

CBD & Suburban Office Market Statistics: 2Q16

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			2Q16			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	35	32,187,870	3,736,748	11.6%	2,184,443	11.4%	6.8%	18.2%	25,146	-30,994	-5,848	119,609	85,578	205,187	\$42.11	186,814	406,600	1,050,000	
Class B	38	12,374,273	2,655,748	21.5%	276,003	23.5%	2.2%	25.7%	-3,662	29,370	25,708	5,165	32,403	37,568	\$29.13	108,749	0	0	
Class C	23	1,218,170	191,370	15.7%	0	15.7%	0.0%	15.7%	-3,989	0	-3,989	4,666	0	4,666	\$21.14	6,357	0	0	
	96	45,780,313	6,583,866	14.4%	2,460,446	14.7%	5.4%	20.1%	17,495	-1,624	15,871	129,440	117,981	247,421	\$38.41	301,920	406,600	1,050,000	
SUBURBAN																			
Class A	392	97,065,179	14,881,191	15.3%	6,572,326	18.6%	6.8%	25.4%	-71,517	65,700	-5,817	386,343	447,358	833,701	\$32.50	1,910,406	2,939,403	2,377,052	
Class B	1,009	83,605,579	11,513,782	13.8%	2,185,648	18.1%	2.6%	20.7%	123,762	-96,228	27,534	315,919	-137,133	178,786	\$20.35	2,174,556	0	348,000	
Class C	390	16,982,695	1,386,327	8.2%	43,822	10.2%	0.3%	10.5%	-33,876	-4,299	-38,175	-58,807	-404	-59,211	\$16.64	260,869	0	0	
	1,791	197,653,453	27,781,300	14.1%	8,801,796	17.7%	4.5%	22.2%	18,369	-34,827	-16,458	643,455	309,821	953,276	\$26.27	4,345,831	2,939,403	2,725,052	
TOTAL																			
Class A	427	129,253,049	18,617,939	14.4%	8,756,769	16.7%	6.8%	23.5%	-46,371	34,706	-11,665	505,952	532,936	1,038,888	\$34.36	2,097,220	3,346,003	3,427,052	
Class B	1,047	95,979,852	14,169,530	14.8%	2,461,651	18.8%	2.6%	21.4%	120,100	-66,858	53,242	321,084	-104,730	216,354	\$21.09	2,283,305	0	348,000	
Class C	413	18,200,865	1,577,697	8.7%	43,822	10.5%	0.2%	10.7%	-37,865	-4,299	-42,164	-54,141	-404	-54,545	\$16.98	267,226	0	0	
	1,887	243,433,766	34,365,166	14.1%	11,262,242	17.1%	4.6%	18.5%	35,864	-36,451	-587	772,895	427,802	1,200,697	\$26.78	4,647,751	3,346,003	3,775,052	

