

CBD & Suburban Office Market Statistics: 1Q17

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			1Q17			YTD			Quoted Rates (Gross)	YTD Leasing Activity (sf)	Delivered YTD	Under Construction
						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
DOWNTOWN																		
Class A	37	33,366,066	4,459,433	13.4%	1,951,626	15.6%	5.8%	21.4%	-255,913	-3,181	-259,094	-255,913	-3,181	-259,094	\$44.23	477,573	1,056,658	750,000
Class B	37	11,873,731	2,783,357	23.4%	190,365	26.0%	1.6%	27.6%	-202,194	152,590	-49,604	-202,194	152,590	-49,604	\$30.37	49,085	0	0
Class C	22	1,172,165	98,687	8.4%	0	8.6%	0.0%	8.6%	-2,491	0	-2,491	-2,491	0	-2,491	\$19.45	600	0	0
	96	46,411,962	7,341,477	15.8%	2,141,991	18.0%	4.6%	22.6%	-460,598	149,409	-311,189	-460,598	149,409	-311,189	\$41.52	527,258	1,056,658	750,000
SUBURBAN																		
Class A	384	99,230,082	17,801,667	17.9%	6,856,101	19.7%	6.9%	26.6%	392,164	-71,138	321,026	392,164	-71,138	259,110	\$32.43	724,660	618,173	1,035,207
Class B	1,009	82,891,616	13,224,957	16.0%	1,924,993	19.2%	2.3%	21.5%	-346,677	30,113	-316,564	-346,677	30,113	49,620	\$20.39	788,004	100,000	579,000
Class C	376	16,318,302	1,380,189	8.5%	30,053	10.4%	0.2%	10.6%	-37,392	-2,515	-39,907	-37,392	-2,515	2,507	\$16.98	82,817	0	0
	1,769	198,440,000	32,406,813	16.3%	8,811,147	18.7%	4.4%	23.1%	8,095	-43,540	-35,445	8,095	-43,540	311,237	\$26.25	1,595,481	718,173	1,614,207
TOTAL																		
Class A	421	132,596,148	22,261,100	16.8%	8,807,727	18.6%	6.6%	25.2%	136,251	-74,319	61,932	136,251	-74,319	61,932	\$35.46	1,202,233	1,674,831	1,785,207
Class B	1,046	94,765,347	16,008,314	16.9%	2,115,358	19.9%	2.2%	22.1%	-548,871	182,703	-366,168	-548,871	182,703	-366,168	\$21.14	837,089	100,000	579,000
Class C	398	17,490,467	1,478,876	8.5%	30,053	10.2%	0.2%	10.4%	-39,883	-2,515	-42,398	-39,883	-2,515	-42,398	\$17.13	83,417	0	0
	1,865	244,851,962	39,748,290	16.2%	10,953,138	18.6%	4.5%	23.1%	-452,503	105,869	-346,634	-452,503	105,869	-346,634	\$26.70	2,122,739	1,774,831	2,364,207

