

Commercial MarketViewer Dashboard - Office

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

Market Name
Austin

Submarket Name
Full Market Area

Building Class
All

Frequency
Quarterly

Date (for Qrt select 1st month of Qrt)
October 2023

Asking Rent
\$36.58
▲ 0.5% YoY

Effective Rent
\$28.38
▲ 0.0% YoY

Expenses
\$14.20
2.1 mo Free Rent

Vacancy
25.2%
90 BPS

Inventory
59,093,000 SF
700 Buildings

Occupied Stock
44,219,000 SF
Net Abs 171,000 SF

Tenant Improvements
\$31.90 (New)
\$11.40 (Renewal)

Lease Term
3.5 yrs
10.3% Commission (New)
5.8% Commission (Renewal)

View Individual Graphs for download

TEXAS REALTORS

Office - Submarkets						
Submarket Name	Asking Rent/SF	Effective Rent/SF	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

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

