

Q4 18 Office Market Statistics: CBD & Suburban

	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q4 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	32,922,547	4,916,085	14.9%	17.5%	1,551,354	24.8%	4.5%	29.3%	3,402	234,570	237,972	-121,144	261,134	139,990	\$44.24	1,874,256	0	1,887,174
Class B	38	11,430,739	2,873,158	25.1%	25.7%	308,348	26.4%	2.7%	29.1%	18,112	-533	17,579	-70,183	13,837	-56,346	\$30.14	421,886	0	0
Class C	18	1,346,386	76,500	5.7%	5.7%	0	5.7%	0.0%	5.7%	0	0	0	5,500	0	5,500	\$19.99	0	0	0
Totals	92	45,699,672	7,865,743	17.2%	19.2%	1,859,702	24.6%	3.9%	28.5%	21,514	234,037	255,551	-185,827	274,971	89,144	\$42.06	2,296,142	0	1,887,174
Suburban																			
Class A	411	101,175,808	16,279,751	16.1%	18.9%	5,020,244	19.7%	5.0%	24.7%	408,270	1,068,035	1,476,305	601,878	1,387,178	1,989,056	\$32.02	7,491,608	1,055,749	441,317
Class B	996	80,673,509	13,378,065	16.6%	17.2%	1,121,453	20.3%	1.4%	21.7%	203,554	30,141	233,695	-496,742	67,546	-429,196	\$20.82	4,124,720	212,221	25,000
Class C	347	14,898,599	1,347,164	9.0%	9.2%	35,997	10.3%	0.2%	10.5%	32,443	-9,390	23,053	-56,766	-11,614	-68,380	\$16.97	399,672	0	0
Totals	1,754	196,747,916	31,004,980	15.8%	17.5%	6,177,694	19.2%	3.1%	22.3%	644,267	1,088,786	1,733,053	48,370	1,443,110	1,491,480	\$26.33	12,016,000	1,267,970	466,317
Totals																			
Class A	447	134,098,355	21,195,836	15.8%	18.6%	6,571,598	21.3%	4.9%	26.2%	411,672	1,302,605	1,714,277	480,734	1,648,312	2,129,046	\$35.65	9,365,864	1,055,749	2,328,491
Class B	1,034	92,104,248	16,251,223	17.6%	18.3%	1,429,801	21.0%	1.6%	22.6%	221,666	29,608	251,274	-505,983	92,075	-413,908	\$21.61	4,546,606	212,221	25,000
Class C	365	16,244,985	1,423,664	8.8%	8.9%	35,997	9.9%	0.2%	10.1%	32,443	-9,390	23,053	-42,179	-11,614	-53,793	\$17.17	399,672	0	0
Totals	1,846	242,447,588	38,870,723	16.0%	17.8%	8,037,396	20.4%	3.3%	23.7%	665,781	1,322,823	1,988,604	-67,428	1,728,773	1,661,345	\$29.59	14,312,142	1,267,970	2,353,491

