



TRANSWESTERN

REAL ESTATE SERVICES

OFFICE MARKETWATCH

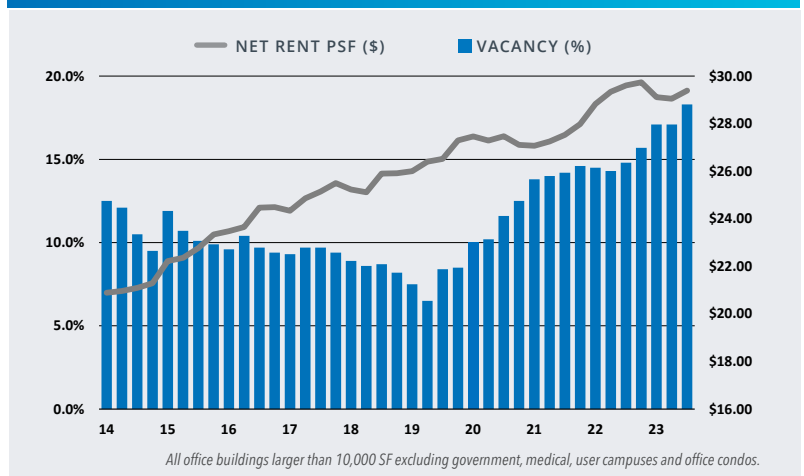
AUSTIN | Q3 2023



Recent Office Leases

- Southwest :: Swinerton (renew)
23,067 SF at Encino Trace
- North :: Samsung
13,932 SF at Domain Tower 2
- Northwest :: Contigo Technology
11,397 SF at Campus at Arboretum
- Southwest :: Electric Power Engineers
17,132 SF at Uplands Corporate Center

OFFICE LEASE STATISTICS :: VACANCY & RENTAL RATE



All office buildings larger than 10,000 SF excluding government, medical, user campuses and office condos.

Recent Office Sales

- Southwest :: Three Barton Skwyay
1221 South MoPac Expressway
182,503 SF Class A Office Building
Buyer: Riverside Resources / Keller Williams
Seller: Brandywine Realty Trust

Office Sales Statistics

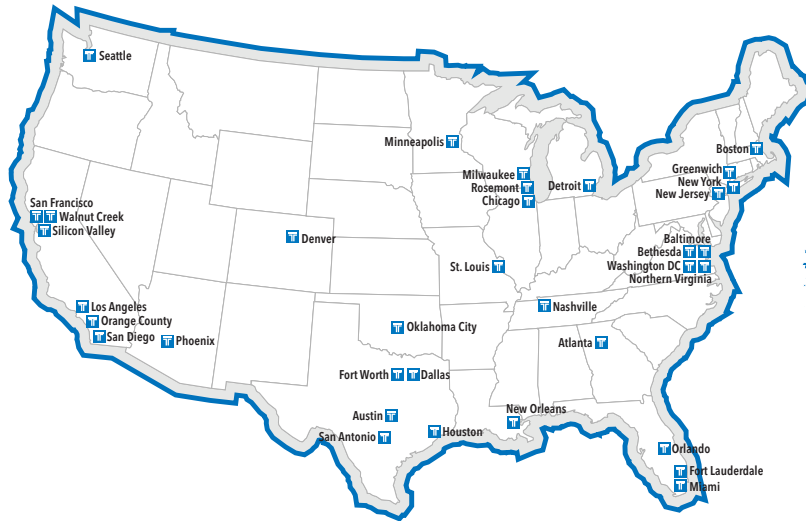
	AUSTIN TRAILING 12 MO.	AUSTIN Q3 2023	U.S. TRAILING 12 MO.	U.S. Q3 2023
Volume (\$ Mil)	\$1,092.3	\$364.0	\$56,755.8	\$10,199.9
Number of Properties	57	12	4,291	942
Total Square Feet	3,217,228	969,214	250,663,150	50,612,976
Average Price per SF	\$390	\$378	\$226	\$200
Average Cap Rate (Yield)	6.8%	6.9%	6.9%	6.9%

