



TRANSWESTERN

HOUSTON HEALTHCARE/ MEDICAL OFFICE MARKET

Q4 2022

TRENDLINES

	Q4 2022	Q4 2021	ONE-YEAR TRAILING	FIVE-YEAR AVERAGE	12-MONTH FORECAST
UNEMPLOYMENT RATE (%)	3.9	4.8	↓	5.6	↑
NET ABSORPTION (Thousands SF)	134.5	15.2	↑	107.8	↔
DIRECT VACANCY RATE	13.1%	12.6%	↑	12.4%	↔
TOTAL AVAILABILITY (MSF)	4.2	3.9	↑	3.8	↔
UNDER CONSTRUCTION (MSF)	1.1	1.2	↓	0.9	↑
ASKING RENT, FULL SERVICE (PSF)	\$30.33	\$28.72	↑	\$28.32	↑
SALES VOLUME (Millions)	\$51.0	\$6.3	↑	\$92.4	↔

Source: Bureau of Labor Statistics, CoStar, Real Capital Analytics, Revista, Transwestern

LEASE ACTIVITY WINS TENANT GROWTH FOR QUARTER - AND FINAL YEAR #S

Tenants took down more than 135,000 square feet this quarter to top off a year of demand exceeding 370,000 square feet for the year. The Woodlands, Inner Loop and TMC made gains to no surprise given the population growth, demand for housing both in the urban core and growing suburbs. But Conroe, the Far and Near West, backed up by Sugar Land showed the resilience of Houston’s natural residential expansion and the need for healthcare and medical office space to support it.

The metro’s job and population push is stoking new construction for healthcare and medical office: the sector closed the year with just under 1.1 million of product in the pipeline, coming off its prior 10-year peak in the third quarter as projects delivered with healthy pre-lease commitments.

These deliveries had no impact of vacancy as tends the case. In fact, vacancy shrank by 10 basis points this quarter to a neat 13.1 percent – a solid figure for both occupiers and owners. Heading into the new year, Houston’s jobs scene is equally on such a footing with gains projected to be significant in line with the area’s long-term average.

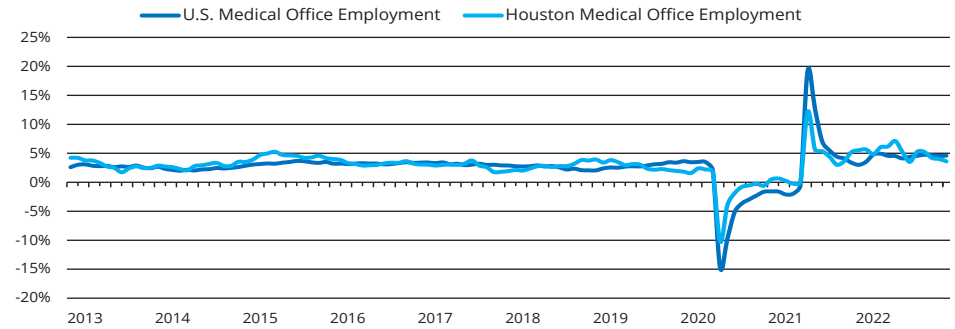


ECONOMY

Sizeable Growth Foreseen in 2023 Despite Headwinds

- Metro Houston added 14,500 new jobs in November 2022, according to data released during December by the Texas Workforce Commission (TWC). This falls behind seasonal expectations for the month when the region normally creates 15,000 or more in November, hinting that a slowdown in job growth is gradually on the way. As a result, Houston created approximately 158,400 jobs through the first 11 months of this year, however, expectations are the employment data will be noticeably revised downward in January with the year-end total. Even with substantial revisions, though, 2022 should finish with near-record job growth and employment at an all-time high topping 3.3 million.
- The Greater Houston Partnership (GHP) forecasts the Houston region will see significant job growth in the year ahead, but just how much growth and in what sectors is heavily dependent on whether the U.S. slips into a recession in 2023 and the subsequent depth and longevity of that downturn. In its baseline forecast, Houston experiences a short and shallow recession in the first half of 2023, with growth resuming in the third quarter. The resulting outlook for the new year, then, is that it would likely mean a net gain of approximately 60,800 jobs - a bit shy of the region's long-term average of 65,000 to 70,000 new payrolls annually, but still significant growth.
- The labor market proved to be a resilient stabilizer in 2022 for a U.S. economy facing the highest inflation in four decades. On a local level, Houston's metro unemployment was 3.9 percent in December, down from 4.8 percent over a year ago and declined steadily since peaking in April 2020. In its most recent full release, Houston's core inflation rate was 7.6 percent over the year according to the U.S. Bureau of Labor Statistics, outpaced by the U.S. November 2022 figure of 6.0 percent. Houston's core rate continues to track above that of the U.S. mainly due to higher local prices for everyday items, such as groceries and restaurant meals, with smaller prices for housing, apparel, and vehicles.

