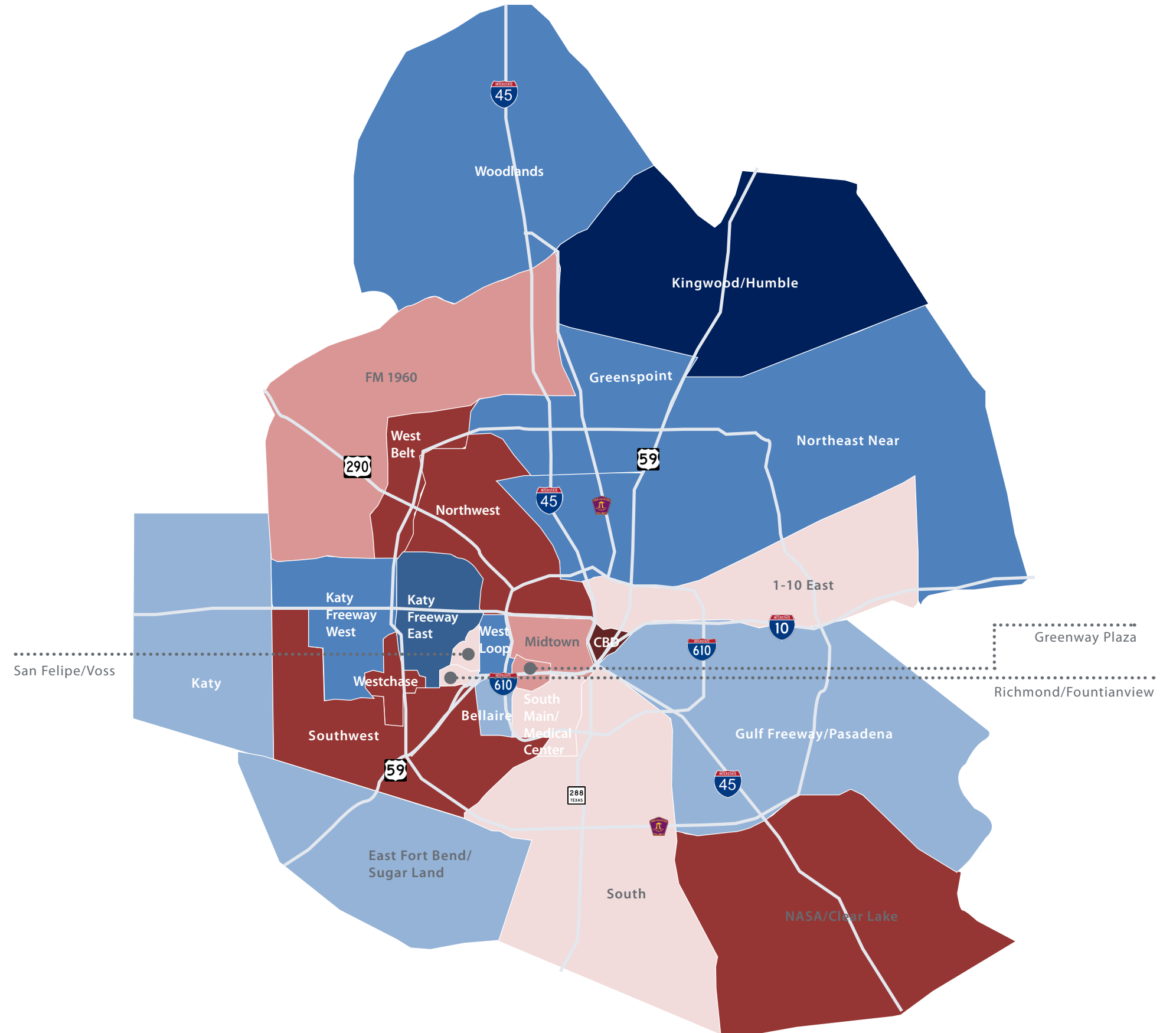


HOUSTON

YTD Absorption | Absorption = -346,634 SF

1Q17

	YTD Absorption	
Kingwood/Humble	100,400	100,000+
Katy Freeway East	69,646	50,000-100,000
West Loop	49,818	25,000-50,000
Katy Freeway West	48,387	
Woodlands	38,043	
Northeast Near	37,648	
Greenspoint	35,278	
Gulf Freeway/Pasadena	21,864	0-25,000
Katy	20,758	
Bellaire	6,052	
East Fort Bend/Sugar Land	1,832	0-(25,000)
South	-2,085	
San Felipe/Voss	-4,542	
South Main/Medical Center	-6,724	
I-10 East	-9,049	
Richmond/Fountainview	-11,549	(25,000)-(50,000)
Greenway Plaza	-31,169	
Midtown	-33,080	
FM 1960	-41,788	(50,000)-(100,000)
Southwest	-52,104	
NASA/Clear Lake	-52,291	
West Belt	-58,248	
Northwest	-65,136	
Westchase	-97,406	(100,000)+
CBD	-311,189	
Total	-346,634	

