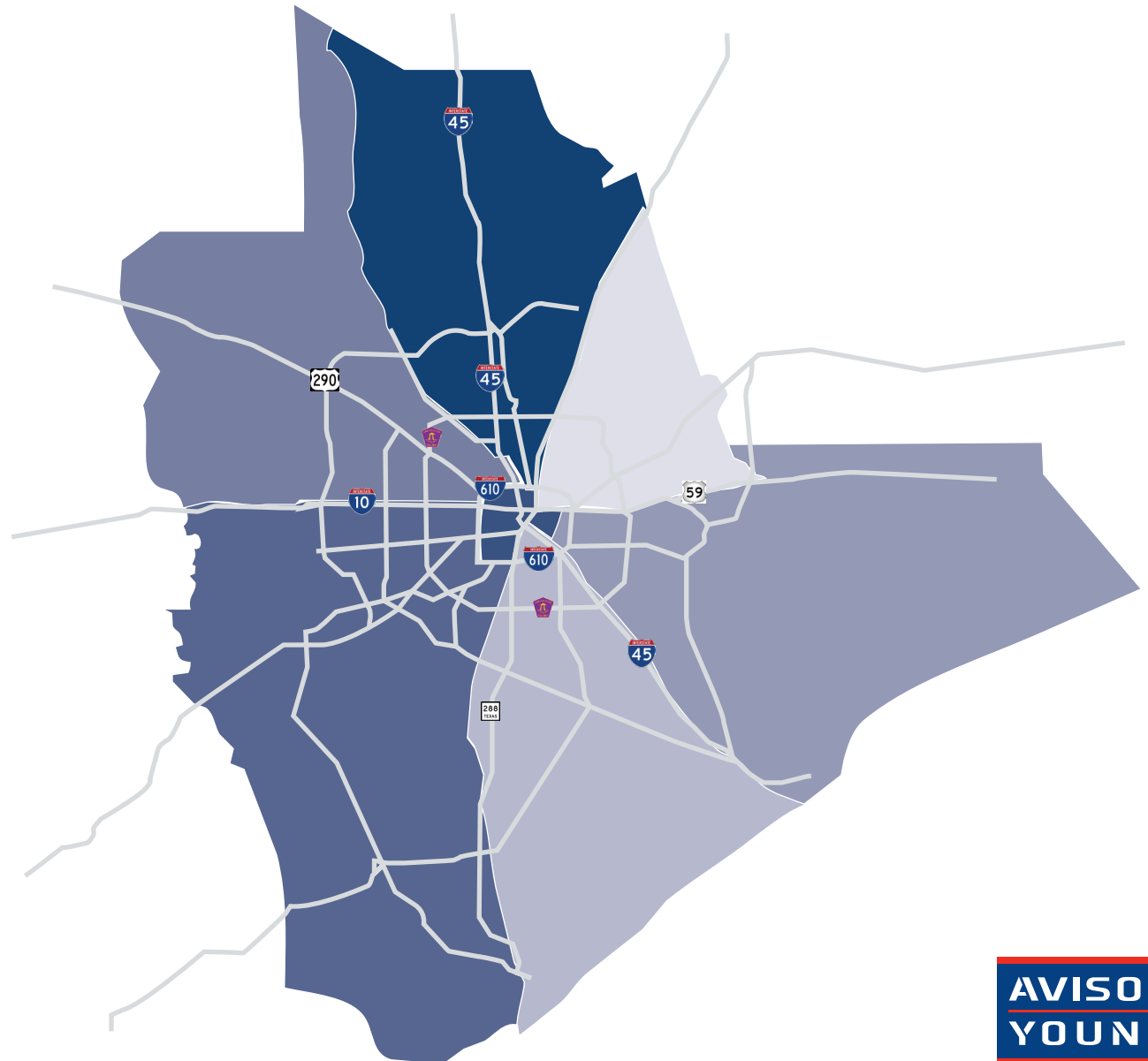


HOUSTON

Vacancy Rate | 5.1%

4Q16

	Vacancy (%)	
Northeast	1.5%	
South	3.1%	
Southeast	4.1%	
Northwest	4.7%	
Southwest	5.7%	
CBD- Inner Loop	5.7%	
North	8.2%	
Overall	5.1%	

