



TRANSWESTERN

REAL ESTATE SERVICES

OFFICE MARKETWATCH

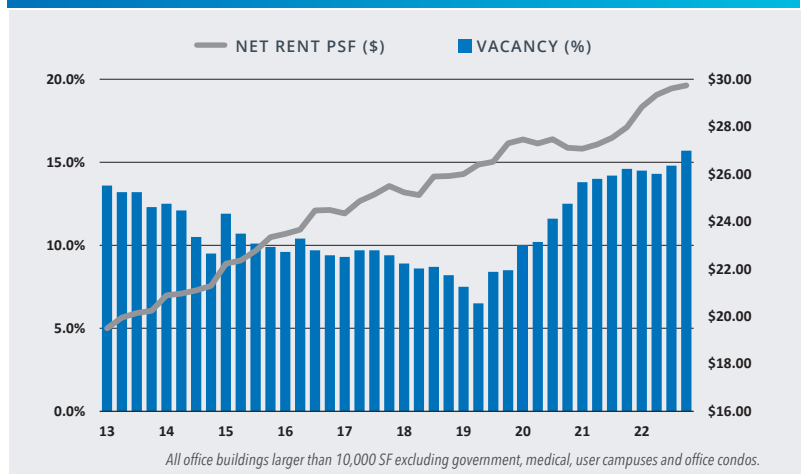
AUSTIN | Q4 2022



Recent Office Leases

- **CBD :: Norton Rose Fulbright (renew)**
53,061 SF at San Jacinto Center
- **Southwest :: OHT Partners (sublease)**
25,384 SF at Barton Oaks Plaza III
- **North :: Tx Dept of Energy Mgmt (renew)**
48,809 SF at Chase Park III
- **Southeast :: GetSales (sublease)**
25,700 SF at 3900 San Clemente

OFFICE LEASE STATISTICS :: VACANCY & RENTAL RATE



Recent Office Sales

- **South :: Hartland Plaza**
1717 West 6th Street
167,303 SF suburban office building
Buyer: Generational Commercial
Seller: CIM

Office Sales Statistics

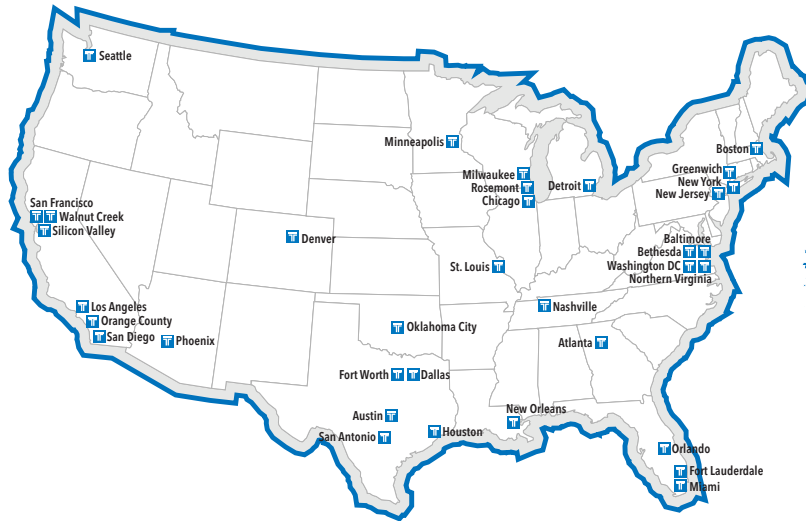
	AUSTIN TRAILING 12 MO.	AUSTIN Q4 2022	U.S. TRAILING 12 MO.	U.S. Q4 2022
Volume (\$ Mil)	\$1,881.7	\$163.1	\$103,799.4	\$15,777.7
Number of Properties	71	9	4,813	782
Total Square Feet	4,687,906	363,850	374,593,535	62,678,049
Average Price per SF	\$457	\$540	\$277	\$248
Average Cap Rate (Yield)	6.3%	6.1%	6.3%	6.7%