HOUSTON

Q4 18 Office Market Statistics: Class Total

	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q4 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	3,933,179	669,658	17.0%	18.2%	75,753	20.3%	1.9%	22.2%	31,449	-37,240	-5,791	19,182	-30,210	-11,028	\$21.43	163,734	0	0
CBD	92	45,699,672	7,865,743	17.2%	19.2%	1,859,702	24.6%	3.9%	28.5%	21,514	234,037	255,551	-185,827	274,971	89,144	\$42.06	2,296,142	0	1,887,174
East Fort Bend/ Sugar Land	72	6,564,892	512,839	7.8%	9.4%	275,650	9.8%	4.2%	14.0%	-44,921	55,934	11,013	6,236	-34,482	-28,246	\$27.32	300,919	85,226	0
FM 1960	115	9,045,760	1,293,598	14.3%	15.0%	90,677	16.5%	1.0%	17.5%	59,915	-22,559	37,356	-10,726	-48,781	-59,507	\$19.05	444,733	43,600	156,000
Greenspoint	111	13,188,454	5,378,886	40.8%	41.3%	65,984	43.6%	0.5%	44.1%	18,267	27,155	45,422	-393,135	247,498	-145,637	\$19.10	684,486	0	0
Greenway Plaza	74	11,756,834	1,503,157	12.8%	13.4%	925,657	14.1%	7.9%	22.0%	107,085	-13,508	93,577	36,510	-36,276	234	\$33.49	689,019	0	0
Gulf Freeway/ Pasadena	91	4,347,824	408,936	9.4%	9.6%	12,953	13.0%	0.3%	13.3%	1,970	0	1,970	84,309	-10,555	73,754	\$22.17	116,013	83,076	0
I-10 East	12	672,647	63,335	9.4%	9.4%	0	14.1%	0.0%	14.1%	24,181	0	24,181	39,227	0	39,227	\$17.51	40,626	0	0
Katy	37	2,879,097	218,415	7.6%	7.9%	65,959	10.1%	2.3%	12.4%	36,745	-1,406	35,339	166,157	5,790	171,947	\$27.23	179,680	196,562	0
Katy Freeway East	72	7,774,548	766,303	9.9%	10.4%	295,378	11.8%	3.8%	15.6%	6,847	15,936	22,783	228,693	35,614	264,307	\$33.36	872,363	0	0
Katy Freeway West	161	26,356,701	3,725,407	14.1%	19.6%	1,550,770	19.1%	5.9%	25.0%	-87,378	809,157	721,779	-366,067	1,092,641	726,574	\$31.11	2,113,741	0	0
Kingwood/ Humble	23	1,184,432	133,333	11.3%	11.5%	7,181	11.3%	0.6%	11.9%	16,851	-2,842	14,009	5,770	-1,428	4,342	\$24.33	34,427	0	0
Midtown	70	6,223,532	668,791	10.7%	10.9%	26,870	16.2%	0.4%	16.6%	-15,677	13,215	-2,462	-150,719	29,695	-121,024	\$29.77	356,648	0	35,363
Nasa/Clear Lake	79	5,587,096	1,107,668	19.8%	19.9%	5,185	21.4%	0.1%	21.5%	5,267	1,092	6,359	138,045	15,904	153,949	\$21.16	210,226	28,725	51,614
Northeast Near	13	950,941	46,668	4.9%	5.7%	8,000	4.9%	0.8%	5.7%	-11,541	-8,000	-19,541	4,651	-8,000	-3,349	\$18.36	10,488	0	0
Northwest	124	9,330,678	1,834,818	19.7%	19.7%	11,341	23.7%	0.1%	23.8%	31,832	3,667	35,499	-172,497	4,983	-167,514	\$20.27	589,593	0	0
Richmond/ Fountainview	31	1,498,233	127,732	8.5%	8.5%	12,120	8.8%	0.8%	9.6%	31,183	0	31,183	17,444	0	17,444	\$16.81	62,222	0	0
San Felipe/Voss	35	4,983,064	977,487	19.6%	20.4%	65,368	22.8%	1.3%	24.1%	-56,075	16,689	-39,386	-124,496	-20,842	-145,338	\$30.06	387,957	0	0
South	28	927,559	73,911	8.0%	8.0%	0	8.5%	0.0%	8.5%	7,825	0	7,825	34,723	0	34,723	\$22.98	31,967	0	0
South Main/ Medical Center	28	2,615,812	141,942	5.4%	5.4%	0	5.8%	0.0%	5.8%	2,737	0	2,737	19,823	108	19,931	\$18.85	72,159	0	0
Southwest	121	10,466,554	2,148,089	20.5%	21.1%	78,918	24.7%	0.8%	25.5%	-104,449	24,538	-79,911	-89,107	-39,902	-129,009	\$17.39	529,087	0	0
West Belt	71	5,981,889	927,988	15.5%	20.8%	316,240	22.2%	5.3%	27.5%	-104,608	149,570	44,962	-182,149	96,055	-86,094	\$25.94	478,686	0	0
West Loop	109	24,429,092	3,692,186	15.1%	16.3%	989,431	18.6%	4.1%	22.7%	157,177	87,119	244,296	435,482	237,987	673,469	\$34.85	2,153,427	104,579	0
Westchase	110	18,423,247	3,395,976	18.4%	22.4%	1,139,835	24.5%	6.2%	30.7%	134,771	-20,181	114,590	-243,763	-106,130	-349,893	\$28.06	804,420	21,000	0
Woodlands	134	17,625,851	1,187,857	6.7%	7.1%	158,424	8.2%	0.9%	9.1%	394,814	-9,550	385,264	614,806	24,133	638,939	\$30.50	689,379	705,202	223,340
Totals	1,846	242,447,588	38,870,723	16.0%	17.8%	8,037,396	20.4%	3.3%	23.7%	665,781	1,322,823	1,988,604	-67,428	1,728,773	1,661,345	\$29.59	14,312,142	1,267,970	2,353,491



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

Q4 18 Office Market Statistics: Submarket

	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q4 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	112,859	9.6%	13.2%	70,264	13.1%	6.0%	19.1%	18,913	-31,751	-12,838	48,380	-26,256	22,124	\$29.22	69,690	0	0
Class B	16	2,168,434	520,228	24.0%	24.2%	5,489	28.0%	0.3%	28.3%	14,589	-5,489	9,100	-26,974	-3,954	-30,928	\$19.98	93,184	0	0
Class C	11	590,964	36,571	6.2%	6.2%	0	6.2%	0.0%	6.2%	-2,053	0	-2,053	-2,224	0	-2,224	\$17.65	860	0	0
Totals	33	3,933,179	669,658	17.0%	18.2%	75,753	20.3%	1.9%	22.2%	31,449	-37,240	-5,791	19,182	-30,210	-11,028	\$21.43	163,734	0	0
CBD																			
Class A	36	32,922,547	4,916,085	14.9%	17.5%	1,551,354	24.8%	4.5%	29.3%	3,402	234,570	237,972	-121,144	261,134	139,990	\$44.24	1,874,256	0	1,887,174
Class B	38	11,430,739	2,873,158	25.1%	25.7%	308,348	26.4%	2.7%	29.1%	18,112	-533	17,579	-70,183	13,837	-56,346	\$30.14	421,886	0	0
Class C	18	1,346,386	76,500	5.7%	5.7%	0	5.7%	0.0%	5.7%	0	0	0	5,500	0	5,500	\$19.99	0	0	0
Totals	92	45,699,672	7,865,743	17.2%	19.2%	1,859,702	24.6%	3.9%	28.5%	21,514	234,037	255,551	-185,827	274,971	89,144	\$42.06	2,296,142	0	1,887,174
East Fort Bend/Sugar Land																			
Class A	18	3,592,340	171,667	4.8%	7.7%	257,759	8.0%	7.2%	15.2%	12,396	47,809	60,205	29,544	-69,055	-39,511	\$31.85	125,072	20,681	0
Class B	48	2,752,028	341,172	12.4%	12.5%	17,891	13.1%	0.7%	13.8%	-57,317	8,125	-49,192	-23,308	34,573	11,265	\$23.12	175,497	64,545	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	6,564,892	512,839	7.8%	9.4%	275,650	9.8%	4.2%	14.0%	-44,921	55,934	11,013	6,236	-34,482	-28,246	\$27.32	300,919	85,226	0
FM 1960																			
Class A	15	3,591,496	379,329	10.6%	10.9%	14,747	11.0%	0.4%	11.4%	7,162	0	7,162	-44,480	-8,097	-52,577	\$28.26	86,491	0	156,000
Class B	74	4,562,345	792,029	17.4%	18.5%	75,930	21.4%	1.7%	23.1%	37,903	-22,559	15,344	4,401	-40,684	-36,283	\$16.52	316,524	43,600	0
Class C	26	891,919	122,240	13.7%	13.7%	0	13.9%	0.0%	13.9%	14,850	0	14,850	29,353	0	29,353	\$14.96	41,718	0	0
Totals	115	9,045,760	1,293,598	14.3%	15.0%	90,677	16.5%	1.0%	17.5%	59,915	-22,559	37,356	-10,726	-48,781	-59,507	\$19.05	444,733	43,600	156,000
Greenspoint																			
Class A	25	5,522,618	3,322,378	60.2%	60.8%	33,743	61.9%	0.6%	62.5%	43,608	21,167	64,775	-260,483	212,665	-47,818	\$22.11	213,069	0	0
Class B	62	6,150,060	1,812,329	29.5%	29.9%	29,484	33.6%	0.5%	34.1%	2,019	5,988	8,007	-122,740	34,833	-96,471	\$15.72	348,657	0	0
Class C	24	1,515,776	244,179	16.1%	16.3%	2,757	17.8%	0.2%	18.0%	-27,360	0	-27,360	-9,912	0	-9,912	\$12.68	122,760	0	0
Totals	111	13,188,454	5,378,886	40.8%	41.3%	65,984	43.6%	0.5%	44.1%	18,267	27,155	45,422	-393,135	247,498	-154,201	\$19.10	684,486	0	0

