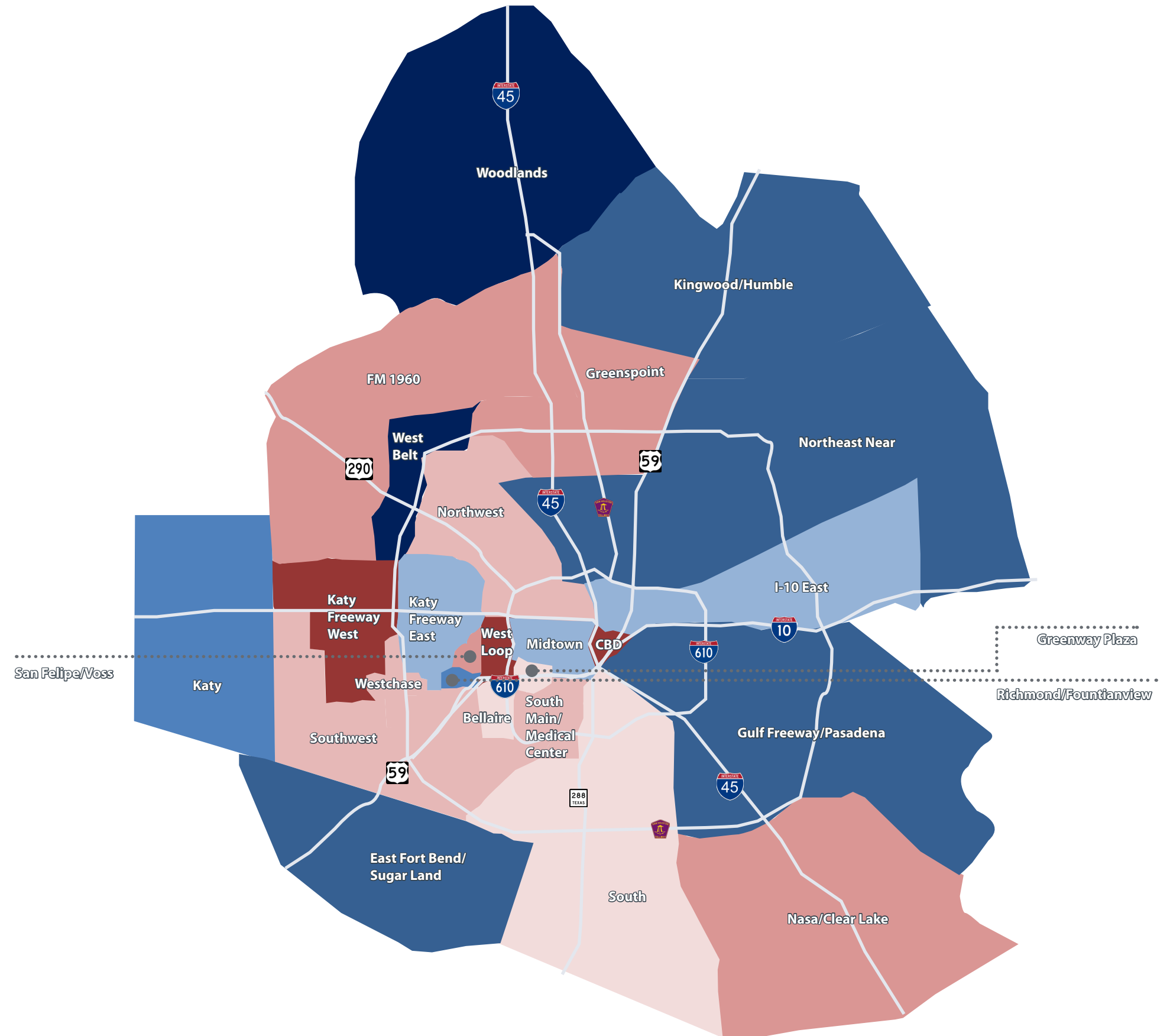


HOUSTON

YTD Absorption | Absorption = -1,543,941 SF

4Q17

	YTD Absorption
Woodlands	282,546
West Belt	270,068
East Fort Bend/Sugar Land	119,412
Gulf Freeway/Pasadena	114,391
Northeast Near	114,152
Kingwood/Humble	105,554
Richmond/Fountainview	68,841
Katy	51,997
I-10 East	16,854
Midtown	15,831
Katy Freeway East	15,635
Bellaire	-2,361
Greenway Plaza	-21,447
South	-24,573
Westchase	-40,145
South Main/Medical Center	-43,458
Southwest	-61,860
Northwest	-81,643
FM 1960	-105,646
NASA/Clear Lake	-105,751
San Felipe/Voss	-127,319
Greenspoint	-193,017
Katy Freeway West	-482,309
West Loop	-484,578
CBD	-945,115
Total	-1,543,941

