

Second Quarter 2019



Houston Office Market Statistics & Heat Maps

Partnership. Performance.

Market Statistics

Central Business District & Suburban Total | Second Quarter 2019

	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q2 19 Net Absorption (sf)			YTD Net Absorption (sf)			Quoted Rates (Gross)	YTD Leasing Activity (sf)	YTD Deliveries (sf)	Under Const. (sf)
							Direct	Sublease	Total	Direct	Sublease	Total	Direct	Sublease	Total				
Central Business District																			
Class A	36	32,991,914	4,818,767	14.6%	16.7%	1,330,515	24.2%	3.9%	27.7%	312,863	20,067	332,930	263,090	58,833	321,923	\$46.01	1,116,372	780,593	1,123,699
Class B	35	11,027,099	2,729,893	24.8%	25.7%	198,885	28.0%	1.8%	29.9%	-70,610	-31,684	-102,294	78,193	-56,578	21,615	\$30.81	192,471	0	0
Class C	17	1,273,824	76,500	6.0%	6.0%	0	6.0%	0.0%	6.0%	0	0	0	0	0	0	\$20.15	0	0	0
Totals	88	45,292,837	7,625,160	16.8%	18.6%	1,529,400	24.6%	3.3%	27.6%	242,253	-11,617	230,636	341,283	2,255	343,538	\$43.49	1,308,843	780,593	1,123,699
Suburban																			
Class A	401	99,370,785	15,979,125	16.1%	17.9%	4,545,577	20.9%	4.5%	25.5%	-267,269	173,845	-93,424	252,623	350,327	602,950	\$32.18	3,446,588	149,500	627,405
Class B	831	73,885,168	13,170,118	17.8%	18.4%	669,620	21.2%	0.9%	22.1%	-760,261	-840	-761,101	-1,187,319	73,354	-1,113,965	\$21.27	1,978,563	64,348	105,000
Class C	242	11,497,878	872,027	7.6%	7.8%	28,089	9.4%	0.2%	9.7%	-20,847	159	-20,688	-22,602	-7,212	-29,814	\$16.78	221,652	0	0
Totals	1,474	184,753,831	30,021,270	16.2%	17.5%	5,243,286	20.3%	2.8%	23.1%	-1,048,377	173,164	-875,213	-957,298	416,469	-540,829	\$26.97	5,646,803	213,848	732,405
Overall																			
Class A	437	132,362,699	20,797,892	15.7%	17.6%	5,876,092	21.6%	4.4%	25.9%	45,594	193,912	239,506	515,713	409,160	924,873	\$36.45	4,562,960	930,093	1,751,104
Class B	866	84,912,267	15,900,011	18.7%	19.3%	868,505	22.0%	1.0%	23.1%	-830,871	-32,524	-863,395	-1,109,126	16,776	-1,092,350	\$22.12	2,171,034	64,348	105,000
Class C	259	12,771,702	948,527	7.4%	7.6%	28,089	9.1%	0.2%	9.3%	-20,847	159	-20,688	-22,602	-7,212	-29,814	\$17.06	221,652	0	0
Totals	1,562	230,046,668	37,646,430	16.4%	17.7%	6,772,686	21.1%	2.9%	23.9%	-806,124	161,547	-644,577	-616,015	418,724	-197,291	\$30.63	6,955,646	994,441	1,856,104

Vacancy in Avison Young's market report refers to vacant available square footage in owner-occupied, single- and multi-tenant buildings 20,000 square feet or larger and classified as general-purpose and either class A, B or C.

	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q2 19 Net Absorption (sf)			YTD Net Absorption (sf)			Quoted Rates (Gross)	YTD Leasing Activity (sf)	YTD Deliveries (sf)	Under Const. (sf)
							Direct	Sublease	Total	Direct	Sublease	Total	Direct	Sublease	Total				
Bellaire	31	3,605,563	290,599	8.1%	8.3%	9,704	20.5%	0.3%	20.8%	34,258	1,755	36,013	-57,516	37,297	-20,219	\$26.30	182,018	0	0
Central Business District	88	45,292,837	7,625,160	16.8%	18.6%	1,529,400	24.6%	3.3%	27.6%	242,253	-11,617	230,636	341,283	2,255	343,538	\$43.49	1,308,843	780,593	1,123,699
East Fort Bend/Sugar Land	51	5,640,370	481,732	8.5%	10.2%	257,635	10.3%	4.5%	14.8%	-57,874	-10,790	-68,664	-80,741	312	-80,429	\$29.00	118,965	0	83,000
FM 1960	97	8,345,443	1,440,910	17.3%	17.8%	290,009	21.4%	3.4%	24.8%	-345,799	5,434	-340,365	-310,964	10,304	-300,660	\$19.31	254,299	0	156,000
Greenspoint	84	10,929,570	5,019,738	45.9%	46.1%	30,589	47.5%	0.3%	47.8%	-110,643	9,558	-101,085	-88,866	28,901	-59,965	\$19.03	282,176	0	0
Greenway Plaza	70	11,705,190	1,457,207	12.4%	13.0%	911,241	13.6%	7.8%	21.4%	-15,531	-3,631	-19,162	-208	-16,931	-17,139	\$33.26	281,621	0	0
Gulf Freeway/Pasadena	61	3,374,016	315,012	9.3%	9.4%	10,898	11.0%	0.3%	11.3%	9,350	165	9,515	-778	8,322	7,544	\$21.80	26,899	0	0
I-10 East	8	528,851	50,071	9.5%	9.5%	0	13.8%	0.0%	13.8%	-1,197	0	-1,197	2,171	0	2,171	\$17.56	37,579	0	0
Katy Freeway East	64	7,527,737	643,680	8.6%	9.2%	141,063	10.5%	1.9%	12.3%	60,186	-20,474	39,712	-11,672	-11,325	-22,997	\$30.68	383,186	0	0
Katy Frwy West/Energy Corridor	152	26,033,302	4,702,517	18.1%	22.0%	1,130,550	22.8%	4.3%	27.2%	-463,211	-6,363	-469,574	-485,402	125,547	-359,855	\$31.31	482,989	0	0
Katy/Grand Parkway West	31	2,542,376	177,777	7.0%	7.1%	48,205	10.0%	1.9%	11.9%	-2,093	5,763	3,670	40,010	5,763	45,773	\$27.11	23,137	0	0
Kingwood/Humble	16	945,242	53,456	5.7%	5.7%	0	10.5%	0.0%	10.5%	14,934	0	14,934	21,477	100	21,577	\$20.95	35,112	0	0
Midtown	63	6,090,626	606,958	10.0%	10.1%	21,178	15.2%	0.3%	15.6%	-36,352	2,018	-34,334	-79,307	9,146	-70,161	\$29.71	251,212	0	35,363
NASA/Clear Lake	67	5,049,087	970,104	19.2%	19.3%	10,106	21.3%	0.2%	21.5%	9,899	-1,565	8,334	34,521	-1,565	32,956	\$21.07	155,308	0	22,000
Northeast Near	11	1,002,566	29,778	3.0%	4.4%	14,355	3.8%	1.4%	5.2%	10,057	0	10,057	16,890	-6,355	10,535	\$18.25	4,423	0	0
Northwest	97	8,482,024	1,769,830	20.9%	20.9%	5,511	24.2%	0.1%	24.3%	-62,210	-2,603	-64,813	-81,645	-2,603	-84,248	\$20.66	331,288	64,348	0
Richmond/Fountainview	23	1,114,584	72,960	6.5%	6.5%	0	8.0%	0.0%	8.0%	-11,899	0	-11,899	-14,548	0	-14,548	\$16.68	14,657	0	0
San Felipe/Voss	36	5,119,153	1,015,692	19.8%	20.7%	85,608	23.1%	1.7%	24.8%	-54,551	5,489	-49,062	-84,647	-5,576	-90,223	\$29.54	155,090	0	0
South	21	833,917	43,031	5.2%	5.2%	0	5.7%	0.0%	5.7%	-5,382	0	-5,382	-13,040	0	-13,040	\$24.74	11,262	0	0
South Main/Medical Center	25	2,895,904	184,726	6.4%	6.4%	1,500	6.8%	0.1%	6.8%	-8,809	-1,500	-10,309	-20,991	-1,500	-22,491	\$19.98	33,998	0	0
Southwest	97	9,533,891	1,942,832	20.4%	21.0%	75,868	23.5%	0.8%	24.3%	-14,225	0	-14,225	-37,141	2,800	-34,341	\$16.37	365,525	0	0
West Belt	62	5,653,629	918,256	16.2%	18.1%	234,145	21.0%	4.1%	25.1%	73,800	2,983	76,783	125,164	-7,037	118,127	\$26.79	253,089	0	0
West Loop	106	24,090,105	3,753,296	15.6%	16.5%	931,638	23.1%	3.8%	26.9%	-245,921	198,436	-47,485	-353,299	240,196	-113,103	\$36.17	645,382	0	207,202
Westchase	96	17,464,693	3,080,651	17.6%	20.1%	719,547	24.4%	4.1%	28.5%	57,861	-9,570	48,291	12,284	-4,129	8,155	\$27.37	823,329	0	0
Woodlands	105	16,245,992	1,000,457	6.2%	6.5%	313,936	7.6%	1.9%	9.5%	116,975	-1,941	115,034	510,950	4,802	515,752	\$32.85	494,259	149,500	228,840
Totals	1,562	230,046,668	37,646,430	16.4%	17.7%	6,772,686	21.1%	2.9%	23.9%	-806,124	161,547	-644,577	-616,015	418,724	-197,291	\$30.63	6,955,646	994,441	1,856,104

