

As we enter the last quarter of 2024, **the trend of firms relocating closer to where employees are continues to be a current theme.**

For landlords, it's a case of haves and have-nots. Well-located, quality buildings with an established and aggressive landlord are seeing the majority of activity while those with deferred maintenance and below-market incentives are exponentially being challenged.

Danny Rice | President

2024 REPORT REVISIONS

The Q3 2024 Houston office market report reflects a couple significant changes first made in Q1 2024.

Colliers now includes statistics on competitive, general-purpose, multi- and single-tenant office buildings 20,000 square feet or greater, excluding buildings 75% or more occupied by the owner.

In addition, the larger Katy Freeway submarket is now split into two separate submarkets, Katy Freeway East and Katy Freeway West/Energy Corridor.

Due to these revisions, direct comparisons to prior published editions of the Houston office market report will be challenging.



Houston

Office

24Q3

Key Takeaways

- Net absorption turns positive
- Office vacancy rate stable
- Sublease space up but still low
- Leasing volume dips



Vacancy Rate

26.8%

YOY

FORECAST



Net Absorption

64.1K SF

YOY

FORECAST



Under Construction

597.4K SF

YOY

FORECAST



Overall Class A Asking Lease Rates (FSG)

\$35.36/SF

YOY

FORECAST

Houston Highlights

Although Houston's office market returned to positive net absorption gains of 64,110 SF during the third quarter, leasing volume dipped along with rents. As firms occupy their new smaller offices, net negatives brought the overall absorption totals down. Fluor occupied its new 308,186 SF in Three Eldridge, with its former 1.2M SF in Sugar Land left vacant and being redeveloped. The overall average vacancy rate remained steady at 26.8%, up from 26.4% year-over-year. Leasing activity declined to 2.2M SF, a 16.3% drop year-over-year. The Central Business District (CBD) contributed 15.5% of the third quarter's total activity with notable leases including 65,909 SF at 708 Main and two separate deals totaling 106,913 SF at 845 Texas. Both the Katy Freeway West/Energy Corridor and The Woodlands submarkets each represented 14.4% of the quarter's leasing activity while the West Loop reported 9.3%; these four submarkets represented 53.6% of the total leasing activity for the third quarter. The construction pipeline remains limited, with only three buildings totaling 597,410 SF under construction. Vitol fully leased the 146,000-SF building that broke ground during the third quarter in The RO, a new mixed-use development. No new properties were delivered during the third quarter. Class A rental rates at \$36.36 PSF decreased slightly from the previous quarter but increased marginally from the same period last year. The overall average gross rental rate declined slightly to \$30.42 PSF from the previous quarter's \$30.48.

Market Indicators



4.7%

Houston Unemployment Rate



2.9%

Houston annual % change in employment



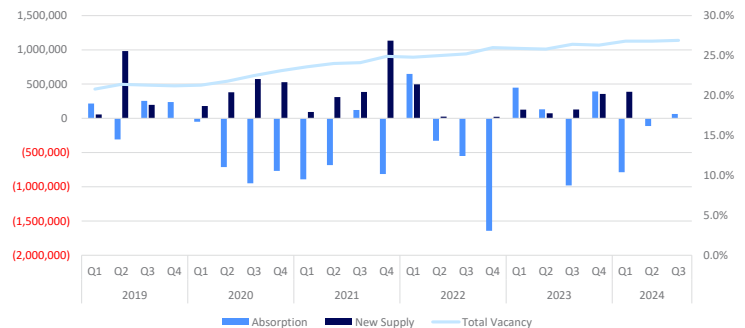
\$70

WTI Spot Price, U.S. benchmark for light sweet crude

Historic Comparison

	23Q3	24Q2	24Q3
Total Inventory (in Millions of SF)	204.3	205.4	205.3
New Supply (in Thousands of SF)	130.0	0	0
Net Absorption (in Thousands of SF)	(981.0)	(112.0)	64.1
Overall Vacancy	26.4%	26.9%	26.8%
Under Construction (in Thousands of SF)	957.4	451.4	597.4
Overall Asking Lease Rates (FSG)	\$30.06	\$30.48	\$30.42

Market Fundamentals



Net absorption rebounded to overall positive gains during the third quarter, despite seeing large net losses in specific submarkets as larger spaces were returned to the market. New supply has been limited but continues to be the choice for those seeking quality space while overall leasing activity experienced a slowdown.

