

## CBD &amp; Suburban Office Market Statistics: 4Q16

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			4Q16			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					
<b>DOWNTOWN</b>																			
Class A	35	32,194,408	3,973,722	12.3%	2,096,760	13.2%	6.5%	19.7%	-46,333	77,737	31,404	-169,878	-138,555	-308,433	\$43.07	917,108	406,600	1,056,658	
Class B	37	11,843,644	2,836,267	23.9%	367,818	25.6%	3.1%	28.7%	14,004	-25,392	-11,388	-14,638	-6,501	-21,139	\$30.17	293,014	0	0	
Class C	22	1,168,170	186,796	16.0%	0	16.0%	0.0%	16.0%	4,574	0	4,574	15,597	0	15,597	\$21.14	10,931	0	0	
	<b>94</b>	<b>45,206,222</b>	<b>6,996,785</b>	<b>15.5%</b>	<b>2,464,578</b>	<b>16.4%</b>	<b>5.5%</b>	<b>21.9%</b>	<b>-27,755</b>	<b>52,345</b>	<b>24,590</b>	<b>-168,919</b>	<b>-145,056</b>	<b>-313,975</b>	<b>\$39.88</b>	<b>1,221,053</b>	<b>406,600</b>	<b>1,056,658</b>	
<b>SUBURBAN</b>																			
Class A	382	98,415,684	16,757,131	17.0%	7,110,842	19.1%	7.2%	26.3%	440,053	-412,676	27,377	1,992,289	-524,667	1,467,622	\$32.67	5,190,617	4,268,553	1,326,580	
Class B	1,014	83,208,718	12,818,084	15.4%	2,004,542	19.4%	2.4%	21.8%	-390,587	178,503	-212,084	-534,653	-51,554	-586,207	\$20.69	4,323,916	245,509	679,000	
Class C	390	16,841,298	1,361,791	8.1%	44,424	10.2%	0.3%	10.5%	-57,556	4,268	-56,498	-76,282	2,834	-73,448	\$16.83	505,567	0	0	
	<b>1,786</b>	<b>198,465,700</b>	<b>30,937,006</b>	<b>15.6%</b>	<b>9,159,808</b>	<b>18.5%</b>	<b>4.6%</b>	<b>23.1%</b>	<b>-8,090</b>	<b>-229,905</b>	<b>-241,205</b>	<b>1,381,354</b>	<b>-573,387</b>	<b>807,967</b>	<b>\$26.48</b>	<b>10,020,100</b>	<b>4,514,062</b>	<b>2,005,580</b>	
<b>TOTAL</b>																			
Class A	417	130,610,092	20,730,853	15.9%	9,207,602	17.6%	7.0%	24.6%	393,720	-334,939	58,781	1,822,411	-663,222	1,159,189	\$34.88	6,107,725	4,675,153	2,383,238	
Class B	1,051	95,052,362	15,654,351	16.5%	2,372,360	20.2%	2.5%	22.7%	-376,583	153,111	-223,472	-549,291	-58,055	-607,346	\$21.43	4,616,930	245,509	679,000	
Class C	412	18,009,468	1,548,587	8.6%	44,424	10.6%	0.2%	10.8%	-52,982	4,268	-51,924	-60,685	2,834	-57,851	\$17.11	516,498	0	0	
	<b>1,880</b>	<b>243,671,922</b>	<b>37,933,791</b>	<b>15.6%</b>	<b>11,624,386</b>	<b>18.1%</b>	<b>4.8%</b>	<b>22.9%</b>	<b>-35,845</b>	<b>-177,560</b>	<b>-216,615</b>	<b>1,212,435</b>	<b>-718,443</b>	<b>493,992</b>	<b>\$26.71</b>	<b>11,241,153</b>	<b>4,920,662</b>	<b>3,062,238</b>	

