

Third Quarter 2019



# Houston Office Market Statistics & Heat Maps

Partnership. Performance.

# Market Statistics

## Central Business District & Suburban Total | Third Quarter 2019

	Bldgs.	Inventory (sf)	Vacant Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q3 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				
<b>Central Business District</b>																			
Class A	36	32,992,493	4,750,314	14.4%	16.6%	1,333,537	24.0%	3.9%	27.9%	62,892	32,234	95,126	329,109	91,067	420,176	\$45.80	1,493,225	780,593	1,273,699
Class B	36	11,152,099	2,910,061	26.1%	27.1%	206,339	28.4%	1.9%	30.3%	-50,456	17,154	-33,302	26,837	-39,424	-12,587	\$30.97	221,449	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	\$17.61	0	0	0
<b>Totals</b>	<b>89</b>	<b>45,418,416</b>	<b>7,736,875</b>	<b>17.0%</b>	<b>18.9%</b>	<b>1,539,876</b>	<b>24.5%</b>	<b>3.3%</b>	<b>27.8%</b>	<b>12,436</b>	<b>49,388</b>	<b>61,824</b>	<b>355,946</b>	<b>51,643</b>	<b>407,589</b>	<b>\$43.33</b>	<b>1,714,674</b>	<b>780,593</b>	<b>1,273,699</b>
<b>Suburban</b>																			
Class A	403	98,945,412	16,130,662	16.3%	18.0%	4,321,748	21.3%	4.3%	25.6%	258,456	-154,153	104,303	556,149	237,403	793,552	\$31.78	5,006,214	389,703	1,093,060
Class B	828	73,613,713	12,780,546	17.4%	17.9%	669,628	21.6%	0.9%	22.5%	20,697	-4,624	16,073	-1,345,759	49,176	-1,296,583	\$21.51	3,094,137	88,578	49,000
Class C	234	11,037,183	817,959	7.4%	7.6%	28,149	9.1%	0.3%	9.4%	35,562	-60	35,502	24,502	-7,272	17,230	\$16.92	282,355	0	0
<b>Totals</b>	<b>1,465</b>	<b>183,596,308</b>	<b>29,729,167</b>	<b>16.2%</b>	<b>17.4%</b>	<b>5,019,525</b>	<b>20.7%</b>	<b>2.7%</b>	<b>23.4%</b>	<b>314,715</b>	<b>-158,837</b>	<b>155,878</b>	<b>-765,108</b>	<b>279,307</b>	<b>-485,801</b>	<b>\$26.84</b>	<b>8,382,706</b>	<b>478,281</b>	<b>1,142,060</b>
<b>Overall</b>																			
Class A	439	131,937,905	20,880,976	15.8%	17.7%	5,655,285	22.0%	4.2%	26.1%	321,348	-121,919	199,429	885,258	328,470	1,213,728	\$36.12	6,499,439	1,170,296	2,366,759
Class B	864	84,765,812	15,690,607	18.5%	19.1%	875,967	22.5%	1.0%	23.5%	-29,759	12,530	-17,229	-1,318,922	9,752	-1,309,170	\$22.35	3,315,586	88,578	49,000
Class C	251	12,311,007	894,459	7.3%	7.5%	28,149	8.8%	0.2%	9.1%	35,562	-60	35,502	24,502	-7,272	17,230	\$16.98	282,355	0	0
<b>Totals</b>	<b>1,554</b>	<b>229,014,724</b>	<b>37,466,042</b>	<b>16.4%</b>	<b>17.7%</b>	<b>6,559,401</b>	<b>21.5%</b>	<b>2.8%</b>	<b>24.3%</b>	<b>327,151</b>	<b>-109,449</b>	<b>217,702</b>	<b>-409,162</b>	<b>330,950</b>	<b>-78,212</b>	<b>\$30.48</b>	<b>10,097,380</b>	<b>1,258,874</b>	<b>2,415,759</b>

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)	Vacant Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q3 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	30	3,441,130	202,623	5.9%	7.0%	38,889	21.9%	1.1%	23.1%	84,938	-29,185	55,753	17,222	8,112	25,334	\$26.45	215,361	0	0
Central Business District	89	45,418,416	7,736,875	17.0%	18.9%	1,539,876	24.5%	3.3%	27.8%	12,436	49,388	61,824	355,946	51,643	407,589	\$43.33	1,714,674	780,593	1,273,699
East Fort Bend/Sugar Land	50	5,615,145	493,562	8.8%	10.1%	222,086	10.9%	3.9%	14.8%	-20,930	35,182	14,252	-111,928	35,494	-76,434	\$28.84	336,482	0	27,000
FM 1960	99	8,530,819	1,624,156	19.0%	19.9%	316,561	20.8%	3.7%	24.5%	-38,236	-28,320	-66,556	-392,100	-18,016	-410,116	\$19.50	392,089	156,000	0
Greenspoint	83	10,869,269	4,959,573	45.6%	45.8%	25,965	47.3%	0.2%	47.5%	60,086	4,624	64,710	-13,741	33,525	19,784	\$18.91	340,430	0	0
Greenway Plaza	69	11,680,070	1,320,243	11.3%	12.0%	1,121,410	13.6%	9.6%	23.2%	121,795	-9,948	111,847	121,587	-26,879	94,708	\$34.00	426,238	0	0
Gulf Freeway/Pasadena	58	3,149,029	292,392	9.3%	9.4%	10,898	11.4%	0.3%	11.7%	-10,619	0	-10,619	-11,397	8,322	-3,075	\$22.45	104,482	0	0
I-10 East	8	528,851	61,183	11.6%	11.6%	0	16.3%	0.0%	16.3%	-8,904	0	-8,904	-6,733	0	-6,733	\$18.22	38,461	0	0
Katy Freeway East	64	7,529,466	583,341	7.7%	7.9%	82,172	12.7%	1.1%	13.8%	178,704	27,070	205,774	179,250	15,745	194,995	\$33.11	497,732	0	150,000
Katy Frwy West/Energy Corridor	149	25,300,641	4,375,077	17.3%	20.9%	1,025,684	22.2%	4.1%	26.2%	148,891	31,855	180,746	-291,235	186,119	-105,116	\$31.05	994,320	0	0
Katy/Grand Parkway West	31	2,542,376	225,315	8.9%	9.0%	48,205	14.9%	1.8%	16.7%	-51,096	0	-51,096	-11,086	5,763	-5,323	\$28.70	28,436	0	150,920
Kingwood/Humble	15	910,006	61,496	6.8%	6.8%	0	8.4%	0.0%	8.4%	-10,010	0	-10,010	11,467	100	11,567	\$22.88	37,458	0	270,000
Midtown	65	6,196,189	584,603	9.4%	9.8%	32,681	14.0%	0.5%	14.5%	39,893	0	39,893	-39,414	-11,108	-50,522	\$28.93	334,211	35,363	0
NASA/Clear Lake	66	5,022,638	914,987	18.2%	18.3%	8,516	21.4%	0.2%	21.6%	5,746	1,590	7,336	50,741	25	50,766	\$21.04	213,645	0	22,000
Northeast Near	11	1,002,566	39,489	3.9%	5.0%	10,355	3.9%	1.0%	5.0%	-9,711	4,000	-5,711	7,179	-2,355	4,824	\$18.29	4,970	0	0
Northwest	97	8,482,024	1,570,833	18.5%	18.5%	1,203	22.5%	0.0%	22.5%	79,133	4,308	83,441	-2,512	1,705	-807	\$20.29	495,132	64,348	0
Richmond/Fountainview	23	1,114,584	85,566	7.7%	7.7%	0	9.1%	0.0%	9.1%	-11,676	0	-11,676	-26,224	0	-26,224	\$17.34	19,342	0	0
San Felipe/Voss	36	5,119,178	1,037,922	20.3%	20.9%	86,500	23.2%	1.7%	24.9%	1,352	-3,392	-2,040	-83,295	-8,968	-92,263	\$29.83	219,091	0	0
South	20	807,107	48,051	6.0%	6.0%	0	6.0%	0.0%	6.0%	11,523	0	11,523	8,483	0	8,483	\$26.73	11,262	24,230	0
South Main/Medical Center	25	2,895,904	192,354	6.6%	6.7%	1,500	6.8%	0.1%	6.8%	-8,780	0	-8,780	-29,771	-1,500	-31,271	\$20.17	55,185	0	0
Southwest	96	9,295,431	1,917,601	20.6%	21.2%	57,219	23.4%	0.6%	24.0%	-36,477	-4,632	-41,109	-84,795	-1,132	-85,927	\$16.16	487,473	0	0
West Belt	62	5,651,937	872,284	15.4%	17.5%	247,021	19.5%	4.4%	23.8%	25,992	-12,876	13,116	151,156	-19,913	131,243	\$26.00	281,909	0	0
West Loop	106	24,090,105	3,886,853	16.1%	17.0%	739,130	23.7%	3.0%	26.7%	-80,451	-146,126	-226,577	-474,554	106,582	-367,972	\$35.75	1,169,924	0	207,202
Westchase	95	17,331,539	3,157,742	18.2%	20.3%	612,969	24.0%	3.5%	27.6%	10,792	51,028	61,820	-76,853	46,899	-29,954	\$26.28	1,024,855	0	0
Woodlands	107	16,490,304	1,221,921	7.4%	8.2%	330,561	13.1%	2.0%	15.1%	-167,240	-84,015	-251,255	343,445	-79,213	264,232	\$32.49	654,218	198,340	314,938
<b>Totals</b>	<b>1,554</b>	<b>229,014,724</b>	<b>37,466,042</b>	<b>16.4%</b>	<b>17.7%</b>	<b>6,559,401</b>	<b>21.5%</b>	<b>2.8%</b>	<b>24.3%</b>	<b>327,151</b>	<b>-109,449</b>	<b>217,702</b>	<b>-409,162</b>	<b>330,950</b>	<b>-78,212</b>	<b>\$30.48</b>	<b>10,097,380</b>	<b>1,258,874</b>	<b>2,415,759</b>

