

HOUSTON

4Q17 Office Market Statistics: CBD & Suburban

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			4Q17			YTD			Quoted Rates (Gross)	YTD Leasing Activity (sf)	Delivered YTD	Under Construction
						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
DOWNTOWN																		
Class A	38	33,842,503	5,227,887	15.4%	1,762,938	16.7%	5.2%	21.9%	-69,058	-3,459	-72,517	-366,814	-449,643	-816,457	\$44.14	2,385,218	1,056,658	778,344
Class B	35	11,184,258	2,638,542	23.6%	291,298	25.8%	2.6%	28.4%	-12,942	-2,402	-15,344	-259,090	143,775	-115,315	\$29.46	400,392	0	0
Class C	21	1,127,550	109,689	9.7%	0	9.7%	0.0%	9.7%	-450	0	-450	-13,343	0	-13,343	\$20.26	1,050	0	0
	94	46,154,311	7,976,118	17.3%	2,054,236	18.6%	4.5%	23.1%	-82,450	-5,861	-88,311	-639,247	-305,868	-945,115	\$41.07	2,786,660	1,056,658	778,344
SUBURBAN																		
Class A	394	100,582,603	19,508,948	19.4%	5,189,311	20.5%	5.2%	25.7%	294,589	25,286	319,993	195,737	-314,059	-118,322	\$32.18	5,550,119	1,214,984	1,160,583
Class B	995	81,110,901	12,791,871	15.8%	1,481,387	18.9%	1.8%	20.7%	-39,793	-41,919	-81,712	-516,574	128,033	-388,541	\$20.35	3,948,320	694,052	30,000
Class C	374	15,877,677	1,608,241	10.1%	169,035	12.6%	1.1%	13.7%	21,131	5,671	26,802	-87,479	-4,484	-91,963	\$17.65	547,549	0	0
	1,763	197,571,181	33,909,060	17.2%	6,839,733	19.2%	3.5%	22.7%	275,927	-10,962	265,083	-408,316	-190,510	-598,826	\$26.44	10,045,988	1,909,036	1,190,583
TOTAL																		
Class A	432	134,425,106	24,736,835	18.4%	6,952,249	19.5%	5.2%	24.7%	225,531	21,827	247,476	-171,077	-763,702	-934,779	\$35.16	7,935,337	2,271,642	1,938,927
Class B	1,030	92,295,159	15,430,413	16.7%	1,772,685	19.7%	1.9%	21.6%	-52,735	-44,321	-97,056	-775,664	271,808	-503,856	\$21.15	4,348,712	694,052	30,000
Class C	395	17,005,227	1,717,930	10.1%	169,035	12.4%	1.0%	13.4%	20,681	5,671	26,352	-100,822	-4,484	-105,306	\$17.79	548,599	0	0
	1,857	243,725,492	41,885,178	17.2%	8,893,969	19.1%	3.6%	22.7%	193,477	-16,823	176,772	-1,047,563	-496,378	-1,543,941	\$26.59	12,832,648	2,965,694	1,968,927