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						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
Bellaire	37	4,455,254	350,685	7.9%	88,039	10.5%	2.0%	12.5%	925	5,127	6,052	925	5,127	6,052	\$24.83	32,251	0	0
CBD	96	46,411,962	7,341,477	15.8%	2,141,991	18.0%	4.6%	22.6%	-460,598	149,409	-311,189	-460,598	149,409	-311,189	\$41.52	527,258	1,056,658	750,000
East Fort Bend/Sugar Land	71	6,571,420	565,250	8.6%	195,124	10.7%	3.0%	13.7%	26,982	-25,150	1,832	26,982	-25,150	1,832	\$26.33	39,374	0	187,200
FM 1960	115	8,885,263	1,261,218	14.2%	245,019	16.4%	2.8%	19.2%	-42,614	826	-41,788	-42,614	826	-41,788	\$18.90	85,483	0	0
Greenspoint	114	13,753,762	5,081,605	36.9%	1,137,577	42.3%	8.3%	50.6%	25,193	10,085	35,278	25,193	10,085	35,278	\$20.56	96,607	0	0
Greenway Plaza	73	11,562,089	1,416,210	12.2%	188,895	15.9%	1.6%	17.5%	-21,289	-9,880	-31,169	-21,289	-9,880	-31,169	\$33.57	62,035	0	212,878
Gulf Freeway/Pasadena	78	3,655,199	293,777	8.0%	27,610	12.7%	0.8%	13.5%	19,196	2,668	21,864	19,196	2,668	21,864	\$20.79	63,970	0	82,800
I-10 East	12	625,585	230,465	36.8%	0	39.5%	0.0%	39.5%	-9,049	0	-9,049	-9,049	0	-9,049	\$17.98	2,077	0	0
Katy	35	2,687,576	366,231	13.6%	39,909	22.6%	1.5%	24.1%	20,758	0	20,758	20,758	0	20,758	\$27.70	27,018	0	234,538
Katy Freeway East	75	8,155,214	917,018	11.2%	482,896	12.2%	5.9%	18.1%	62,480	7,166	69,646	62,480	7,166	69,646	\$28.43	134,173	238,173	50,000
Katy Freeway West	158	26,714,879	5,083,165	19.0%	2,192,287	20.8%	8.2%	29.0%	31,188	17,199	48,387	31,188	17,199	48,387	\$31.26	198,314	0	86,255
Kingwood/Humble	30	1,693,191	97,903	5.8%	8,730	6.1%	0.5%	6.6%	100,400	0	100,400	100,400	0	100,400	\$21.48	4,737	100,000	0
Midtown	74	6,415,318	760,434	11.9%	166,213	15.4%	2.6%	18.0%	-36,587	3,507	-33,080	-36,587	3,507	-33,080	\$31.41	53,029	0	0
NASA/Clear Lake	94	6,300,908	1,284,004	20.4%	86,933	22.4%	1.4%	23.8%	-41,373	-10,918	-52,291	-41,373	-10,918	-52,291	\$18.73	27,096	0	0
Northeast Near	12	722,715	42,823	5.9%	0	6.7%	0.0%	6.7%	37,648	0	37,648	37,648	0	37,648	\$20.52	0	0	83,157
Northwest	127	9,903,264	1,644,158	16.6%	39,003	18.0%	0.4%	18.4%	-67,404	2,268	-65,136	-67,404	2,268	-65,136	\$20.23	76,942	0	0
Richmond/Fountainview	35	1,606,928	290,613	18.1%	0	22.2%	0.0%	22.2%	-11,549	0	-11,549	-11,549	0	-11,549	\$16.94	13,914	0	0
San Felipe/Voss	35	4,983,613	867,458	17.4%	108,561	20.2%	2.2%	22.4%	-10,125	5,583	-4,542	-10,125	5,583	-4,542	\$30.31	30,451	0	0
South	30	1,178,627	78,748	6.7%	0	8.0%	0.0%	8.0%	-2,085	0	-2,085	-2,085	0	-2,085	\$18.50	6,737	0	0
South Main/Medical Center	30	2,844,989	93,616	3.3%	850	4.5%	0.0%	4.5%	-6,724	0	-6,724	-6,724	0	-6,724	\$19.43	29,074	0	0
Southwest	126	10,793,205	1,617,148	15.0%	119,947	20.5%	1.1%	21.6%	-47,044	-5,060	-52,104	-47,044	-5,060	-52,104	\$16.99	131,069	0	60,000
West Belt	68	6,417,836	1,242,604	19.4%	647,316	21.2%	10.1%	31.3%	-6,698	-51,550	-58,248	-6,698	-51,550	-58,248	\$26.80	42,573	0	0
West Loop	108	24,381,396	3,525,062	14.5%	1,215,787	17.7%	5.0%	22.7%	76,364	-26,546	49,818	76,364	-26,546	49,818	\$34.81	193,612	380,000	104,579
Westchase	109	18,098,859	3,621,522	20.0%	1,469,357	19.8%	8.1%	27.9%	-110,070	12,664	-97,406	-110,070	12,664	-97,406	\$29.80	139,778	0	186,000
Woodlands	123	16,032,910	1,675,096	10.4%	351,094	11.2%	2.2%	13.4%	19,572	18,471	38,043	19,572	18,471	38,043	\$31.46	105,167	0	326,800
	1,865	244,851,962	39,748,290	16.2%	10,953,138	18.6%	4.5%	23.1%	-452,503	105,869	-346,634	-452,503	105,869	-346,634	\$26.70	2,122,739	1,774,831	2,364,207