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							Direct	Sublease	Total	Direct	Sublease	Total	Direct	Sublease	Total				
Bellaire	6	1,173,781	107,098	9.1%	12.4%	38,889	15.0%	3.3%	18.3%	-2,956	-30,870	-33,826	-1,295	2,623	1,328	\$29.09	154,450	0	0
Central Business District	36	32,992,493	4,750,314	14.4%	16.6%	1,333,537	24.0%	3.9%	27.9%	62,892	32,234	95,126	329,109	91,067	420,176	\$45.80	1,493,225	780,593	1,273,699
East Fort Bend/Sugar Land	18	3,597,340	294,774	8.2%	9.8%	197,182	9.7%	5.5%	15.2%	-6,597	36,680	30,083	-119,401	44,420	-74,981	\$31.47	249,429	0	0
FM 1960	15	3,506,192	472,666	13.5%	14.5%	262,914	14.3%	7.5%	21.8%	-51,019	-28,192	-79,211	-34,876	-30,171	-65,047	\$27.71	114,643	156,000	0
Greenspoint	25	5,514,168	3,305,441	59.9%	60.2%	21,559	61.7%	0.4%	62.1%	28,706	0	28,706	13,480	3,938	17,418	\$21.37	105,514	0	0
Greenway Plaza	19	6,684,126	889,326	13.3%	14.2%	1,099,815	15.1%	16.5%	31.5%	80,792	6,155	86,947	140,510	-12,791	127,719	\$36.99	239,897	0	0
Gulf Freeway/Pasadena	3	170,782	1,295	0.8%	0.8%	0	0.8%	0.0%	0.8%	0	0	0	-1,295	0	-1,295	\$33.09	0	0	0
I-10 East	0	-	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
Katy Freeway East	24	4,673,914	322,840	6.9%	7.2%	79,442	14.5%	1.6%	16.1%	141,769	27,939	169,708	231,394	-12,010	219,384	\$43.19	359,354	0	150,000
Katy Frwy West/Energy Corridor	60	16,942,859	2,271,817	13.4%	18.6%	978,577	19.9%	5.8%	25.7%	172,252	34,266	206,518	-29,543	190,287	160,744	\$36.12	622,310	0	0
Katy/Grand Parkway West	16	1,542,980	218,087	14.1%	14.3%	48,205	23.2%	2.8%	26.1%	-45,653	0	-45,653	-18,184	5,763	-12,421	\$28.72	15,441	0	150,920
Kingwood/Humble	0	-	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	270,000
Midtown	9	2,319,982	258,317	11.1%	11.2%	9,543	13.6%	0.4%	14.0%	22,673	0	22,673	31,072	0	31,072	\$34.15	190,328	35,363	0
NASA/Clear Lake	13	1,802,264	166,359	9.2%	9.2%	2,795	11.6%	0.2%	11.8%	4,242	2,390	6,632	37,528	2,390	39,918	\$25.79	31,282	0	0
Northeast Near	3	642,223	14,025	2.2%	3.2%	6,355	2.2%	1.0%	3.2%	0	0	0	7,677	-6,355	1,322	-	0	0	0
Northwest	10	2,037,781	628,357	30.8%	30.9%	1,203	34.8%	0.1%	34.9%	88,386	0	88,386	114,150	0	114,150	\$22.96	250,909	0	0
Richmond/Fountainview	0	0	-	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0
San Felipe/Voss	3	1,720,793	390,719	22.7%	22.7%	50,202	25.9%	2.9%	28.8%	727	3,301	4,028	11,338	4,947	16,285	\$36.73	31,214	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	1,745,633	496,829	28.5%	28.5%	0	32.0%	0.0%	32.0%	-51,213	0	-51,213	-68,121	0	-68,121	\$17.35	155,691	0	0
West Belt	29	3,736,727	593,061	15.9%	16.4%	151,067	21.1%	4.0%	25.2%	3,574	-12,876	-9,302	112,952	-9,913	103,039	\$27.70	252,331	0	0
West Loop	50	18,006,832	3,089,366	17.2%	17.9%	660,538	26.7%	3.6%	30.3%	-36,137	-156,055	-192,192	-252,463	96,843	-155,620	\$38.01	960,739	0	207,202
Westchase	32	9,277,659	1,687,610	18.2%	21.7%	419,162	24.6%	4.5%	29.1%	42,757	46,661	89,418	12,637	32,483	45,120	\$32.06	758,582	0	0
Woodlands	58	13,194,376	922,675	7.0%	7.8%	294,300	9.0%	2.2%	11.2%	-133,847	-83,552	-217,399	368,589	-75,051	293,538	\$36.90	514,100	198,340	314,938
<b>Totals</b>	<b>439</b>	<b>131,937,905</b>	<b>20,880,976</b>	<b>15.8%</b>	<b>17.7%</b>	<b>5,655,285</b>	<b>22.0%</b>	<b>4.2%</b>	<b>26.1%</b>	<b>321,348</b>	<b>-121,919</b>	<b>199,429</b>	<b>885,258</b>	<b>328,470</b>	<b>1,213,728</b>	<b>\$36.12</b>	<b>6,499,439</b>	<b>1,170,296</b>	<b>2,366,759</b>