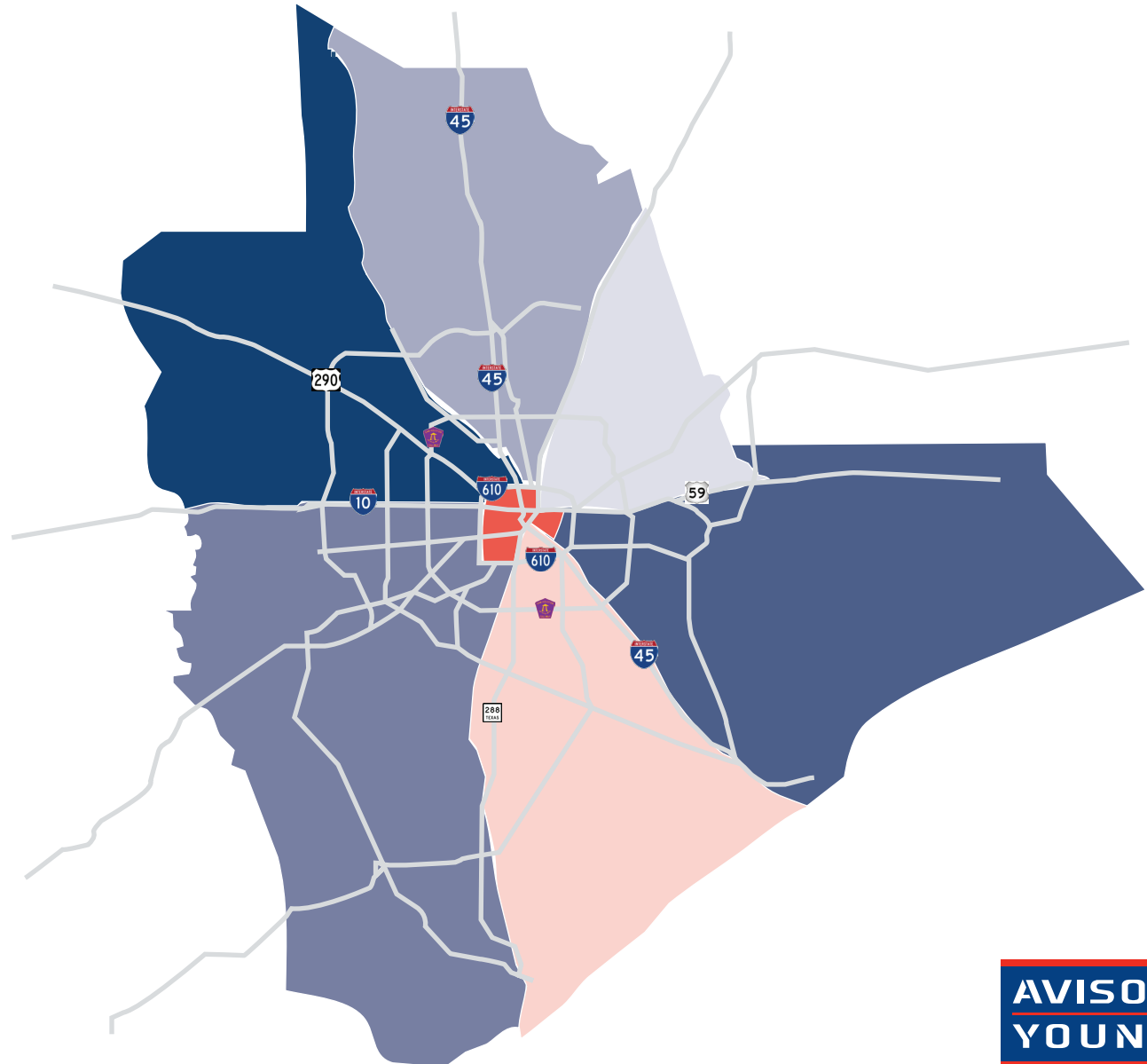


HOUSTON

YTD Absorption | 8,776,589 SF

4Q16

Submarket	YTD Absorption
Northwest	5,154,843
Southeast	2,855,832
Southwest	1,044,505
North	473,002
Northeast	180,604
South	-138,436
CBD - Inner Loop	-793,761
Total	8,776,589

