

HOUSTON

Q3 18 Office Market Statistics: CBD & Suburban

	Bldgs.	Inventory (sf)	Vacancy Rate Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q3 18 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				
CBD																			
Class A	36	33,059,116	4,755,866	14.4%	16.6%	1,620,360	25.4%	4.9%	30.3%	-87,562	193,308	105,746	-124,546	26,564	-97,982	\$45.17	1,156,103	0	1,884,925
Class B	38	10,739,899	2,887,734	26.9%	27.5%	349,726	28.3%	3.3%	31.6%	130,749	11,860	142,609	-88,295	14,370	-73,925	\$29.87	351,888	0	0
Class C	20	1,105,910	76,500	6.9%	6.9%	0	6.9%	0.0%	6.9%	0	0	0	5,500	0	5,500	\$19.99	0	0	0
Totals	94	44,904,925	7,720,100	17.3%	19.1%	1,970,086	25.6%	4.4%	30.0%	43,187	205,168	248,355	-207,341	40,934	-166,407	\$42.59	1,507,991	0	1,884,925
Suburban																			
Class A	408	100,840,718	16,842,859	16.7%	25.4%	5,229,021	29.0%	1.4%	30.4%	352,246	108,655	460,901	193,608	319,143	512,651	\$31.88	5,266,162	208,186	1,207,831
Class B	999	80,845,879	12,883,425	15.9%	20.1%	1,085,196	23.0%	0.6%	23.6%	239,090	71,241	310,331	-639,354	48,097	-599,821	\$20.74	3,280,104	231,996	0
Class C	347	14,928,283	1,570,608	10.5%	11.1%	28,907	12.8%	0.1%	12.9%	21,700	2,351	24,051	-89,209	-2,224	-91,433	\$17.25	317,671	0	0
Totals	1,754	196,614,920	31,296,892	15.9%	22.1%	6,343,124	25.3%	2.3%	27.6%	613,036	182,247	795,283	-534,955	365,016	-178,603	\$26.39	8,863,937	440,182	1,207,831
Totals																			
Class A	444	133,899,834	21,598,725	16.1%	19.1%	6,849,381	21.8%	5.1%	26.9%	264,684	301,963	566,647	69,062	345,707	414,669	\$35.43	6,422,265	208,186	3,092,756
Class B	1,037	91,585,778	15,771,159	17.2%	17.7%	1,434,922	20.3%	1.6%	21.9%	369,839	83,101	452,940	-727,649	62,467	-673,746	\$21.58	3,631,992	231,996	0
Class C	367	16,034,193	1,647,108	10.3%	10.3%	28,907	11.9%	0.2%	12.1%	21,700	2,351	24,051	-83,709	-2,224	-85,933	\$17.43	317,671	0	0
Totals	1,848	241,519,845	39,016,992	16.2%	17.9%	8,313,210	20.6%	3.4%	24.0%	656,223	387,415	1,043,638	-742,296	405,950	-345,010	\$29.52	10,371,928	440,182	3,092,756