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						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
BELLAIRE																		
Class A	7	1,370,869	168,498	12.3%	88,039	16.0%	6.4%	22.4%	-636	-2,600	-3,236	-636	-2,600	-3,236	\$26.98	22,519	0	0
Class B	20	2,519,698	140,715	5.6%	0	8.1%	0.0%	8.1%	7,441	7,727	15,168	7,441	7,727	15,168	\$24.08	5,067	0	0
Class C	10	564,687	41,472	7.3%	0	7.3%	0.0%	7.3%	-5,880	0	-5,880	-5,880	0	-5,880	\$16.83	4,665	0	0
	37	4,455,254	350,685	7.9%	88,039	10.5%	2.0%	12.5%	925	5,127	6,052	925	5,127	6,052	\$24.83	32,251	0	0
CBD																		
Class A	37	33,366,066	4,459,433	13.4%	1,951,626	15.6%	5.8%	21.4%	-255,913	-3,181	-259,094	-255,913	-3,181	-259,094	\$44.23	477,573	1,056,658	750,000
Class B	37	11,873,731	2,783,357	23.4%	190,365	26.0%	1.6%	27.6%	-202,194	152,590	-49,604	-202,194	152,590	-49,604	\$30.37	49,085	0	0
Class C	22	1,172,165	98,687	8.4%	0	8.6%	0.0%	8.6%	-2,491	0	-2,491	-2,491	0	-2,491	\$19.45	600	0	0
	96	46,411,962	7,341,477	15.8%	2,141,991	18.0%	4.6%	22.6%	-460,598	149,409	-311,189	-460,598	149,409	-311,189	\$41.52	527,258	1,056,658	750,000
EAST FORT BEND/SUGAR LAND																		
Class A	18	3,592,331	252,843	7.0%	175,101	7.2%	4.9%	12.1%	26,748	-24,897	1,851	26,748	-24,897	1,851	\$31.34	11,987	0	0
Class B	47	2,758,565	272,943	9.9%	20,023	14.8%	0.7%	15.5%	234	-253	-19	234	-253	-19	\$21.97	27,387	0	187,200
Class C	6	220,524	39,464	17.9%	0	17.9%	0.0%	17.9%	0	0	0	0	0	0	-	0	0	0
	71	6,571,420	565,250	8.6%	195,124	10.7%	3.0%	13.7%	26,982	-25,150	1,832	26,982	-25,150	1,832	\$26.33	39,374	0	187,200
FM 1960																		
Class A	15	3,644,353	306,679	8.4%	53,781	9.6%	1.5%	11.1%	3,997	3,794	7,791	3,997	3,794	7,791	\$27.39	11,007	0	0
Class B	76	4,447,523	887,942	20.0%	191,238	23.0%	4.3%	27.3%	-51,089	-3,941	-55,030	-51,089	-3,941	-55,030	\$16.57	63,492	0	0
Class C	24	793,387	66,597	8.4%	0	10.5%	0.0%	10.5%	4,478	973	5,451	4,478	973	5,451	\$13.37	10,984	0	0
	115	8,885,263	1,261,218	14.2%	245,019	16.4%	2.8%	19.2%	-42,614	826	-41,788	-42,614	826	-41,788	\$18.90	85,483	0	0
GREENSPPOINT																		
Class A	25	5,551,944	2,832,813	51.0%	826,943	58.9%	14.9%	73.8%	92,850	12,516	105,366	92,850	12,516	105,366	\$24.00	29,579	0	0
Class B	63	6,320,603	1,953,725	30.9%	307,084	34.6%	4.9%	39.5%	-29,128	-2,431	-31,559	-29,128	-2,431	-31,559	\$16.82	60,137	0	0
Class C	26	1,881,215	295,067	15.7%	3,550	18.4%	0.2%	18.6%	-38,529	0	-38,529	-38,529	0	-38,529	\$14.12	6,891	0	0
	114	13,753,762	5,081,605	36.9%	1,137,577	42.3%	8.3%	50.6%	25,193	10,085	35,278	25,193	10,085	35,278	\$20.56	96,607	0	0
GREENWAY PLAZA																		
Class A	20	7,267,315	1,020,507	14.0%	152,901	18.7%	2.1%	20.8%	12,443	1,921	14,364	12,443	1,921	14,364	\$36.55	34,866	0	212,878
Class B	34	3,663,552	312,475	8.5%	35,994	10.7%	1.0%	11.7%	-26,312	-11,801	-38,113	-26,312	-11,801	-38,113	\$26.48	24,244	0	0
Class C	19	631,222	83,228	13.2%	0	13.2%	0.0%	13.2%	-7,420	0	-7,420	-7,420	0	-7,420	\$22.15	2,925	0	0
	73	11,562,089	1,416,210	12.2%	188,895	15.9%	1.6%	17.5%	-21,289	-9,880	-31,169	-21,289	-9,880	-31,169	\$33.57	62,035	0	212,878
GULF FREEWAY PASADENA																		
Class A	1	22,706	3,122	13.7%	0	13.7%	0.0%	13.7%	0	0	0	0	0	0	\$23.00	0	0	0
Class B	45	2,532,653	220,983	8.7%	27,610	13.5%	1.1%	14.6%	18,174	2,668	20,842	18,174	2,668	20,842	\$21.49	55,653	0	82,800
Class C	32	1,099,840	69,672	6.3%	0	10.7%	0.0%	10.7%	1,022	0	1,022	1,022	0	1,022	\$17.52	8,317	0	0
	78	3,655,199	293,777	8.0%	27,610	12.7%	0.8%	13.5%	19,196	2,668	21,864	19,196	2,668	21,864	\$20.79	63,970	0	82,800