The overall vacancy rate has remained steady the last five quarters and will likely continue that trend or increase slightly as tenants occupy their new downsized offices and leave larger spaces vacant. Sublease space showed a marginal increase quarter-to-quarter but has declined from the same period last year.

Source: CoStar

Recent Transactions

*Colliers Transaction



Lease

The Great Jones Building
708 Main
CBD
65.9K SF



Lease

3009 Post Oak Blvd
West Loop
51.0K SF



Lease

Two Westlake
580 Westlake Park Blvd
Katy Freeway West
44.4K SF



Lease

811 Louisiana
CBD
31.8K SF



Lease

Briarpark Green
3151 Briarpark
Katy Freeway West
25.9K SF



Executive Summary

Commentary by Jordan Trout, Senior Associate

Rising construction costs are creating more of an impact on leasing expenses for tenants looking to design and build attractive and functional office spaces.

A recent Construction Pricing Index based on metrics from the Bureau of Labor Statistics provided monthly and year-over-year trends on construction material pricing. Compiled by Houston-based construction firm O'Donnell/Snider Construction, the index also compared material pricing between today and pre-COVID levels. One key takeaway: although construction material prices have dropped from their peak (which was 60% higher in May 2022), they are still about 43% higher than in January 2020.

Consequently, Tenant Improvement Allowances (TIs or TIAs) – the money landlords provide to tenants for office-space buildout -- are becoming a focal point during lease negotiations. Business owners continue to prioritize enhancing the office environment to attract employees back to the workplace.

The common practice for tenants to cover the difference between the landlord-provided TIAs and their desired scope could be changing due to rising costs and economic uncertainties. Some tenants are becoming reluctant in deploying capital towards buildout, eventually looking to landlords to shoulder the difference.

Historically, landlords have offered sizeable TI packages to remain competitive in attracting and retaining tenants, creating an expectation that landlords will provide a significant portion, if not all, buildout expenses. Yet, persistent inflationary pricing has banks and financial institutions tightening their lending criteria amid economic uncertainty, leading to reduced liquidity and fewer options for landlords seeking to fund buildouts. This situation is compounded by elevated interest rates, making borrowing even more expensive.

In summary, the 43% increase in construction materials costs, compared to pre-pandemic levels, is creating a challenging landscape for landlords, who are facing financial constraints while still needing to fund tenant demands to remain competitive and sustain their portfolios.

Despite these ongoing economic challenges, both tenants and landlords need to explore collaborative solutions to bridge the gap. Strategies such as maximizing the overall lease terms or agreeing to more standardized buildout designs can create both mutual benefits and shared costs.

Ultimately, the key lies in prioritizing an open dialogue so both landlords and tenants can successfully navigate the complexities of the current market and find innovative ways to create more attractive and viable office spaces.

Top Performing Office Buildings

Net Absorption 40,000 SF or Greater

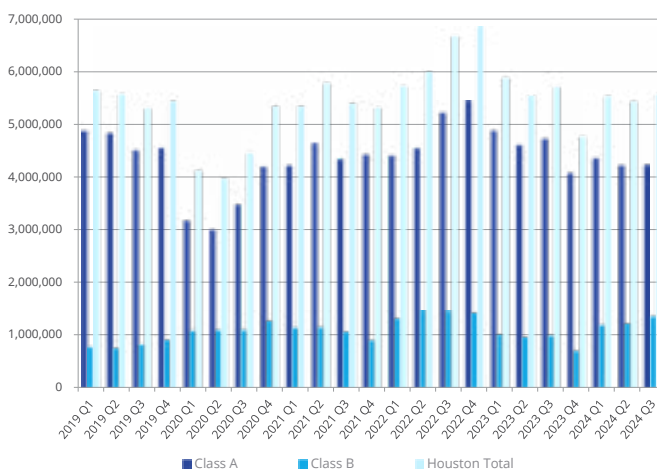
Building	Submarket	RBA	Year Built/ Renovated	Net Absorption (SF)	% Leased	Available (SF)
Three Eldridge Place	Katy Fwy W/Energy Corridor	308,186	2009/2024	308,186	100.0%	0
CityWestPlace Building 4	Westchase	558,900	2000	108,724	98.6%	59,878
Greens Crossing II	North Belt	79,200	2000	79,200	100.0%	0
1725 Hughes Landing	The Woodlands	339,608	2015	71,174	55.1%	161,216
West Memorial Place II	Katy Fwy W/Energy Corridor	384,531	2016	57,200	100.0%	0
The Great Jones Building	CBD	95,000	1923/2002	65,909	78.8%	20,137
Town Center Two	Katy Freeway East	167,141	2023	50,751	84.3%	26,216
Eldridge Oaks	Katy Fwy W/Energy Corridor	350,000	2009/2023	46,163	58.9%	143,697