4Q17 Office Market Statistics: Total

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			4Q17			YTD			Quoted Rates (Gross)	YTD Leasing Activity (sf)	Delivered YTD	Under Construction
						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
Bellaire	34	4,164,527	372,019	8.9%	93,765	10.4%	2.3%	12.7%	6,871	-15,191	-8,320	5,300	-7,661	-2,361	\$23.93	161,861	0	0
CBD	94	46,154,311	7,976,118	17.3%	2,054,236	18.6%	4.5%	23.1%	-82,450	-5,861	-88,311	-639,247	-305,868	-945,115	\$41.07	2,786,660	1,056,658	778,344
East Fort Bend/Sugar Land	72	6,588,241	486,534	7.4%	166,460	8.2%	2.5%	10.7%	50,251	22,342	72,593	115,249	4,163	119,412	\$25.89	386,968	0	147,159
FM 1960	116	8,976,070	1,269,192	14.1%	108,852	17.1%	1.2%	18.3%	-33,448	2,240	-31,208	-113,074	7,428	-105,646	\$19.14	501,987	107,200	73,000
Greenspoint	115	13,515,109	5,593,361	41.4%	916,344	47.1%	6.8%	53.9%	65,786	-15,479	50,307	-507,497	314,480	-193,017	\$20.24	558,623	0	0
Greenway Plaza	74	11,713,236	1,626,639	13.9%	164,964	16.5%	1.4%	17.9%	15,727	2,298	18,025	3,936	-25,383	-21,447	\$33.36	598,663	238,545	0
Gulf Freeway/Pasadena	87	4,095,804	491,403	12.0%	10,145	15.6%	0.2%	15.8%	22,782	0	22,782	111,723	2,668	114,391	\$21.68	145,427	102,800	0
I-10 East	12	655,735	102,562	15.6%	0	17.1%	0.0%	17.1%	4,961	0	4,961	16,854	0	16,854	\$17.57	13,116	0	0
Katy	34	2,775,231	311,284	11.2%	67,462	13.0%	2.4%	15.4%	-19,426	0	-19,426	66,089	-14,092	51,997	\$26.71	171,909	25,052	72,045
Katy Freeway East	73	7,883,381	939,288	11.9%	312,746	13.3%	4.0%	17.3%	25,873	-8,586	17,287	78,828	-63,193	15,635	\$32.49	655,168	288,173	0
Katy Freeway West	160	26,449,775	4,887,306	18.5%	1,925,479	20.0%	7.3%	27.3%	142,477	-140,493	1,984	-331,328	-150,981	-482,309	\$30.98	986,860	86,255	0
Kingwood/Humble	30	1,694,090	97,023	5.7%	1,414	7.3%	0.1%	7.4%	8,705	-1,414	7,291	98,238	7,316	105,554	\$21.17	35,206	100,000	0
Midtown	74	6,415,318	657,109	10.2%	61,020	13.6%	1.0%	14.6%	52,531	101,406	153,937	35,253	-19,422	15,831	\$31.08	355,177	0	30,000
NASA/Clear Lake	86	6,017,314	1,301,935	21.6%	30,612	23.1%	0.5%	23.6%	-21,649	-1,395	-23,044	-97,645	-8,106	-105,751	\$19.37	191,493	63,000	0
Northeast Near	13	949,418	35,493	3.7%	0	4.6%	0.0%	4.6%	11,419	0	11,537	114,152	0	114,152	\$19.85	30,210	85,000	0
Northwest	126	9,781,480	1,624,167	16.6%	32,768	21.1%	0.3%	21.4%	-54,870	-3,270	-58,140	-92,092	10,449	-81,643	\$20.94	489,464	0	0
Richmond/Fountainview	33	1,544,863	134,819	8.7%	0	10.1%	0.0%	10.1%	17,528	0	17,528	68,841	0	68,841	\$21.50	116,181	0	0
San Felipe/Voss	34	4,940,940	890,162	18.0%	72,255	21.1%	1.5%	22.6%	-40,367	-11,983	-52,350	-119,546	-7,773	-127,319	\$29.43	363,915	0	0
South	30	1,120,766	101,236	9.0%	0	9.0%	0.0%	9.0%	-21,060	0	-21,060	-24,573	0	-24,573	\$22.77	13,190	0	50,000
South Main/Medical Center	28	2,631,698	157,820	6.0%	108	5.8%	0.0%	5.8%	-9,429	850	-8,579	-44,200	742	-43,458	\$16.70	68,030	0	0
Southwest	124	10,693,912	1,881,032	17.6%	112,173	21.2%	1.0%	22.2%	-117,066	24,721	-92,345	-79,980	18,120	-61,860	\$17.78	439,112	60,000	0
West Belt	68	6,461,651	1,252,711	19.4%	358,531	23.6%	5.5%	29.1%	35,514	-9,506	26,008	115,749	154,319	270,068	\$27.51	508,768	0	0
West Loop	108	24,399,435	4,453,585	18.3%	753,933	18.8%	3.1%	21.9%	-6,061	-56,581	-62,642	-30,025	-454,553	-484,578	\$35.39	1,778,298	380,000	104,579
Westchase	111	18,366,534	3,692,447	20.1%	1,422,429	20.8%	7.7%	28.5%	23,564	84,035	107,599	-96,274	56,129	-40,145	\$28.62	835,417	373,011	0
Woodlands	121	15,736,653	1,549,933	9.8%	228,273	10.5%	1.5%	12.0%	115,314	15,044	130,358	297,706	-15,160	282,546	\$29.00	640,945	0	713,800
	1,857	243,725,492	41,885,178	17.2%	8,893,969	19.1%	3.6%	22.7%	193,477	-16,823	176,772	-1,047,563	-496,378	-1,543,941	\$26.59	12,832,648	2,965,694	1,968,927

