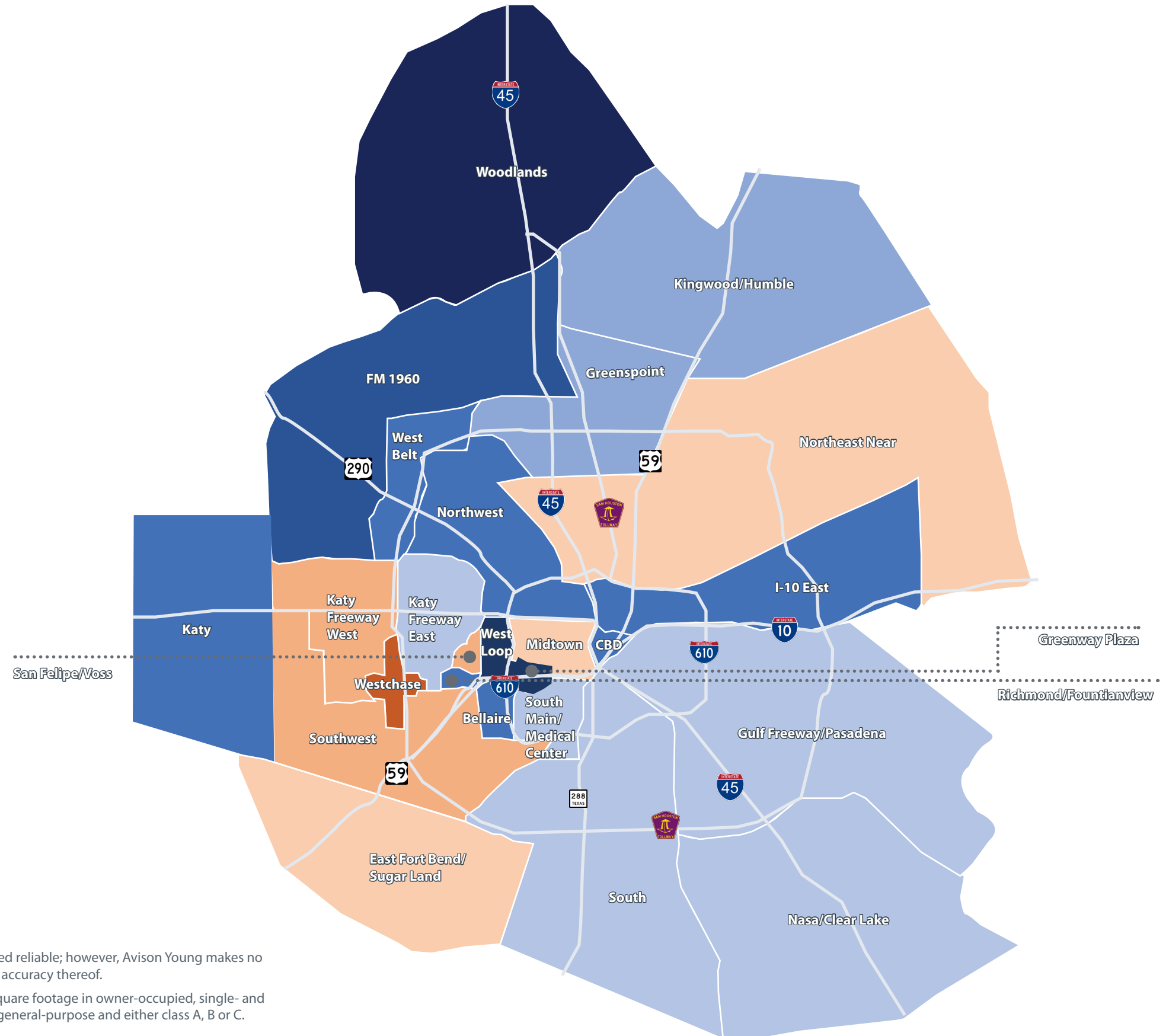


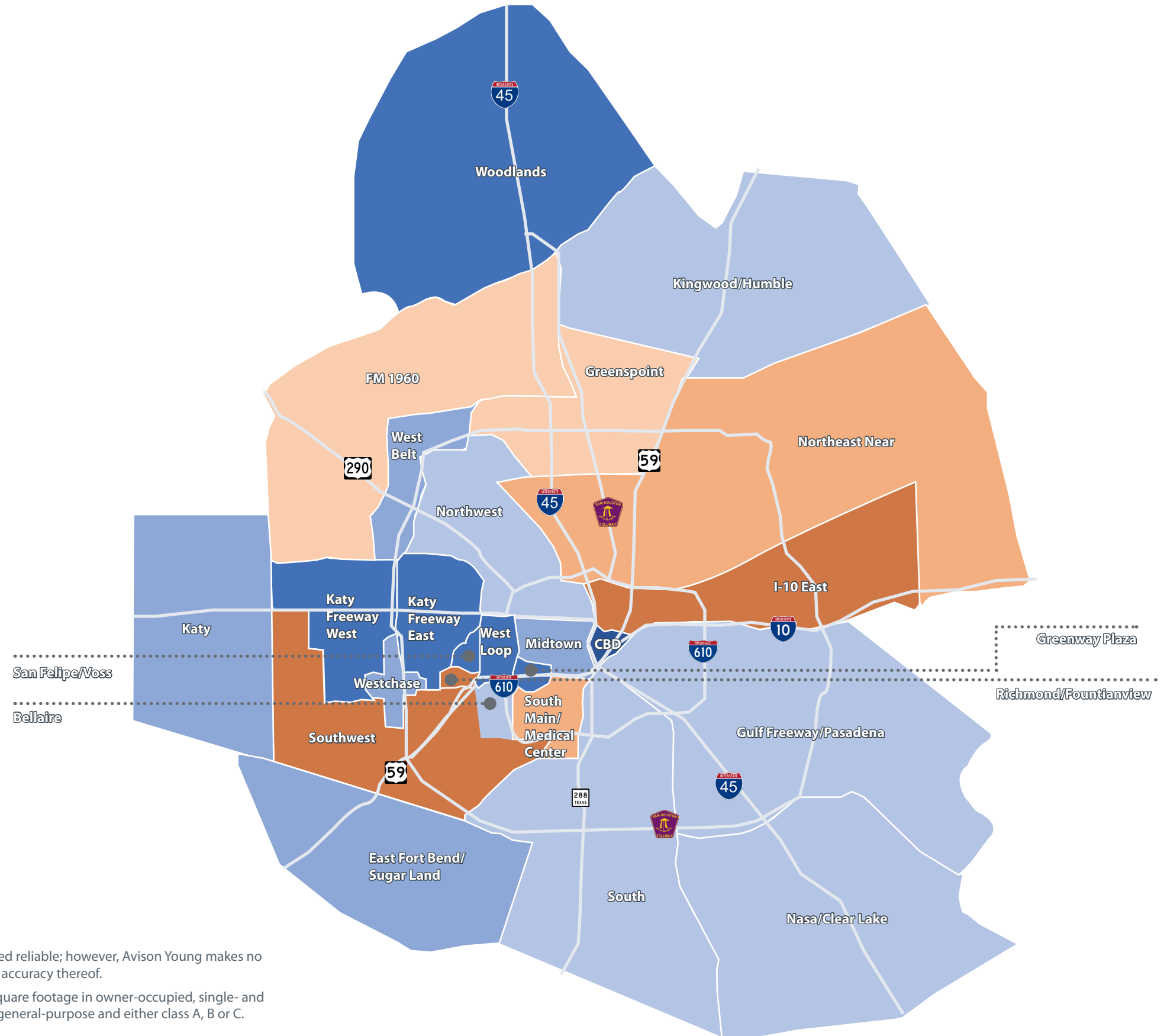
Market Areas	Direct Net Absorption (sf)
Woodlands	394,814
West Loop	157,177
Westchase	134,771
Greenway Plaza	107,085
FM 1960	59,915
Katy	36,745
Northwest	31,832
Bellaire	31,449
Richmond/Fountainview	31,183
I-10 East	24,181
Central Business District (CBD)	21,514
Greenspoint	18,267
Kingwood/Humble	16,851
South	7,825
Katy Freeway East	6,847
NASA/Clear Lake	5,267
South Main/Medical Center	2,737
Gulf Freeway/Pasadena	1,970
Northeast Near	-11,541
Midtown	-15,677
East Fort Bend/Sugar Land	-44,921
San Felipe/Voss	-56,075
Katy Freeway West	-87,378
Southwest	-104,449
West Belt	-104,608
Total	665,781