Large Sublease Availabilities

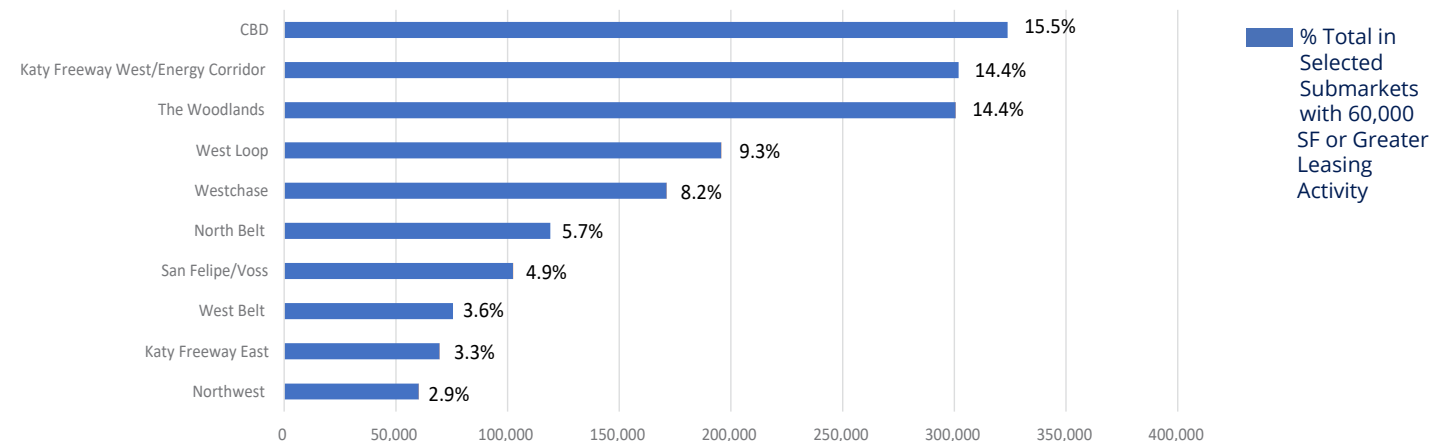
90,000 SF or Greater

Building	Term	Submarket	SF
Parkwood Circle Building	November 2037	Southwest	265,134
Pennzoil Place North Tower	November 2026	CBD	188,100
The Jones on Main	February 2030	CBD	148,627
3990 Rogerdale	December 3030	Westchase	122,750
9753 Katy Freeway	July 2035	Katy Freeway East	107,171
Westchase Park II	November 2024	Westchase	102,492
3750 Briarpark	September 2032	Westchase	90,000