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							Direct	Sublease	Total	Direct	Sublease	Total	Direct	Sublease	Total				
Bellaire	6	1,173,781	108,766	9.3%	9.9%	8,019	14.9%	0.7%	15.6%	7,978	1,755	9,733	1,661	33,493	35,154	\$29.11	124,728	0	0
Central Business District	36	32,991,914	4,818,767	14.6%	16.7%	1,330,515	24.2%	3.9%	27.7%	312,863	20,067	332,930	263,090	58,833	321,923	\$46.01	1,116,372	780,593	1,123,699
East Fort Bend/Sugar Land	18	3,592,340	292,574	8.1%	10.5%	243,336	9.1%	6.8%	15.9%	-93,206	-3,362	-96,568	-112,804	7,740	-105,064	\$32.21	56,578	0	0
FM 1960	14	3,391,960	308,249	9.1%	9.3%	236,767	15.2%	6.7%	21.9%	7,565	4,542	12,107	16,143	-1,979	14,164	\$27.58	57,932	0	156,000
Greenspoint	25	5,514,168	3,331,168	60.4%	60.7%	21,559	62.0%	0.4%	62.4%	-70,058	1,025	-69,033	-15,226	3,938	-11,288	\$21.55	81,719	0	0
Greenway Plaza	19	6,684,126	941,105	14.1%	15.0%	905,746	15.0%	13.6%	28.5%	-1,869	0	-1,869	59,718	-18,946	40,772	\$36.46	172,547	0	0
Gulf Freeway/Pasadena	3	170,782	1,295	0.8%	0.8%	0	0.8%	0.0%	0.8%	-1,295	0	-1,295	-1,295	0	-1,295	\$33.09	0	0	0
I-10 East	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Katy Freeway East	24	4,658,914	381,666	8.2%	9.3%	137,180	10.9%	2.9%	13.9%	71,341	-21,418	49,923	77,407	-39,949	37,458	\$44.73	269,938	0	0
Katy Frwy West/Energy Corridor	62	17,614,859	2,490,334	14.1%	19.8%	1,084,204	20.4%	6.2%	26.5%	-252,660	-15,007	-267,667	-229,054	127,304	-101,750	\$36.35	301,019	0	0
Katy/Grand Parkway West	16	1,542,980	172,434	11.2%	11.3%	48,205	15.5%	3.1%	18.6%	-6,397	5,763	-634	27,469	5,763	33,232	\$27.08	14,551	0	0
Kingwood/Humble	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Midtown	8	2,284,619	236,991	10.4%	10.5%	18,294	14.2%	0.8%	15.0%	20,389	0	20,389	8,399	0	8,399	\$34.26	169,522	0	35,363
NASA/Clear Lake	13	1,807,446	168,316	9.3%	9.4%	5,185	10.2%	0.3%	10.5%	-13,936	0	-13,936	33,286	0	33,286	\$25.63	26,935	0	0
Northeast Near	3	642,223	14,025	2.2%	3.2%	6,355	2.2%	1.0%	3.2%	7,677	0	7,677	7,677	-6,355	1,322	-	0	0	0
Northwest	10	2,037,781	697,737	34.2%	34.3%	1,203	35.8%	0.1%	35.9%	-17,579	0	-17,579	25,764	0	25,764	\$23.43	195,145	0	0
Richmond/Fountainview	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
San Felipe/Voss	3	1,720,793	394,178	22.9%	24.0%	53,503	26.6%	3.1%	29.7%	-2,053	2,528	475	10,611	1,646	12,257	\$36.95	19,925	0	0
South	1	170,000	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	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	0	0
Southwest	8	1,739,362	453,483	26.1%	26.1%	0	32.7%	0.0%	32.7%	6,309	0	6,309	-16,908	0	-16,908	\$17.65	103,735	0	0
West Belt	29	3,738,419	627,690	16.8%	17.0%	138,191	23.3%	3.7%	27.0%	53,212	2,983	56,195	109,378	2,963	112,341	\$28.67	248,814	0	0
West Loop	50	18,006,832	3,018,583	16.8%	17.6%	838,319	26.1%	4.6%	30.7%	-150,417	216,810	66,393	-222,184	240,386	18,202	\$38.35	515,810	0	207,202
Westchase	32	9,360,948	1,611,734	17.2%	21.4%	521,373	24.7%	5.6%	30.3%	50,836	-12,278	38,558	-30,120	-14,178	-44,298	\$33.38	697,566	0	0
Woodlands	56	13,033,452	728,797	5.6%	5.9%	278,138	6.6%	2.1%	8.7%	116,894	-9,496	107,398	502,701	8,501	511,202	\$37.13	390,124	149,500	228,840
Totals	437	132,362,699	20,797,892	15.7%	17.6%	5,876,092	21.6%	4.4%	25.9%	45,594	193,912	239,506	515,713	409,160	924,873	\$36.45	4,562,960	930,093	1,751,104