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I-10 EAST																		
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
Class B	6	397,701	147,188	37.0%	0	41.2%	0.0%	41.2%	-9,049	0	-9,049	-9,049	0	-9,049	\$15.35	2,077	0	0
Class C	6	227,884	83,277	36.5%	0	36.5%	0.0%	36.5%	0	0	0	0	0	0	\$20.84	0	0	0
	12	625,585	230,465	36.8%	0	39.5%	0.0%	39.5%	-9,049	0	-9,049	-9,049	0	-9,049	\$17.98	2,077	0	0
KATY																		
Class A	15	1,341,508	333,212	24.8%	39,909	34.9%	3.0%	37.9%	3,479	0	3,479	3,479	0	3,479	\$27.92	20,204	0	171,538
Class B	16	1,135,133	32,722	2.9%	0	11.1%	0.0%	11.1%	16,566	0	16,566	16,566	0	16,566	\$26.48	6,000	0	63,000
Class C	4	210,935	297	0.1%	0	0.1%	0.0%	0.1%	713	0	713	713	0	713	\$25.92	814	0	0
	35	2,687,576	366,231	13.6%	39,909	22.6%	1.5%	24.1%	20,758	0	20,758	20,758	0	20,758	\$27.70	27,018	0	234,538
KATY FREEWAY EAST																		
Class A	20	4,401,225	579,101	13.2%	269,395	13.9%	6.1%	20.0%	68,286	960	69,246	68,286	960	69,246	\$42.88	73,059	238,173	50,000
Class B	31	2,578,566	301,981	11.7%	200,126	13.3%	7.8%	21.1%	-4,733	6,206	1,473	-4,733	6,206	1,473	\$21.81	57,704	0	0
Class C	24	1,175,423	35,936	3.1%	13,375	3.3%	1.1%	4.4%	-1,073	0	-1,073	-1,073	0	-1,073	\$18.23	3,410	0	0
	75	8,155,214	917,018	11.2%	482,896	12.2%	5.9%	18.1%	62,480	7,166	69,646	62,480	7,166	69,646	\$28.43	134,173	238,173	50,000
KATY FREEWAY WEST																		
Class A	69	18,481,729	3,385,096	18.3%	1,958,301	18.4%	18.9%	37.3%	148,264	9,597	157,861	148,264	9,597	157,861	\$37.01	107,623	0	86,255
Class B	78	7,786,327	1,674,956	21.5%	227,653	25.5%	2.9%	28.4%	-118,313	11,090	-107,223	-118,313	11,090	-107,223	\$23.56	88,991	0	0
Class C	11	446,823	23,113	5.2%	6,333	6.7%	1.4%	8.1%	1,237	-3,488	-2,251	1,237	-3,488	-2,251	\$19.56	1,700	0	0
	158	26,714,879	5,083,165	19.0%	2,192,287	20.8%	8.2%	29.0%	31,188	17,199	48,387	31,188	17,199	48,387	\$31.26	198,314	0	86,255
KINGWOOD/HUMBLE																		
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
Class B	25	1,524,891	73,103	4.8%	8,730	5.3%	0.6%	5.9%	100,400	0	100,400	100,400	0	100,400	\$23.08	4,737	100,000	0
Class C	5	168,300	24,800	14.7%	0	14.7%	0.0%	14.7%	0	0	0	0	0	0	\$15.47	0	0	0
	30	1,693,191	97,903	5.8%	8,730	6.1%	0.5%	6.6%	100,400	0	100,400	100,400	0	100,400	\$21.48	4,737	100,000	0
MIDTOWN																		
Class A	7	2,130,993	402,208	18.9%	161,168	27.2%	7.6%	34.8%	5,699	0	5,699	5,699	0	5,699	\$34.06	14,190	0	0
Class B	40	3,449,306	271,678	7.9%	2,562	9.3%	0.1%	9.4%	-40,776	3,507	-37,269	-40,776	3,507	-37,269	\$29.20	38,839	0	0
Class C	27	835,019	86,548	10.4%	2,483	10.4%	0.3%	10.7%	-1,510	0	-1,510	-1,510	0	-1,510	\$24.49	0	0	0
	74	6,415,318	760,434	11.9%	166,213	15.4%	2.6%	18.0%	-36,587	3,507	-33,080	-36,587	3,507	-33,080	\$31.41	53,029	0	0
NASA/CLEAR LAKE																		
Class A	12	1,770,973	159,786	9.0%	54,843	10.7%	3.1%	13.8%	14,588	-14,918	-330	14,588	-14,918	-330	\$24.07	1,416	0	0
Class B	59	3,789,267	1,022,686	27.0%	32,090	29.6%	0.8%	30.4%	-54,656	4,000	-50,656	-54,656	4,000	-50,656	\$17.97	18,143	0	0
Class C	23	740,668	101,532	13.7%	0	14.4%	0.0%	14.4%	-1,305	0	-1,305	-1,305	0	-1,305	\$14.90	7,537	0	0
	94	6,300,908	1,284,004	20.4%	86,933	22.4%	1.4%	23.8%	-41,373	-10,918	-52,291	-41,373	-10,918	-52,291	\$18.73	27,096	0	0