HOUSTON

Q3 18 Office Market Statistics: Class Total

	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q3 18 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	33	3,962,282	243,809	6.2%	6.4%	83,543	13.8%	2.1%	15.9%	36,762	7,143	43,905	-12,267	7,030	-5,237	\$25.49	143,951	0	0
CBD	94	44,904,925	7,720,100	17.3%	19.1%	1,970,086	25.6%	4.4%	30.0%	43,187	205,168	248,355	-207,341	40,934	-166,407	\$42.59	1,507,991	0	1,884,925
East Fort Bend/ Sugar Land	72	6,565,687	482,509	7.3%	9.8%	318,812	9.6%	4.9%	14.5%	45,188	45,430	90,618	51,157	-90,416	-39,259	\$28.61	218,122	64,320	30,852
FM 1960	117	9,109,528	1,329,754	14.6%	15.0%	55,379	17.0%	0.6%	17.6%	19,400	-5,150	14,250	-70,641	-26,222	-96,863	\$19.20	350,864	43,600	156,000
Greenspoint	110	12,771,525	4,945,552	38.7%	39.4%	116,770	42.3%	0.9%	43.2%	208,257	-53,874	154,383	-411,402	220,343	-199,623	\$19.13	521,074	0	0
Greenway Plaza	73	11,730,283	1,711,320	14.6%	15.1%	982,302	15.8%	8.4%	24.2%	91,953	-4,442	87,511	-70,575	-22,768	-93,343	\$33.18	453,839	0	0
Gulf Freeway/ Pasadena	89	4,194,630	371,476	8.9%	9.1%	10,555	10.4%	0.3%	10.7%	38,271	0	38,271	82,339	-10,555	71,684	\$21.70	88,418	103,076	0
I-10 East	12	672,647	87,516	13.0%	13.0%	0	17.1%	0.0%	17.1%	22,668	0	22,668	15,046	0	15,046	\$17.79	35,721	0	0
Katy	37	2,873,029	251,087	8.7%	9.0%	59,954	9.7%	2.1%	11.8%	29,538	7,196	36,734	129,412	7,196	136,608	\$28.68	148,644	103,607	0
Katy Freeway East	72	7,755,739	717,588	9.3%	10.0%	239,271	11.3%	3.1%	14.4%	71,652	11,137	82,789	221,846	19,678	241,524	\$31.86	730,302	0	0
Katy Freeway West	160	26,411,733	4,346,388	16.5%	22.5%	1,773,956	22.7%	6.7%	29.4%	19,565	-1	19,564	-278,689	283,484	4,795	\$30.06	1,079,222	0	0
Kingwood/ Humble	23	1,184,432	150,184	12.7%	12.7%	4,339	12.7%	0.4%	13.1%	-7,560	318	-7,242	-11,081	1,414	-9,667	\$24.51	30,555	0	0
Midtown	72	6,315,864	647,112	10.2%	10.6%	31,334	15.3%	0.5%	15.8%	-41,902	-10,594	-52,496	-135,042	16,480	-118,562	\$30.29	248,033	0	37,500
Nasa/Clear Lake	83	5,911,758	1,110,627	18.8%	18.8%	6,277	20.9%	0.1%	21.0%	120,473	8,669	129,142	132,778	14,812	147,590	\$20.63	169,820	0	80,339
Northeast Near	13	950,941	35,127	3.7%	3.7%	0	4.5%	0.0%	4.5%	-1,188	0	-1,188	16,192	0	16,192	\$15.59	10,488	0	0
Northwest	123	9,303,247	1,814,472	19.5%	19.6%	15,008	22.3%	0.2%	22.5%	-68,383	16,492	-51,891	-204,329	1,316	-203,013	\$20.27	514,918	0	0
Richmond/ Fountainview	31	1,498,233	157,391	10.5%	10.5%	12,120	11.0%	0.8%	11.8%	3,772	0	3,772	-13,739	0	-13,739	\$16.89	47,377	0	0
San Felipe/Voss	36	5,003,004	1,026,788	20.5%	21.7%	82,057	23.9%	1.6%	25.5%	9,429	-22,513	-13,084	-77,508	-37,531	-115,039	\$30.14	238,210	0	0
South	29	950,795	81,539	8.6%	8.6%	0	9.0%	0.0%	9.0%	-10,934	0	-10,934	26,898	0	26,898	\$25.69	30,639	0	0
South Main/ Medical Center	28	2,615,812	151,567	5.8%	5.8%	0	6.0%	0.0%	6.0%	13,529	0	13,529	17,086	108	17,194	\$18.48	37,515	0	0
Southwest	120	10,423,599	2,008,746	19.3%	20.1%	103,456	24.3%	1.0%	25.3%	-36,951	-898	-37,849	15,342	-64,440	-49,098	\$17.36	352,453	0	0
West Belt	71	6,611,581	907,581	13.7%	19.2%	418,720	19.6%	6.3%	25.9%	94,548	140,993	235,541	-77,541	-53,515	-131,056	\$27.13	409,314	0	0
West Loop	110	24,477,186	3,794,352	15.5%	17.0%	620,815	18.9%	2.5%	21.4%	98,487	15,752	114,239	278,305	150,868	429,173	\$35.17	1,914,907	104,579	0
Westchase	110	18,422,312	3,534,303	19.2%	23.1%	1,263,930	23.2%	6.9%	30.1%	-247,628	5,913	-241,715	-378,534	-85,949	-464,483	\$26.82	679,717	21,000	0
Woodlands	130	16,899,073	1,390,104	8.2%	8.6%	144,526	10.4%	0.8%	11.2%	104,090	20,676	124,766	219,992	33,683	253,675	\$30.48	409,834	0	903,140
Totals	1,848	241,519,845	39,016,992	16.2%	17.9%	8,313,210	20.6%	3.4%	24.0%	656,223	387,415	1,043,638	-742,296	405,950	-345,010	\$29.52	10,371,928	440,182	3,092,756



The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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.



Platinum member

Q3 18 Office Market Statistics: Submarket

	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q3 18 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																			
Class A	6	1,173,781	110,216	9.4%	10.2%	70,251	10.2%	6.0%	16.2%	39,683	4,723	44,406	29,467	5,495	34,962	\$29.07	68,339	0	0
Class B	17	2,223,814	99,075	4.5%	4.5%	13,292	17.6%	0.6%	18.2%	-3,579	2,420	-1,159	-41,563	1,535	-40,028	\$24.07	74,752	0	0
Class C	10	564,687	34,518	6.1%	6.1%	0	6.1%	0.0%	6.1%	658	0	658	-171	0	-171	\$18.06	860	0	0
Totals	33	3,962,282	243,809	6.2%	6.4%	83,543	13.8%	2.1%	15.9%	36,762	7,143	43,905	-12,267	7,030	-5,237	\$25.49	143,951	0	0
CBD																			
Class A	36	33,059,116	4,755,866	14.4%	16.6%	1,620,360	25.4%	4.9%	30.3%	-87,562	193,308	105,746	-124,546	26,564	-97,982	\$45.17	1,156,103	0	1,884,925
Class B	38	10,739,899	2,887,734	26.9%	27.5%	349,726	28.3%	3.3%	31.6%	130,749	11,860	142,609	-88,295	14,370	-73,925	\$29.87	351,888	0	0
Class C	20	1,105,910	76,500	6.9%	6.9%	0	6.9%	0.0%	6.9%	0	0	0	5,500	0	5,500	\$19.99	0	0	0
Totals	94	44,904,925	7,720,100	17.3%	19.1%	1,970,086	25.6%	4.4%	30.0%	43,187	205,168	248,355	-207,341	40,934	-166,407	\$42.59	1,507,991	0	1,884,925
East Fort Bend/Sugar Land																			
Class A	18	3,593,860	196,230	5.5%	9.7%	292,796	9.0%	8.1%	17.1%	2,662	10,485	13,147	17,148	-116,864	-99,716	\$31.56	89,832	0	30,852
Class B	48	2,751,303	286,279	10.4%	10.8%	26,016	11.3%	0.9%	12.2%	42,526	34,945	77,471	34,009	26,448	60,457	\$24.09	127,940	64,320	0
Class C	6	220,524	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	\$13.02	350	0	0
Totals	72	6,565,687	482,509	7.3%	9.8%	318,812	9.6%	4.9%	14.5%	45,188	45,430	90,618	51,157	-90,416	-39,259	\$28.61	218,122	64,320	30,852
FM 1960																			
Class A	15	3,591,496	376,376	10.5%	10.8%	19,824	11.5%	0.6%	12.1%	-22,834	0	-22,834	-51,642	-8,097	-59,739	\$28.09	52,969	0	156,000
Class B	76	4,626,113	816,288	17.6%	18.2%	35,555	21.4%	0.8%	22.2%	28,786	-5,150	23,636	-33,502	-18,125	-51,627	\$16.99	264,537	43,600	0
Class C	26	891,919	137,090	15.4%	15.4%	0	16.7%	0.0%	16.7%	13,448	0	13,448	14,503	0	14,503	\$14.77	33,358	0	0
Totals	117	9,109,528	1,329,754	14.6%	15.0%	55,379	17.0%	0.6%	17.6%	19,400	-5,150	14,250	-70,641	-26,222	-96,863	\$19.20	350,864	43,600	156,000
Greenspoint																			
Class A	24	5,064,057	2,898,517	57.2%	58.3%	54,415	59.2%	1.1%	60.3%	59,883	-45,849	14,034	-304,091	191,498	-112,593	\$21.70	187,699	0	0
Class B	61	6,018,992	1,645,941	27.3%	27.8%	57,298	32.9%	1.0%	33.9%	108,801	-8,025	100,776	-124,759	28,845	-104,478	\$15.11	235,583	0	0
Class C	25	1,688,476	401,094	23.8%	23.9%	5,057	24.8%	0.3%	25.1%	39,573	0	39,573	17,448	0	17,448	\$13.15	97,792	0	0
Totals	110	12,771,525	4,945,552	38.7%	39.4%	116,770	42.3%	0.9%	43.2%	208,257	-53,874	154,383	-411,402	220,343	-199,623	\$19.13	521,074	0	0

