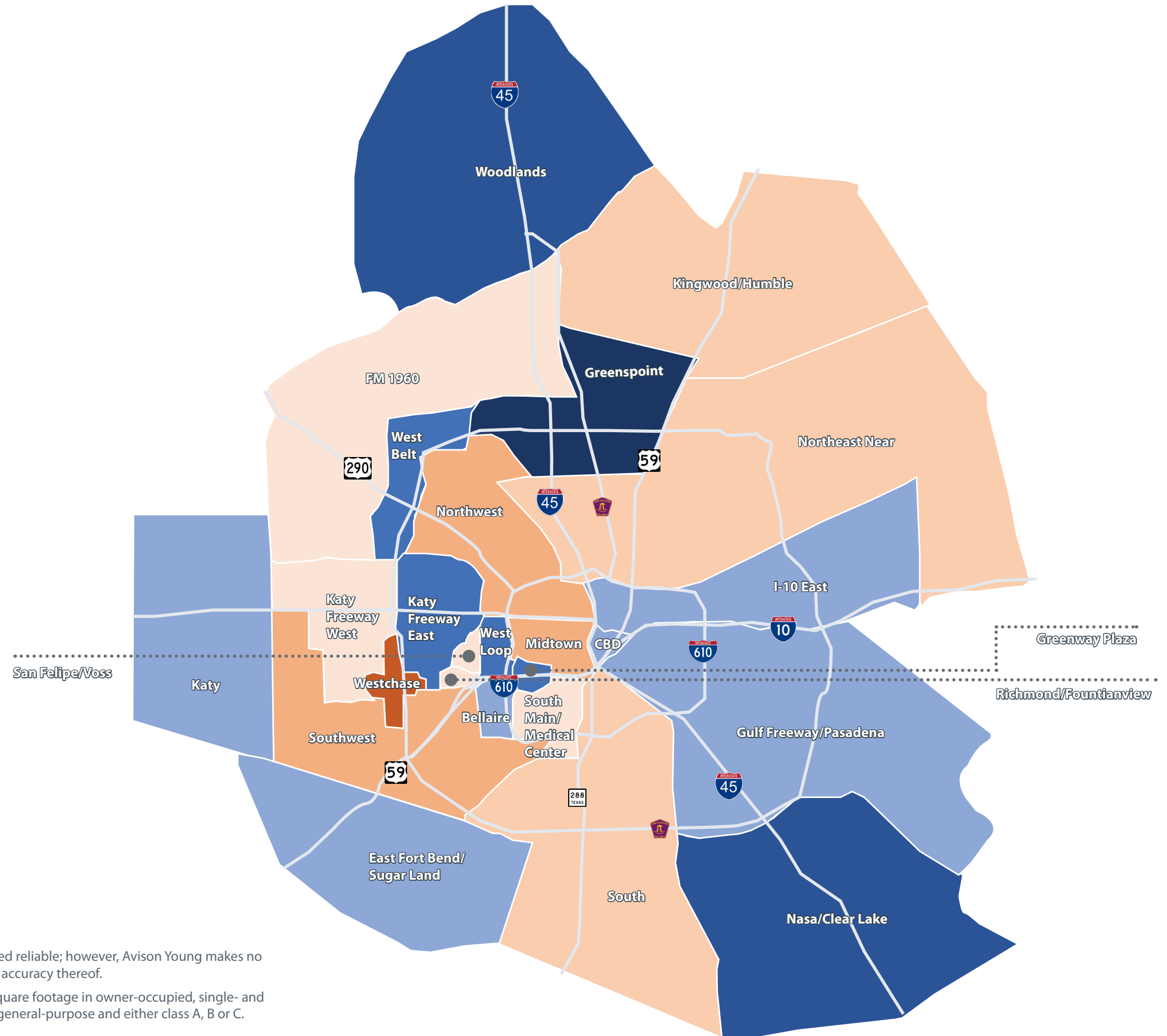


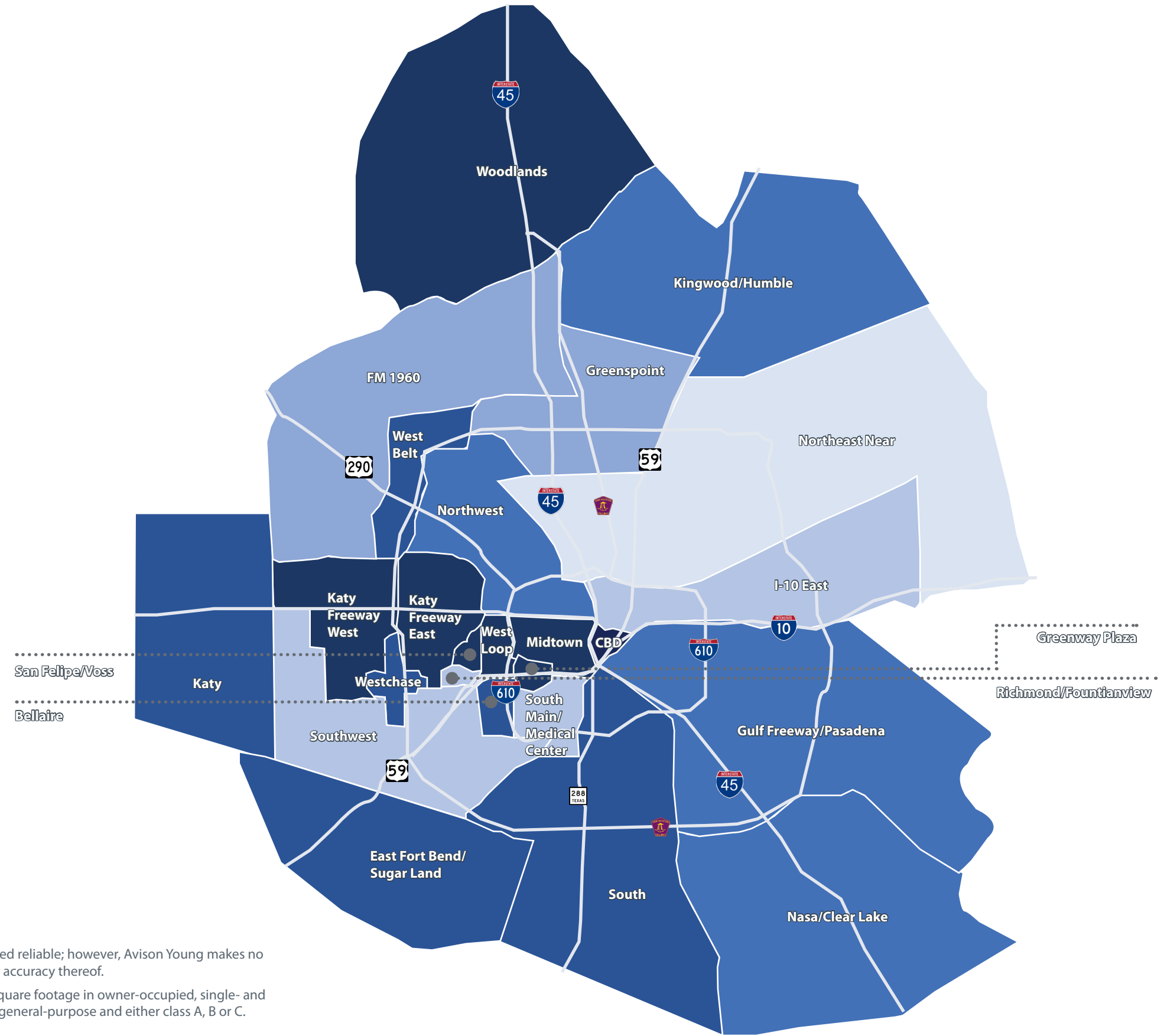
Market Areas	Direct Net Absorption (sf)
Greenspoint	208,257
Nasa/Clear Lake	120,473
Woodlands	104,090
West Loop	98,487
West Belt	94,548
Greenway Plaza	91,953
Katy Freeway East	71,652
East Fort Bend/Sugar Land	45,188
CBD	43,187
Gulf Freeway/Pasadena	38,271
Bellaire	36,762
Katy	29,538
I-10 East	22,668
Katy Freeway West	19,565
FM 1960	19,400
South Main/Medical Center	13,529
San Felipe/Voss	9,429
Richmond/Fountainview	3,772
Northeast Near	-1,188
Kingwood/Humble	-7,560
South	-10,934
Southwest	-36,951
Midtown	-41,902
Northwest	-68,383
Westchase	-247,628
Totals	656,223



