

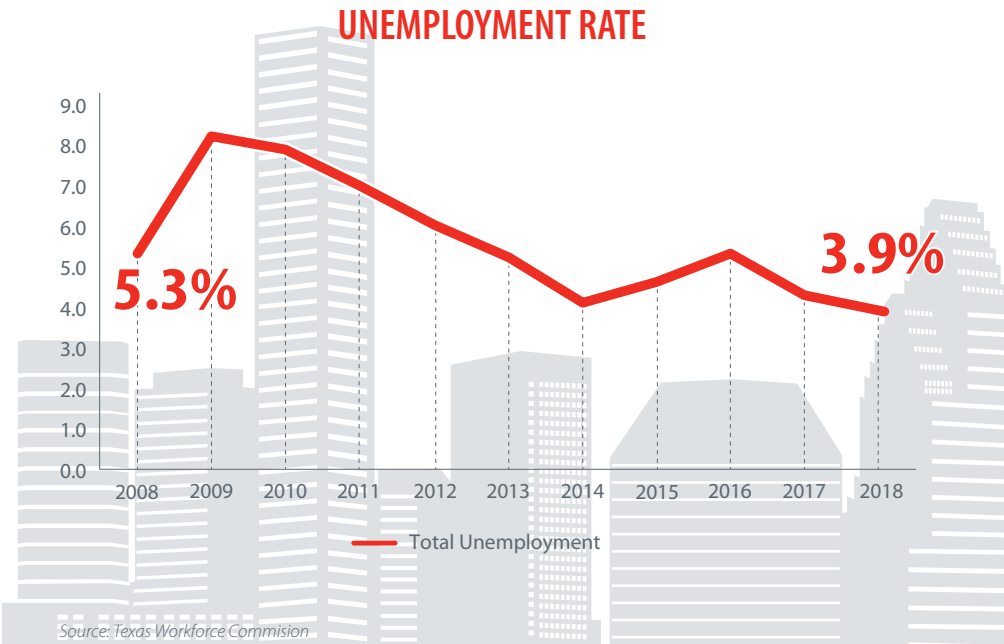
RENAISSANCE IN DOWNTOWN HOUSTON

STATE OF THE SUBMARKET

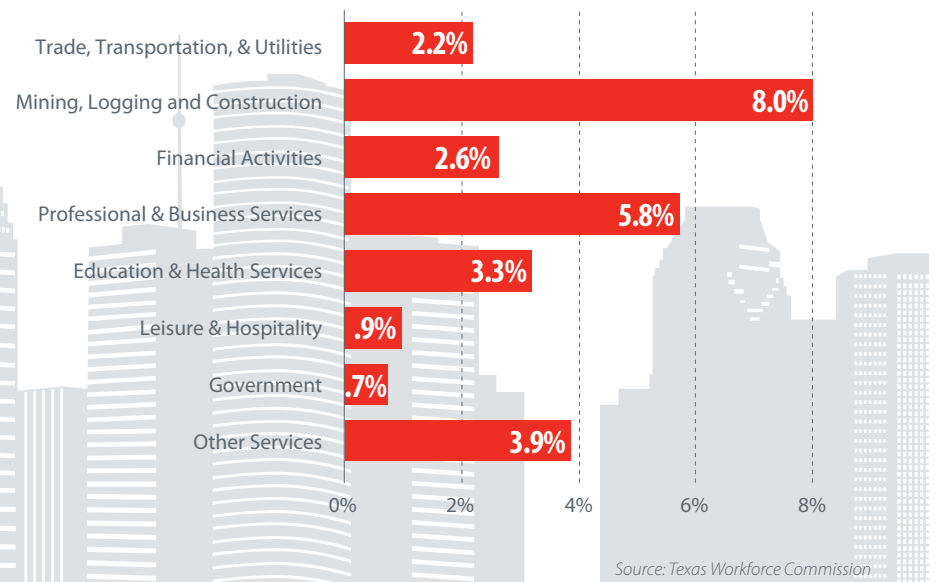
**AVISON
YOUNG**

HOUSTON ECONOMY

UNEMPLOYMENT RATE



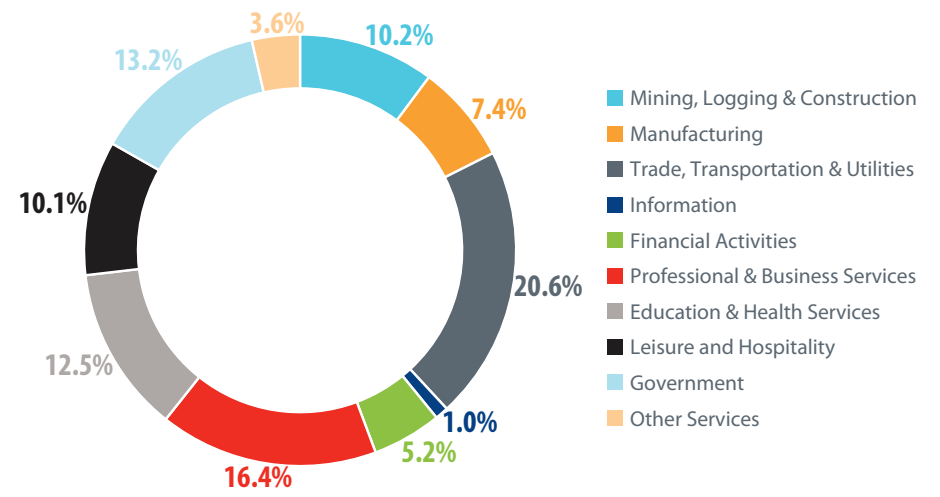
JOB GROWTH BY INDUSTRY (DEC. 2017 - DEC. 2018)



HOUSTON WORKFORCE



WORKFORCE BY INDUSTRY



CBD OFFICE LEASING

TENANTS ON THE MOVE

TOTAL PETROCHEMICALS USA

305,680 SF
(Renewal/Expansion)
Total Plaza
1201 Louisiana St

WASTE MANAGEMENT (HQ)

