



TRANSWESTERN

REAL ESTATE SERVICES

OFFICE MARKETWATCH

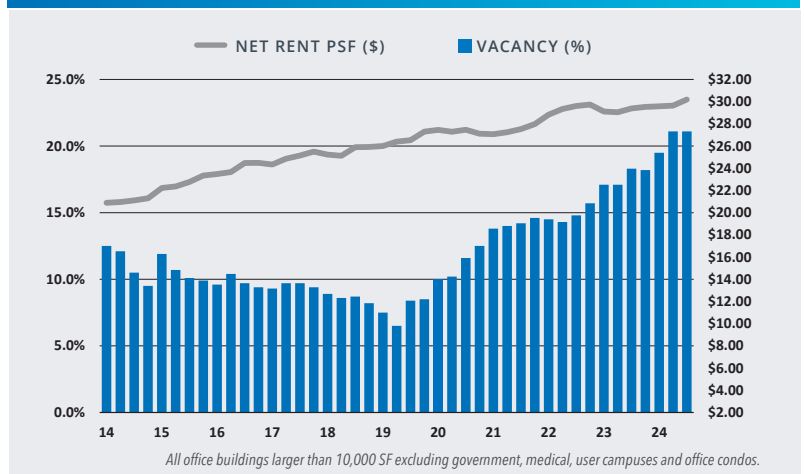
AUSTIN | Q3 2024



Recent Office Leases

- North :: IBM (sublease)
320,095 SF at Domain 12
- CBD :: Vista Equity Partners (renew)
73,397 SF at Frost Bank Tower
- North :: PayPal
91,023 SF at Domain Tower 2
- CBD :: Amplify Snack Brands
33,616 SF at IBC Bank Plaza

OFFICE LEASE STATISTICS :: VACANCY & RENTAL RATE



Recent Office Sales

- Northwest :: Bridgepoint Square 1-5
6300 Bridgepoint Parkway
441,910 SF in five mid-rise office buildings
Buyer: Marbella Interests
Seller: Equity Commonwealth

Office Sales Statistics

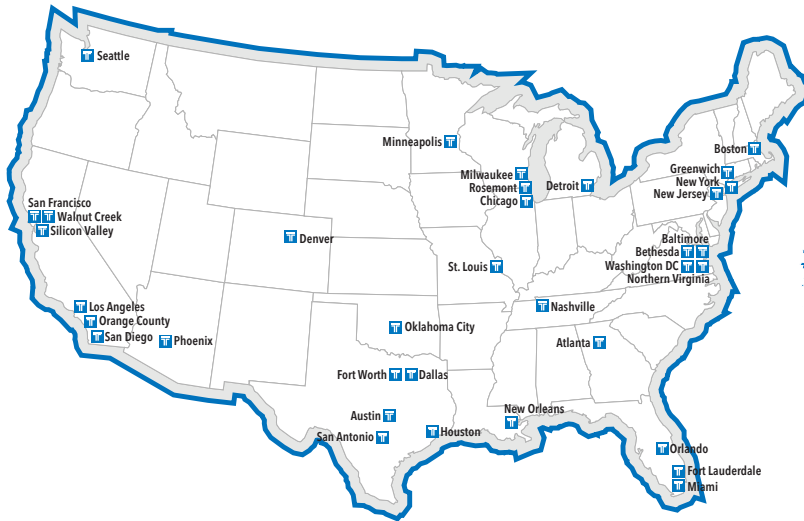
	AUSTIN TRAILING 12 MO.	AUSTIN Q3 2024	U.S. TRAILING 12 MO.	U.S. Q3 2024
Volume (\$ Mil)	\$1,023.9	\$73.5	\$54,736.0	\$10,899.3
Number of Properties	46	7	3,978	690
Total Square Feet	3,215,141	270,697	261,967,324	53,315,371
Average Price per SF	\$320	N/A	\$208	\$214
Average Cap Rate (Yield)	7.2%	N/A	7.2%	7.1%

