



TRANSWESTERN

REAL ESTATE SERVICES

OFFICE MARKETWATCH

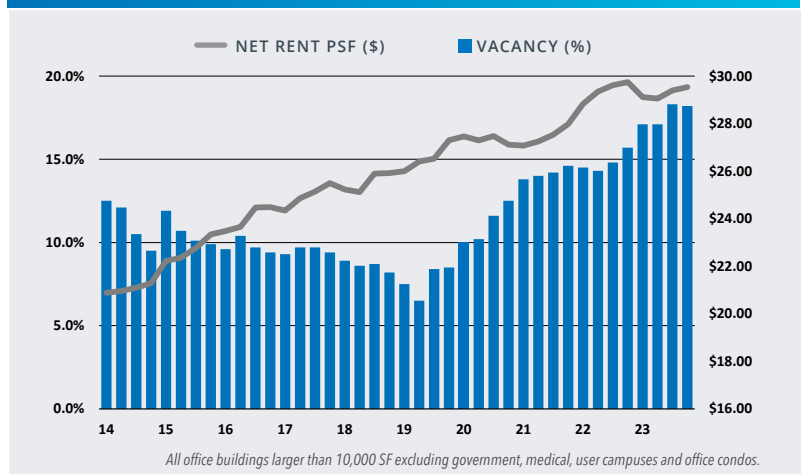
AUSTIN | Q4 2023



Recent Office Leases

- **Far Northwest :: Google (renew)**
180,133 SF at 7700 Parmer B
- **North :: Wise**
28,000 SF at Domain Tower 2
- **Central :: Armanino**
14,130 SF at River South
- **Southwest :: AMD (renew)**
98,920 SF at The Summit at Lanata 1

OFFICE LEASE STATISTICS :: VACANCY & RENTAL RATE



Recent Office Sales

- **Far Northwest :: Arbor Square I & II**
12885 Research Blvd
75,918 SF 2-Story Value Office Buildings
Buyer: Kyle Campbell
Seller: Entrada Partners

Office Sales Statistics

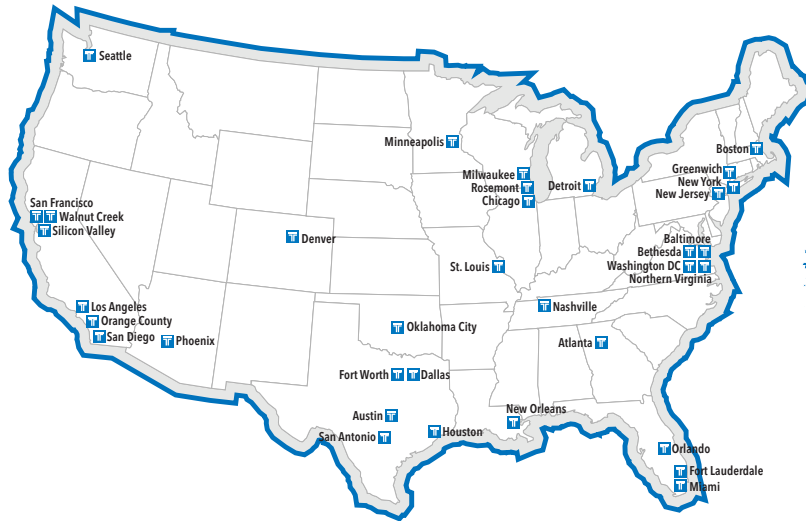
	AUSTIN TRAILING 12 MO.	AUSTIN Q4 2023	U.S. TRAILING 12 MO.	U.S. Q4 2023
Volume (\$ Mil)	\$914.9	\$32.0	\$48,126.6	\$11,017.2
Number of Properties	48	6	3,723	663
Total Square Feet	2,793,141	85,897	219,036,853	47,533,033
Average Price per SF	\$377	N/A	\$221	\$251
Average Cap Rate (Yield)	6.9%	N/A	7.0%	7.2%