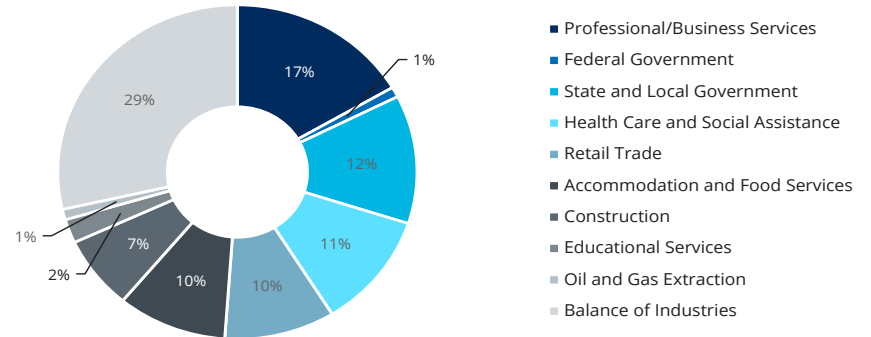
Y-O-Y CHANGE IN MEDICAL OFFICE JOBS



Source: Bureau of Labor Statistics, Transwestern

SHARE OF EMPLOYEES BY INDUSTRY

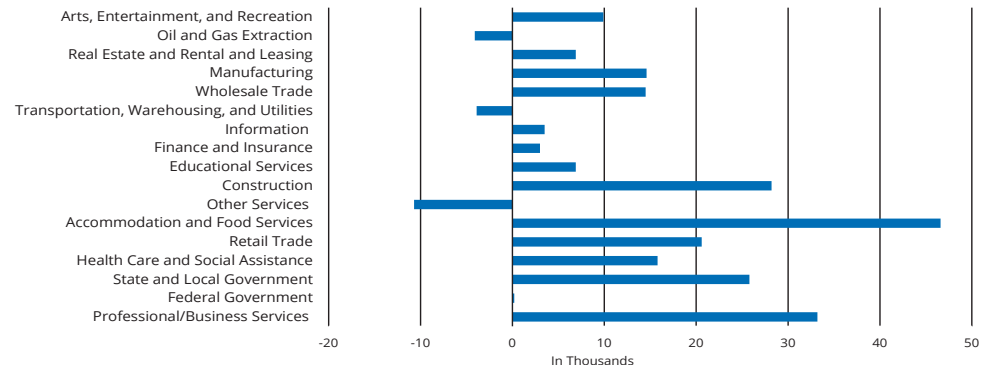
Houston | November 2022



Source: Bureau of Labor Statistics, Transwestern

Y-O-Y CHANGE IN JOBS BY INDUSTRY

Houston | November 2022



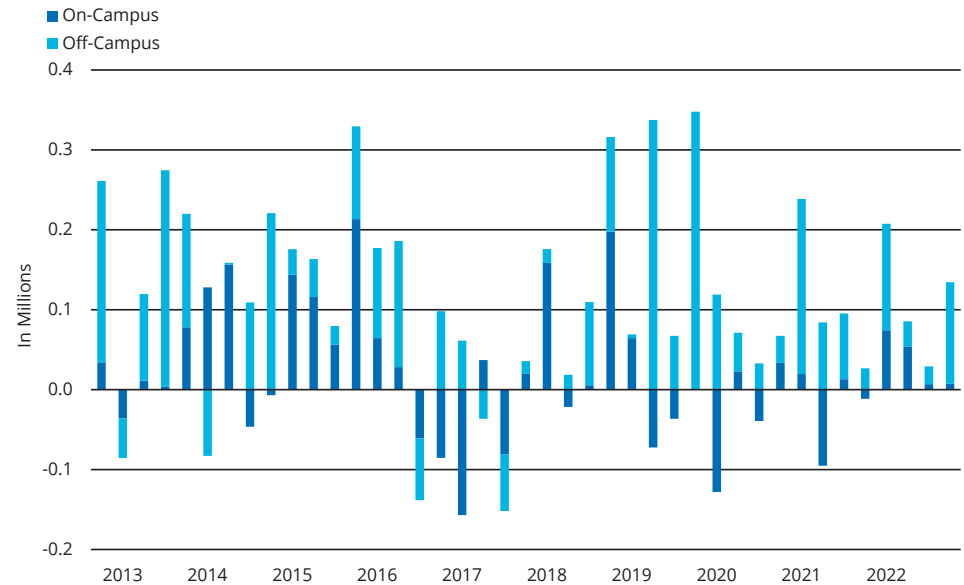
Source: Bureau of Labor Statistics, Transwestern

NET ABSORPTION

Metro-Wide Gains Top Off Year

- Absorption this quarter rebounded following a period of sluggish demand during the third of 2022. Overall net absorption totaled nearly 135,000 square feet, a quarter-over-quarter improvement over 100,000 square feet, to square off the year at a net gain of more than 370,000 square feet.
- Two positive absorption events played a significant part in boosting the overall positive net absorption seen throughout most Houston submarkets. The first major one came from HCVA Houston Cardiovascular Associates' taking up 34,854 square feet at Museo Plaza Office Building located at 5115 Fannin in the TMC submarket. The second to help boost overall net absorption came from the delivery of Physicians Centre at Vision Park, the Class A off-campus building located at 18354 I-45 South in The Woodlands delivered with a 41.1 percent pre-lease rate, or just over 30 thousand square feet of pre-leased space.
- Houston's on-campus facilities also reported positive absorption of just over 7,000 square feet. The activity primarily took place in the urban core of the Inner Loop and TMC submarkets. The Inner Loop submarket posted just over 9,000 square feet of absorption, while the TMC posted nearly 5,000 square feet.
- Three submarkets posted an overall gain for both off-campus and on-campus properties totaling quarterly net absorption above 25,000 square feet: TMC (39.6K square feet), Inner Loop (31.3K square feet), and Far West (26.6K square feet).

NET ABSORPTION BY CLASS



Source: CoStar, Revista, Transwestern

TOP TEN HEALTHCARE SYSTEMS BY NUMBER OF BEDS

Houston Metro Area

HEALTHCARE SYSTEM	ACUTE CARE BEDS	LOCAL HOSPITALS
MEMORIAL HERMANN	4,298	14
HCA HOUSTON HEALTHCARE	3,377	13
HOUSTON METHODIST	3,148	8
CHI ST. LUKE'S HEALTH	1,609	8
UNIVERSITY OF TEXAS MEDICAL BRANCH HEALTH SYSTEM	998	5
TEXAS CHILDREN'S	954	3
THE UNIVERSITY OF TEXAS MD ANDERSON CANCER CENTER	743	1
HARRIS HEALTH SYSTEM	654	2
MICHAEL E. DEBAKEY VETERANS AFFAIRS MEDICAL CENTER	500	1
ST. JOSEPH MEDICAL CENTER	290	1
TOTAL	16,571	56