The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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.

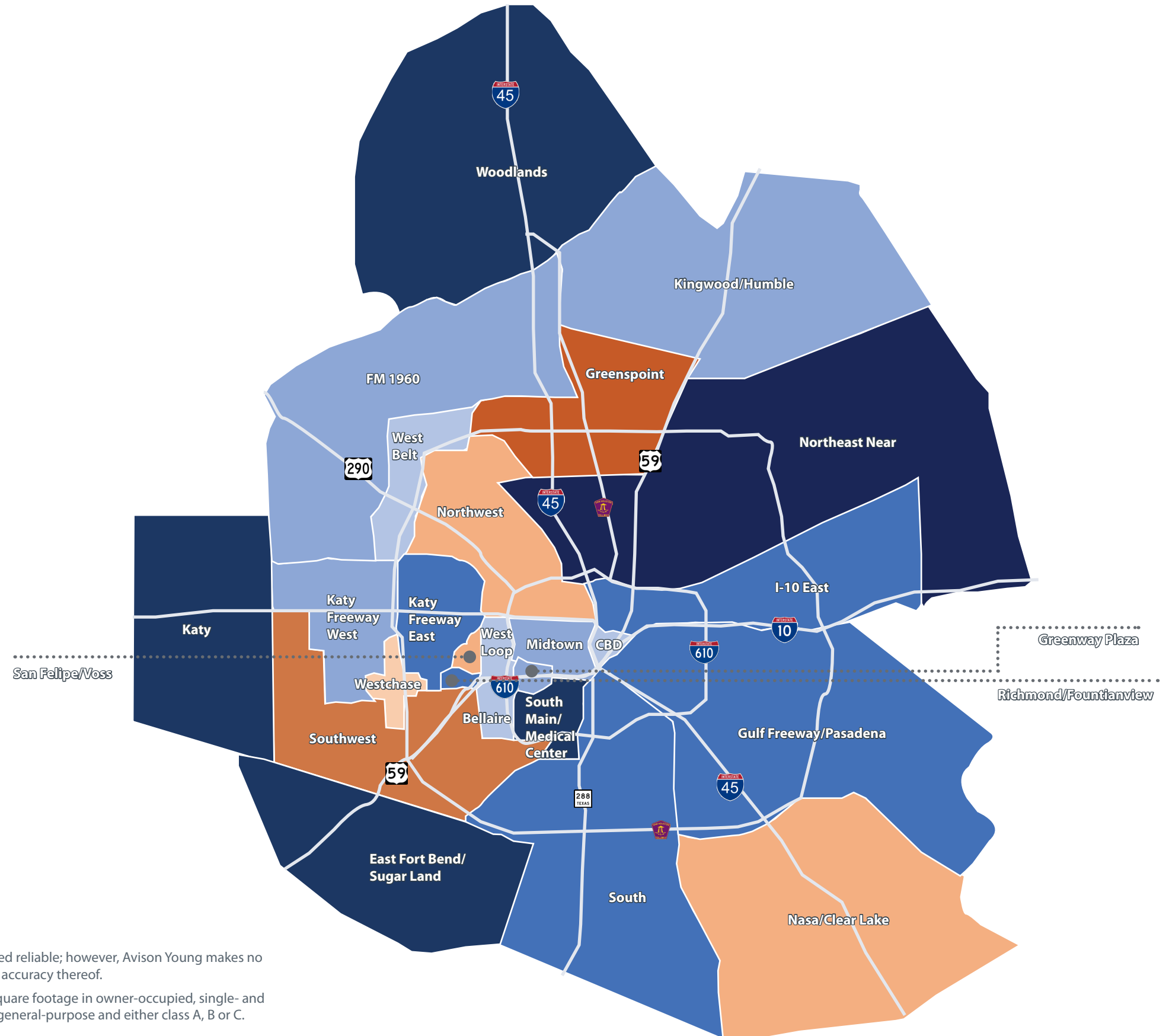
Market Areas	Gross Asking Rates
Central Business District (CBD)	\$42.06
West Loop	\$34.85
Greenway Plaza	\$33.49
Katy Freeway East	\$33.36
Katy Freeway West	\$31.11
Woodlands	\$30.50
San Felipe/Voss	\$30.06
Midtown	\$29.77
Westchase	\$28.06
East Fort Bend/Sugar Land	\$27.32
Katy	\$27.23
West Belt	\$25.94
Kingwood/Humble	\$24.33
South	\$22.98
Gulf Freeway/Pasadena	\$22.17
Bellaire	\$21.43
NASA/Clear Lake	\$21.16
Northwest	\$20.27
Greenspoint	\$19.10
FM 1960	\$19.05
South Main/Medical Center	\$18.85
Northeast Near	\$18.36
I-10 East	\$17.51
Southwest	\$17.39
Richmond/Fountainview	\$16.81
Overall Average	\$29.59



