7,327,298	16.5%	18.6%	1,747,261	24.7%	3.8%	28.0%	99,030	38,203	137,233	99,030	38,203	137,233	\$43.67	779,917	0	1,887,174
East Fort Bend/Sugar Land																			
Class A	18	3,592,340	193,514	5.4%	8.0%	246,757	8.8%	6.9%	15.6%	-19,598	11,102	-8,496	-19,598	11,102	-8,496	\$32.16	38,643	0	0
Class B	33	2,012,502	211,435	10.5%	10.6%	11,412	12.4%	0.6%	13.0%	-3,269	0	-3,269	-3,269	0	-3,269	\$25.03	33,962	0	27,000
Class C	2	113,474	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
Totals	53	5,718,316	404,949	7.1%	8.7%	258,169	9.9%	4.5%	14.4%	-22,867	11,102	-11,765	-22,867	11,102	-11,765	\$28.71	72,605	0	27,000
FM 1960																			
Class A	14	3,388,280	349,617	10.3%	11.0%	46,640	15.7%	1.3%	17.0%	8,578	-18,821	-10,243	8,578	-18,821	-10,243	\$27.65	5,613	0	156,000
Class B	67	4,169,161	732,632	17.6%	18.5%	57,319	22.8%	1.4%	24.2%	39,155	13,449	52,604	39,155	13,449	52,604	\$16.49	62,457	0	0
Class C	19	684,093	49,390	7.2%	7.5%	2,058	14.8%	0.3%	15.1%	5,075	-2,058	3,017	5,075	-2,058	3,017	\$14.07	2,440	0	0
Totals	100	8,241,534	1,131,639	13.7%	14.5%	106,017	19.1%	1.3%	20.4%	52,808	-7,430	45,378	52,808	-7,430	45,378	\$19.22	70,510	0	156,000
Greenspoint																			
Class A	25	5,520,879	3,266,528	59.2%	59.4%	30,976	61.2%	0.6%	61.8%	66,493	2,913	69,406	66,493	2,913	69,406	\$22.02	26,389	0	0
Class B	41	4,195,244	1,524,384	36.3%	36.5%	5,951	38.6%	0.1%	38.7%	-25,548	13,673	-11,875	-25,548	13,673	-11,875	\$14.73	52,326	0	0
Class C	18	1,283,118	134,975	10.5%	10.5%	0	11.1%	0.0%	11.1%	23,727	2,757	26,484	23,727	2,757	26,484	\$12.57	19,318	0	0
Totals	84	10,999,241	4,925,887	44.8%	44.9%	36,927	46.8%	0.3%	47.1%	64,672	19,343	84,015	64,672	19,343	84,015	\$18.92	98,033	0	0

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							Direct	Sublease	Total	Direct	Sublease	Total	Direct	Sublease	Total				
Greenway Plaza																			
Class A	21	7,429,743	1,044,278	14.1%	14.9%	923,308	15.7%	12.4%	28.2%	61,053	-18,946	42,107	61,053	-18,946	42,107	\$38.84	88,522	0	0
Class B	36	3,774,880	358,409	9.5%	9.5%	0	10.1%	0.0%	10.1%	-43,798	5,646	-38,152	-43,798	5,646	-38,152	\$27.05	37,524	0	0
Class C	14	474,266	36,135	7.6%	7.6%	0	8.2%	0.0%	8.2%	-1,932	0	-1,932	-1,932	0	-1,932	\$21.44	3,335	0	0
Totals	71	11,678,889	1,438,822	12.3%	12.9%	923,308	13.6%	7.9%	21.5%	15,323	-13,300	2,023	15,323	-13,300	2,023	\$35.15	129,381	0	0
Gulf Freeway/Pasadena																			
Class A	3	170,782	29,975	17.6%	17.6%	0	17.6%	0.0%	17.6%	0	0	0	0	0	0	-	0	0	0
Class B	38	2,411,223	195,774	8.1%	8.2%	2,398	9.6%	0.1%	9.7%	-9,678	8,157	-1,521	-9,678	8,157	-1,521	\$20.71	22,284	0	0
Class C	20	805,573	116,621	14.5%	14.5%	0	14.5%	0.0%	14.5%	-450	0	-450	-450	0	-450	\$24.51	0	0	0
Totals	61	3,387,578	342,370	10.1%	10.2%	2,398	11.2%	0.1%	11.2%	-10,128	8,157	-1,971	-10,128	8,157	-1,971	\$21.64	22,284	0	0
I-10 East																			
Class A	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Class B	6	427,851	59,967	14.0%	14.0%	0	21.2%	0.0%	21.2%	3,368	0	3,368	3,368	0	3,368	\$17.17	7,526	0	0
Class C	2	101,000	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
Totals	8	528,851	59,967	11.3%	11.3%	0	17.2%	0.0%	17.2%	3,368	0	3,368	3,368	0	3,368	\$17.17	7,526	0	0
Katy Freeway East																			
Class A	24	4,664,440	404,802	8.7%	9.3%	117,029	12.9%	2.5%	15.4%	6,066	-18,531	-12,465	6,066	-18,531	-12,465	\$42.51	133,870	0	0
Class B	25	2,067,540	234,341	11.3%	11.4%	1,861	12.3%	0.1%	12.4%	-79,865	26,811	-53,054	-79,865	26,811	-53,054	\$19.65	37,776	0	0
Class C	15	802,932	38,600	4.8%	4.9%	944	5.1%	0.1%	5.2%	1,941	869	2,810	1,941	869	2,810	\$19.80	25,264	0	0
Totals	64	7,534,912	677,743	9.0%	9.4%	119,834	11.9%	1.6%	13.5%	-71,858	9,149	-62,709	-71,858	9,149	-62,709	\$31.31	196,910	0	0
Katy Freeway West																			
Class A	69	18,211,460	2,276,335	12.5%	17.9%	1,045,989	19.9%	5.7%	25.6%	25,877	95,431	121,308	25,877	95,431	121,308	\$36.26	173,407	0	0
Class B	74	7,339,944	1,819,243	24.8%	25.3%	40,711	29.7%	0.6%	30.3%	-30,118	60,872	30,754	-30,118	60,872	30,754	\$22.75	93,002	0	0
Class C	9	410,825	52,156	12.7%	13.1%	1,722	12.7%	0.4%	13.1%	1,107	1,061	2,168	1,107	1,061	2,168	\$20.76	9,727	0	0
Totals	152	25,962,229	4,147,734	16.0%	19.9%	1,088,422	22.5%	4.2%	26.7%	-3,134	157,364	154,230	-3,134	157,364	154,230	\$31.31	276,136	0	0