Total Office Submarket Statistics: 1Q17

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			1Q17			YTD			Quoted Rates (Gross)	YTD Leasing Activity (sf)	Delivered YTD	Under Construction
						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
NORTHEAST NEAR																		
Class A	1	369,000	0	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	-	0	83,157
Class B	5	203,231	34,380	16.9%	0	26.0%	0.0%	26.0%	37,648	0	37,648	37,648	0	37,648	\$24.00	0	0	0
Class C	6	150,484	8,443	5.6%	0	5.6%	0.0%	5.6%	0	0	0	0	0	\$15.00	0	0	0	0
	12	722,715	42,823	5.9%	0	6.7%	0.0%	6.7%	37,648	0	37,648	37,648	0	37,648	\$20.52	0	0	83,157
NORTHWEST																		
Class A	11	2,275,066	689,323	30.3%	21,207	30.5%	0.9%	31.4%	-26,876	-4,441	-31,317	-26,876	-4,441	-31,317	\$22.68	32,448	0	0
Class B	73	5,996,672	872,255	14.5%	17,008	16.4%	0.3%	16.7%	-33,458	6,709	-26,749	-33,458	6,709	-26,749	\$18.88	43,965	0	0
Class C	43	1,631,526	82,580	5.1%	788	6.6%	0.0%	6.6%	-7,070	0	-7,070	-7,070	0	-7,070	\$14.44	529	0	0
	127	9,903,264	1,644,158	16.6%	39,003	18.0%	0.4%	18.4%	-67,404	2,268	-65,136	-67,404	2,268	-65,136	\$20.23	76,942	0	0
RICHMOND/FOUNTAIN VIEW																		
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
Class B	15	842,263	219,591	26.1%	0	32.7%	0.0%	32.7%	-12,863	0	-12,863	-12,863	0	-12,863	\$16.97	10,201	0	0
Class C	20	764,665	71,022	9.3%	0	10.2%	0.0%	10.2%	1,314	0	1,314	1,314	0	1,314	\$16.55	3,713	0	0
	35	1,606,928	290,613	18.1%	0	22.2%	0.0%	22.2%	-11,549	0	-11,549	-11,549	0	-11,549	\$16.94	13,914	0	0
SAN FELIPE/VOSS																		
Class A	3	1,720,793	406,877	23.6%	29,922	29.3%	1.7%	31.0%	15,528	5,816	21,344	15,528	5,816	21,344	\$36.32	10,321	0	0
Class B	32	3,262,820	460,581	14.1%	78,639	15.5%	2.4%	17.9%	-25,653	-233	-25,886	-25,653	-233	-25,886	\$24.17	20,130	0	0
Class C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
	35	4,983,613	867,458	17.4%	108,561	20.2%	2.2%	22.4%	-10,125	5,583	-4,542	-10,125	5,583	-4,542	\$30.31	30,451	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
Class B	20	705,279	29,548	4.2%	0	4.2%	0.0%	4.2%	-4,148	0	-4,148	-4,148	0	-4,148	\$23.29	4,674	0	0
Class C	9	303,348	49,200	16.2%	0	21.2%	0.0%	21.2%	2,063	0	2,063	2,063	0	2,063	\$15.01	2,063	0	0
	30	1,178,627	78,748	6.7%	0	8.0%	0.0%	8.0%	-2,085	0	-2,085	-2,085	0	-2,085	\$18.50	6,737	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
Class B	16	1,449,612	66,829	4.6%	850	4.9%	0.1%	5.0%	-6,124	0	-6,124	-6,124	0	-6,124	\$19.40	24,031	0	0
Class C	13	910,377	26,787	2.9%	0	6.2%	0.0%	6.2%	-600	0	-600	-600	0	-600	\$19.52	5,043	0	0
	30	2,844,989	93,616	3.3%	850	4.5%	0.0%	4.5%	-6,724	0	-6,724	-6,724	0	-6,724	\$19.43	29,074	0	0
SOUTHWEST																		
Class A	8	1,735,621	186,205	10.7%	20,570	23.3%	1.2%	24.5%	5,616	0	5,616	5,616	0	5,616	\$18.46	43,913	0	0
Class B	77	7,040,910	1,319,913	18.7%	99,377	23.5%	1.4%	24.9%	-59,279	-5,060	-64,339	-59,279	-5,060	-64,339	\$16.87	77,548	0	60,000
Class C	41	2,016,674	111,030	5.5%	0	7.4%	0.0%	7.4%	6,619	0	6,619	6,619	0	6,619	\$14.62	9,608	0	0
	126	10,793,205	1,617,148	15.0%	119,947	20.5%	1.1%	21.6%	-47,044	-5,060	-52,104	-47,044	-5,060	-52,104	\$16.99	131,069	0	60,000

Total Office Submarket Statistics: 1Q17

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			1Q17			YTD			Quoted Rates (Gross)	YTD Leasing Activity (sf)	Delivered YTD	Under Construction
						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
WEST BELT																		
Class A	30	4,356,069	867,843	19.9%	504,223	22.0%	11.6%	33.6%	-3,923	-39,096	-43,019	-3,923	-39,096	-43,019	\$29.81	42,573	0	0
Class B	35	1,974,138	374,761	19.0%	143,093	19.6%	7.2%	26.8%	-2,775	-12,454	-15,229	-2,775	-12,454	-15,229	\$20.72	0	0	0
Class C	3	87,629	0	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
	68	6,417,836	1,242,604	19.4%	647,316	21.2%	10.1%	31.3%	-6,698	-51,550	-58,248	-6,698	-51,550	-58,248	\$26.80	42,573	0	0
WEST LOOP																		
Class A	48	17,798,908	2,805,250	15.8%	1,108,483	19.4%	6.2%	25.6%	52,491	-29,459	23,032	52,491	-29,459	23,032	\$36.94	118,803	380,000	104,579
Class B	53	6,161,178	698,412	11.3%	107,304	13.7%	1.7%	15.4%	12,120	2,913	15,033	12,120	2,913	15,033	\$27.55	60,191	0	0
Class C	7	421,310	21,400	5.1%	0	6.4%	0.0%	6.4%	11,753	0	11,753	11,753	0	11,753	\$22.86	14,618	0	0
	108	24,381,396	3,525,062	14.5%	1,215,787	17.7%	5.0%	22.7%	76,364	-26,546	49,818	76,364	-26,546	49,818	\$34.81	193,612	380,000	104,579
WESTCHASE																		
Class A	33	9,817,089	2,242,421	22.8%	1,163,717	18.9%	11.9%	30.8%	-109,784	9,669	-100,115	-109,784	9,669	-100,115	\$36.13	100,999	0	0
Class B	66	7,629,100	1,353,539	17.7%	302,116	22.2%	4.0%	26.2%	-2,481	2,995	514	-2,481	2,995	514	\$19.89	38,779	0	186,000
Class C	10	652,670	25,562	3.9%	3,524	3.9%	0.5%	4.4%	2,195	0	2,195	2,195	0	2,195	\$16.48	0	0	0
	109	18,098,859	3,621,522	20.0%	1,469,357	19.8%	8.1%	27.9%	-110,070	12,664	-97,406	-110,070	12,664	-97,406	\$29.80	139,778	0	186,000
WOODLANDS																		
Class A	39	10,926,590	1,159,883	10.6%	227,598	10.9%	2.1%	13.0%	83,394	0	83,394	83,394	0	83,394	\$36.80	49,153	0	326,800
Class B	77	4,722,628	482,051	10.2%	123,496	11.4%	2.6%	14.0%	-58,423	18,471	-39,952	-58,423	18,471	-39,952	\$24.55	56,014	0	0
Class C	7	383,692	33,162	8.6%	0	13.0%	0.0%	13.0%	-5,399	0	-5,399	-5,399	0	-5,399	\$25.70	0	0	0
	123	16,032,910	1,675,096	10.4%	351,094	11.2%	2.2%	13.4%	19,572	18,471	38,043	19,572	18,471	38,043	\$31.46	105,167	0	326,800