4Q17 Office Market Statistics: Submarket

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			4Q17			YTD			Quoted Rates (Gross)	YTD Leasing Activity (sf)	Delivered YTD	Under Construction	
						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption					
BELLAIRE																			
Class A	7	1,370,869	177,501	12.9%	88,833	13.8%	6.5%	20.3%	-4,637	-13,656	-18,293	12,322	-11,762	560	\$25.27	92,362	0	0	
Class B	17	2,228,971	160,609	7.2%	4,932	9.4%	0.2%	9.6%	4,722	-1,535	3,187	-10,502	4,101	-6,401	\$23.95	51,667	0	0	
Class C	10	564,687	33,909	6.0%	0	6.0%	0.0%	6.0%	6,786	0	6,786	3,480	0	3,480	\$17.24	17,832	0	0	
	34	4,164,527	372,019	8.9%	93,765	10.4%	2.3%	12.7%	6,871	-15,191	-8,320	5,300	-7,661	-2,361	\$23.93	161,861	0	0	
CBD																			
Class A	38	33,842,503	5,227,887	15.4%	1,762,938	16.7%	5.2%	21.9%	-69,058	-3,459	-72,517	-366,814	-449,643	-816,457	\$44.14	2,385,218	1,056,658	778,344	
Class B	35	11,184,258	2,638,542	23.6%	291,298	25.8%	2.6%	28.4%	-12,942	-2,402	-15,344	-259,090	143,775	-115,315	\$29.46	400,392	0	0	
Class C	21	1,127,550	109,689	9.7%	0	9.7%	0.0%	9.7%	-450	0	-450	-13,343	0	-13,343	\$20.26	1,050	0	0	
	94	46,154,311	7,976,118	17.3%	2,054,236	18.6%	4.5%	23.1%	-82,450	-5,861	-88,311	-639,247	-305,868	-945,115	\$41.07	2,786,660	1,056,658	778,344	
EAST FORT BEND/SUGAR LAND																			
Class A	18	3,592,331	250,538	7.0%	126,942	6.6%	3.5%	10.1%	5,205	51,688	56,893	34,285	24,417	58,702	\$31.24	207,657	0	147,159	
Class B	47	2,727,386	204,509	7.5%	39,518	10.0%	1.4%	11.4%	43,592	-29,346	14,246	79,510	-20,254	59,256	\$21.96	176,657	0	0	
Class C	7	268,524	31,487	11.7%	0	11.7%	0.0%	11.7%	1,454	0	1,454	1,454	0	1,454	\$18.00	2,654	0	0	
	72	6,588,241	486,534	7.4%	166,460	8.2%	2.5%	10.7%	50,251	22,342	72,593	115,249	4,163	119,412	\$25.89	386,968	0	147,159	
FM 1960																			
Class A	14	3,535,720	299,327	8.5%	38,467	9.1%	1.1%	10.2%	-22,528	0	-22,528	-7,768	11,138	3,370	\$27.23	68,787	0	73,000	
Class B	76	4,554,595	827,446	18.2%	70,385	22.9%	1.5%	24.4%	33,118	2,240	35,358	-29,573	-4,683	-34,256	\$17.28	380,415	107,200	0	
Class C	26	885,755	142,419	16.1%	0	19.2%	0.0%	19.2%	-44,038	0	-44,038	-75,733	973	-74,760	\$12.52	52,785	0	0	
	116	8,976,070	1,269,192	14.1%	108,852	17.1%	1.2%	18.3%	-33,448	2,240	-31,208	-113,074	7,428	-105,646	\$19.14	501,987	107,200	73,000	
GREENSPPOINT																			
Class A	26	5,738,340	3,282,911	57.2%	574,020	64.6%	10.0%	74.6%	10,926	-3,072	7,854	-315,689	207,653	-108,036	\$23.89	178,275	0	0	
Class B	63	6,156,187	1,848,287	30.0%	182,795	35.4%	3.0%	38.4%	31,530	-9,650	21,880	-181,861	109,584	-72,277	\$15.73	246,751	0	0	
Class C	26	1,620,582	462,163	28.5%	159,529	29.5%	9.8%	39.3%	23,330	-2,757	20,573	-9,947	-2,757	-12,704	\$12.09	133,597	0	0	
	115	13,515,109	5,593,361	41.4%	916,344	47.1%	6.8%	53.9%	65,786	-15,479	50,307	-507,497	314,480	-193,017	\$20.24	558,623	0	0	
GREENWAY PLAZA																			
Class A	22	7,483,998	1,245,184	16.6%	156,521	20.2%	2.1%	22.3%	1,509	-6,694	-5,185	83,206	-25,279	57,927	\$35.90	414,399	188,545	0	
Class B	34	3,619,629	313,156	8.7%	8,443	9.5%	0.2%	9.7%	12,546	8,992	21,538	-84,348	-104	-84,452	\$27.34	154,413	50,000	0	
Class C	18	609,609	68,299	11.2%	0	12.1%	0.0%	12.1%	1,672	0	1,672	5,078	0	5,078	\$22.19	29,851	0	0	
	74	11,713,236	1,626,639	13.9%	164,964	16.5%	1.4%	17.9%	15,727	2,298	18,025	3,936	-25,383	-21,447	\$33.36	598,663	238,545	0	
GULF FREEWAY PASADENA																			
Class A	1	22,706	0	0.0%	6,300	0.0%	27.7%	27.7%	0	0	0	3,122	0	3,122	\$23.00	0	0	0	
Class B	51	2,835,947	370,036	13.0%	3,845	15.6%	0.1%	15.7%	893	0	893	102,774	2,668	105,442	\$21.58	129,324	102,800	0	
Class C	35	1,237,151	121,367	9.8%	0	16.0%	0.0%	16.0%	21,889	0	21,889	5,827	0	5,827	\$22.00	16,103	0	0	
	87	4,095,804	491,403	12.0%	10,145	15.6%	0.2%	15.8%	22,782	0	22,782	111,723	2,668	114,391	\$21.68	145,427	102,800	0	