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							Direct	Sublease	Total	Direct	Sublease	Total	Direct	Sublease	Total				
Bellaire	16	1,824,848	153,601	8.4%	8.5%	1,685	29.3%	0.1%	29.4%	16,460	0	16,460	-68,897	3,804	-65,093	\$24.94	57,290	0	0
Central Business District	35	11,027,099	2,729,893	24.8%	25.7%	198,885	28.0%	1.8%	29.9%	-70,610	-31,684	-102,294	78,193	-56,578	21,615	\$30.81	192,471	0	0
East Fort Bend/Sugar Land	32	1,974,030	189,158	9.6%	10.1%	14,299	12.7%	0.7%	13.4%	35,332	-7,428	27,904	32,063	-7,428	24,635	\$25.56	62,387	0	83,000
FM 1960	64	4,245,546	1,078,361	25.4%	26.3%	51,184	27.8%	1.2%	29.0%	-346,879	892	-345,987	-325,697	14,341	-311,356	\$16.83	186,978	0	0
Greenspoint	41	4,132,284	1,540,447	37.3%	37.4%	9,030	39.1%	0.2%	39.4%	-23,581	8,533	-15,048	-72,286	22,206	-50,080	\$14.81	142,333	0	0
Greenway Plaza	38	4,574,548	478,090	10.5%	10.5%	5,495	12.2%	0.1%	12.3%	-11,785	-3,631	-15,416	-56,117	2,015	-54,102	\$29.11	105,045	0	0
Gulf Freeway/Pasadena	39	2,434,474	208,301	8.6%	8.6%	10,898	10.9%	0.4%	11.3%	9,545	165	9,710	-133	8,322	8,189	\$20.95	25,599	0	0
I-10 East	6	427,851	50,071	11.7%	11.7%	0	17.0%	0.0%	17.0%	-1,197	0	-1,197	2,171	0	2,171	\$17.56	37,579	0	0
Katy Freeway East	25	2,065,274	246,639	11.9%	12.0%	3,883	12.7%	0.2%	12.9%	-24,921	0	-24,921	-104,786	26,811	-77,975	\$20.12	76,059	0	0
Katy Frwy West/Energy Corridor	81	8,007,618	2,158,356	27.0%	27.4%	43,839	28.7%	0.5%	29.2%	-205,301	9,429	-195,872	-252,205	-2,033	-254,238	\$23.03	168,664	0	0
Katy/Grand Parkway West	13	948,965	5,343	0.6%	0.6%	0	1.7%	0.0%	1.7%	4,304	0	4,304	12,541	0	12,541	\$27.64	8,586	0	0
Kingwood/Humble	14	878,980	53,456	6.1%	6.1%	0	8.7%	0.0%	8.7%	14,694	0	14,694	21,237	100	21,337	\$20.94	34,872	0	0
Midtown	34	3,165,015	287,143	9.1%	9.2%	2,884	16.5%	0.1%	16.6%	-45,741	2,018	-43,723	-76,706	9,146	-67,560	\$26.01	79,810	0	0
NASA/Clear Lake	39	2,792,513	730,105	26.1%	26.2%	4,921	29.2%	0.2%	29.4%	26,106	-1,565	24,541	6,321	-1,565	4,756	\$20.29	118,076	0	22,000
Northeast Near	5	283,120	1,355	0.5%	3.3%	8,000	3.4%	2.8%	6.2%	0	0	0	7,768	0	7,768	\$24.00	1,988	0	0
Northwest	60	4,979,261	985,280	19.8%	19.9%	4,308	24.1%	0.1%	24.1%	-31,343	-2,603	-33,946	-98,348	-2,603	-100,951	\$18.73	126,381	64,348	0
Richmond/Fountainview	12	695,406	61,796	8.9%	8.9%	0	10.0%	0.0%	10.0%	-13,399	0	-13,399	-19,884	0	-19,884	\$17.17	6,657	0	0
San Felipe/Voss	33	3,398,360	621,514	18.3%	19.1%	32,105	21.3%	0.9%	22.3%	-52,498	2,961	-49,537	-95,258	-7,222	-102,480	\$24.68	135,165	0	0
South	16	508,530	32,481	6.4%	6.4%	0	7.3%	0.0%	7.3%	-5,382	0	-5,382	-10,490	0	-10,490	\$25.21	11,262	0	0
South Main/Medical Center	14	1,752,638	139,181	7.9%	8.0%	1,500	8.3%	0.1%	8.3%	-17,770	-1,500	-19,270	-27,372	-1,500	-28,872	\$20.09	14,820	0	0
Southwest	63	6,408,358	1,404,781	21.9%	22.9%	75,868	23.6%	1.2%	24.8%	-18,202	0	-18,202	-51	2,800	2,749	\$16.27	222,683	0	0
West Belt	30	1,828,716	290,566	15.9%	20.0%	75,954	17.1%	4.2%	21.3%	20,588	0	20,588	15,786	0	15,786	\$22.10	4,275	0	0
West Loop	51	5,759,005	723,709	12.6%	13.7%	93,319	14.8%	1.6%	16.4%	-96,397	-18,374	-114,771	-127,629	-190	-127,819	\$27.73	124,926	0	0
Westchase	60	7,696,221	1,458,724	19.0%	19.5%	194,650	25.2%	2.5%	27.7%	7,025	2,708	9,733	42,404	10,049	52,453	\$22.28	125,763	0	0
Woodlands	45	3,103,607	271,660	8.8%	9.3%	35,798	11.9%	1.2%	13.1%	81	7,555	7,636	8,249	-3,699	4,550	\$26.61	101,365	0	0
Totals	866	84,912,267	15,900,011	18.7%	19.3%	868,505	22.0%	1.0%	23.1%	-830,871	-32,524	-863,395	-1,109,126	16,776	-1,092,350	\$22.12	2,171,034	64,348	105,000

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							Direct	Sublease	Total	Direct	Sublease	Total	Direct	Sublease	Total				
Bellaire	9	606,934	28,232	4.7%	4.7%	0	4.8%	0.0%	4.8%	9,820	0	9,820	9,720	0	9,720	\$18.08	0	0	0
Central Business District	17	1,273,824	76,500	6.0%	6.0%	0	6.0%	0.0%	6.0%	0	0	0	0	0	0	\$20.15	0	0	0
East Fort Bend/Sugar Land	1	74,000	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
FM 1960	19	707,937	54,300	7.7%	8.0%	2,058	13.8%	0.3%	14.1%	-6,485	0	-6,485	-1,410	-2,058	-3,468	\$14.03	9,389	0	0
Greenspoint	18	1,283,118	148,123	11.5%	11.5%	0	12.5%	0.0%	12.5%	-17,004	0	-17,004	-1,354	2,757	1,403	\$11.60	58,124	0	0
Greenway Plaza	13	446,516	38,012	8.5%	8.5%	0	8.9%	0.0%	8.9%	-1,877	0	-1,877	-3,809	0	-3,809	\$22.51	4,029	0	0
Gulf Freeway/Pasadena	19	768,760	105,416	13.7%	13.7%	0	13.7%	0.0%	13.7%	1,100	0	1,100	650	0	650	\$24.51	1,300	0	0
I-10 East	2	101,000	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
Katy Freeway East	15	803,549	15,375	1.9%	1.9%	0	2.0%	0.0%	2.0%	13,766	944	14,710	15,707	1,813	17,520	\$20.43	37,189	0	0
Katy Frwy West/Energy Corridor	9	410,825	53,827	13.1%	13.7%	2,507	13.1%	0.6%	13.7%	-5,250	-785	-6,035	-4,143	276	-3,867	\$20.74	13,306	0	0
Katy/Grand Parkway West	2	50,431	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
Kingwood/Humble	2	66,262	0	0.0%	0.0%	0	33.9%	0.0%	33.9%	240	0	240	240	0	240	\$22.50	240	0	0
Midtown	21	640,992	82,824	12.9%	12.9%	0	12.9%	0.0%	12.9%	-11,000	0	-11,000	-11,000	0	-11,000	\$29.06	1,880	0	0
NASA/Clear Lake	15	449,128	71,683	16.0%	16.0%	0	16.6%	0.0%	16.6%	-2,271	0	-2,271	-5,086	0	-5,086	\$16.32	10,297	0	0
Northeast Near	3	77,223	14,398	18.6%	18.6%	0	18.6%	0.0%	18.6%	2,380	0	2,380	1,445	0	1,445	\$15.00	2,435	0	0
Northwest	27	1,464,982	86,813	5.9%	5.9%	0	8.4%	0.0%	8.4%	-13,288	0	-13,288	-9,061	0	-9,061	\$16.53	9,762	0	0
Richmond/Fountainview	11	419,178	11,164	2.7%	2.7%	0	4.6%	0.0%	4.6%	1,500	0	1,500	5,336	0	5,336	\$15.49	8,000	0	0
San Felipe/Voss	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South	4	155,387	10,550	6.8%	6.8%	0	6.8%	0.0%	6.8%	0	0	0	-2,550	0	-2,550	\$20.00	0	0	0
South Main/Medical Center	10	658,266	45,545	6.9%	6.9%	0	7.9%	0.0%	7.9%	8,961	0	8,961	6,381	0	6,381	\$19.74	19,178	0	0
Southwest	26	1,386,171	84,568	6.1%	6.1%	0	11.5%	0.0%	11.5%	-2,332	0	-2,332	-20,182	0	-20,182	\$14.00	39,107	0	0
West Belt	3	86,494	0	0.0%	23.1%	20,000	0.0%	23.1%	23.1%	0	0	0	0	-10,000	-10,000	-	0	0	0
West Loop	5	324,268	11,004	3.4%	3.4%	0	3.4%	0.0%	3.4%	893	0	893	-3,486	0	-3,486	\$23.00	4,646	0	0
Westchase	4	407,524	10,193	2.5%	2.5%	3,524	2.5%	0.9%	3.4%	0	0	0	0	0	0	\$15.00	0	0	0
Woodlands	4	108,933	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	\$18.00	2,770	0	0
Totals	259	12,771,702	948,527	7.4%	7.6%	28,089	9.1%	0.2%	9.3%	-20,847	159	-20,688	-22,602	-7,212	-29,814	\$17.06	221,652	0	0