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							Direct	Sublease	Total	Direct	Sublease	Total	Direct	Sublease	Total				
Bellaire	16	1,820,321	67,221	3.7%	3.7%	0	30.2%	0.0%	30.2%	87,966	1,685	89,651	19,069	5,489	24,558	\$25.06	60,911	0	0
Central Business District	36	11,152,099	2,910,061	26.1%	27.1%	206,339	28.4%	1.9%	30.3%	-50,456	17,154	-33,302	26,837	-39,424	-12,587	\$30.97	221,449	0	0
East Fort Bend/Sugar Land	31	1,943,805	198,788	10.2%	10.9%	24,904	13.5%	1.3%	14.8%	-14,333	-1,498	-15,831	7,473	-8,926	-1,453	\$24.78	87,053	0	27,000
FM 1960	65	4,316,690	1,102,534	25.5%	26.4%	53,647	27.3%	1.2%	28.6%	6,721	-2,186	4,535	-361,876	12,155	-349,721	\$16.93	267,200	0	0
Greenspoint	40	4,071,983	1,500,414	36.8%	36.9%	4,406	38.6%	0.1%	38.7%	24,298	4,624	28,922	-32,949	26,830	-6,119	\$14.97	168,903	0	0
Greenway Plaza	38	4,578,551	393,000	8.6%	9.0%	21,595	11.8%	0.5%	12.3%	41,468	-16,103	25,365	-14,649	-14,088	-28,737	\$29.67	180,435	0	0
Gulf Freeway/Pasadena	39	2,363,393	185,681	7.9%	8.0%	10,898	10.2%	0.5%	10.7%	-10,619	0	-10,619	-10,752	8,322	-2,430	\$21.40	103,182	0	0
I-10 East	6	427,851	61,183	14.3%	14.3%	0	20.1%	0.0%	20.1%	-8,904	0	-8,904	-6,733	0	-6,733	\$18.22	38,461	0	0
Katy Freeway East	25	2,065,274	247,935	12.0%	12.1%	1,861	12.7%	0.1%	12.8%	8,819	0	8,819	-95,967	26,811	-69,156	\$19.47	99,249	0	0
Katy Frwy West/Energy Corridor	81	8,052,515	2,063,571	25.6%	26.1%	46,322	27.3%	0.6%	27.8%	-14,772	-4,133	-18,905	-258,811	-6,166	-264,977	\$23.03	361,384	0	0
Katy/Grand Parkway West	13	948,965	7,228	0.8%	0.8%	0	0.8%	0.0%	0.8%	-5,443	0	-5,443	7,098	0	7,098	\$27.58	12,995	0	0
Kingwood/Humble	13	843,744	61,354	7.3%	7.3%	0	9.0%	0.0%	9.0%	-9,868	0	-9,868	11,369	100	11,469	\$22.89	37,218	0	0
Midtown	35	3,195,015	247,628	7.8%	8.5%	23,138	14.7%	0.7%	15.4%	14,239	0	14,239	-62,467	-11,108	-73,575	\$25.81	140,818	0	0
NASA/Clear Lake	40	2,819,248	685,807	24.3%	24.4%	5,721	28.4%	0.2%	28.6%	3,696	-800	2,896	20,236	-2,365	17,871	\$20.22	172,547	0	22,000
Northeast Near	5	283,120	9,514	3.4%	4.8%	4,000	3.4%	1.4%	4.8%	-8,159	4,000	-4,159	-391	4,000	3,609	\$24.00	1,988	0	0
Northwest	60	4,979,261	859,311	17.3%	17.3%	0	21.6%	0.0%	21.6%	-12,696	4,308	-8,388	-111,044	1,705	-109,339	\$18.83	226,555	64,348	0
Richmond/Fountainview	12	695,406	69,342	10.0%	10.0%	0	11.1%	0.0%	11.1%	-6,616	0	-6,616	-26,500	0	-26,500	\$17.77	7,342	0	0
San Felipe/Voss	33	3,398,385	647,203	19.0%	20.0%	36,298	21.9%	1.1%	23.0%	625	-6,693	-6,068	-94,633	-13,915	-108,548	\$25.21	187,877	0	0
South	15	481,720	37,501	7.8%	7.8%	0	7.8%	0.0%	7.8%	11,523	0	11,523	11,033	0	11,033	\$27.11	11,262	24,230	0
South Main/Medical Center	14	1,752,638	149,706	8.5%	8.6%	1,500	8.6%	0.1%	8.7%	-9,698	0	-9,698	-37,070	-1,500	-38,570	\$20.37	23,349	0	0
Southwest	62	6,154,756	1,361,502	22.1%	23.0%	54,248	24.6%	0.9%	25.4%	7,545	-1,661	5,884	-15,319	1,839	-13,480	\$15.91	269,061	0	0
West Belt	30	1,828,716	279,223	15.3%	19.4%	75,954	17.0%	4.2%	21.1%	22,418	0	22,418	38,204	0	38,204	\$22.11	29,578	0	0
West Loop	51	5,759,005	784,324	13.6%	14.6%	78,592	15.4%	1.4%	16.8%	-42,155	9,929	-32,226	-216,446	9,739	-206,707	\$27.51	204,539	0	0
Westchase	59	7,646,356	1,461,330	19.1%	19.6%	190,283	24.5%	2.5%	27.0%	-31,965	4,367	-27,598	-89,490	14,416	-75,074	\$22.28	264,882	0	0
Woodlands	45	3,186,995	299,246	9.4%	9.9%	36,261	31.1%	1.1%	32.3%	-33,393	-463	-33,856	-25,144	-4,162	-29,306	\$29.52	137,348	0	0
<b>Totals</b>	<b>864</b>	<b>84,765,812</b>	<b>15,690,607</b>	<b>18.5%</b>	<b>19.1%</b>	<b>875,967</b>	<b>22.5%</b>	<b>1.0%</b>	<b>23.5%</b>	<b>-29,759</b>	<b>12,530</b>	<b>-17,229</b>	<b>-1,318,922</b>	<b>9,752</b>	<b>-1,309,170</b>	<b>\$22.35</b>	<b>3,315,586</b>	<b>88,578</b>	<b>49,000</b>

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	Bldgs.	Inventory (sf)	Vacant Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q3 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	8	447,028	28,304	6.3%	6.3%	0	6.5%	0.0%	6.5%	-72	0	-72	-552	0	-552	\$18.09	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	\$17.61	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	48,956	6.9%	6.9%	0	13.1%	0.0%	13.1%	6,062	2,058	8,120	4,652	0	4,652	\$15.12	10,246	0	0
Greenspoint	18	1,283,118	153,718	12.0%	12.0%	0	12.9%	0.0%	12.9%	7,082	0	7,082	5,728	2,757	8,485	\$11.29	66,013	0	0
Greenway Plaza	12	417,393	37,917	9.1%	9.1%	0	9.5%	0.0%	9.5%	-465	0	-465	-4,274	0	-4,274	\$22.90	5,906	0	0
Gulf Freeway/Pasadena	16	614,854	105,416	17.1%	17.1%	0	18.6%	0.0%	18.6%	0	0	0	650	0	650	\$25.93	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	790,278	12,566	1.6%	1.7%	869	1.7%	0.1%	1.8%	28,116	-869	27,247	43,823	944	44,767	\$19.98	39,129	0	0
Katy Frwy West/Energy Corridor	8	305,267	39,689	13.0%	13.3%	785	13.0%	0.3%	13.3%	-8,589	1,722	-6,867	-2,881	1,998	-883	\$20.28	10,626	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	142	0.2%	0.2%	0	34.1%	0.0%	34.1%	-142	0	-142	98	0	98	\$21.13	240	0	0
Midtown	21	681,192	78,658	11.5%	11.5%	0	12.1%	0.0%	12.1%	2,981	0	2,981	-8,019	0	-8,019	\$29.54	3,065	0	0
NASA/Clear Lake	13	401,126	62,821	15.7%	15.7%	0	16.4%	0.0%	16.4%	-2,192	0	-2,192	-7,023	0	-7,023	\$16.78	9,816	0	0
Northeast Near	3	77,223	15,950	20.7%	20.7%	0	20.7%	0.0%	20.7%	-1,552	0	-1,552	-107	0	-107	\$15.00	2,982	0	0
Northwest	27	1,464,982	83,165	5.7%	5.7%	0	8.2%	0.0%	8.2%	3,443	0	3,443	-5,618	0	-5,618	\$15.21	17,668	0	0
Richmond/Fountainview	11	419,178	16,224	3.9%	3.9%	0	5.8%	0.0%	5.8%	-5,060	0	-5,060	276	0	276	\$16.42	12,000	0	0
San Felipe/Voss	0	-	-	-	-	-	-	-	-	-	-	-	0	0	0	-	0	0	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	42,648	6.5%	6.5%	0	6.9%	0.0%	6.9%	918	0	918	7,299	0	7,299	\$19.64	31,836	0	0
Southwest	26	1,395,042	59,270	4.2%	4.5%	2,971	7.3%	0.2%	7.5%	7,191	-2,971	4,220	-1,355	-2,971	-4,326	\$12.70	62,721	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	13,163	4.1%	4.1%	0	4.1%	0.0%	4.1%	-2,159	0	-2,159	-5,645	0	-5,645	\$19.50	4,646	0	0
Westchase	4	407,524	8,802	2.2%	2.2%	3,524	3.5%	0.9%	4.4%	0	0	0	0	0	0	\$15.00	1,391	0	0
Woodlands	4	108,933	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	\$18.69	2,770	0	0
Totals	251	12,311,007	894,459	7.3%	7.5%	28,149	8.8%	0.2%	9.1%	35,562	-60	35,502	24,502	-7,272	17,230	\$16.98	282,355	0	0