Q3 18 Office Market Statistics: Submarket

	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q3 18 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				
Greenway Plaza																			
Class A	21	7,429,743	1,265,145	17.0%	17.8%	976,656	18.5%	13.1%	31.6%	65,983	-8,004	57,979	-20,024	-26,565	-46,589	\$35.94	310,787	0	0
Class B	36	3,772,949	410,615	10.9%	11.0%	5,646	11.9%	0.1%	12.0%	12,421	3,562	15,983	-57,055	3,797	-53,258	\$26.53	123,159	0	0
Class C	16	527,591	35,560	6.7%	6.7%	0	6.7%	0.0%	6.7%	13,549	0	13,549	6,504	0	6,504	\$21.75	19,893	0	0
Totals	73	11,730,283	1,711,320	14.6%	15.1%	982,302	15.8%	8.4%	24.2%	91,953	-4,442	87,511	-70,575	-22,768	-93,343	\$33.18	453,839	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	100	0	0	-	0	0	0
Class B	53	2,873,192	236,616	8.2%	8.6%	10,555	9.0%	0.4%	9.4%	37,743	0	37,743	103,679	-10,555	93,124	\$21.14	76,618	103,076	0
Class C	33	1,150,656	104,885	9.1%	9.1%	0	12.8%	0.0%	12.8%	528	0	528	-21,440	0	-21,440	\$23.16	11,800	0	0
Totals	89	4,194,630	371,476	8.9%	9.1%	10,555	10.4%	0.3%	10.7%	38,271	0	38,271	82,339	-10,555	71,684	\$21.70	88,418	103,076	0
I-10 East																			
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Class B	6	427,851	74,516	17.4%	17.4%	0	23.9%	0.0%	23.9%	22,668	0	22,668	15,046	0	15,046	\$17.73	35,721	0	0
Class C	6	244,796	13,000	5.3%	5.3%	0	5.3%	0.0%	5.3%	0	0	0	0	0	0	\$18.08	0	0	0
Totals	12	672,647	87,516	13.0%	13.0%	0	17.1%	0.0%	17.1%	22,668	0	22,668	15,046	0	15,046	\$17.79	35,721	0	0
Katy																			
Class A	17	1,629,940	237,723	14.6%	15.0%	59,954	15.6%	3.7%	19.3%	31,808	7,196	39,004	136,788	7,196	143,984	\$28.91	144,104	103,607	0
Class B	17	1,073,396	13,364	1.2%	1.2%	0	2.2%	0.0%	2.2%	-2,270	0	-2,270	-7,376	0	-7,376	\$25.27	4,540	0	0
Class C	3	169,693	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
Totals	37	2,873,029	251,087	8.7%	9.0%	59,954	9.7%	2.1%	11.8%	29,538	7,196	36,734	129,412	7,196	136,608	\$28.68	148,644	103,607	0
Katy Freeway East																			
Class A	24	4,654,805	523,313	11.2%	12.0%	48,617	14.3%	1.0%	15.3%	79,174	7,559	86,733	169,904	21,047	190,951	\$38.16	633,936	0	0
Class B	28	2,154,668	156,693	7.3%	8.1%	189,285	7.4%	8.8%	16.2%	-9,122	0	-9,122	54,967	0	54,967	\$19.98	81,208	0	0
Class C	20	946,266	37,582	4.0%	4.1%	1,369	5.8%	0.1%	5.9%	1,600	3,578	5,178	-3,025	-1,369	-4,394	\$19.90	15,158	0	0
Totals	72	7,755,739	717,588	9.3%	10.0%	239,271	11.3%	3.1%	14.4%	71,652	11,137	82,789	221,846	19,678	241,524	\$31.86	730,302	0	0

