



### SIGNIFICANT LEASE DEALS

Address	Submarket/City	SF	Tenant
Total Plaza 1201 Louisiana	CBD Houston	305,000	Total
Heritage Plz 1111 Bagby	CBD Houston	204,210	Deloitte Consulting
JP Morgan Twr 600 Travis	CBD Houston	147,528	Hunton Andrews Kurth

### SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
Submarket	Type of Sale	Cap Rate	Class	Seller
1,2,3 Eldridge Place	\$78,400,000	\$91.15	824,632	Granite Properties
Energy Corridor Houston	Value Add	-	Class A	TIER REIT
1177 West Loop S	\$65,000,000	\$190.00	341,947	Hicks Ventures
Galleria Houston	Leasehold	-	Class B	Spire Realty Group
5353 & 5373 W. Alabama	\$25,000,000	\$129.00	196,764	Braun Enterprises
Galleria Houston	Value Add	-	Class B	Wedge Group

### LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
9251 Park South	South Houston	41,000	DHI Telecom
7619 Branford Pl	Fort Bend Cnty/Sugar Land	38,599	TireOne Development
1000 West Loop Fwy	Northwest Near Houston	32,174	Beeson Properties

### LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
Texas Tower - 845 Texas Ave 1	Downtown Houston	1,106,581	Oct 2021
800 Capitol St	Downtown Houston	780,593	Q2 2019
Park Pl / River Oaks District	West Loop Houston	207,202	Mar 2020

### TOTAL OFFICE MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q1 2019	15.0%	\$29.00	523,776	329,134,551	3,521,698
Q4 2018	16.5%	\$28.56	1,806,743	328,175,609	3,141,781
Q3 2018	16.4%	\$28.44	1,138,149	327,592,516	3,842,673
Q2 2018	16.5%	\$27.60	(543,575)	326,424,477	2,659,246
Q1 2019	16.7%	\$27.73	(1,105,254)	325,901,554	2,137,904

▼  
523,776  
NET  
ABSORPTION SF

▼  
15.0%  
VACANCY  
49,335,994 SF

▲  
\$29.00  
AVG. ASKING  
RATE PSF

▼  
254,975  
DELIVERIES  
29 Buildings

▲  
3,521,698  
UNDER  
CONSTRUCTION  
62 Buildings

#### TRAVIS TAYLOR Principal

The office market across Houston continues to improve slowly with static vacancy being leased a square inch at a time. By all accounts, it is still a layered market with certain areas having turned a corner and others still quiet. Statistics range from reporting overall negative net absorption for the year to showing an increase in positive net absorption from the previous quarter. Despite the mixed market stats, by all accounts Houston's economy seems to be improving and the 3.4% job growth year to date suggests a turnaround in the fundamentals that have headlined the office market for the last three years.