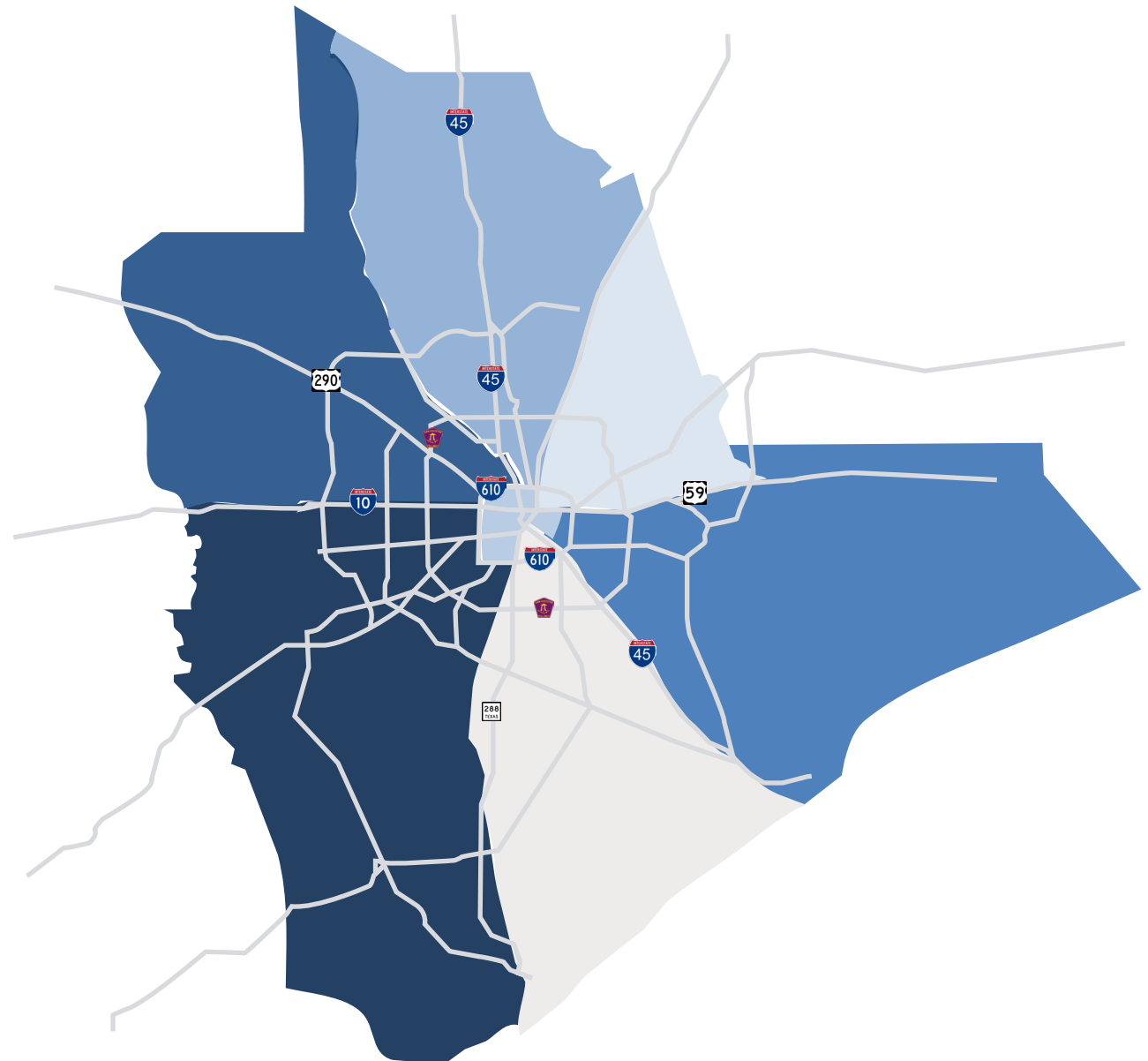


# HOUSTON

Average NNN Asking Direct Rate (All Types) | Asking Rate= \$6.81

Q2 2018

	Quoted NNN Rates
Southwest	\$7.59
Northwest	\$7.23
Southeast	\$7.17
North	\$6.93
CBD-Inner Loop	\$5.66
Northeast	\$4.88
South	\$4.63
<b>Average</b>	<b>\$6.81</b>

