

# MEDICAL OFFICE MARKETWATCH

## AUSTIN | Q2 2024



### Q2 2024 Purpose-Built Medical Office Statistics By Submarket

SUBMARKET	NO. OF BLDGS	INVENTORY	YTD NET ABSORPTION	YTD LEASING ACTIVITY	ALL HEALTHCARE UNDER CONSTR.	DIRECT OCCUPANCY	TOTAL OCCUPANCY	MEDICAL OFFICE AVERAGE NET RENT
Bastrop County	3	82,000	(9,900)	0	0	84.9%	84.9%	\$27.21
Cedar Park	15	520,898	(9,408)	7,991	0	91.3%	91.3%	\$29.94
Central	10	401,601	2,943	3,326	468,743	84.1%	84.1%	\$33.55
East	7	611,055	14,150	11,969	0	82.1%	82.1%	\$32.63
Far Northeast	4	124,525	2,370	0	36,000	82.7%	82.7%	\$24.69
Far Northwest	1	11,950	(685)	0	0	0.0%	0.0%	\$24.00
Georgetown	8	360,319	13,109	20,090	88,986	87.9%	87.9%	\$27.50
Hays County	18	518,538	(3,169)	31,065	0	89.4%	89.1%	\$26.92
North	10	449,330	(3,040)	0	0	99.2%	99.2%	\$26.72
Northwest	17	558,561	(14,484)	6,172	0	93.0%	93.0%	\$26.61
Round Rock	19	636,620	7,441	3,508	440,000	87.0%	88.9%	\$28.89
South	14	302,649	0	0	200,000	98.9%	98.9%	\$32.00
Southeast	1	13,565	0	0	18,904	100.0%	100.0%	\$32.52
Southwest	24	922,644	9,989	14,066	0	94.4%	92.7%	\$33.00
West Central	11	725,352	(4,763)	6,055	0	89.0%	88.4%	\$28.80
<b>AUSTIN MSA</b>	<b>162</b>	<b>6,239,607</b>	<b>4,553</b>	<b>104,242</b>	<b>1,252,633</b>	<b>90.0%</b>	<b>89.9%</b>	<b>\$29.68</b>

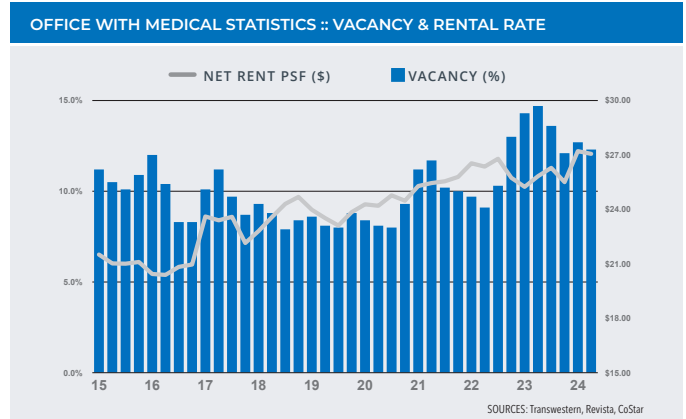
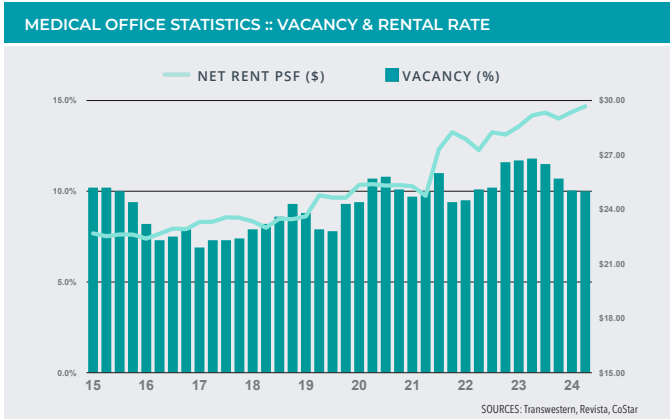
The above statistics include buildings that are specifically designed and built for medical office, 10,000 square feet and larger in size. Sources: Transwestern, Revista, CoStar.

### Q2 2024 Office with Medical Statistics By Submarket

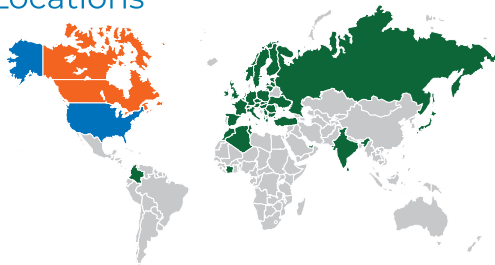
SUBMARKET	NO. OF BLDGS	INVENTORY	YTD NET ABSORPTION	YTD LEASING ACTIVITY	DIRECT OCCUPANCY	TOTAL OCCUPANCY	OFFICE W/MEDICAL AVERAGE NET RENT
Bastrop County	1	23,409	0	0	100.0%	100.0%	\$18.00
Cedar Park	18	281,060	(11,759)	2,057	89.4%	89.4%	\$23.15
Central	4	144,938	2,388	2,388	100.0%	97.4%	\$32.00
Far Northeast	6	125,271	(4,030)	3,502	90.1%	90.1%	\$23.50
Far Northwest	6	125,801	3,240	0	100.0%	100.0%	\$21.66
Georgetown	9	122,886	1,157	2,638	96.6%	96.6%	\$25.24
Hays County	8	152,766	0	0	90.4%	90.4%	\$25.32
North	4	129,856	(2,002)	0	97.0%	97.0%	\$32.00
Northwest	13	627,892	2,727	11,848	90.5%	90.5%	\$25.91
Round Rock	14	323,529	(12,972)	14,704	80.0%	80.1%	\$23.50
South	8	150,549	3,372	620	54.1%	54.1%	\$24.31
Southeast	1	12,600	0	0	100.0%	100.0%	\$24.00
Southwest	26	638,302	(9,402)	2,651	84.4%	82.3%	\$31.82
West Central	6	115,614	1,484	10,506	93.1%	93.1%	\$34.43
<b>AUSTIN MSA</b>	<b>124</b>	<b>2,974,473</b>	<b>(25,797)</b>	<b>50,914</b>	<b>87.7%</b>	<b>87.1%</b>	<b>\$27.06</b>

The above statistics include office buildings designed as traditional office but which contain a majority of medical office tenants and uses that conform to medical office standards, 10,000 square feet and larger in size. Sources: Transwestern, Revista, CoStar.

# AUSTIN | MEDICAL OFFICE MARKETWATCH



## Transwestern Locations



## Austin Team Members

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### METHODOLOGY

The information in this report is the result of a compilation of data on medical office and office properties that have a majority of medical office tenants, located in the Austin metropolitan area. It does not include retail space leased or utilized as medical office. *Net Absorption* refers to the change in *vacant* space. *Gross Leasing Activity* refers to the change in *available* space, including renewals, new leases, expansions, downsizes and subleases.

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