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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.

Market Areas	Gross Asking Rates
CBD	\$42.59
West Loop	\$35.17
Greenway Plaza	\$33.18
Katy Freeway East	\$31.86
Woodlands	\$30.48
Midtown	\$30.29
San Felipe/Voss	\$30.14
Katy Freeway West	\$30.06
Katy	\$28.68
East Fort Bend/Sugar Land	\$28.61
West Belt	\$27.13
Westchase	\$26.82
South	\$25.69
Bellaire	\$25.49
Kingwood/Humble	\$24.51
Gulf Freeway/Pasadena	\$21.70
Nasa/Clear Lake	\$20.63
Northwest	\$20.27
FM 1960	\$19.20
Greenspoint	\$19.13
South Main/Medical Center	\$18.48
I-10 East	\$17.79
Southwest	\$17.36
Richmond/Fountainview	\$16.89
Northeast Near	\$15.59
Totals	\$29.52



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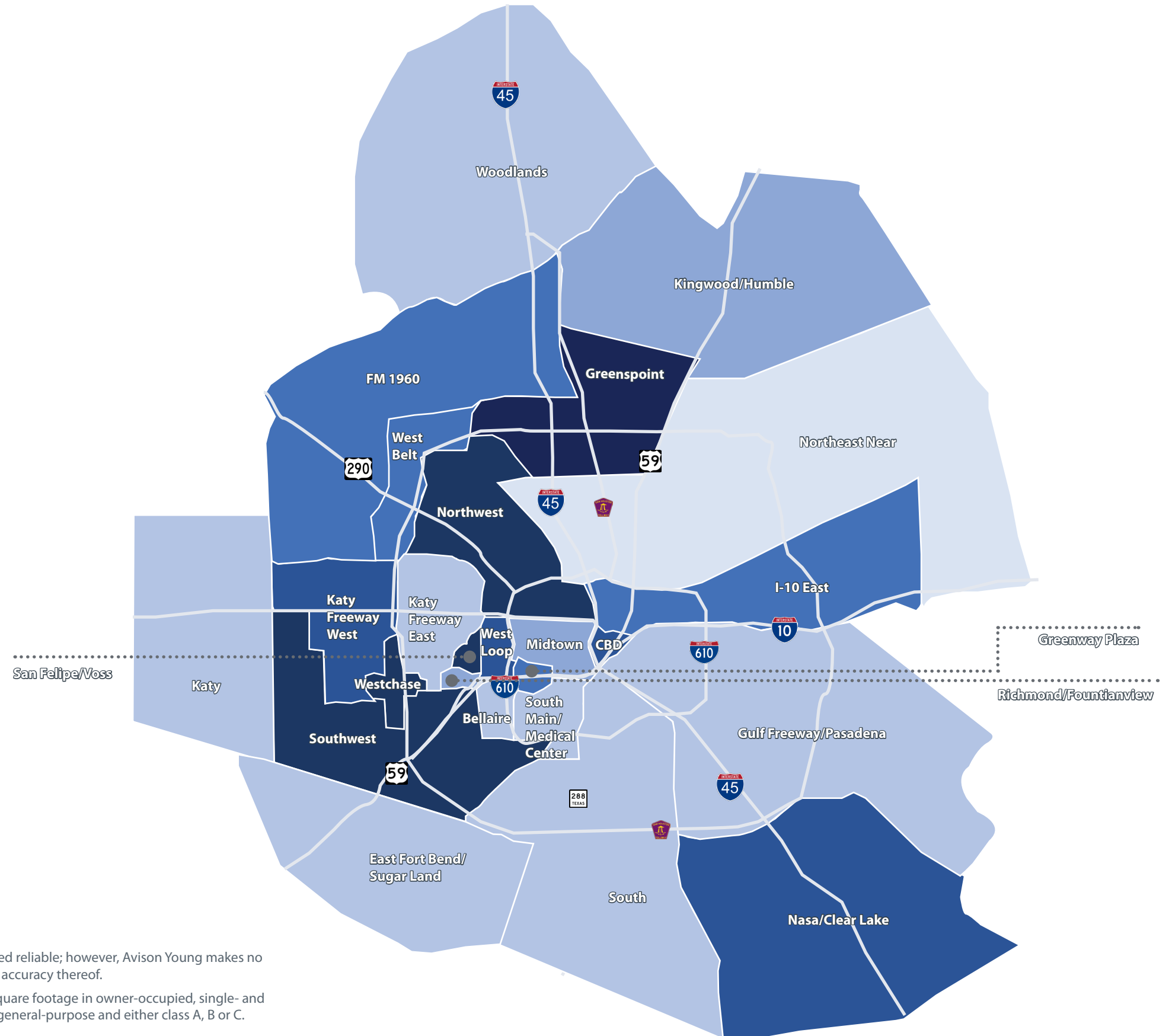
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HOUSTON

