



TRANSWESTERN

REAL ESTATE SERVICES

OFFICE MARKETWATCH

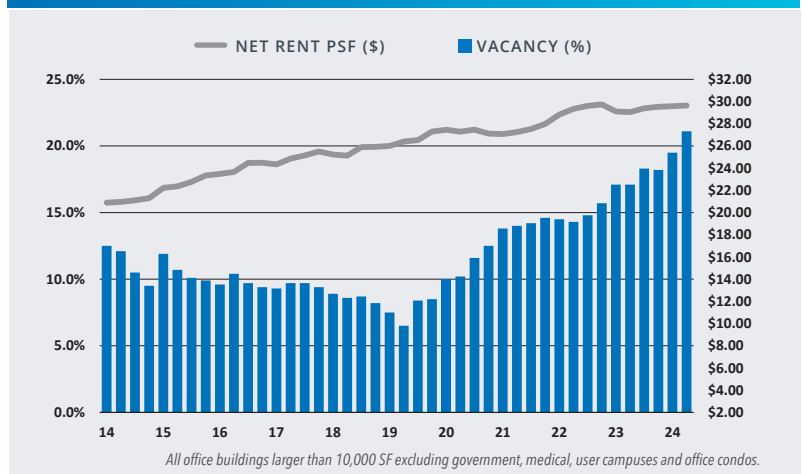
AUSTIN | Q2 2024



Recent Office Leases

- CBD :: Logic Monior**
19,921 SF at San Jacinto Center
- North :: Nat'L Credit Union Administration**
16,135 SF at Offices at the Domain (sublease)
- Southwest :: Ansys**
16,906 SF at Las Cimas II
- CBD :: Foley & Lardner**
15,458 SF at 600 Congress

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 :: Las Cimas II & III**
805-807 Las Cimas Parkway
308,525 SF in two mid-rise office buildings
Buyer: Wells Fargo
Seller: Rockpoint Group

Office Sales Statistics

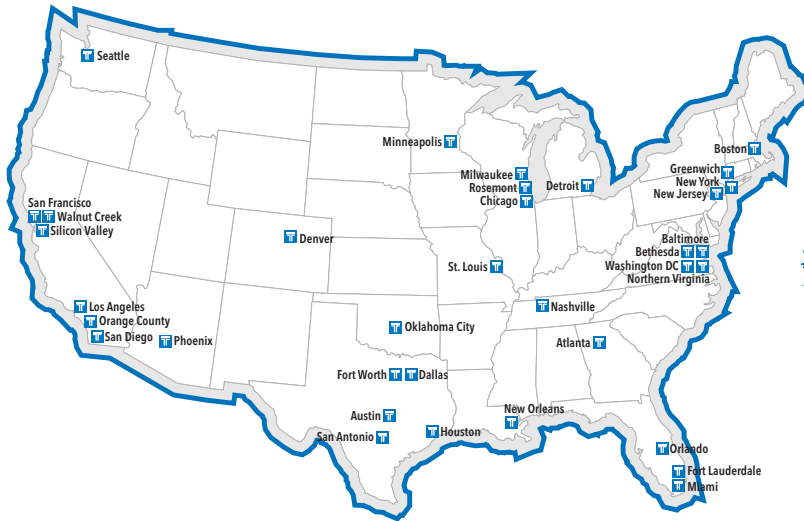
	AUSTIN TRAILING 12 MO.	AUSTIN Q2 2024	U.S. TRAILING 12 MO.	U.S. Q2 2024
Volume (\$ Mil)	\$1,109.3	\$167.6	\$53,666.4	\$10,819.1
Number of Properties	43	9	4,167	812
Total Square Feet	3,262,961	534,717	257,919,361	57,289,526
Average Price per SF	\$352	\$328	\$203	\$194
Average Cap Rate (Yield)	7.0%	7.0%	7.2%	7.0%