# Total Office Market Statistics: 4Q16

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			3Q16			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	37	4,455,254	366,591	8.2%	98,052	10.0%	2.2%	12.2%	29,373	-7,727	21,646	-118,750	29,836	-88,914	\$24.75	186,730	0	0
CBD	94	45,206,222	6,996,785	15.5%	2,464,578	16.4%	5.5%	21.9%	-27,755	52,345	24,590	-168,919	-145,056	-313,975	\$39.88	1,221,053	406,600	1,056,658
East Fort Bend/Sugar Land	71	6,571,420	572,441	8.7%	171,154	11.0%	2.6%	13.6%	-17,590	-136	-17,726	59,229	-47,220	12,009	\$26.02	386,350	0	187,200
FM 1960	116	8,912,005	1,205,900	13.5%	257,379	15.5%	2.9%	18.4%	-38,324	19,693	-18,631	17,191	-6,435	10,756	\$19.21	374,781	20,000	0
Greenspoint	116	13,785,439	5,037,834	36.5%	1,147,254	41.4%	8.3%	49.7%	-157,789	-212,684	-370,473	-223,134	-288,812	-511,946	\$21.30	690,347	0	0
Greenway Plaza	73	11,562,089	1,329,206	11.5%	257,387	17.9%	2.2%	20.1%	126,583	-9,199	117,384	288,018	-3,525	284,493	\$33.54	526,012	182,000	212,878
Gulf Freeway/Pasadena	83	3,804,072	315,641	8.3%	30,278	12.2%	0.8%	13.0%	21,519	-2,668	18,851	193,669	23,662	217,331	\$20.36	267,754	155,105	82,800
I-10 East	17	846,916	223,693	26.4%	0	28.4%	0.0%	28.4%	8,283	0	8,283	4,562	0	4,562	\$18.05	10,160	0	0
Katy	33	2,625,204	373,898	14.2%	54,001	22.1%	2.1%	24.2%	3,965	0	755	124,599	3,555	128,154	\$28.12	123,829	172,421	234,538
Katy Freeway East	77	7,996,359	804,522	10.1%	529,885	10.6%	6.6%	17.2%	-12,342	2,916	-9,426	320,282	-24,683	295,599	\$29.64	570,144	0	288,173
Katy Freeway West	158	26,726,151	4,362,481	16.3%	2,552,023	20.4%	9.5%	29.9%	29,487	125,692	155,179	-500,227	247,275	-252,952	\$31.69	877,828	909,918	86,255
Kingwood/Humble	29	1,593,191	102,826	6.5%	8,730	6.7%	0.5%	7.2%	13,078	0	13,078	59,594	0	59,594	\$20.39	71,133	0	100,000
Midtown	75	6,509,793	724,912	11.1%	177,075	12.7%	2.7%	15.4%	-29,290	0	-29,290	133	-16,876	-16,743	\$32.04	313,404	0	0
NASA/Clear Lake	94	6,302,344	1,207,323	19.2%	75,296	23.0%	1.2%	24.2%	-71,944	-4,902	-76,846	34,500	-10,188	24,312	\$18.91	305,155	0	0
Northeast Near	12	722,715	80,471	11.1%	0	8.8%	0.0%	8.8%	1,178	0	1,178	357,250	0	357,250	\$17.79	7,855	369,000	83,157
Northwest	128	9,911,927	1,677,688	16.9%	66,149	18.7%	0.7%	19.4%	-118,158	-13,682	-131,840	-124,691	-2,550	-127,241	\$20.15	480,217	0	0
Richmond/Fountainview	35	1,610,318	286,427	17.8%	0	21.7%	0.0%	21.7%	-4,104	0	-4,104	-12,458	0	-12,458	\$17.01	75,560	0	0
San Felipe/Voss	35	4,983,613	851,419	17.1%	68,104	19.6%	1.4%	21.0%	-80,923	2,887	-78,036	-181,511	881	-180,630	\$30.25	244,689	0	0
South	31	1,258,627	86,696	6.9%	3,149	9.3%	0.3%	9.6%	3,253	0	3,253	2,563	0	2,563	\$19.46	31,829	0	0
South Main/Medical Center	30	2,844,989	94,901	3.3%	1,550	4.3%	0.1%	4.4%	20,012	-150	19,862	162,040	132	162,172	\$19.75	114,655	0	0
Southwest	127	10,817,980	1,641,148	15.2%	81,351	21.3%	0.8%	22.1%	-428	0	-428	174,569	-10,730	163,839	\$17.07	569,691	0	60,000
West Belt	67	6,390,897	1,222,256	19.1%	489,298	17.5%	7.7%	25.2%	-43,039	67,851	24,812	103,431	-176,999	-73,568	\$26.96	237,987	22,000	0
West Loop	107	24,001,396	3,184,563	13.3%	1,324,461	17.4%	5.5%	22.9%	436,803	-309,751	127,052	396,569	-256,889	139,680	\$35.04	2,118,380	725,000	484,579
Westchase	109	18,096,878	3,521,086	19.5%	1,406,051	18.7%	7.8%	26.5%	-180,597	67,669	-112,928	219,010	-65,630	153,380	\$29.98	877,889	1,517,000	186,000
Woodlands	126	16,136,123	1,663,083	10.3%	361,181	12.2%	2.2%	14.4%	52,904	44,286	97,190	24,916	31,809	56,725	\$31.55	557,721	441,618	0
	<b>1,880</b>	<b>243,671,922</b>	<b>37,933,791</b>	<b>15.6%</b>	<b>11,624,386</b>	<b>18.1%</b>	<b>4.8%</b>	<b>22.9%</b>	<b>-35,845</b>	<b>-177,560</b>	<b>-216,615</b>	<b>1,212,435</b>	<b>-718,443</b>	<b>493,992</b>	<b>\$26.71</b>	<b>11,241,153</b>	<b>4,920,662</b>	<b>3,062,238</b>