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						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
Bellaire	39	4,517,037	299,857	6.6%	49,775	9.4%	1.1%	10.5%	7,374	-377	6,997	-44,800	23,378	-21,422	\$25.04	119,383	0	0
CBD	96	45,780,313	6,583,866	14.4%	2,460,446	14.7%	5.4%	20.1%	17,495	-1,624	15,871	129,440	117,981	247,421	\$38.41	301,920	406,600	1,050,000
East Fort Bend/Sugar Land	71	6,686,816	475,213	7.1%	127,132	10.7%	1.9%	12.6%	85,305	-2,781	82,524	150,876	3,032	153,908	\$25.24	177,753	0	0
FM 1960	116	8,908,187	1,203,071	13.5%	298,021	16.2%	3.3%	19.5%	22,379	19,508	41,887	21,640	-20,770	870	\$19.46	190,715	0	0
Greenspoint	117	13,972,814	4,105,412	29.4%	1,026,762	41.0%	7.3%	48.3%	-51,607	15,006	-36,601	-157,656	62,178	-95,478	\$21.02	319,541	0	0
Greenway Plaza	72	11,367,302	1,323,030	11.6%	178,699	16.1%	1.6%	17.7%	-45,153	-5,107	-50,260	103,159	5,033	108,192	\$33.22	233,089	0	398,696
Gulf Freeway/Pasadena	81	3,839,041	344,150	9.0%	48,884	13.1%	1.3%	14.4%	-76,180	26,330	-49,850	-54,395	26,330	-28,065	\$20.48	210,725	80000	0
I-10 East	16	826,695	202,013	24.4%	0	26.2%	0.0%	26.2%	-6,474	0	-6,474	4,723	0	4,723	\$17.92	0	0	0
Katy	33	2,592,729	400,596	15.5%	52,370	16.9%	2.0%	18.9%	33,837	1,600	35,437	47,309	3,555	50,864	\$27.42	98,913	124017	0
Katy Freeway East	75	7,925,650	654,955	8.3%	386,799	9.8%	4.9%	14.7%	28,688	-13,298	15,390	281,085	-22,879	258,206	\$30.66	352,760	0	288,173
Katy Freeway West	155	26,277,389	4,131,995	15.7%	2,898,658	18.2%	11.0%	29.2%	-181,636	37,246	-144,390	-375,377	153,562	-221,815	\$30.61	379,198	524,386	428,565
Kingwood/Humble	29	1,591,602	119,926	7.5%	8,730	7.5%	0.5%	8.0%	28,501	0	28,501	50,494	0	50,494	\$20.81	33,952	0	0
Midtown	75	6,420,977	745,511	11.6%	57,138	12.8%	0.9%	13.7%	-441	2,692	2,251	2,014	1,364	3,378	\$32.94	126,399	0	0
NASA/Clear Lake	92	6,221,240	995,519	16.0%	39,716	21.6%	0.6%	22.2%	77,445	-4,000	73,445	174,688	-4,000	170,688	\$18.85	162,703	0	0
Northeast Near	12	722,715	67,977	9.4%	0	7.5%	0.0%	7.5%	2,530	0	2,530	369,744	0	369,744	\$17.91	4,896	369000	0
Northwest	129	10,011,538	1,656,217	16.5%	63,401	20.8%	0.6%	21.4%	45,876	-5,087	40,789	-64,428	11,633	-52,795	\$19.72	237,707	0	0
Richmond/Fountainview	35	1,607,718	280,532	17.4%	0	22.3%	0.0%	22.3%	12,354	0	12,354	-5,008	0	-5,008	\$17.44	38,010	0	0
San Felipe/Voss	36	5,020,394	708,688	14.1%	47,613	20.0%	0.9%	20.9%	-82,452	6,794	-75,658	-76,025	1,814	-74,211	\$30.43	149,566	0	0
South	31	1,257,687	92,535	7.4%	0	11.1%	0.0%	11.1%	-8,070	0	-8,070	-7,437	0	-7,437	\$25.63	15,139	0	0
South Main/Medical Center	30	2,925,412	133,583	4.6%	700	5.3%	0.0%	5.3%	105,776	0	105,776	116,105	282	116,387	\$19.38	35,180	0	0
Southwest	127	10,801,552	1,642,692	15.2%	59,294	19.9%	0.5%	20.4%	58,212	4,050	62,262	74,929	-594	74,335	\$16.67	369,470	0	0
West Belt	66	6,379,354	1,109,353	17.4%	374,433	18.9%	5.9%	24.8%	123,689	-120,102	3,587	111,658	-130,521	-18,863	\$26.27	101,332	0	0
West Loop	107	23,483,824	3,025,201	12.9%	1,284,320	16.7%	5.5%	22.2%	-59,147	-300	-59,447	-26,312	67,774	41,462	\$35.44	410,343	165,000	1,060,000
Westchase	108	18,347,361	2,336,665	12.7%	1,352,548	14.3%	7.4%	21.7%	-129,219	45,058	-84,161	-10,224	141,190	130,966	\$31.46	406,525	1,517,000	186,000
Woodlands	139	15,948,419	1,726,609	10.8%	446,803	13.4%	2.8%	16.2%	26,782	-42,059	-15,277	-43,307	-12,540	-55,847	\$30.88	172,532	240,000	201,618
TOTAL	1,887	243,433,766	34,365,166	14.1%	11,262,242	17.1%	4.6%	21.7%	35,864	-36,451	-587	772,895	427,802	1,200,697	\$26.78	4,647,751	3,426,003	3,613,052