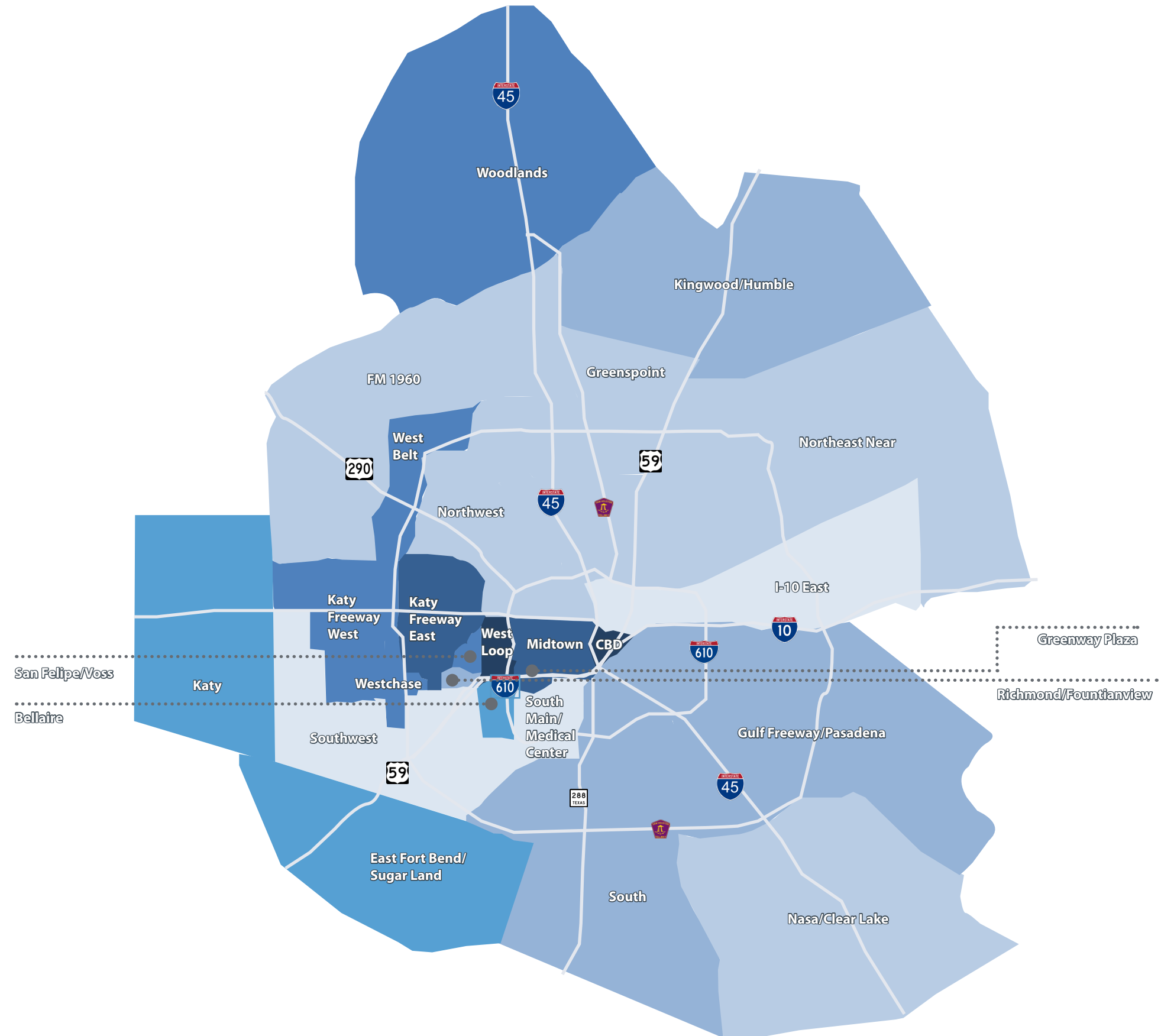


HOUSTON

Average Asking Rate | Asking Rate= \$26.59 psf

4Q17

	Quoted Rates
CBD	\$41.07
West Loop	\$35.39
Greenway Plaza	\$33.36
Katy Freeway East	\$32.49
Midtown	\$31.08
Katy Freeway West	\$30.98
San Felipe/Voss	\$29.43
Woodlands	\$29.00
Westchase	\$28.62
West Belt	\$27.51
Katy	\$26.71
East Fort Bend/Sugar Land	\$25.89
Bellaire	\$23.93
South	\$22.77
Gulf Freeway/Pasadena	\$21.68
Richmond/Fountainview	\$21.50
Kingwood/Humble	\$21.17
Northwest	\$20.94
Greenspoint	\$20.24
Northeast Near	\$19.85
NASA/Clear Lake	\$19.37
FM 1960	\$19.14
Southwest	\$17.78
I-10 East	\$17.57
South Main/Medical Center	\$16.70
Average	\$26.59



HOUSTON

Vacancy (%) | Vacancy= 17.2%

4Q17

	Vacancy (%)
Northeast Near	3.7%
Kingwood/Humble	5.7%
South Main/Medical Center	6.0%
East Fort Bend/Sugar Land	7.4%
Richmond/Fountainview	8.7%
Bellaire	8.9%
South	9.0%
Woodlands	9.8%
Midtown	10.2%
Katy	11.2%
Katy Freeway East	11.9%
Gulf Freeway/Pasadena	12.0%
Greenway Plaza	13.9%