Q3 18 Office Market Statistics: Submarket

	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q3 18 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				
Katy Freeway West																			
Class A	70	18,661,281	2,748,956	14.7%	22.9%	1,659,923	21.8%	8.9%	30.7%	34,901	9,628	44,529	-10,779	277,488	266,709	\$34.94	636,771	0	0
Class B	77	7,241,887	1,514,281	20.9%	21.9%	110,196	25.3%	1.5%	26.8%	-2,946	-11,402	-14,348	-213,473	3,851	-209,622	\$21.58	421,961	0	0
Class C	13	508,565	83,151	16.4%	17.1%	3,837	17.8%	0.8%	18.6%	-12,390	1,773	-10,617	-54,437	2,145	-52,292	\$19.66	20,490	0	0
Totals	160	26,411,733	4,346,388	16.5%	22.5%	1,773,956	22.7%	6.7%	29.4%	19,565	-1	19,564	-278,689	283,484	4,795	\$30.06	1,079,222	0	0
Kingwood/Humble																			
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Class B	21	1,112,666	137,306	12.3%	12.3%	4,339	12.4%	0.4%	12.8%	-7,560	318	-7,242	-35,722	1,414	-34,308	\$24.68	26,377	0	0
Class C	2	71,766	12,878	17.9%	17.9%	0	17.9%	0.0%	17.9%	0	0	0	24,641	0	24,641	\$22.89	4,178	0	0
Totals	23	1,184,432	150,184	12.7%	12.7%	4,339	12.7%	0.4%	13.1%	-7,560	318	-7,242	-11,081	1,414	-9,667	\$24.51	30,555	0	0
Midtown																			
Class A	8	2,284,619	316,171	13.8%	14.4%	21,039	22.0%	0.9%	22.9%	4,180	-9,557	-5,377	-16,809	14,440	-2,369	\$32.99	150,916	0	37,500
Class B	40	3,281,562	207,810	6.3%	6.6%	10,295	10.7%	0.3%	11.0%	-22,256	-1,037	-23,293	-92,271	2,040	-90,231	\$27.66	93,736	0	0
Class C	24	749,683	123,131	16.4%	16.4%	0	16.4%	0.0%	16.4%	-23,826	0	-23,826	-25,962	0	-25,962	\$26.44	3,381	0	0
Totals	72	6,315,864	647,112	10.2%	10.6%	31,334	15.3%	0.5%	15.8%	-41,902	-10,594	-52,496	-135,042	16,480	-118,562	\$30.29	248,033	0	37,500
Nasa/Clear Lake																			
Class A	13	1,898,721	168,709	8.9%	9.0%	5,185	10.7%	0.3%	11.0%	-13,302	8,186	-5,116	-53,188	15,169	-38,019	\$27.54	20,391	0	80,339
Class B	53	3,501,677	866,627	24.7%	24.8%	1,092	27.2%	0.0%	27.2%	138,624	483	139,107	182,494	-357	182,137	\$19.82	133,942	0	0
Class C	17	511,360	75,291	14.7%	14.7%	0	15.3%	0.0%	15.3%	-4,849	0	-4,849	3,472	0	3,472	\$16.07	15,487	0	0
Totals	83	5,911,758	1,110,627	18.8%	18.8%	6,277	20.9%	0.1%	21.0%	120,473	8,669	129,142	132,778	14,812	147,590	\$20.63	169,820	0	80,339
Northeast Near																			
Class A	3	642,223	21,702	3.4%	3.4%	0	3.4%	0.0%	3.4%	0	0	0	10,881	0	10,881	-	6,355	0	0
Class B	4	158,234	1,390	0.9%	0.9%	0	5.9%	0.0%	5.9%	631	0	631	5,100	0	5,100	\$25.00	806	0	0
Class C	6	150,484	12,035	8.0%	8.0%	0	8.0%	0.0%	8.0%	-1,819	0	-1,819	211	0	211	\$15.00	3,327	0	0
Totals	13	950,941	35,127	3.7%	3.7%	0	4.5%	0.0%	4.5%	-1,188	0	-1,188	16,192	0	16,192	\$15.59	10,488	0	0