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							Direct	Sublease	Total	Direct	Sublease	Total	Direct	Sublease	Total				
Katy/Grand Parkway West																			
Class A	16	1,542,980	164,884	10.7%	11.2%	63,899	14.3%	4.1%	18.4%	33,866	0	33,866	33,866	0	33,866	\$27.00	13,145	0	0
Class B	13	955,217	10,270	1.1%	1.1%	0	1.1%	0.0%	1.1%	20,337	0	20,337	20,337	0	20,337	\$23.02	2,064	0	0
Class C	2	50,431	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
Totals	31	2,548,628	175,154	6.9%	7.2%	63,899	9.0%	2.5%	11.5%	54,203	0	54,203	54,203	0	54,203	\$26.62	15,209	0	0
Kingwood/Humble																			
Class A	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Class B	16	899,922	60,580	6.7%	6.7%	4,339	7.3%	0.5%	7.8%	6,543	100	6,643	6,543	100	6,643	\$21.34	19,770	0	0
Class C	1	43,800	240	0.5%	0.5%	0	0.5%	0.0%	0.5%	0	0	0	0	0	0	\$22.50	0	0	0
Totals	17	943,722	60,820	6.4%	6.4%	4,339	7.0%	0.5%	7.5%	6,543	100	6,643	6,543	100	6,643	\$21.35	19,770	0	0
Midtown																			
Class A	8	2,284,619	337,513	14.8%	14.9%	18,294	18.7%	0.8%	19.5%	-11,990	0	-11,990	-11,990	0	-11,990	\$33.71	76,283	0	35,363
Class B	36	3,182,597	245,289	7.7%	7.9%	4,939	16.2%	0.2%	16.4%	-26,965	7,128	-19,837	-26,965	7,128	-19,837	\$26.46	43,128	0	0
Class C	21	640,992	71,824	11.2%	11.2%	0	11.2%	0.0%	11.2%	0	0	0	0	0	0	\$26.66	1,880	0	0
Totals	65	6,108,208	654,626	10.7%	10.8%	23,233	16.6%	0.4%	17.0%	-38,955	7,128	-31,827	-38,955	7,128	-31,827	\$29.82	121,291	0	35,363
NASA/Clear Lake																			
Class A	13	1,807,446	166,079	9.2%	9.3%	5,185	10.2%	0.3%	10.5%	17,222	0	17,222	17,222	0	17,222	\$26.68	6,604	0	0
Class B	38	2,758,167	783,359	28.4%	28.4%	3,356	30.6%	0.1%	30.7%	-19,785	0	-19,785	-19,785	0	-19,785	\$19.98	45,803	0	0
Class C	15	449,128	67,987	15.1%	15.1%	0	16.0%	0.0%	16.0%	-2,815	0	-2,815	-2,815	0	-2,815	\$16.98	5,508	0	0
Totals	66	5,014,741	1,017,425	20.3%	20.3%	8,541	21.9%	0.2%	22.1%	-5,378	0	-5,378	-5,378	0	-5,378	\$21.26	57,915	0	0
Northeast Near																			
Class A	3	642,223	21,702	3.4%	4.4%	6,355	3.4%	1.0%	4.4%	0	-6,355	-6,355	0	-6,355	-6,355	-	0	0	0
Class B	5	283,120	1,355	0.5%	3.3%	8,000	3.4%	2.8%	6.2%	7,768	0	7,768	7,768	0	7,768	\$24.00	1,988	0	0
Class C	3	77,223	16,778	21.7%	21.7%	0	21.7%	0.0%	21.7%	-935	0	-935	-935	0	-935	\$15.00	1,330	0	0
Totals	11	1,002,566	39,835	4.0%	5.4%	14,355	4.8%	1.4%	6.2%	6,833	-6,355	478	6,833	-6,355	478	\$18.26	3,318	0	0