284,331 SF
(Relocation/ Consolidation- Prelease)
Capitol Tower
800 Capitol St

LARGEST SUBLEASE AVAILABLE

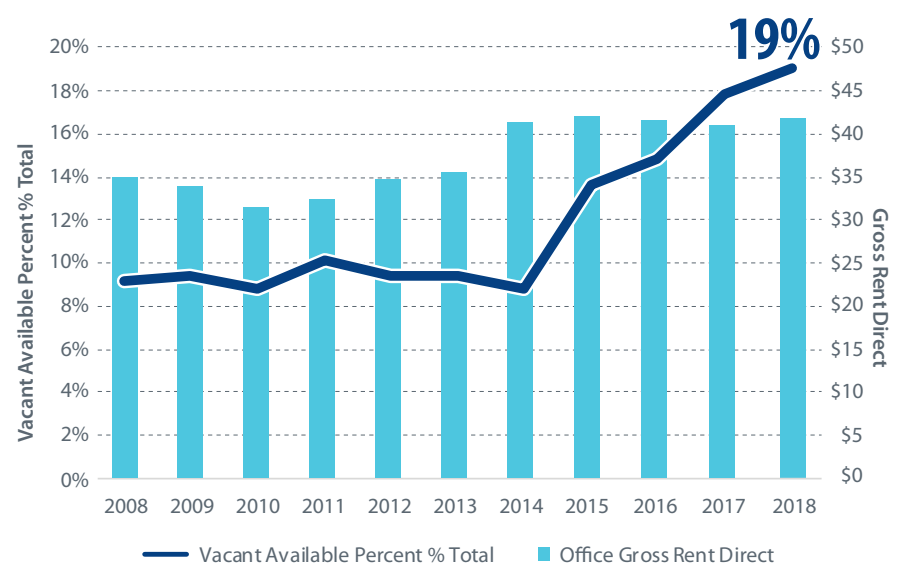
NRG TOWER

275,223 SF
December 2020
1201 Fannin St

HESS TOWER

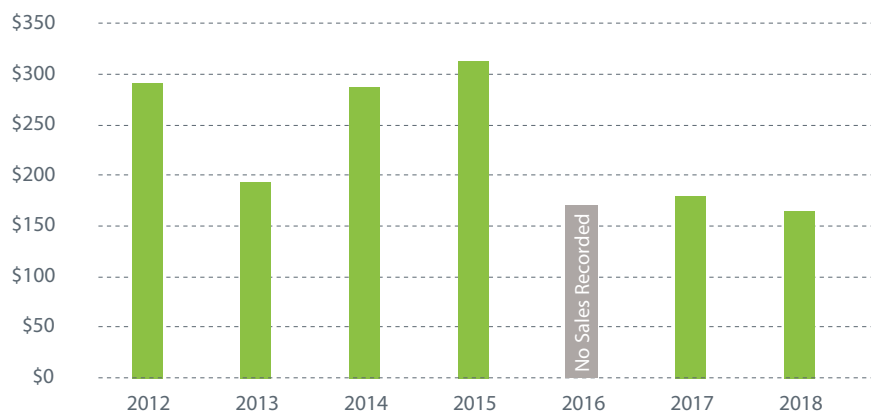
215,887 SF
June 2026
1501 McKinney St

AVERAGE RENT & VACANCY



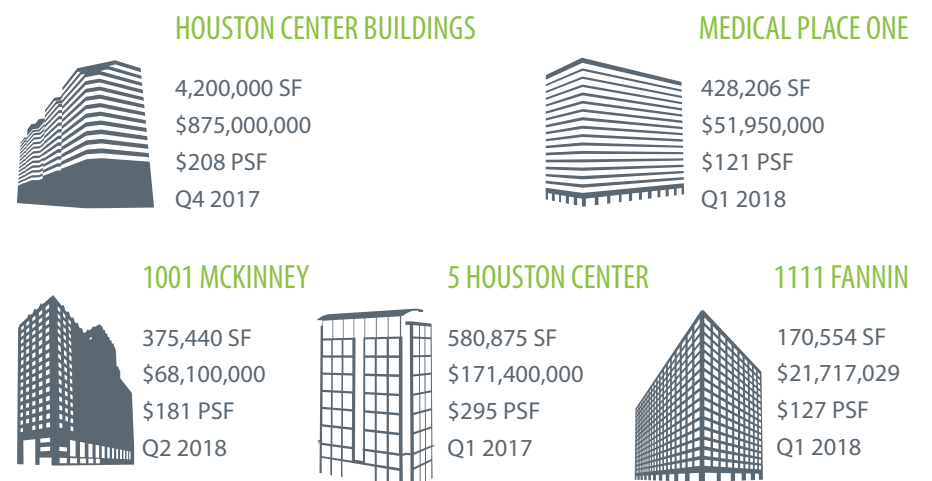
CBD OFFICE INVESTMENT SALES

AVERAGE SALE PRICE/SF FOR 25,000+ SF BUILDINGS



Source: CoStar, Avison Young Research

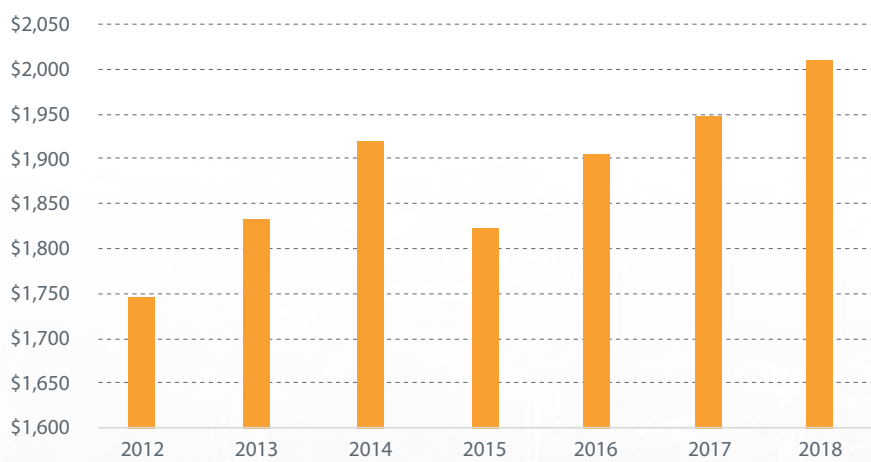
NOTE WORTHY TRANSACTIONS



Source: CoStar, Avison Young Research

CBD MULTI-FAMILY

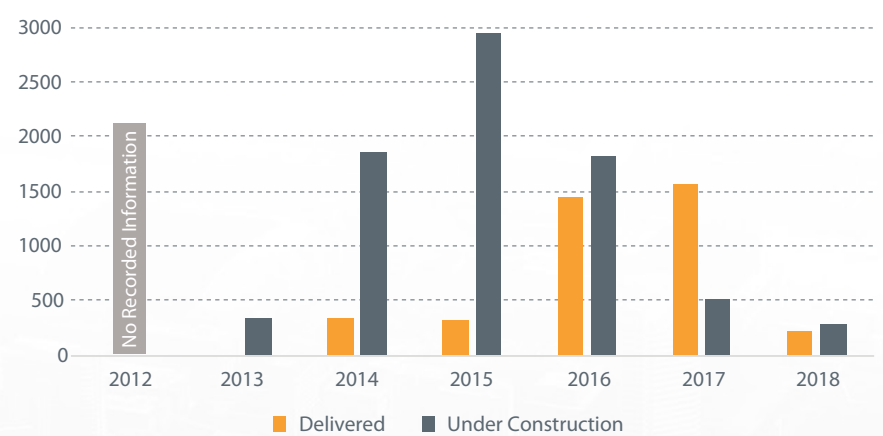