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							Direct	Sublease	Total	Direct	Sublease	Total	Direct	Sublease	Total				
Bellaire																			
Class A	6	1,173,781	108,766	9.3%	9.9%	8,019	14.9%	0.7%	15.6%	7,978	1,755	9,733	1,661	33,493	35,154	\$29.11	124,728	0	0
Class B	16	1,824,848	153,601	8.4%	8.5%	1,685	29.3%	0.1%	29.4%	16,460	0	16,460	-68,897	3,804	-65,093	\$24.94	57,290	0	0
Class C	9	606,934	28,232	4.7%	4.7%	0	4.8%	0.0%	4.8%	9,820	0	9,820	9,720	0	9,720	\$18.08	0	0	0
Totals	31	3,605,563	290,599	8.1%	8.3%	9,704	20.5%	0.3%	20.8%	34,258	1,755	36,013	-57,516	37,297	-20,219	\$26.30	182,018	0	0
Central Business District																			
Class A	36	32,991,914	4,818,767	14.6%	16.7%	1,330,515	24.2%	3.9%	27.7%	312,863	20,067	332,930	263,090	58,833	321,923	\$46.01	1,116,372	780,593	1,123,699
Class B	35	11,027,099	2,729,893	24.8%	25.7%	198,885	28.0%	1.8%	29.9%	-70,610	-31,684	-102,294	78,193	-56,578	21,615	\$30.81	192,471	0	0
Class C	17	1,273,824	76,500	6.0%	6.0%	0	6.0%	0.0%	6.0%	0	0	0	0	0	0	\$20.15	0	0	0
Totals	88	45,292,837	7,625,160	16.8%	18.6%	1,529,400	24.6%	3.3%	27.6%	242,253	-11,617	230,636	341,283	2,255	343,538	\$43.49	1,308,843	780,593	1,123,699
East Fort Bend/Sugar Land																			
Class A	18	3,592,340	292,574	8.1%	10.5%	243,336	9.1%	6.8%	15.9%	-93,206	-3,362	-96,568	-112,804	7,740	-105,064	\$32.21	56,578	0	0
Class B	32	1,974,030	189,158	9.6%	10.1%	14,299	12.7%	0.7%	13.4%	35,332	-7,428	27,904	32,063	-7,428	24,635	\$25.56	62,387	0	83,000
Class C	1	74,000	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
Totals	51	5,640,370	481,732	8.5%	10.2%	257,635	10.3%	4.5%	14.8%	-57,874	-10,790	-68,664	-80,741	312	-80,429	\$29.00	118,965	0	83,000
FM 1960																			
Class A	14	3,391,960	308,249	9.1%	9.3%	236,767	15.2%	6.7%	21.9%	7,565	4,542	12,107	16,143	-1,979	14,164	\$27.58	57,932	0	156,000
Class B	64	4,245,546	1,078,361	25.4%	26.3%	51,184	27.8%	1.2%	29.0%	-346,879	892	-345,987	-325,697	14,341	-311,356	\$16.83	186,978	0	0
Class C	19	707,937	54,300	7.7%	8.0%	2,058	13.8%	0.3%	14.1%	-6,485	0	-6,485	-1,410	-2,058	-3,468	\$14.03	9,389	0	0
Totals	97	8,345,443	1,440,910	17.3%	17.8%	290,009	21.4%	3.4%	24.8%	-345,799	5,434	-340,365	-310,964	10,304	-300,660	\$19.31	254,299	0	156,000
Greenspoint																			
Class A	25	5,514,168	3,331,168	60.4%	60.7%	21,559	62.0%	0.4%	62.4%	-70,058	1,025	-69,033	-15,226	3,938	-11,288	\$21.55	81,719	0	0
Class B	41	4,132,284	1,540,447	37.3%	37.4%	9,030	39.1%	0.2%	39.4%	-23,581	8,533	-15,048	-72,286	22,206	-50,080	\$14.81	142,333	0	0
Class C	18	1,283,118	148,123	11.5%	11.5%	0	12.5%	0.0%	12.5%	-17,004	0	-17,004	-1,354	2,757	1,403	\$11.60	58,124	0	0
Totals	84	10,929,570	5,019,738	45.9%	46.1%	30,589	47.5%	0.3%	47.8%	-110,643	9,558	-101,085	-88,866	28,901	-59,965	\$19.03	282,176	0	0

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							Direct	Sublease	Total	Direct	Sublease	Total	Direct	Sublease	Total				
Greenway Plaza																			
Class A	19	6,684,126	941,105	14.1%	15.0%	905,746	15.0%	13.6%	28.5%	-1,869	0	-1,869	59,718	-18,946	40,772	\$36.46	172,547	0	0
Class B	38	4,574,548	478,090	10.5%	10.5%	5,495	12.2%	0.1%	12.3%	-11,785	-3,631	-15,416	-56,117	2,015	-54,102	\$29.11	105,045	0	0
Class C	13	446,516	38,012	8.5%	8.5%	0	8.9%	0.0%	8.9%	-1,877	0	-1,877	-3,809	0	-3,809	\$22.51	4,029	0	0
Totals	70	11,705,190	1,457,207	12.4%	13.0%	911,241	13.6%	7.8%	21.4%	-15,531	-3,631	-19,162	-208	-16,931	-17,139	\$33.26	281,621	0	0
Gulf Freeway/Pasadena																			
Class A	3	170,782	1,295	0.8%	0.8%	0	0.8%	0.0%	0.8%	-1,295	0	-1,295	-1,295	0	-1,295	\$33.09	0	0	0
Class B	39	2,434,474	208,301	8.6%	8.6%	10,898	10.9%	0.4%	11.3%	9,545	165	9,710	-133	8,322	8,189	\$20.95	25,599	0	0
Class C	19	768,760	105,416	13.7%	13.7%	0	13.7%	0.0%	13.7%	1,100	0	1,100	650	0	650	\$24.51	1,300	0	0
Totals	61	3,374,016	315,012	9.3%	9.4%	10,898	11.0%	0.3%	11.3%	9,350	165	9,515	-778	8,322	7,544	\$21.80	26,899	0	0
I-10 East																			
Class A	0	-	-	-	-	-	-	-	-	-	-	-	0	0	0		0	0	-
Class B	6	427,851	50,071	11.7%	11.7%	0	17.0%	0.0%	17.0%	-1,197	0	-1,197	2,171	0	2,171	\$17.56	37,579	0	0
Class C	2	101,000	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
Totals	8	528,851	50,071	9.5%	9.5%	0	13.8%	0.0%	13.8%	-1,197	0	-1,197	2,171	0	2,171	\$17.56	37,579	0	0
Katy Freeway East																			
Class A	24	4,658,914	381,666	8.2%	9.3%	137,180	10.9%	2.9%	13.9%	71,341	-21,418	49,923	77,407	-39,949	37,458	\$44.73	269,938	0	0
Class B	25	2,065,274	246,639	11.9%	12.0%	3,883	12.7%	0.2%	12.9%	-24,921	0	-24,921	-104,786	26,811	-77,975	\$20.12	76,059	0	0
Class C	15	803,549	15,375	1.9%	1.9%	0	2.0%	0.0%	2.0%	13,766	944	14,710	15,707	1,813	17,520	\$20.43	37,189	0	0
Totals	64	7,527,737	643,680	8.6%	9.2%	141,063	10.5%	1.9%	12.3%	60,186	-20,474	39,712	-11,672	-11,325	-22,997	\$30.68	383,186	0	0
Katy Freeway West/Energy Corridor																			
Class A	62	17,614,859	2,490,334	14.1%	19.8%	1,084,204	20.4%	6.2%	26.5%	-252,660	-15,007	-267,667	-229,054	127,304	-101,750	\$36.35	301,019	0	0
Class B	81	8,007,618	2,158,356	27.0%	27.4%	43,839	28.7%	0.5%	29.2%	-205,301	9,429	-195,872	-252,205	-2,033	-254,238	\$23.03	168,664	0	0
Class C	9	410,825	53,827	13.1%	13.7%	2,507	13.1%	0.6%	13.7%	-5,250	-785	-6,035	-4,143	276	-3,867	\$20.74	13,306	0	0
Totals	152	26,033,302	4,702,517	18.1%	22.0%	1,130,550	22.8%	4.3%	27.2%	-463,211	-6,363	-469,574	-485,402	125,547	-359,855	\$31.31	482,989	0	0