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							Direct	Sublease	Total	Direct	Sublease	Total	Direct	Sublease	Total				
Northwest																			
Class A	10	2,037,781	788,855	38.7%	38.8%	1,203	40.6%	0.1%	40.7%	269	0	269	269	0	269	\$23.08	75,250	0	0
Class B	59	5,038,241	928,909	18.4%	18.5%	1,705	22.4%	0.0%	22.4%	-61,093	0	-61,093	-61,093	0	-61,093	\$19.21	53,769	0	0
Class C	26	1,098,231	72,972	6.6%	6.6%	0	9.4%	0.0%	9.4%	2,627	0	2,627	2,627	0	2,627	\$15.58	6,015	0	0
Totals	95	8,174,253	1,790,736	21.9%	21.9%	2,908	25.2%	0.0%	25.2%	-58,197	0	-58,197	-58,197	0	-58,197	\$20.74	135,034	0	0
Richmond/Fountainview																			
Class A	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Class B	13	777,906	69,448	8.9%	8.9%	0	10.1%	0.0%	10.1%	-6,485	0	-6,485	-6,485	0	-6,485	\$16.82	6,714	0	0
Class C	11	419,178	12,664	3.0%	3.0%	0	5.9%	0.0%	5.9%	3,836	0	3,836	3,836	0	3,836	\$15.63	4,000	0	0
Totals	24	1,197,084	82,112	6.9%	6.9%	0	8.6%	0.0%	8.6%	-2,649	0	-2,649	-2,649	0	-2,649	\$16.53	10,714	0	0
San Felipe/Voss																			
Class A	3	1,720,793	382,965	22.3%	23.5%	41,646	27.1%	2.4%	29.5%	12,664	-882	11,782	12,664	-882	11,782	\$36.89	2,345	0	0
Class B	33	3,402,852	609,672	17.9%	19.1%	45,002	20.5%	1.3%	21.8%	-42,760	-20,119	-62,879	-42,760	-20,119	-62,879	\$24.64	57,989	0	0
Class C	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals	36	5,123,645	992,637	19.4%	20.6%	86,648	22.7%	1.7%	24.4%	-30,096	-21,001	-51,097	-30,096	-21,001	-51,097	\$29.95	60,334	0	0
South Main/Medical Center																			
Class A	1	485,000	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
Class B	14	1,740,853	98,076	5.6%	5.6%	0	5.6%	0.0%	5.6%	-9,602	0	-9,602	-9,602	0	-9,602	\$18.42	5,116	0	0
Class C	9	558,880	46,812	8.4%	8.4%	0	9.1%	0.0%	9.1%	-1,780	0	-1,780	-1,780	0	-1,780	\$19.84	11,310	0	0
Totals	24	2,784,733	144,888	5.2%	5.2%	0	5.3%	0.0%	5.3%	-11,382	0	-11,382	-11,382	0	-11,382	\$18.92	16,426	0	0
South																			
Class A	1	170,000	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
Class B	16	508,530	45,634	9.0%	9.0%	0	11.2%	0.0%	11.2%	-5,108	0	-5,108	-5,108	0	-5,108	\$24.43	9,789	0	0
Class C	4	155,387	10,550	6.8%	6.8%	0	6.8%	0.0%	6.8%	-2,550	0	-2,550	-2,550	0	-2,550	\$18.00	0	0	0
Totals	21	833,917	56,184	6.7%	6.7%	0	8.1%	0.0%	8.1%	-7,658	0	-7,658	-7,658	0	-7,658	\$24.02	9,789	0	0