4Q17 Office Market Statistics: Submarket

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						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
I-10 EAST																		
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
Class B	6	427,851	89,562	20.9%	0	23.2%	0.0%	23.2%	4,961	0	4,961	11,577	0	11,577	\$14.92	13,116	0	0
Class C	6	227,884	13,000	5.7%	0	5.7%	0.0%	5.7%	0	0	0	5,277	0	5,277	\$21.18	0	0	0
	12	655,735	102,562	15.6%	0	17.1%	0.0%	17.1%	4,961	0	4,961	16,854	0	16,854	\$17.57	13,116	0	0
KATY																		
Class A	15	1,459,163	306,643	21.0%	67,462	22.1%	4.6%	26.7%	-29,508	0	-29,508	29,924	-14,092	15,832	\$26.58	147,210	0	72,045
Class B	15	1,105,133	3,972	0.4%	0	3.8%	0.0%	3.8%	10,751	0	10,751	35,824	0	35,824	\$30.08	23,588	25,052	0
Class C	4	210,935	669	0.3%	0	1.6%	0.0%	1.6%	-669	0	-669	341	0	341	\$22.26	1,111	0	0
	34	2,775,231	311,284	11.2%	67,462	13.0%	2.4%	15.4%	-19,426	0	-19,426	66,089	-14,092	51,997	\$26.71	171,909	25,052	72,045
KATY FREEWAY EAST																		
Class A	22	4,451,225	692,625	15.6%	123,461	18.2%	2.8%	21.0%	-8,505	-17,014	-25,519	45,187	-74,265	-29,078	\$37.55	442,822	288,173	0
Class B	29	2,373,307	215,040	9.1%	189,285	8.7%	8.0%	16.7%	30,787	0	30,787	33,335	11,072	44,407	\$19.67	182,154	0	0
Class C	22	1,058,849	31,623	3.0%	0	3.5%	0.0%	3.5%	3,591	8,428	12,019	306	0	306	\$17.97	30,192	0	0
	73	7,883,381	939,288	11.9%	312,746	13.3%	4.0%	17.3%	25,873	-8,586	17,287	78,828	-63,193	15,635	\$32.49	655,168	288,173	0
KATY FREEWAY WEST																		
Class A	71	18,697,713	3,440,905	18.4%	1,760,638	18.7%	18.9%	37.6%	128,621	-177,779	-49,158	-70,646	-167,272	-237,918	\$36.74	466,367	86,255	0
Class B	76	7,245,155	1,422,466	19.6%	158,859	23.9%	2.2%	26.1%	8,226	37,286	45,512	-263,076	19,779	-243,297	\$22.44	510,503	0	0
Class C	13	506,907	23,935	4.7%	5,982	8.1%	1.2%	9.3%	5,630	0	5,630	2,394	-3,488	-1,094	\$19.85	9,990	0	0
	160	26,449,775	4,887,306	18.5%	1,925,479	20.0%	7.3%	27.3%	142,477	-140,493	1,984	-331,328	-150,981	-482,309	\$30.98	986,860	86,255	0
KINGWOOD/HUMBLE																		
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
Class B	25	1,525,790	57,704	3.8%	1,414	5.8%	0.1%	5.9%	7,385	-1,414	5,971	111,757	7,316	119,073	\$22.03	33,886	100,000	0
Class C	5	168,300	39,319	23.4%	0	22.8%	0.0%	22.8%	1,320	0	1,320	-13,519	0	-13,519	\$19.13	1,320	0	0
	30	1,694,090	97,023	5.7%	1,414	7.3%	0.1%	7.4%	8,705	-1,414	7,291	98,238	7,316	105,554	\$21.17	35,206	100,000	0
MIDTOWN																		
Class A	8	2,284,619	423,563	18.5%	48,685	23.9%	2.1%	26.0%	6,908	113,741	120,649	25,994	-1,258	24,736	\$32.54	190,279	0	0
Class B	40	3,316,859	154,585	4.7%	12,335	6.6%	0.4%	7.0%	25,641	-12,335	13,306	3,182	-18,164	-14,982	\$30.17	142,289	0	30,000
Class C	26	813,840	78,961	9.7%	0	12.7%	0.0%	12.7%	19,982	0	19,982	6,077	0	6,077	\$25.86	22,609	0	0
	74	6,415,318	657,109	10.2%	61,020	13.6%	1.0%	14.6%	52,531	101,406	153,937	35,253	-19,422	15,831	\$31.08	355,177	0	30,000
NASA/CLEAR LAKE																		
Class A	12	1,772,451	133,034	7.5%	21,759	11.2%	1.2%	12.4%	-1,581	-660	-2,241	4,475	-11,371	-6,896	\$24.15	27,686	0	0
Class B	54	3,657,868	1,049,213	28.7%	8,853	29.3%	0.2%	29.5%	-27,242	-735	-27,977	-75,180	3,265	-71,915	\$18.72	121,225	63,000	0
Class C	20	586,995	119,688	20.4%	0	21.0%	0.0%	21.0%	7,174	0	7,174	-26,940	0	-26,940	\$15.61	42,582	0	0
	86	6,017,314	1,301,935	21.6%	30,612	23.1%	0.5%	23.6%	-21,649	-1,395	-23,044	-97,645	-8,106	-105,751	\$19.37	191,493	63,000	0

