

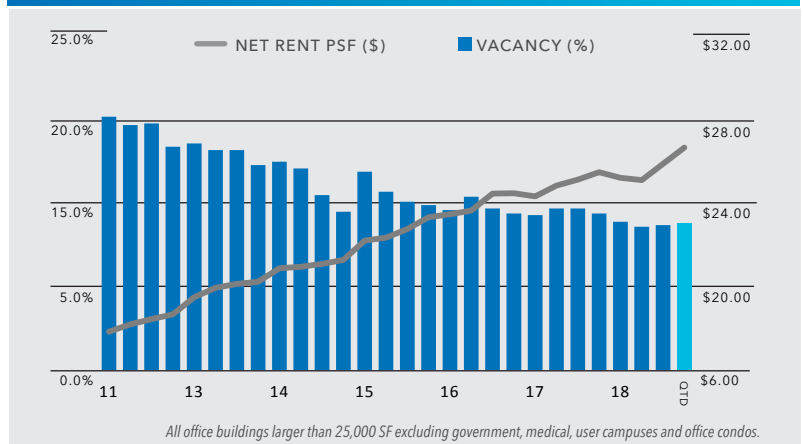
# OFFICE MARKETWATCH



## Recent Office Leases

- **Southwest :: Lottery.com**  
110,989 SF at Hill Country Galleria B
- **CBD :: Industrious**  
23,659 SF at 823 Congress
- **Southeast :: Austin Municipal Court South**  
115,043 SF at Bergstrom Tech Center 310
- **Far Northwest :: Corning Optical Comm.**  
50,000 SF at Preserve at 620

## OFFICE LEASE STATISTICS :: VACANCY & RENTAL RATE



## Recent Office Sales

- **North :: Quarry Lake II**  
4516 Seton Center Parkway  
120,559 SF 3-story Class B office building  
Buyer: Brandywine Realty Trust  
Seller: Riverside Resources

## Office Sales Statistics

	AUSTIN TRAILING 12 MO.	AUSTIN Q4 2018	AUSTIN QUARTER TO DATE	U.S. TRAILING 12 MO.	U.S. Q4 2018
Volume (\$ Mil)	\$1,901.0	\$732.1	\$47.1	\$134,431.8	\$41,467.6
No. of Properties	59	17	2	5,664	1,578
Total SF	6,976,574	2,996,867	194,000	531,102,945	153,303,273
Average Price/SF	\$331	\$342	\$243	\$262	\$274
Ave. Cap Rate (Yield)	6.4%	6.2%	N/A	6.6%	6.5%

SOURCE: Real Capital Analytics

## Year-End Office Lease Statistics By Submarket

SUBMARKET	NO. OF BLDGS	INVENTORY	YTD NET ABSORPTION	YTD LEASING ACTIVITY	DIRECT OCCUP.	TOTAL OCCUP.	CLASS A NET RENT	CLASS B NET RENT	CLASS C NET RENT	AVE NET RENT
CBD	97	11,761,316	351,893	1,025,408	95.0%	94.7%	\$43.04	\$32.18	\$22.60	\$38.88
Central & West Central	96	5,354,228	(111,522)	319,098	92.4%	91.2%	\$30.80	\$21.30	\$19.72	\$23.16
Cedar Park	20	828,125	6,611	59,297	86.4%	85.5%	\$23.00	\$20.45	\$13.46	\$21.38
East	43	2,407,478	186,015	188,500	96.5%	96.5%	\$37.76	\$29.93	\$21.74	\$29.52
Far Northwest	41	3,707,843	56,004	864,313	95.1%	93.5%	\$23.91	\$17.92	\$14.22	\$21.77
North	88	7,472,000	110,053	59,297	94.8%	94.2%	\$35.21	\$21.21	\$15.44	\$26.66
Northeast	45	2,761,545	41,987	188,500	90.2%	88.4%	\$24.00	\$14.11	\$12.75	\$16.59
Northwest	225	15,525,094	94,425	864,313	93.0%	91.8%	\$25.88	\$21.40	\$16.36	\$23.18
Round Rock & Pflugerville	56	2,524,356	55,385	54,017	93.4%	93.0%	\$25.37	\$19.46	\$17.61	\$21.38
South	68	3,072,061	104,779	207,440	96.5%	96.0%	\$21.03	\$19.80	\$15.87	\$19.05
Southeast	31	3,217,295	(75,261)	603,075	91.8%	91.6%	\$20.31	\$19.62	\$14.70	\$19.19
Southwest	187	11,654,410	77,112	771,112	91.8%	90.2%	\$28.95	\$25.40	\$22.11	\$27.68
<b>AUSTIN</b>	<b>997</b>	<b>70,285,751</b>	<b>897,481</b>	<b>5,204,370</b>	<b>93.4%</b>	<b>92.5%</b>	<b>\$31.41</b>	<b>\$22.72</b>	<b>\$17.79</b>	<b>\$26.43</b>

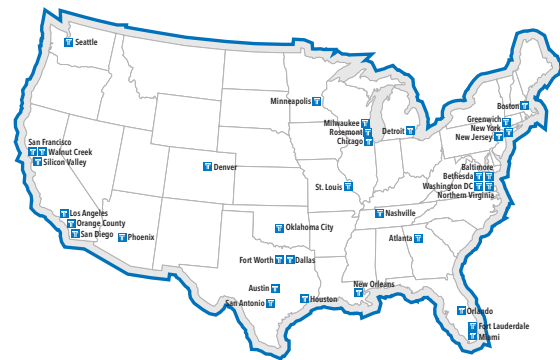
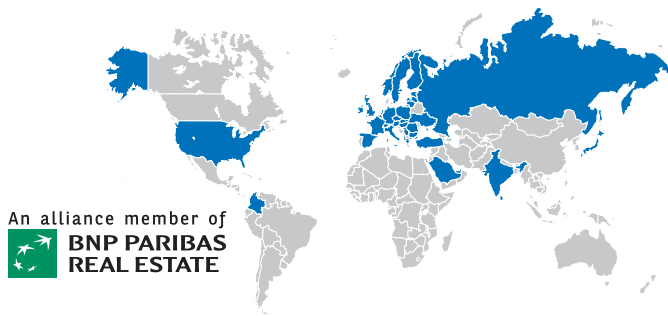
# AUSTIN | OFFICE MARKETWATCH

## Year-End Office Micro-Market Snapshot

MICROMARKET	NO. OF EXISTING BLGs.	INVENTORY	YTD NET ABSORPTION	YTD LEASING ACTIVITY	DIRECT OCCUP.	TOTAL OCCUP.	CLASS A NET RENT*	AVE OPEX (PSF)	YTD UNDER CONSTRUCTION (SF)	YTD DELIVERIES (SF)
CBD Towers Only	27	7,949,617	244,787	1,104,452	95.7%	95.5%	\$45.72	\$24.23	809,130	347,637
Domain	34	5,976,758	1,024,249	610,601	99.9%	99.2%	\$37.01	\$17.35	619,775	891,535
Eastside	16	1,016,954	(71,393)	461,162	73.7%	73.8%	\$37.14	\$13.65	700,846	246,387

\* Asking rents for under-construction buildings that are actively preleasing are included in the Class A Net Rent calculation. Boundaries for the Submarkets & Micro-Markets can be [found here](#).

## Transwestern Locations



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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 15,000 SF and larger, excluding condo and medical office facilities and those properties owned and occupied by a government agency. Unless otherwise stated, the statistics in this report are monthly, meaning they reflect a 'snapshot in time' and are not cumulative. *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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