Q4 18 Office Market Statistics: Submarket

	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q4 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	1,164,980	15.7%	16.6%	920,011	17.0%	12.4%	29.4%	14,688	-13,508	1,180	-5,336	-40,073	-45,409	\$36.26	483,794	0	0
Class B	36	3,772,949	305,859	8.1%	8.3%	5,646	9.6%	0.1%	9.7%	91,040	0	91,040	33,985	3,797	37,782	\$26.81	177,473	0	0
Class C	17	554,142	32,318	5.8%	5.8%	0	6.2%	0.0%	6.2%	1,357	0	1,357	7,861	0	7,861	\$22.16	27,752	0	0
Totals	74	11,756,834	1,503,157	12.8%	13.4%	925,657	14.1%	7.9%	22.0%	107,085	-13,508	93,577	36,510	-36,276	234	\$33.49	689,019	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	55	2,926,079	247,336	8.5%	8.8%	12,953	13.7%	0.4%	14.1%	28,710	0	28,710	132,389	-10,555	121,834	\$21.82	103,358	83,076	0
Class C	33	1,250,963	131,625	10.5%	10.5%	0	10.5%	0.0%	10.5%	-26,740	0	-26,740	-48,180	0	-48,180	\$23.35	12,655	0	0
Totals	91	4,347,824	408,936	9.4%	9.6%	12,953	13.0%	0.3%	13.3%	1,970	0	1,970	84,309	-10,555	73,654	\$22.17	116,013	83,076	0
I-10 East																			
Class A	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	-	0	0	-
Class B	6	427,851	63,335	14.8%	14.8%	0	22.1%	0.0%	22.1%	11,181	0	11,181	26,227	0	26,227	\$17.17	40,626	0	0
Class C	6	244,796	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	13,000	0	13,000	13,000	0	13,000	\$19.57	0	0	0
Totals	12	672,647	63,335	9.4%	9.4%	0	14.1%	0.0%	14.1%	24,181	0	24,181	39,227	0	39,227	\$17.51	40,626	0	0
Katy																			
Class A	17	1,629,940	190,457	11.7%	12.2%	65,959	16.2%	4.0%	20.2%	41,888	-1,406	40,482	178,676	5,790	184,466	\$27.83	171,001	196,562	0
Class B	17	1,079,464	27,958	2.6%	2.6%	0	2.6%	0.0%	2.6%	-5,143	0	-5,143	-12,519	0	-12,519	\$21.74	8,679	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	2,879,097	218,415	7.6%	7.9%	65,959	10.1%	2.3%	12.4%	36,745	-1,406	35,339	166,157	5,790	171,947	\$27.23	179,680	196,562	0
Katy Freeway East																			
Class A	24	4,663,228	554,795	11.9%	12.1%	94,280	14.7%	2.0%	16.7%	27,507	26,380	53,887	197,411	47,427	244,838	\$39.85	756,230	0	0
Class B	28	2,154,668	158,105	7.3%	8.7%	199,285	8.0%	9.2%	17.2%	-1,714	-10,000	-11,714	53,253	-10,000	43,253	\$20.25	96,781	0	0
Class C	20	956,652	53,403	5.6%	5.8%	1,813	6.4%	0.2%	6.6%	-18,946	-444	-19,390	-21,971	-1,813	-23,784	\$19.84	19,352	0	0
Totals	72	7,774,548	766,303	9.9%	10.4%	295,378	11.8%	3.8%	15.6%	6,847	15,936	22,783	228,693	35,614	264,307	\$33.36	872,363	0	0