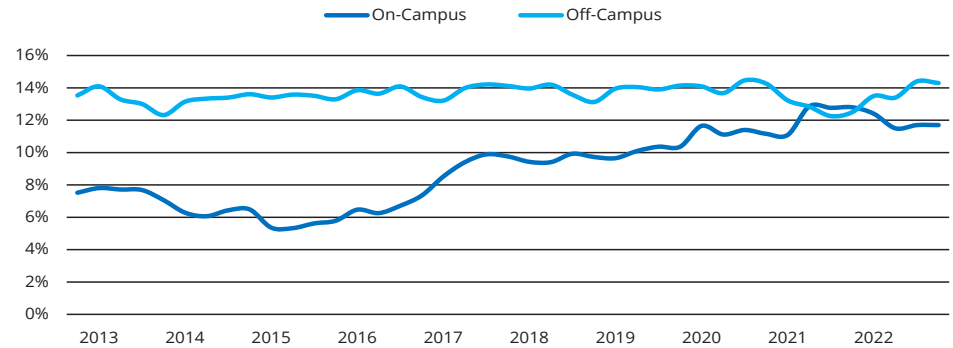
Source: Houston Business Journal Oct. 2022, Transwestern

VACANCY

Flurry of Lease Activity Lowers Vacancy in Final Push of 2022

- Overall direct vacancy marked off 10 basis points down to 13.1 percent, as Houston’s healthcare sector experienced increased leasing activity quarter-over-quarter, but also saw project deliveries that totaled just under 60 percent occupancy upon completion.
- Houston’s on-campus properties remained flat over the period at 11.7 percent, but it should not go unnoticed that the building group experienced a year-over-year decrease of 1.2 percent from the same time last year. Area vacancy was consequently maintained lease activity in the Inner Loop and Conroe submarkets quarter-over-quarter.
- Shifting towards off-campus, these medical office facilities saw direct vacancy decrease 10 basis points to 14.3 percent over the 90-day period, with the most notable tightening in marketed space from the Conroe submarket where direct vacancy decreased from 11.1 percent to 7.2 percent in the fourth quarter. Two properties experienced move-ins with the largest contributor, Conroe Medical Plaza, leasing 8,000 square feet.

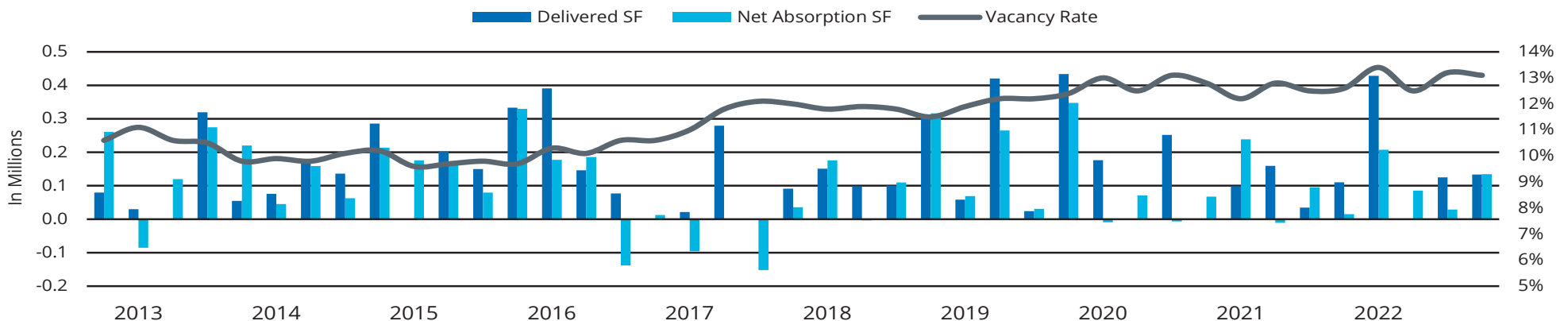
OVERALL VACANCY RATE



Source: CoStar, Revista, Transwestern

- An additional four submarkets experienced vacancy decreases over one percent for off-campus properties quarter-over-quarter: Far West (18.7% to 15.6%), Near Southwest (13.6% to 10.8%), TMC (12.1% to 10.6%) and Inner Loop (16.3% to 14.9%). Combined these four submarkets leased up nearly 104,000 square feet of space over the period.