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							Direct	Sublease	Total	Direct	Sublease	Total	Direct	Sublease	Total				
Katy/Grand Parkway West																			
Class A	16	1,542,980	172,434	11.2%	11.3%	48,205	15.5%	3.1%	18.6%	-6,397	5,763	-634	27,469	5,763	33,232	\$27.08	14,551	0	0
Class B	13	948,965	5,343	0.6%	0.6%	0	1.7%	0.0%	1.7%	4,304	0	4,304	12,541	0	12,541	\$27.64	8,586	0	0
Class C	2	50,431	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
Totals	31	2,542,376	177,777	7.0%	7.1%	48,205	10.0%	1.9%	11.9%	-2,093	5,763	3,670	40,010	5,763	45,773	\$27.11	23,137	0	0
Kingwood/Humble																			
Class A	0	-	-	-	-	-	-	-	-	-	-	-	0	0	0	-	0	0	-
Class B	14	878,980	53,456	6.1%	6.1%	0	8.7%	0.0%	8.7%	14,694	0	14,694	21,237	100	21,337	\$20.94	34,872	0	0
Class C	2	66,262	0	0.0%	0.0%	0	33.9%	0.0%	33.9%	240	0	240	240	0	240	\$22.50	240	0	0
Totals	16	945,242	53,456	5.7%	5.7%	0	10.5%	0.0%	10.5%	14,934	0	14,934	21,477	100	21,577	\$20.95	35,112	0	0
Midtown																			
Class A	8	2,284,619	236,991	10.4%	10.5%	18,294	14.2%	0.8%	15.0%	20,389	0	20,389	8,399	0	8,399	\$34.26	169,522	0	35,363
Class B	34	3,165,015	287,143	9.1%	9.2%	2,884	16.5%	0.1%	16.6%	-45,741	2,018	-43,723	-76,706	9,146	-67,560	\$26.01	79,810	0	0
Class C	21	640,992	82,824	12.9%	12.9%	0	12.9%	0.0%	12.9%	-11,000	0	-11,000	-11,000	0	-11,000	\$29.06	1,880	0	0
Totals	63	6,090,626	606,958	10.0%	10.1%	21,178	15.2%	0.3%	15.6%	-36,352	2,018	-34,334	-79,307	9,146	-70,161	\$29.71	251,212	0	35,363
NASA/Clear Lake																			
Class A	13	1,807,446	168,316	9.3%	9.4%	5,185	10.2%	0.3%	10.5%	-13,936	0	-13,936	33,286	0	33,286	\$25.63	26,935	0	0
Class B	39	2,792,513	730,105	26.1%	26.2%	4,921	29.2%	0.2%	29.4%	26,106	-1,565	24,541	6,321	-1,565	4,756	\$20.29	118,076	0	22,000
Class C	15	449,128	71,683	16.0%	16.0%	0	16.6%	0.0%	16.6%	-2,271	0	-2,271	-5,086	0	-5,086	\$16.32	10,297	0	0
Totals	67	5,049,087	970,104	19.2%	19.3%	10,106	21.3%	0.2%	21.5%	9,899	-1,565	8,334	34,521	-1,565	32,956	\$21.07	155,308	0	22,000
Northeast Near																			
Class A	3	642,223	14,025	2.2%	3.2%	6,355	2.2%	1.0%	3.2%	7,677	0	7,677	7,677	-6,355	1,322	-	0	0	0
Class B	5	283,120	1,355	0.5%	3.3%	8,000	3.4%	2.8%	6.2%	0	0	0	7,768	0	7,768	\$24.00	1,988	0	0
Class C	3	77,223	14,398	18.6%	18.6%	0	18.6%	0.0%	18.6%	2,380	0	2,380	1,445	0	1,445	\$15.00	2,435	0	0
Totals	11	1,002,566	29,778	3.0%	4.4%	14,355	3.8%	1.4%	5.2%	10,057	0	10,057	16,890	-6,355	10,535	\$18.25	4,423	0	0

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	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q2 19 Net Absorption (sf)			YTD Net Absorption (sf)			Quoted Rates (Gross)	YTD Leasing Activity (sf)	YTD Deliveries (sf)	Under Const. (sf)
							Direct	Sublease	Total	Direct	Sublease	Total	Direct	Sublease	Total				
Northwest																			
Class A	10	2,037,781	697,737	34.2%	34.3%	1,203	35.8%	0.1%	35.9%	-17,579	0	-17,579	25,764	0	25,764	\$23.43	195,145	0	0
Class B	60	4,979,261	985,280	19.8%	19.9%	4,308	24.1%	0.1%	24.1%	-31,343	-2,603	-33,946	-98,348	-2,603	-100,951	\$18.73	126,381	64,348	0
Class C	27	1,464,982	86,813	5.9%	5.9%	0	8.4%	0.0%	8.4%	-13,288	0	-13,288	-9,061	0	-9,061	\$16.53	9,762	0	0
Totals	97	8,482,024	1,769,830	20.9%	20.9%	5,511	24.2%	0.1%	24.3%	-62,210	-2,603	-64,813	-81,645	-2,603	-84,248	\$20.66	331,288	64,348	0
Richmond/Fountainview																			
Class A	0	-	-	-	-	-	-	-	-	-	-	-	0	0	0	-	0	0	-
Class B	12	695,406	61,796	8.9%	8.9%	0	10.0%	0.0%	10.0%	-13,399	0	-13,399	-19,884	0	-19,884	\$17.17	6,657	0	0
Class C	11	419,178	11,164	2.7%	2.7%	0	4.6%	0.0%	4.6%	1,500	0	1,500	5,336	0	5,336	\$15.49	8,000	0	0
Totals	23	1,114,584	72,960	6.5%	6.5%	0	8.0%	0.0%	8.0%	-11,899	0	-11,899	-14,548	0	-14,548	\$16.68	14,657	0	0
San Felipe/Voss																			
Class A	3	1,720,793	394,178	22.9%	24.0%	53,503	26.6%	3.1%	29.7%	-2,053	2,528	475	10,611	1,646	12,257	\$36.95	19,925	0	0
Class B	33	3,398,360	621,514	18.3%	19.1%	32,105	21.3%	0.9%	22.3%	-52,498	2,961	-49,537	-95,258	-7,222	-102,480	\$24.68	135,165	0	0
Class C	0	-	-	-	-	-	-	-	-	-	-	-	0	0	0	-	0	0	-
Totals	36	5,119,153	1,015,692	19.8%	20.7%	85,608	23.1%	1.7%	24.8%	-54,551	5,489	-49,062	-84,647	-5,576	-90,223	\$29.54	155,090	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	0	0
Class B	14	1,752,638	139,181	7.9%	8.0%	1,500	8.3%	0.1%	8.3%	-17,770	-1,500	-19,270	-27,372	-1,500	-28,872	\$20.09	14,820	0	0
Class C	10	658,266	45,545	6.9%	6.9%	0	7.9%	0.0%	7.9%	8,961	0	8,961	6,381	0	6,381	\$19.74	19,178	0	0
Totals	25	2,895,904	184,726	6.4%	6.4%	1,500	6.8%	0.1%	6.8%	-8,809	-1,500	-10,309	-20,991	-1,500	-22,491	\$19.98	33,998	0	0
South																			
Class A	1	170,000	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
Class B	16	508,530	32,481	6.4%	6.4%	0	7.3%	0.0%	7.3%	-5,382	0	-5,382	-10,490	0	-10,490	\$25.21	11,262	0	0
Class C	4	155,387	10,550	6.8%	6.8%	0	6.8%	0.0%	6.8%	0	0	0	-2,550	0	-2,550	\$20.00	0	0	0
Totals	21	833,917	43,031	5.2%	5.2%	0	5.7%	0.0%	5.7%	-5,382	0	-5,382	-13,040	0	-13,040	\$24.74	11,262	0	0