# Total Office Submarket Statistics: 4Q16

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			4Q16			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				
<b>BELLAIRE</b>																		
Class A	6	1,091,536	143,930	13.2%	98,052	15.9%	9.0%	24.9%	6,479	0	6,479	-64,533	35,239	-29,294	\$26.52	43,354	0	0
Class B	21	2,799,031	184,834	6.6%	0	8.3%	0.0%	8.3%	20,245	-7,727	12,518	-58,365	-5,403	-63,768	\$24.81	114,914	0	0
Class C	10	564,687	37,827	6.7%	0	7.0%	0.0%	7.0%	2,649	0	2,649	4,148	0	4,148	\$16.91	28,462	0	0
	<b>37</b>	<b>4,455,254</b>	<b>366,591</b>	<b>8.2%</b>	<b>98,052</b>	<b>10.0%</b>	<b>2.2%</b>	<b>12.2%</b>	<b>29,373</b>	<b>-7,727</b>	<b>21,646</b>	<b>-118,750</b>	<b>29,836</b>	<b>-88,914</b>	<b>\$24.75</b>	<b>186,730</b>	<b>0</b>	<b>0</b>
<b>CBD</b>																		
Class A	35	32,194,408	3,973,722	12.3%	2,096,760	13.2%	6.5%	19.7%	-46,333	77,737	31,404	-169,878	-138,555	-308,433	\$43.07	917,108	406,600	1,056,658
Class B	37	11,843,644	2,836,267	23.9%	367,818	25.6%	3.1%	28.7%	14,004	-25,392	-11,388	-14,638	-6,501	-21,139	\$30.17	293,014	0	0
Class C	22	1,168,170	186,796	16.0%	0	16.0%	0.0%	16.0%	4,574	0	4,574	15,597	0	15,597	\$21.14	10,931	0	0
	<b>94</b>	<b>45,206,222</b>	<b>6,996,785</b>	<b>15.5%</b>	<b>2,464,578</b>	<b>16.4%</b>	<b>5.5%</b>	<b>21.9%</b>	<b>-27,755</b>	<b>52,345</b>	<b>24,590</b>	<b>-168,919</b>	<b>-145,056</b>	<b>-313,975</b>	<b>\$39.88</b>	<b>1,221,053</b>	<b>406,600</b>	<b>1,056,658</b>
<b>EAST FORT BEND/SUGAR LAND</b>																		
Class A	18	3,592,331	249,551	6.9%	149,863	6.6%	4.2%	10.8%	-19,960	2,314	-17,646	76,950	-51,117	25,833	\$30.53	231,608	0	0
Class B	47	2,758,565	283,426	10.3%	21,291	16.2%	0.8%	17.0%	2,370	-2,450	-80	21,743	3,897	25,640	\$22.34	154,742	0	187,200
Class C	6	220,524	39,464	17.9%	0	17.9%	0.0%	17.9%	0	0	0	-39,464	0	-39,464	-	0	0	0
	<b>71</b>	<b>6,571,420</b>	<b>572,441</b>	<b>8.7%</b>	<b>171,154</b>	<b>11.0%</b>	<b>2.6%</b>	<b>13.6%</b>	<b>-17,590</b>	<b>-136</b>	<b>-17,726</b>	<b>59,229</b>	<b>-47,220</b>	<b>12,009</b>	<b>\$26.02</b>	<b>386,350</b>	<b>0</b>	<b>187,200</b>
<b>FM 1960</b>																		
Class A	15	3,644,353	305,917	8.4%	59,730	8.6%	1.6%	10.2%	-5,177	4,743	-434	41,918	2,009	43,927	\$27.43	114,910	0	0
Class B	77	4,491,549	833,259	18.6%	196,676	22.0%	4.4%	26.4%	-29,003	14,950	-14,053	-17,574	-7,471	-25,045	\$17.17	247,908	20,000	0
Class C	24	776,103	66,724	8.6%	973	10.4%	0.1%	10.5%	-4,144	0	-4,144	-7,153	-973	-8,126	\$14.52	11,963	0	0
	<b>116</b>	<b>8,912,005</b>	<b>1,205,900</b>	<b>13.5%</b>	<b>257,379</b>	<b>15.5%</b>	<b>2.9%</b>	<b>18.4%</b>	<b>-38,324</b>	<b>19,693</b>	<b>-18,631</b>	<b>17,191</b>	<b>-6,435</b>	<b>10,756</b>	<b>\$19.21</b>	<b>374,781</b>	<b>20,000</b>	<b>0</b>
<b>GREENSPPOINT</b>																		
Class A	25	5,564,959	2,922,107	52.5%	839,459	59.4%	15.1%	74.5%	-58,134	-215,766	-273,900	-295,888	-176,486	-472,374	\$24.68	193,911	0	0
Class B	64	6,319,265	1,837,735	29.1%	304,245	32.4%	4.8%	37.2%	-103,483	3,082	-100,401	50,528	-112,326	-61,798	\$17.35	415,543	0	0
Class C	27	1,901,215	277,992	14.6%	3,550	18.9%	0.2%	19.1%	3,828	0	3,828	22,226	0	22,226	\$14.13	80,893	0	0
	<b>116</b>	<b>13,785,439</b>	<b>5,037,834</b>	<b>36.5%</b>	<b>1,147,254</b>	<b>41.4%</b>	<b>8.3%</b>	<b>49.7%</b>	<b>-157,789</b>	<b>-212,684</b>	<b>-370,473</b>	<b>-223,134</b>	<b>-288,812</b>	<b>-511,946</b>	<b>\$21.30</b>	<b>690,347</b>	<b>0</b>	<b>0</b>
<b>GREENWAY PLAZA</b>																		
Class A	20	7,267,315	991,365	13.6%	221,545	17.6%	3.0%	20.6%	83,028	-9,199	73,829	349,249	-3,096	346,153	\$36.51	329,962	182,000	212,878
Class B	34	3,663,552	263,132	7.2%	35,842	19.5%	1.0%	20.5%	40,668	0	40,668	-48,599	-429	-49,028	\$26.67	176,347	0	0
Class C	19	631,222	74,709	11.8%	0	11.8%	0.0%	11.8%	2,887	0	2,887	-12,632	0	-12,632	\$22.23	19,703	0	0
	<b>73</b>	<b>11,562,089</b>	<b>1,329,206</b>	<b>11.5%</b>	<b>257,387</b>	<b>17.9%</b>	<b>2.2%</b>	<b>20.1%</b>	<b>126,583</b>	<b>-9,199</b>	<b>117,384</b>	<b>288,018</b>	<b>-3,525</b>	<b>284,493</b>	<b>\$33.54</b>	<b>526,012</b>	<b>182,000</b>	<b>212,878</b>
<b>GULF FREEWAY PASADENA</b>																		
Class A	1	22,706	3,122	13.7%	0	13.7%	0.0%	13.7%	0	0	0	0	0	0	\$23.00	526	0	0
Class B	46	2,556,595	241,825	9.5%	30,278	13.1%	1.2%	14.3%	27,669	-2,668	25,001	182,627	23,662	206,289	\$20.97	212,396	155,105	82,800
Class C	36	1,224,771	70,694	5.8%	0	10.3%	0.0%	10.3%	-6,150	0	-6,150	11,042	0	11,042	\$18.45	54,832	0	0
	<b>83</b>	<b>3,804,072</b>	<b>315,641</b>	<b>8.3%</b>	<b>30,278</b>	<b>12.2%</b>	<b>0.8%</b>	<b>13.0%</b>	<b>21,519</b>	<b>-2,668</b>	<b>18,851</b>	<b>193,669</b>	<b>23,662</b>	<b>217,331</b>	<b>\$20.36</b>	<b>267,754</b>	<b>155,105</b>	<b>82,800</b>