DELIVERY IMPACT ON KEY INDICATORS



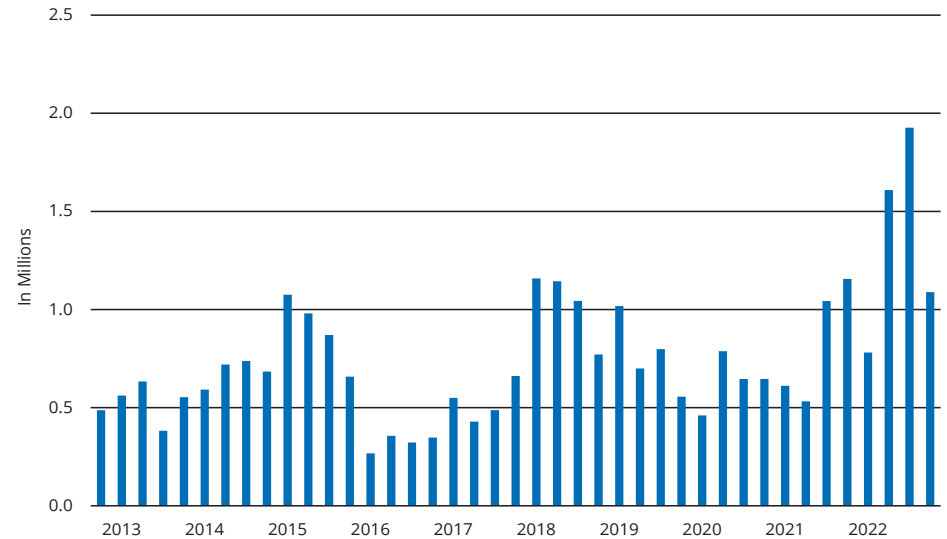
Source: CoStar, Revista, Transwestern

UNDER CONSTRUCTION

Deliveries and No Starts Taper Current Pipeline at Year-End

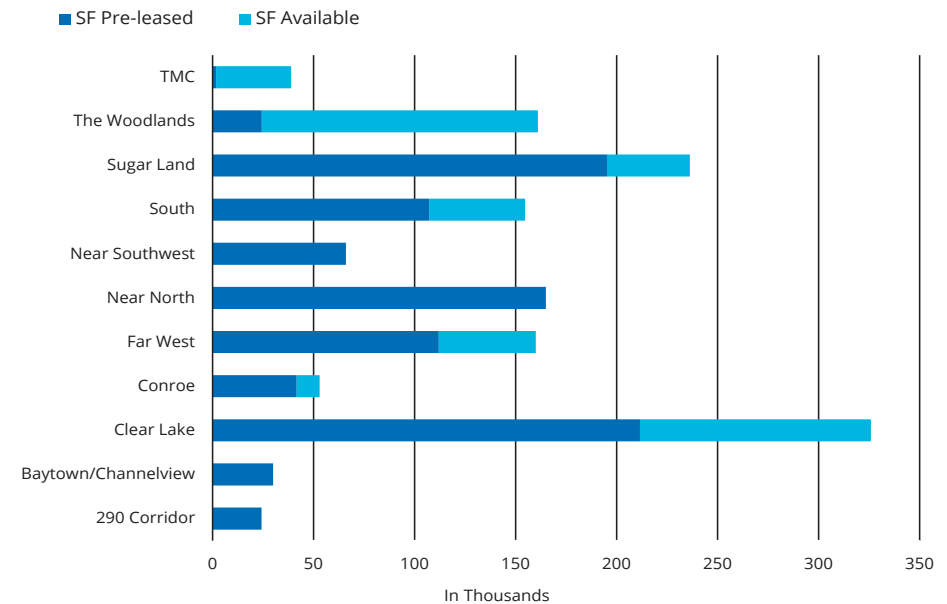
- Houston’s healthcare pipeline contracted to just under 1.1 million square feet this quarter with the recent deliveries of several projects throughout the metro. The most notable delivery for the quarter took place in The Woodlands submarket where i3 Interests completed its three-story 50,400 square foot, Class A building, Physicians Centre at Vision Park, in Shenandoah, located at 18354 I-45 South. The building delivered with a 41.1 percent pre-lease commitment and features no use restrictions.
- A second most notable delivery includes Aria Office Park at Sugar Grove in Stafford. The Class B, single story Medical Office Condo style building features six, 5,000 square foot suites that can be broken down further into blocks of 1,250 square feet each. The property is located at 4732 Sugar Grove Blvd in the Sugar Land submarket.
- Metro Houston did not have any new construction starts this quarter, but that should not be taken as a sign that there a lack of commitment for the asset type. Houston has over 4.5 million square feet of proposed medical office properties waiting for the green light to begin construction. The projects are spread throughout greater Houston, but a significant portion are slated to be out west along I-10 and the TMC submarket. As the local healthcare sector’s unmitigated expansion moves forward, so will its space requirements, a point further illustrated through solid positive annual net absorption coupled with both population and healthcare employment growth.