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	Bldgs.	Inventory (sf)	Vacant Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q3 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				
<b>Bellaire</b>																			
Class A	6	1,173,781	107,098	9.1%	12.4%	38,889	15.0%	3.3%	18.3%	-2,956	-30,870	-33,826	-1,295	2,623	1,328	\$29.09	154,450	0	0
Class B	16	1,820,321	67,221	3.7%	3.7%	0	30.2%	0.0%	30.2%	87,966	1,685	89,651	19,069	5,489	24,558	\$25.06	60,911	0	0
Class C	8	447,028	28,304	6.3%	6.3%	0	6.5%	0.0%	6.5%	-72	0	-72	-552	0	-552	\$18.09	0	0	0
<b>Totals</b>	<b>30</b>	<b>3,441,130</b>	<b>202,623</b>	<b>5.9%</b>	<b>7.0%</b>	<b>38,889</b>	<b>21.9%</b>	<b>1.1%</b>	<b>23.1%</b>	<b>84,938</b>	<b>-29,185</b>	<b>55,753</b>	<b>17,222</b>	<b>8,112</b>	<b>25,334</b>	<b>\$26.45</b>	<b>215,361</b>	<b>0</b>	<b>0</b>
<b>Central Business District</b>																			
Class A	36	32,992,493	4,750,314	14.4%	16.6%	1,333,537	24.0%	3.9%	27.9%	62,892	32,234	95,126	329,109	91,067	420,176	\$45.80	1,493,225	780,593	1,273,699
Class B	36	11,152,099	2,910,061	26.1%	27.1%	206,339	28.4%	1.9%	30.3%	-50,456	17,154	-33,302	26,837	-39,424	-12,587	\$30.97	221,449	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	\$17.61	0	0	0
<b>Totals</b>	<b>89</b>	<b>45,418,416</b>	<b>7,736,875</b>	<b>17.0%</b>	<b>18.9%</b>	<b>1,539,876</b>	<b>24.5%</b>	<b>3.3%</b>	<b>27.8%</b>	<b>12,436</b>	<b>49,388</b>	<b>61,824</b>	<b>355,946</b>	<b>51,643</b>	<b>407,589</b>	<b>\$43.33</b>	<b>1,714,674</b>	<b>780,593</b>	<b>1,273,699</b>
<b>East Fort Bend/Sugar Land</b>																			
Class A	18	3,597,340	294,774	8.2%	9.8%	197,182	9.7%	5.5%	15.2%	-6,597	36,680	30,083	-119,401	44,420	-74,981	\$31.47	249,429	0	0
Class B	31	1,943,805	198,788	10.2%	10.9%	24,904	13.5%	1.3%	14.8%	-14,333	-1,498	-15,831	7,473	-8,926	-1,453	\$24.78	87,053	0	27,000
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
<b>Totals</b>	<b>50</b>	<b>5,615,145</b>	<b>493,562</b>	<b>8.8%</b>	<b>10.1%</b>	<b>222,086</b>	<b>10.9%</b>	<b>3.9%</b>	<b>14.8%</b>	<b>-20,930</b>	<b>35,182</b>	<b>14,252</b>	<b>-111,928</b>	<b>35,494</b>	<b>-76,434</b>	<b>\$28.84</b>	<b>336,482</b>	<b>0</b>	<b>27,000</b>
<b>FM 1960</b>																			
Class A	15	3,506,192	472,666	13.5%	14.5%	262,914	14.3%	7.5%	21.8%	-51,019	-28,192	-79,211	-34,876	-30,171	-65,047	\$27.71	114,643	156,000	0
Class B	65	4,316,690	1,102,534	25.5%	26.4%	53,647	27.3%	1.2%	28.6%	6,721	-2,186	4,535	-361,876	12,155	-349,721	\$16.93	267,200	0	0
Class C	19	707,937	48,956	6.9%	6.9%	0	13.1%	0.0%	13.1%	6,062	2,058	8,120	4,652	0	4,652	\$15.12	10,246	0	0
<b>Totals</b>	<b>99</b>	<b>8,530,819</b>	<b>1,624,156</b>	<b>19.0%</b>	<b>19.9%</b>	<b>316,561</b>	<b>20.8%</b>	<b>3.7%</b>	<b>24.5%</b>	<b>-38,236</b>	<b>-28,320</b>	<b>-66,556</b>	<b>-392,100</b>	<b>-18,016</b>	<b>-410,116</b>	<b>\$19.50</b>	<b>392,089</b>	<b>156,000</b>	<b>0</b>
<b>Greenspoint</b>																			
Class A	25	5,514,168	3,305,441	59.9%	60.2%	21,559	61.7%	0.4%	62.1%	28,706	0	28,706	13,480	3,938	17,418	\$21.37	105,514	0	0
Class B	40	4,071,983	1,500,414	36.8%	36.9%	4,406	38.6%	0.1%	38.7%	24,298	4,624	28,922	-32,949	26,830	-6,119	\$14.97	168,903	0	0
Class C	18	1,283,118	153,718	12.0%	12.0%	0	12.9%	0.0%	12.9%	7,082	0	7,082	5,728	2,757	8,485	\$11.29	66,013	0	0
<b>Totals</b>	<b>83</b>	<b>10,869,269</b>	<b>4,959,573</b>	<b>45.6%</b>	<b>45.8%</b>	<b>25,965</b>	<b>47.3%</b>	<b>0.2%</b>	<b>47.5%</b>	<b>60,086</b>	<b>4,624</b>	<b>64,710</b>	<b>-13,741</b>	<b>33,525</b>	<b>19,784</b>	<b>\$18.91</b>	<b>340,430</b>	<b>0</b>	<b>0</b>

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							Direct	Sublease	Total	Direct	Sublease	Total	Direct	Sublease	Total				
<b>Greenway Plaza</b>																			
Class A	19	6,684,126	889,326	13.3%	14.2%	1,099,815	15.1%	16.5%	31.5%	80,792	6,155	86,947	140,510	-12,791	127,719	\$36.99	239,897	0	0
Class B	38	4,578,551	393,000	8.6%	9.0%	21,595	11.8%	0.5%	12.3%	41,468	-16,103	25,365	-14,649	-14,088	-28,737	\$29.67	180,435	0	0
Class C	12	417,393	37,917	9.1%	9.1%	0	9.5%	0.0%	9.5%	-465	0	-465	-4,274	0	-4,274	\$22.90	5,906	0	0
<b>Totals</b>	<b>69</b>	<b>11,680,070</b>	<b>1,320,243</b>	<b>11.3%</b>	<b>12.0%</b>	<b>1,121,410</b>	<b>13.6%</b>	<b>9.6%</b>	<b>23.2%</b>	<b>121,795</b>	<b>-9,948</b>	<b>111,847</b>	<b>121,587</b>	<b>-26,879</b>	<b>94,708</b>	<b>\$34.00</b>	<b>426,238</b>	<b>0</b>	<b>0</b>
<b>Gulf Freeway/Pasadena</b>																			
Class A	3	170,782	1,295	0.8%	0.8%	0	0.8%	0.0%	0.8%	0	0	0	-1,295	0	-1,295	\$33.09	0	0	0
Class B	39	2,363,393	185,681	7.9%	8.0%	10,898	10.2%	0.5%	10.7%	-10,619	0	-10,619	-10,752	8,322	-2,430	\$21.40	103,182	0	0
Class C	16	614,854	105,416	17.1%	17.1%	0	18.6%	0.0%	18.6%	0	0	0	650	0	650	\$25.93	1,300	0	0
<b>Totals</b>	<b>58</b>	<b>3,149,029</b>	<b>292,392</b>	<b>9.3%</b>	<b>9.4%</b>	<b>10,898</b>	<b>11.4%</b>	<b>0.3%</b>	<b>11.7%</b>	<b>-10,619</b>	<b>0</b>	<b>-10,619</b>	<b>-11,397</b>	<b>8,322</b>	<b>-3,075</b>	<b>\$22.45</b>	<b>104,482</b>	<b>0</b>	<b>0</b>
<b>I-10 East</b>																			
Class A	0	-	-	-	-	-	-	-	-	-	-	-	0	0	0	-	-0	0	0
Class B	6	427,851	61,183	14.3%	14.3%	0	20.1%	0.0%	20.1%	-8,904	0	-8,904	-6,733	0	-6,733	\$18.22	38,461	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
<b>Totals</b>	<b>8</b>	<b>528,851</b>	<b>61,183</b>	<b>11.6%</b>	<b>11.6%</b>	<b>0</b>	<b>16.3%</b>	<b>0.0%</b>	<b>16.3%</b>	<b>-8,904</b>	<b>0</b>	<b>-8,904</b>	<b>-6,733</b>	<b>0</b>	<b>-6,733</b>	<b>\$18.22</b>	<b>38,461</b>	<b>0</b>	<b>0</b>
<b>Katy Freeway East</b>																			
Class A	24	4,673,914	322,840	6.9%	7.2%	79,442	14.5%	1.6%	16.1%	141,769	27,939	169,708	231,394	-12,010	219,384	\$43.19	359,354	0	150,000
Class B	25	2,065,274	247,935	12.0%	12.1%	1,861	12.7%	0.1%	12.8%	8,819	0	8,819	-95,967	26,811	-69,156	\$19.47	99,249	0	0
Class C	15	790,278	12,566	1.6%	1.7%	869	1.7%	0.1%	1.8%	28,116	-869	27,247	43,823	944	44,767	\$19.98	39,129	0	0
<b>Totals</b>	<b>64</b>	<b>7,529,466</b>	<b>583,341</b>	<b>7.7%</b>	<b>7.9%</b>	<b>82,172</b>	<b>12.7%</b>	<b>1.1%</b>	<b>13.8%</b>	<b>178,704</b>	<b>27,070</b>	<b>205,774</b>	<b>179,250</b>	<b>15,745</b>	<b>194,995</b>	<b>\$33.11</b>	<b>497,732</b>	<b>0</b>	<b>150,000</b>
<b>Katy Freeway West/Energy Corridor</b>																			
Class A	60	16,942,859	2,271,817	13.4%	18.6%	978,577	19.9%	5.8%	25.7%	172,252	34,266	206,518	-29,543	190,287	160,744	\$36.12	622,310	0	0
Class B	81	8,052,515	2,063,571	25.6%	26.1%	46,322	27.3%	0.6%	27.8%	-14,772	-4,133	-18,905	-258,811	-6,166	-264,977	\$23.03	361,384	0	0
Class C	8	305,267	39,689	13.0%	13.3%	785	13.0%	0.3%	13.3%	-8,589	1,722	-6,867	-2,881	1,998	-883	\$20.28	10,626	0	0
<b>Totals</b>	<b>149</b>	<b>25,300,641</b>	<b>4,375,077</b>	<b>17.3%</b>	<b>20.9%</b>	<b>1,025,684</b>	<b>22.2%</b>	<b>4.1%</b>	<b>26.2%</b>	<b>148,891</b>	<b>31,855</b>	<b>180,746</b>	<b>-291,235</b>	<b>186,119</b>	<b>-105,116</b>	<b>\$31.05</b>	<b>994,320</b>	<b>0</b>	<b>0</b>