4Q17 Office Market Statistics: Submarket

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			4Q17			YTD			Quoted Rates (Gross)	YTD Leasing Activity (sf)	Delivered YTD	Under Construction
						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
NORTHEAST NEAR																		
Class A	3	640,700	16,757	2.6%	0	2.6%	0.0%	2.6%	-118	0	0	52,417	0	52,417	-	15,826	85,000	0
Class B	4	158,234	6,490	4.1%	0	9.2%	0.0%	9.2%	15,340	0	15,340	65,538	0	65,538	\$25.00	14,384	0	0
Class C	6	150,484	12,246	8.1%	0	8.1%	0.0%	8.1%	-3,803	0	-3,803	-3,803	0	-3,803	\$15.00	0	0	0
	13	949,418	35,493	3.7%	0	4.6%	0.0%	4.6%	11,419	0	11,537	114,152	0	114,152	\$19.85	30,210	85,000	0
NORTHWEST																		
Class A	11	2,275,066	612,473	26.9%	5,703	39.7%	0.3%	40.0%	7,403	2,431	9,834	-35,298	13,092	-22,206	\$24.01	204,480	0	0
Class B	73	5,876,618	940,851	16.0%	27,065	17.2%	0.5%	17.7%	-66,563	-5,701	-72,264	-45,461	-3,431	-48,892	\$18.65	249,126	0	0
Class C	42	1,629,796	70,843	4.3%	0	9.2%	0.0%	9.2%	4,290	0	4,290	-11,333	788	-10,545	\$15.88	35,858	0	0
	126	9,781,480	1,624,167	16.6%	32,768	21.1%	0.3%	21.4%	-54,870	-3,270	-58,140	-92,092	10,449	-81,643	\$20.94	489,464	0	0
RICHMOND/FOUNTAIN VIEW																		
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
Class B	13	780,198	111,029	14.2%	0	15.4%	0.0%	15.4%	708	0	708	18,942	0	18,942	\$22.77	65,866	0	0
Class C	20	764,665	23,790	3.1%	0	4.7%	0.0%	4.7%	16,820	0	16,820	49,899	0	49,899	\$16.07	50,315	0	0
	33	1,544,863	134,819	8.7%	0	10.1%	0.0%	10.1%	17,528	0	17,528	68,841	0	68,841	\$21.50	116,181	0	0
SAN FELIPE/VOSS																		
Class A	3	1,720,793	367,935	21.4%	4,617	27.3%	0.3%	27.6%	11,592	1,000	12,592	10,443	6,816	17,259	\$35.86	155,239	0	0
Class B	31	3,220,147	522,227	16.2%	67,638	17.9%	2.1%	20.0%	-51,959	-12,983	-64,942	-129,989	-14,589	-144,578	\$23.93	208,676	0	0
Class C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
	34	4,940,940	890,162	18.0%	72,255	21.1%	1.5%	22.6%	-40,367	-11,983	-52,350	-119,546	-7,773	-127,319	\$29.43	363,915	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	50,000
Class B	20	647,418	53,236	8.2%	0	8.2%	0.0%	8.2%	-22,260	0	-22,260	-27,836	0	-27,836	\$23.10	9,927	0	0
Class C	9	303,348	48,000	15.8%	0	15.8%	0.0%	15.8%	1,200	0	1,200	3,263	0	3,263	\$18.00	3,263	0	0
	30	1,120,766	101,236	9.0%	0	9.0%	0.0%	9.0%	-21,060	0	-21,060	-24,573	0	-24,573	\$22.77	13,190	0	50,000
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
Class B	15	1,406,321	84,806	6.0%	108	6.2%	0.0%	6.2%	3,554	850	4,404	-19,206	742	-18,464	\$17.57	62,421	0	0
Class C	12	740,377	73,014	9.9%	0	9.9%	0.0%	9.9%	-12,983	0	-12,983	-24,994	0	-24,994	\$15.36	5,609	0	0
	28	2,631,698	157,820	6.0%	108	5.8%	0.0%	5.8%	-9,429	850	-8,579	-44,200	742	-43,458	\$16.70	68,030	0	0
SOUTHWEST																		
Class A	8	1,737,488	407,883	23.5%	28,642	24.5%	1.6%	26.1%	-52,923	24,721	-28,202	-79,021	-8,072	-87,093	\$18.41	101,216	0	0
Class B	76	6,972,736	1,328,804	19.1%	83,531	23.2%	1.2%	24.4%	-20,954	0	-20,954	30,708	26,192	56,900	\$17.90	296,189	60,000	0
Class C	40	1,983,688	144,345	7.3%	0	11.2%	0.0%	11.2%	-43,189	0	-43,189	-31,667	0	-31,667	\$15.15	41,707	0	0
	124	10,693,912	1,881,032	17.6%	112,173	21.2%	1.0%	22.2%	-117,066	24,721	-92,345	-79,980	18,120	-61,860	\$17.78	439,112	60,000	0

4Q17 Office Market Statistics: Submarket

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			4Q17			YTD			Quoted Rates (Gross)	YTD Leasing Activity (sf)	Delivered YTD	Under Construction
						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
WEST BELT																		
Class A	30	4,380,333	889,093	20.3%	247,803	25.0%	5.7%	30.7%	72,225	-25,562	46,663	46,884	139,922	186,806	\$29.74	440,672	0	0
Class B	35	1,993,689	363,618	18.2%	110,728	21.9%	5.6%	27.5%	-36,711	16,056	-20,655	68,865	14,397	83,262	\$22.73	68,096	0	0
Class C	3	87,629	0	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
	68	6,461,651	1,252,711	19.4%	358,531	23.6%	5.5%	29.1%	35,514	-9,506	26,008	115,749	154,319	270,068	\$27.51	508,768	0	0
WEST LOOP																		
Class A	49	18,098,537	3,702,431	20.5%	653,236	20.1%	3.6%	23.7%	11,572	-56,581	-45,009	37,257	-462,105	-424,848	\$37.47	1,492,572	380,000	104,579
Class B	52	5,879,588	751,154	12.8%	100,697	16.1%	1.7%	17.8%	-31,499	0	-31,499	-100,435	7,552	-92,883	\$26.80	240,520	0	0
Class C	7	421,310	0	0.0%	0	0.0%	0.0%	0.0%	13,866	0	13,866	33,153	0	33,153	\$21.85	45,206	0	0
	108	24,399,435	4,453,585	18.3%	753,933	18.8%	3.1%	21.9%	-6,061	-56,581	-62,642	-30,025	-454,553	-484,578	\$35.39	1,778,298	380,000	104,579
WESTCHASE																		
Class A	34	10,006,734	2,254,403	22.5%	1,116,672	19.6%	11.2%	30.8%	54,093	87,655	141,748	-35,102	72,338	37,236	\$34.45	538,456	187,011	0
Class B	67	7,707,130	1,406,720	18.3%	302,233	23.2%	3.9%	27.1%	-30,529	-3,620	-34,149	-57,605	-16,209	-73,814	\$19.83	296,961	186,000	0
Class C	10	652,670	31,324	4.8%	3,524	4.8%	0.5%	5.3%	0	0	0	-3,567	0	-3,567	\$16.28	0	0	0
	111	18,366,534	3,692,447	20.1%	1,422,429	20.8%	7.7%	28.5%	23,564	84,035	107,599	-96,274	56,129	-40,145	\$28.62	835,417	373,011	0
WOODLANDS																		
Class A	38	10,658,817	1,005,742	9.4%	119,550	9.3%	1.1%	10.4%	104,335	45,068	149,403	353,745	-13,959	339,786	\$32.89	365,814	0	713,800
Class B	76	4,694,144	506,351	10.8%	108,723	12.8%	2.3%	15.1%	14,170	-30,024	-15,854	-53,514	-1,201	-54,715	\$25.08	270,166	0	0
Class C	7	383,692	37,840	9.9%	0	14.3%	0.0%	14.3%	-3,191	0	-3,191	-2,525	0	-2,525	\$25.20	4,965	0	0
	121	15,736,653	1,549,933	9.8%	228,273	10.5%	1.5%	12.0%	115,314	15,044	130,358	297,706	-15,160	282,546	\$29.00	640,945	0	713,800