SOURCE: Real Capital Analytics

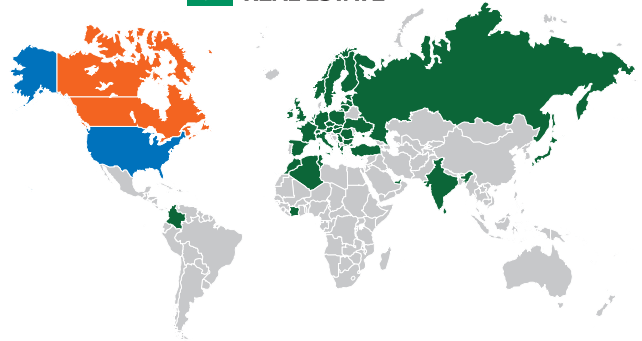
Q3 2024 Office Lease Statistics By Submarket

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	(11,935)	0	92.0%	92.0%	0	\$0.00	\$21.00	\$18.00	\$20.79
Caldwell County	2	21,722	0	0	100.0%	100.0%	0	\$0.00	\$0.00	\$20.04	\$9.99
CBD	142	19,146,623	128,862	564,898	77.2%	68.7%	1,819,285	\$46.25	\$31.80	\$21.67	\$42.10
Cedar Park	67	1,972,368	2,445	44,857	81.7%	75.8%	105,494	\$29.50	\$24.64	\$18.60	\$26.37
Central	112	4,898,673	(22,400)	178,765	80.1%	77.7%	0	\$33.39	\$20.43	\$16.95	\$22.00
East	95	6,478,753	(29,632)	143,757	73.9%	69.3%	403,000	\$44.07	\$26.89	\$27.71	\$34.98
Far Northeast	25	615,989	53,557	15,105	86.5%	86.5%	9,414	\$24.00	\$21.83	\$16.39	\$19.96
Far Northwest	62	4,523,285	(42,721)	93,620	79.3%	69.0%	573,402	\$28.76	\$22.42	\$15.00	\$25.06
Georgetown	52	1,226,898	34,681	64,398	91.0%	89.5%	158,081	\$27.92	\$24.29	\$18.64	\$24.43
Hays County	61	1,521,735	27,590	75,966	84.0%	82.4%	41,992	\$25.00	\$23.89	\$22.18	\$23.90
North	91	9,542,422	393,186	594,901	86.5%	82.1%	0	\$40.33	\$23.55	\$19.23	\$32.66
Northeast	64	4,215,271	(21,790)	125,094	63.7%	48.3%	0	\$24.00	\$17.03	\$15.29	\$20.08
Northwest	255	15,007,108	(201,248)	553,903	71.6%	68.6%	0	\$28.48	\$22.02	\$17.59	\$25.75
Round Rock	90	2,771,792	(1,741)	51,800	93.5%	90.8%	839,350	\$26.57	\$20.28	\$17.53	\$21.74
South	134	5,030,022	128,870	88,103	81.3%	73.9%	396,110	\$35.34	\$22.86	\$21.64	\$27.08
Southeast	42	3,311,054	(15,039)	111,124	84.0%	76.1%	0	\$27.42	\$20.66	\$19.41	\$22.27
Southwest	287	14,482,152	(28,684)	456,904	80.4%	77.4%	144,459	\$32.41	\$25.27	\$20.88	\$29.11
West Central	38	1,979,185	(31,729)	62,489	93.4%	91.1%	0	\$36.92	\$25.15	\$20.32	\$32.10
AUSTIN	1,628	96,926,079	362,272	3,225,684	78.9%	73.3%	4,490,587	\$36.64	\$23.76	\$19.51	\$30.19

Transwestern Locations



Alliance Partners



Austin Team Members

Brandon Lester, Regional Leader
Ty Puckett, Regional Partner
Hale Umstattd, Exec Managing Director
Bryan McMurrey, Managing Director
Carter Thurmond, Managing Director
Will Stewart, Senior Vice President
Hunter Jones, Senior Vice President
Connor Atchley, Senior Vice President
Luke Wheeler, Vice President
Stayton Wright, Vice President
Nash Frisbie, Vice President
Max Appling, Vice President
Seth Gilford, Senior Associate
Marshall Thurmond, Senior Associate
Ryan Thuma, Senior Associate
Rye Hinkle, Senior Associate
Bailey Sousa, Associate
Rachel Becker, Associate
Rob Ellwood, Business Analyst

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