

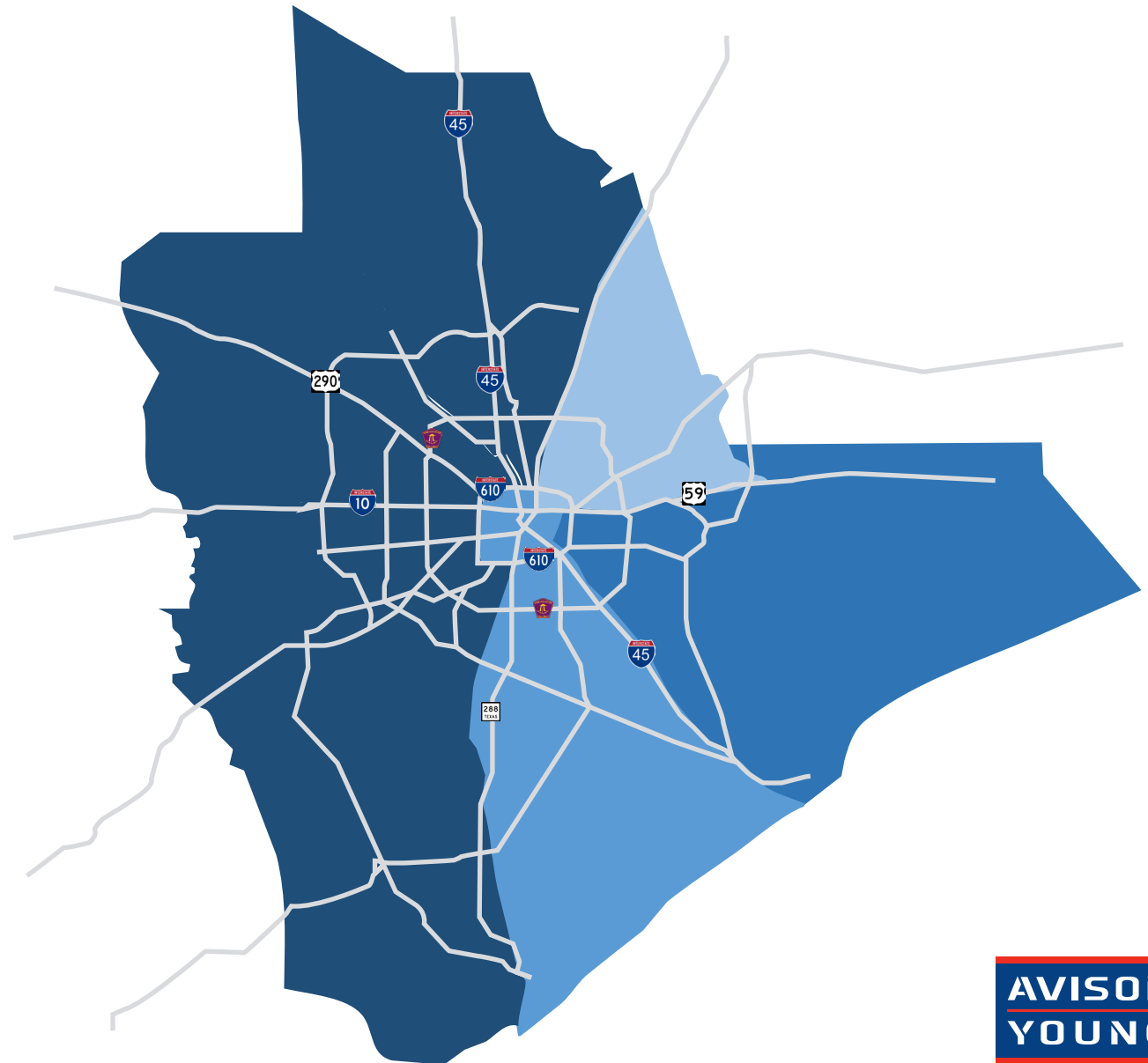
HOUSTON

Average NNN Asking Rate (All Types) | Asking Rate= \$6.34








3Q16

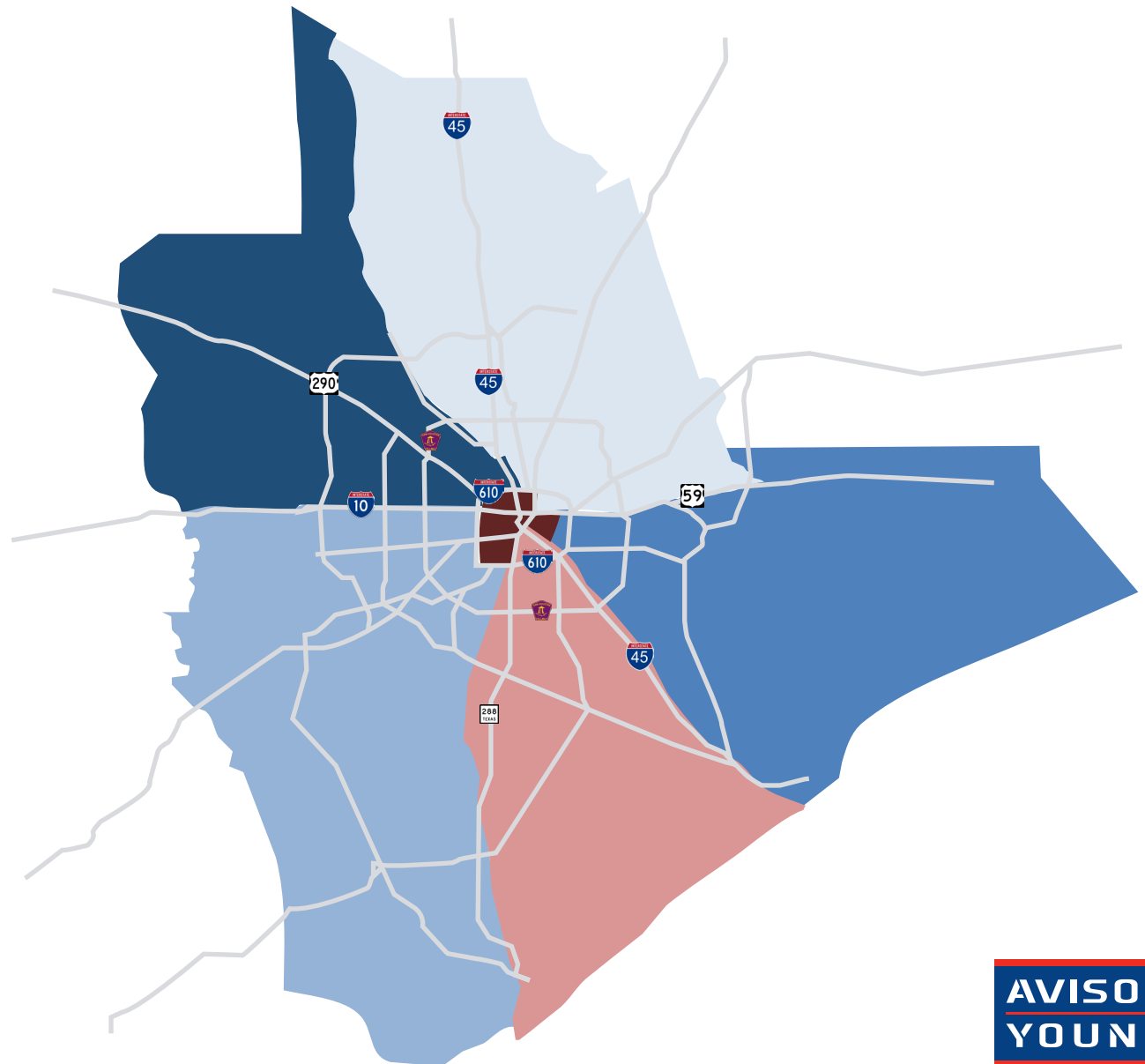
Submarket	Quoted Rates
Northeast	\$4.96
CBD - Inner Loop	\$5.30
South	\$5.33
Southeast	\$6.70
Northwest	\$7.04
North	\$7.28
Southwest	\$7.75
\$6.34	

Key	
4 to 5	
5 to 6	
6 to 7	
7 to 8	
8 to 9	



Submarket	YTD Absorption
CBD - Inner Loop	-772,619
South	-410
Northeast	284,939
North	462,288
Southwest	879,147
Southeast	1,948,547
Northwest	4,160,666
994,651 SF	

Key	
	-800,000 to -400,000
	-400,000 to -100,000
	-100,000 to 0
	0 to 500,000
	500,000 to 1,000,000
	1,000,000 to 2,500,000
	2,500,000 to 5,000,000