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						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
BELLAIRE																		
Class A	6	1,091,536	89,620	8.2%	42,048	14.2%	3.9%	18.1%	6,930	-377	6,553	-3,057	23,378	20,321	\$26.64	12,948	0	0
Class B	22	2,830,414	175,324	6.2%	7,727	8.2%	0.3%	8.5%	-2,205	0	-2,205	-48,805	0	-48,805	\$24.43	82,742	0	0
Class C	11	595,087	34,913	5.9%	0	6.1%	0.0%	6.1%	2,649	0	2,649	7,062	0	7,062	\$16.51	23,693	0	0
	39	4,517,037	299,857	6.6%	49,775	9.4%	1.1%	10.5%	7,374	-377	6,997	-44,800	23,378	-21,422	\$25.04	119,383	0	0
CBD																		
Class A	35	32,187,870	3,736,748	11.6%	2,184,443	11.4%	6.8%	18.2%	25,146	-30,994	-5,848	119,609	85,578	205,187	\$42.11	186,814	406,600	1,050,000
Class B	38	12,374,273	2,655,748	21.5%	276,003	23.5%	2.2%	25.7%	-3,662	29,370	25,708	5,165	32,403	37,568	\$29.13	108,749	0	0
Class C	23	1,218,170	191,370	15.7%	0	15.7%	0.0%	15.7%	-3,989	0	-3,989	4,666	0	4,666	\$21.14	6,357	0	0
	96	45,780,313	6,583,866	14.4%	2,460,446	14.7%	5.4%	20.1%	17,495	-1,624	15,871	129,440	117,981	247,421	\$38.41	301,920	406,600	1,050,000
EAST FORT BEND/SUGAR LAND																		
Class A	18	3,592,331	198,322	5.5%	106,621	7.3%	3.0%	10.3%	100,933	-2,385	98,548	136,490	1,343	137,833	\$28.27	102,885	0	0
Class B	47	2,757,133	276,891	10.0%	20,511	16.4%	0.7%	17.1%	-15,628	-396	-16,024	14,386	1,689	16,075	\$21.99	74,868	0	0
Class C	6	337,352	0	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	\$21.00	0	0	0
	71	6,686,816	475,213	7.1%	127,132	10.7%	1.9%	12.6%	85,305	-2,781	82,524	150,876	3,032	153,908	\$25.24	177,753	0	0
FM 1960																		
Class A	15	3,631,943	298,965	8.2%	63,433	8.9%	1.7%	10.6%	16,630	0	16,630	15,434	0	15,434	\$26.76	84,469	0	0
Class B	77	4,500,141	844,351	18.8%	233,615	23.4%	5.2%	28.6%	9,297	20,481	29,778	7,890	-19,797	-11,907	\$17.35	100,214	0	0
Class C	24	776,103	59,755	7.7%	973	9.3%	0.1%	9.4%	-3,548	-973	-4,521	-1,684	-973	-2,657	\$14.11	6,032	0	0
	116	8,908,187	1,203,071	13.5%	298,021	16.2%	3.3%	19.5%	22,379	19,508	41,887	21,640	-20,770	870	\$19.46	190,715	0	0
GREENSPPOINT																		
Class A	25	5,562,492	2,204,901	39.6%	651,719	59.8%	11.7%	71.5%	-166,287	-7,611	-173,898	-252,847	19,428	-233,419	\$25.07	94,383	0	0
Class B	66	6,538,107	1,631,739	25.0%	375,043	31.7%	5.7%	37.4%	98,017	22,617	120,634	85,138	42,750	127,888	\$16.74	166,118	0	0
Class C	26	1,872,215	268,772	14.4%	0	17.8%	0.0%	17.8%	16,663	0	16,663	10,053	0	10,053	\$13.96	59,040	0	0
	117	13,972,814	4,105,412	29.4%	1,026,762	41.0%	7.3%	48.3%	-51,607	15,006	-36,601	-157,656	62,178	-95,478	\$21.02	319,541	0	0
GREENWAY PLAZA																		
Class A	19	7,072,528	984,753	13.9%	160,645	15.4%	2.3%	17.7%	26,828	-5,107	21,721	174,226	3,374	177,600	\$36.08	130,638	0	398,696
Class B	34	3,663,552	262,228	7.2%	18,054	18.0%	0.5%	18.5%	-62,609	0	-62,609	-58,194	1,659	-56,535	\$27.52	90,865	0	0
Class C	19	631,222	76,049	12.0%	0	12.0%	0.0%	12.0%	-9,372	0	-9,372	-12,873	0	-12,873	\$22.29	11,586	0	0
	72	11,367,302	1,323,030	11.6%	178,699	16.1%	1.6%	17.7%	-45,153	-5,107	-50,260	103,159	5,033	108,192	\$33.22	233,089	0	398,696
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	\$30.59	526	0	0
Class B	43	2,476,564	250,855	10.1%	48,884	14.1%	2.0%	16.1%	-31,274	26,330	-4,944	-10,923	26,330	15,407	\$21.07	164,850	0	102,000
Class C	37	1,339,771	90,173	6.7%	0	11.3%	0.0%	11.3%	-44,906	0	-44,906	-43,472	0	-43,472	\$18.25	45,349	0	0
	81	3,839,041	344,150	9.0%	48,884	13.1%	1.3%	14.4%	-76,180	26,330	-49,850	-54,395	26,330	-28,065	\$20.48	210,725	80,000	0