## Total Office Submarket Statistics: 4Q16

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			4Q16			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				
<b>I-10 EAST</b>																		
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
Class B	9	502,401	140,416	27.9%	0	31.3%	0.0%	31.3%	3,400	0	3,400	-2,161	0	-2,161	\$15.40	0	0	0
Class C	8	344,515	83,277	24.2%	0	24.2%	0.0%	24.2%	4,883	0	4,883	6,723	0	6,723	\$20.46	10,160	0	0
	<b>17</b>	<b>846,916</b>	<b>223,693</b>	<b>26.4%</b>	<b>0</b>	<b>28.4%</b>	<b>0.0%</b>	<b>28.4%</b>	<b>8,283</b>	<b>0</b>	<b>8,283</b>	<b>4,562</b>	<b>0</b>	<b>4,562</b>	<b>\$18.05</b>	<b>10,160</b>	<b>0</b>	<b>0</b>
<b>KATY</b>																		
Class A	15	1,341,508	348,652	26.0%	54,001	35.7%	4.0%	39.7%	-3,451	0	-3,451	127,096	3,555	130,651	\$28.33	99,448	124,017	171,538
Class B	14	1,072,761	24,236	2.3%	0	8.4%	0.0%	8.4%	4,206	0	4,206	-1,487	0	-1,487	\$27.22	18,503	48,404	63,000
Class C	4	210,935	1,010	0.5%	0	0.5%	0.0%	0.5%	3,210	0	0	-1,010	0	-1,010	\$23.44	5,878	0	0
	<b>33</b>	<b>2,625,204</b>	<b>373,898</b>	<b>14.2%</b>	<b>54,001</b>	<b>22.1%</b>	<b>2.1%</b>	<b>24.2%</b>	<b>3,965</b>	<b>0</b>	<b>755</b>	<b>124,599</b>	<b>3,555</b>	<b>128,154</b>	<b>\$28.12</b>	<b>123,829</b>	<b>172,421</b>	<b>234,538</b>
<b>KATY FREEWAY EAST</b>																		
Class A	19	4,143,854	457,761	11.0%	306,390	10.9%	7.4%	18.3%	8,300	-27,559	-19,259	265,151	-15,383	249,768	\$43.36	385,037	0	288,173
Class B	30	2,555,896	311,898	12.2%	208,110	14.0%	8.1%	22.1%	-18,710	29,103	10,393	60,282	-10,672	49,610	\$23.22	167,439	0	0
Class C	28	1,296,609	34,863	2.7%	15,385	2.9%	1.2%	4.1%	-1,932	1,372	-560	-5,151	1,372	-3,779	\$18.37	17,668	0	0
	<b>77</b>	<b>7,996,359</b>	<b>804,522</b>	<b>10.1%</b>	<b>529,885</b>	<b>10.6%</b>	<b>6.6%</b>	<b>17.2%</b>	<b>-12,342</b>	<b>2,916</b>	<b>-9,426</b>	<b>320,282</b>	<b>-24,683</b>	<b>295,599</b>	<b>\$29.64</b>	<b>570,144</b>	<b>0</b>	<b>288,173</b>
<b>KATY FREEWAY WEST</b>																		
Class A	69	18,493,001	2,820,898	15.3%	2,117,469	18.4%	11.5%	29.9%	25,617	78,765	104,382	-258,714	176,694	-82,020	\$37.43	399,283	909,918	86,255
Class B	78	7,786,327	1,519,021	19.5%	431,709	25.6%	5.5%	31.1%	4,151	46,927	51,078	-243,260	71,635	-171,625	\$23.80	463,381	0	0
Class C	11	446,823	22,562	5.0%	2,845	7.2%	0.6%	7.8%	-281	0	-281	1,747	-1,054	693	\$18.73	15,164	0	0
	<b>158</b>	<b>26,726,151</b>	<b>4,362,481</b>	<b>16.3%</b>	<b>2,552,023</b>	<b>20.4%</b>	<b>9.5%</b>	<b>29.9%</b>	<b>29,487</b>	<b>125,692</b>	<b>155,179</b>	<b>-500,227</b>	<b>247,275</b>	<b>-252,952</b>	<b>\$31.69</b>	<b>877,828</b>	<b>909,918</b>	<b>86,255</b>
<b>KINGWOOD/HUMBLE</b>																		
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
Class B	24	1,424,891	78,026	5.5%	8,730	6.0%	0.6%	6.6%	15,878	0	15,878	47,649	0	47,649	\$21.99	69,908	0	100,000
Class C	5	168,300	24,800	14.7%	0	14.7%	0.0%	14.7%	-2,800	0	-2,800	11,945	0	11,945	\$16.37	1,225	0	0
	<b>29</b>	<b>1,593,191</b>	<b>102,826</b>	<b>6.5%</b>	<b>8,730</b>	<b>6.7%</b>	<b>0.5%</b>	<b>7.2%</b>	<b>13,078</b>	<b>0</b>	<b>13,078</b>	<b>59,594</b>	<b>0</b>	<b>59,594</b>	<b>\$20.39</b>	<b>71,133</b>	<b>0</b>	<b>100,000</b>
<b>MIDTOWN</b>																		
Class A	7	2,130,993	396,675	18.6%	161,168	20.1%	7.6%	27.7%	13,997	0	13,997	126,394	-19,135	107,259	\$34.72	168,624	0	0
Class B	40	3,445,581	246,456	7.2%	13,424	9.1%	0.4%	9.5%	-29,353	0	-29,353	-75,995	-242	-76,237	\$30.57	134,506	0	0
Class C	28	933,219	81,781	8.8%	2,483	9.3%	0.3%	9.6%	-13,934	0	-13,934	-50,266	2,501	-47,765	\$24.56	10,274	0	0
	<b>75</b>	<b>6,509,793</b>	<b>724,912</b>	<b>11.1%</b>	<b>177,075</b>	<b>12.7%</b>	<b>2.7%</b>	<b>15.4%</b>	<b>-29,290</b>	<b>0</b>	<b>-29,290</b>	<b>133</b>	<b>-16,876</b>	<b>-16,743</b>	<b>\$32.04</b>	<b>313,404</b>	<b>0</b>	<b>0</b>
<b>NASA/CLEAR LAKE</b>																		
Class A	12	1,770,973	137,728	7.8%	50,501	10.3%	2.9%	13.2%	4,163	-4,902	-739	-75,138	-6,188	-81,326	\$24.09	71,963	0	0
Class B	59	3,789,267	969,582	25.6%	24,795	30.6%	0.7%	31.3%	-83,653	0	-83,653	102,641	-4,000	98,641	\$18.16	207,109	0	0
Class C	23	742,104	100,013	13.5%	0	14.6%	0.0%	14.6%	7,546	0	7,546	6,997	0	6,997	\$15.87	26,083	0	0
	<b>94</b>	<b>6,302,344</b>	<b>1,207,323</b>	<b>19.2%</b>	<b>75,296</b>	<b>23.0%</b>	<b>1.2%</b>	<b>24.2%</b>	<b>-71,944</b>	<b>-4,902</b>	<b>-76,846</b>	<b>34,500</b>	<b>-10,188</b>	<b>24,312</b>	<b>\$18.91</b>	<b>305,155</b>	<b>0</b>	<b>0</b>

