



TRANSWESTERN

REAL ESTATE SERVICES

# OFFICE MARKETWATCH

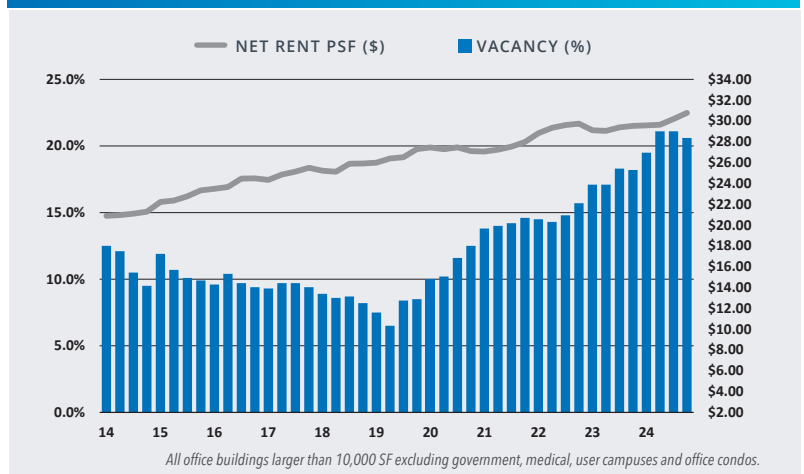
## AUSTIN | Q4 2024



### Recent Office Leases

- **CBD :: Bain & Company**  
38,138 SF at 405 Colorado
- **North :: Wise PLC**  
60,682 SF at Domain Tower 2
- **Southwest :: US Money Reserve**  
59,634 SF at Seven Oaks
- **Northwest :: AT&T (renew)**  
150,033 SF at Arboretum Point

### OFFICE LEASE STATISTICS :: VACANCY & RENTAL RATE



### Recent Office Sales

- **CBD :: Sail Tower**  
601 West 2nd Street  
723,000 SF high-rise CBD office building  
Buyer: Cousins Properties  
Seller: Trammell Crow Company

### Office Sales Statistics

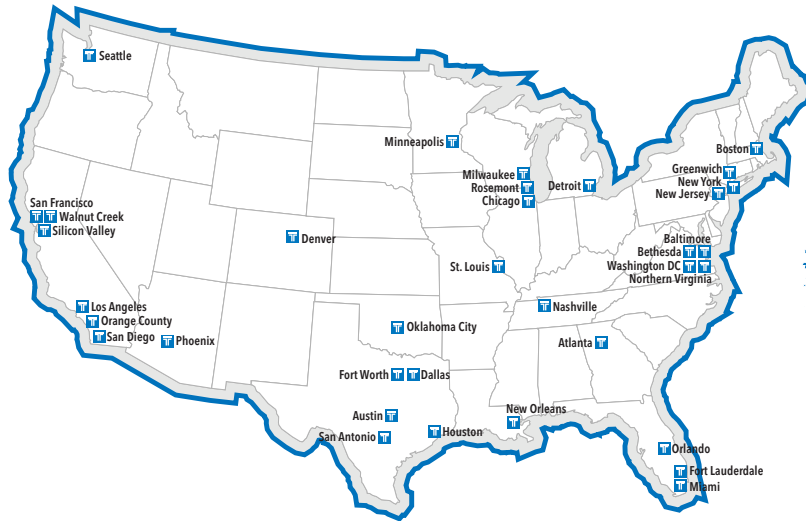
	AUSTIN TRAILING 12 MO.	AUSTIN Q4 2024	U.S. TRAILING 12 MO.	U.S. Q4 2024
Volume (\$ Mil)	\$1,694.4	\$658.1	\$58,727.7	\$16,560.8
Number of Properties	43	6	3,893	731
Total Square Feet	4,254,412	1,228,413	275,076,039	71,643,689
Average Price per SF	\$314	\$283	\$208	\$223
Average Cap Rate (Yield)	7.0%	7.2%	7.3%	7.3%