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)	Vacant Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q3 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				
<b>Katy/Grand Parkway West</b>																			
Class A	16	1,542,980	218,087	14.1%	14.3%	48,205	23.2%	2.8%	26.1%	-45,653	0	-45,653	-18,184	5,763	-12,421	\$28.72	15,441	0	150,920
Class B	13	948,965	7,228	0.8%	0.8%	0	0.8%	0.0%	0.8%	-5,443	0	-5,443	7,098	0	7,098	\$27.58	12,995	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
<b>Totals</b>	<b>31</b>	<b>2,542,376</b>	<b>225,315</b>	<b>8.9%</b>	<b>9.0%</b>	<b>48,205</b>	<b>14.9%</b>	<b>1.8%</b>	<b>16.7%</b>	<b>-51,096</b>	<b>0</b>	<b>-51,096</b>	<b>-11,086</b>	<b>5,763</b>	<b>-5,323</b>	<b>\$28.70</b>	<b>28,436</b>	<b>0</b>	<b>150,920</b>
<b>Kingwood/Humble</b>																			
Class A	-	-	0	0.0%	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	270,000
Class B	13	843,744	61,354	7.3%	7.3%	0	9.0%	0.0%	9.0%	-9,868	0	-9,868	11,369	100	11,469	\$22.89	37,218	0	0
Class C	2	66,262	142	0.2%	0.2%	0	34.1%	0.0%	34.1%	-142	0	-142	98	0	98	\$21.13	240	0	0
<b>Totals</b>	<b>15</b>	<b>910,006</b>	<b>61,496</b>	<b>6.8%</b>	<b>6.8%</b>	<b>0</b>	<b>8.4%</b>	<b>0.0%</b>	<b>8.4%</b>	<b>-10,010</b>	<b>0</b>	<b>-10,010</b>	<b>11,467</b>	<b>100</b>	<b>11,567</b>	<b>\$22.88</b>	<b>37,458</b>	<b>0</b>	<b>270,000</b>
<b>Midtown</b>																			
Class A	9	2,319,982	258,317	11.1%	11.2%	9,543	13.6%	0.4%	14.0%	22,673	0	22,673	31,072	0	31,072	\$34.15	190,328	35,363	0
Class B	35	3,195,015	247,628	7.8%	8.5%	23,138	14.7%	0.7%	15.4%	14,239	0	14,239	-62,467	-11,108	-73,575	\$25.81	140,818	0	0
Class C	21	681,192	78,658	11.5%	11.5%	0	12.1%	0.0%	12.1%	2,981	0	2,981	-8,019	0	-8,019	\$29.54	3,065	0	0
<b>Totals</b>	<b>65</b>	<b>6,196,189</b>	<b>584,603</b>	<b>9.4%</b>	<b>9.8%</b>	<b>32,681</b>	<b>14.0%</b>	<b>0.5%</b>	<b>14.5%</b>	<b>39,893</b>	<b>0</b>	<b>39,893</b>	<b>-39,414</b>	<b>-11,108</b>	<b>-50,522</b>	<b>\$28.93</b>	<b>334,211</b>	<b>35,363</b>	<b>0</b>
<b>NASA/Clear Lake</b>																			
Class A	13	1,802,264	166,359	9.2%	9.2%	2,795	11.6%	0.2%	11.8%	4,242	2,390	6,632	37,528	2,390	39,918	\$25.79	31,282	0	0
Class B	40	2,819,248	685,807	24.3%	24.4%	5,721	28.4%	0.2%	28.6%	3,696	-800	2,896	20,236	-2,365	17,871	\$20.22	172,547	0	22,000
Class C	13	401,126	62,821	15.7%	15.7%	0	16.4%	0.0%	16.4%	-2,192	0	-2,192	-7,023	0	-7,023	\$16.78	9,816	0	0
<b>Totals</b>	<b>66</b>	<b>5,022,638</b>	<b>914,987</b>	<b>18.2%</b>	<b>18.3%</b>	<b>8,516</b>	<b>21.4%</b>	<b>0.2%</b>	<b>21.6%</b>	<b>5,746</b>	<b>1,590</b>	<b>7,336</b>	<b>50,741</b>	<b>25</b>	<b>50,766</b>	<b>\$21.04</b>	<b>213,645</b>	<b>0</b>	<b>22,000</b>
<b>Northeast Near</b>																			
Class A	3	642,223	14,025	2.2%	3.2%	6,355	2.2%	1.0%	3.2%	0	0	0	7,677	-6,355	1,322	-	0	0	0
Class B	5	283,120	9,514	3.4%	4.8%	4,000	3.4%	1.4%	4.8%	-8,159	4,000	-4,159	-391	4,000	3,609	\$24.00	1,988	0	0
Class C	3	77,223	15,950	20.7%	20.7%	0	20.7%	0.0%	20.7%	-1,552	0	-1,552	-107	0	-107	\$15.00	2,982	0	0
<b>Totals</b>	<b>11</b>	<b>1,002,566</b>	<b>39,489</b>	<b>3.9%</b>	<b>5.0%</b>	<b>10,355</b>	<b>3.9%</b>	<b>1.0%</b>	<b>5.0%</b>	<b>-9,711</b>	<b>4,000</b>	<b>-5,711</b>	<b>7,179</b>	<b>-2,355</b>	<b>4,824</b>	<b>\$18.29</b>	<b>4,970</b>	<b>0</b>	<b>0</b>

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)	Vacant Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q3 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				
<b>Northwest</b>																			
Class A	10	2,037,781	628,357	30.8%	30.9%	1,203	34.8%	0.1%	34.9%	88,386	0	88,386	114,150	0	114,150	\$22.96	250,909	0	0
Class B	60	4,979,261	859,311	17.3%	17.3%	0	21.6%	0.0%	21.6%	-12,696	4,308	-8,388	-111,044	1,705	-109,339	\$18.83	226,555	64,348	0
Class C	27	1,464,982	83,165	5.7%	5.7%	0	8.2%	0.0%	8.2%	3,443	0	3,443	-5,618	0	-5,618	\$15.21	17,668	0	0
<b>Totals</b>	<b>97</b>	<b>8,482,024</b>	<b>1,570,833</b>	<b>18.5%</b>	<b>18.5%</b>	<b>1,203</b>	<b>22.5%</b>	<b>0.0%</b>	<b>22.5%</b>	<b>79,133</b>	<b>4,308</b>	<b>83,441</b>	<b>-2,512</b>	<b>1,705</b>	<b>-807</b>	<b>\$20.29</b>	<b>495,132</b>	<b>64,348</b>	<b>0</b>
<b>Richmond/Fountainview</b>																			
Class A	0	-	-	-	-	-	-	-	-	-	-	-	0	0	0	-	0	0	0
Class B	12	695,406	69,342	10.0%	10.0%	0	11.1%	0.0%	11.1%	-6,616	0	-6,616	-26,500	0	-26,500	\$17.77	7,342	0	0
Class C	11	419,178	16,224	3.9%	3.9%	0	5.8%	0.0%	5.8%	-5,060	0	-5,060	276	0	276	\$16.42	12,000	0	0
<b>Totals</b>	<b>23</b>	<b>1,114,584</b>	<b>85,566</b>	<b>7.7%</b>	<b>7.7%</b>	<b>0</b>	<b>9.1%</b>	<b>0.0%</b>	<b>9.1%</b>	<b>-11,676</b>	<b>0</b>	<b>-11,676</b>	<b>-26,224</b>	<b>0</b>	<b>-26,224</b>	<b>\$17.34</b>	<b>19,342</b>	<b>0</b>	<b>0</b>
<b>San Felipe/Voss</b>																			
Class A	3	1,720,793	390,719	22.7%	22.7%	50,202	25.9%	2.9%	28.8%	727	3,301	4,028	11,338	4,947	16,285	\$36.73	31,214	0	0
Class B	33	3,398,385	647,203	19.0%	20.0%	36,298	21.9%	1.1%	23.0%	625	-6,693	-6,068	-94,633	-13,915	-108,548	\$25.21	187,877	0	0
Class C	0	-	-	-	-	-	-	-	-	-	-	-	0	0	0	-	0	0	0
<b>Totals</b>	<b>36</b>	<b>5,119,178</b>	<b>1,037,922</b>	<b>20.3%</b>	<b>20.9%</b>	<b>86,500</b>	<b>23.2%</b>	<b>1.7%</b>	<b>24.9%</b>	<b>1,352</b>	<b>-3,392</b>	<b>-2,040</b>	<b>-83,295</b>	<b>-8,968</b>	<b>-92,263</b>	<b>\$29.83</b>	<b>219,091</b>	<b>0</b>	<b>0</b>
<b>South</b>																			
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	15	481,720	37,501	7.8%	7.8%	0	7.8%	0.0%	7.8%	11,523	0	11,523	11,033	0	11,033	\$27.11	11,262	24,230	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
<b>Totals</b>	<b>20</b>	<b>807,107</b>	<b>48,051</b>	<b>6.0%</b>	<b>6.0%</b>	<b>0</b>	<b>6.0%</b>	<b>0.0%</b>	<b>6.0%</b>	<b>11,523</b>	<b>0</b>	<b>11,523</b>	<b>8,483</b>	<b>0</b>	<b>8,483</b>	<b>\$26.73</b>	<b>11,262</b>	<b>24,230</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	0	0
Class B	14	1,752,638	149,706	8.5%	8.6%	1,500	8.6%	0.1%	8.7%	-9,698	0	-9,698	-37,070	-1,500	-38,570	\$20.37	23,349	0	0
Class C	10	658,266	42,648	6.5%	6.5%	0	6.9%	0.0%	6.9%	918	0	918	7,299	0	7,299	\$19.64	31,836	0	0
<b>Totals</b>	<b>25</b>	<b>2,895,904</b>	<b>192,354</b>	<b>6.6%</b>	<b>6.7%</b>	<b>1,500</b>	<b>6.8%</b>	<b>0.1%</b>	<b>6.8%</b>	<b>-8,780</b>	<b>0</b>	<b>-8,780</b>	<b>-29,771</b>	<b>-1,500</b>	<b>-31,271</b>	<b>\$20.17</b>	<b>55,185</b>	<b>0</b>	<b>0</b>

