

Commercial MarketViewer Dashboard - Office

- Affordable Housing
- Apartment
- Flex/R&D
- Hotel
- Industrial
- Office
- Retail
- Self Storage
- Seniors Housing
- Student Housing
- Warehouse/Distr..

Market Name
Austin

Submarket Name
Full Market Area

Building Class
ALL

Frequency
Quarterly

Date (for Qrt select 1st month o..
October 2023

Asking Rent	Effective Rent	Expenses	Vacancy
\$36.58	\$28.38	\$14.20	25.2%
▲ 0.5% YoY	▲ 0.0% YoY	2.1 mo Free Rent	90 BPS

Tenant Improvements	Lease Term
\$31.90 (New)	3.5 yrs
\$11.40 (Renewal)	10.3% Commission (New)
	5.8% Commission (Renewal)

[View Individual Graphs for download](#)

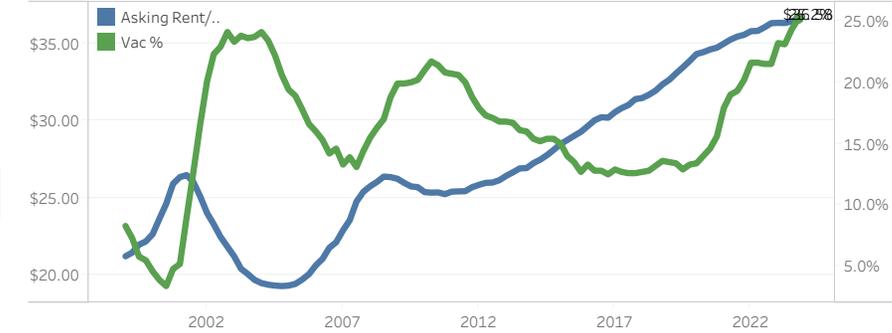
Inventory	Occupied Stock
59,093,000 SF	44,219,000 SF
700 Buildings	Net Abs 171,000 SF



Office - Submarkets

Submarket Name	Asking Rent/SF	Effective Rent/..	Vac %	GrRev/SF	Expenses \$	Inventory (SF)
Full Market Area	\$36.58	\$28.38	25.2%	\$27.37	\$14.20	59,093,000
Central Business District	\$45.69	\$35.00	28.9%	\$32.51	\$17.20	14,077,000
North Central	\$33.14	\$26.13	18.6%	\$26.98	\$13.50	10,147,000
Northeast	\$29.18	\$22.46	44.4%	\$16.22	\$9.40	3,768,000
Northwest	\$33.82	\$26.13	22.3%	\$26.29	\$12.10	13,344,000
Round Rock/Georgetown/..	\$31.86	\$23.49	19.1%	\$25.76	\$14.50	4,803,000
South	\$40.22	\$32.47	33.4%	\$26.77	\$19.10	3,024,000
Southeast	\$35.58	\$30.69	27.4%	\$25.83	\$12.50	4,361,000
Southwest	\$34.36	\$25.38	20.8%	\$27.23	\$14.50	5,569,000

Asking Rent/Vacancy Rate Trends



Office - Market Transactions

Market Name	Number of Transactions	Transaction Volume	Median Sales Price	Median Sales Price Per SF	Median Transaction Ca..	12 mo. Rolling Cap Rate	12 mo. Rolling Cap Rate Sprea..
Austin	5	\$46,729,550	\$10,174,500	\$508.73	\$0.07	\$0.06	\$0.01

New Construction (last two quarters)