UNDER CONSTRUCTION



Source: CoStar, Transwestern

UNDER CONSTRUCTION BY SUBMARKET



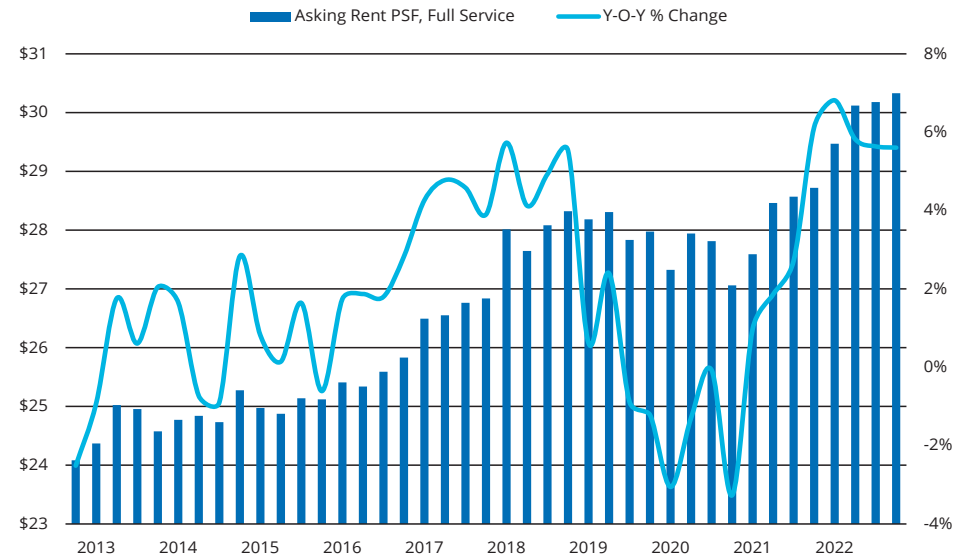
Source: CoStar, Revista, Transwestern

RENTAL RATES

Rents Make Gains Citywide but Most Notable in The Woodlands, Northeast

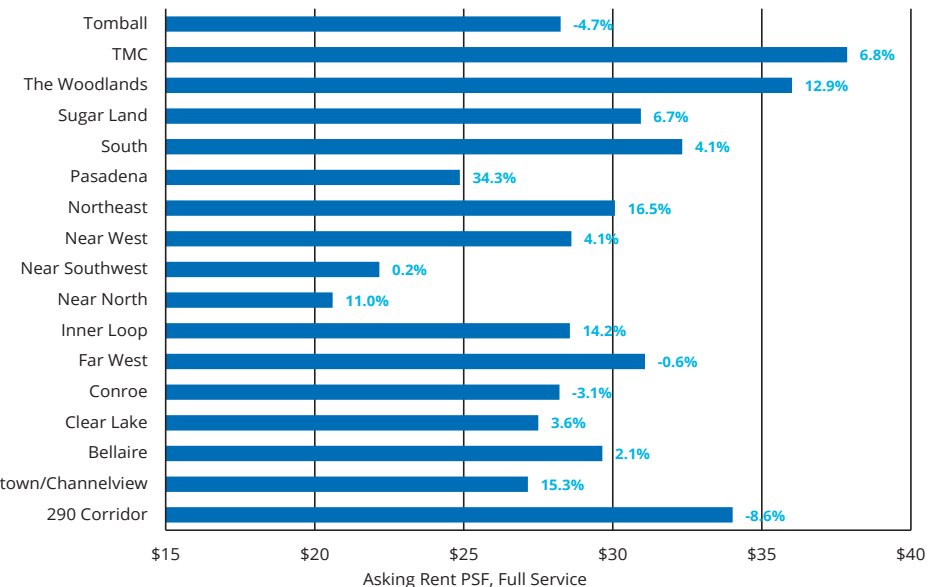
- Houston’s healthcare sector saw asking rents continue to climb through the fourth quarter, rising to \$30.33 PSF/YR from \$30.18 PSF/YR with the largest gains coming from The Woodlands and Northeast submarkets. The most notable was in The Woodlands submarket where overall rates rose 6.3 percent quarter over quarter due to 3117 College Park Dr and Spring Medical Plaza both having asking rents increase over 5 percent quarter-over-quarter. Meanwhile, the Northeast submarket also experienced a rent uptick of 3.9 percent due to the Kingwood West Tower significantly increasing its asking rate as space has been leased.
- Rents continue to signal annual year-over-year improvement by rising \$1.61 PSF/YR over Q4 2021 when average asking full-service rent weighted in at \$28.71 PSF/YR. Houston’s medical sector remains a focal point to Houston’s overall employment growth with the sector seeing an increase of approximately four percent year-over-year, the consistent growth has produced an ever increasing demand for space and as a result has been pushing asking rates higher as supply begins to be leased up.
- In an almost mirror-like analysis quarter-over-quarter, the main contributor to both this quarter and 2022’s overall rent growth has been the led by off-campus properties with assistance from the firm construction pipeline commanding the highest rents metro wide. Submarkets such as Clear Lake, which saw rates increase to \$27.50 PSF/YR, an increase of 3.3 percent quarter-over-quarter, currently have 325,871 square feet under construction. The Woodlands also saw rates boosted by 6.3 percent to \$36.01 PSF/YR and currently has 90,662 square feet under construction along with recent deliveries totaling 70,400 square feet with a lease up rate of 57.8 percent upon delivery.