CBD RENTAL MARKET - RENTAL PRICE PER UNIT



■ Almost **1,200** additional residential units are planned for the CBD

Source: Apartment Data Services, LLC

MULTI-FAMILY UNDER CONSTRUCTION & DELIVERED (UNITS)

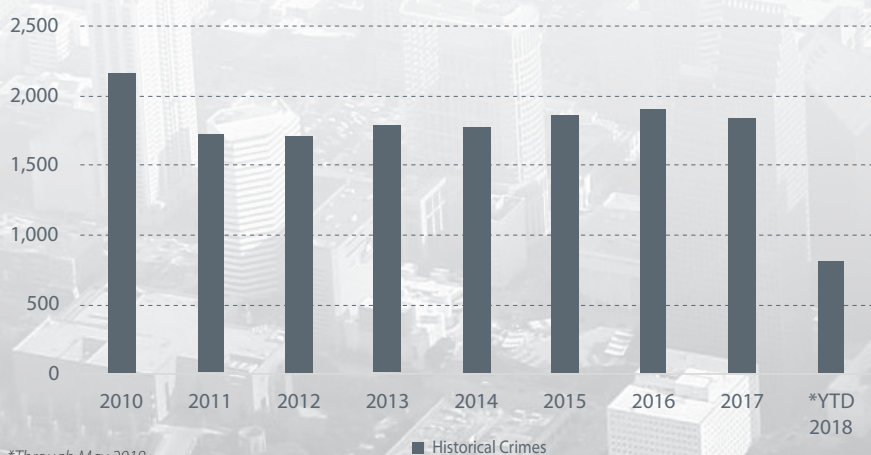


■ More than \$8 billion in public and private investments pouring into Houston

Source: CoStar, Avison Young Research

CRIME

TOTAL HOUSTON CRIMES



*Through May 2018

Source: Houston Police Department

RETAIL DEVELOPMENT

RETAIL DEVELOPMENT

- Food halls are the latest trend in downtown Houston, with three open and two set to open in 2019, garnering positive reviews from locals and the national media
- Restaurants, bars and retail are playing an integral role in the revitalization of downtown Houston
- Three James Beard Award-winning chefs have downtown restaurants
- Demand for multi-residential is sparking immense opportunity for retail infill, with 18 new retailers and more than 30 new culinary concepts
- 564 new hotel rooms are under construction and 400 additional rooms are planned in and around downtown



Source: downtownhouston.org

DOWNTOWN BY THE NUMBERS

\$8+ Billion

In Development since 2008



300+

Restaurants And Bars



7k+

Hotel Rooms in 25 Hotels



157k+

Employees



65k+

Residents within greater Downtown



9

Fortune 500 Headquarters

Source: Central Houston