4Q17 Office Market Statistics: Class A

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			4Q17			YTD			Quoted Rates (Gross)	YTD Leasing Activity (sf)	Delivered YTD	Under Construction
						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
Bellaire	7	1,370,869	177,501	12.9%	88,833	13.8%	6.5%	20.3%	-4,637	-13,656	-18,293	12,322	-11,762	560	\$25.27	92,362	0	0
CBD	38	33,842,503	5,227,887	15.4%	1,762,938	16.7%	5.2%	21.9%	-69,058	-3,459	-72,517	-366,814	-449,643	-816,457	\$44.14	2,385,218	1,056,658	778,344
East Fort Bend/Sugar Land	18	3,592,331	250,538	7.0%	126,942	6.6%	3.5%	10.1%	5,205	51,688	56,893	34,285	24,417	58,702	\$31.24	207,657	0	147,159
FM 1960	14	3,535,720	299,327	8.5%	38,467	9.1%	1.1%	10.2%	-22,528	0	-22,528	-7,768	11,138	3,370	\$27.23	68,787	0	73,000
Greenspoint	26	5,738,340	3,282,911	57.2%	574,020	64.6%	10.0%	74.6%	10,926	-3,072	7,854	-315,689	207,653	-108,036	\$23.89	178,275	0	0
Greenway Plaza	22	7,483,998	1,245,184	16.6%	156,521	20.2%	2.1%	22.3%	1,509	-6,694	-5,185	83,206	-25,279	57,927	\$35.90	414,399	188,545	0
Gulf Freeway/Pasadena	1	22,706	0	0.0%	6,300	0.0%	27.7%	27.7%	0	0	0	3,122	0	3,122	\$23.00	0	0	0
I-10 East	-	-	-	-	-	-	-	-	-	-	-	0	0	-	-	-	0	0
Katy	15	1,459,163	306,643	21.0%	67,462	22.1%	4.6%	26.7%	-29,508	0	-29,508	29,924	-14,092	15,832	\$26.58	147,210	0	72,045
Katy Freeway East	22	4,451,225	692,625	15.6%	123,461	18.2%	2.8%	21.0%	-8,505	-17,014	-25,519	45,187	-74,265	-29,078	\$37.55	442,822	288,173	0
Katy Freeway West	71	18,697,713	3,440,905	18.4%	1,760,638	18.7%	18.9%	37.6%	128,621	-177,779	-49,158	-70,646	-167,272	-237,918	\$36.74	466,367	86,255	0
Kingwood/Humble	-	-	-	-	-	-	-	-	-	-	-	0	0	-	-	-	0	0
Midtown	8	2,284,619	423,563	18.5%	48,685	23.9%	2.1%	26.0%	6,908	113,741	120,649	25,994	-1,258	24,736	\$32.54	190,279	0	0
NASA/Clear Lake	12	1,772,451	133,034	7.5%	21,759	11.2%	1.2%	12.4%	-1,581	-660	-2,241	4,475	-11,371	-6,896	\$24.15	27,686	0	0
Northeast Near	3	640,700	16,757	2.6%	0	2.6%	0.0%	2.6%	-118	0	0	52,417	0	52,417	-	15,826	85,000	0
Northwest	11	2,275,066	612,473	26.9%	5,703	39.7%	0.3%	40.0%	7,403	2,431	9,834	-35,298	13,092	-22,206	\$24.01	204,480	0	0
Richmond/Fountainview	-	-	-	-	-	-	-	-	-	-	-	0	0	-	-	-	0	0
San Felipe/Voss	3	1,720,793	367,935	21.4%	4,617	27.3%	0.3%	27.6%	11,592	1,000	12,592	10,443	6,816	17,259	\$35.86	155,239	0	0
South	1	170,000	0	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	50,000
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
Southwest	8	1,737,488	407,883	23.5%	28,642	24.5%	1.6%	26.1%	-52,923	24,721	-28,202	-79,021	-8,072	-87,093	\$18.41	101,216	0	0
West Belt	30	4,380,333	889,093	20.3%	247,803	25.0%	5.7%	30.7%	72,225	-25,562	46,663	46,884	139,922	186,806	\$29.74	440,672	0	0
West Loop	49	18,098,537	3,702,431	20.5%	653,236	20.1%	3.6%	23.7%	11,572	-56,581	-45,009	37,257	-462,105	-424,848	\$37.47	1,492,572	380,000	104,579
Westchase	34	10,006,734	2,254,403	22.5%	1,116,672	19.6%	11.2%	30.8%	54,093	87,655	141,748	-35,102	72,338	37,236	\$34.45	538,456	187,011	0
Woodlands	38	10,658,817	1,005,742	9.4%	119,550	9.3%	1.1%	10.4%	104,335	45,068	149,403	353,745	-13,959	339,786	\$32.89	365,814	0	713,800
	432	134,425,106	24,736,835	18.4%	6,952,249	19.5%	5.2%	24.7%	225,531	21,827	247,476	-171,077	-763,702	-934,779	\$35.16	7,935,337	2,271,642	1,938,927