# Total Office Submarket Statistics: 4Q16

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			4Q16			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				
<b>NORTHEAST NEAR</b>																		
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	83,157
Class B	5	203,231	72,028	35.4%	0	35.4%	0.0%	35.4%	0	0	0	-10,554	0	-10,554	\$23.00	3,321	0	0
Class C	6	150,484	8,443	5.6%	0	5.6%	0.0%	5.6%	1,178	0	1,178	-1,196	0	-1,196	\$15.00	4,534	0	0
	<b>12</b>	<b>722,715</b>	<b>80,471</b>	<b>11.1%</b>	<b>0</b>	<b>8.8%</b>	<b>0.0%</b>	<b>8.8%</b>	<b>1,178</b>	<b>0</b>	<b>1,178</b>	<b>357,250</b>	<b>0</b>	<b>357,250</b>	<b>\$17.79</b>	<b>7,855</b>	<b>369,000</b>	<b>83,157</b>
<b>NORTHWEST</b>																		
Class A	11	2,275,066	705,525	31.0%	48,180	31.8%	2.1%	33.9%	-4,656	-13,092	-17,748	-78,002	-9,099	-87,101	\$22.81	83,334	0	0
Class B	74	6,005,335	895,865	14.9%	17,181	17.1%	0.3%	17.4%	-80,815	-1,176	-81,991	-19,115	7,337	-11,778	\$18.79	379,122	0	0
Class C	43	1,631,526	76,298	4.7%	788	6.2%	0.0%	6.2%	-32,687	586	-32,101	-27,574	-788	-28,362	\$13.53	17,761	0	0
	<b>128</b>	<b>9,911,927</b>	<b>1,677,688</b>	<b>16.9%</b>	<b>66,149</b>	<b>18.7%</b>	<b>0.7%</b>	<b>19.4%</b>	<b>-118,158</b>	<b>-13,682</b>	<b>-131,840</b>	<b>-124,691</b>	<b>-2,550</b>	<b>-127,241</b>	<b>\$20.15</b>	<b>480,217</b>	<b>0</b>	<b>0</b>
<b>RICHMOND/FOUNTAIN VIEW</b>																		
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
Class B	14	822,457	193,849	23.6%	0	30.5%	0.0%	30.5%	-3,648	0	-3,648	-17,385	0	-17,385	\$17.41	37,115	0	0
Class C	21	787,861	92,578	11.8%	0	12.6%	0.0%	12.6%	-456	0	-456	4,927	0	4,927	\$15.77	38,445	0	0
	<b>35</b>	<b>1,610,318</b>	<b>286,427</b>	<b>17.8%</b>	<b>0</b>	<b>21.7%</b>	<b>0.0%</b>	<b>21.7%</b>	<b>-4,104</b>	<b>0</b>	<b>-4,104</b>	<b>-12,458</b>	<b>0</b>	<b>-12,458</b>	<b>\$17.01</b>	<b>75,560</b>	<b>0</b>	<b>0</b>
<b>SAN FELIPE/VOSS</b>																		
Class A	3	1,720,793	420,056	24.4%	15,665	29.0%	0.9%	29.9%	-7,764	0	-7,764	-30,926	1,593	-29,333	\$36.00	99,651	0	0
Class B	32	3,262,820	431,363	13.2%	52,439	14.7%	1.6%	16.3%	-73,159	2,887	-70,272	-150,585	-712	-151,297	\$24.46	145,038	0	0
Class C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
	<b>35</b>	<b>4,983,613</b>	<b>851,419</b>	<b>17.1%</b>	<b>68,104</b>	<b>19.6%</b>	<b>1.4%</b>	<b>21.0%</b>	<b>-80,923</b>	<b>2,887</b>	<b>-78,036</b>	<b>-181,511</b>	<b>881</b>	<b>-180,630</b>	<b>\$30.25</b>	<b>244,689</b>	<b>0</b>	<b>0</b>
<b>SOUTH</b>																		
Class A	2	250,000	10,033	4.0%	0	4.0%	0.0%	4.0%	0	0	0	-8,331	0	-8,331	\$26.31	3,770	0	0
Class B	20	705,279	25,400	3.6%	3,149	5.0%	0.4%	5.4%	1,582	0	1,582	11,057	0	11,057	\$23.87	25,388	0	0
Class C	9	303,348	51,263	16.9%	0	23.8%	0.0%	23.8%	1,671	0	1,671	-163	0	-163	\$15.10	2,671	0	0
	<b>31</b>	<b>1,258,627</b>	<b>86,696</b>	<b>6.9%</b>	<b>3,149</b>	<b>9.3%</b>	<b>0.3%</b>	<b>9.6%</b>	<b>3,253</b>	<b>0</b>	<b>3,253</b>	<b>2,563</b>	<b>0</b>	<b>2,563</b>	<b>\$19.46</b>	<b>31,829</b>	<b>0</b>	<b>0</b>
<b>SOUTH MAIN/MEDICAL CENTER</b>																		
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	70,799	4.9%	850	5.4%	0.1%	5.5%	19,917	-850	19,067	156,294	-850	155,444	\$19.62	74,684	0	0
Class C	13	910,377	24,102	2.6%	700	4.9%	0.1%	5.0%	95	700	795	5,746	982	6,728	\$20.02	39,971	0	0
	<b>30</b>	<b>2,844,989</b>	<b>94,901</b>	<b>3.3%</b>	<b>1,550</b>	<b>4.3%</b>	<b>0.1%</b>	<b>4.4%</b>	<b>20,012</b>	<b>-150</b>	<b>19,862</b>	<b>162,040</b>	<b>132</b>	<b>162,172</b>	<b>\$19.75</b>	<b>114,655</b>	<b>0</b>	<b>0</b>
<b>SOUTHWEST</b>																		
Class A	8	1,735,621	203,529	11.7%	20,570	23.1%	1.2%	24.3%	4,095	0	4,095	43,466	2,100	45,566	\$18.50	132,955	0	0
Class B	78	7,065,685	1,331,535	18.8%	43,081	24.7%	0.6%	25.3%	-15,729	0	-15,729	89,523	-12,830	76,693	\$17.10	356,328	0	60,000
Class C	41	2,016,674	106,084	5.3%	17,700	7.8%	0.9%	8.7%	11,206	0	11,206	41,580	0	41,580	\$14.25	80,408	0	0
	<b>127</b>	<b>10,817,980</b>	<b>1,641,148</b>	<b>15.2%</b>	<b>81,351</b>	<b>21.3%</b>	<b>0.8%</b>	<b>22.1%</b>	<b>-428</b>	<b>0</b>	<b>-428</b>	<b>174,569</b>	<b>-10,730</b>	<b>163,839</b>	<b>\$17.07</b>	<b>569,691</b>	<b>0</b>	<b>60,000</b>