The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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.

Market Areas	Direct Vacancy Rate (%)
Northeast Near	4.9%
South Main/Medical Center	5.4%
Woodlands	6.7%
Katy	7.6%
East Fort Bend/Sugar Land	7.8%
South	8.0%
Richmond/Fountainview	8.5%
I-10 East	9.4%
Gulf Freeway/Pasadena	9.4%
Katy Freeway East	9.9%
Midtown	10.7%
Kingwood/Humble	11.3%
Greenway Plaza	12.8%
Katy Freeway West	14.1%
FM 1960	14.3%
West Loop	15.1%
West Belt	15.5%
Bellaire	17.0%
Central Business District (CBD)	17.2%
Westchase	18.4%
San Felipe/Voss	19.6%
Northwest	19.7%
NASA/Clear Lake	19.8%
Southwest	20.5%
Greenspoint	40.8%
Total	16.0%



The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

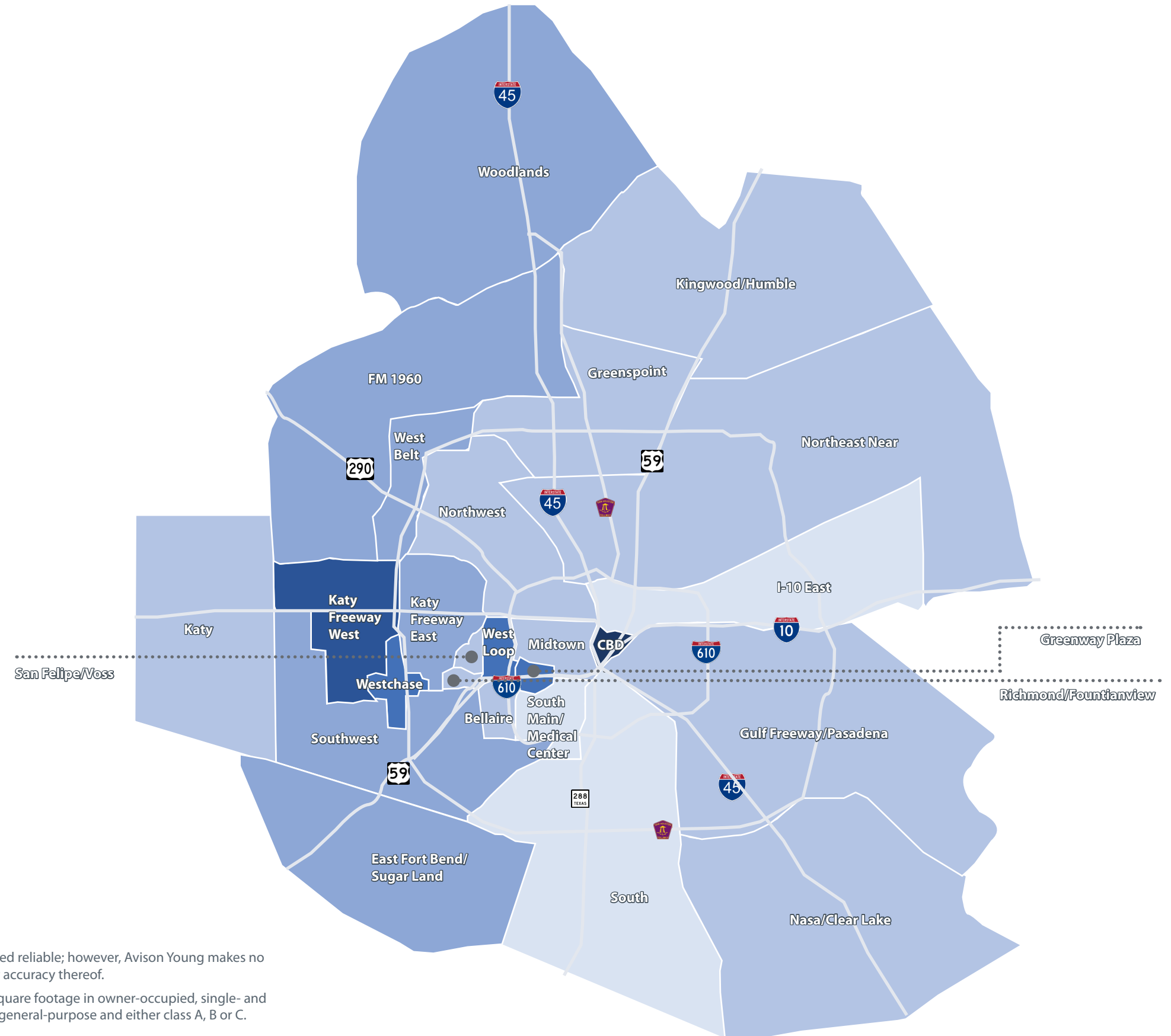
Vacancy in Avison Young's market report refers to vacant available square footage in owner-occupied, single- and multi-tenant buildings 20,000 square feet or larger and classified as general-purpose and either class A, B or C.

HOUSTON

Total Sublease Space | 8,037,396 sf

Q4 18

Market Areas	Available Sublease (sf)	Available Sublease (%)
Central Business District (CBD)	1,859,702	23.1%
Katy Freeway West	1,550,770	19.3%
Westchase	1,139,835	14.2%
West Loop	989,431	12.3%
Greenway Plaza	925,657	11.5%
West Belt	316,240	3.9%
Katy Freeway East	295,378	3.7%
East Fort Bend/Sugar Land	275,650	3.4%
Woodlands	158,424	2.0%
FM 1960	90,677	1.1%
Southwest	78,918	1.0%
Bellaire	75,753	0.9%
Greenspoint	65,984	0.8%
Katy	65,959	0.8%
San Felipe/Voss	65,368	0.8%
Midtown	26,870	0.3%
Gulf Freeway/Pasadena	12,953	0.2%
Richmond/Fountainview	12,120	0.2%
Northwest	11,341	0.1%
Northeast Near	8,000	0.1%
Kingwood/Humble	7,181	0.1%
NASA/Clear Lake	5,185	0.1%
South	0	0.0%
South Main/Medical Center	0	0.0%
I-10 East	0	0.0%
Totals	8,037,396	100.0%



The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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.