Q4 18 Office Market Statistics: Submarket

	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q4 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	71	18,614,793	2,099,880	11.3%	18.4%	1,426,255	16.7%	7.7%	24.4%	-128,127	777,676	649,549	-138,906	1,055,164	916,258	\$36.10	1,607,123	0	0
Class B	78	7,255,410	1,573,273	21.7%	23.2%	121,732	25.7%	1.7%	27.4%	17,896	30,427	48,323	-195,577	34,278	-161,299	\$21.97	484,065	0	0
Class C	12	486,498	52,254	10.7%	11.3%	2,783	12.6%	0.6%	13.2%	22,853	1,054	23,907	-31,584	3,199	-28,385	\$19.90	22,553	0	0
Totals	161	26,356,701	3,725,407	14.1%	19.6%	1,550,770	19.1%	5.9%	25.0%	-87,378	809,157	721,779	-366,067	1,092,641	726,574	\$31.11	2,113,741	0	0
Kingwood/Humble																			
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Class B	21	1,112,666	120,430	10.8%	11.1%	7,181	10.8%	0.6%	11.4%	16,876	-2,842	14,034	-18,846	-1,428	-20,274	\$24.51	30,034	0	0
Class C	2	71,766	12,903	18.0%	18.0%	0	18.0%	0.0%	18.0%	-25	0	-25	24,616	0	24,616	\$22.88	4,393	0	0
Totals	23	1,184,432	133,333	11.3%	11.5%	7,181	11.3%	0.6%	11.9%	16,851	-2,842	14,009	5,770	-1,428	4,342	\$24.33	34,427	0	0
Midtown																			
Class A	8	2,284,619	316,484	13.9%	14.0%	20,233	19.2%	0.9%	20.1%	-4,654	9,557	4,903	-21,463	23,997	2,534	\$32.52	243,954	0	35,363
Class B	38	3,189,230	229,176	7.2%	7.4%	6,637	13.9%	0.2%	14.1%	-12,123	3,658	-8,465	-104,394	5,698	-98,696	\$27.23	109,313	0	0
Class C	24	749,683	123,131	16.4%	16.4%	0	16.7%	0.0%	16.7%	1,100	0	1,100	-24,862	0	-24,862	\$27.00	3,381	0	0
Totals	70	6,223,532	668,791	10.7%	10.9%	26,870	16.2%	0.4%	16.6%	-15,677	13,215	-2,462	-150,719	29,695	-121,024	\$29.77	356,648	0	35,363
Nasa/Clear Lake																			
Class A	13	1,807,446	187,603	10.4%	10.5%	5,185	12.0%	0.3%	12.3%	9,831	0	9,831	-43,357	15,169	-28,188	\$26.21	21,504	28,725	51,614
Class B	49	3,268,162	853,890	26.1%	26.1%	0	28.5%	0.0%	28.5%	-13,258	1,092	-12,166	169,236	735	169,971	\$20.22	170,247	0	0
Class C	17	511,488	66,175	12.9%	12.9%	0	13.8%	0.0%	13.8%	8,694	0	8,694	12,166	0	12,166	\$16.98	18,475	0	0
Totals	79	5,587,096	1,107,668	19.8%	19.9%	5,185	21.4%	0.1%	21.5%	5,267	1,092	6,359	138,045	15,904	153,949	\$21.16	210,226	28,725	51,614
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	9,123	5.8%	10.8%	8,000	5.8%	5.1%	10.9%	-7,733	-8,000	-15,733	-2,633	-8,000	-10,633	\$25.00	806	0	0
Class C	6	150,484	15,843	10.5%	10.5%	0	10.5%	0.0%	10.5%	-3,808	0	-3,808	-3,597	0	-3,597	\$15.00	3,327	0	0
Totals	13	950,941	46,668	4.9%	5.7%	8,000	4.9%	0.8%	5.7%	-11,541	-8,000	-19,541	4,651	-8,000	-3,349	\$18.36	10,488	0	0