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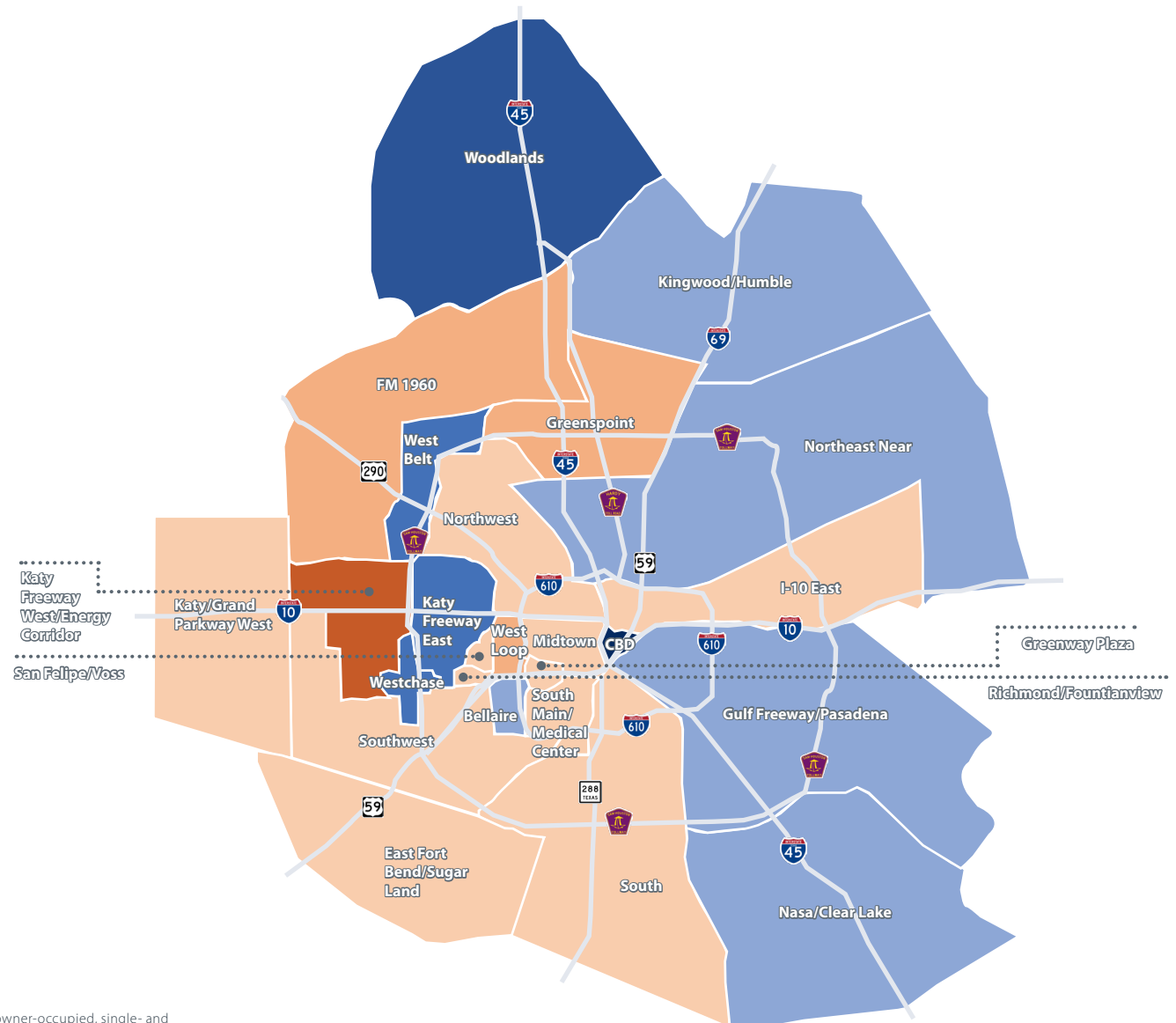
	Bldgs.	Inventory (sf)	Vacancy Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q2 19 Net Absorption (sf)			YTD Net Absorption (sf)			Quoted Rates (Gross)	YTD Leasing Activity (sf)	YTD Deliveries (sf)	Under Const. (sf)
							Direct	Sublease	Total	Direct	Sublease	Total	Direct	Sublease	Total				
Southwest																			
Class A	8	1,739,362	453,483	26.1%	26.1%	0	32.7%	0.0%	32.7%	6,309	0	6,309	-16,908	0	-16,908	\$17.65	103,735	0	0
Class B	63	6,408,358	1,404,781	21.9%	22.9%	75,868	23.6%	1.2%	24.8%	-18,202	0	-18,202	-51	2,800	2,749	\$16.27	222,683	0	0
Class C	26	1,386,171	84,568	6.1%	6.1%	0	11.5%	0.0%	11.5%	-2,332	0	-2,332	-20,182	0	-20,182	\$14.00	39,107	0	0
Totals	97	9,533,891	1,942,832	20.4%	21.0%	75,868	23.5%	0.8%	24.3%	-14,225	0	-14,225	-37,141	2,800	-34,341	\$16.37	365,525	0	0
West Belt																			
Class A	29	3,738,419	627,690	16.8%	17.0%	138,191	23.3%	3.7%	27.0%	53,212	2,983	56,195	109,378	2,963	112,341	\$28.67	248,814	0	0
Class B	30	1,828,716	290,566	15.9%	20.0%	75,954	17.1%	4.2%	21.3%	20,588	0	20,588	15,786	0	15,786	\$22.10	4,275	0	0
Class C	3	86,494	0	0.0%	23.1%	20,000	0.0%	23.1%	23.1%	0	0	0	0	-10,000	-10,000	-	0	0	0
Totals	62	5,653,629	918,256	16.2%	18.1%	234,145	21.0%	4.1%	25.1%	73,800	2,983	76,783	125,164	-7,037	118,127	\$26.79	253,089	0	0
West Loop																			
Class A	50	18,006,832	3,018,583	16.8%	17.6%	838,319	26.1%	4.6%	30.7%	-150,417	216,810	66,393	-222,184	240,386	18,202	\$38.35	515,810	0	207,202
Class B	51	5,759,005	723,709	12.6%	13.7%	93,319	14.8%	1.6%	16.4%	-96,397	-18,374	-114,771	-127,629	-190	-127,819	\$27.73	124,926	0	0
Class C	5	324,268	11,004	3.4%	3.4%	0	3.4%	0.0%	3.4%	893	0	893	-3,486	0	-3,486	\$23.00	4,646	0	0
Totals	106	24,090,105	3,753,296	15.6%	16.5%	931,638	23.1%	3.8%	26.9%	-245,921	198,436	-47,485	-353,299	240,196	-113,103	\$36.17	645,382	0	207,202
Westchase																			
Class A	32	9,360,948	1,611,734	17.2%	21.4%	521,373	24.7%	5.6%	30.3%	50,836	-12,278	38,558	-30,120	-14,178	-44,298	\$33.38	697,566	0	0
Class B	60	7,696,221	1,458,724	19.0%	19.5%	194,650	25.2%	2.5%	27.7%	7,025	2,708	9,733	42,404	10,049	52,453	\$22.28	125,763	0	0
Class C	4	407,524	10,193	2.5%	2.5%	3,524	2.5%	0.9%	3.4%	0	0	0	0	0	0	\$15.00	0	0	0
Totals	96	17,464,693	3,080,651	17.6%	20.1%	719,547	24.4%	4.1%	28.5%	57,861	-9,570	48,291	12,284	-4,129	8,155	\$27.37	823,329	0	0
Woodlands																			
Class A	56	13,033,452	728,797	5.6%	5.9%	278,138	6.6%	2.1%	8.7%	116,894	-9,496	107,398	502,701	8,501	511,202	\$37.13	390,124	149,500	228,840
Class B	45	3,103,607	271,660	8.8%	9.3%	35,798	11.9%	1.2%	13.1%	81	7,555	7,636	8,249	-3,699	4,550	\$26.61	101,365	0	0
Class C	4	108,933	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	\$18.00	2,770	0	0
Totals	105	16,245,992	1,000,457	6.2%	6.5%	313,936	7.6%	1.9%	9.5%	116,975	-1,941	115,034	510,950	4,802	515,752	\$32.85	494,259	149,500	228,840
Overall Totals																			
Class A	437	132,362,699	20,797,892	15.7%	17.6%	5,876,092	21.6%	4.4%	25.9%	45,594	193,912	239,506	515,713	409,160	924,873	\$36.45	4,562,960	930,093	1,751,104
Class B	866	84,912,267	15,900,011	18.7%	19.3%	868,505	22.0%	1.0%	23.1%	-830,871	-32,524	-863,395	-1,109,126	16,776	-1,092,350	\$22.12	2,171,034	64,348	105,000
Class C	259	12,771,702	948,527	7.4%	7.6%	28,089	9.1%	0.2%	9.3%	-20,847	159	-20,688	-22,602	-7,212	-29,814	\$17.06	221,652	0	0
Totals	1,562	230,046,668	37,646,430	16.4%	17.7%	6,772,686	21.1%	2.9%	23.9%	-806,124	161,547	-644,577	-616,015	418,724	-197,291	\$30.63	6,955,646	994,441	1,856,104