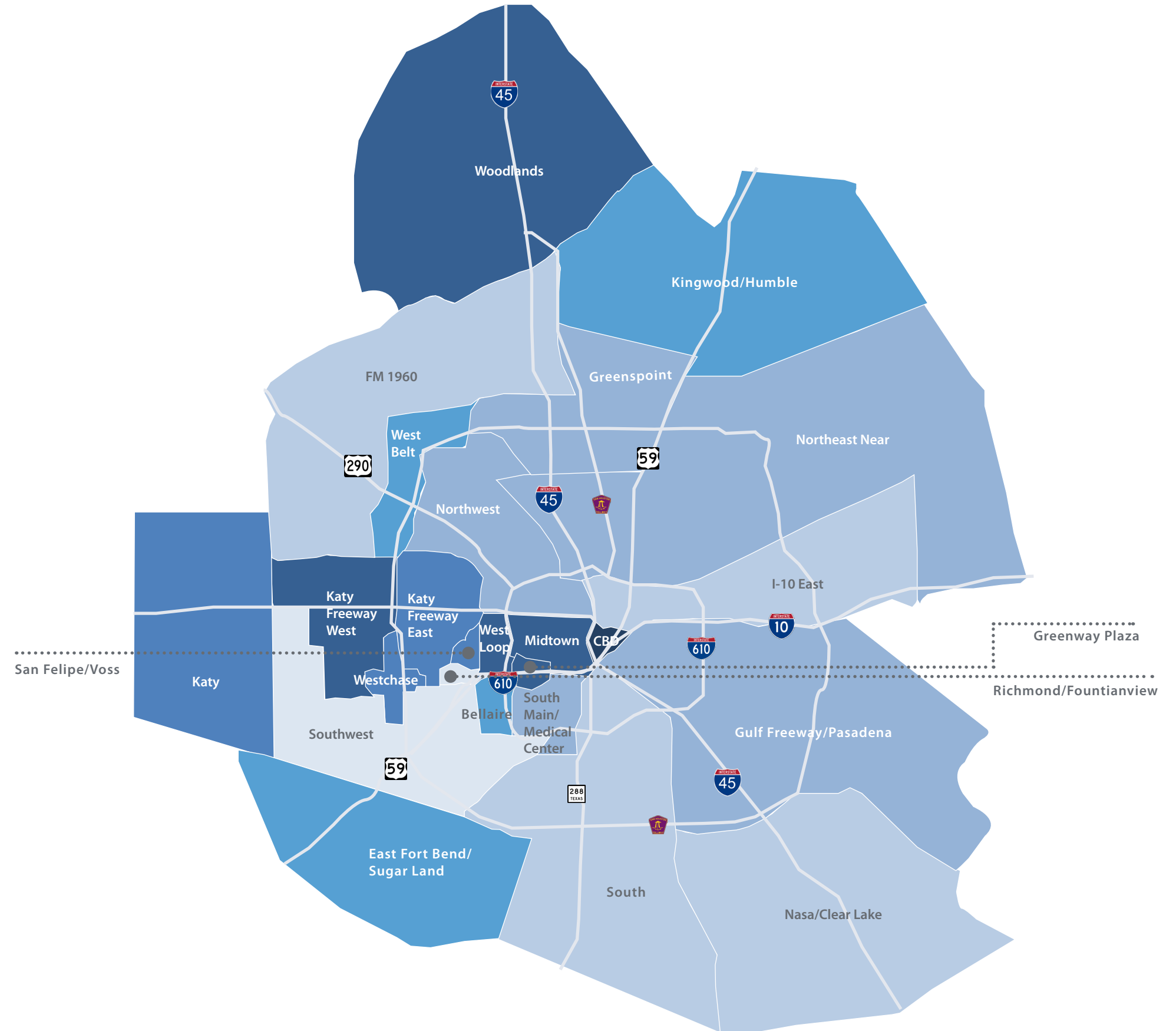


HOUSTON

Average Asking Rate | Asking Rate= \$26.70 psf

1Q17

	Quoted Rates	
CBD	\$41.52	\$35.00+
West Loop	\$34.81	
Greenway Plaza	\$33.57	
Woodlands	\$31.46	\$31.00-\$34.00
Midtown	\$31.41	
Katy Freeway West	\$31.26	
San Felipe/Voss	\$30.31	
Westchase	\$29.80	\$27.00-\$30.00
Katy Freeway East	\$28.43	
Katy	\$27.70	
West Belt	\$26.80	
East Fort Bend/Sugar Land	\$26.33	\$21.00-\$26.00
Bellaire	\$24.83	
Kingwood/Humble	\$21.48	
Gulf Freeway/Pasadena	\$20.79	
Greenspoint	\$20.56	
Northeast Near	\$20.52	\$19.00-\$20.00
Northwest	\$20.23	
South Main/Medical Center	\$19.43	
FM 1960	\$18.90	
NASA/Clear Lake	\$18.73	\$17.00-\$18.00
South	\$18.50	
I-10 East	\$17.98	
Southwest	\$16.99	\$15.00-\$16.00
Richmond/Fountainview	\$16.94	
	\$26.70	