Q4 18 Office Market Statistics: Submarket

	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q4 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	832,411	40.8%	40.9%	1,203	42.5%	0.1%	42.6%	6,612	3,904	10,516	-110,713	2,471	-108,242	\$22.85	179,691	0	0
Class B	71	5,652,963	889,070	15.7%	15.8%	7,138	21.1%	0.1%	21.2%	23,934	-237	23,697	18,557	5,512	24,069	\$18.49	396,918	0	0
Class C	43	1,639,934	113,337	6.9%	7.1%	3,000	9.0%	0.2%	9.2%	1,286	0	1,286	-80,341	-3,000	-83,341	\$16.94	12,984	0	0
Totals	124	9,330,678	1,834,818	19.7%	19.7%	11,341	23.7%	0.1%	23.8%	31,832	3,667	35,499	-172,497	4,983	-167,514	\$20.27	589,593	0	0
Richmond/Fountainview																			
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Class B	17	975,326	97,877	10.0%	10.0%	0	10.5%	0.0%	10.5%	26,003	0	26,003	29,205	0	29,205	\$17.00	59,655	0	0
Class C	14	522,907	29,855	5.7%	5.7%	12,120	5.7%	2.3%	8.0%	5,180	0	5,180	-11,761	0	-11,761	\$15.95	2,567	0	0
Totals	31	1,498,233	127,732	8.5%	8.5%	12,120	8.8%	0.8%	9.6%	31,183	0	31,183	17,444	0	17,444	\$16.81	62,222	0	0
San Felipe/Voss																			
Class A	3	1,720,793	351,125	20.4%	21.6%	40,764	22.8%	2.4%	25.2%	-8,726	0	-8,726	-36,695	-20,779	-57,474	\$36.15	198,177	0	0
Class B	32	3,262,271	626,362	19.2%	19.8%	24,604	22.8%	0.8%	23.6%	-47,349	16,689	-30,660	-87,801	-63	-87,864	\$25.30	189,780	0	0
Class C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals	35	4,983,064	977,487	19.6%	20.4%	65,368	22.8%	1.3%	24.1%	-56,075	16,689	-39,386	-124,496	-20,842	-145,338	\$30.06	387,957	0	0
South																			
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Class B	19	622,866	47,811	7.7%	7.7%	0	8.4%	0.0%	8.4%	7,825	0	7,825	4,336	0	4,336	\$24.37	18,831	0	0
Class C	9	304,693	26,100	8.6%	8.6%	0	8.6%	0.0%	8.6%	0	0	0	30,387	0	30,387	\$18.94	13,136	0	0
Totals	28	927,559	73,911	8.0%	8.0%	0	8.5%	0.0%	8.5%	7,825	0	7,825	34,723	0	34,723	\$22.98	31,967	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	-
Class B	16	1,497,129	85,708	5.7%	5.7%	0	6.1%	0.0%	6.1%	2,581	0	2,581	18,801	108	18,909	\$18.42	43,442	0	0
Class C	11	633,683	56,234	8.9%	8.9%	0	9.5%	0.0%	9.5%	156	0	156	1,022	0	1,022	\$19.61	28,717	0	0
Totals	28	2,615,812	141,942	5.4%	5.4%	0	5.8%	0.0%	5.8%	2,737	0	2,737	19,823	108	19,931	\$18.85	72,159	0	0
Southwest																			
Class A	7	1,527,775	434,921	28.5%	28.5%	0	32.0%	0.0%	32.0%	-68,708	29,163	-39,545	1,500	8,072	9,572	\$19.04	117,609	0	0
Class B	76	6,914,147	1,503,033	21.7%	22.7%	78,918	26.3%	1.1%	27.4%	-80,107	-4,625	-84,732	-136,571	-47,974	-184,545	\$17.46	367,257	0	0
Class C	38	2,024,632	210,135	10.4%	10.4%	0	14.0%	0.0%	14.0%	44,366	0	44,366	45,964	0	45,964	\$14.47	44,221	0	0
Totals	121	10,466,554	2,148,089	20.5%	21.1%	78,918	24.7%	0.8%	25.5%	-104,449	24,538	-79,911	-89,107	-39,902	-129,009	\$17.39	529,087	0	0

Q4 18 Office Market Statistics: Submarket

	Bldgs.	Inventory (sf)	Vacancy Rate Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q4 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				
West Belt																			
Class A	29	3,730,831	628,215	16.8%	23.0%	230,286	24.4%	6.2%	30.6%	-104,221	133,635	29,414	-156,072	13,802	-142,270	\$29.18	440,000	0	0
Class B	38	2,138,429	299,773	14.0%	17.6%	75,954	19.5%	3.6%	23.1%	-387	25,935	25,548	-26,077	92,253	66,176	\$19.72	38,686	0	0
Class C	4	112,629	0	0.0%	8.9%	10,000	0.0%	8.9%	8.9%	0	-10,000	-10,000	0	-10,000	-10,000	-	0	0	0
Totals	71	5,981,889	927,988	15.5%	20.8%	316,240	22.2%	5.3%	27.5%	-104,608	149,570	44,962	-182,149	96,055	-86,094	\$25.94	478,686	0	0
West Loop																			
Class A	50	17,965,285	2,802,065	15.6%	16.8%	826,921	19.1%	4.6%	23.7%	124,934	95,135	220,069	533,121	293,120	826,241	\$37.36	1,898,878	104,579	0
Class B	54	6,139,539	882,603	14.4%	15.5%	162,510	17.9%	2.6%	20.5%	36,818	-8,016	28,802	-90,121	-55,133	-145,254	\$27.43	253,628	0	0
Class C	5	324,268	7,518	2.3%	2.3%	0	2.7%	0.0%	2.7%	-4,575	0	-4,575	-7,518	0	-7,518	\$21.53	921	0	0
Totals	109	24,429,092	3,692,186	15.1%	16.3%	989,431	18.6%	4.1%	22.7%	157,177	87,119	244,296	435,482	237,987	673,469	\$34.85	2,153,427	104,579	0
Westchase																			
Class A	34	10,002,462	1,895,272	18.9%	26.0%	920,713	25.3%	9.2%	34.5%	-17,288	-22,493	-39,781	-157,561	-106,567	-264,128	\$34.61	428,622	0	0
Class B	67	7,834,172	1,490,511	19.0%	19.4%	215,598	25.1%	2.8%	27.9%	152,059	2,312	154,371	-81,414	437	-80,977	\$22.24	375,798	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	18,423,247	3,395,976	18.4%	22.4%	1,139,835	24.5%	6.2%	30.7%	134,771	-20,181	114,590	-243,763	-106,130	-349,893	\$28.06	804,420	21,000	0
Woodlands																			
Class A	53	12,582,872	783,633	6.2%	6.7%	91,921	8.1%	0.7%	8.8%	432,455	-7,233	425,222	577,331	-19,672	557,659	\$34.21	444,348	705,202	198,340
Class B	74	4,659,087	401,074	8.6%	8.9%	66,503	9.3%	1.4%	10.7%	-40,749	-2,317	-43,066	2,785	43,805	46,590	\$24.53	225,481	0	25,000
Class C	7	383,892	3,150	0.8%	0.8%	0	5.2%	0.0%	5.2%	3,108	0	3,108	34,690	0	34,690	\$24.65	19,550	0	0
Totals	134	17,625,851	1,187,857	6.7%	7.1%	158,424	8.2%	0.9%	9.1%	394,814	-9,550	385,264	614,806	24,133	638,939	\$30.50	689,379	705,202	223,340
Suburban																			
Class A	411	101,175,808	16,279,751	16.1%	18.9%	5,020,244	19.7%	5.0%	24.7%	408,270	1,068,035	1,476,305	601,878	1,387,178	1,989,056	\$32.02	7,491,608	1,055,749	441,317
Class B	996	80,673,509	13,378,065	16.6%	17.2%	1,121,453	20.3%	1.4%	21.7%	203,554	30,141	233,695	-496,742	67,546	-429,196	\$20.82	4,124,720	212,221	25,000
Class C	347	14,898,599	1,347,164	9.0%	9.2%	35,997	10.3%	0.2%	10.5%	32,443	-9,390	23,053	-56,766	-11,614	-68,380	\$16.97	399,672	0	0
Totals	1,754	196,747,916	31,004,980	15.8%	17.5%	6,177,694	19.2%	3.1%	22.3%	644,267	1,088,786	1,733,053	48,370	1,443,110	1,491,480	\$26.33	12,016,000	1,267,970	466,317
Overall																			
Class A	447	134,098,355	21,195,836	15.8%	18.6%	6,571,598	21.3%	4.9%	26.2%	411,672	1,302,605	1,714,277	480,734	1,648,312	2,129,046	\$35.65	9,365,864	1,055,749	2,328,491
Class B	1,034	92,104,248	16,251,223	17.6%	18.3%	1,429,801	21.0%	1.6%	22.6%	221,666	29,608	251,274	-505,983	92,075	-413,908	\$21.61	4,546,606	212,221	25,000
Class C	365	16,244,985	1,423,664	8.8%	8.9%	35,997	9.9%	0.2%	10.1%	32,443	-9,390	23,053	-42,179	-11,614	-53,793	\$17.17	399,672	0	0
Total	1,846	242,447,588	38,870,723	16.0%	17.8%	8,037,396	20.4%	3.3%	23.7%	665,781	1,322,823	1,988,604	-67,428	1,728,773	1,661,345	\$29.59	14,312,142	1,267,970	2,353,491