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Direct Net Absorption = -806,124 sf | Second Quarter 2019

Submarket	Direct Net Absorption (sf)
Central Business District	242,253
Woodlands	116,975
West Belt	73,800
Katy Freeway East	60,186
Westchase	57,861
Bellaire	34,258
Kingwood/Humble	14,934
Northeast Near	10,057
NASA/Clear Lake	9,899
Gulf Freeway/Pasadena	9,350
I-10 East	-1,197
Katy/Grand Parkway West	-2,093
South	-5,382
South Main/Medical Center	-8,809
Richmond/Fountainview	-11,899
Southwest	-14,225
Greenway Plaza	-15,531
Midtown	-36,352
San Felipe/Voss	-54,551
East Fort Bend/Sugar Land	-57,874
Northwest	-62,210
Greenspoint	-110,643
West Loop	-245,921
FM 1960	-345,799
Katy Freeway West/Energy Corridor	-463,211
Overall Totals	-806,124

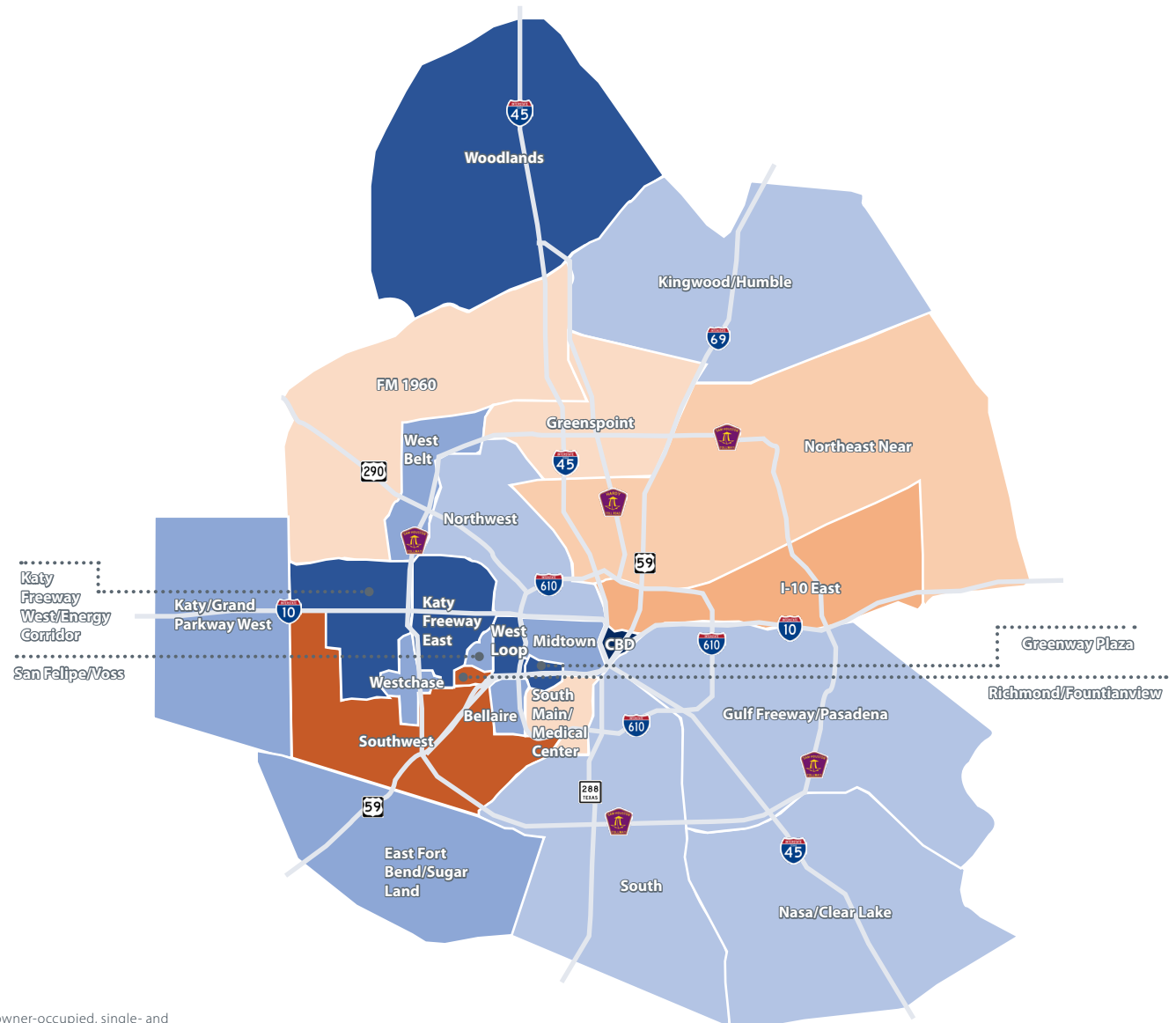
■ Blue Values (+ Absorption) ■ Orange Values (- Absorption)



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Submarket	Gross Quoted Rates
Central Business District	\$43.49
West Loop	\$36.17
Greenway Plaza	\$33.26
Woodlands	\$32.85
Katy Freeway West/Energy Corridor	\$31.31
Katy Freeway East	\$30.68
Midtown	\$29.71
San Felipe/Voss	\$29.54
East Fort Bend/Sugar Land	\$29.00
Westchase	\$27.37
Katy/Grand Parkway West	\$27.11
West Belt	\$26.79
Bellaire	\$26.30
South	\$24.74
Gulf Freeway/Pasadena	\$21.80
NASA/Clear Lake	\$21.07
Kingwood/Humble	\$20.95
Northwest	\$20.66
South Main/Medical Center	\$19.98
FM 1960	\$19.31
Greenspoint	\$19.03
Northeast Near	\$18.25
I-10 East	\$17.56
Richmond/Fountainview	\$16.68
Southwest	\$16.37
Overall Average	\$30.63

■ Blue Values (↑ \$20 Asking Rate) ■ Orange Values (↓ \$20 Asking Rate)