Q3 18 Office Market Statistics: Submarket

	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q3 18 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				
Northwest																			
Class A	10	2,037,781	803,071	39.4%	39.7%	5,107	44.2%	0.3%	44.5%	-135,511	19,050	-116,461	-117,325	-1,433	-118,758	\$22.88	153,556	0	0
Class B	71	5,648,739	899,371	15.9%	15.9%	6,901	17.6%	0.1%	17.7%	74,509	442	74,951	-5,377	5,749	372	\$18.55	355,148	0	0
Class C	42	1,616,727	112,030	6.9%	7.1%	3,000	11.0%	0.2%	11.2%	-7,381	-3,000	-10,381	-81,627	-3,000	-84,627	\$16.50	6,214	0	0
Totals	123	9,303,247	1,814,472	19.5%	19.6%	15,008	22.3%	0.2%	22.5%	-68,383	16,492	-51,891	-204,329	1,316	-203,013	\$20.27	514,918	0	0
Richmond/Fountainview																			
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Class B	17	975,326	122,356	12.5%	12.5%	0	13.3%	0.0%	13.3%	2,552	0	2,552	3,202	0	3,202	\$17.10	44,810	0	0
Class C	14	522,907	35,035	6.7%	6.7%	12,120	6.7%	2.3%	9.0%	1,220	0	1,220	-16,941	0	-16,941	\$15.95	2,567	0	0
Totals	31	1,498,233	157,391	10.5%	10.5%	12,120	11.0%	0.8%	11.8%	3,772	0	3,772	-13,739	0	-13,739	\$16.89	47,377	0	0
San Felipe/Voss																			
Class A	3	1,720,793	446,735	26.0%	27.2%	40,764	28.3%	2.4%	30.7%	-8,818	-11,182	-20,000	-27,969	-20,779	-48,748	\$36.13	91,532	0	0
Class B	32	3,257,671	580,053	17.8%	18.9%	41,293	21.8%	1.3%	23.1%	18,247	-11,331	6,916	-40,452	-16,752	-57,204	\$24.78	146,678	0	0
Class C	1	24,500	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	-9,087	0	-9,087	\$25.50	0	0	0
Totals	36	5,003,004	1,026,788	20.5%	21.7%	82,057	23.9%	1.6%	25.5%	9,429	-22,513	-13,084	-77,508	-37,531	-115,039	\$30.14	238,210	0	0
South																			
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Class B	20	646,102	55,439	8.6%	8.6%	0	9.3%	0.0%	9.3%	4,466	0	4,466	-3,489	0	-3,489	\$24.78	17,503	0	0
Class C	9	304,693	26,100	8.6%	8.6%	0	8.6%	0.0%	8.6%	-15,400	0	-15,400	30,387	0	30,387	\$28.34	13,136	0	0
Totals	29	950,795	81,539	8.6%	8.6%	0	9.0%	0.0%	9.0%	-10,934	0	-10,934	26,898	0	26,898	\$25.69	30,639	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	\$0.00	0	0	0
Class B	16	1,497,129	94,169	6.3%	6.3%	0	6.5%	0.0%	6.5%	12,071	0	12,071	16,220	108	16,328	\$17.99	23,960	0	0
Class C	11	633,683	57,398	9.1%	9.1%	0	9.6%	0.0%	9.6%	1,458	0	1,458	866	0	866	\$19.37	13,555	0	0
Totals	28	2,615,812	151,567	5.8%	5.8%	0	6.0%	0.0%	6.0%	13,529	0	13,529	17,086	108	17,194	\$18.48	37,515	0	0

Q3 18 Office Market Statistics: Submarket

	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q3 18 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	7	1,527,775	337,253	22.1%	24.0%	29,163	26.5%	1.9%	28.4%	7,563	0	7,563	70,208	-21,091	49,117	\$19.09	73,414	0	0
Class B	75	6,873,919	1,421,057	20.7%	21.5%	74,293	26.3%	1.1%	27.4%	-41,505	-898	-42,403	-56,464	-43,349	-99,813	\$17.31	243,385	0	0
Class C	38	2,021,905	250,436	12.4%	12.4%	0	16.0%	0.0%	16.0%	-3,009	0	-3,009	1,598	0	1,598	\$15.04	35,654	0	0
Totals	120	10,423,599	2,008,746	19.3%	20.1%	103,456	24.3%	1.0%	25.3%	-36,951	-898	-37,849	15,342	-64,440	-49,098	\$17.36	352,453	0	0
West Belt																			
Class A	30	4,380,523	571,726	13.1%	20.7%	383,946	19.9%	8.8%	28.7%	106,556	69,857	176,413	-51,851	-119,833	-171,684	\$29.74	380,226	0	0
Class B	37	2,118,429	335,855	15.9%	17.1%	34,774	20.1%	1.6%	21.7%	-12,008	71,136	59,128	-25,690	66,318	40,628	\$22.99	29,088	0	0
Class C	4	112,629	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
Totals	71	6,611,581	907,581	13.7%	19.2%	418,720	19.6%	6.3%	25.9%	94,548	140,993	235,541	-77,541	-53,515	-131,056	\$27.13	409,314	0	0
West Loop																			
Class A	51	18,015,071	2,905,950	16.1%	17.9%	478,428	19.6%	2.7%	22.3%	157,719	28,238	185,957	408,187	197,985	606,172	\$37.53	1,710,436	104,579	0
Class B	54	6,137,847	885,459	14.4%	15.4%	142,387	17.6%	2.3%	19.9%	-58,474	-12,486	-70,960	-126,939	-47,117	-174,056	\$27.86	203,550	0	0
Class C	5	324,268	2,943	0.9%	0.9%	0	2.0%	0.0%	2.0%	-758	0	-758	-2,943	0	-2,943	\$20.82	921	0	0
Totals	110	24,477,186	3,794,352	15.5%	17.0%	620,815	18.9%	2.5%	21.4%	98,487	15,752	114,239	278,305	150,868	429,173	\$35.17	1,914,907	104,579	0
Westchase																			
Class A	34	10,002,462	1,883,912	18.8%	25.6%	970,482	23.8%	9.7%	33.5%	-113,727	21,286	-92,441	-140,273	-84,074	-224,347	\$31.54	350,821	0	0
Class B	67	7,833,237	1,640,198	20.9%	21.4%	289,924	24.1%	3.7%	27.8%	-133,901	-15,373	-149,274	-233,473	-1,875	-235,348	\$22.00	328,896	21,000	0
Class C	9	586,613	10,193	1.7%	1.7%	3,524	1.7%	0.6%	2.3%	0	0	0	-4,788	0	-4,788	\$15.00	0	0	0
Totals	110	18,422,312	3,534,303	19.2%	23.1%	1,263,930	23.2%	6.9%	30.1%	-247,628	5,913	-241,715	-378,534	-85,949	-464,483	\$26.82	679,717	21,000	0
Woodlands																			
Class A	50	11,876,005	1,001,179	8.4%	8.9%	112,471	10.8%	0.9%	11.7%	56,326	-2,961	53,365	144,876	-12,439	132,437	\$33.08	204,078	0	903,140
Class B	73	4,639,176	382,667	8.2%	8.5%	32,055	9.7%	0.7%	10.4%	28,666	23,637	52,303	43,534	46,122	89,656	\$26.26	186,206	0	0
Class C	7	383,892	6,258	1.6%	1.6%	0	6.0%	0.0%	6.0%	19,098	0	19,098	31,582	0	31,582	\$25.08	19,550	0	0
Totals	130	16,899,073	1,390,104	8.2%	8.6%	144,526	10.4%	0.8%	11.2%	104,090	20,676	124,766	219,992	33,683	253,675	\$30.48	409,834	0	903,140
Totals																			
Class A	444	133,899,834	21,598,725	16.1%	19.1%	6,849,381	21.8%	5.1%	26.9%	264,684	301,963	566,647	69,062	345,707	414,669	\$35.43	6,422,265	208,186	3,092,756
Class B	1,037	91,585,778	15,771,159	17.2%	17.7%	1,434,922	20.3%	1.6%	21.9%	369,839	83,101	452,940	-727,649	62,467	-673,746	\$21.58	3,631,992	231,996	0
Class C	367	16,034,193	1,647,108	10.3%	10.3%	28,907	11.9%	0.2%	12.1%	21,700	2,351	24,051	-83,709	-2,224	-85,933	\$17.43	317,671	0	0
Total	1,848	241,519,845	39,016,992	16.2%	17.9%	8,313,210	20.6%	3.4%	24.0%	656,223	387,415	1,043,638	-742,296	405,950	-345,010	\$29.52	10,371,928	440,182	3,092,756