Class A Office Market Statistics: 1Q17

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			1Q17			YTD			Quoted Rates (Gross)	YTD Leasing Activity (sf)	Delivered YTD	Under Construction
						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
Bellaire	7	1,370,869	168,498	12.3%	88,039	16.0%	6.4%	22.4%	-636	-2,600	-3,236	-636	-2,600	-3,236	\$26.98	22,519	0	0
CBD	37	33,366,066	4,459,433	13.4%	1,951,626	15.6%	5.8%	21.4%	-255,913	-3,181	-259,094	-255,913	-3,181	-259,094	\$44.23	477,573	1,056,658	750,000
East Fort Bend/Sugar Land	18	3,592,331	252,843	7.0%	175,101	7.2%	4.9%	12.1%	26,748	-24,897	1,851	26,748	-24,897	1,851	\$31.34	11,987	0	0
FM 1960	15	3,644,353	306,679	8.4%	53,781	9.6%	1.5%	11.1%	3,997	3,794	7,791	3,997	3,794	7,791	\$27.39	11,007	0	0
Greenspoint	25	5,551,944	2,832,813	51.0%	826,943	58.9%	14.9%	73.8%	92,850	12,516	105,366	92,850	12,516	105,366	\$24.00	29,579	0	0
Greenway Plaza	20	7,267,315	1,020,507	14.0%	152,901	18.7%	2.1%	20.8%	12,443	1,921	14,364	12,443	1,921	14,364	\$36.55	34,866	0	212,878
Gulf Freeway/Pasadena	1	22,706	3,122	13.7%	0	13.7%	0.0%	13.7%	0	0	0	0	0	0	\$23.00	0	0	0
I-10 East	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
Katy	15	1,341,508	333,212	24.8%	39,909	34.9%	3.0%	37.9%	3,479	0	3,479	3,479	0	3,479	\$27.92	20,204	0	171,538
Katy Freeway East	20	4,401,225	579,101	13.2%	269,395	13.9%	6.1%	20.0%	68,286	960	69,246	68,286	960	69,246	\$42.88	73,059	238,173	50,000
Katy Freeway West	69	18,481,729	3,385,096	18.3%	1,958,301	18.4%	18.9%	37.3%	148,264	9,597	157,861	148,264	9,597	157,861	\$37.01	107,623	0	86,255
Kingwood/Humble	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
Midtown	7	2,130,993	402,208	18.9%	161,168	27.2%	7.6%	34.8%	5,699	0	5,699	5,699	0	5,699	\$34.06	14,190	0	0
NASA/Clear Lake	12	1,770,973	159,786	9.0%	54,843	10.7%	3.1%	13.8%	14,588	-14,918	-330	14,588	-14,918	-330	\$24.07	1,416	0	0
Northeast Near	1	369,000	0	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	-	0	83,157
Northwest	11	2,275,066	689,323	30.3%	21,207	30.5%	0.9%	31.4%	-26,876	-4,441	-31,317	-26,876	-4,441	-31,317	\$22.68	32,448	0	0
Richmond/Fountainview	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
San Felipe/Voss	3	1,720,793	406,877	23.6%	29,922	29.3%	1.7%	31.0%	15,528	5,816	21,344	15,528	5,816	21,344	\$36.32	10,321	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
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
Southwest	8	1,735,621	186,205	10.7%	20,570	23.3%	1.2%	24.5%	5,616	0	5,616	5,616	0	5,616	\$18.46	43,913	0	0
West Belt	30	4,356,069	867,843	19.9%	504,223	22.0%	11.6%	33.6%	-3,923	-39,096	-43,019	-3,923	-39,096	-43,019	\$29.81	42,573	0	0
West Loop	48	17,798,908	2,805,250	15.8%	1,108,483	19.4%	6.2%	25.6%	52,491	-29,459	23,032	52,491	-29,459	23,032	\$36.94	118,803	380,000	104,579
Westchase	33	9,817,089	2,242,421	22.8%	1,163,717	18.9%	11.9%	30.8%	-109,784	9,669	-100,115	-109,784	9,669	-100,115	\$36.13	100,999	0	0
Woodlands	39	10,926,590	1,159,883	10.6%	227,598	10.9%	2.1%	13.0%	83,394	0	83,394	83,394	0	83,394	\$36.80	49,153	0	326,800
	421	132,596,148	22,261,100	16.8%	8,807,727	18.6%	6.6%	25.2%	136,251	-74,319	61,932	136,251	-74,319	61,932	\$35.46	1,202,233	1,674,831	1,785,207