HOUSTON

Q4 18 Office Market Statistics: Class A

	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q4 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	112,859	9.6%	13.2%	70,264	13.1%	6.0%	19.1%	18,913	-31,751	-12,838	48,380	-26,256	22,124	\$29.22	69,690	0	0
CBD	36	32,922,547	4,916,085	14.9%	17.5%	1,551,354	24.8%	4.5%	29.3%	3,402	234,570	237,972	-121,144	261,134	139,990	\$44.24	1,874,256	0	1,887,174
East Fort Bend/ Sugar Land	18	3,592,340	171,667	4.8%	7.7%	257,759	8.0%	7.2%	15.2%	12,396	47,809	60,205	29,544	-69,055	-39,511	\$31.85	125,072	20,681	0
FM 1960	15	3,591,496	379,329	10.6%	10.9%	14,747	11.0%	0.4%	11.4%	7,162	0	7,162	-44,480	-8,097	-52,577	\$28.26	86,491	0	156,000
Greenspoint	25	5,522,618	3,322,378	60.2%	60.8%	33,743	61.9%	0.6%	62.5%	43,608	21,167	64,775	-260,483	212,665	-47,818	\$22.11	213,069	0	0
Greenway Plaza	21	7,429,743	1,164,980	15.7%	16.6%	920,011	17.0%	12.4%	29.4%	14,688	-13,508	1,180	-5,336	-40,073	-45,409	\$36.26	483,794	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	100	-	0	0	0
I-10 East	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Katy	17	1,629,940	190,457	11.7%	12.2%	65,959	16.2%	4.0%	20.2%	41,888	-1,406	40,482	178,676	5,790	184,466	\$27.83	171,001	196,562	0
Katy Freeway East	24	4,663,228	554,795	11.9%	12.1%	94,280	14.7%	2.0%	16.7%	27,507	26,380	53,887	197,411	47,427	244,838	\$39.85	756,230	0	0
Katy Freeway West	71	18,614,793	2,099,880	11.3%	18.4%	1,426,255	16.7%	7.7%	24.4%	-128,127	777,676	649,549	-138,906	1,055,164	916,258	\$36.10	1,607,123	0	0
Kingwood/ Humble	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Midtown	8	2,284,619	316,484	13.9%	14.0%	20,233	19.2%	0.9%	20.1%	-4,654	9,557	4,903	-21,463	23,997	2,534	\$32.52	243,954	0	35,363
Nasa/Clear Lake	13	1,807,446	187,603	10.4%	10.5%	5,185	12.0%	0.3%	12.3%	9,831	0	9,831	-43,357	15,169	-28,188	\$26.21	21,504	28,725	51,614
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	832,411	40.8%	40.9%	1,203	42.5%	0.1%	42.6%	6,612	3,904	10,516	-110,713	2,471	-108,242	\$22.85	179,691	0	0
Richmond/ Fountainview	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
San Felipe/Voss	3	1,720,793	351,125	20.4%	21.6%	40,764	22.8%	2.4%	25.2%	-8,726	0	-8,726	-36,695	-20,779	-57,474	\$36.15	198,177	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	0	-
Southwest	7	1,527,775	434,921	28.5%	28.5%	0	32.0%	0.0%	32.0%	-68,708	29,163	-39,545	1,500	8,072	9,572	\$19.04	117,609	0	0
West Belt	29	3,730,831	628,215	16.8%	23.0%	230,286	24.4%	6.2%	30.6%	-104,221	133,635	29,414	-156,072	13,802	-142,270	\$29.18	440,000	0	0
West Loop	50	17,965,285	2,802,065	15.6%	16.8%	826,921	19.1%	4.6%	23.7%	124,934	95,135	220,069	533,121	293,120	826,241	\$37.36	1,898,878	104,579	0
Westchase	34	10,002,462	1,895,272	18.9%	26.0%	920,713	25.3%	9.2%	34.5%	-17,288	-22,493	-39,781	-157,561	-106,567	-264,128	\$34.61	428,622	0	0
Woodlands	53	12,582,872	783,633	6.2%	6.7%	91,921	8.1%	0.7%	8.8%	432,455	-7,233	425,222	577,331	-19,672	557,659	\$34.21	444,348	705,202	198,340
Totals	447	134,098,355	21,195,836	15.8%	18.6%	6,571,598	21.3%	4.9%	26.2%	411,672	1,302,605	1,714,277	480,734	1,648,312	2,129,046	\$35.65	9,365,864	1,055,749	2,328,491