ASKING RENT



Source: CoStar, Revista, Transwestern

ASKING RENTS BY SUBMARKET AND Y-O-Y GROWTH



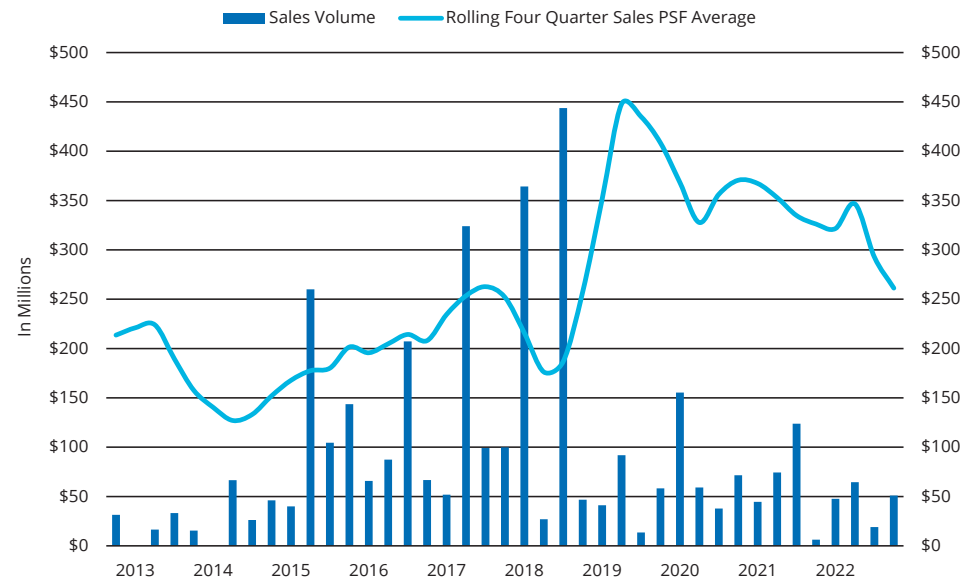
Source: CoStar, Revista, Transwestern

SALES

Annual Sales Prices PSF Slowed Sharply in Final Quarter

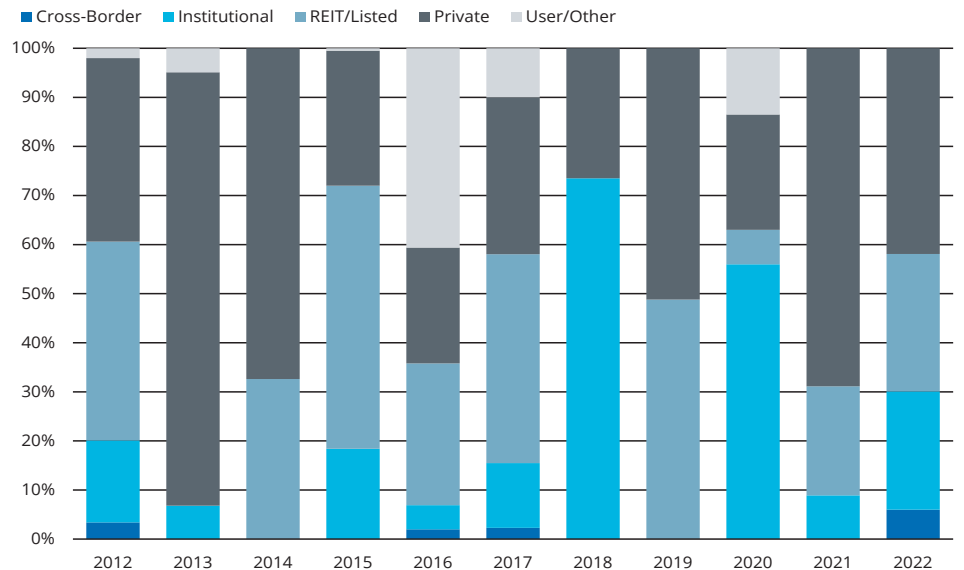
- Healthcare/ medical office investors completed four property sales throughout Houston Metro during the fourth quarter with a median acquisition price of \$228 per square foot but it should be noted that only two of the transactions disclosed financial details related to the respective transactions.
- Institutional investors led the period with highest net positive transactions, acquiring a net total of \$20.7 million in assets, but the quarterly number does not reflect their annual portfolio where current holdings finished just shy of negative \$1 million for the year. Private investors completed the remaining third of positive investment for the period, the group acquired \$11.7 million in assets, but finished in the red for 2022 with a net total of \$39.2 million in net depositions.
- REITs turned the page in terms of quarter-over-quarter investment activity, the investment group sold a net total of \$25.5 million in assets – bringing their year-end 2022 portfolio down to a net positive \$26.2 million. International investors remained quiet this quarter, the group showed no investment activity during the quarter. That said, the international investors total year-end holdings finished in the black with a net total of \$14.1 million.
- Two noteworthy property trades occurred in the fourth quarter with both being marked as being greater than 50,000 square feet. The first acquisition was for Greenpark One, a 134,910 square foot, Class B building located in the Texas Medical Center (TMC) submarket. The property was sold by Healthcare Realty Trust, Inc., a real estate investment trust, to Big Sky Medical, an investment manager focused on commercial real estate. The second significant property trade announced was The Rotunda Building, a 51,179 square foot, Class B building located in the Sugar Land submarket. The property was sold by Woodside Health, a medical office building acquisition and management firm, to Heitman, real estate investment management firm.

SALES VOLUME






Source: Real Capital Analytics, Transwestern

BUYER CAPITAL COMPOSITION



Source: Real Capital Analytics, Transwestern

NOTABLE LEASES

TENANT	ADDRESS	SUBMARKET	LEASE TYPE	SF LEASED
HCVA HOUSTON CARDIOVASCULAR ASSOCS	5115 Fannin St	TMC	New	34,854
UT PHYSICIANS 	6400 Fannin St	TMC	Renewal	24,076
3D SYSTEMS 	2450 Holcombe Blvd	TMC	New	15,890
UT PHYSICIANS 	9305 Pinecroft Dr	The Woodlands	Renewal	13,219
KELSEY-SEYBOLD CLINIC	15655 Cypress Woods Medical Dr	Near North	New	12,200
CHENMED	7333 North Fwy	Near North	New	9,397

NOTABLE MEDICAL OFFICE UNDER CONSTRUCTION

ADDRESS	BUILDING NAME	SUBMARKET	BUILDING SF	PRE-LEASED %
2340 N GRAND PARKWAY	Kelsey Seybold Springwoods Village Campus	Tomball	165,000	100%
18700 KATY FWY	Houston Methodist West MOB 3	Far West	160,000	70%
16537 SOUTHWEST FWY	Houston Methodist West MOB 4	Sugar Land	160,000	90%
1010 S PONDS DR	Kelsey Seybold - Clear Lake Clinic - Professional Building	Clear Lake	116,000	100%
1715 SOUTH FRIENDSWOOD	1715 South Friendswood	Clear Lake	105,800	6%
13930 BELLAIRE BLVD	T.T. and W.F. Chao Foundation HOPE Health	Near Southwest	70,647	100%

NOTABLE HOSPITALS UNDER CONSTRUCTION

BUILDING NAME	SUBMARKET	BLDG./EXPANSION SF	EXPECTED DELIVERY
CENTENNIAL TOWER	TMC	1,000,000	Q3 2027
HOUSTON METHODIST CYPRESS	290 Corridor	571,000	Q1 2025
HOUSTON METHODIST SUGAR LAND*	Sugar Land	466,565	Q1 2025
MEMORIAL HERMANN CYPRESS*	290 Corridor	185,000	Q3 2024
HOUSTON METHODIST WEST	Sugar Land	160,000	Q2 2024
MEMORIAL HERMANN KATY*	Near Southwest	115,000	Q2 2024

These statistics are not combined into the Houston Medical Office Market Indicators

* Indicates Hospital is expanding

HOUSTON MEDICAL OFFICE MARKET INDICATORS

SUBMARKET	INVENTORY SF	DIRECT VACANT SF	DIRECT VACANCY RATE	OVERALL AVAILABILITY RATE	UNDER CONSTRUCTION SF	NET ABSORPTION SF	Y-O-Y NET ABSORPTION SF	ASKING RENT PSF
TOTALS								
OFF CAMPUS	17,351,036	2,476,896	14.3%	18.6%	705,807	127,074	249,817	\$28.59
ON CAMPUS	14,614,808	1,705,274	11.7%	14.3%	383,000	7,377	121,944	\$32.91
GRAND TOTAL	31,965,844	4,182,170	13.1%	16.6%	1,088,807	134,451	371,761	\$30.33