Historical Available Sublease Space



Houston Office Leasing by Submarket/% Total



Source: CoStar

Market Statistics

Submarket/ Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg Direct Asking Rate (FSG)
CBD											
A	31,895,322	30.1%	3.2%	33.1%	29.4%	29.7%	108,101	(79,494)	0	386,323	\$44.40
B	8,277,535	45.0%	2.3%	47.4%	45.9%	46.4%	40,327	(49,082)	0	0	\$26.68
C	414,848	8.8%	0.0%	8.8%	19.7%	19.7%	0	2,672	0	0	\$0.00
TOTAL	40,587,705	32.9%	3.0%	35.7%	32.7%	33.0%	148,428	(125,904)	0	386,323	\$39.00
Suburban											
A	91,235,795	26.3%	3.6%	29.4%	26.5%	26.5%	120,943	(450,927)	597,410	0	\$31.30
B	64,301,067	23.6%	1.8%	25.4%	25.9%	25.5%	(223,518)	(211,565)	0	0	\$21.46
C	9,149,414	12.8%	0.0%	12.8%	10.3%	10.4%	18,257	(46,533)	0	0	\$18.19
TOTAL	164,686,276	24.5%	2.7%	26.9%	25.3%	25.2%	(84,318)	(709,025)	597,410	0	\$27.09
Houston Total											
A	123,131,117	27.3%	3.5%	30.4%	27.2%	27.8%	229,044	(530,421)	597,410	386,323	\$35.36
B	72,578,602	26.1%	1.9%	27.9%	28.1%	27.3%	(183,191)	(260,647)	0	0	\$22.02
C	9,564,262	12.6%	0.0%	12.6%	10.7%	10.8%	18,257	(43,861)	0	0	\$18.19
TOTAL	205,273,981	26.2%	2.7%	28.7%	26.8%	26.9%	64,110	(834,929)	597,410	386,323	\$30.42

Submarkets by Class

Submarket/ Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg Direct Asking Rate (FSG)
Allen Parkway/Midtown											
A	2,766,290	21.3%	5.1%	26.4%	20.7%	20.1%	(18,421)	(70,735)	0	0	\$36.70
B	1,881,501	18.2%	0.0%	18.2%	20.1%	19.9%	(3,325)	(16,215)	0	0	\$30.36
C	602,279	4.9%	0.0%	4.9%	4.9%	6.6%	9,764	(2,292)	0	0	\$26.65
TOTAL	5,250,070	18.3%	2.7%	21.0%	18.7%	18.5%	(11,982)	(89,242)	0	0	\$34.26
Baytown											
B	111,004	13.0%	0.0%	13.0%	25.4%	27.1%	1,897	15,132	0	0	\$23.47
C	55,370	0.0%	0.0%	0.0%	0.0%	0.0%	0	0	0	0	\$0.00
TOTAL	166,374	11.0%	0.0%	11.0%	16.9%	18.1%	1,897	15,132	0	0	\$23.47
Bellaire											
A	833,695	19.9%	1.4%	21.3%	17.1%	17.8%	5,435	86,732	0	0	\$27.74
B	1,731,506	10.3%	0.0%	10.4%	8.9%	18.1%	159,105	159,185	0	0	\$25.71
C	301,907	43.9%	0.0%	43.9%	47.8%	51.9%	12,600	14,386	0	0	\$19.29
TOTAL	2,867,108	16.7%	0.4%	17.1%	15.4%	21.5%	177,140	260,303	0	0	\$25.76
Conroe/Montgomery Co											
A	84,913	8.8%	0.0%	8.8%	8.8%	8.8%	0	(7,500)	0	0	\$0.00
B	515,082	26.1%	0.0%	26.1%	21.9%	18.3%	(18,757)	(31,193)	0	0	\$28.17
C	124,152	0.0%	0.0%	0.0%	0.0%	0.0%	0	0	0	0	\$0.00
TOTAL	724,147	19.6%	0.0%	19.6%	16.6%	14.1%	(18,757)	(38,693)	0	0	\$28.17
E Fort Bend Co/Sugar Land											
A	2,877,032	28.2%	0.9%	29.1%	42.5%	26.4%	(464,018)	(401,921)	0	0	\$30.46
B	2,238,136	10.8%	0.1%	10.9%	40.1%	17.8%	(500,212)	(504,159)	0	0	\$23.37
C	21,120	0.0%	0.0%	0.0%	0.0%	0.0%	0	0	0	0	\$0.00
TOTAL	5,136,288	20.5%	0.6%	21.0%	41.3%	22.5%	(964,230)	(906,080)	0	0	\$28.61

Submarkets by Class (continued)