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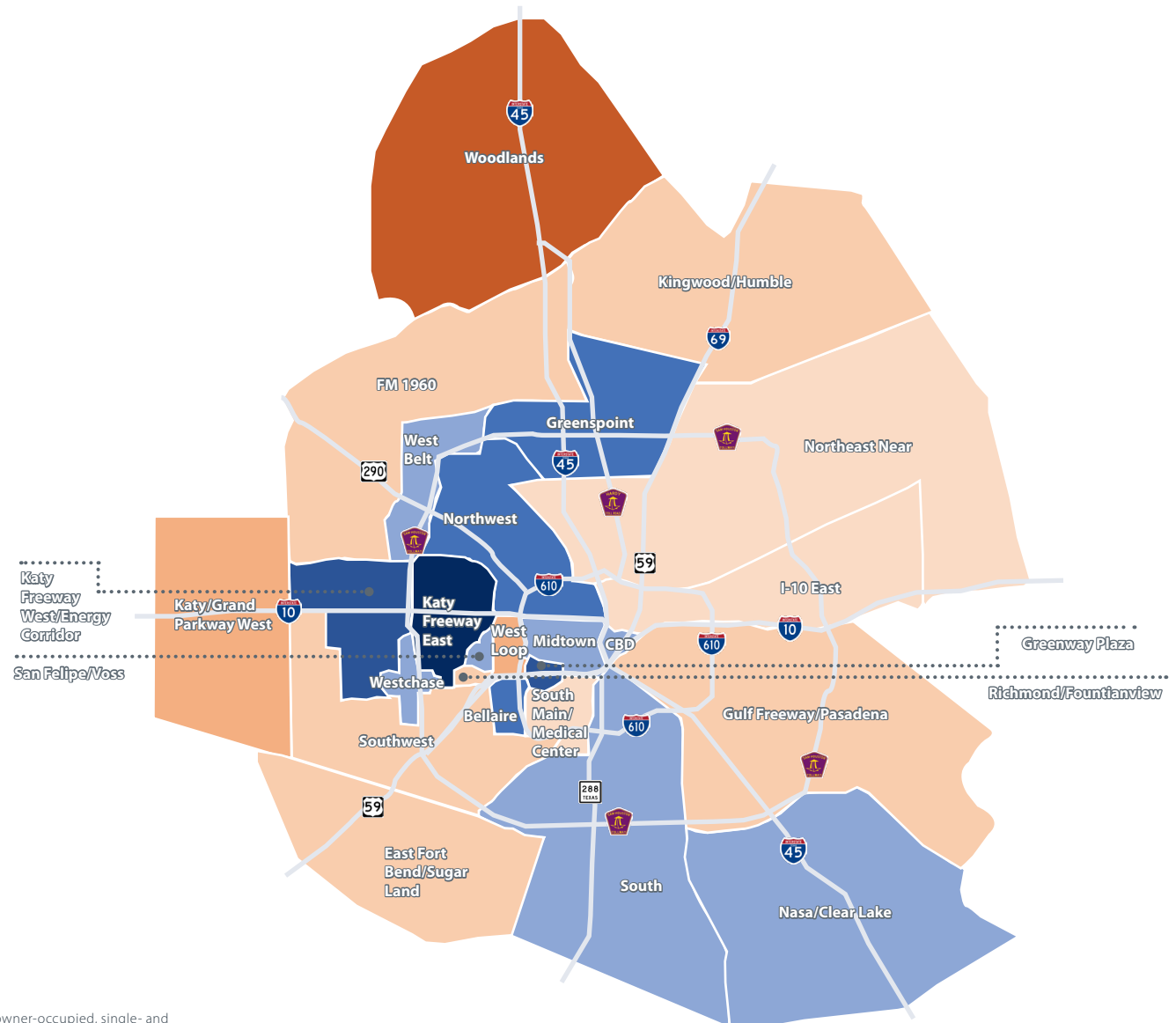
	Bldgs.	Inventory (sf)	Vacant Direct (sf)	Vacancy Rate Direct (%)	Vacancy Rate Total (%)	Available Sublease (sf)	Availability Rate (%)			Q3 19 Net Absorption (sf)			YTD Net Absorption (sf)			Quoted Rates (Gross)	YTD Leasing Activity (sf)	YTD Deliveries (sf)	Under Const. (sf)
							Direct	Sublease	Total	Direct	Sublease	Total	Direct	Sublease	Total				
<b>Southwest</b>																			
Class A	8	1,745,633	496,829	28.5%	28.5%	0	32.0%	0.0%	32.0%	-51,213	0	-51,213	-68,121	0	-68,121	\$17.35	155,691	0	0
Class B	62	6,154,756	1,361,502	22.1%	23.0%	54,248	24.6%	0.9%	25.4%	7,545	-1,661	5,884	-15,319	1,839	-13,480	\$15.91	269,061	0	0
Class C	26	1,395,042	59,270	4.2%	4.5%	2,971	7.3%	0.2%	7.5%	7,191	-2,971	4,220	-1,355	-2,971	-4,326	\$12.70	62,721	0	0
<b>Totals</b>	<b>96</b>	<b>9,295,431</b>	<b>1,917,601</b>	<b>20.6%</b>	<b>21.2%</b>	<b>57,219</b>	<b>23.4%</b>	<b>0.6%</b>	<b>24.0%</b>	<b>-36,477</b>	<b>-4,632</b>	<b>-41,109</b>	<b>-84,795</b>	<b>-1,132</b>	<b>-85,927</b>	<b>\$16.16</b>	<b>487,473</b>	<b>0</b>	<b>0</b>
<b>West Belt</b>																			
Class A	29	3,736,727	593,061	15.9%	16.4%	151,067	21.1%	4.0%	25.2%	3,574	-12,876	-9,302	112,952	-9,913	103,039	\$27.70	252,331	0	0
Class B	30	1,828,716	279,223	15.3%	19.4%	75,954	17.0%	4.2%	21.1%	22,418	0	22,418	38,204	0	38,204	\$22.11	29,578	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
<b>Totals</b>	<b>62</b>	<b>5,651,937</b>	<b>872,284</b>	<b>15.4%</b>	<b>17.5%</b>	<b>247,021</b>	<b>19.5%</b>	<b>4.4%</b>	<b>23.8%</b>	<b>25,992</b>	<b>-12,876</b>	<b>13,116</b>	<b>151,156</b>	<b>-19,913</b>	<b>131,243</b>	<b>\$26.00</b>	<b>281,909</b>	<b>0</b>	<b>0</b>
<b>West Loop</b>																			
Class A	50	18,006,832	3,089,366	17.2%	17.9%	660,538	26.7%	3.6%	30.3%	-36,137	-156,055	-192,192	-252,463	96,843	-155,620	\$38.01	960,739	0	207,202
Class B	51	5,759,005	784,324	13.6%	14.6%	78,592	15.4%	1.4%	16.8%	-42,155	9,929	-32,226	-216,446	9,739	-206,707	\$27.51	204,539	0	0
Class C	5	324,268	13,163	4.1%	4.1%	0	4.1%	0.0%	4.1%	-2,159	0	-2,159	-5,645	0	-5,645	\$19.50	4,646	0	0
<b>Totals</b>	<b>106</b>	<b>24,090,105</b>	<b>3,886,853</b>	<b>16.1%</b>	<b>17.0%</b>	<b>739,130</b>	<b>23.7%</b>	<b>3.0%</b>	<b>26.7%</b>	<b>-80,451</b>	<b>-146,126</b>	<b>-226,577</b>	<b>-474,554</b>	<b>106,582</b>	<b>-367,972</b>	<b>\$35.75</b>	<b>1,169,924</b>	<b>0</b>	<b>207,202</b>
<b>Westchase</b>																			
Class A	32	9,277,659	1,687,610	18.2%	21.7%	419,162	24.6%	4.5%	29.1%	42,757	46,661	89,418	12,637	32,483	45,120	\$32.06	758,582	0	0
Class B	59	7,646,356	1,461,330	19.1%	19.6%	190,283	24.5%	2.5%	27.0%	-31,965	4,367	-27,598	-89,490	14,416	-75,074	\$22.28	264,882	0	0
Class C	4	407,524	8,802	2.2%	2.2%	3,524	3.5%	0.9%	4.4%	0	0	0	0	0	0	\$15.00	1,391	0	0
<b>Totals</b>	<b>95</b>	<b>17,331,539</b>	<b>3,157,742</b>	<b>18.2%</b>	<b>20.3%</b>	<b>612,969</b>	<b>24.0%</b>	<b>3.5%</b>	<b>27.6%</b>	<b>10,792</b>	<b>51,028</b>	<b>61,820</b>	<b>-76,853</b>	<b>46,899</b>	<b>-29,954</b>	<b>\$26.28</b>	<b>1,024,855</b>	<b>0</b>	<b>0</b>
<b>Woodlands</b>																			
Class A	58	13,194,376	922,675	7.0%	7.8%	294,300	9.0%	2.2%	11.2%	-133,847	-83,552	-217,399	368,589	-75,051	293,538	\$36.90	514,100	198,340	314,938
Class B	45	3,186,995	299,246	9.4%	9.9%	36,261	31.1%	1.1%	32.3%	-33,393	-463	-33,856	-25,144	-4,162	-29,306	\$29.52	137,348	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	\$18.69	2,770	0	0
<b>Totals</b>	<b>107</b>	<b>16,490,304</b>	<b>1,221,921</b>	<b>7.4%</b>	<b>8.2%</b>	<b>330,561</b>	<b>13.1%</b>	<b>2.0%</b>	<b>15.1%</b>	<b>-167,240</b>	<b>-84,015</b>	<b>-251,255</b>	<b>343,445</b>	<b>-79,213</b>	<b>264,232</b>	<b>\$32.49</b>	<b>654,218</b>	<b>198,340</b>	<b>314,938</b>

