



Austin office market report

Q1 2022

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Office market trends

01

Office job growth surges

The Austin MSA continues to lead the nation in job growth since over the last year. Austin's office employment has surged by almost 20% since February 2020, a 60,000 job increase in the last 12 months.

02

Tech leads leasing activity

Tech tenants continues to drive leasing activity within the office sector. Just before the start of Q1 2022, Meta committed to 589,000 sf and Amazon committed to 330,000 sf at Domain 9. In Q1 2022, Tiktok signed for 126,000 sf at 300 Colorado, Cirrus Logic signed for 124,000 at 701 Rio Grande, and Atmosphere committed to 114,000 sf at Bouldin Creek.

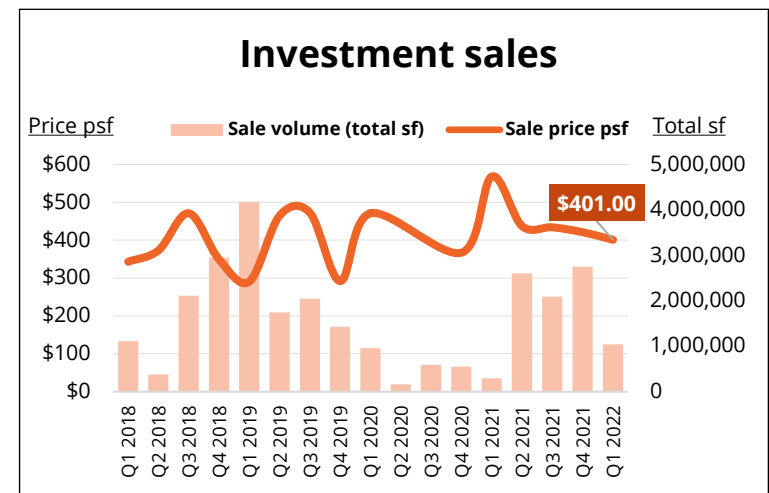
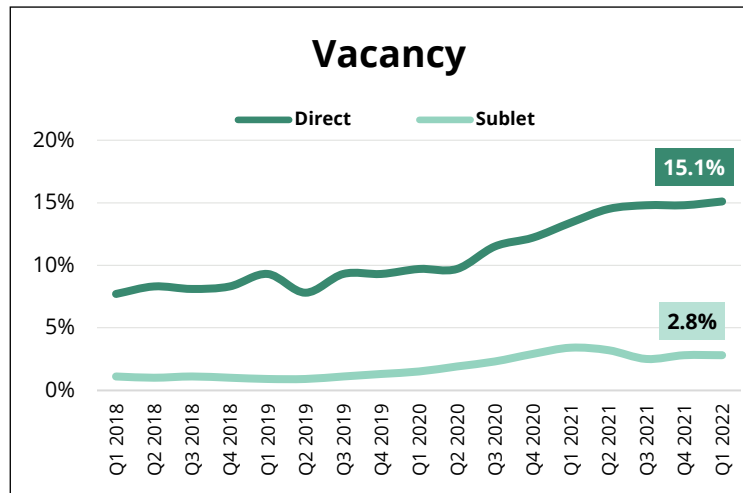
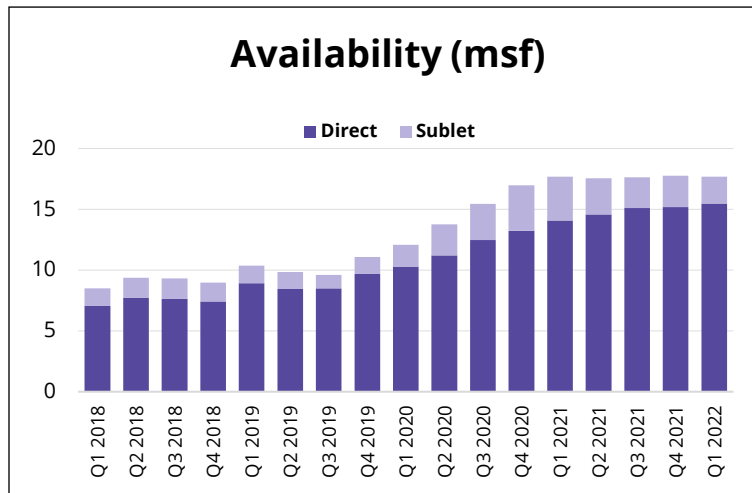
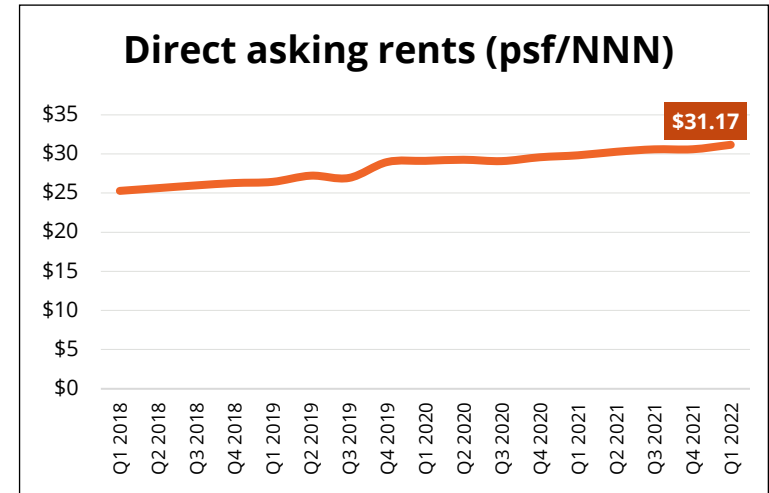
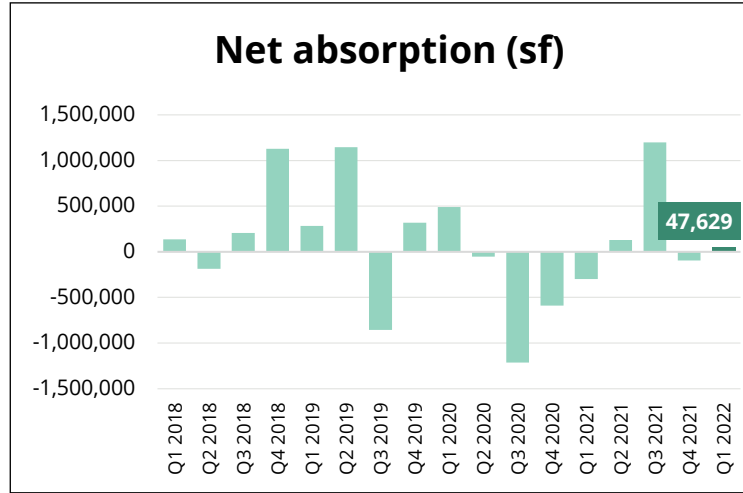
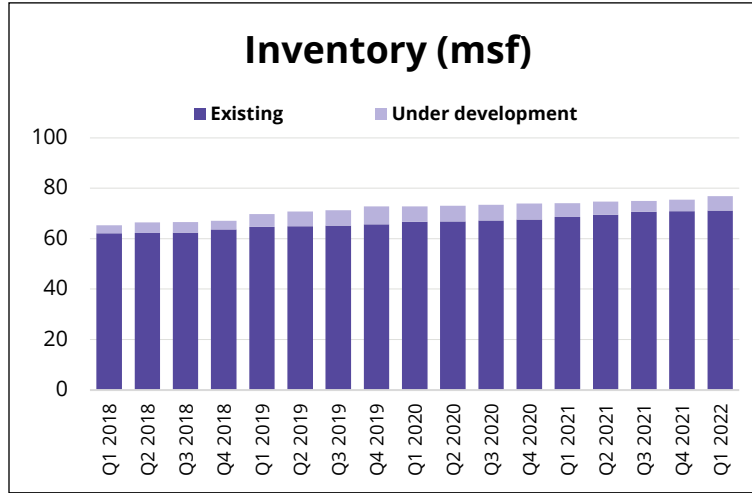
03

Pricing in urban markets climbs

Pricing within Austin's primary tech submarkets continues to climb, with pricing within the CBD reaching into the mid-\$50's NNN for new product, while adjacent submarkets have seen pricing push into the mid- to high-\$40s NNN. As demand continues to surge and availability dwindles, several new projects have announced groundbreakings to keep up with demand.