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

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Q4 18 Office Market Statistics: Class B

	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q4 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	16	2,168,434	520,228	24.0%	24.2%	5,489	28.0%	0.3%	28.3%	14,589	-5,489	9,100	-26,974	-3,954	-30,928	\$19.98	93,184	0	0
CBD	38	11,430,739	2,873,158	25.1%	25.7%	308,348	26.4%	2.7%	29.1%	18,112	-533	17,579	-70,183	13,837	-56,346	\$30.14	421,886	0	0
East Fort Bend/ Sugar Land	48	2,752,028	341,172	12.4%	12.5%	17,891	13.1%	0.7%	13.8%	-57,317	8,125	-49,192	-23,308	34,573	11,265	\$23.12	175,497	64,545	0
FM 1960	74	4,562,345	792,029	17.4%	18.5%	75,930	21.4%	1.7%	23.1%	37,903	-22,559	15,344	4,401	-40,684	-36,283	\$16.52	316,524	43,600	0
Greenspoint	62	6,150,060	1,812,329	29.5%	29.9%	29,484	33.6%	0.5%	34.1%	2,019	5,988	8,007	-122,740	34,833	-87,907	\$15.72	348,657	0	0
Greenway Plaza	36	3,772,949	305,859	8.1%	8.3%	5,646	9.6%	0.1%	9.7%	91,040	0	91,040	33,985	3,797	37,782	\$26.81	177,473	0	0
Gulf Freeway/ Pasadena	55	2,926,079	247,336	8.5%	8.8%	12,953	13.7%	0.4%	14.1%	28,710	0	28,710	132,389	-10,555	121,834	\$21.82	103,358	83,076	0
I-10 East	6	427,851	63,335	14.8%	14.8%	0	22.1%	0.0%	22.1%	11,181	0	11,181	26,227	0	26,227	\$17.17	40,626	0	0
Katy	17	1,079,464	27,958	2.6%	2.6%	0	2.6%	0.0%	2.6%	-5,143	0	-5,143	-12,519	0	-12,519	\$21.74	8,679	0	0
Katy Freeway East	28	2,154,668	158,105	7.3%	8.7%	199,285	8.0%	9.2%	17.2%	-1,714	-10,000	-11,714	53,253	-10,000	43,253	\$20.25	96,781	0	0
Katy Freeway West	78	7,255,410	1,573,273	21.7%	23.2%	121,732	25.7%	1.7%	27.4%	17,896	30,427	48,323	-195,577	34,278	-161,299	\$21.97	484,065	0	0
Kingwood/ Humble	21	1,112,666	120,430	10.8%	11.1%	7,181	10.8%	0.6%	11.4%	16,876	-2,842	14,034	-18,846	-1,428	-20,274	\$24.51	30,034	0	0
Midtown	38	3,189,230	229,176	7.2%	7.4%	6,637	13.9%	0.2%	14.1%	-12,123	3,658	-8,465	-104,394	5,698	-98,696	\$27.23	109,313	0	0
Nasa/Clear Lake	49	3,268,162	853,890	26.1%	26.1%	0	28.5%	0.0%	28.5%	-13,258	1,092	-12,166	169,236	735	169,971	\$20.22	170,247	0	0
Northeast Near	4	158,234	9,123	5.8%	10.8%	8,000	5.8%	5.1%	10.9%	-7,733	-8,000	-15,733	-2,633	-8,000	-10,633	\$25.00	806	0	0
Northwest	71	5,652,963	889,070	15.7%	15.8%	7,138	21.1%	0.1%	21.2%	23,934	-237	23,697	18,557	5,512	24,069	\$18.49	396,918	0	0
Richmond/ Fountainview	17	975,326	97,877	10.0%	10.0%	0	10.5%	0.0%	10.5%	26,003	0	26,003	29,205	0	29,205	\$17.00	59,655	0	0
San Felipe/Voss	32	3,262,271	626,362	19.2%	19.8%	24,604	22.8%	0.8%	23.6%	-47,349	16,689	-30,660	-87,801	-63	-87,864	\$25.30	189,780	0	0
South	19	622,866	47,811	7.7%	7.7%	0	8.4%	0.0%	8.4%	7,825	0	7,825	4,336	0	4,336	\$24.37	18,831	0	0
South Main/ Medical Center	16	1,497,129	85,708	5.7%	5.7%	0	6.1%	0.0%	6.1%	2,581	0	2,581	18,801	108	18,909	\$18.42	43,442	0	0
Southwest	76	6,914,147	1,503,033	21.7%	22.7%	78,918	26.3%	1.1%	27.4%	-80,107	-4,625	-84,732	-136,571	-47,974	-184,545	\$17.46	367,257	0	0
West Belt	38	2,138,429	299,773	14.0%	17.6%	75,954	19.5%	3.6%	23.1%	-387	25,935	25,548	-26,077	92,253	66,176	\$19.72	38,686	0	0
West Loop	54	6,139,539	882,603	14.4%	15.5%	162,510	17.9%	2.6%	20.5%	36,818	-8,016	28,802	-90,121	-55,133	-145,254	\$27.43	253,628	0	0
Westchase	67	7,834,172	1,490,511	19.0%	19.4%	215,598	25.1%	2.8%	27.9%	152,059	2,312	154,371	-81,414	437	-80,977	\$22.24	375,798	21,000	0
Woodlands	74	4,659,087	401,074	8.6%	8.9%	66,503	9.3%	1.4%	10.7%	-40,749	-2,317	-43,066	2,785	43,805	46,590	\$24.53	225,481	0	25,000
Totals	1,034	92,104,248	16,251,223	17.6%	18.3%	1,429,801	21.0%	1.6%	22.6%	221,666	29,608	251,274	-505,983	92,075	-413,908	\$21.61	4,546,606	212,221	25,000