Q3 18 Office Market Statistics: Class A

	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q3 18 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	6	1,173,781	110,216	9.4%	10.2%	70,251	10.2%	6.0%	16.2%	39,683	4,723	44,406	29,467	5,495	34,962	\$29.07	68,339	0	0
CBD	36	33,059,116	4,755,866	14.4%	16.6%	1,620,360	25.4%	4.9%	30.3%	-87,562	193,308	105,746	-124,546	26,564	-97,982	\$45.17	1,156,103	0	1,884,925
East Fort Bend/ Sugar Land	18	3,593,860	196,230	5.5%	9.7%	292,796	9.0%	8.1%	17.1%	2,662	10,485	13,147	17,148	-116,864	-99,716	\$31.56	89,832	0	30,852
FM 1960	15	3,591,496	376,376	10.5%	10.8%	19,824	11.5%	0.6%	12.1%	-22,834	0	-22,834	-51,642	-8,097	-59,739	\$28.09	52,969	0	156,000
Greenspoint	24	5,064,057	2,898,517	57.2%	58.3%	54,415	59.2%	1.1%	60.3%	59,883	-45,849	14,034	-304,091	191,498	-112,593	\$21.70	187,699	0	0
Greenway Plaza	21	7,429,743	1,265,145	17.0%	17.8%	976,656	18.5%	13.1%	31.6%	65,983	-8,004	57,979	-20,024	-26,565	-46,589	\$35.94	310,787	0	0
Gulf Freeway/ Pasadena	3	170,782	29,975	17.6%	17.6%	0	17.6%	0.0%	17.6%	0	0	0	100	0	0	-	0	0	0
I-10 East	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Katy	17	1,629,940	237,723	14.6%	15.0%	59,954	15.6%	3.7%	19.3%	31,808	7,196	39,004	136,788	7,196	143,984	\$28.91	144,104	103,607	0
Katy Freeway East	24	4,654,805	523,313	11.2%	12.0%	48,617	14.3%	1.0%	15.3%	79,174	7,559	86,733	169,904	21,047	190,951	\$38.16	633,936	0	0
Katy Freeway West	70	18,661,281	2,748,956	14.7%	22.9%	1,659,923	21.8%	8.9%	30.7%	34,901	9,628	44,529	-10,779	277,488	266,709	\$34.94	636,771	0	0
Kingwood/ Humble	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Midtown	8	2,284,619	316,171	13.8%	14.4%	21,039	22.0%	0.9%	22.9%	4,180	-9,557	-5,377	-16,809	14,440	-2,369	\$32.99	150,916	0	37,500
Nasa/Clear Lake	13	1,898,721	168,709	8.9%	9.0%	5,185	10.7%	0.3%	11.0%	-13,302	8,186	-5,116	-53,188	15,169	-38,019	\$27.54	20,391	0	80,339
Northeast Near	3	642,223	21,702	3.4%	3.4%	0	3.4%	0.0%	3.4%	0	0	0	10,881	0	10,881	-	6,355	0	0
Northwest	10	2,037,781	803,071	39.4%	39.7%	5,107	44.2%	0.3%	44.5%	-135,511	19,050	-116,461	-117,325	-1,433	-118,758	\$22.88	153,556	0	0
Richmond/ Fountainview	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
San Felipe/Voss	3	1,720,793	446,735	26.0%	27.2%	40,764	28.3%	2.4%	30.7%	-8,818	-11,182	-20,000	-27,969	-20,779	-48,748	\$36.13	91,532	0	0
South	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	\$0.00	0	0	0
Southwest	7	1,527,775	337,253	22.1%	24.0%	29,163	26.5%	1.9%	28.4%	7,563	0	7,563	70,208	-21,091	49,117	\$19.09	73,414	0	0
West Belt	30	4,380,523	571,726	13.1%	20.7%	383,946	19.9%	8.8%	28.7%	106,556	69,857	176,413	-51,851	-119,833	-171,684	\$29.74	380,226	0	0
West Loop	51	18,015,071	2,905,950	16.1%	17.9%	478,428	19.6%	2.7%	22.3%	157,719	28,238	185,957	408,187	197,985	606,172	\$37.53	1,710,436	104,579	0
Westchase	34	10,002,462	1,883,912	18.8%	25.6%	970,482	23.8%	9.7%	33.5%	-113,727	21,286	-92,441	-140,273	-84,074	-224,347	\$31.54	350,821	0	0
Woodlands	50	11,876,005	1,001,179	8.4%	8.9%	112,471	10.8%	0.9%	11.7%	56,326	-2,961	53,365	144,876	-12,439	132,437	\$33.08	204,078	0	903,140
Totals	444	133,899,834	21,598,725	16.1%	19.1%	6,849,381	21.8%	5.1%	26.9%	264,684	301,963	566,647	69,062	345,707	414,669	\$35.43	6,422,265	208,186	3,092,756

