

# Commercial MarketViewer Dashboard - Office



powered by REIS/Moody's Analytics

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

Market Name  
San Antonio

Submarket Name  
Full Market Area

Building Class  
All

Frequency  
Quarterly

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

**Asking Rent**  
**\$23.69**  
▼ -0.1% YoY

**Effective Rent**  
**\$18.70**  
▲ 0.4% YoY

**Expenses**  
**\$9.80**  
2.2 mo Free Rent

**Vacancy**  
**20.9%**  
-30 BPS

**Tenant Improvements**  
**\$31.50 (New)**  
**\$10.80 (Renewal)**

**Lease Term**  
**3.8 yrs**  
8.4% Commission (New)  
5.4% Commission (Renewal)

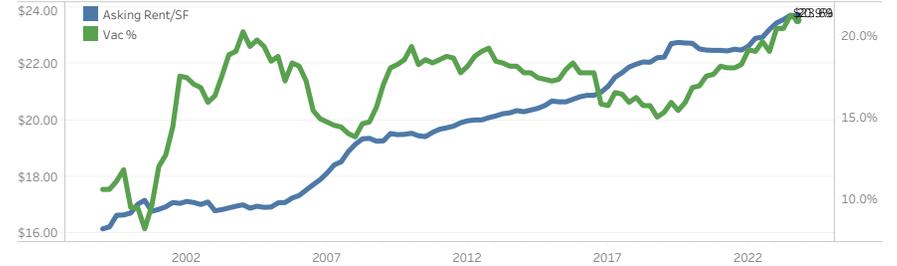
[View Individual Graphs for download](#)

**Inventory**  
**32,728,000 SF**  
527 Buildings

**Occupied Stock**  
**25,902,000 SF**  
Net Abs 133,000 SF



## Asking Rent/Vacancy Rate Trends



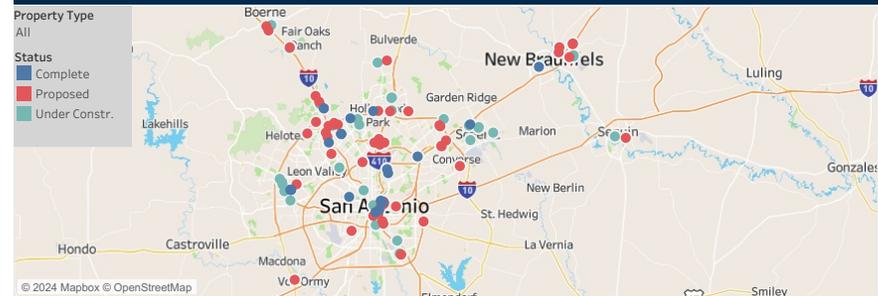
## Office - Submarkets

Submarket Name	Asking Rent/SF	Effective Rent/SF	Vac %	GrRev/SF	Expenses \$	Inventory (SF)
Full Market Area	\$23.69	\$18.70	20.9%	\$18.75	\$9.80	32,728,000
Central Business District	\$26.22	\$18.80	27.7%	\$18.97	\$9.60	4,999,000
Northeast	\$24.59	\$18.84	21.1%	\$19.41	\$9.40	6,195,000
Northwest	\$23.02	\$19.01	16.5%	\$19.22	\$10.20	10,242,000
Outer Counties	\$22.87	\$19.41	17.1%	\$18.96	\$13.51	450,000
South	\$22.69	\$18.55	13.1%	\$19.71	\$6.90	381,000
West	\$22.67	\$18.25	22.2%	\$17.64	\$9.80	10,461,000

## New Construction (last two quarters)

[View Map](#)

[View List](#)



## 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..)
San Antonio	6	\$51,752,900	\$3,790,500	\$213.87	\$0.08	\$0.06	\$0.01