4Q17 Office Market Statistics: Class B

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			4Q17			YTD			Quoted Rates (Gross)	YTD Leasing Activity (sf)	Delivered YTD	Under Construction
						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
Bellaire	17	2,228,971	160,609	7.2%	4,932	9.4%	0.2%	9.6%	4,722	-1,535	3,187	-10,502	4,101	-6,401	\$23.95	51,667	0	0
CBD	35	11,184,258	2,638,542	23.6%	291,298	25.8%	2.6%	28.4%	-12,942	-2,402	-15,344	-259,090	143,775	-115,315	\$29.46	400,392	0	0
East Fort Bend/Sugar Land	47	2,727,386	204,509	7.5%	39,518	10.0%	1.4%	11.4%	43,592	-29,346	14,246	79,510	-20,254	59,256	\$21.96	176,657	0	0
FM 1960	76	4,554,595	827,446	18.2%	70,385	22.9%	1.5%	24.4%	33,118	2,240	35,358	-29,573	-4,683	-34,256	\$17.28	380,415	107,200	0
Greenspoint	63	6,156,187	1,848,287	30.0%	182,795	35.4%	3.0%	38.4%	31,530	-9,650	21,880	-181,861	109,584	-72,277	\$15.73	246,751	0	0
Greenway Plaza	34	3,619,629	313,156	8.7%	8,443	9.5%	0.2%	9.7%	12,546	8,992	21,538	-84,348	-104	-84,452	\$27.34	154,413	50,000	0
Gulf Freeway/Pasadena	51	2,835,947	370,036	13.0%	3,845	15.6%	0.1%	15.7%	893	0	893	102,774	2,668	105,442	\$21.58	129,324	102,800	0
I-10 East	6	427,851	89,562	20.9%	0	23.2%	0.0%	23.2%	4,961	0	4,961	11,577	0	11,577	\$14.92	13,116	0	0
Katy	15	1,105,133	3,972	0.4%	0	3.8%	0.0%	3.8%	10,751	0	10,751	35,824	0	35,824	\$30.08	23,588	25,052	0
Katy Freeway East	29	2,373,307	215,040	9.1%	189,285	8.7%	8.0%	16.7%	30,787	0	30,787	33,335	11,072	44,407	\$19.67	182,154	0	0
Katy Freeway West	76	7,245,155	1,422,466	19.6%	158,859	23.9%	2.2%	26.1%	8,226	37,286	45,512	-263,076	19,779	-243,297	\$22.44	510,503	0	0
Kingwood/Humble	25	1,525,790	57,704	3.8%	1,414	5.8%	0.1%	5.9%	7,385	-1,414	5,971	111,757	7,316	119,073	\$22.03	33,886	100,000	0
Midtown	40	3,316,859	154,585	4.7%	12,335	6.6%	0.4%	7.0%	25,641	-12,335	13,306	3,182	-18,164	-14,982	\$30.17	142,289	0	30,000
NASA/Clear Lake	54	3,657,868	1,049,213	28.7%	8,853	29.3%	0.2%	29.5%	-27,242	-735	-27,977	-75,180	3,265	-71,915	\$18.72	121,225	63,000	0
Northeast Near	4	158,234	6,490	4.1%	0	9.2%	0.0%	9.2%	15,340	0	15,340	65,538	0	65,538	\$25.00	14,384	0	0
Northwest	73	5,876,618	940,851	16.0%	27,065	17.2%	0.5%	17.7%	-66,563	-5,701	-72,264	-45,461	-3,431	-48,892	\$18.65	249,126	0	0
Richmond/Fountainview	13	780,198	111,029	14.2%	0	15.4%	0.0%	15.4%	708	0	708	18,942	0	18,942	\$22.77	65,866	0	0
San Felipe/Voss	31	3,220,147	522,227	16.2%	67,638	17.9%	2.1%	20.0%	-51,959	-12,983	-64,942	-129,989	-14,589	-144,578	\$23.93	208,676	0	0
South	20	647,418	53,236	8.2%	0	8.2%	0.0%	8.2%	-22,260	0	-22,260	-27,836	0	-27,836	\$23.10	9,927	0	0
South Main/Medical Center	15	1,406,321	84,806	6.0%	108	6.2%	0.0%	6.2%	3,554	850	4,404	-19,206	742	-18,464	\$17.57	62,421	0	0
Southwest	76	6,972,736	1,328,804	19.1%	83,531	23.2%	1.2%	24.4%	-20,954	0	-20,954	30,708	26,192	56,900	\$17.90	296,189	60,000	0
West Belt	35	1,993,689	363,618	18.2%	110,728	21.9%	5.6%	27.5%	-36,711	16,056	-20,655	68,865	14,397	83,262	\$22.73	68,096	0	0
West Loop	52	5,879,588	751,154	12.8%	100,697	16.1%	1.7%	17.8%	-31,499	0	-31,499	-100,435	7,552	-92,883	\$26.80	240,520	0	0
Westchase	67	7,707,130	1,406,720	18.3%	302,233	23.2%	3.9%	27.1%	-30,529	-3,620	-34,149	-57,605	-16,209	-73,814	\$19.83	296,961	186,000	0
Woodlands	76	4,694,144	506,351	10.8%	108,723	12.8%	2.3%	15.1%	14,170	-30,024	-15,854	-53,514	-1,201	-54,715	\$25.08	270,166	0	0
	1,030	92,295,159	15,430,413	16.7%	1,772,685	19.7%	1.9%	21.6%	-52,735	-44,321	-97,056	-775,664	271,808	-503,856	\$21.15	4,348,712	694,052	30,000