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HOUSTON

Q4 18 Office Market Statistics: Class C

	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q4 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	11	590,964	36,571	6.2%	6.2%	0	6.2%	0.0%	6.2%	-2,053	0	-2,053	-2,224	0	-2,224	\$17.65	860	0	0
CBD	18	1,346,386	76,500	5.7%	5.7%	0	5.7%	0.0%	5.7%	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	122,240	13.7%	13.7%	0	13.9%	0.0%	13.9%	14,850	0	14,850	29,353	0	29,353	\$14.96	41,718	0	0
Greenspoint	24	1,515,776	244,179	16.1%	16.3%	2,757	17.8%	0.2%	18.0%	-27,360	0	-27,360	-9,912	0	-9,912	\$12.68	122,760	0	0
Greenway Plaza	17	554,142	32,318	5.8%	5.8%	0	6.2%	0.0%	6.2%	1,357	0	1,357	7,861	0	7,861	\$22.16	27,752	0	0
Gulf Freeway/ Pasadena	33	1,250,963	131,625	10.5%	10.5%	0	10.5%	0.0%	10.5%	-26,740	0	-26,740	-48,180	0	-48,180	\$23.35	12,655	0	0
I-10 East	6	244,796	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	13,000	0	13,000	13,000	0	13,000	\$19.57	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	956,652	53,403	5.6%	5.8%	1,813	6.4%	0.2%	6.6%	-18,946	-444	-19,390	-21,971	-1,813	-23,784	\$19.84	19,352	0	0
Katy Freeway West	12	486,498	52,254	10.7%	11.3%	2,783	12.6%	0.6%	13.2%	22,853	1,054	23,907	-31,584	3,199	-28,385	\$19.90	22,553	0	0
Kingwood/ Humble	2	71,766	12,903	18.0%	18.0%	0	18.0%	0.0%	18.0%	-25	0	-25	24,616	0	24,616	\$22.88	4,393	0	0
Midtown	24	749,683	123,131	16.4%	16.4%	0	16.7%	0.0%	16.7%	1,100	0	1,100	-24,862	0	-24,862	\$27.00	3,381	0	0
Nasa/Clear Lake	17	511,488	66,175	12.9%	12.9%	0	13.8%	0.0%	13.8%	8,694	0	8,694	12,166	0	12,166	\$16.98	18,475	0	0
Northeast Near	6	150,484	15,843	10.5%	10.5%	0	10.5%	0.0%	10.5%	-3,808	0	-3,808	-3,597	0	-3,597	\$15.00	3,327	0	0
Northwest	43	1,639,934	113,337	6.9%	7.1%	3,000	9.0%	0.2%	9.2%	1,286	0	1,286	-80,341	-3,000	-83,341	\$16.94	12,984	0	0
Richmond/ Fountainview	14	522,907	29,855	5.7%	5.7%	12,120	5.7%	2.3%	8.0%	5,180	0	5,180	-11,761	0	-11,761	\$15.95	2,567	0	0
San Felipe/Voss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South	9	304,693	26,100	8.6%	8.6%	0	8.6%	0.0%	8.6%	0	0	0	30,387	0	30,387	\$18.94	13,136	0	0
South Main/ Medical Center	11	633,683	56,234	8.9%	8.9%	0	9.5%	0.0%	9.5%	156	0	156	1,022	0	1,022	\$19.61	28,717	0	0
Southwest	38	2,024,632	210,135	10.4%	10.4%	0	14.0%	0.0%	14.0%	44,366	0	44,366	45,964	0	45,964	\$14.47	44,221	0	0
West Belt	4	112,629	0	0.0%	8.9%	10,000	0.0%	8.9%	8.9%	0	-10,000	-10,000	0	-10,000	-10,000	-	0	0	0
West Loop	5	324,268	7,518	2.3%	2.3%	0	2.7%	0.0%	2.7%	-4,575	0	-4,575	-7,518	0	-7,518	\$21.53	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	3,150	0.8%	0.8%	0	5.2%	0.0%	5.2%	3,108	0	3,108	34,690	0	34,690	\$24.65	19,550	0	0
Totals	365	16,244,985	1,423,664	8.8%	8.9%	35,997	9.9%	0.2%	10.1%	32,443	-9,390	23,053	-42,179	-11,614	-53,793	\$17.17	399,672	0	0



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