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I-10 EAST																		
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
Class B	8	482,180	109,853	22.8%	0	25.8%	0.0%	25.8%	-4,314	0	-4,314	6,883	0	6,883	\$14.88	0	0	0
Class C	8	344,515	92,160	26.8%	0	26.8%	0.0%	26.8%	-2,160	0	-2,160	-2,160	0	-2,160	\$21.00	0	0	0
	16	826,695	202,013	24.4%	0	26.2%	0.0%	26.2%	-6,474	0	-6,474	4,723	0	4,723	\$17.92	0	0	0
KATY																		
Class A	15	1,341,508	346,634	25.8%	52,370	27.1%	3.9%	31.0%	38,425	1,600	40,025	50,997	3,555	54,552	\$27.40	95,460	124,017	0
Class B	14	1,040,286	49,742	4.8%	0	6.9%	0.0%	6.9%	-368	0	-368	532	0	532	\$28.12	785	0	0
Class C	4	210,935	4,220	2.0%	0	2.0%	0.0%	2.0%	-4,220	0	-4,220	-4,220	0	-4,220	\$23.47	2,668	0	0
	33	2,592,729	400,596	15.5%	52,370	16.9%	2.0%	18.9%	33,837	1,600	35,437	47,309	3,555	50,864	\$27.42	98,913	124,017	0
KATY FREEWAY EAST																		
Class A	19	4,143,854	362,758	8.8%	169,736	10.8%	4.1%	14.9%	13,181	19,324	32,505	266,827	12,176	279,003	\$42.87	237,868	0	288,173
Class B	28	2,485,187	259,706	10.5%	199,928	11.9%	8.0%	19.9%	17,340	-30,872	-13,532	15,287	-34,677	-19,390	\$23.07	103,327	0	0
Class C	28	1,296,609	32,491	2.5%	17,135	2.6%	1.3%	3.9%	-1,833	-1,750	-3,583	-1,029	-378	-1,407	\$19.05	11,565	0	0
	75	7,925,650	654,955	8.3%	386,799	9.8%	4.9%	14.7%	28,688	-13,298	15,390	281,085	-22,879	258,206	\$30.66	352,760	0	288,173
KATY FREEWAY WEST																		
Class A	68	18,108,443	2,656,190	14.7%	2,368,501	16.2%	13.1%	29.3%	-142,208	46,485	-95,723	-297,967	195,059	-102,908	\$34.86	149,662	524,386	428,565
Class B	77	7,742,030	1,455,933	18.8%	526,902	28.6%	6.8%	35.4%	-44,300	-9,239	-53,539	-81,847	-40,443	-122,290	\$24.58	229,536	0	0
Class C	10	426,916	19,872	4.7%	3,255	8.5%	0.8%	9.3%	4,872	0	4,872	4,437	-1,054	3,383	\$18.36	0	0	0
	155	26,277,389	4,131,995	15.7%	2,898,658	18.2%	11.0%	29.2%	-181,636	37,246	-144,390	-375,377	153,562	-221,815	\$30.61	379,198	524,386	428,565
KINGWOOD/HUMBLE																		
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
Class B	24	1,426,102	97,926	6.9%	8,730	6.9%	0.6%	7.5%	6,501	0	6,501	27,749	0	27,749	\$21.22	33,207	0	0
Class C	5	165,500	22,000	13.3%	0	15.3%	0.0%	15.3%	22,000	0	22,000	22,745	0	22,745	\$17.95	745	0	0
	29	1,591,602	119,926	7.5%	8,730	7.5%	0.5%	8.0%	28,501	0	28,501	50,494	0	50,494	\$20.81	33,952	0	0
MIDTOWN																		
Class A	7	2,130,993	473,116	22.2%	32,275	22.8%	1.5%	24.3%	56,584	0	56,584	76,824	0	76,824	\$34.74	70,459	0	0
Class B	39	3,388,957	197,320	5.8%	22,380	7.6%	0.7%	8.3%	-14,239	2,692	-11,547	-31,250	-1,137	-32,387	\$30.61	55,940	0	0
Class C	29	901,027	75,075	8.3%	2,483	8.3%	0.3%	8.6%	-42,786	0	-42,786	-43,560	2,501	-41,059	\$21.50	0	0	0
	75	6,420,977	745,511	11.6%	57,138	12.8%	0.9%	13.7%	-441	2,692	2,251	2,014	1,364	3,378	\$32.94	126,399	0	0
NASA/CLEAR LAKE																		
Class A	12	1,770,973	146,337	8.3%	31,960	11.6%	1.8%	13.4%	-5,580	0	-5,580	-68,207	0	-68,207	\$23.87	21,765	0	0
Class B	57	3,708,163	745,575	20.1%	7,756	27.8%	0.2%	28.0%	82,340	-4,000	78,340	244,196	-4,000	240,196	\$18.08	128,575	0	0
Class C	23	742,104	103,607	14.0%	0	14.9%	0.0%	14.9%	685	0	685	-1,301	0	-1,301	\$15.30	12,363	0	0
	92	6,221,240	995,519	16.0%	39,716	21.6%	0.6%	22.2%	77,445	-4,000	73,445	174,688	-4,000	170,688	\$18.85	162,703	0	0