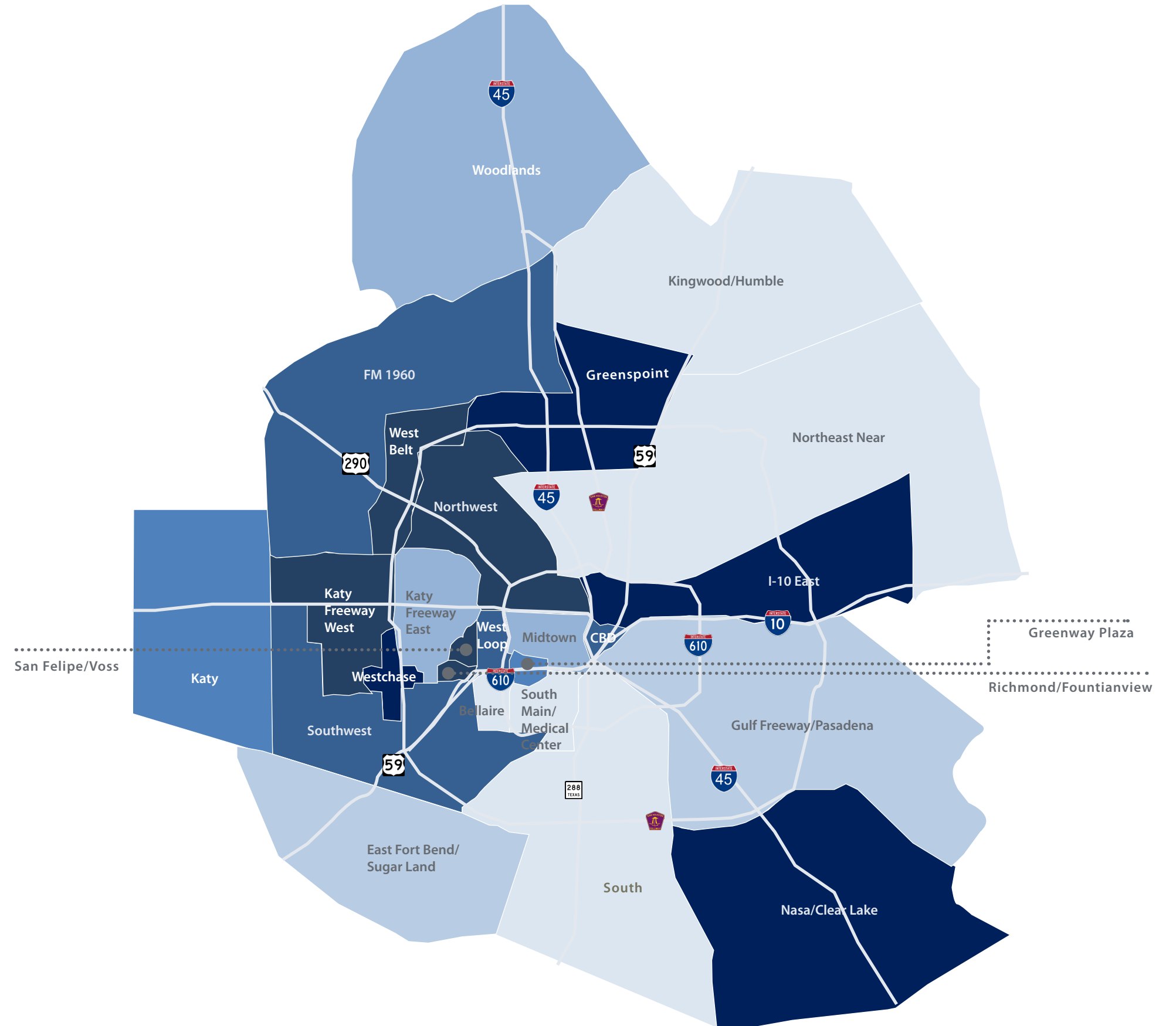


HOUSTON

Vacancy (%) | Vacancy= 16.2%

1Q17

	Vacancy (%)	
South Main/Medical Center	3.3%	0%-7.9%
Kingwood/Humble	5.8%	
Northeast Near	5.9%	
South	6.7%	
Bellaire	7.9%	
Gulf Freeway/Pasadena	8.0%	8%-9.9%
East Fort Bend/Sugar Land	8.6%	
Woodlands	10.4%	10%-11.9%
Katy Freeway East	11.2%	
Midtown	11.9%	
Greenway Plaza	12.2%	12%-13.9%
Katy	13.6%	
FM 1960	14.2%	14%-15.9%
West Loop	14.5%	
Southwest	15.0%	
CBD	15.8%	
Northwest	16.6%	16%-19.9%
San Felipe/Voss	17.4%	
Richmond/Fountainview	18.1%	
Katy Freeway West	19.0%	
West Belt	19.4%	
Westchase	20.0%	20%+
NASA/Clear Lake	20.4%	
I-10 East	36.8%	
Greenspoint	36.9%	
HOUSTON	16.2%	



HOUSTON

Total Sublease Space | 10,953,138 sf | 4.5%

1Q17

	Total Available Sublease Space (sf)	Total Available Sublease Space (%)	
Katy Freeway West	2,192,287	8.2%	2,000,000 +
CBD	2,141,991	4.6%	
Westchase	1,469,357	8.1%	
West Loop	1,215,787	5.0%	
Greenspoint	1,137,577	8.3%	500,000-2,000,000
West Belt	647,316	10.1%	
Katy Freeway East	482,896	5.9%	
Woodlands	351,094	2.2%	200,000-500,000
FM 1960	245,019	2.8%	
East Fort Bend/Sugar Land	195,124	3.0%	100,000-200,000
Greenway Plaza	188,895	1.6%	
Midtown	166,213	2.6%	
Southwest	119,947	1.1%	
San Felipe/Voss	108,561	2.2%	50,000-100,000
Bellaire	88,039	2.0%	
NASA/Clear Lake	86,933	1.4%	1-50,000
Katy	39,909	1.5%	
Northwest	39,003	0.4%	
Gulf Freeway/Pasadena	27,610	0.8%	
Kingwood/Humble	8,730	0.5%	0
South Main/Medical Center	850	0.0%	
I-10 East	0	0.0%	
Northeast Near	0	0.0%	
Richmond/Fountainview	0	0.0%	
South	0	0.0%	
Total	10,953,138	4.5%	