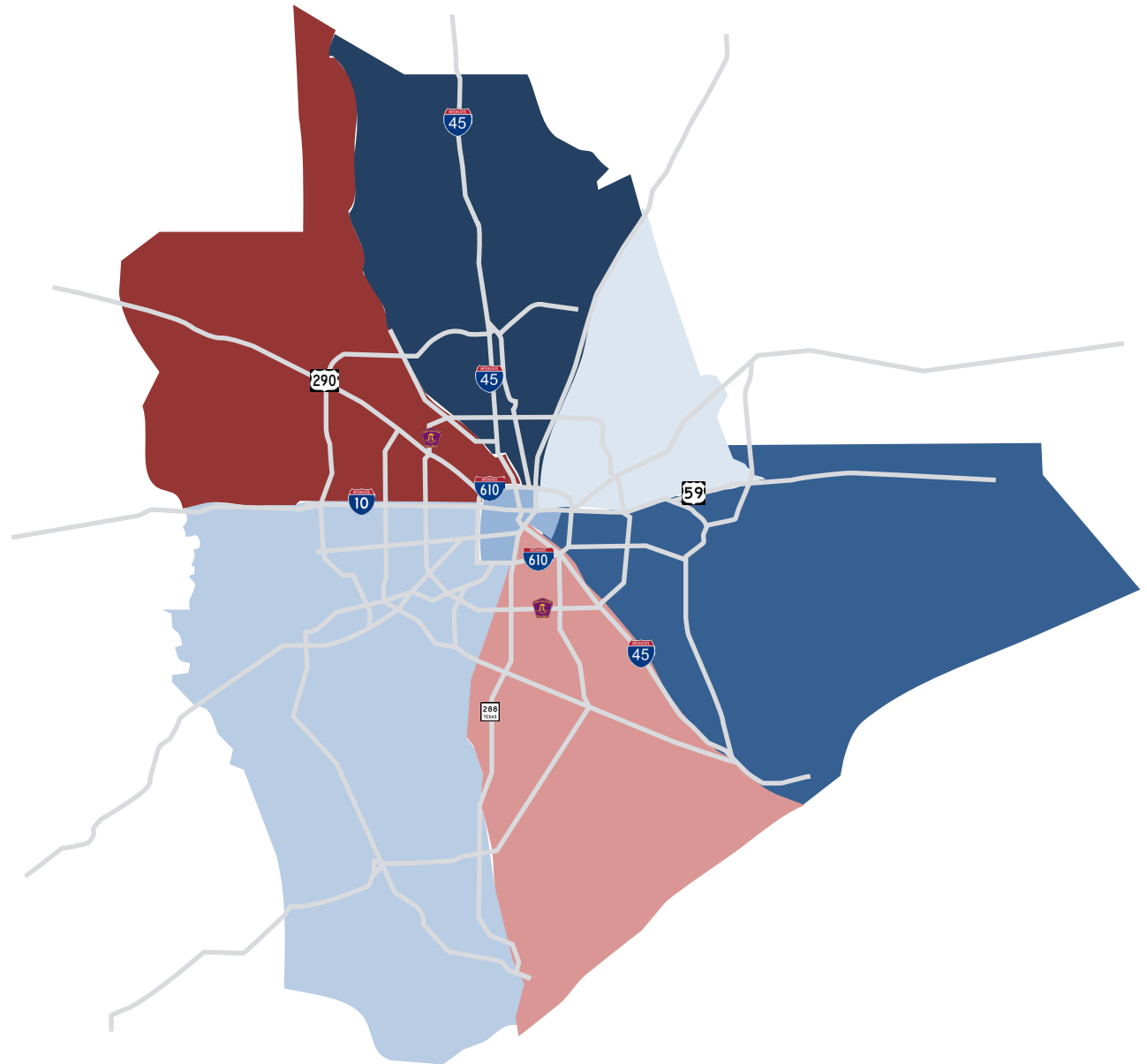


# HOUSTON

Direct Absorption | Absorption = 796,638 sf

Q2 2018

	Net Absorption
North	613,142
Southeast	508,670
CBD-Inner Loop	201,946
Southwest	30,668
Northeast	1,678
South	-138,962
Northwest	-420,504
<b>Total</b>	<b>796,638</b>