Submarket/ Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg Direct Asking Rate (FSG)
FM 1960											
A	2,419,958	51.1%	18.9%	52.8%	30.5%	30.7%	4,578	(21,618)	0	0	\$25.20
B	3,969,416	35.4%	0.9%	36.3%	36.5%	36.8%	14,303	(24,362)	0	0	\$20.17
C	609,531	21.9%	0.0%	21.9%	17.9%	16.8%	(6,961)	(20,045)	0	0	\$16.17
TOTAL	6,998,905	39.7%	7.0%	40.8%	32.8%	33.0%	11,920	(66,025)	0	0	\$21.31
Greenway Plaza											
A	7,509,632	27.4%	2.5%	29.9%	25.2%	25.6%	31,281	(146,772)	146,000	0	\$35.37
B	2,055,713	24.9%	0.2%	25.0%	23.7%	24.6%	17,904	20,476	0	0	\$30.14
C	467,637	8.4%	0.0%	8.4%	8.0%	7.8%	(1,191)	15,937	0	0	\$25.85
TOTAL	10,032,982	26.0%	1.9%	27.9%	24.1%	24.6%	47,994	(110,359)	146,000	0	\$34.21
Gulf Freeway/Pasadena											
A	471,280	19.7%	3.4%	23.1%	33.2%	30.6%	(12,035)	353	0	0	\$32.42
B	2,603,870	14.1%	0.4%	14.4%	16.8%	17.4%	14,919	40,925	0	0	\$20.35
C	721,940	14.9%	0.0%	14.9%	12.1%	12.7%	4,220	(2,600)	0	0	\$20.47
TOTAL	3,797,090	14.9%	0.7%	15.6%	17.9%	18.1%	7,104	38,678	0	0	\$23.63
I-10 East											
B	554,896	20.0%	0.0%	20.0%	18.2%	18.3%	320	(11,207)	0	0	\$19.42
C	85,124	9.7%	0.0%	9.7%	9.7%	9.7%	0	7,968	0	0	\$20.68
TOTAL	640,020	18.7%	0.0%	18.7%	17.1%	17.2%	320	(3,239)	0	0	\$19.67
Katy Freeway East											
A	5,449,832	7.2%	4.3%	11.6%	8.7%	8.9%	13,602	53,550	402,293	0	\$54.00
B	2,036,684	18.5%	2.3%	20.8%	16.6%	18.6%	41,016	105,383	0	0	\$23.26
C	696,526	9.1%	0.0%	9.1%	2.8%	1.9%	(6,605)	(7,652)	0	0	\$22.91
TOTAL	8,183,042	10.1%	3.5%	13.6%	10.1%	10.7%	48,013	151,281	402,293	0	\$33.85
Katy Freeway West/Energy Corridor											
A	14,932,778	24.5%	2.8%	27.2%	23.8%	27.2%	502,051	406,834	0	0	\$28.85
B	6,565,342	22.3%	0.7%	23.0%	21.3%	21.0%	(18,393)	(18,378)	0	0	\$21.41
C	278,101	11.6%	0.0%	11.6%	4.1%	5.0%	2,372	(489)	0	0	\$20.48
TOTAL	21,776,221	23.6%	2.1%	25.7%	22.8%	25.1%	486,030	387,967	0	0	\$25.70
Katy/Grand Parkway West											
A	1,593,131	7.8%	6.4%	14.2%	16.3%	16.2%	(1,143)	31,457	0	0	\$30.41
B	519,792	3.5%	0.0%	3.5%	3.1%	3.8%	3,599	4,635	0	0	\$25.94
C	33,970	0.0%	0.0%	0.0%	0.0%	0.0%	0	0	0	0	\$0.00
TOTAL	2,146,893	6.6%	4.7%	11.4%	12.8%	13.0%	2,456	36,092	0	0	\$30.04
Kingwood/Humble											
B	481,333	18.1%	0.0%	18.1%	17.5%	19.8%	11,083	24,850	0	0	\$20.86
C	54,500	2.5%	0.0%	2.5%	2.5%	2.5%	0	0	0	0	\$26.64
TOTAL	535,833	16.5%	0.0%	16.5%	16.0%	18.0%	11,083	24,850	0	0	\$20.94
NASA/Clear Lake											
A	1,431,273	22.4%	7.7%	30.1%	21.1%	23.7%	36,552	24,892	0	0	\$28.41
B	2,075,405	18.0%	1.9%	20.0%	17.3%	14.9%	(49,931)	(40,554)	0	0	\$22.28
C	443,290	10.4%	0.0%	10.4%	9.8%	11.5%	7,545	(9,798)	0	0	\$16.05
TOTAL	3,949,968	18.7%	3.8%	22.6%	17.9%	17.7%	(5,834)	(25,460)	0	0	\$25.36