Total Office Submarket Statistics: 2Q16

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			2Q16			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	369,000	0	369,000	-	-	369,000	0
Class B	5	203,231	58,153	28.6%	0	28.6%	0.0%	28.6%	3,321	0	3,321	3,321	0	3,321	\$22.15	3,321	0	0
Class C	6	150,484	9,824	6.5%	0	6.5%	0.0%	6.5%	-791	0	-791	-2,577	0	-2,577	\$15.00	1,575	0	0
	12	722,715	67,977	9.4%	0	7.5%	0.0%	7.5%	2,530	0	2,530	369,744	0	369,744	\$17.91	4,896	369,000	0
NORTHWEST																		
Class A	11	2,282,998	687,404	30.1%	40,238	31.1%	1.8%	32.9%	-7,508	0	-7,508	-80,147	3,993	-76,154	\$22.95	58,512	0	0
Class B	74	6,077,014	882,838	14.5%	21,789	20.2%	0.4%	20.6%	47,163	-3,713	43,450	11,214	9,014	20,228	\$18.02	164,965	0	0
Class C	44	1,651,526	85,975	5.2%	1,374	6.7%	0.1%	6.8%	6,221	-1,374	4,847	4,505	-1,374	3,131	\$13.54	14,230	0	0
	129	10,011,538	1,656,217	16.5%	63,401	20.8%	0.6%	21.4%	45,876	-5,087	40,789	-64,428	11,633	-52,795	\$19.72	237,707	0	0
RICHMOND/FOUNTAIN VIEW																		
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
Class B	14	819,857	181,619	22.2%	0	28.6%	0.0%	28.6%	6,136	0	6,136	-4,066	0	-4,066	\$18.05	24,620	0	0
Class C	21	787,861	98,913	12.6%	0	15.8%	0.0%	15.8%	6,218	0	6,218	-942	0	-942	\$15.99	13,390	0	0
	35	1,607,718	280,532	17.4%	0	22.3%	0.0%	22.3%	12,354	0	12,354	-5,008	0	-5,008	\$17.44	38,010	0	0
SAN FELIPE/VOSS																		
Class A	3	1,720,793	405,056	23.5%	16,084	30.4%	0.9%	31.3%	-52,600	5,413	-47,187	-54,846	5,413	-49,433	\$36.03	73,651	0	0
Class B	33	3,299,601	303,632	9.2%	31,529	14.6%	1.0%	15.6%	-29,852	1,381	-28,471	-21,179	-3,599	-24,778	\$23.96	75,915	0	0
Class C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
	36	5,020,394	708,688	14.1%	47,613	20.0%	0.9%	20.9%	-82,452	6,794	-75,658	-76,025	1,814	-74,211	\$30.43	149,566	0	0
SOUTH																		
Class A	2	250,000	9,485	3.8%	0	13.2%	0.0%	13.2%	-7,783	0	-7,783	-7,783	0	-7,783	\$29.63	0	0	0
Class B	20	705,279	30,250	4.3%	0	5.7%	0.0%	5.7%	1,417	0	1,417	2,050	0	2,050	\$22.17	14,139	0	0
Class C	9	302,408	52,800	17.5%	0	22.4%	0.0%	22.4%	-1,704	0	-1,704	-1,704	0	-1,704	\$23.17	1,000	0	0
	31	1,257,687	92,535	7.4%	0	11.1%	0.0%	11.1%	-8,070	0	-8,070	-7,437	0	-7,437	\$25.63	15,139	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	1,530,035	101,873	6.7%	0	6.8%	0.0%	6.8%	108,477	0	108,477	113,817	0	113,817	\$18.86	17,464	0	0
Class C	13	910,377	31,710	3.5%	700	5.5%	0.1%	5.6%	-2,701	0	-2,701	2,288	282	2,570	\$20.46	17,716	0	0
	30	2,925,412	133,583	4.6%	700	5.3%	0.0%	5.3%	105,776	0	105,776	116,105	282	116,387	\$19.38	35,180	0	0
SOUTHWEST																		
Class A	8	1,735,621	231,355	13.3%	10,000	25.2%	0.6%	25.8%	-4,152	2,100	-2,052	-1,617	2,100	483	\$18.43	93,867	0	0
Class B	78	7,055,257	1,264,513	17.9%	31,594	21.5%	0.4%	21.9%	47,308	1,950	49,258	57,302	-2,694	54,608	\$16.46	246,981	0	60,000
Class C	41	2,010,674	146,824	7.3%	17,700	9.1%	0.9%	10.0%	15,056	0	15,056	19,244	0	19,244	\$14.35	28,622	0	0
	127	10,801,552	1,642,692	15.2%	59,294	19.9%	0.5%	20.4%	58,212	4,050	62,262	74,929	-594	74,335	\$16.67	369,470	0	0

Total Office Submarket Statistics: 2Q16

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			2Q16			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	4,351,478	710,031	16.3%	234,586	16.8%	5.4%	22.2%	132,644	-23,919	108,725	120,958	-23,919	97,039	\$29.84	87,887	0	0	
Class B	33	1,940,247	399,322	20.6%	139,847	24.4%	7.2%	31.6%	-8,955	-96,183	-105,138	-9,300	-106,602	-115,902	\$20.11	13,445	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	
	66	6,379,354	1,109,353	17.4%	374,433	18.9%	5.9%	24.8%	123,689	-120,102	3,587	111,658	-130,521	-18,863	\$26.27	101,332	0	0	
WEST LOOP																			
Class A	46	16,846,324	2,277,903	13.5%	1,198,663	18.3%	7.1%	25.4%	-16,685	3,418	-13,267	-71,291	63,872	-7,419	\$37.69	321,145	165,000	1,060,000	
Class B	54	6,216,190	743,771	12.0%	85,455	13.0%	1.4%	14.4%	-41,229	-3,516	-44,745	46,212	4,104	50,316	\$26.67	84,917	0	0	
Class C	7	421,310	3,527	0.8%	202	7.1%	0.0%	7.1%	-1,233	-202	-1,435	-1,233	-202	-1,435	\$28.42	4,281	0	0	
	107	23,483,824	3,025,201	12.9%	1,284,320	16.7%	5.5%	22.2%	-59,147	-300	-59,447	-26,312	67,774	41,462	\$35.44	410,343	165,000	1,060,000	
WESTCHASE																			
Class A	33	9,815,108	1,589,783	16.2%	1,080,486	18.2%	11.0%	29.2%	-99,539	53,820	-45,719	51,183	150,771	201,954	\$37.77	179,316	1,517,000	0	
Class B	66	7,909,455	694,334	8.8%	272,062	9.9%	3.4%	13.3%	-36,694	-8,762	-45,456	-73,140	-10,375	-83,515	\$19.57	220,195	0	186,000	
Class C	9	622,798	52,548	8.4%	0	8.4%	0.0%	8.4%	7,014	0	7,014	11,733	794	12,527	\$17.56	7,014	0	0	
	108	18,347,361	2,336,665	12.7%	1,352,548	14.3%	7.4%	21.7%	-129,219	45,058	-84,161	-10,224	141,190	130,966	\$31.46	406,525	1,517,000	186,000	
WOODLANDS																			
Class A	52	10,739,550	1,205,456	11.2%	312,961	11.4%	2.9%	14.3%	38,670	-27,061	11,609	-37,834	-13,185	-51,019	\$36.24	94,965	240,000	201,618	
Class B	80	4,810,597	496,034	10.3%	133,842	18.5%	2.8%	21.3%	-11,888	-14,998	-26,886	18,646	645	19,291	\$24.25	77,567	0	0	
Class C	7	398,272	25,119	6.3%	0	6.3%	0.0%	6.3%	0	0	0	-24,119	0	-24,119	\$19.80	0	0	0	
	139	15,948,419	1,726,609	10.8%	446,803	13.4%	2.8%	16.2%	26,782	-42,059	-15,277	-43,307	-12,540	-55,847	\$30.88	172,532	240,000	201,618	