Office market indicators



Office market activity

Recent leasing activity

Tenant name	Address	Sign date	Size	Transaction type	Lease type
Cirrus Logic	701 Rio Grande St	Jan 2022	124,000	New	Direct
Atmosphere	2043 S Lamar Blvd	Feb 2022	114,413	New	Direct
Amazon	2409 Palm Way	Dec 2021	332,865	New	Direct
Meta	400 W 6 th St	Dec 2021	589,000	New	Direct
TikTok	300 Colorado St	Dec 2021	332,865	New	Direct

Recent sales activity

Buyer	Address	Sale date	Seller
Kilroy Realty	10615 Burnet Rd	Mar 2022	Capella Commercial
Oakpoint Capital Partners	912 S Capital of Texas Highway	Mar 2022	RMR Group
Urbana Partners	Reserve at Bull Creek	Feb 2022	RMR Group
Walton Street Capital	Eastlake at Tillery	Jan 2022	Cypress Real Estate Advisors

Large contiguous space availabilities

Owner	Address	Date available	Block size	Floors	Asking rent	Landlord Broker
Kilroy Realty	200 W 6 th St	Available	241,597	18-24	\$53.00 NNN	CBRE
Stream Realty Partners	401 S 1 st St	Available	119,859	7-10	\$50.00 NNN	Stream Realty Partners
Hines	1200 E 4 th St	Aug 2023	93,000	1-3	\$47.00 NNN	JLL
CIM group	3100 E 5 th St	Available	117,996	1-2	\$40.00 NNN	Cushman & Wakefield

Office market stats by submarket

By Submarket	Inventory (sf)	Direct Vacancy			Net Absorption		SF Under	Average Asking Rent (NNN)		
		Total %	Class A	Class B	1Q22	YTD	Construction	Total	Class A	Class B
CBD	13,571,980	13.7%	13.9%	13.8%	66,638	66,638	2,065,017	\$41.60	\$43.33	\$35.85
Central	1,580,128	6.6%	12.0%	3.0%	-3,266	-3,266	91,548	\$31.92	\$36.27	\$22.46
East	3,459,821	25.2%	34.5%	13.8%	119,141	119,141	2,059,918	\$38.26	\$39.80	\$33.12
Far Northwest	4,555,164	8.0%	17.5%	3.8%	-39,814	-39,814	22,584	\$25.29	\$24.55	\$26.76
North	914,401	48.6%	23.7%	56.8%	0	0	707,604	\$26.05	\$28.10	\$25.04
North Central	9,711,174	7.8%	3.4%	11.2%	-16,013	-16,013	0	\$32.67	\$43.57	\$24.82
Northeast	3,349,462	17.4%	15.6%	20.0%	-14,397	-14,397	0	\$19.44	\$28.00	\$18.82
Northwest	15,063,173	20.6%	10.6%	32.2%	12,649	12,649	0	\$24.59	\$27.14	\$21.40
Round Rock	1,203,688	5.6%	1.0%	11.2%	3,617	3,617	0	\$22.21	\$23.89	\$20.99
South	264,188	5.2%	5.1%	0.0%	-7,761	-7,761	0	\$18.00	\$19.23	-
South Central	2,279,536	18.0%	22.5%	18.4%	61,552	61,552	485,234	\$29.02	\$37.06	\$27.71
Southeast	2,879,048	17.3%	27.9%	18.5%	-42,779	-42,779	0	\$25.01	\$27.04	\$24.53
Southwest	12,360,145	13.7%	13.9%	2.5%	-91,938	-91,938	34,661	\$30.13	\$32.25	\$26.34
Market Total	71,191,908	15.1%	11.9%	18.3%	47,629	47,629	5,466,566	\$31.17	\$35.47	\$25.56

Office market stats by class

By Class	Inventory (sf)	Vacancy	1Q Absorption	YTD Absorption	Construction	Available Sublease
Class A	39,834,992	11.9%	120,590	120,590	5,270,611	1,397,372
Class B	29,003,019	18.3%	-68,034	-68,034	195,955	772,748
Market Total	71,191,908	15.1%	47,629	47,629	5,466,566	2,170,120
*Market totals include Class C						

For more market insights
and information visit
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