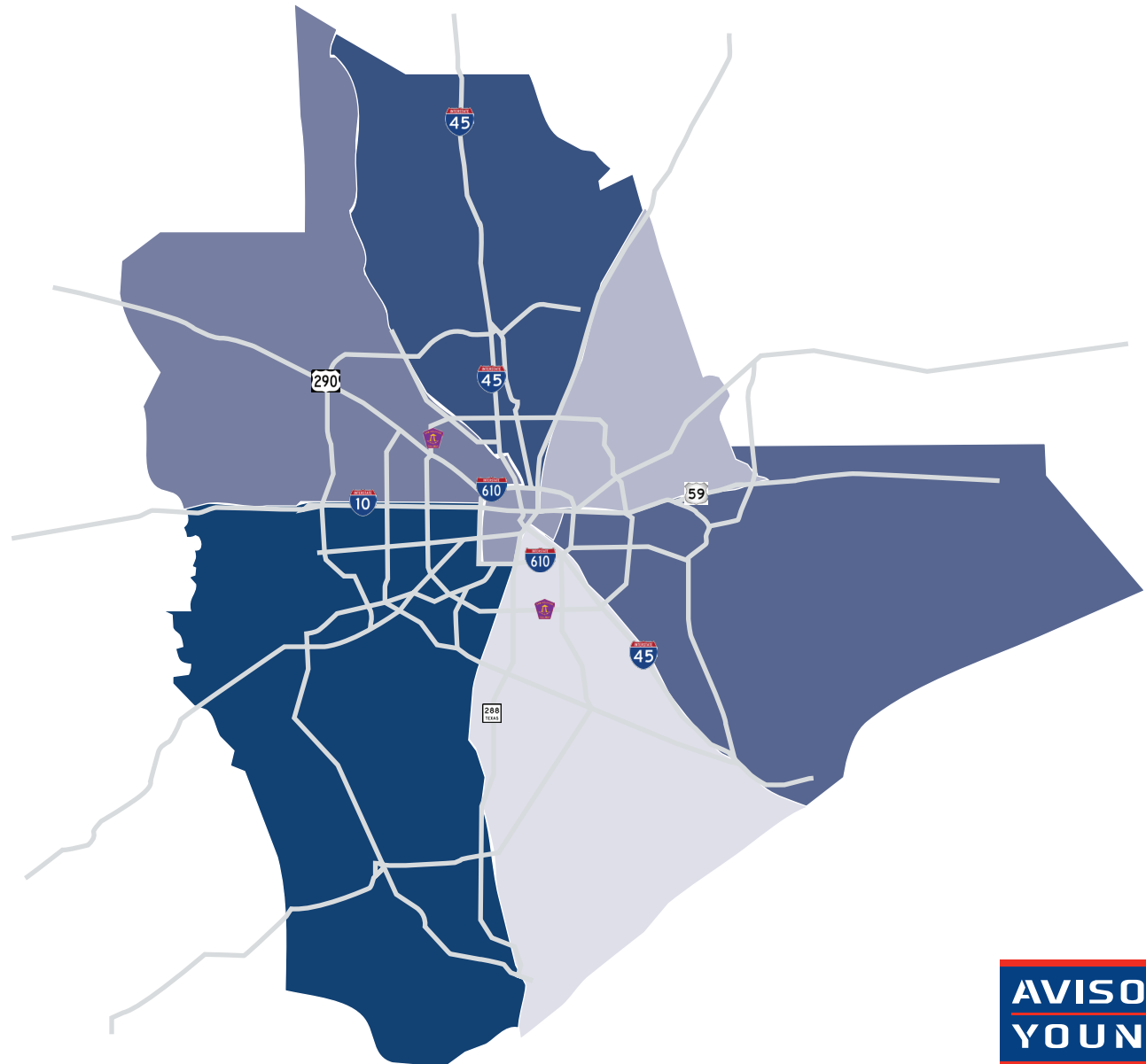


HOUSTON

Average NNN Asking Rate (All Types) | Asking Rate= \$6.53

4Q16

Quoted NNN Rates	
Southwest	\$7.69
North	\$7.37
Southeast	\$6.83
Northwest	\$6.66
CBD- Inner Loop	\$5.22
Northeast	\$5.20
South	\$5.11
Average	\$6.53

