



TRANSWESTERN

REAL ESTATE SERVICES

# MEDICAL OFFICE MARKETWATCH

## AUSTIN | Q4 2024



### Q4 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	(10,766)	0	0	83.8%	83.8%	\$27.21
Cedar Park	18	547,096	(19,626)	26,863	0	83.5%	84.5%	\$30.65
Central	10	399,601	(1,242)	3,326	604,155	83.0%	83.0%	\$28.59
East	7	611,054	14,150	11,969	0	82.1%	82.1%	\$32.00
Far Northeast	5	160,525	35,370	7,834	127,759	89.3%	89.3%	\$24.69
Far Northwest	1	11,950	(685)	0	0	0.0%	0.0%	\$24.00
Georgetown	10	370,349	30,025	26,599	139,000	84.5%	81.8%	\$29.90
Hays County	19	531,738	5,822	33,963	29,392	90.6%	90.6%	\$26.50
North	10	450,546	(2,971)	3,700	0	95.4%	95.4%	\$27.58
Northwest	17	558,561	(23,831)	12,556	0	92.0%	92.0%	\$24.00
Round Rock	19	631,424	16,550	11,956	690,000	92.6%	92.1%	\$28.98
South	14	302,649	0	1,541	313,514	100.0%	100.0%	\$29.00
Southeast	2	27,985	0	0	18,904	92.4%	92.4%	\$34.00
Southwest	24	924,644	13,422	31,543	63,029	95.3%	93.6%	\$34.56
West Central	11	671,515	3,223	13,463	0	90.8%	90.5%	\$28.00
<b>AUSTIN MSA</b>	<b>170</b>	<b>6,281,637</b>	<b>59,441</b>	<b>185,313</b>	<b>1,985,753</b>	<b>89.9%</b>	<b>89.5%</b>	<b>\$29.29</b>

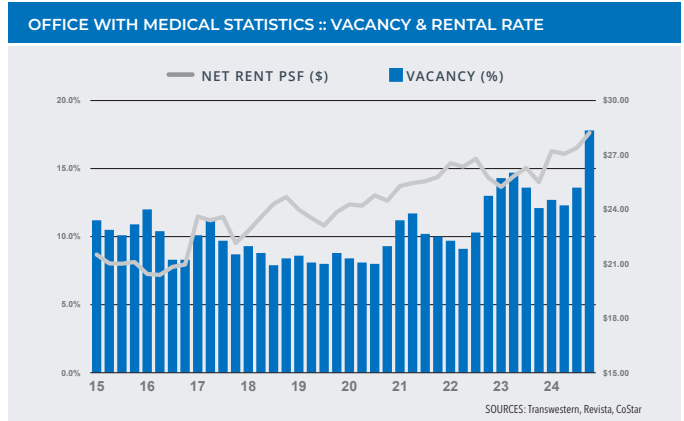
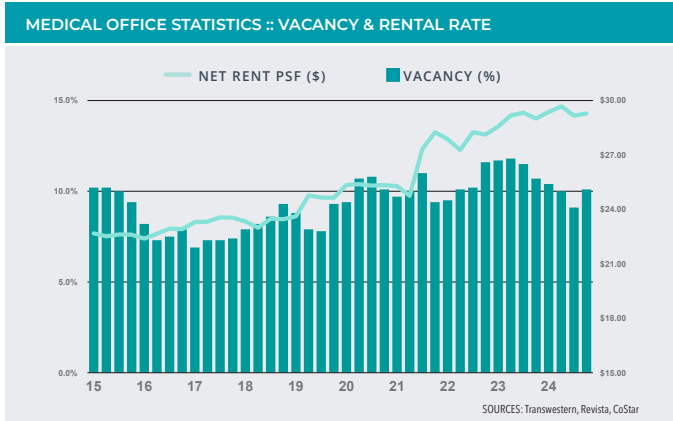
The above statistics include buildings that are specifically designed and built for medical office, 10,000 square feet and larger in size. Sources: Transwestern, Revista, CoStar.

### Q4 2024 Office with Medical Statistics By Submarket

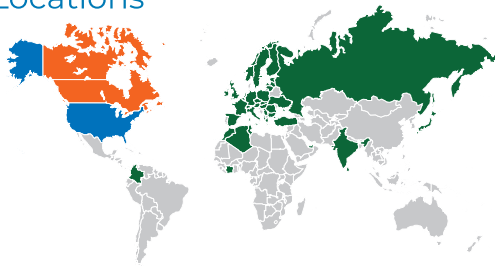
SUBMARKET	NO. OF BLDGS	INVENTORY	YTD NET ABSORPTION	YTD LEASING ACTIVITY	DIRECT OCCUPANCY	TOTAL OCCUPANCY	OFFICE W/MEDICAL AVERAGE NET RENT
Bastrop County	1	23,409	0	0	100.0%	100.0%	\$18.00
Cedar Park	19	300,289	(15,408)	8,930	84.1%	81.6%	\$25.58
Central	7	242,148	10,328	3,513	92.7%	91.7%	\$32.00
Far Northeast	6	101,283	2,136	10,054	86.8%	86.8%	\$24.15
Far Northwest	7	141,020	3,240	3,416	100.0%	100.0%	\$24.75
Georgetown	10	123,117	6,008	6,125	33.4%	33.4%	\$26.25
Hays County	9	250,266	(834)	3,235	63.3%	63.3%	\$25.00
North	4	129,856	(2,002)	7,759	97.0%	97.0%	\$32.00
Northwest	16	697,935	7,844	28,914	89.5%	89.2%	\$25.66
Round Rock	14	323,529	(17,867)	38,765	87.4%	87.0%	\$24.37
South	10	178,120	(531)	8,219	58.6%	58.6%	\$25.41
Southeast	1	12,600	0	0	100.0%	100.0%	\$24.28
Southwest	29	727,862	(10,504)	12,576	80.0%	79.6%	\$33.51
West Central	7	129,339	6,399	15,458	91.3%	91.3%	\$38.30
<b>AUSTIN MSA</b>	<b>140</b>	<b>3,380,773</b>	<b>(11,191)</b>	<b>146,964</b>	<b>82.2%</b>	<b>81.7%</b>	<b>\$28.22</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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