Class A Office Market Statistics: 2Q16

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			2Q16			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	6	1,091,536	89,620	8.2%	42,048	14.2%	3.9%	18.1%	6,930	-377	6,553	-3,057	23,378	20,321	\$26.64	12,948	0	0
CBD	35	32,187,870	3,736,748	11.6%	2,184,443	11.4%	6.8%	18.2%	25,146	-30,994	-5,848	119,609	85,578	205,187	\$42.11	186,814	406,600	1,050,000
East Fort Bend/Sugar Land	18	3,592,331	198,322	5.5%	106,621	7.3%	3.0%	10.3%	100,933	-2,385	98,548	136,490	1,343	137,833	\$28.27	102,885	0	0
FM 1960	15	3,631,943	298,965	8.2%	63,433	8.9%	1.7%	10.6%	16,630	0	16,630	15,434	0	15,434	\$26.76	84,469	0	0
Greenspoint	25	5,562,492	2,204,901	39.6%	651,719	59.8%	11.7%	71.5%	-166,287	-7,611	-173,898	-252,847	19,428	-233,419	\$25.07	94,383	0	0
Greenway Plaza	19	7,072,528	984,753	13.9%	160,645	15.4%	2.3%	17.7%	26,828	-5,107	21,721	174,226	3,374	177,600	\$36.08	130,638	0	398,696
Gulf Freeway/Pasadena	1	22,706	3,122	13.7%	0	13.7%	0.0%	13.7%	0	0	0	0	0	0	\$30.59	526	0	0
I-10 East	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
Katy	15	1,341,508	346,634	25.8%	52,370	27.1%	3.9%	31.0%	38,425	1,600	40,025	50,997	3,555	54,552	\$27.40	95,460	124,017	0
Katy Freeway East	19	4,143,854	362,758	8.8%	169,736	10.8%	4.1%	14.9%	13,181	19,324	32,505	266,827	12,176	279,003	\$42.87	237,868	0	288,173
Katy Freeway West	68	18,108,443	2,656,190	14.7%	2,368,501	16.2%	13.1%	29.3%	-142,208	46,485	-95,723	-297,967	195,059	-102,908	\$34.86	149,662	524,386	428,565
Kingwood/Humble	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
Midtown	7	2,130,993	473,116	22.2%	32,275	22.8%	1.5%	24.3%	56,584	0	56,584	76,824	0	76,824	\$34.74	70,459	0	0
NASA/Clear Lake	12	1,770,973	146,337	8.3%	31,960	11.6%	1.8%	13.4%	-5,580	0	-5,580	-68,207	0	-68,207	\$23.87	21,765	0	0
Northeast Near	1	369,000	0	0.0%	0	0.0%	0.0%	0.0%	0	0	0	369,000	0	369,000	-	-	369,000	0
Northwest	11	2,282,998	687,404	30.1%	40,238	31.1%	1.8%	32.9%	-7,508	0	-7,508	-80,147	3,993	-76,154	\$22.95	58,512	0	0
Richmond/Fountainview	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
San Felipe/Voss	3	1,720,793	405,056	23.5%	16,084	30.4%	0.9%	31.3%	-52,600	5,413	-47,187	-54,846	5,413	-49,433	\$36.03	73,651	0	0
South	2	250,000	9,485	3.8%	0	13.2%	0.0%	13.2%	-7,783	0	-7,783	-7,783	0	-7,783	\$29.63	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	231,355	13.3%	10,000	25.2%	0.6%	25.8%	-4,152	2,100	-2,052	-1,617	2,100	483	\$18.43	93,867	0	0
West Belt	30	4,351,478	710,031	16.3%	234,586	16.8%	5.4%	22.2%	132,644	-23,919	108,725	120,958	-23,919	97,039	\$29.84	87,887	0	0
West Loop	46	16,846,324	2,277,903	13.5%	1,198,663	18.3%	7.1%	25.4%	-16,685	3,418	-13,267	-71,291	63,872	-7,419	\$37.69	321,145	165,000	1,060,000
Westchase	33	9,815,108	1,589,783	16.2%	1,080,486	18.2%	11.0%	29.2%	-99,539	53,820	-45,719	51,183	150,771	201,954	\$37.77	179,316	1,517,000	0
Woodlands	52	10,739,550	1,205,456	11.2%	312,961	11.4%	2.9%	14.3%	38,670	-27,061	11,609	-37,834	-13,185	-51,019	\$36.24	94,965	240,000	201,618
	427	129,253,049	18,617,939	14.4%	8,756,769	16.7%	6.8%	23.5%	-46,371	34,706	-11,665	505,952	532,936	1,038,888	\$34.36	2,097,220	3,346,003	3,427,052