FM 1960	14.1%
I-10 East	15.6%
Northwest	16.6%
CBD	17.3%
Southwest	17.6%
San Felipe/Voss	18.0%
West Loop	18.3%
Katy Freeway West	18.5%
West Belt	19.4%
Westchase	20.1%
NASA/Clear Lake	21.6%
Greenspoint	41.4%
HOUSTON	17.2%



HOUSTON

Total Sublease Space | 8,893,969 sf | 3.6%

4Q17

	Total Available Sublease Space (sf)	Total Available Sublease Space (%)
CBD	2,054,236	4.5%
Katy Freeway West	1,925,479	7.3%
Westchase	1,422,429	7.7%
Greenspoint	916,344	6.8%
West Loop	753,933	3.1%
West Belt	358,531	5.5%
Katy Freeway East	312,746	4.0%
Woodlands	228,273	1.5%
East Fort Bend/Sugar Land	166,460	2.5%
Greenway Plaza	164,964	1.4%
Southwest	112,173	1.0%
FM 1960	108,852	1.2%
Bellaire	93,765	2.3%
San Felipe/Voss	72,255	1.5%
Katy	67,462	2.4%
Midtown	61,020	1.0%
Northwest	32,768	0.3%
NASA/Clear Lake	30,612	0.5%
Gulf Freeway/Pasadena	10,145	0.2%
Kingwood/Humble	1,414	0.1%
South Main/Medical Center	108	0.0%
I-10 East	0	0.0%
Northeast Near	0	0.0%
Richmond/Fountainview	0	0.0%
South	0	0.0%
Total	8,893,969	3.6%