SOURCE: Real Capital Analytics

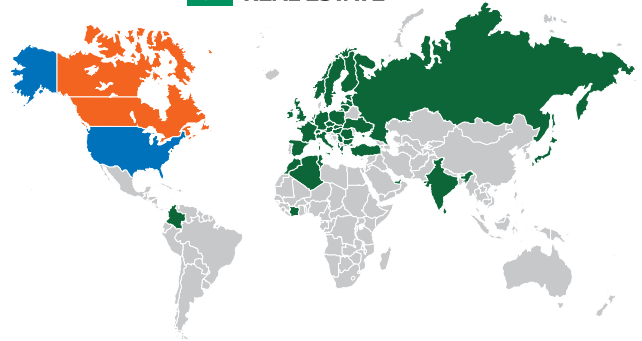
### Q4 2024 Office Lease Statistics By Submarket

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	12	238,798	(12,801)	0	89.3%	89.3%	0	\$0.00	\$21.00	\$18.00	\$20.11
Caldwell County	2	21,722	0	0	100.0%	100.0%	0	\$0.00	\$0.00	\$20.00	\$9.97
CBD	145	19,604,425	(109,441)	1,122,610	77.6%	69.4%	2,229,815	\$47.15	\$33.26	\$23.86	\$43.15
Cedar Park	75	2,113,379	(27,519)	57,796	81.2%	75.7%	90,194	\$25.90	\$24.40	\$18.60	\$24.82
Central	116	5,104,068	7,664	248,793	80.2%	77.8%	0	\$37.39	\$20.33	\$19.10	\$23.52
East	104	7,086,337	(106,446)	272,885	73.7%	69.4%	453,000	\$44.07	\$29.48	\$26.15	\$36.28
Far Northeast	25	591,773	46,537	22,031	92.2%	92.2%	9,414	\$24.00	\$22.81	\$19.91	\$21.77
Far Northwest	62	4,523,604	(20,787)	161,217	76.6%	66.3%	573,402	\$28.76	\$24.00	\$15.91	\$25.86
Georgetown	55	1,217,389	50,557	77,564	90.9%	89.1%	207,786	\$29.00	\$24.50	\$22.01	\$24.90
Hays County	71	1,679,910	39,216	91,659	86.1%	84.8%	73,022	\$25.00	\$23.88	\$15.58	\$22.87
North	93	9,584,577	422,235	855,190	86.9%	82.7%	0	\$40.50	\$24.38	\$19.23	\$33.09
Northeast	61	4,106,043	(57,736)	138,255	65.9%	50.2%	5,000	\$24.00	\$17.07	\$15.29	\$20.19
Northwest	261	15,127,106	32,253	994,699	71.9%	69.4%	0	\$28.57	\$21.35	\$17.47	\$25.48
Round Rock	96	2,912,154	(10,570)	123,175	93.2%	90.4%	829,150	\$26.57	\$20.43	\$17.80	\$21.90
South	138	5,374,346	155,808	245,914	76.8%	71.8%	97,679	\$34.84	\$26.30	\$23.77	\$29.34
Southeast	42	3,439,349	19,315	216,505	86.3%	78.7%	0	\$26.84	\$23.41	\$20.68	\$23.98
Southwest	302	14,603,640	(12,703)	836,746	83.7%	80.2%	139,015	\$32.30	\$25.26	\$22.97	\$29.10
West Central	41	1,985,297	(5,549)	68,241	92.9%	90.3%	0	\$37.27	\$25.15	\$20.72	\$31.75
<b>AUSTIN</b>	<b>1,701</b>	<b>99,313,917</b>	<b>410,033</b>	<b>5,533,280</b>	<b>79.4%</b>	<b>74.1%</b>	<b>4,707,477</b>	<b>\$37.04</b>	<b>\$24.60</b>	<b>\$20.55</b>	<b>\$30.78</b>

## Transwestern Locations



Alliance Partners



## Austin Team Members

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

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