HOUSTON

Q3 18 Office Market Statistics: Class B

	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q3 18 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	17	2,223,814	99,075	17.2%	17.7%	13,292	17.6%	0.6%	18.2%	-3,579	2,420	-1,159	-41,563	1,535	-40,028	\$21.58	74,752	0	0
CBD	38	10,739,899	2,887,734	10.3%	10.3%	349,726	28.3%	3.3%	31.6%	130,749	11,860	142,609	-88,295	14,370	-73,925	\$17.43	351,888	0	0
East Fort Bend/ Sugar Land	48	2,751,303	286,279	16.2%	17.9%	26,016	11.3%	0.9%	12.2%	42,526	34,945	77,471	34,009	26,448	60,457	\$29.52	127,940	64,320	0
FM 1960	76	4,626,113	816,288	17.6%	18.2%	35,555	21.4%	0.8%	22.2%	28,786	-5,150	23,636	-33,502	-18,125	-51,627	\$16.99	264,537	43,600	0
Greenspoint	61	6,018,992	1,645,941	27.3%	27.8%	57,298	32.9%	1.0%	33.9%	108,801	-8,025	100,776	-124,759	28,845	-104,478	\$15.11	235,583	0	0
Greenway Plaza	36	3,772,949	410,615	10.9%	11.0%	5,646	11.9%	0.1%	12.0%	12,421	3,562	15,983	-57,055	3,797	-53,258	\$26.53	123,159	0	0
Gulf Freeway/ Pasadena	53	2,873,192	236,616	8.2%	8.6%	10,555	9.0%	0.4%	9.4%	37,743	0	37,743	103,679	-10,555	93,124	\$21.14	76,618	103,076	0
I-10 East	6	427,851	74,516	17.4%	17.4%	0	23.9%	0.0%	23.9%	22,668	0	22,668	15,046	0	15,046	\$17.73	35,721	0	0
Katy	17	1,073,396	13,364	1.2%	1.2%	0	2.2%	0.0%	2.2%	-2,270	0	-2,270	-7,376	0	-7,376	\$25.27	4,540	0	0
Katy Freeway East	28	2,154,668	156,693	7.3%	8.1%	189,285	7.4%	8.8%	16.2%	-9,122	0	-9,122	54,967	0	54,967	\$19.98	81,208	0	0
Katy Freeway West	77	7,241,887	1,514,281	20.9%	21.9%	110,196	25.3%	1.5%	26.8%	-2,946	-11,402	-14,348	-213,473	3,851	-209,622	\$21.58	421,961	0	0
Kingwood/ Humble	21	1,112,666	137,306	12.3%	12.3%	4,339	12.4%	0.4%	12.8%	-7,560	318	-7,242	-35,722	1,414	-34,308	\$24.68	26,377	0	0
Midtown	40	3,281,562	207,810	6.3%	6.6%	10,295	10.4%	0.3%	10.7%	-22,256	-1,037	-23,293	-92,271	2,040	-90,231	\$27.66	93,736	0	0
Nasa/Clear Lake	53	3,501,677	866,627	24.7%	24.8%	1,092	27.2%	0.0%	27.2%	138,624	483	139,107	182,494	-357	182,137	\$19.82	133,942	0	0
Northeast Near	4	158,234	1,390	0.9%	0.9%	0	5.9%	0.0%	5.9%	631	0	631	5,100	0	5,100	\$25.00	806	0	0
Northwest	71	5,648,739	899,371	15.9%	15.9%	6,901	17.6%	0.1%	17.7%	74,509	442	74,951	-5,377	5,749	372	\$18.55	355,148	0	0
Richmond/ Fountainview	17	975,326	122,356	12.5%	12.5%	0	13.3%	0.0%	13.3%	2,552	0	2,552	3,202	0	3,202	\$17.10	44,810	0	0
San Felipe/Voss	32	3,257,671	580,053	17.8%	18.9%	41,293	21.8%	1.3%	23.1%	18,247	-11,331	6,916	-40,452	-16,752	-57,204	\$24.78	146,678	0	0
South	20	646,102	55,439	8.6%	8.6%	0	9.3%	0.0%	9.3%	4,466	0	4,466	-3,489	0	-3,489	\$24.78	17,503	0	0
South Main/ Medical Center	16	1,497,129	94,169	6.3%	6.3%	0	6.5%	0.0%	6.5%	12,071	0	12,071	16,220	108	16,328	\$17.99	23,960	0	0
Southwest	75	6,873,919	1,421,057	20.7%	21.5%	74,293	26.3%	1.1%	27.4%	-41,505	-898	-42,403	-56,464	-43,349	-99,813	\$17.31	243,385	0	0
West Belt	37	2,118,429	335,855	15.9%	17.1%	34,774	20.1%	1.6%	21.7%	-12,008	71,136	59,128	-25,690	66,318	40,628	\$22.99	29,088	0	0
West Loop	54	6,137,847	885,459	14.4%	15.4%	142,387	17.6%	2.3%	19.9%	-58,474	-12,486	-70,960	-126,939	-47,117	-174,056	\$27.86	203,550	0	0
Westchase	67	7,833,237	1,640,198	20.9%	21.4%	289,924	24.1%	3.7%	27.8%	-133,901	-15,373	-149,274	-233,473	-1,875	-235,348	\$22.00	328,896	21,000	0
Woodlands	73	4,639,176	382,667	8.2%	8.5%	32,055	9.7%	0.7%	10.4%	28,666	23,637	52,303	43,534	46,122	89,656	\$26.26	186,206	0	0
Totals	1,037	91,585,778	15,771,159	17.2%	17.7%	1,434,922	20.3%	1.6%	21.9%	369,839	83,101	452,940	-727,649	62,467	-673,746	\$21.58	3,631,992	231,996	0