# Total Office Submarket Statistics: 4Q16

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			4Q16			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				
<b>WEST BELT</b>																		
Class A	30	4,356,069	858,820	19.7%	398,947	17.8%	9.2%	27.0%	-9,654	0	-9,654	140,183	-126,838	13,345	\$30.45	110,812	0	0
Class B	34	1,947,199	363,436	18.7%	90,351	17.5%	4.6%	22.1%	-33,385	67,851	34,466	-36,752	-50,161	-86,913	\$20.31	127,175	22,000	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
	<b>67</b>	<b>6,390,897</b>	<b>1,222,256</b>	<b>19.1%</b>	<b>489,298</b>	<b>17.5%</b>	<b>7.7%</b>	<b>25.2%</b>	<b>-43,039</b>	<b>67,851</b>	<b>24,812</b>	<b>103,431</b>	<b>-176,999</b>	<b>-73,568</b>	<b>\$26.96</b>	<b>237,987</b>	<b>22,000</b>	<b>0</b>
<b>WEST LOOP</b>																		
Class A	47	17,418,908	2,428,767	13.9%	1,210,874	18.9%	7.0%	25.9%	494,539	-329,302	165,237	402,423	-302,934	99,489	\$37.36	1,899,448	725,000	484,579
Class B	53	6,161,178	724,009	11.8%	113,587	13.9%	1.8%	15.7%	-25,220	17,941	-7,279	28,745	46,045	74,790	\$26.88	208,097	0	0
Class C	7	421,310	31,787	7.5%	0	9.0%	0.0%	9.0%	-32,516	1,610	-30,906	-34,599	0	-34,599	\$22.89	10,835	0	0
	<b>107</b>	<b>24,001,396</b>	<b>3,184,563</b>	<b>13.3%</b>	<b>1,324,461</b>	<b>17.4%</b>	<b>5.5%</b>	<b>22.9%</b>	<b>436,803</b>	<b>-309,751</b>	<b>127,052</b>	<b>396,569</b>	<b>-256,889</b>	<b>139,680</b>	<b>\$35.04</b>	<b>2,118,380</b>	<b>725,000</b>	<b>484,579</b>
<b>WESTCHASE</b>																		
Class A	33	9,815,108	2,165,245	22.1%	1,132,927	18.5%	11.5%	30.0%	-105,218	65,684	-39,534	850,335	-58,034	792,301	\$36.09	486,053	1,517,000	0
Class B	66	7,629,100	1,328,084	17.4%	273,124	20.1%	3.6%	23.7%	-73,064	1,985	-71,079	-640,783	-8,390	-649,173	\$20.02	370,555	0	186,000
Class C	10	652,670	27,757	4.3%	0	4.3%	0.0%	4.3%	-2,315	0	-2,315	9,458	794	10,252	\$17.47	21,281	0	0
	<b>109</b>	<b>18,096,878</b>	<b>3,521,086</b>	<b>19.5%</b>	<b>1,406,051</b>	<b>18.7%</b>	<b>7.8%</b>	<b>26.5%</b>	<b>-180,597</b>	<b>67,669</b>	<b>-112,928</b>	<b>219,010</b>	<b>-65,630</b>	<b>153,380</b>	<b>\$29.98</b>	<b>877,889</b>	<b>1,517,000</b>	<b>186,000</b>
<b>WOODLANDS</b>																		
Class A	39	10,926,590	1,187,450	10.9%	225,501	11.2%	2.1%	13.3%	13,849	35,638	49,487	11,656	22,453	34,109	\$36.43	335,968	441,618	0
Class B	79	4,791,141	447,870	9.3%	135,680	14.3%	2.8%	17.1%	38,549	8,648	47,197	36,873	9,356	46,229	\$24.32	214,397	0	0
Class C	8	418,392	27,763	6.6%	0	11.4%	0.0%	11.4%	506	0	506	-23,613	0	-23,613	\$29.98	7,356	0	0
	<b>126</b>	<b>16,136,123</b>	<b>1,663,083</b>	<b>10.3%</b>	<b>361,181</b>	<b>12.2%</b>	<b>2.2%</b>	<b>14.4%</b>	<b>52,904</b>	<b>44,286</b>	<b>97,190</b>	<b>24,916</b>	<b>31,809</b>	<b>56,725</b>	<b>\$31.55</b>	<b>557,721</b>	<b>441,618</b>	<b>0</b>