SOURCE: Real Capital Analytics

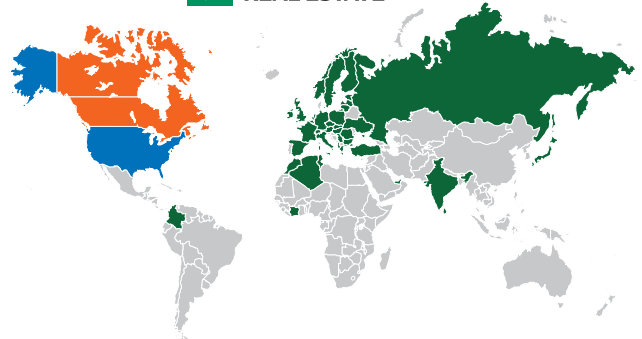
Q4 2022 Office Lease Statistics By Submarket

SUBMARKET	NO. OF BLDGS	INVENTORY	YTD NET ABSORPTION	YTD LEASING ACTIVITY	DIRECT OCCUP.	TOTAL OCCUP.	UNDER CONSTR.	CLASS A NET RENT	CLASS B NET RENT	CLASS C NET RENT	AVE NET RENT
Bastrop County	9	181,027	31,693	34,647	95.5%	95.5%	0	\$0.00	\$18.88	\$15.49	\$18.64
Caldwell County	1	10,832	0	0	100.0%	100.0%	22,500	\$0.00	\$0.00	\$15.21	\$15.21
CBD	131	16,448,078	375,757	924,001	82.5%	79.2%	2,889,370	\$45.31	\$36.31	\$22.44	\$41.87
Cedar Park	55	1,800,299	759,418	45,847	95.4%	95.0%	294,921	\$27.00	\$24.02	\$18.60	\$25.31
Central	105	4,606,436	77,667	331,335	87.9%	85.7%	92,217	\$37.33	\$22.33	\$24.98	\$25.56
East	81	5,053,498	368,444	305,708	72.8%	69.8%	2,040,573	\$42.66	\$32.85	\$18.44	\$34.59
Far Northeast	17	350,813	8,537	61,350	82.3%	81.8%	19,507	\$0.00	\$19.84	\$14.50	\$18.86
Far Northwest	59	4,505,725	(22,027)	100,852	89.1%	85.5%	87,236	\$24.27	\$19.23	\$18.46	\$21.18
Georgetown	40	879,853	118,496	52,734	88.2%	88.2%	151,423	\$25.04	\$20.81	\$15.00	\$20.60
Hays County	49	1,177,004	(10,365)	79,896	85.7%	85.7%	148,136	\$24.00	\$20.13	\$17.71	\$20.20
North	103	8,908,389	(18,019)	133,140	89.6%	86.6%	695,865	\$41.75	\$26.25	\$16.46	\$32.92
Northeast	58	3,563,177	(97,566)	391,444	79.5%	67.8%	700,826	\$24.00	\$18.88	\$10.95	\$19.84
Northwest	251	15,066,526	78,613	1,081,544	79.9%	76.1%	0	\$26.95	\$22.15	\$18.68	\$24.37
Round Rock	85	2,746,911	89,953	87,005	95.9%	95.3%	629,684	\$23.91	\$20.92	\$19.76	\$21.79
South	109	4,369,152	111,487	368,648	77.5%	74.3%	428,763	\$29.09	\$28.65	\$18.59	\$27.92
Southeast	40	3,437,103	(71,206)	139,539	86.4%	85.2%	0	\$27.32	\$24.66	\$16.00	\$24.71
Southwest	271	13,228,065	26,381	640,183	86.8%	81.9%	212,757	\$32.64	\$24.66	\$22.60	\$29.47
West Central	32	1,795,724	(34,144)	101,186	90.8%	89.9%	0	\$36.98	\$27.80	\$20.32	\$32.62
AUSTIN	1,496	88,128,612	1,793,119	4,879,059	84.3%	80.7%	8,413,778	\$35.39	\$25.43	\$20.05	\$29.74

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METHODOLOGY

The information in this report is the result of a compilation of information on office properties located in the Austin metropolitan area. This report includes single-tenant and multi-tenant properties 10,000 SF and larger, excluding condo and medical office facilities and those properties owned and occupied by a government agency. *Net Absorption* refers to the change in *vacant* space. *Gross Leasing Activity* refers to the change in *available* space, including renewals, new leases, expansions and subleases.

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