SOURCE: Real Capital Analytics

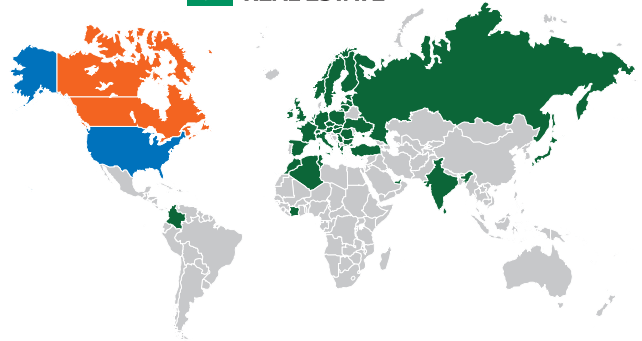
Q3 2023 Office Lease Statistics By Submarket

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	90.0%	90.0%	0	\$0.00	\$15.88	\$14.88	\$15.81
Caldwell County	1	10,832	0	0	100.0%	100.0%	0	\$0.00	\$0.00	\$15.21	\$15.21
CBD	134	17,048,467	(27,283)	409,993	78.6%	71.8%	2,244,105	\$44.34	\$28.96	\$23.00	\$39.74
Cedar Park	58	1,854,770	14,313	35,575	86.2%	81.3%	190,484	\$27.25	\$24.18	\$18.60	\$25.46
Central	108	4,684,120	(153,554)	125,566	82.1%	79.5%	101,717	\$36.89	\$21.45	\$24.40	\$24.76
East	82	5,040,991	54,796	106,977	85.3%	80.4%	1,778,873	\$45.28	\$32.25	\$18.00	\$34.85
Far Northeast	17	350,813	7,418	4,846	83.5%	83.5%	44,742	\$0.00	\$21.04	\$16.13	\$20.14
Far Northwest	61	4,450,623	(78,118)	64,023	80.6%	65.5%	0	\$25.24	\$19.99	\$18.98	\$21.96
Georgetown	43	997,249	59,846	40,988	89.2%	88.9%	48,266	\$27.50	\$21.41	\$14.82	\$21.65
Hays County	49	1,164,183	68,474	98,870	86.3%	83.6%	72,234	\$24.64	\$21.55	\$18.75	\$21.55
North	89	8,166,336	(20,259)	123,315	90.3%	83.8%	695,865	\$41.29	\$24.58	\$17.26	\$32.19
Northeast	61	4,070,079	(48,656)	74,088	68.7%	52.5%	257,000	\$24.05	\$17.51	\$15.43	\$20.26
Northwest	251	13,809,159	(542,214)	399,647	79.1%	73.7%	0	\$28.31	\$21.78	\$17.97	\$25.22
Round Rock	86	2,675,517	(6,805)	58,737	92.1%	90.5%	600,293	\$24.00	\$24.24	\$18.97	\$23.47
South	112	4,433,292	(236,759)	112,895	74.4%	66.8%	422,649	\$30.29	\$27.16	\$22.78	\$27.76
Southeast	41	3,467,030	(48,438)	62,875	80.4%	73.1%	58,738	\$29.16	\$24.49	\$15.29	\$24.90
Southwest	275	13,861,510	(159,533)	402,296	83.9%	78.9%	307,514	\$31.38	\$24.69	\$20.12	\$28.75
West Central	32	1,714,027	28,064	44,403	88.6%	87.5%	72,230	\$34.74	\$25.04	\$20.32	\$29.69
AUSTIN	1,509	87,980,025	(1,088,708)	2,165,094	81.7%	75.3%	6,894,710	\$35.21	\$24.32	\$20.50	\$29.39

Transwestern Locations



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Austin Team Members

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Chris Stutzman, Managing Director
Bryan McMurrey, Managing Director
Witt Westbrook, Managing Director
Carter Thurmond, Managing Director
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Hunter Jones, Senior Vice President
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Stayton Wright, Vice President
Nash Frisbie, Vice President
Max Appling, Vice President
Marshall Thurmond, Senior Associate
Ryan Thuma, Senior Associate
Rye Hinkle, Senior Associate
Tyler Gauntt, Senior Associate
Bailey Sousa, Associate
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Rob Ellwood, Business Analyst

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 Capital Markets & Corp. Services
 Capital Markets - Multifamily
 Capital Markets - Multifamily
 Agency Leasing & Capital Markets
 Agency Leasing & Capital Markets
 Agency Leasing & Tenant Advisory
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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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