## Class A Office Market Statistics: 4Q16

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			4Q16			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	143,930	13.2%	98,052	15.9%	9.0%	24.9%	6,479	0	6,479	-64,533	35,239	-29,294	\$26.52	43,354	0	0
CBD	35	32,194,408	3,973,722	12.3%	2,096,760	13.2%	6.5%	19.7%	-46,333	77,737	31,404	-169,878	-138,555	-308,433	\$43.07	917,108	406,600	1,056,658
East Fort Bend/Sugar Land	18	3,592,331	249,551	6.9%	149,863	6.6%	4.2%	10.8%	-19,960	2,314	-17,646	76,950	-51,117	25,833	\$30.53	231,608	0	0
FM 1960	15	3,644,353	305,917	8.4%	59,730	8.6%	1.6%	10.2%	-5,177	4,743	-434	41,918	2,009	43,927	\$27.43	114,910	0	0
Greenspoint	25	5,564,959	2,922,107	52.5%	839,459	59.4%	15.1%	74.5%	-58,134	-215,766	-273,900	-295,888	-176,486	-472,374	\$24.68	193,911	0	0
Greenway Plaza	20	7,267,315	991,365	13.6%	221,545	17.6%	3.0%	20.6%	83,028	-9,199	73,829	349,249	-3,096	346,153	\$36.51	329,962	182,000	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	526	0	0
I-10 East	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
Katy	15	1,341,508	348,652	26.0%	54,001	35.7%	4.0%	39.7%	-3,451	0	-3,451	127,096	3,555	130,651	\$28.33	99,448	124,017	171,538
Katy Freeway East	19	4,143,854	457,761	11.0%	306,390	10.9%	7.4%	18.3%	8,300	-27,559	-19,259	265,151	-15,383	249,768	\$43.36	385,037	0	288,173
Katy Freeway West	69	18,493,001	2,820,898	15.3%	2,117,469	18.4%	11.5%	29.9%	25,617	78,765	104,382	-258,714	176,694	-82,020	\$37.43	399,283	909,918	86,255
Kingwood/Humble	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
Midtown	7	2,130,993	396,675	18.6%	161,168	20.1%	7.6%	27.7%	13,997	0	13,997	126,394	-19,135	107,259	\$34.72	168,624	0	0
NASA/Clear Lake	12	1,770,973	137,728	7.8%	50,501	10.3%	2.9%	13.2%	4,163	-4,902	-739	-75,138	-6,188	-81,326	\$24.09	71,963	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	83,157
Northwest	11	2,275,066	705,525	31.0%	48,180	31.8%	2.1%	33.9%	-4,656	-13,092	-17,748	-78,002	-9,099	-87,101	\$22.81	83,334	0	0
Richmond/Fountainview	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
San Felipe/Voss	3	1,720,793	420,056	24.4%	15,665	29.0%	0.9%	29.9%	-7,764	0	-7,764	-30,926	1,593	-29,333	\$36.00	99,651	0	0
South	2	250,000	10,033	4.0%	0	4.0%	0.0%	4.0%	0	0	0	-8,331	0	-8,331	\$26.31	3,770	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	203,529	11.7%	20,570	23.1%	1.2%	24.3%	4,095	0	4,095	43,466	2,100	45,566	\$18.50	132,955	0	0
West Belt	30	4,356,069	858,820	19.7%	398,947	17.8%	9.2%	27.0%	-9,654	0	-9,654	140,183	-126,838	13,345	\$30.45	110,812	0	0
West Loop	47	17,418,908	2,428,767	13.9%	1,210,874	18.9%	7.0%	25.9%	494,539	-329,302	165,237	402,423	-302,934	99,489	\$37.36	1,899,448	725,000	484,579
Westchase	33	9,815,108	2,165,245	22.1%	1,132,927	18.5%	11.5%	30.0%	-105,218	65,684	-39,534	850,335	-58,034	792,301	\$36.09	486,053	1,517,000	0
Woodlands	39	10,926,590	1,187,450	10.9%	225,501	11.2%	2.1%	13.3%	13,849	35,638	49,487	11,656	22,453	34,109	\$36.43	335,968	441,618	0
	417	130,610,092	20,730,853	15.9%	9,207,602	17.6%	7.0%	24.6%	393,720	-334,939	58,781	1,822,411	-663,222	1,159,189	\$34.88	6,107,725	4,675,153	2,383,238

## Class B Office Market Statistics: 4Q16

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			4Q16			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	21	2,799,031	184,834	6.6%	0	8.3%	0.0%	8.3%	20,245	-7,727	12,518	-58,365	-5,403	-63,768	\$24.81	114,914	0	0
CBD	37	11,843,644	2,836,267	23.9%	367,818	25.6%	3.1%	28.7%	14,004	-25,392	-11,388	-14,638	-6,501	-21,139	\$30.17	293,014	0	0
East Fort Bend/Sugar Land	47	2,758,565	283,426	10.3%	21,291	16.2%	0.8%	17.0%	2,370	-2,450	-80	21,743	3,897	25,640	\$22.34	154,742	0	187,200
FM 1960	77	4,491,549	833,259	18.6%	196,676	22.0%	4.4%	26.4%	-29,003	14,950	-14,053	-17,574	-7,471	-25,045	\$17.17	247,908	20,000	0
Greenspoint	64	6,319,265	1,837,735	29.1%	304,245	32.4%	4.8%	37.2%	-103,483	3,082	-100,401	50,528	-112,326	-61,798	\$17.35	415,543	0	0
Greenway Plaza	34	3,663,552	263,132	7.2%	35,842	19.5%	1.0%	20.5%	40,668	0	40,668	-48,599	-429	-49,028	\$26.67	176,347	0	0
Gulf Freeway/Pasadena	46	2,556,595	241,825	9.5%	30,278	13.1%	1.2%	14.3%	27,669	-2,668	25,001	182,627	23,662	206,289	\$20.97	212,396	155,105	82,800
I-10 East	9	502,401	140,416	27.9%	0	31.3%	0.0%	31.3%	3,400	0	3,400	-2,161	0	-2,161	\$15.40	0	0	0
Katy	14	1,072,761	24,236	2.3%	0	8.4%	0.0%	8.4%	4,206	0	4,206	-1,487	0	-1,487	\$27.22	18,503	48,404	63,000
Katy Freeway East	30	2,555,896	311,898	12.2%	208,110	14.0%	8.1%	22.1%	-18,710	29,103	10,393	60,282	-10,672	49,610	\$23.22	167,439	0	0
Katy Freeway West	78	7,786,327	1,519,021	19.5%	431,709	25.6%	5.5%	31.1%	4,151	46,927	51,078	-243,260	71,635	-171,625	\$23.80	463,381	0	0
Kingwood/Humble	24	1,424,891	78,026	5.5%	8,730	6.0%	0.6%	6.6%	15,878	0	15,878	47,649	0	47,649	\$21.99	69,908	0	100,000
Midtown	40	3,445,581	246,456	7.2%	13,424	9.1%	0.4%	9.5%	-29,353	0	-29,353	-75,995	-242	-76,237	\$30.57	134,506	0	0
NASA/Clear Lake	59	3,789,267	969,582	25.6%	24,795	30.6%	0.7%	31.3%	-83,653	0	-83,653	102,641	-4,000	98,641	\$18.16	207,109	0	0
Northeast Near	5	203,231	72,028	35.4%	0	35.4%	0.0%	35.4%	0	0	0	-10,554	0	-10,554	\$23.00	3,321	0	0
Northwest	74	6,005,335	895,865	14.9%	17,181	17.1%	0.3%	17.4%	-80,815	-1,176	-81,991	-19,115	7,337	-11,778	\$18.79	379,122	0	0
Richmond/Fountainview	14	822,457	193,849	23.6%	0	30.5%	0.0%	30.5%	-3,648	0	-3,648	-17,385	0	-17,385	\$17.41	37,115	0	0
San Felipe/Voss	32	3,262,820	431,363	13.2%	52,439	14.7%	1.6%	16.3%	-73,159	2,887	-70,272	-150,585	-712	-151,297	\$24.46	145,038	0	0
South	20	705,279	25,400	3.6%	3,149	5.0%	0.4%	5.4%	1,582	0	1,582	11,057	0	11,057	\$23.87	25,388	0	0
South Main/Medical Center	16	1,449,612	70,799	4.9%	850	5.4%	0.1%	5.5%	19,917	-850	19,067	156,294	-850	155,444	\$19.62	74,684	0	0
Southwest	78	7,065,685	1,331,535	18.8%	43,081	24.7%	0.6%	25.3%	-15,729	0	-15,729	89,523	-12,830	76,693	\$17.10	356,328	0	60,000
West Belt	34	1,947,199	363,436	18.7%	90,351	17.5%	4.6%	22.1%	-33,385	67,851	34,466	-36,752	-50,161	-86,913	\$20.31	127,175	22,000	0
West Loop	53	6,161,178	724,009	11.8%	113,587	13.9%	1.8%	15.7%	-25,220	17,941	-7,279	28,745	46,045	74,790	\$26.88	208,097	0	0
Westchase	66	7,629,100	1,328,084	17.4%	273,124	20.1%	3.6%	23.7%	-73,064	1,985	-71,079	-640,783	-8,390	-649,173	\$20.02	370,555	0	186,000
Woodlands	79	4,791,141	447,870	9.3%	135,680	14.3%	2.8%	17.1%	38,549	8,648	47,197	36,873	9,356	46,229	\$24.32	214,397	0	0
	1,051	95,052,362	15,654,351	16.5%	2,372,360	20.2%	2.5%	22.7%	-376,583	153,111	-223,472	-549,291	-58,055	-607,346	\$21.43	4,616,930	245,509	679,000