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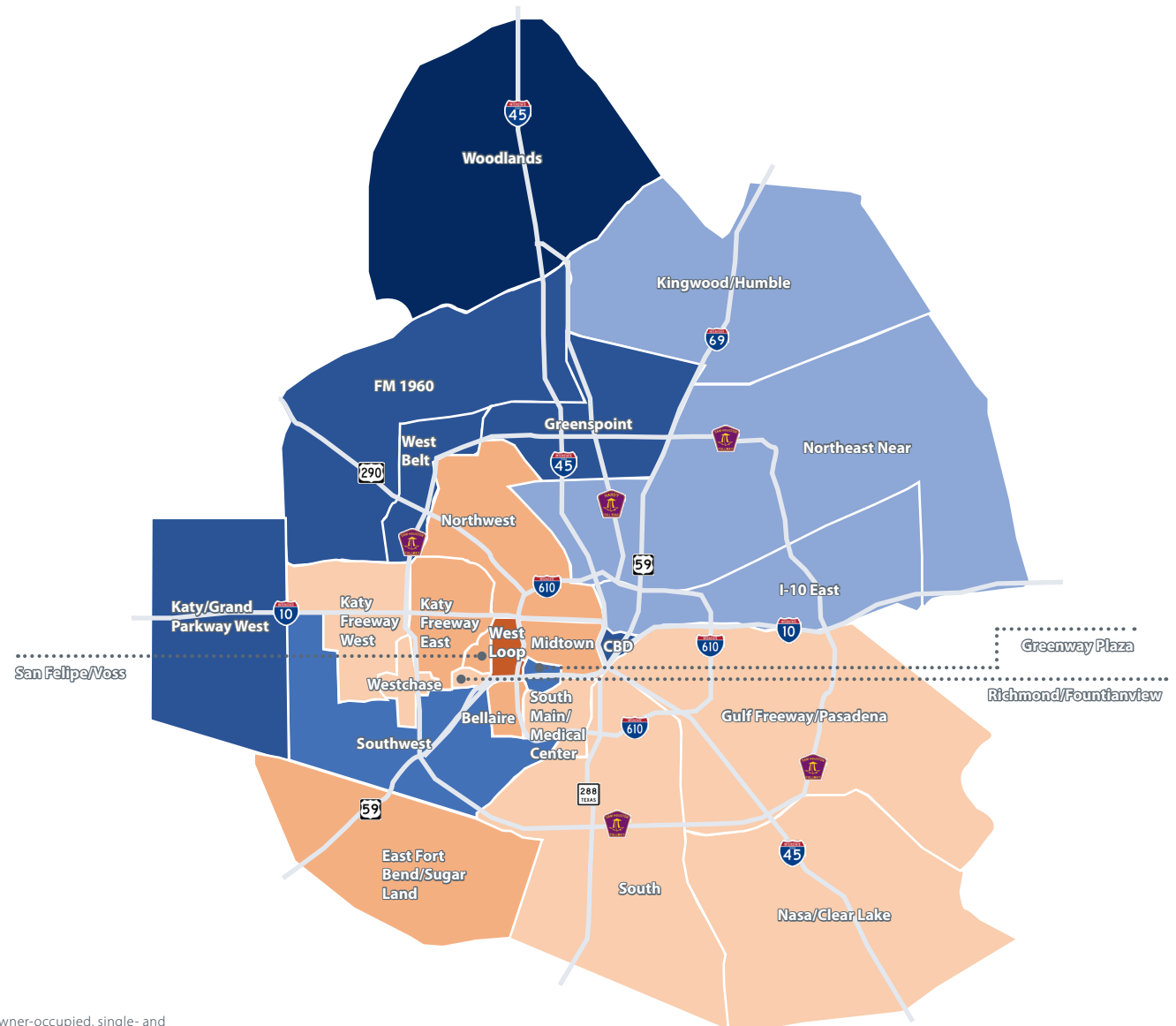
	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q1 19 Net Absorption (sf)			YTD Net Absorption (SF)			Quoted Rates (Gross)	YTD Leasing Activity (sf)	YTD Deliveries (sf)	Under Const. (sf)
							Direct	Sublease	Total	Direct	Sublease	Total	Direct	Sublease	Total				
Southwest																			
Class A	8	1,739,362	445,941	25.6%	25.6%	0	29.4%	0.0%	29.4%	-23,217	0	-23,217	-23,217	0	-23,217	\$17.28	52,302	0	0
Class B	60	6,161,577	1,471,653	23.9%	24.9%	75,868	25.5%	1.2%	26.8%	81,061	2,800	83,861	81,061	2,800	83,861	\$16.36	68,106	0	0
Class C	29	1,638,852	109,928	6.7%	6.7%	0	12.4%	0.0%	12.4%	-18,436	0	-18,436	-18,436	0	-18,436	\$14.27	19,507	0	0
Totals	97	9,539,791	2,027,522	21.3%	21.9%	75,868	24.0%	0.8%	24.8%	39,408	2,800	42,208	39,408	2,800	42,208	\$16.39	139,915	0	0
West Belt																			
Class A	29	3,731,839	682,597	18.3%	24.4%	228,308	25.1%	6.1%	31.2%	56,166	-20	56,146	56,166	-20	56,146	\$28.68	133,745	0	0
Class B	30	1,825,194	311,154	17.0%	21.2%	75,954	22.8%	4.2%	24.1%	-4,802	0	-4,802	-4,802	0	-4,802	\$22.15	2,855	0	0
Class C	3	86,494	0	0.0%	23.1%	20,000	0.0%	23.1%	23.1%	0	-10,000	-10,000	0	-10,000	-10,000	-	0	0	0
Totals	62	5,643,527	993,751	17.6%	23.4%	324,262	24.0%	5.7%	28.8%	51,364	-10,020	41,344	51,364	-10,020	41,344	\$26.79	136,600	0	0
West Loop																			
Class A	50	18,014,110	2,919,451	16.2%	17.3%	899,626	21.4%	4.9%	26.3%	-71,767	23,576	-48,191	-71,767	23,576	-48,191	\$38.56	191,815	0	207,202
Class B	53	5,919,396	658,630	11.1%	11.9%	73,428	15.0%	1.2%	16.3%	-35,093	18,184	-16,909	-35,093	18,184	-16,909	\$27.43	55,519	0	0
Class C	5	324,268	11,897	3.7%	3.7%	0	3.7%	0.0%	3.7%	-4,379	0	-4,379	-4,379	0	-4,379	\$21.48	1,832	0	0