Direct Vacancy (%) | Vacancy= 16.2%

Q3 18

Market Areas	Direct Vacancy Rate (%)
Northeast Near	3.7%
South Main/Medical Center	5.8%
Bellaire	6.2%
East Fort Bend/Sugar Land	7.35%
Woodlands	8.2%
South	8.6%
Katy	8.7%
Gulf Freeway/Pasadena	8.9%
Katy Freeway East	9.3%
Midtown	10.2%
Richmond/Fountainview	10.5%
Kingwood/Humble	12.7%
I-10 East	13.0%
West Belt	13.7%
FM 1960	14.6%
Greenway Plaza	14.6%
West Loop	15.5%
Katy Freeway West	16.5%
CBD	17.3%
Nasa/Clear Lake	18.8%
Westchase	19.2%
Southwest	19.3%
Northwest	19.5%
San Felipe/Voss	20.5%
Greenspoint	38.7%
Totals	16.2%



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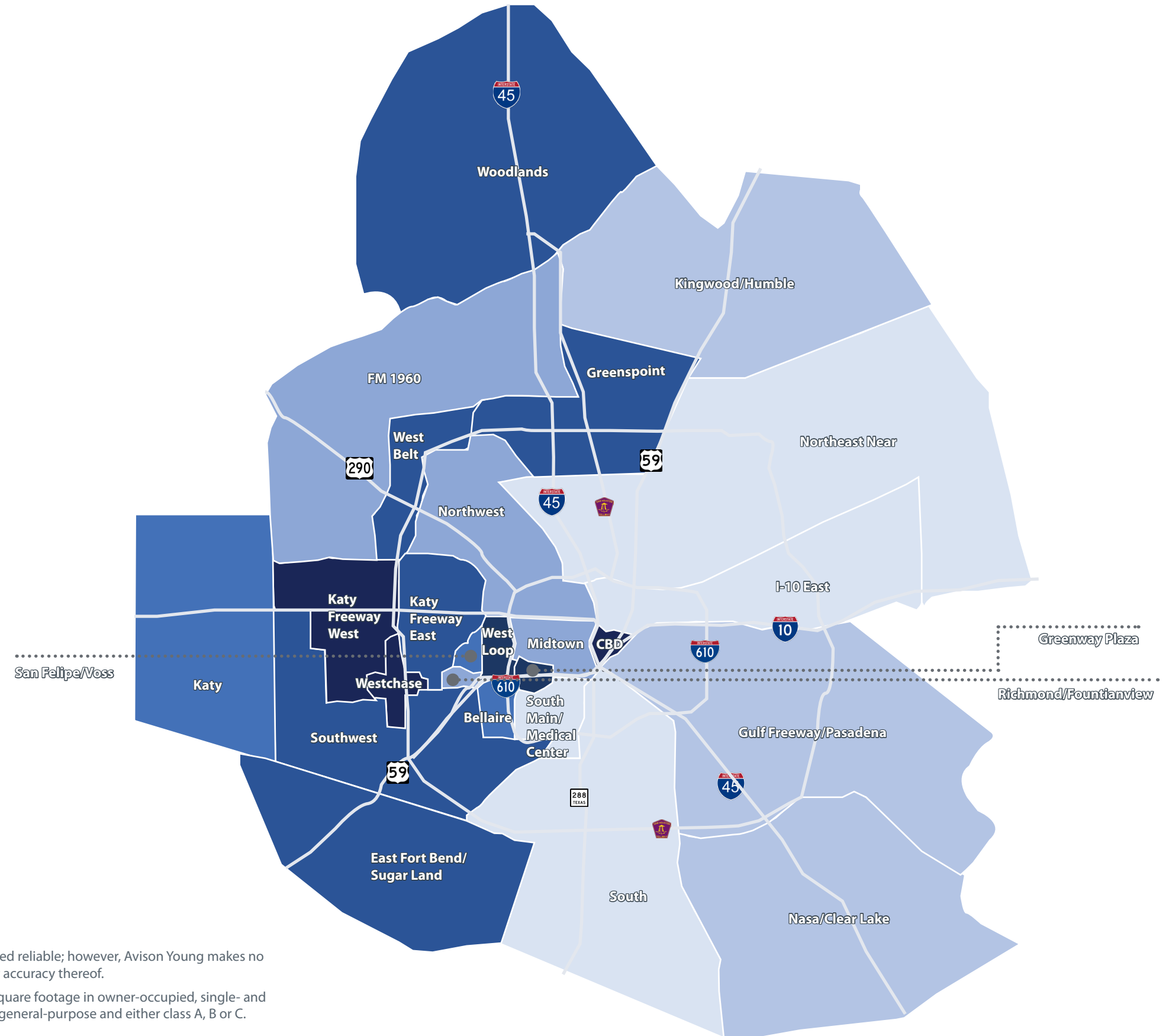
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HOUSTON

Total Sublease Space | 8,313,210 sf | 3.4%

Q3 18

Market Areas	Available Sublease (sf)	Available Sublease (%)
CBD	1,970,086	4.4%
Katy Freeway West	1,773,956	6.7%
Westchase	1,263,930	6.9%
Greenway Plaza	982,302	8.4%
West Loop	620,815	2.5%
West Belt	418,720	6.3%
East Fort Bend/Sugar Land	318,812	4.9%
Katy Freeway East	239,271	3.1%
Woodlands	144,526	0.9%
Greenspoint	116,770	0.9%
Southwest	103,456	1.0%
Bellaire	83,543	2.1%
San Felipe/Voss	82,057	1.6%
Katy	59,954	2.1%
FM 1960	55,379	0.6%
Midtown	31,334	0.5%
Northwest	15,008	0.2%
Richmond/Fountainview	12,120	0.8%
Gulf Freeway/Pasadena	10,555	0.3%
Nasa/Clear Lake	6,277	0.1%
Kingwood/Humble	4,339	0.4%
I-10 East	0	0.0%
Northeast Near	0	0.0%
South	0	0.0%
South Main/Medical Center	0	0.0%
Totals	8,313,210	3.4%



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