Class B Office Market Statistics: 1Q17

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			1Q17			YTD			Quoted Rates (Gross)	YTD Leasing Activity (sf)	Delivered YTD	Under Construction
						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
Bellaire	20	2,519,698	140,715	5.6%	0	8.1%	0.0%	8.1%	7,441	7,727	15,168	7,441	7,727	15,168	\$24.08	5,067	0	0
CBD	37	11,873,731	2,783,357	23.4%	190,365	26.0%	1.6%	27.6%	-202,194	152,590	-49,604	-202,194	152,590	-49,604	\$30.37	49,085	0	0
East Fort Bend/Sugar Land	47	2,758,565	272,943	9.9%	20,023	14.8%	0.7%	15.5%	234	-253	-19	234	-253	-19	\$21.97	27,387	0	187,200
FM 1960	76	4,447,523	887,942	20.0%	191,238	23.0%	4.3%	27.3%	-51,089	-3,941	-55,030	-51,089	-3,941	-55,030	\$16.57	63,492	0	0
Greenspoint	63	6,320,603	1,953,725	30.9%	307,084	34.6%	4.9%	39.5%	-29,128	-2,431	-31,559	-29,128	-2,431	-31,559	\$16.82	60,137	0	0
Greenway Plaza	34	3,663,552	312,475	8.5%	35,994	10.7%	1.0%	11.7%	-26,312	-11,801	-38,113	-26,312	-11,801	-38,113	\$26.48	24,244	0	0
Gulf Freeway/Pasadena	45	2,532,653	220,983	8.7%	27,610	13.5%	1.1%	14.6%	18,174	2,668	20,842	18,174	2,668	20,842	\$21.49	55,653	0	82,800
I-10 East	6	397,701	147,188	37.0%	0	41.2%	0.0%	41.2%	-9,049	0	-9,049	-9,049	0	-9,049	\$15.35	2,077	0	0
Katy	16	1,135,133	32,722	2.9%	0	11.1%	0.0%	11.1%	16,566	0	16,566	16,566	0	16,566	\$26.48	6,000	0	63,000
Katy Freeway East	31	2,578,566	301,981	11.7%	200,126	13.3%	7.8%	21.1%	-4,733	6,206	1,473	-4,733	6,206	1,473	\$21.81	57,704	0	0
Katy Freeway West	78	7,786,327	1,674,956	21.5%	227,653	25.5%	2.9%	28.4%	-118,313	11,090	-107,223	-118,313	11,090	-107,223	\$23.56	88,991	0	0
Kingwood/Humble	25	1,524,891	73,103	4.8%	8,730	5.3%	0.6%	5.9%	100,400	0	100,400	100,400	0	100,400	\$23.08	4,737	100,000	0
Midtown	40	3,449,306	271,678	7.9%	2,562	9.3%	0.1%	9.4%	-40,776	3,507	-37,269	-40,776	3,507	-37,269	\$29.20	38,839	0	0
NASA/Clear Lake	59	3,789,267	1,022,686	27.0%	32,090	29.6%	0.8%	30.4%	-54,656	4,000	-50,656	-54,656	4,000	-50,656	\$17.97	18,143	0	0
Northeast Near	5	203,231	34,380	16.9%	0	26.0%	0.0%	26.0%	37,648	0	37,648	37,648	0	37,648	\$24.00	0	0	0
Northwest	73	5,996,672	872,255	14.5%	17,008	16.4%	0.3%	16.7%	-33,458	6,709	-26,749	-33,458	6,709	-26,749	\$18.88	43,965	0	0
Richmond/Fountainview	15	842,263	219,591	26.1%	0	32.7%	0.0%	32.7%	-12,863	0	-12,863	-12,863	0	-12,863	\$16.97	10,201	0	0
San Felipe/Voss	32	3,262,820	460,581	14.1%	78,639	15.5%	2.4%	17.9%	-25,653	-233	-25,886	-25,653	-233	-25,886	\$24.17	20,130	0	0
South	20	705,279	29,548	4.2%	0	4.2%	0.0%	4.2%	-4,148	0	-4,148	-4,148	0	-4,148	\$23.29	4,674	0	0
South Main/Medical Center	16	1,449,612	66,829	4.6%	850	4.9%	0.1%	5.0%	-6,124	0	-6,124	-6,124	0	-6,124	\$19.40	24,031	0	0
Southwest	77	7,040,910	1,319,913	18.7%	99,377	23.5%	1.4%	24.9%	-59,279	-5,060	-64,339	-59,279	-5,060	-64,339	\$16.87	77,548	0	60,000
West Belt	35	1,974,138	374,761	19.0%	143,093	19.6%	7.2%	26.8%	-2,775	-12,454	-15,229	-2,775	-12,454	-15,229	\$20.72	0	0	0
West Loop	53	6,161,178	698,412	11.3%	107,304	13.7%	1.7%	15.4%	12,120	2,913	15,033	12,120	2,913	15,033	\$27.55	60,191	0	0
Westchase	66	7,629,100	1,353,539	17.7%	302,116	22.2%	4.0%	26.2%	-2,481	2,995	514	-2,481	2,995	514	\$19.89	38,779	0	186,000
Woodlands	77	4,722,628	482,051	10.2%	123,496	11.4%	2.6%	14.0%	-58,423	18,471	-39,952	-58,423	18,471	-39,952	\$24.55	56,014	0	0
	1,046	94,765,347	16,008,314	16.9%	2,115,358	19.9%	2.2%	22.1%	-548,871	182,703	-366,168	-548,871	182,703	-366,168	\$21.14	837,089	100,000	579,000