Submarkets by Class (continued)

Submarket/ Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg Direct Asking Rate (FSG)
North Belt											
A	4,709,473	50.3%	0.9%	51.2%	57.7%	58.2%	22,210	(33,252)	0	0	\$20.46
B	4,981,028	39.3%	2.2%	41.6%	39.7%	41.9%	114,229	179,103	0	0	\$15.24
C	1,121,423	22.0%	0.0%	22.0%	15.4%	16.5%	11,930	(27,194)	0	0	\$15.06
TOTAL	10,811,924	42.3%	1.4%	43.7%	45.0%	46.4%	148,369	118,657	0	0	\$18.03
Northeast											
A	86,523	3.1%	0.0%	3.1%	3.1%	3.1%	0	0	0	0	\$0.00
B	244,045	5.3%	0.0%	5.3%	5.6%	4.3%	(3,157)	(3,783)	0	0	\$24.78
C	136,598	22.0%	0.0%	22.0%	22.0%	21.0%	(1,314)	1,826	0	0	\$19.20
TOTAL	467,166	9.8%	0.0%	9.8%	9.9%	9.0%	(4,471)	(1,957)	0	0	\$20.95
Northwest											
A	2,064,146	26.1%	1.9%	28.0%	24.5%	26.7%	45,662	83,003	49,117	0	\$23.49
B	4,379,868	18.9%	1.7%	20.4%	16.2%	16.9%	31,936	120,855	0	0	\$18.41
C	998,712	12.2%	0.0%	12.2%	10.1%	10.1%	508	9,018	0	0	\$19.17
TOTAL	7,442,726	20.6%	1.6%	22.1%	17.7%	18.7%	78,106	212,876	49,117	0	\$20.56
Richmond/Fountainview											
B	842,495	15.7%	0.0%	15.7%	15.2%	13.9%	(10,970)	10,967	0	0	\$16.62
C	311,563	1.9%	0.0%	1.9%	1.9%	0.9%	(2,938)	1,808	0	0	\$17.97
TOTAL	1,154,058	12.0%	0.0%	12.0%	11.6%	10.4%	(13,908)	12,775	0	0	\$16.68
San Felipe/Voss											
A	2,647,856	30.7%	4.2%	34.9%	33.1%	34.8%	42,861	11,367	0	0	\$31.30
B	2,507,798	27.4%	1.1%	28.5%	28.3%	28.4%	2,559	22,027	0	0	\$23.63
C	70,689	10.4%	0.0%	10.4%	10.4%	10.4%	0	(589)	0	0	\$22.00
TOTAL	5,226,343	28.9%	2.7%	30.6%	30.4%	31.6%	45,420	32,805	0	0	\$29.93
South											
A	91,024	18.2%	10.2%	28.3%	28.3%	28.6%	(1,532)	1,863	0	0	\$26.03
B	176,269	5.3%	0.0%	5.3%	5.3%	5.3%	0	(4,987)	0	0	\$22.55
C	135,387	8.0%	0.0%	8.0%	8.0%	8.0%	0	0	0	0	\$0.00
TOTAL	402,680	9.1%	2.3%	11.4%	11.4%	11.0%	(1,532)	(3,124)	0	0	\$24.69
South Main/Medical Center											
A	240,000	0.0%	0.0%	0.0%	28.6%	28.6%	0	0	0	0	\$0.00
B	981,716	21.2%	0.0%	21.2%	20.4%	20.0%	(4,055)	(20,758)	0	0	\$18.79
C	143,553	3.8%	0.0%	3.8%	2.0%	3.7%	1,090	(1,180)	0	0	\$19.87
TOTAL	1,365,269	15.6%	0.0%	15.6%	19.9%	19.7%	(2,965)	(21,938)	0	0	\$18.86
Southeast											
B	856,979	5.7%	0.0%	5.7%	3.6%	1.7%	(16,220)	(20,630)	0	0	\$17.49
C	196,702	15.5%	0.0%	15.5%	0.7%	0.7%	(1,403)	(1,403)	0	0	\$0.00
TOTAL	1,053,681	7.5%	0.0%	7.5%	3.0%	1.4%	(17,623)	(22,033)	0	0	\$17.49
Southwest											
A	1,136,542	30.8%	3.6%	34.4%	27.1%	27.3%	2,444	(76,358)	0	0	\$16.95
B	4,912,653	19.5%	8.4%	27.9%	27.2%	27.3%	5,945	(158,695)	0	0	\$20.37
C	1,101,252	9.3%	0.0%	9.3%	9.0%	7.9%	(11,360)	(24,234)	0	0	\$17.20
TOTAL	7,150,447	19.7%	6.3%	26.0%	24.4%	24.4%	(2,971)	(259,287)	0	0	\$19.14
Southwest Far											
A	700,635	9.0%	0.0%	9.0%	12.0%	12.0%	0	(32,152)	0	0	\$0.00
B	487,425	14.5%	0.0%	14.5%	2.8%	4.4%	7,381	7,381	0	0	\$28.64
C	128,497	1.6%	0.0%	1.6%	1.6%	1.6%	0	0	0	0	\$0.00
TOTAL	1,316,557	9.8%	0.0%	9.8%	7.6%	8.2%	7,381	(24,771)	0	0	\$28.64