HOUSTON

4Q17 Office Market Statistics: Class C

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			4Q17			YTD			Quoted Rates (Gross)	YTD Leasing Activity (sf)	Delivered YTD	Under Construction
						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
Bellaire	10	564,687	33,909	6.0%	0	6.0%	0.0%	6.0%	6,786	0	6,786	3,480	0	3,480	\$17.24	17,832	0	0
CBD	21	1,127,550	109,689	9.7%	0	9.7%	0.0%	9.7%	-450	0	-450	-13,343	0	-13,343	\$20.26	1,050	0	0
East Fort Bend/Sugar Land	7	268,524	31,487	11.7%	0	11.7%	0.0%	11.7%	1,454	0	1,454	1,454	0	1,454	\$18.00	2,654	0	0
FM 1960	26	885,755	142,419	16.1%	0	19.2%	0.0%	19.2%	-44,038	0	-44,038	-75,733	973	-74,760	\$12.52	52,785	0	0
Greenspoint	26	1,620,582	462,163	28.5%	159,529	29.5%	9.8%	39.3%	23,330	-2,757	20,573	-9,947	-2,757	-12,704	\$12.09	133,597	0	0
Greenway Plaza	18	609,609	68,299	11.2%	0	12.1%	0.0%	12.1%	1,672	0	1,672	5,078	0	5,078	\$22.19	29,851	0	0
Gulf Freeway/Pasadena	35	1,237,151	121,367	9.8%	0	16.0%	0.0%	16.0%	21,889	0	21,889	5,827	0	5,827	\$22.00	16,103	0	0
I-10 East	6	227,884	13,000	5.7%	0	5.7%	0.0%	5.7%	0	0	0	5,277	0	5,277	\$21.18	0	0	0
Katy	4	210,935	669	0.3%	0	1.6%	0.0%	1.6%	-669	0	-669	341	0	341	\$22.26	1,111	0	0
Katy Freeway East	22	1,058,849	31,623	3.0%	0	3.5%	0.0%	3.5%	3,591	8,428	12,019	306	0	306	\$17.97	30,192	0	0
Katy Freeway West	13	506,907	23,935	4.7%	5,982	8.1%	1.2%	9.3%	5,630	0	5,630	2,394	-3,488	-1,094	\$19.85	9,990	0	0
Kingwood/Humble	5	168,300	39,319	23.4%	0	22.8%	0.0%	22.8%	1,320	0	1,320	-13,519	0	-13,519	\$19.13	1,320	0	0
Midtown	26	813,840	78,961	9.7%	0	12.7%	0.0%	12.7%	19,982	0	19,982	6,077	0	6,077	\$25.86	22,609	0	0
NASA/Clear Lake	20	586,995	119,688	20.4%	0	21.0%	0.0%	21.0%	7,174	0	7,174	-26,940	0	-26,940	\$15.61	42,582	0	0
Northeast Near	6	150,484	12,246	8.1%	0	8.1%	0.0%	8.1%	-3,803	0	-3,803	-3,803	0	-3,803	\$15.00	0	0	0
Northwest	42	1,629,796	70,843	4.3%	0	9.2%	0.0%	9.2%	4,290	0	4,290	-11,333	788	-10,545	\$15.88	35,858	0	0
Richmond/Fountainview	20	764,665	23,790	3.1%	0	4.7%	0.0%	4.7%	16,820	0	16,820	49,899	0	49,899	\$16.07	50,315	0	0
San Felipe/Voss	-	-	-	-	-	-	-	-	-	-	-	0	0	-	-	-	0	0
South	9	303,348	48,000	15.8%	0	15.8%	0.0%	15.8%	1,200	0	1,200	3,263	0	3,263	\$18.00	3,263	0	0
South Main/Medical Center	12	740,377	73,014	9.9%	0	9.9%	0.0%	9.9%	-12,983	0	-12,983	-24,994	0	-24,994	\$15.36	5,609	0	0
Southwest	40	1,983,688	144,345	7.3%	0	11.2%	0.0%	11.2%	-43,189	0	-43,189	-31,667	0	-31,667	\$15.15	41,707	0	0
West Belt	3	87,629	0	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
West Loop	7	421,310	0	0.0%	0	0.0%	0.0%	0.0%	13,866	0	13,866	33,153	0	33,153	\$21.85	45,206	0	0
Westchase	10	652,670	31,324	4.8%	3,524	4.8%	0.5%	5.3%	0	0	0	-3,567	0	-3,567	\$16.28	0	0	0
Woodlands	7	383,692	37,840	9.9%	0	14.3%	0.0%	14.3%	-3,191	0	-3,191	-2,525	0	-2,525	\$25.20	4,965	0	0
	395	17,005,227	1,717,930	10.1%	169,035	12.4%	1.0%	13.4%	20,681	5,671	26,352	-100,822	-4,484	-105,306	\$17.79	548,599	0	0