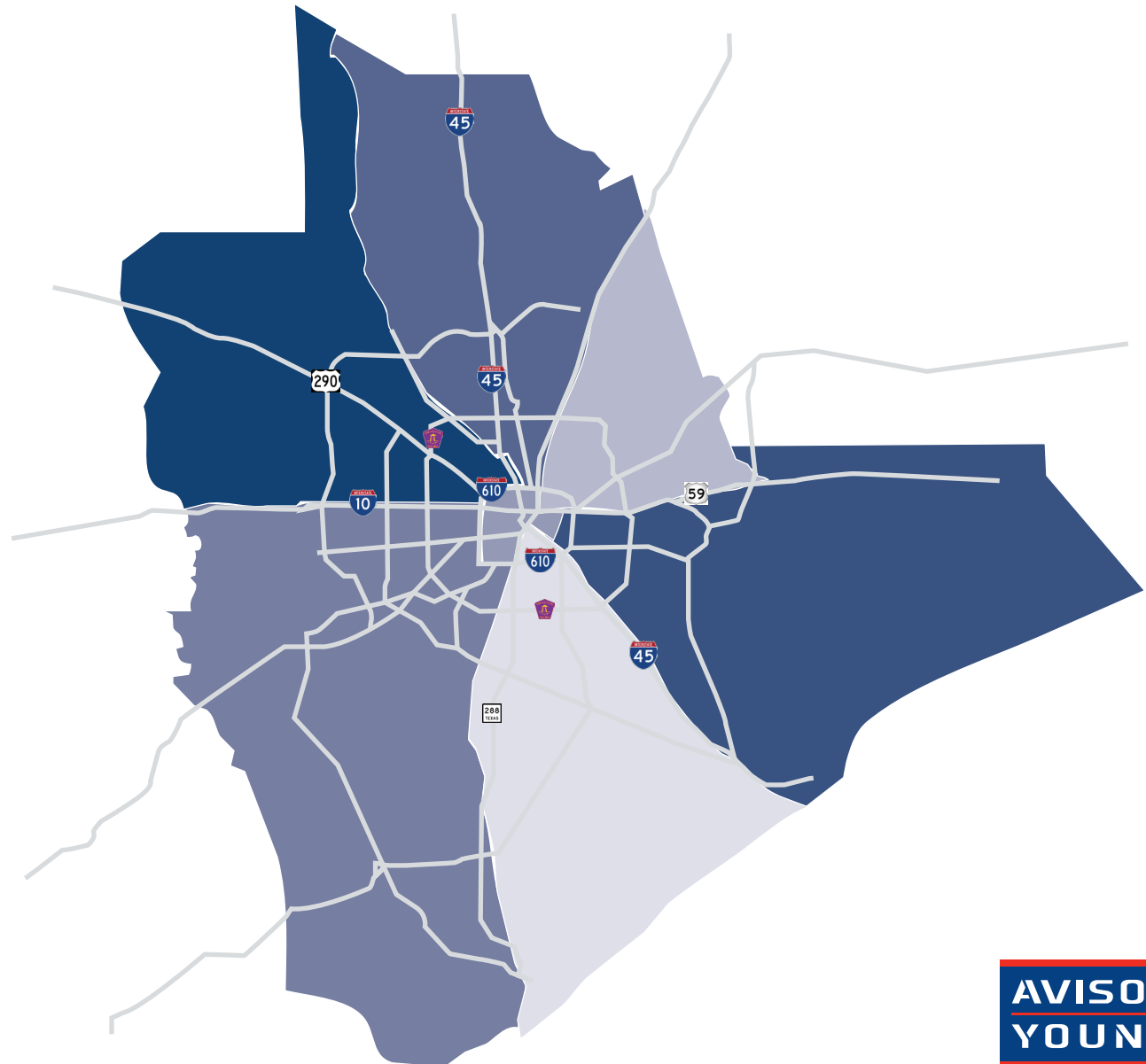


HOUSTON

Total Leasing Activity = 16,452,577 SF

4Q16

Submarket	Leasing Activity (sf)
Northwest	6,519,529
Southeast	2,924,091
North	2,638,984
Southwest	1,696,099
CBD- Inner Loop	1,077,867
Northeast	881,942
South	714,065
Total	16,452,577



HOUSTON

Available Sublease Space = 5,230,642 SF

4Q16

Submarket	Available Sublease Space (sf)
Northwest	1,688,233
North	1,211,514
Southeast	736,333
Southwest	648,394
CBD- Inner Loop	380,600
Northeast	341,563
South	224,005
Total	5,230,642