SOURCE: Real Capital Analytics

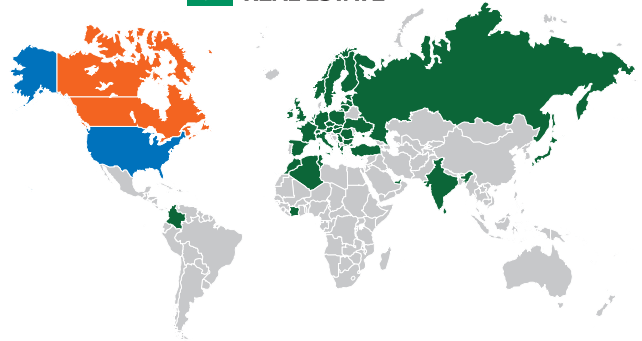
Q2 2024 Office Lease Statistics By Submarket

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	(9,900)	0	92.0%	92.0%	0	\$0.00	\$20.01	\$18.00	\$19.87
Caldwell County	1	10,832	0	0	100.0%	100.0%	22,500	\$0.00	\$0.00	\$20.04	\$20.04
CBD	133	17,997,189	185,546	333,158	77.2%	68.3%	1,819,285	\$46.46	\$28.91	\$21.04	\$41.07
Cedar Park	59	1,740,297	(31,652)	35,761	80.3%	73.7%	117,179	\$27.82	\$25.13	\$18.60	\$26.29
Central	109	4,862,937	58,770	70,282	77.5%	75.1%	0	\$33.40	\$19.01	\$22.58	\$22.75
East	85	5,194,802	(18,210)	86,555	83.1%	77.7%	1,200,800	\$44.77	\$34.69	\$21.15	\$36.86
Far Northeast	18	363,143	4,619	9,495	84.6%	84.6%	45,414	\$0.00	\$22.71	\$16.50	\$21.40
Far Northwest	61	4,498,319	(110,312)	29,654	78.7%	68.2%	573,402	\$28.64	\$22.12	\$11.64	\$24.34
Georgetown	44	975,006	14,145	45,400	89.1%	87.2%	174,336	\$28.37	\$23.98	\$16.64	\$24.06
Hays County	50	1,194,350	17,992	56,597	84.1%	82.2%	12,600	\$25.13	\$23.98	\$21.95	\$23.89
North	88	8,876,184	281,737	106,586	85.4%	80.8%	0	\$39.99	\$22.67	\$21.14	\$31.31
Northeast	64	4,298,438	(18,123)	100,445	65.4%	50.8%	190,000	\$24.05	\$16.71	\$15.36	\$20.08
Northwest	251	14,842,023	(171,893)	365,385	72.2%	68.1%	0	\$28.55	\$22.37	\$17.87	\$25.60
Round Rock	84	2,678,832	(26,783)	38,786	92.2%	90.0%	839,350	\$28.02	\$18.25	\$17.45	\$21.66
South	118	4,599,152	76,686	42,865	79.0%	71.4%	414,623	\$35.46	\$22.91	\$21.82	\$26.89
Southeast	43	3,561,585	(81,093)	87,057	84.6%	76.9%	0	\$29.75	\$22.00	\$19.91	\$22.88
Southwest	271	13,662,241	112,211	271,187	80.2%	77.0%	102,056	\$31.50	\$23.16	\$20.61	\$28.10
West Central	34	1,804,414	(15,252)	30,329	89.6%	88.0%	0	\$36.24	\$25.55	\$20.45	\$30.82
AUSTIN	1,522	91,340,771	268,488	1,709,542	78.9%	73.0%	5,511,545	\$36.26	\$23.62	\$20.15	\$29.64

Transwestern Locations



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Bryan McMurrey, Managing Director
Carter Thurmond, Managing Director
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Luke Wheeler, Vice President
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Max Appling, Vice President
Seth Gilford, Senior Associate
Marshall Thurmond, Senior Associate
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Rachel Becker, Associate
Rob Ellwood, Business Analyst

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 Capital Markets - Multifamily
 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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