



TRANSWESTERN

REAL ESTATE SERVICES

OFFICE MARKETWATCH

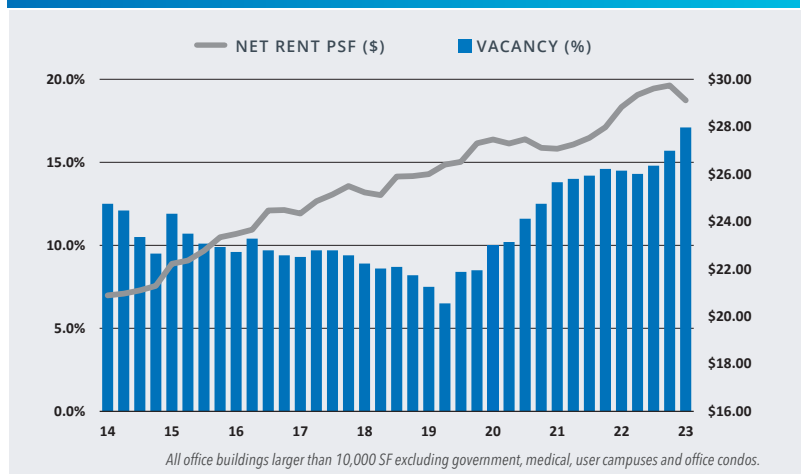
AUSTIN | Q1 2023



Recent Office Leases

- CBD :: Locke Lord (sublease)**
27,826 SF at 300 Colorado
- Southwest :: ePayPolicy**
19,953 SF at 5000 Plaza on the Lake
- CBD :: Industrious**
20,573 SF at 301 Congress
- Round Rock :: LJA Engineering (sublease)**
18,575 SF at La Frontera Plaza

OFFICE LEASE STATISTICS :: VACANCY & RENTAL RATE



Recent Office Sales

- North :: Offices at Braker**
Braker at Kramer Lane
546,965 SF in 13 value office buildings
Buyer: MIG Real Estate
Seller: World Class Capital

Office Sales Statistics

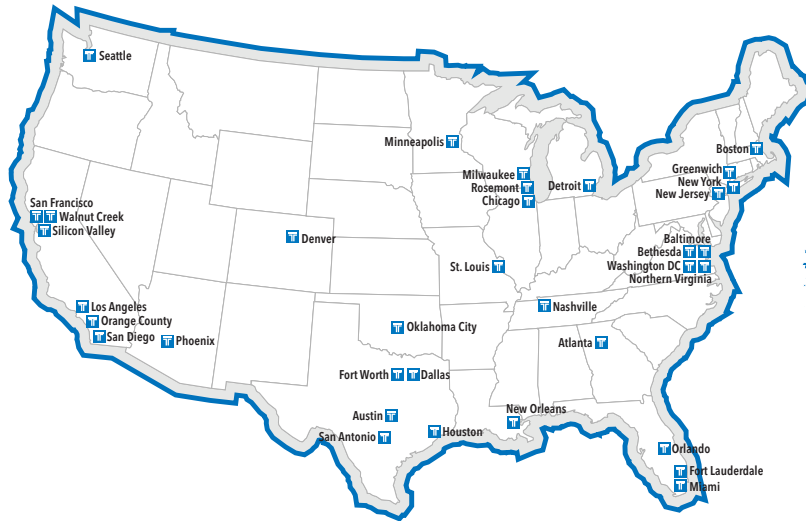
	AUSTIN TRAILING 12 MO.	AUSTIN Q1 2023	U.S. TRAILING 12 MO.	U.S. Q1 2023
Volume (\$ Mil)	\$1,358.9	\$199.2	\$86,557.8	\$7,677.3
Number of Properties	68	9	4,864	669
Total Square Feet	3,680,465	840,574	339,594,934	35,598,863
Average Price per SF	\$466	\$355	\$256	\$222
Average Cap Rate (Yield)	6.3%	6.5%	6.4%	6.7%

SOURCE: Real Capital Analytics

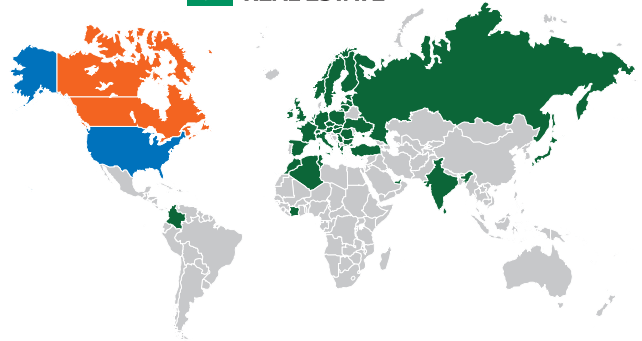
Q1 2023 Office Lease Statistics By Submarket

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	0	0	95.5%	95.5%	0	\$0.00	\$18.88	\$14.88	\$18.60
Caldwell County	1	10,832	0	0	100.0%	100.0%	0	\$0.00	\$0.00	\$15.21	\$15.21
CBD	131	16,242,079	(37,940)	141,570	81.7%	78.3%	2,587,370	\$44.86	\$28.83	\$21.19	\$40.04
Cedar Park	57	1,840,185	(66,807)	0	90.6%	90.2%	181,901	\$27.00	\$23.90	\$18.60	\$25.22
Central	106	4,639,639	(79,674)	43,670	85.3%	82.7%	92,217	\$36.64	\$23.08	\$25.26	\$25.92
East	82	5,173,550	9,291	33,909	71.9%	68.0%	1,883,421	\$42.87	\$34.02	\$18.97	\$35.59
Far Northeast	17	350,813	9,808	2,728	84.6%	84.1%	105,507	\$0.00	\$20.67	\$17.52	\$20.09
Far Northwest	62	4,484,925	(59,313)	33,924	86.4%	79.2%	14,800	\$25.21	\$19.81	\$18.32	\$21.79
Georgetown	42	936,111	45,245	5,667	88.1%	88.1%	120,797	\$26.38	\$21.17	\$14.00	\$21.12
Hays County	49	1,164,139	41,258	7,773	87.5%	87.2%	99,164	\$24.00	\$20.59	\$17.71	\$20.58
North	90	8,190,678	(22,356)	26,073	90.7%	87.3%	695,865	\$40.93	\$26.38	\$16.91	\$32.88
Northeast	61	4,052,158	37,906	16,233	70.0%	59.2%	0	\$24.05	\$18.25	\$15.41	\$20.57
Northwest	251	14,783,355	(160,795)	148,088	79.0%	74.7%	0	\$23.29	\$22.09	\$18.29	\$22.60
Round Rock	83	2,583,611	(23,899)	13,665	94.9%	94.4%	615,882	\$23.00	\$20.22	\$19.10	\$21.08
South	112	4,407,411	(122,322)	38,962	77.6%	74.3%	409,028	\$30.29	\$29.01	\$18.32	\$28.50
Southeast	40	3,437,103	(116,406)	10,501	83.7%	83.4%	140,763	\$27.32	\$24.36	\$14.65	\$24.41
Southwest	273	13,280,953	(105,598)	19,286	85.8%	81.6%	321,257	\$32.30	\$24.87	\$22.21	\$29.31
West Central	32	1,800,674	(278,829)	664,985	91.4%	88.8%	21,500	\$34.02	\$27.71	\$21.92	\$31.00
AUSTIN	1,498	87,559,243	(930,431)	1,207,034	82.9%	79.0%	7,289,472	\$34.46	\$24.75	\$20.27	\$29.11

Transwestern Locations



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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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