Totals	108	24,257,774	3,589,978	14.8%	15.8%	973,054	19.6%	4.0%	23.6%	-111,239	41,760	-69,479	-111,239	41,760	-69,479	\$36.21	249,166	0	207,202
Westchase																			
Class A	32	9,194,224	1,642,818	17.9%	24.5%	737,198	25.1%	8.0%	33.2%	-38,783	-1,900	-40,683	-38,783	-1,900	-40,683	\$31.96	108,339	0	0
Class B	60	7,510,104	1,437,187	19.1%	19.5%	197,323	25.7%	2.6%	28.3%	35,379	7,341	42,720	35,379	7,341	42,720	\$21.97	72,512	0	0
Class C	4	407,524	10,193	2.5%	2.5%	3,524	2.5%	0.9%	3.4%	0	0	0	0	0	0	\$15.00	0	0	0
Totals	96	17,111,852	3,090,198	18.1%	21.8%	938,045	24.9%	5.5%	30.3%	-3,404	5,441	2,037	-3,404	5,441	2,037	\$26.27	180,851	0	0
Woodlands																			
Class A	53	12,594,743	677,416	5.4%	5.9%	330,731	7.4%	2.6%	10.0%	404,122	-7,883	396,239	404,122	-7,883	396,239	\$35.84	84,495	0	198,340
Class B	47	3,241,542	295,743	9.1%	9.9%	43,599	11.7%	1.3%	13.0%	4,674	-11,254	-6,580	4,674	-11,254	-6,580	\$26.71	58,345	0	0
Class C	4	108,933	0	0.0%	0.0%	0	12.0%	0.0%	12.0%	0	0	0	0	0	0	\$18.77	2,770	0	0
Totals	104	15,945,218	973,159	6.1%	6.7%	374,330	8.3%	2.3%	10.6%	408,796	-19,137	389,659	408,796	-19,137	389,659	\$32.46	145,610	0	198,340
Overall Totals																			
Class A	442	132,310,673	20,460,500	15.5%	17.9%	6,240,960	22.0%	4.7%	26.5%	470,931	154,519	625,450	470,931	154,519	625,450	\$36.63	1,990,358	0	2,484,079
Class B	863	83,434,924	14,971,000	17.9%	18.5%	914,069	21.2%	1.1%	22.2%	-89,038	111,698	22,660	-89,038	111,698	22,660	\$21.72	1,031,876	0	27,000
Class C	261	12,487,074	963,974	7.7%	7.9%	28,248	9.5%	0.2%	9.7%	5,036	-7,371	-2,335	5,036	-7,371	-2,335	\$17.13	114,236	0	0
Totals	1,566	228,232,671	36,395,474	15.9%	17.6%	7,183,277	21.0%	3.1%	24.0%	386,929	258,846	645,775	386,929	258,846	645,775	\$30.73	3,136,470	0	2,511,079