Class B Office Market Statistics: 2Q16

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			2Q16			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	22	2,830,414	175,324	6.2%	7,727	8.2%	0.3%	8.5%	-2,205	0	-2,205	-48,805	0	-48,805	\$24.43	82,742	0	0
CBD	38	12,374,273	2,655,748	21.5%	276,003	23.5%	2.2%	25.7%	-3,662	29,370	25,708	5,165	32,403	37,568	\$29.13	108,749	0	0
East Fort Bend/Sugar Land	47	2,757,133	276,891	10.0%	20,511	16.4%	0.7%	17.1%	-15,628	-396	-16,024	14,386	1,689	16,075	\$21.99	74,868	0	0
FM 1960	77	4,500,141	844,351	18.8%	233,615	23.4%	5.2%	28.6%	9,297	20,481	29,778	7,890	-19,797	-11,907	\$17.35	100,214	0	0
Greenspoint	66	6,538,107	1,631,739	25.0%	375,043	31.7%	5.7%	37.4%	98,017	22,617	120,634	85,138	42,750	127,888	\$16.74	166,118	0	0
Greenway Plaza	34	3,663,552	262,228	7.2%	18,054	18.0%	0.5%	18.5%	-62,609	0	-62,609	-58,194	1,659	-56,535	\$27.52	90,865	0	0
Gulf Freeway/Pasadena	43	2,476,564	250,855	10.1%	48,884	14.1%	2.0%	16.1%	-31,274	26,330	-4,944	-10,923	26,330	15,407	\$21.07	164,850	0	102,000
I-10 East	8	482,180	109,853	22.8%	0	25.8%	0.0%	25.8%	-4,314	0	-4,314	6,883	0	6,883	\$14.88	0	0	0
Katy	14	1,040,286	49,742	4.8%	0	6.9%	0.0%	6.9%	-368	0	-368	532	0	532	\$28.12	785	0	0
Katy Freeway East	28	2,485,187	259,706	10.5%	199,928	11.9%	8.0%	19.9%	17,340	-30,872	-13,532	15,287	-34,677	-19,390	\$23.07	103,327	0	0
Katy Freeway West	77	7,742,030	1,455,933	18.8%	526,902	28.6%	6.8%	35.4%	-44,300	-9,239	-53,539	-81,847	-40,443	-122,290	\$24.58	229,536	0	0
Kingwood/Humble	24	1,426,102	97,926	6.9%	8,730	6.9%	0.6%	7.5%	6,501	0	6,501	27,749	0	27,749	\$21.22	33,207	0	0
Midtown	39	3,388,957	197,320	5.8%	22,380	7.6%	0.7%	8.3%	-14,239	2,692	-11,547	-31,250	-1,137	-32,387	\$30.61	55,940	0	0
NASA/Clear Lake	57	3,708,163	745,575	20.1%	7,756	27.8%	0.2%	28.0%	82,340	-4,000	78,340	244,196	-4,000	240,196	\$18.08	128,575	0	0
Northeast Near	5	203,231	58,153	28.6%	0	28.6%	0.0%	28.6%	3,321	0	3,321	3,321	0	3,321	\$22.15	3,321	0	0
Northwest	74	6,077,014	882,838	14.5%	21,789	20.2%	0.4%	20.6%	47,163	-3,713	43,450	11,214	9,014	20,228	\$18.02	164,965	0	0
Richmond/Fountainview	14	819,857	181,619	22.2%	0	28.6%	0.0%	28.6%	6,136	0	6,136	-4,066	0	-4,066	\$18.05	24,620	0	0
San Felipe/Voss	33	3,299,601	303,632	9.2%	31,529	14.6%	1.0%	15.6%	-29,852	1,381	-28,471	-21,179	-3,599	-24,778	\$23.96	75,915	0	0
South	20	705,279	30,250	4.3%	0	5.7%	0.0%	5.7%	1,417	0	1,417	2,050	0	2,050	\$22.17	14,139	0	0
South Main/Medical Center	16	1,530,035	101,873	6.7%	0	6.8%	0.0%	6.8%	108,477	0	108,477	113,817	0	113,817	\$18.86	17,464	0	0
Southwest	78	7,055,257	1,264,513	17.9%	31,594	21.5%	0.4%	21.9%	47,308	1,950	49,258	57,302	-2,694	54,608	\$16.46	246,981	0	60,000
West Belt	33	1,940,247	399,322	20.6%	139,847	24.4%	7.2%	31.6%	-8,955	-96,183	-105,138	-9,300	-106,602	-115,902	\$20.11	13,445	0	0
West Loop	54	6,216,190	743,771	12.0%	85,455	13.0%	1.4%	14.4%	-41,229	-3,516	-44,745	46,212	4,104	50,316	\$26.67	84,917	0	0
Westchase	66	7,909,455	694,334	8.8%	272,062	9.9%	3.4%	13.3%	-36,694	-8,762	-45,456	-73,140	-10,375	-83,515	\$19.57	220,195	0	186,000
Woodlands	80	4,810,597	496,034	10.3%	133,842	18.5%	2.8%	21.3%	-11,888	-14,998	-26,886	18,646	645	19,291	\$24.25	77,567	0	0
	1,047	95,979,852	14,169,530	14.8%	2,461,651	18.8%	2.6%	21.4%	120,100	-66,858	53,242	321,084	-104,730	216,354	\$21.09	2,283,305	0	348,000