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Direct Net Absorption = 327,151sf | Third Quarter 2019

Submarket	Direct Net Absorption (sf)
Katy Freeway East	178,704
Katy Freeway West/Energy Corridor	148,891
Greenway Plaza	121,795
Bellaire	84,938
Northwest	79,133
Greenspoint	60,086
Midtown	39,893
West Belt	25,992
Central Business District	12,436
South	11,523
Westchase	10,792
NASA/Clear Lake	5,746
San Felipe/Voss	1,352
South Main/Medical Center	-8,780
I-10 East	-8,904
Northeast Near	-9,711
Kingwood/Humble	-10,010
Gulf Freeway/Pasadena	-10,619
Richmond/Fountainview	-11,676
East Fort Bend/Sugar Land	-20,930
Southwest	-36,477
FM 1960	-38,236
Katy/Grand Parkway West	-51,096
West Loop	-80,451
Woodlands	-167,240
<b>Overall Total</b>	<b>327,151</b>

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

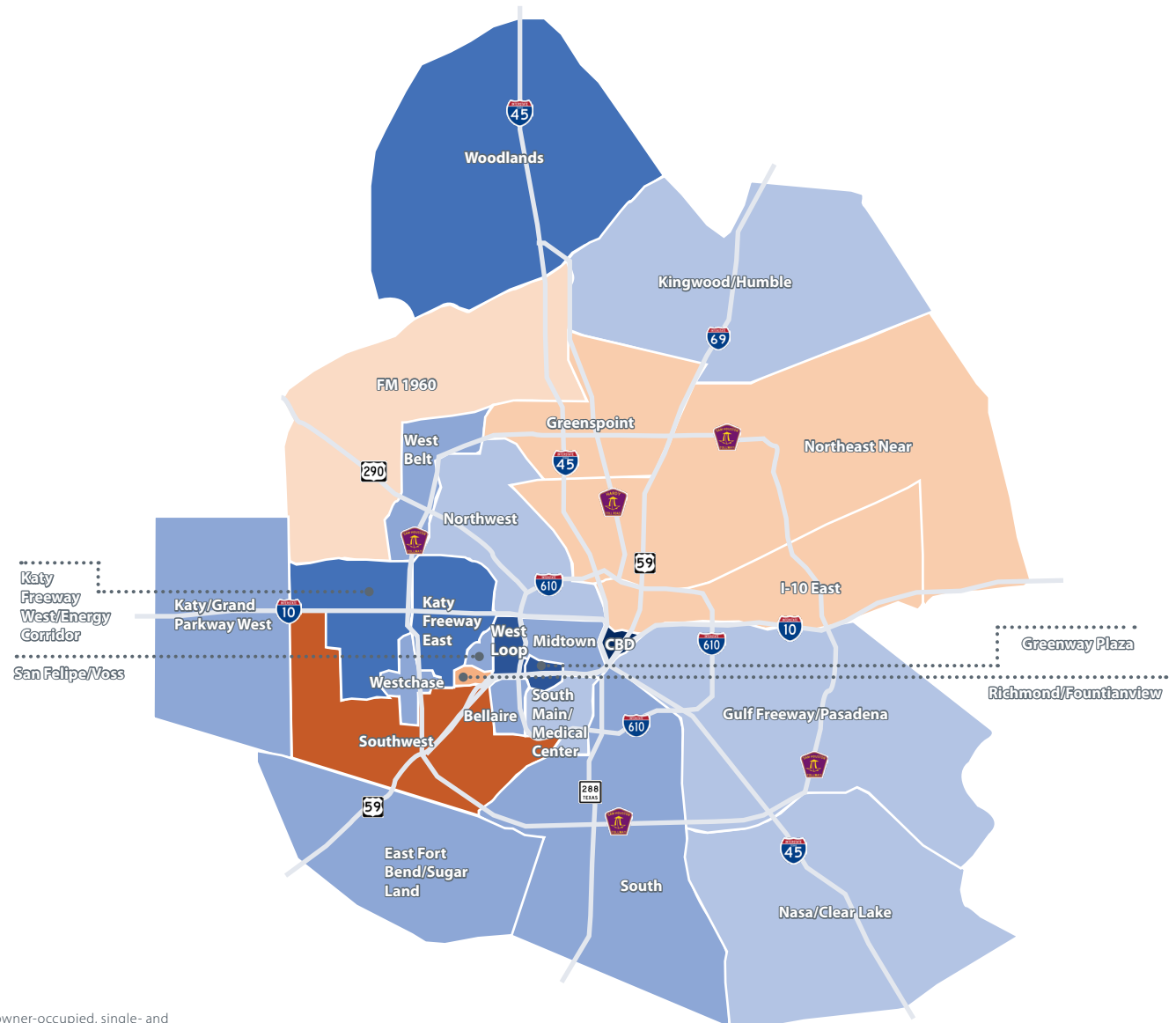


Vacancy in Avison Young's market report refers to vacant available square footage in owner-occupied, single- and multi-tenant buildings 20,000 square feet or larger and classified as general-purpose and either class A, B or C.

Gross Quoted Rate = \$30.48 psf | Third Quarter 2019

Submarket	Gross Quoted Rates
Central Business District	\$43.33
West Loop	\$35.75
Greenway Plaza	\$34.00
Katy Freeway East	\$33.11
Woodlands	\$32.49
Katy Freeway West/Energy Corridor	\$31.05
San Felipe/Voss	\$29.83
Midtown	\$28.93
East Fort Bend/Sugar Land	\$28.84
Katy/Grand Parkway West	\$28.70
South	\$26.73
Bellaire	\$26.45
Westchase	\$26.28
West Belt	\$26.00
Kingwood/Humble	\$22.88
Gulf Freeway/Pasadena	\$22.45
NASA/Clear Lake	\$21.04
Northwest	\$20.29
South Main/Medical Center	\$20.17
FM 1960	\$19.50
Greenspoint	\$18.91
Northeast Near	\$18.29
I-10 East	\$18.22
Richmond/Fountainview	\$17.34
Southwest	\$16.16
Overall Average	\$30.48