Submarkets by Class (continued)

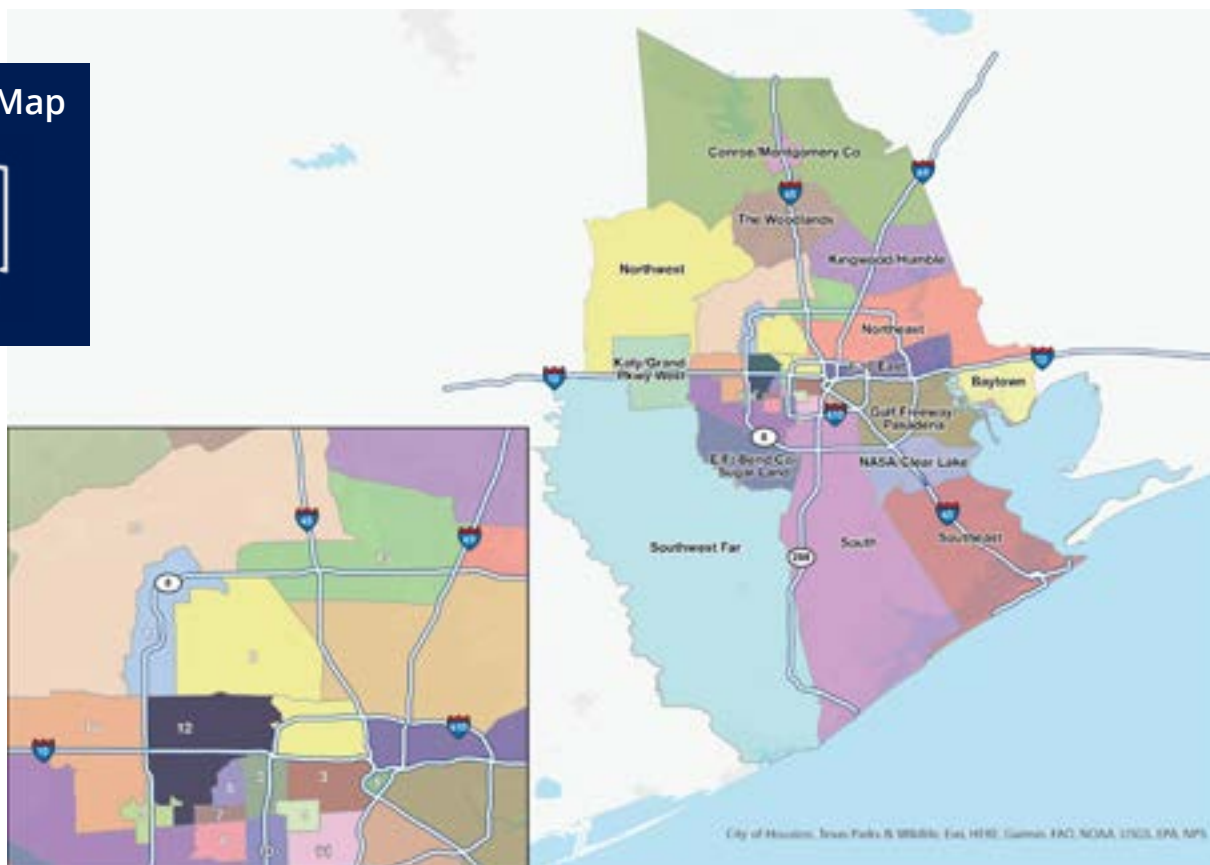
Submarket/ Class	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Availability Rate	Total Vacancy Rate	Previous Vacancy Rate	Net Absorption Current	Net Absorption YTD	Under Construction	Deliveries YTD	Avg Direct Asking Rate (FSG)
The Woodlands											
A	9,130,066	16.8%	3.3%	20.1%	14.7%	17.0%	205,991	46,872	0	0	\$33.14
B	3,287,435	20.4%	1.4%	21.8%	18.8%	18.3%	(16,160)	47,931	0	0	\$27.17
C	101,520	12.6%	0.0%	12.6%	12.6%	12.6%	0	0	0	0	\$0.00
TOTAL	12,519,021	17.7%	2.8%	20.5%	15.8%	17.3%	189,831	94,803	0	0	\$29.18
West Belt											
A	3,668,854	33.7%	8.5%	42.2%	33.6%	33.3%	(11,466)	39,258	0	0	\$25.15
B	1,841,346	37.5%	3.6%	41.1%	32.3%	30.9%	(25,044)	(35,842)	0	0	\$21.72
C	148,805	0.0%	0.0%	0.0%	0.0%	0.0%	0	0	0	0	\$0.00
TOTAL	5,659,005	34.0%	6.7%	40.7%	32.3%	31.2%	(36,510)	3,416	0	0	\$23.78
West Loop											
A	16,922,671	27.7%	1.4%	29.1%	30.9%	28.5%	(415,351)	(827,219)	0	0	\$36.60
B	5,715,853	21.5%	0.2%	21.7%	31.9%	31.7%	(13,552)	(45,598)	0	0	\$27.24
C	27,920	0.0%	0.0%	0.0%	0.0%	0.0%	0	0	0	0	\$0.00
TOTAL	22,666,444	26.1%	1.1%	27.2%	31.1%	29.2%	(428,903)	(872,817)	0	0	\$34.59
Westchase											
A	9,468,191	29.8%	4.7%	34.5%	25.7%	27.1%	132,242	380,419	0	0	\$33.56
B	5,746,477	35.5%	4.0%	39.5%	38.6%	39.2%	30,062	(34,054)	0	0	\$19.41