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Q3 18 Office Market Statistics: Class C

	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q3 18 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	10	564,687	34,518	6.1%	6.1%	0	6.1%	0.0%	6.1%	658	0	658	-171	0	-171	\$18.06	860	0	0
CBD	20	1,105,910	76,500	6.9%	6.9%	0	6.9%	0.0%	6.9%	0	0	0	5,500	0	5,500	\$19.99	0	0	0
East Fort Bend/ Sugar Land	6	220,524	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	\$13.02	350	0	0
FM 1960	26	891,919	137,090	15.4%	15.4%	0	16.7%	0.0%	16.7%	13,448	0	13,448	14,503	0	14,503	\$14.77	33,358	0	0
Greenspoint	25	1,688,476	401,094	23.8%	23.9%	5,057	24.8%	0.3%	25.1%	39,573	0	39,573	17,448	0	17,448	\$13.15	97,792	0	0
Greenway Plaza	16	527,591	35,560	6.7%	6.7%	0	6.7%	0.0%	6.7%	13,549	0	13,549	6,504	0	6,504	\$21.75	19,893	0	0
Gulf Freeway/ Pasadena	33	1,150,656	104,885	9.1%	9.1%	0	12.8%	0.0%	12.8%	528	0	528	-21,440	0	-21,440	\$23.16	11,800	0	0
I-10 East	6	244,796	13,000	5.3%	5.3%	0	5.3%	0.0%	5.3%	0	0	0	0	0	0	\$18.08	0	0	0
Katy	3	169,693	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
Katy Freeway East	20	946,266	37,582	4.0%	4.1%	1,369	5.8%	0.1%	5.9%	1,600	3,578	5,178	-3,025	-1,369	-4,394	\$19.90	15,158	0	0
Katy Freeway West	13	508,565	83,151	16.4%	17.1%	3,837	17.8%	0.8%	18.6%	-12,390	1,773	-10,617	-54,437	2,145	-52,292	\$19.66	20,490	0	0
Kingwood/ Humble	2	71,766	12,878	17.9%	17.9%	0	17.9%	0.0%	17.9%	0	0	0	24,641	0	24,641	\$22.89	4,178	0	0
Midtown	24	749,683	123,131	16.4%	16.4%	0	16.4%	0.0%	16.4%	-23,826	0	-23,826	-25,962	0	-25,962	\$26.44	3,381	0	0
Nasa/Clear Lake	17	511,360	75,291	14.7%	14.7%	0	15.3%	0.0%	15.3%	-4,849	0	-4,849	3,472	0	3,472	\$16.07	15,487	0	0
Northeast Near	6	150,484	12,035	8.0%	8.0%	0	8.0%	0.0%	8.0%	-1,819	0	-1,819	211	0	211	\$15.00	3,327	0	0
Northwest	42	1,616,727	112,030	6.9%	7.1%	3,000	11.0%	0.2%	11.2%	-7,381	-3,000	-10,381	-81,627	-3,000	-84,627	\$16.50	6,214	0	0
Richmond/ Fountainview	14	522,907	35,035	6.7%	6.7%	12,120	6.7%	2.3%	9.0%	1,220	0	1,220	-16,941	0	-16,941	\$15.95	2,567	0	0
San Felipe/Voss	1	24,500	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	-9,087	0	-9,087	\$25.50	0	0	0
South	9	304,693	26,100	8.6%	8.6%	0	8.6%	0.0%	8.6%	-15,400	0	-15,400	30,387	0	30,387	\$28.34	13,136	0	0
South Main/ Medical Center	11	633,683	57,398	9.1%	9.1%	0	9.6%	0.0%	9.6%	1,458	0	1,458	866	0	866	\$19.37	13,555	0	0
Southwest	38	2,021,905	250,436	12.4%	12.4%	0	16.0%	0.0%	16.0%	-3,009	0	-3,009	1,598	0	1,598	\$15.04	35,654	0	0
West Belt	4	112,629	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
West Loop	5	324,268	2,943	0.9%	0.9%	0	2.0%	0.0%	2.0%	-758	0	-758	-2,943	0	-2,943	\$20.82	921	0	0
Westchase	9	586,613	10,193	1.7%	1.7%	3,524	1.7%	0.6%	2.3%	0	0	0	-4,788	0	-4,788	\$15.00	0	0	0
Woodlands	7	383,892	6,258	1.6%	1.6%	0	6.0%	0.0%	6.0%	19,098	0	19,098	31,582	0	31,582	\$25.08	19,550	0	0
Totals	367	16,034,193	1,647,108	10.3%	10.3%	28,907	11.9%	0.2%	12.1%	21,700	2,351	24,051	-83,709	-2,224	-85,933	\$17.43	317,671	0	0



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