Vacancy in Avison Young's market report refers to vacant available square footage in owner-occupied, single- and multi-tenant buildings 20,000 square feet or larger and classified as general-purpose and either class A, B or C.

Direct Net Absorption = 386,929 sf | First Quarter 2019

Market Areas	Direct Net Absorption (sf)
Woodlands	408,796
Central Business District	99,030
Greenspoint	64,672
Katy/Grand Parkway West	54,203
FM 1960	52,808
West Belt	51,364
Southwest	39,408
Greenway Plaza	15,323
Northeast Near	6,833
Kingwood/Humble	6,543
I-10 East	3,368
Richmond/Fountainview	-2,649
Katy Freeway West	-3,134
Westchase	-3,404
NASA/Clear Lake	-5,378
South	-7,658
Gulf Freeway/Pasadena	-10,128
South Main/Medical Center	-11,382
East Fort Bend/Sugar Land	-22,867
San Felipe/Voss	-30,096
Bellaire	-38,474
Midtown	-38,955
Northwest	-58,197
Katy Freeway East	-71,858
West Loop	-111,239
Overall Totals	386,929

■ Blue Values (+ Absorption) ■ Orange Values (- Absorption)

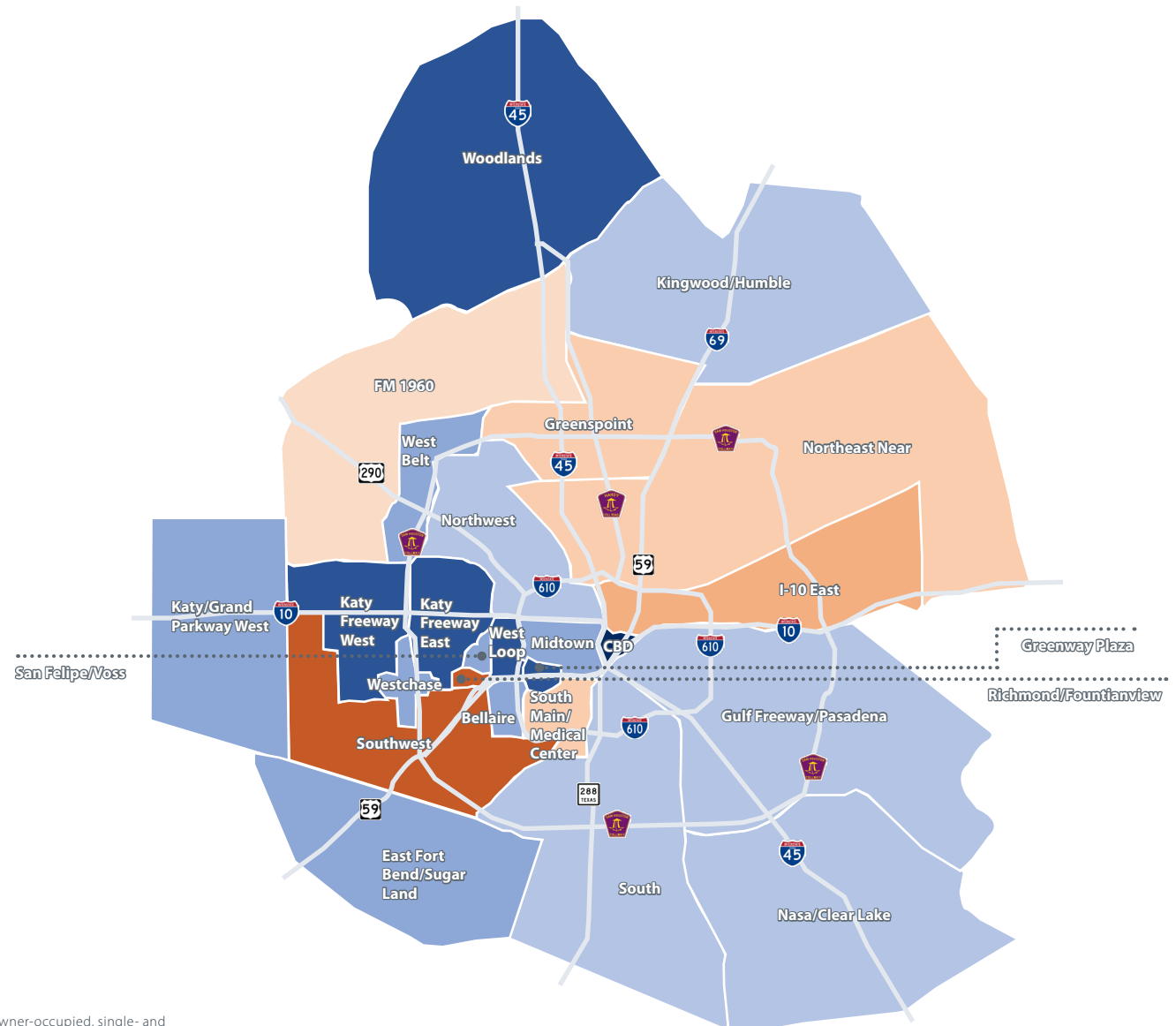


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Gross Asking Rate = \$30.73 psf | First Quarter 2019

Market Areas	Gross Asking Rates (\$)
Central Business District	\$43.67
West Loop	\$36.21
Greenway Plaza	\$35.15
Woodlands	\$32.46
Katy Freeway West	\$31.31
Katy Freeway East	\$31.31
San Felipe/Voss	\$29.95
Midtown	\$29.82
East Fort Bend/Sugar Land	\$28.71
West Belt	\$26.79
Katy/Grand Parkway West	\$26.62
Westchase	\$26.27
Bellaire	\$25.37
South	\$24.02
Gulf Freeway/Pasadena	\$21.64
Kingwood/Humble	\$21.35
NASA/Clear Lake	\$21.26
Northwest	\$20.74
FM 1960	\$19.22
Greenspoint	\$18.92
South Main/Medical Center	\$18.92
Northeast Near	\$18.26
I-10 East	\$17.17
Richmond/Fountainview	\$16.53
Southwest	\$16.39
Overall Average	\$30.73

■ Blue Values (↑ \$20 Asking Rate) ■ Orange Values (↓ \$20 Asking Rate)