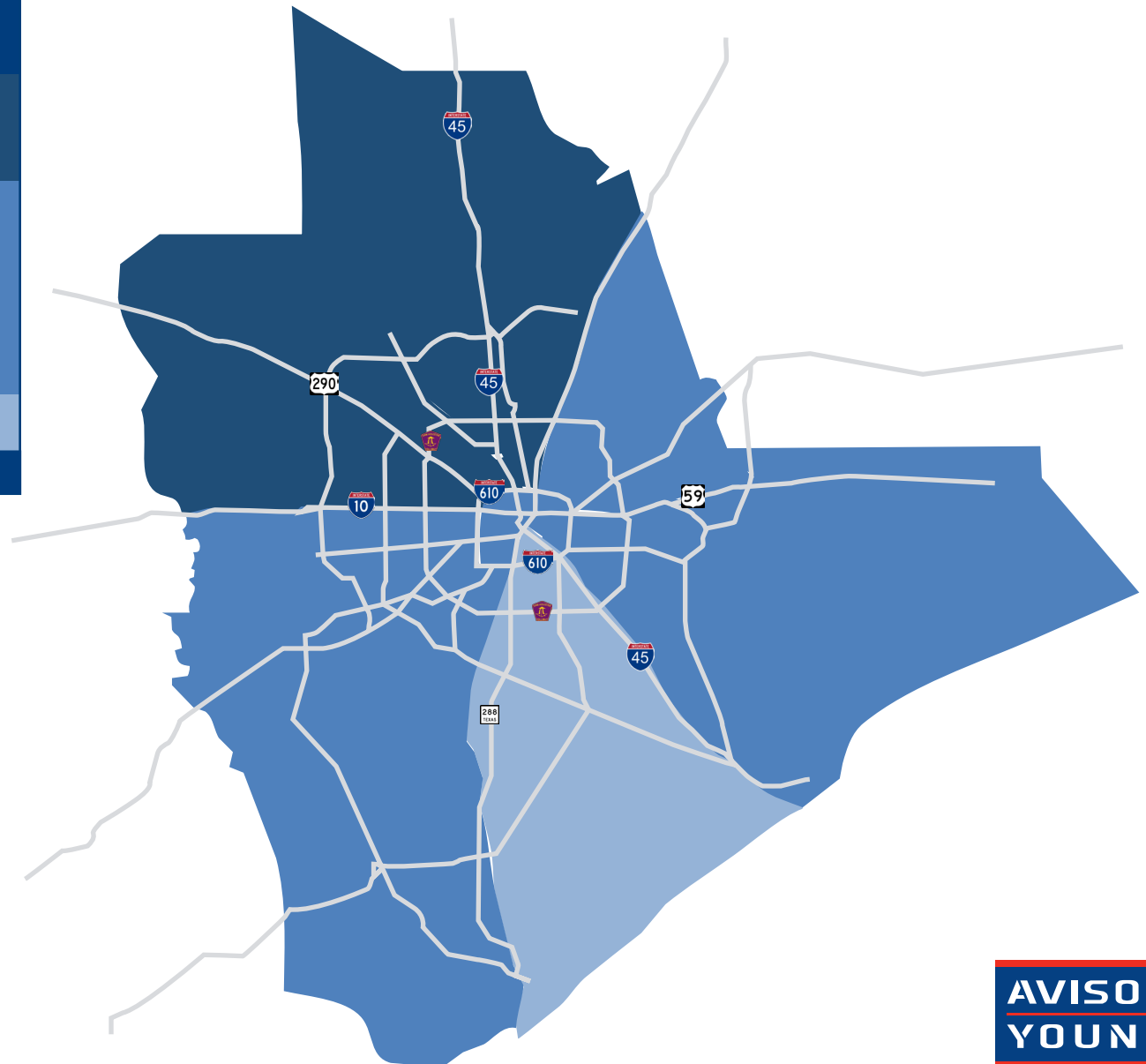
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Total Available Sublease Space | 665,050 SF | 8.84%

3Q16

Submarket	Available Sublease Space (SF)	Available Sublease Space (%)
Northwest	1,559,760	9.20
North	1,386,346	13.60
Southwest	465,924	8.40
CBD - Inner Loop	375,600	11.30
Southeast	323,833	7.00
Northeast	319,881	5.50
South	224,005	6.90
	665,050 SF	8.84%

Key	
	0 to 300,000
	300,000 to 500,000
	500,000 to 2,000,000







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Vacancy Rate | 3,335,222 SF | 4.4%

3Q16

Submarket	Vacancy Rate (%)	Total Vacancy (SF)
North	8	6,382,281
Northwest	5.8	7,849,527
CBD - Inner Loop	5.6	2,718,653
Southwest	4.8	2,802,803
Southeast	2.7	2,108,413
South	2.4	923,914
Northeast	1.8	560,964
	4.4%	3,335,222 SF

Key	
	0 to 2.25%
	2.25 to 5.5%
	5.5 to 7.25%
	7.25 to 9%