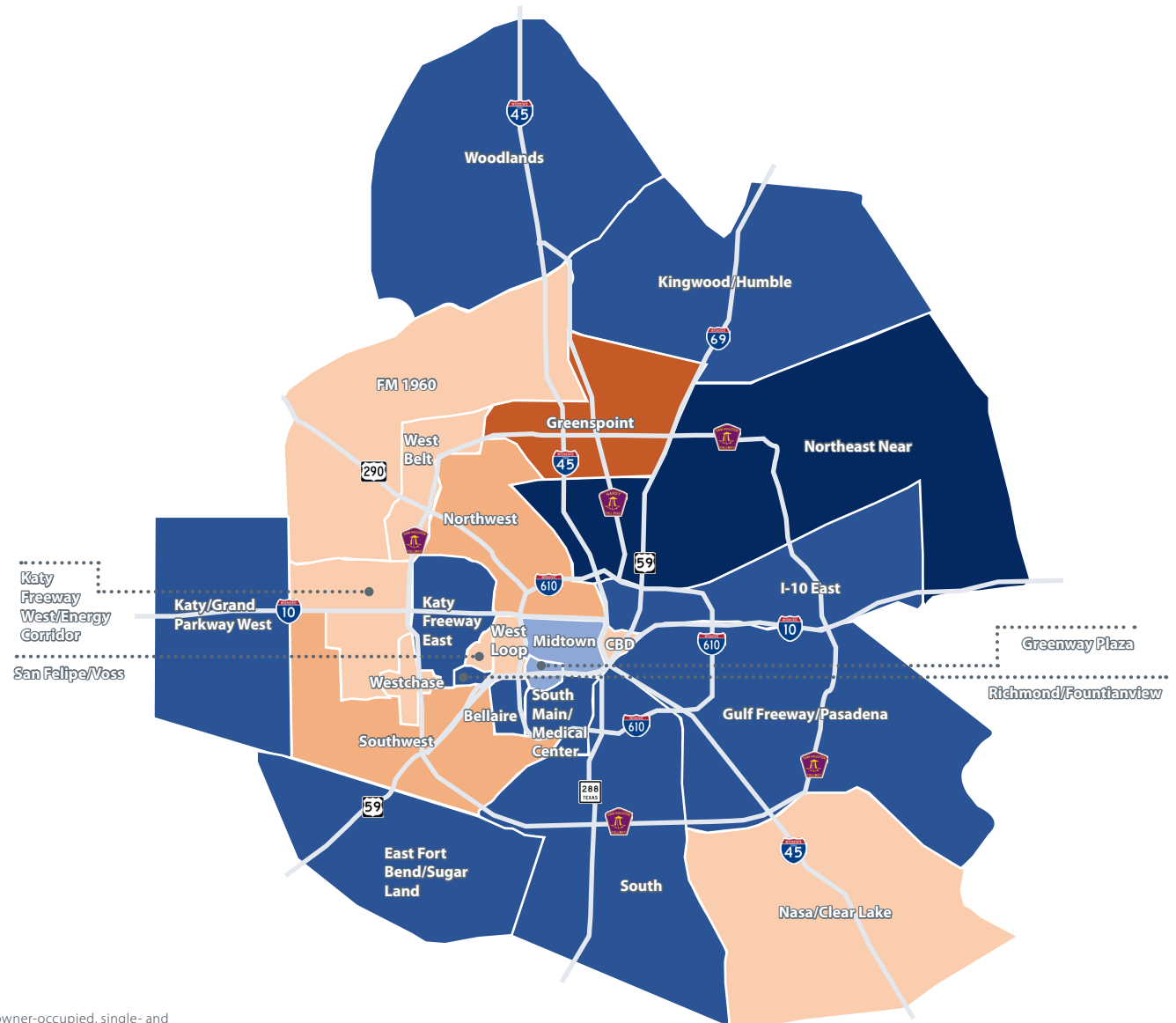


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Direct Vacancy % = 16.4% | Second Quarter 2019

Submarket	Direct Vacancy Rate %
Northeast Near	3.0%
South	5.2%
Kingwood/Humble	5.7%
Woodlands	6.2%
South Main/Medical Center	6.4%
Richmond/Fountainview	6.5%
Katy/Grand Parkway West	7.0%
Bellaire	8.1%
East Fort Bend/Sugar Land	8.5%
Katy Freeway East	8.6%
Gulf Freeway/Pasadena	9.3%
I-10 East	9.5%
Midtown	10.0%
Greenway Plaza	12.4%
West Loop	15.6%
West Belt	16.2%
Central Business District	16.8%
FM 1960	17.3%
Westchase	17.6%
Katy Freeway West/Energy Corridor	18.1%
NASA/Clear Lake	19.2%
San Felipe/Voss	19.8%
Southwest	20.4%
Northwest	20.9%
Greenspoint	45.9%
Overall Average	16.4%

■ Blue Values (↓ 15% Vacancy Rate) ■ Orange Values (↑ 15% Vacancy Rate)



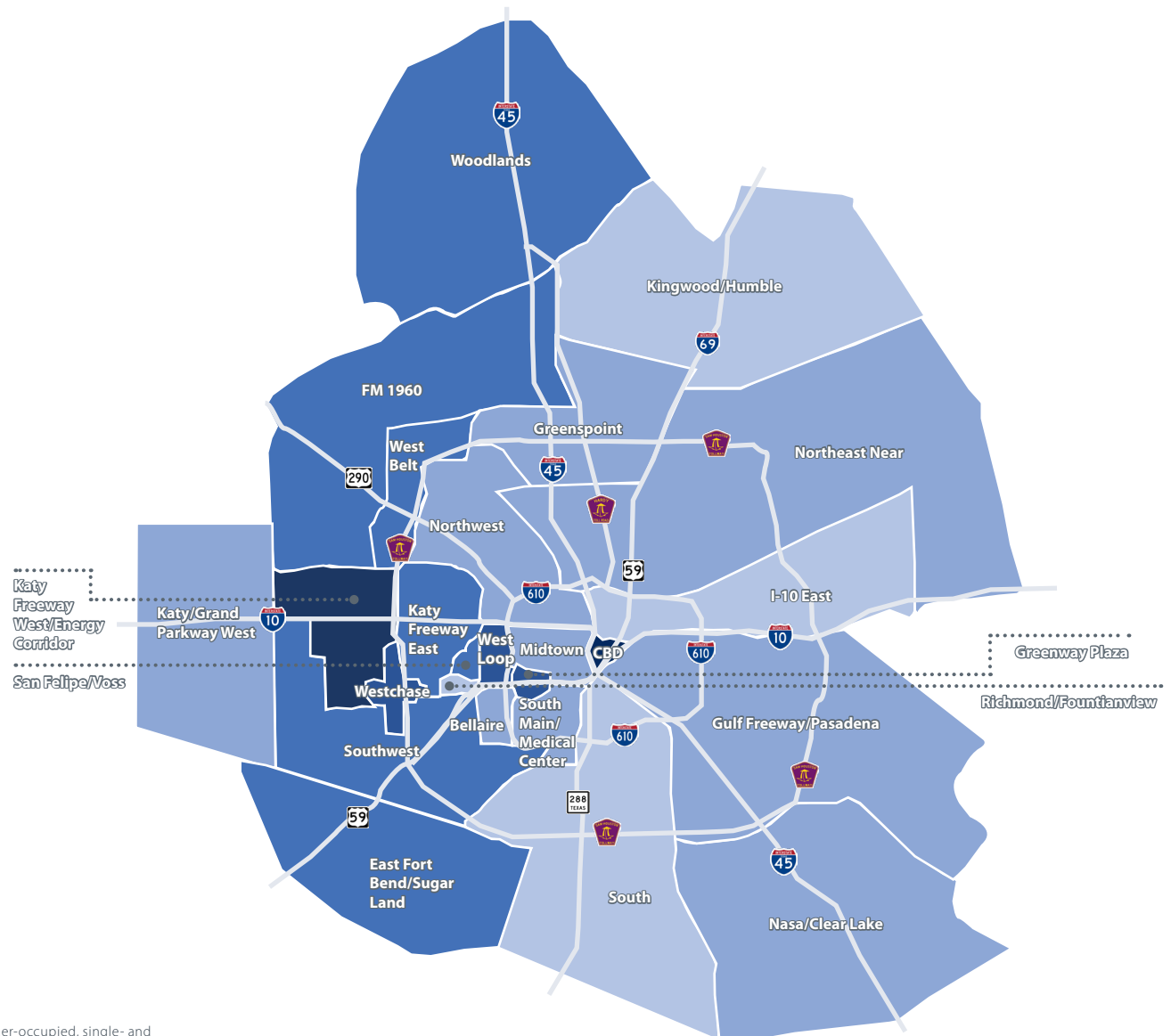
Vacancy in Avison Young's market report refers to vacant available square footage in owner-occupied, single- and multi-tenant buildings 20,000 square feet or larger and classified as general-purpose and either class A, B or C.

Total Sublease Space = 6,772,686 sf | Second Quarter 2019

Submarket	Available Sublease (sf)	Available Sublease (%)
Central Business District	1,529,400	22.6%
Katy Freeway West/Energy Corridor	1,130,550	16.7%
West Loop	931,638	13.8%
Greenway Plaza	911,241	13.5%
Westchase	719,547	10.6%
Woodlands	313,936	4.6%
FM 1960	290,009	4.3%
East Fort Bend/Sugar Land	257,635	3.8%
West Belt	234,145	3.5%
Katy Freeway East	141,063	2.1%
San Felipe/Voss	85,608	1.3%
Southwest	75,868	1.1%
Katy/Grand Parkway West	48,205	0.7%
Greenspoint	30,589	0.5%
Midtown	21,178	0.3%
Northeast Near	14,355	0.2%
Gulf Freeway/Pasadena	10,898	0.2%
NASA/Clear Lake	10,106	0.1%
Bellaire	9,704	0.1%
Northwest	5,511	0.1%
South Main/Medical Center	1,500	0.0%
I-10 East	0	0.0%
Kingwood/Humble	0	0.0%
Richmond/Fountainview	0	0.0%
South	0	0.0%
Overall Total	6,772,686	100.0%

Dark Blue Values (↑ 70k Sublease sf)
 Light Blue Values (↓ 70k Sublease sf)

(↑ 1% Sublease %)
 (↓ 1% Sublease %)



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Houston Office Market Statistics & Heat Maps

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