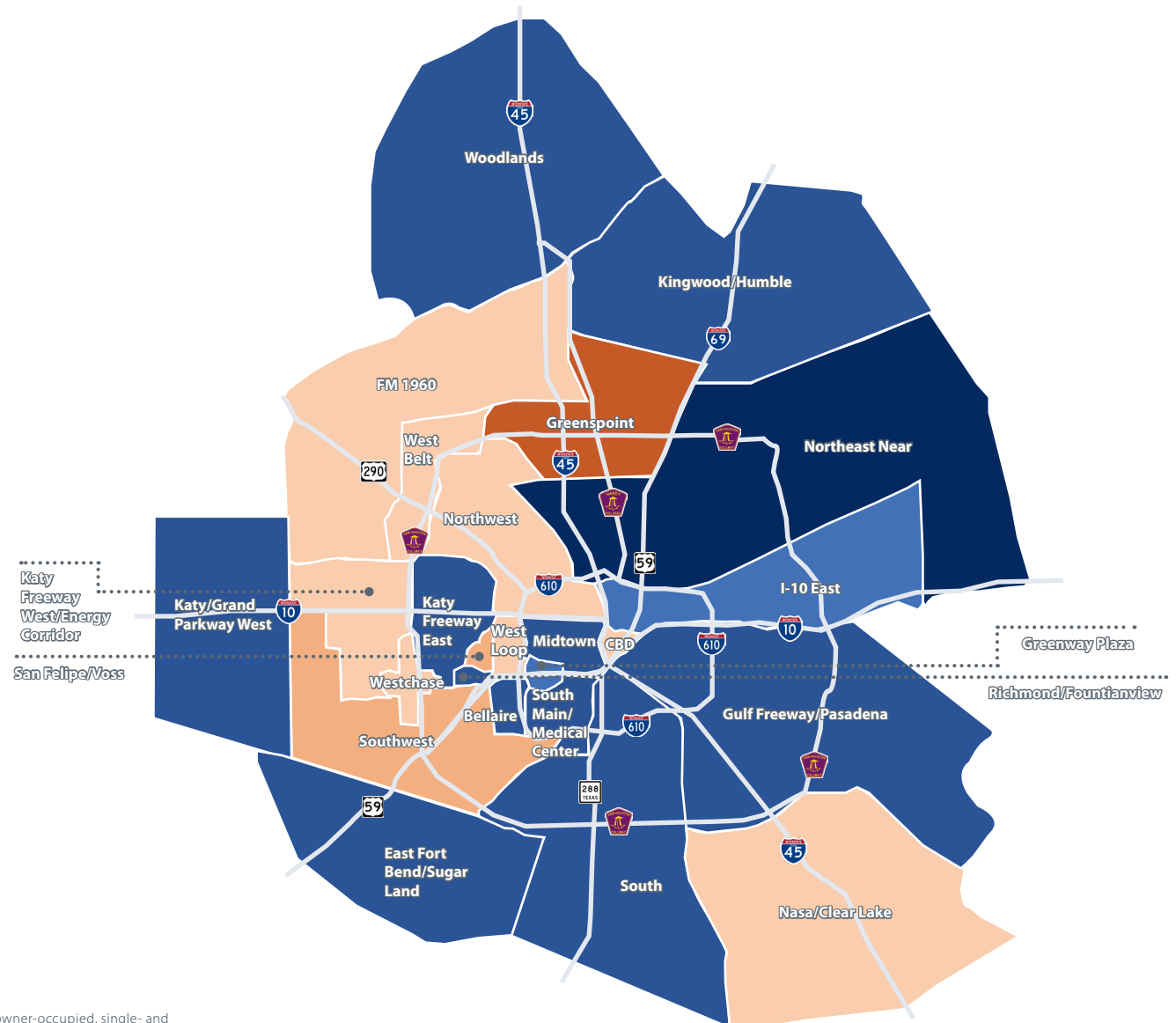
■ Blue Values (↑ \$20 Asking Rate) ■ Orange Values (↓ \$20 Asking Rate)



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.

Submarket	Direct Vacancy Rate %
Northeast Near	3.9%
Bellaire	5.9%
South	6.0%
South Main/Medical Center	6.6%
Kingwood/Humble	6.8%
Woodlands	7.4%
Katy Freeway East	7.7%
Richmond/Fountainview	7.7%
East Fort Bend/Sugar Land	8.8%
Katy/Grand Parkway West	8.9%
Gulf Freeway/Pasadena	9.3%
Midtown	9.4%
Greenway Plaza	11.3%
I-10 East	11.6%
West Belt	15.4%
West Loop	16.1%
Central Business District	17.0%
Katy Freeway West/Energy Corridor	17.3%
NASA/Clear Lake	18.2%
Westchase	18.2%
Northwest	18.5%
FM 1960	19.0%
San Felipe/Voss	20.3%
Southwest	20.6%
Greenspoint	45.6%
Overall Average	16.4%

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



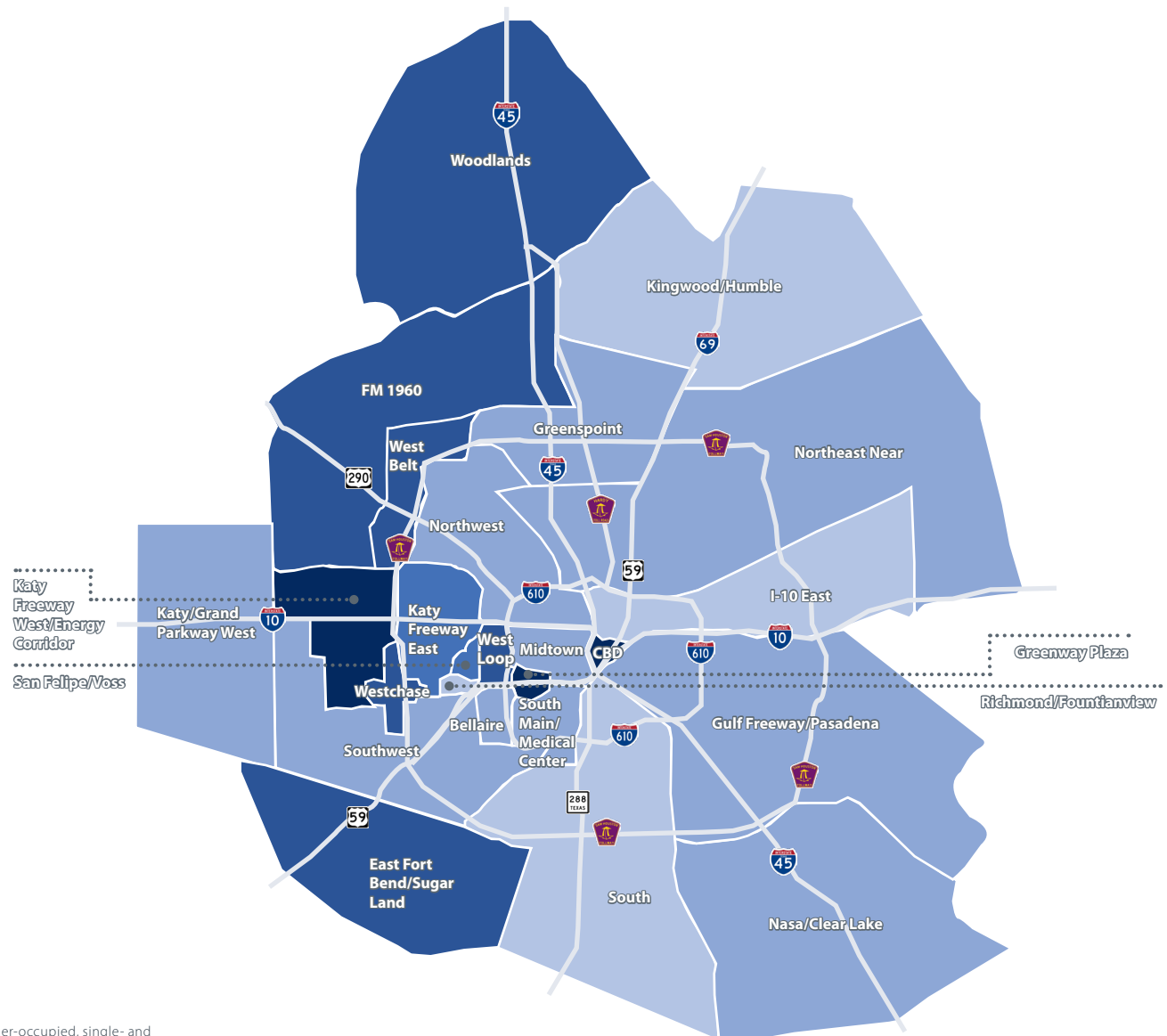
Vacancy in Avison Young's market report refers to vacant available square footage in owner-occupied, single- and multi-tenant buildings 20,000 square feet or larger and classified as general-purpose and either class A, B or C.

Available Sublease Space = 6,559,401 sf | Third Quarter 2019

Submarket	Available Sublease (sf)	(%) of Total
Central Business District	1,539,876	23.5%
Greenway Plaza	1,121,410	17.1%
Katy Freeway West/Energy Corridor	1,025,684	15.6%
West Loop	739,130	11.3%
Westchase	612,969	9.3%
Woodlands	330,561	5.0%
FM 1960	316,561	4.8%
West Belt	247,021	3.8%
East Fort Bend/Sugar Land	222,086	3.4%
San Felipe/Voss	86,500	1.3%
Katy Freeway East	82,172	1.3%
Southwest	57,219	0.9%
Katy/Grand Parkway West	48,205	0.7%
Bellaire	38,889	0.6%
Midtown	32,681	0.5%
Greenspoint	25,965	0.4%
Gulf Freeway/Pasadena	10,898	0.2%
Northeast Near	10,355	0.2%
NASA/Clear Lake	8,516	0.1%
South Main/Medical Center	1,500	0.0%
Northwest	1,203	0.0%
I-10 East	0	0.0%
Kingwood/Humble	0	0.0%
Richmond/Fountainview	0	0.0%
South	0	0.0%
<b>Overall Total</b>	<b>6,559,401</b>	<b>100.0%</b>

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

(↑ 1% Sublease %)  
 (↓ 1% Sublease %)



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.

# Houston Office Market Statistics & Heat Maps

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