Class C Office Market Statistics: 1Q17

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			1Q17			YTD			Quoted Rates (Gross)	YTD Leasing Activity (sf)	Delivered YTD	Under Construction
						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
Bellaire	10	564,687	41,472	7.3%	0	7.3%	0.0%	7.3%	-5,880	0	-5,880	-5,880	0	-5,880	\$16.83	4,665	0	0
CBD	22	1,172,165	98,687	8.4%	0	8.6%	0.0%	8.6%	-2,491	0	-2,491	-2,491	0	-2,491	\$19.45	600	0	0
East Fort Bend/Sugar Land	6	220,524	39,464	17.9%	0	17.9%	0.0%	17.9%	0	0	0	0	0	0	-	0	0	0
FM 1960	24	793,387	66,597	8.4%	0	10.5%	0.0%	10.5%	4,478	973	5,451	4,478	973	5,451	\$13.37	10,984	0	0
Greenspoint	26	1,881,215	295,067	15.7%	3,550	18.4%	0.2%	18.6%	-38,529	0	-38,529	-38,529	0	-38,529	\$14.12	6,891	0	0
Greenway Plaza	19	631,222	83,228	13.2%	0	13.2%	0.0%	13.2%	-7,420	0	-7,420	-7,420	0	-7,420	\$22.15	2,925	0	0
Gulf Freeway/Pasadena	32	1,099,840	69,672	6.3%	0	10.7%	0.0%	10.7%	1,022	0	1,022	1,022	0	1,022	\$17.52	8,317	0	0
I-10 East	6	227,884	83,277	36.5%	0	36.5%	0.0%	36.5%	0	0	0	0	0	0	\$20.84	0	0	0
Katy	4	210,935	297	0.1%	0	0.1%	0.0%	0.1%	713	0	713	713	0	713	\$25.92	814	0	0
Katy Freeway East	24	1,175,423	35,936	3.1%	13,375	3.3%	1.1%	4.4%	-1,073	0	-1,073	-1,073	0	-1,073	\$18.23	3,410	0	0
Katy Freeway West	11	446,823	23,113	5.2%	6,333	6.7%	1.4%	8.1%	1,237	-3,488	-2,251	1,237	-3,488	-2,251	\$19.56	1,700	0	0
Kingwood/Humble	5	168,300	24,800	14.7%	0	14.7%	0.0%	14.7%	0	0	0	0	0	0	\$15.47	0	0	0
Midtown	27	835,019	86,548	10.4%	2,483	10.4%	0.3%	10.7%	-1,510	0	-1,510	-1,510	0	-1,510	\$24.49	0	0	0
NASA/Clear Lake	23	740,668	101,532	13.7%	0	14.4%	0.0%	14.4%	-1,305	0	-1,305	-1,305	0	-1,305	\$14.90	7,537	0	0
Northeast Near	6	150,484	8,443	5.6%	0	5.6%	0.0%	5.6%	0	0	0	0	0	0	\$15.00	0	0	0
Northwest	43	1,631,526	82,580	5.1%	788	6.6%	0.0%	6.6%	-7,070	0	-7,070	-7,070	0	-7,070	\$14.44	529	0	0
Richmond/Fountainview	20	764,665	71,022	9.3%	0	10.2%	0.0%	10.2%	1,314	0	1,314	1,314	0	1,314	\$16.55	3,713	0	0
San Felipe/Voss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
South	9	303,348	49,200	16.2%	0	21.2%	0.0%	21.2%	2,063	0	2,063	2,063	0	2,063	\$15.01	2,063	0	0
South Main/Medical Center	13	910,377	26,787	2.9%	0	6.2%	0.0%	6.2%	-600	0	-600	-600	0	-600	\$19.52	5,043	0	0
Southwest	41	2,016,674	111,030	5.5%	0	7.4%	0.0%	7.4%	6,619	0	6,619	6,619	0	6,619	\$14.62	9,608	0	0
West Belt	3	87,629	0	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
West Loop	7	421,310	21,400	5.1%	0	6.4%	0.0%	6.4%	11,753	0	11,753	11,753	0	11,753	\$22.86	14,618	0	0
Westchase	10	652,670	25,562	3.9%	3,524	3.9%	0.5%	4.4%	2,195	0	2,195	2,195	0	2,195	\$16.48	0	0	0
Woodlands	7	383,692	33,162	8.6%	0	13.0%	0.0%	13.0%	-5,399	0	-5,399	-5,399	0	-5,399	\$25.70	0	0	0
	398	17,490,467	1,478,876	8.5%	30,053	10.2%	0.2%	10.4%	-39,883	-2,515	-42,398	-39,883	-2,515	-42,398	\$17.13	83,417	0	0