SOURCE: Real Capital Analytics

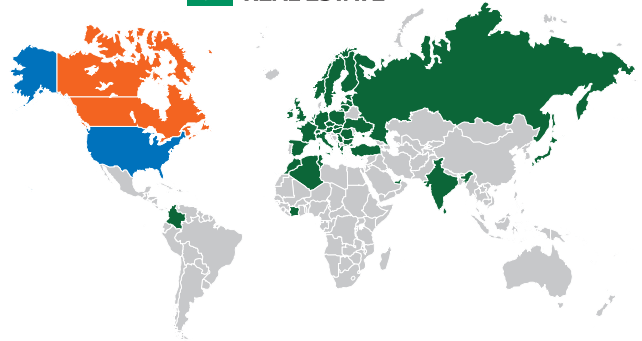
Q4 2023 Office Lease Statistics By Submarket

SUBMARKET	NO. OF BLDGS	INVENTORY	YTD NET ABSORPTION	YTD LEASING ACTIVITY	DIRECT OCCUP.	TOTAL OCCUP.	ALL UNDER CONSTR.	CLASS A NET RENT	CLASS B NET RENT	CLASS C NET RENT	AVE NET RENT
Bastrop County	9	181,027	0	5,719	93.1%	93.1%	0	\$0.00	\$18.00	\$14.88	\$17.78
Caldwell County	1	10,832	0	0	100.0%	100.0%	22,500	\$0.00	\$0.00	\$15.35	\$15.35
CBD	134	17,267,751	(25,631)	544,135	78.1%	71.4%	2,127,105	\$44.31	\$28.54	\$23.00	\$39.43
Cedar Park	61	1,849,559	(5,066)	40,695	86.0%	81.1%	173,006	\$27.72	\$23.73	\$18.60	\$25.43
Central	108	4,674,390	(175,015)	161,910	81.0%	78.5%	101,717	\$36.36	\$21.34	\$24.56	\$24.64
East	82	5,134,601	86,863	135,078	83.0%	79.4%	1,650,873	\$45.30	\$32.52	\$18.38	\$35.51
Far Northeast	17	350,813	8,720	9,066	84.7%	84.7%	44,742	\$0.00	\$21.09	\$15.35	\$20.04
Far Northwest	60	4,463,523	(85,761)	67,844	80.2%	66.0%	0	\$25.69	\$20.20	\$18.45	\$22.24
Georgetown	43	973,864	63,866	45,329	88.0%	87.7%	118,325	\$30.53	\$22.50	\$16.34	\$23.06
Hays County	49	1,164,183	69,392	103,415	86.3%	83.6%	3,900	\$27.95	\$24.93	\$18.75	\$24.60
North	89	8,452,776	(19,011)	129,013	90.5%	85.0%	363,000	\$40.97	\$24.68	\$17.26	\$32.49
Northeast	62	4,082,618	9,047	79,134	70.9%	54.7%	254,961	\$24.50	\$17.77	\$15.30	\$20.54
Northwest	250	13,673,418	(552,535)	572,394	79.5%	73.8%	0	\$27.63	\$21.52	\$17.98	\$24.79
Round Rock	86	2,679,185	(14,585)	69,581	91.9%	90.2%	853,170	\$26.35	\$25.38	\$19.14	\$24.90
South	114	4,454,472	(218,914)	247,971	78.8%	72.5%	414,623	\$37.58	\$28.29	\$23.10	\$30.72
Southeast	41	3,467,030	(44,219)	96,153	80.8%	73.4%	58,738	\$28.65	\$21.41	\$23.47	\$22.85
Southwest	274	13,816,770	(241,784)	698,688	83.3%	78.9%	284,077	\$31.46	\$23.68	\$20.92	\$28.38
West Central	33	1,727,752	38,804	103,188	89.8%	88.0%	0	\$37.00	\$25.04	\$20.56	\$30.77
AUSTIN	1,513	88,424,564	(1,105,829)	3,109,313	81.8%	75.7%	6,470,737	\$35.55	\$24.15	\$20.99	\$29.53

Transwestern Locations



Alliance Partners



Austin Team Members

Brandon Lester, Regional Leader
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 Bryan McMurrey, Managing Director
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 Luke Wheeler, Vice President
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 Max Appling, Vice President
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 Marshall Thurmond, Senior Associate
 Ryan Thuma, Senior Associate
 Rye Hinkle, Senior Associate
 Tyler Gauntt, Senior Associate
 Bailey Sousa, Associate
 Rachel Becker, Associate
 Rob Ellwood, Business Analyst

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