Class C Office Market Statistics: 2Q16

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			2Q16			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	11	595,087	34,913	5.9%	0	6.1%	0.0%	6.1%	2,649	0	2,649	7,062	0	7,062	\$16.51	23,693	0	0
CBD	23	1,218,170	191,370	15.7%	0	15.7%	0.0%	15.7%	-3,989	0	-3,989	4,666	0	4,666	\$21.14	6,357	0	0
East Fort Bend/Sugar Land	6	337,352	0	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	\$21.00	0	0	0
FM 1960	24	776,103	59,755	7.7%	973	9.3%	0.1%	9.4%	-3,548	-973	-4,521	-1,684	-973	-2,657	\$14.11	6,032	0	0
Greenspoint	26	1,872,215	268,772	14.4%	0	17.8%	0.0%	17.8%	16,663	0	16,663	10,053	0	10,053	\$13.96	59,040	0	0
Greenway Plaza	19	631,222	76,049	12.0%	0	12.0%	0.0%	12.0%	-9,372	0	-9,372	-12,873	0	-12,873	\$22.29	11,586	0	0
Gulf Freeway/Pasadena	37	1,339,771	90,173	6.7%	0	11.3%	0.0%	11.3%	-44,906	0	-44,906	-43,472	0	-43,472	\$18.25	45,349	0	0
I-10 East	8	344,515	92,160	26.8%	0	26.8%	0.0%	26.8%	-2,160	0	-2,160	-2,160	0	-2,160	\$21.00	0	0	0
Katy	4	210,935	4,220	2.0%	0	2.0%	0.0%	2.0%	-4,220	0	-4,220	-4,220	0	-4,220	\$23.47	2,668	0	0
Katy Freeway East	28	1,296,609	32,491	2.5%	17,135	2.6%	1.3%	3.9%	-1,833	-1,750	-3,583	-1,029	-378	-1,407	\$19.05	11,565	0	0
Katy Freeway West	10	426,916	19,872	4.7%	3,255	8.5%	0.8%	9.3%	4,872	0	4,872	4,437	-1,054	3,383	\$18.36	0	0	0
Kingwood/Humble	5	165,500	22,000	13.3%	0	15.3%	0.0%	15.3%	22,000	0	22,000	22,745	0	22,745	\$17.95	745	0	0
Midtown	29	901,027	75,075	8.3%	2,483	8.3%	0.3%	8.6%	-42,786	0	-42,786	-43,560	2,501	-41,059	\$21.50	0	0	0
NASA/Clear Lake	23	742,104	103,607	14.0%	0	14.9%	0.0%	14.9%	685	0	685	-1,301	0	-1,301	\$15.30	12,363	0	0
Northeast Near	6	150,484	9,824	6.5%	0	6.5%	0.0%	6.5%	-791	0	-791	-2,577	0	-2,577	\$15.00	1,575	0	0
Northwest	44	1,651,526	85,975	5.2%	1,374	6.7%	0.1%	6.8%	6,221	-1,374	4,847	4,505	-1,374	3,131	\$13.54	14,230	0	0
Richmond/Fountainview	21	787,861	98,913	12.6%	0	15.8%	0.0%	15.8%	6,218	0	6,218	-942	0	-942	\$15.99	13,390	0	0
San Felipe/Voss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
South	9	302,408	52,800	17.5%	0	22.4%	0.0%	22.4%	-1,704	0	-1,704	-1,704	0	-1,704	\$23.17	1,000	0	0
South Main/Medical Center	13	910,377	31,710	3.5%	700	5.5%	0.1%	5.6%	-2,701	0	-2,701	2,288	282	2,570	\$20.46	17,716	0	0
Southwest	41	2,010,674	146,824	7.3%	17,700	9.1%	0.9%	10.0%	15,056	0	15,056	19,244	0	19,244	\$14.35	28,622	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	3,527	0.8%	202	7.1%	0.0%	7.1%	-1,233	-202	-1,435	-1,233	-202	-1,435	\$28.42	4,281	0	0
Westchase	9	622,798	52,548	8.4%	0	8.4%	0.0%	8.4%	7,014	0	7,014	11,733	794	12,527	\$17.56	7,014	0	0
Woodlands	7	398,272	25,119	6.3%	0	6.3%	0.0%	6.3%	0	0	0	-24,119	0	-24,119	\$19.80	0	0	0
	413	18,200,865	1,577,697	8.7%	43,822	10.5%	0.2%	10.7%	-37,865	-4,299	-42,164	-54,141	-404	-54,545	\$16.98	267,226	0	0