SUBMARKET	INVENTORY SF	DIRECT VACANT SF	DIRECT VACANCY RATE	OVERALL AVAILABILITY RATE	UNDER CONSTRUCTION SF	NET ABSORPTION SF	Y-O-Y NET ABSORPTION SF	ASKING RENT PSF, FULL SERVICE
290 CORRIDOR								
OFF CAMPUS	642,396	113,303	17.6%	19.2%	24,220	357	2,959	\$28.81
ON CAMPUS	628,244	195,328	31.1%	31.7%	-	-2,490	-28,721	\$36.80
290 CORRIDOR TOTAL	1,270,640	308,631	24.3%	25.2%	24,220	-2,133	-25,762	\$34.02
BAYTOWN/CHANNELVIEW								
OFF CAMPUS	293,628	115,550	39.4%	36.3%	30,000	-7,931	-41,496	\$27.15
ON CAMPUS	143,291	-	-	-	-	-	-	-
BAYTOWN/CHANNELVIEW TOTAL	436,919	115,550	26.4%	25.1%	30,000	-7,931	-41,496	\$27.15
BELLAIRE								
OFF CAMPUS	1,342,310	180,530	13.4%	19.0%	-	-14,278	-1,499	\$29.30
ON CAMPUS	226,714	6,565	2.9%	2.9%	-	-	-	\$41.69
BELLAIRE TOTAL	1,569,024	187,095	11.9%	16.6%	-	-14,278	-1,499	\$29.65
CLEAR LAKE								
OFF CAMPUS	828,439	59,959	7.2%	19.6%	152,871	-209	-10,132	\$23.82
ON CAMPUS	1,284,034	52,757	4.1%	3.6%	173,000	-5,650	-6,581	\$33.10
CLEAR LAKE TOTAL	2,112,473	112,716	5.3%	10.1%	325,871	-5,859	-16,713	\$27.50
CONROE								
OFF CAMPUS	311,171	22,417	7.2%	14.2%	53,000	12,147	38,651	\$22.89
ON CAMPUS	640,145	74,159	11.6%	15.4%	-	7,651	11,625	\$30.61
CONROE TOTAL	951,316	96,576	10.2%	15.0%	53,000	19,798	50,276	\$28.21

HOUSTON MEDICAL OFFICE MARKET INDICATORS

SUBMARKET	INVENTORY SF	DIRECT VACANT SF	DIRECT VACANCY RATE	OVERALL AVAILABILITY RATE	UNDER CONSTRUCTION SF	NET ABSORPTION SF	Y-O-Y NET ABSORPTION SF	ASKING RENT PSF, FULL SERVICE
FAR WEST								
OFF CAMPUS	875,760	137,051	15.6%	16.9%	-	26,620	22,709	\$34.95
ON CAMPUS	825,647	122,013	14.8%	16.4%	-	-	3,822	\$26.90
FAR WEST TOTAL	1,701,407	259,064	15.2%	16.7%	-	26,620	26,531	\$31.08
INNER LOOP								
OFF CAMPUS	1,520,416	226,184	14.9%	16.0%	-	22,310	-11,257	\$30.65
ON CAMPUS	421,706	180,187	42.7%	45.7%	-	9,030	3,889	\$25.99
INNER LOOP TOTAL	1,942,122	406,371	20.9%	22.5%	-	31,340	-7,368	\$28.56
NEAR NORTH								
OFF CAMPUS	1,337,252	426,678	31.9%	40.1%	-	-21,808	-97,406	\$20.60
ON CAMPUS	-	-	-	-	-	-	-	-
NEAR NORTH TOTAL	1,337,252	426,678	31.9%	40.1%	-	-21,808	-97,406	\$20.60
NEAR SOUTHWEST								
OFF CAMPUS	713,543	77,282	10.8%	10.5%	103,647	19,851	-15,199	\$21.83
ON CAMPUS	612,630	130,636	21.3%	29.2%	-	-	-1,458	\$22.33
NEAR SOUTHWEST TOTAL	1,326,173	207,918	15.7%	18.5%	103,647	19,851	-16,657	\$22.17
NEAR WEST								
OFF CAMPUS	1,721,090	169,002	9.8%	11.8%	-	-7,345	120,489	\$25.48
ON CAMPUS	2,174,971	176,277	8.1%	11.1%	-	1,627	21,303	\$31.89
NEAR WEST TOTAL	3,896,061	345,279	8.9%	11.4%	-	-5,718	141,792	\$28.61
NORTHEAST								
OFF CAMPUS	1,034,034	90,500	8.8%	11.9%	-	2,231	-12,665	\$27.84
ON CAMPUS	239,098	76,227	31.9%	31.9%	-	1,706	20,948	\$32.87
NORTHEAST TOTAL	1,273,132	166,727	13.1%	15.7%	-	3,937	8,283	\$30.07