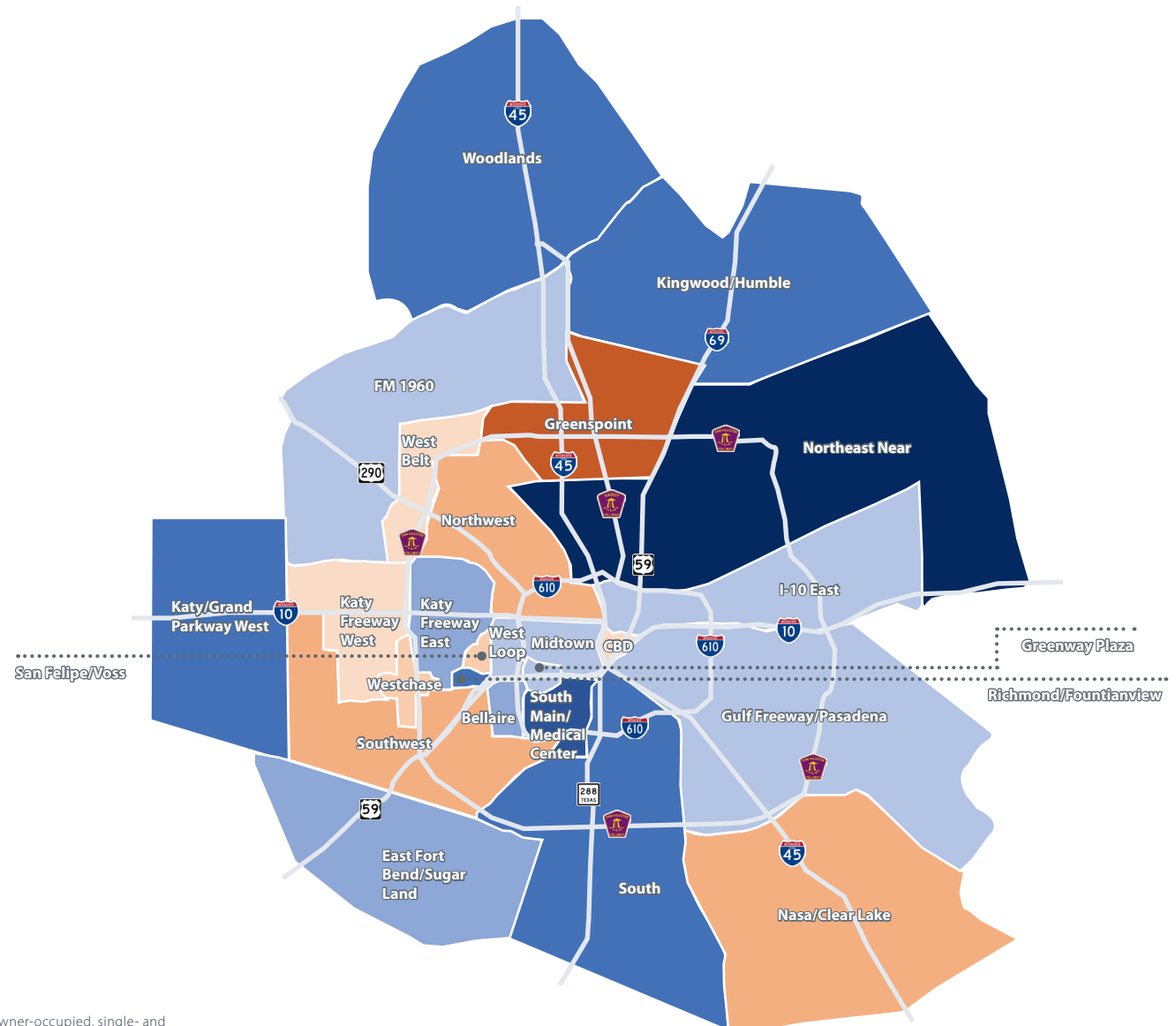


Vacancy in Avison Young's market report refers to vacant available square footage in owner-occupied, single- and multi-tenant buildings 20,000 square feet or larger and classified as general-purpose and either class A, B or C.

Direct Vacancy % = 15.9% | First Quarter 2019

Market Areas	Direct Vacancy Rate (%)
Northeast Near	4.0%
South Main/Medical Center	5.2%
Woodlands	6.1%
Kingwood/Humble	6.4%
South	6.7%
Katy/Grand Parkway West	6.9%
Richmond/Fountainview	6.9%
East Fort Bend/Sugar Land	7.1%
Bellaire	7.2%
Katy Freeway East	9.0%
Gulf Freeway/Pasadena	10.1%
Midtown	10.7%
I-10 East	11.3%
Greenway Plaza	12.3%
FM 1960	13.7%
West Loop	14.8%
Katy Freeway West	16.0%
Central Business District	16.5%
West Belt	17.6%
Westchase	18.1%
San Felipe/Voss	19.4%
NASA/Clear Lake	20.3%
Southwest	21.3%
Northwest	21.9%
Greenspoint	44.8%
Overall Average	15.9%

■ Blue Values (↓ 15% Vacancy Rate) ■ Orange Values (↑ 15% Vacancy Rate)