C	31,346	0.0%	0.0%	0.0%	0.0%	0.0%	0	0	0	0	\$0.00
TOTAL	15,246,014	31.9%	4.4%	36.3%	30.5%	31.6%	162,304	346,365	0	0	\$27.79

Source: CoStar

Submarket Map



1. CBD
2. Northwest
3. Allen Parkway/
Midtown
4. Greenway Plaza
5. West Loop
6. San Felipe/Voss
7. Richmond/
Fountainview
8. Southwest
9. Westchase
10. Bellaire
11. South Main/
Medical Center
12. Katy Freeway East
13. FM 1960
14. West Belt
15. North Belt
16. Katy Freeway West/
Energy Corridor



501 offices in 66 countries on 6 continents

United States: 156
Canada: 45
Latin America: 20
Asia Pacific: 99
EMEA: 112



\$4.3B
in revenue



2B
square feet under management



19,000 +
professionals and staff

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2024 REPORT REVISIONS

The Q3 2024 Houston office market report reflects a couple significant changes first made in Q1 2024.

Colliers now includes statistics on competitive, general-purpose, multi- and single-tenant office buildings 20,000 square feet or greater, excluding buildings 75% or more occupied by the owner.

In addition, the larger Katy Freeway submarket is now split into two separate submarkets, Katy Freeway East and Katy Freeway West/Energy Corridor.

Due to these revisions, direct comparisons to prior published editions of the Houston office market report will be challenging.

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