## Class C Office Market Statistics: 4Q16

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			4Q16			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	37,827	6.7%	0	7.0%	0.0%	7.0%	2,649	0	2,649	4,148	0	4,148	\$16.91	28,462	0	0
CBD	22	1,168,170	186,796	16.0%	0	16.0%	0.0%	16.0%	4,574	0	4,574	15,597	0	15,597	\$21.14	10,931	0	0
East Fort Bend/Sugar Land	6	220,524	39,464	17.9%	0	17.9%	0.0%	17.9%	0	0	0	-39,464	0	-39,464	-	0	0	0
FM 1960	24	776,103	66,724	8.6%	973	10.4%	0.1%	10.5%	-4,144	0	-4,144	-7,153	-973	-8,126	\$14.52	11,963	0	0
Greenspoint	27	1,901,215	277,992	14.6%	3,550	18.9%	0.2%	19.1%	3,828	0	3,828	22,226	0	22,226	\$14.13	80,893	0	0
Greenway Plaza	19	631,222	74,709	11.8%	0	11.8%	0.0%	11.8%	2,887	0	2,887	-12,632	0	-12,632	\$22.23	19,703	0	0
Gulf Freeway/Pasadena	36	1,224,771	70,694	5.8%	0	10.3%	0.0%	10.3%	-6,150	0	-6,150	11,042	0	11,042	\$18.45	54,832	0	0
I-10 East	8	344,515	83,277	24.2%	0	24.2%	0.0%	24.2%	4,883	0	4,883	6,723	0	6,723	\$20.46	10,160	0	0
Katy	4	210,935	1,010	0.5%	0	0.5%	0.0%	0.5%	3,210	0	0	-1,010	0	-1,010	\$23.44	5,878	0	0
Katy Freeway East	28	1,296,609	34,863	2.7%	15,385	2.9%	1.2%	4.1%	-1,932	1,372	-560	-5,151	1,372	-3,779	\$18.37	17,668	0	0
Katy Freeway West	11	446,823	22,562	5.0%	2,845	7.2%	0.6%	7.8%	-281	0	-281	1,747	-1,054	693	\$18.73	15,164	0	0
Kingwood/Humble	5	168,300	24,800	14.7%	0	14.7%	0.0%	14.7%	-2,800	0	-2,800	11,945	0	11,945	\$16.37	1,225	0	0
Midtown	28	933,219	81,781	8.8%	2,483	9.3%	0.3%	9.6%	-13,934	0	-13,934	-50,266	2,501	-47,765	\$24.56	10,274	0	0
NASA/Clear Lake	23	742,104	100,013	13.5%	0	14.6%	0.0%	14.6%	7,546	0	7,546	6,997	0	6,997	\$15.87	26,083	0	0
Northeast Near	6	150,484	8,443	5.6%	0	5.6%	0.0%	5.6%	1,178	0	1,178	-1,196	0	-1,196	\$15.00	4,534	0	0
Northwest	43	1,631,526	76,298	4.7%	788	6.2%	0.0%	6.2%	-32,687	586	-32,101	-27,574	-788	-28,362	\$13.53	17,761	0	0
Richmond/Fountainview	21	787,861	92,578	11.8%	0	12.6%	0.0%	12.6%	-456	0	-456	4,927	0	4,927	\$15.77	38,445	0	0
San Felipe/Voss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
South	9	303,348	51,263	16.9%	0	23.8%	0.0%	23.8%	1,671	0	1,671	-163	0	-163	\$15.10	2,671	0	0
South Main/Medical Center	13	910,377	24,102	2.6%	700	4.9%	0.1%	5.0%	95	700	795	5,746	982	6,728	\$20.02	39,971	0	0
Southwest	41	2,016,674	106,084	5.3%	17,700	7.8%	0.9%	8.7%	11,206	0	11,206	41,580	0	41,580	\$14.25	80,408	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	31,787	7.5%	0	9.0%	0.0%	9.0%	-32,516	1,610	-30,906	-34,599	0	-34,599	\$22.89	10,835	0	0
Westchase	10	652,670	27,757	4.3%	0	4.3%	0.0%	4.3%	-2,315	0	-2,315	9,458	794	10,252	\$17.47	21,281	0	0
Woodlands	8	418,392	27,763	6.6%	0	11.4%	0.0%	11.4%	506	0	506	-23,613	0	-23,613	\$29.98	7,356	0	0
	412	18,009,468	1,548,587	8.6%	44,424	10.6%	0.2%	10.8%	-52,982	4,268	-51,924	-60,685	2,834	-57,851	\$17.11	516,498	0	0