HOUSTON MEDICAL OFFICE MARKET INDICATORS

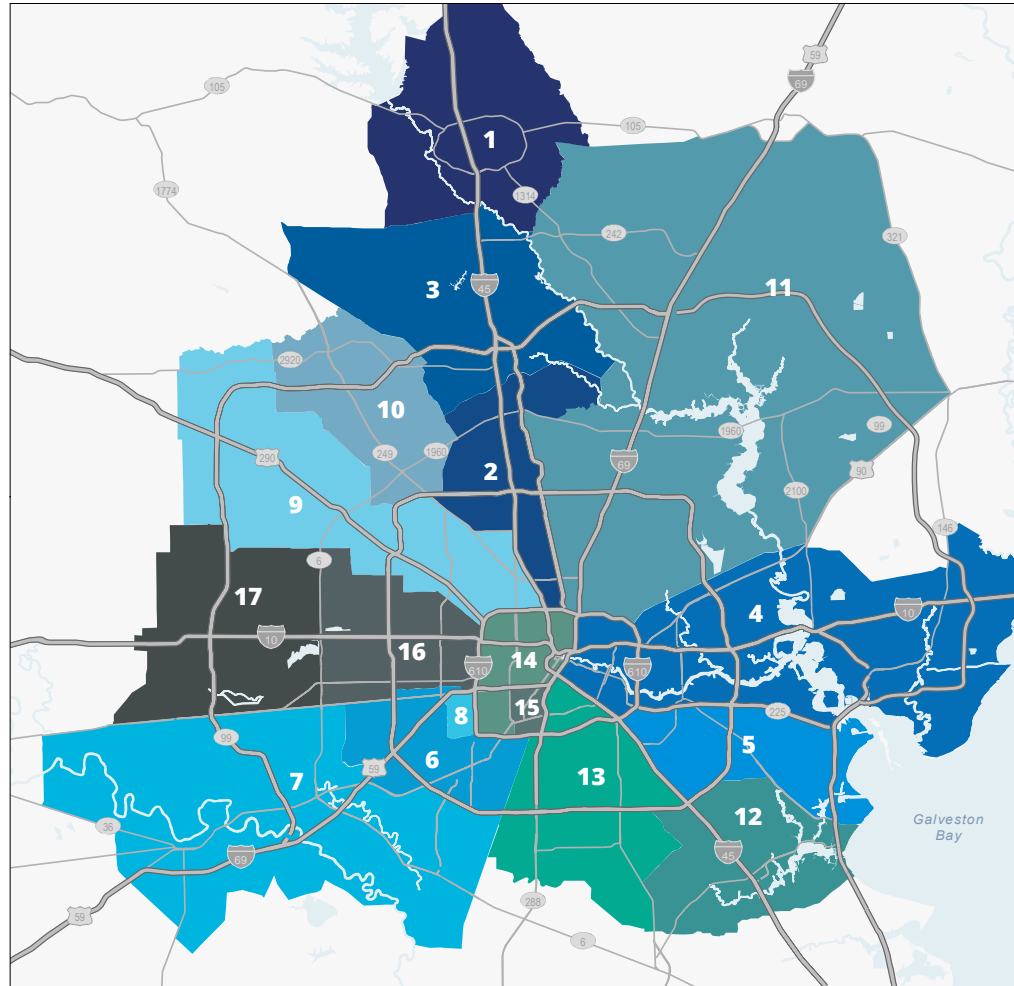
SUBMARKET	INVENTORY SF	DIRECT VACANT SF	DIRECT VACANCY RATE	OVERALL AVAILABILITY RATE	UNDER CONSTRUCTION SF	NET ABSORPTION SF	Y-O-Y NET ABSORPTION SF	ASKING RENT PSF, FULL SERVICE
PASADENA								
OFF CAMPUS	505,525	98,412	19.5%	20.1%	-	3,724	-13,655	\$24.82
ON CAMPUS	84,655	9,940	11.7%	11.7%	-	-	1,981	\$32.48
PASADENA TOTAL	590,180	108,352	18.4%	18.9%	-	3,724	-11,674	\$24.87
SOUTH								
OFF CAMPUS	552,671	55,724	10.1%	17.2%	47,500	3,851	9,885	\$28.83
ON CAMPUS	261,425	41,416	15.8%	18.0%	50,000	1,505	1,505	\$35.82
SOUTH TOTAL	814,096	97,140	11.9%	17.5%	97,500	5,356	11,390	\$32.33
SUGAR LAND								
OFF CAMPUS	1,193,397	221,108	18.5%	23.4%	-	14,437	31,018	\$31.79
ON CAMPUS	913,061	100,471	11.0%	11.1%	160,000	5,532	5,430	\$28.99
SUGAR LAND TOTAL	2,106,458	321,579	15.3%	17.5%	160,000	19,969	36,448	\$30.94
THE WOODLANDS								
OFF CAMPUS	1,370,296	143,784	10.5%	19.4%	90,662	36,031	58,333	\$34.24
ON CAMPUS	1,223,058	81,448	6.7%	15.1%	-	-18,362	5,323	\$38.42
THE WOODLANDS TOTAL	2,593,354	225,232	8.7%	17.4%	90,662	17,669	63,656	\$36.01
TMC								
OFF CAMPUS	2,326,562	247,157	10.6%	15.8%	38,907	34,745	173,678	\$37.56
ON CAMPUS	4,641,472	451,485	9.7%	12.6%	-	4,816	16,471	\$38.05
TMC TOTAL	6,968,034	698,642	10.0%	13.6%	38,907	39,561	190,149	\$37.86
TOMBALL								
OFF CAMPUS	782,546	92,255	11.8%	13.8%	165,000	2,341	-4,596	\$27.61
ON CAMPUS	294,657	6,365	2.2%	2.9%	-	2,012	66,407	\$38.25
TOMBALL TOTAL	1,077,203	98,620	9.2%	11.3%	165,000	4,353	61,811	\$28.25

RESEARCH METHODOLOGY

The information in this report is the result of a compilation of information on healthcare/ medical office properties located in the Houston metropolitan area. This report includes single tenant, multi-tenant and owner-user properties 20,000 SF and larger, excluding those properties owned and occupied by a government agency.

ABOUT TRANSWESTERN

The privately held Transwestern companies have been delivering a higher level of personalized service and innovative real estate solutions since 1978. Through an integrated, customized approach that begins with good ideas, the firm drives value for clients across commercial real estate services, development, investment management, and opportunistic endeavors for high-net-worth investors. Operating from 33 U.S. offices, Transwestern extends its platform capabilities globally through strategic alliance partners whose unique geographic, cultural, and business expertise fuels creative solutions. Learn more at transwestern.com and [@Transwestern](https://twitter.com/Transwestern).



Houston Medical Submarkets

- North**
 - 1 Conroe
 - 2 Near North
 - 3 The Woodlands
- East**
 - 4 Baytown/Channelview
 - 5 Pasadena
- Southwest**
 - 6 Southwest Near
 - 7 Sugar Land
 - 8 Bellaire
- Northwest**
 - 9 290 Corridor
 - 10 Tomball
- Northeast**
 - 11 Northeast
- Southeast**
 - 12 Clear Lake
 - 13 South
- Central**
 - 14 Inner Loop
 - 15 TMC
- West**
 - 16 Near West
 - 17 Far West

FOR MORE INFORMATION

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