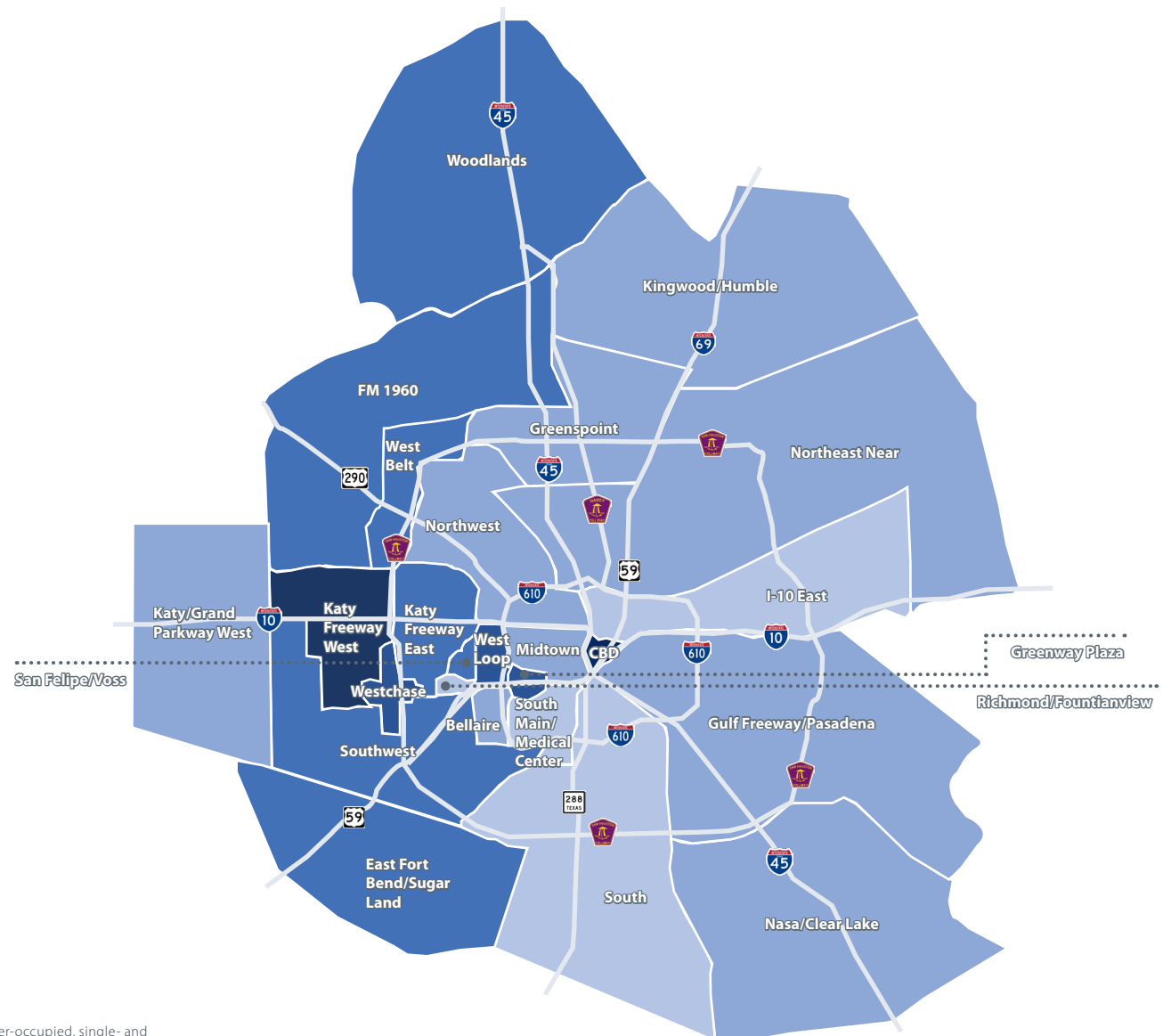
Vacancy in Avison Young's market report refers to vacant available square footage in owner-occupied, single- and multi-tenant buildings 20,000 square feet or larger and classified as general-purpose and either class A, B or C.

Total Sublease Space = 7,183,277 sf | First Quarter 2019

Market Areas	Available Sublease (sf)	Available Sublease (%)
Central Business District	1,747,261	24.3%
Katy Freeway West	1,088,422	15.2%
West Loop	973,054	13.5%
Westchase	938,045	13.1%
Greenway Plaza	923,308	12.9%
Woodlands	374,330	5.2%
West Belt	324,262	4.5%
East Fort Bend/Sugar Land	258,169	3.6%
Katy Freeway East	119,834	1.7%
FM 1960	106,017	1.5%
San Felipe/Voss	86,648	1.2%
Southwest	75,868	1.1%
Katy/Grand Parkway West	63,899	0.9%
Greenspoint	36,927	0.5%
Midtown	23,233	0.3%
Northeast Near	14,355	0.2%
Bellaire	11,459	0.2%
NASA/Clear Lake	8,541	0.1%
Kingwood/Humble	4,339	0.1%
Northwest	2,908	0.0%
Gulf Freeway/Pasadena	2,398	0.0%
South	0	0.0%
South Main/Medical Center	0	0.0%
I-10 East	0	0.0%
Richmond/Fountainview	0	0.0%
Overall Totals	7,183,277	100.0%

Dark Blue Values (↑ 70k Sublease sf)
 Light Blue Values (↓ 70k Sublease sf)

(↑ 1% Sublease %)
 (↓ 1% Sublease %)



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Houston Office Market Statistics & Heat Maps



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Properties



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For more information, please contact:

Patsy Fretwell
Research Manager
713.993.7151
patsy.fretwell@avisonyoung.com

Jack Penman
Marketing Manager
713.993.7693
jack.penman@avisonyoung.com