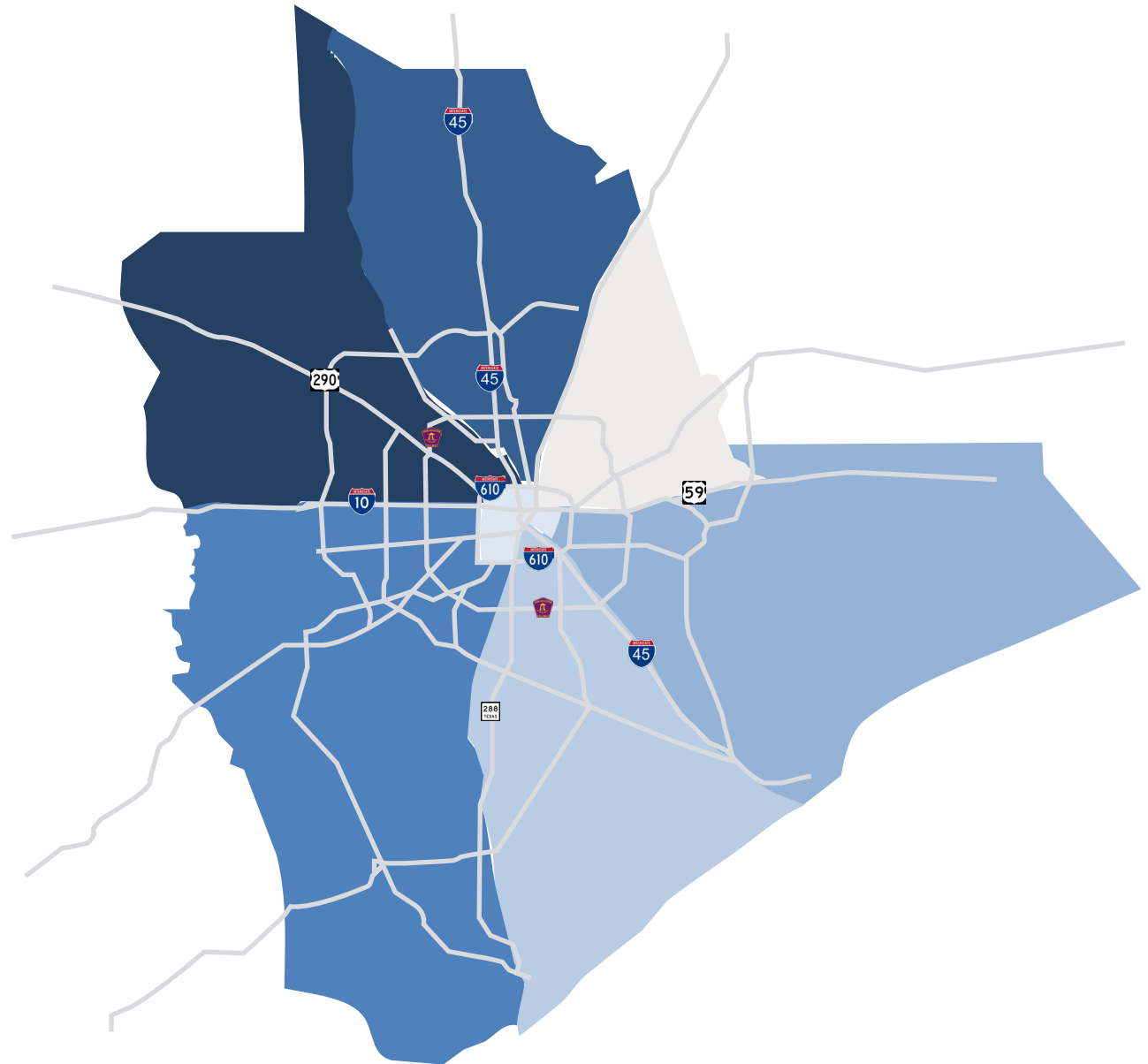


# HOUSTON

## Total Available Sublease Space | 3,188,695 sf

Q2 2018

	Available Sublease Space (sf)
Northwest	1,059,376
North	747,234
Southwest	445,229
Southeast	377,000
South	369,006
CBD-Inner Loop	162,155
Northeast	28,695
<b>Total</b>	<b>3,188,695</b>



# HOUSTON

## Vacancy Rate (Direct) | 4.5%

Q2 2018

	Vacancy (%)
Northeast	2.0%
South	3.4%
CBD-Inner Loop	3.7%
Southeast	3.7%
Northwest	4.9%
Southwest	4.9%
North	6.3%
<b>Overall</b>	<b>4.5%</b>

