Colliers

OFFICE

Q1 2026

Houston

"Houston's office market outlook remains cautiously optimistic as leasing activity holds firm, vacancy remains stable and rents experienced a modest increase during the quarter."

Danny Rice | *President*

Q1 2026 | OFFICE

Houston

OVERALL VACANCY RATE	NET ABSORPTION (SF)	UNDER CONSTRUCTION (SF)	OVERALL ASKING LEASE RATES (FSG)
27.7% ▼ YOY ▼ Forecast	(309.8K) ▼ YOY ▲ Forecast	273.7K ▼ YOY ▼ Forecast	$30.74/SF ▲ YOY ▲ Forecast

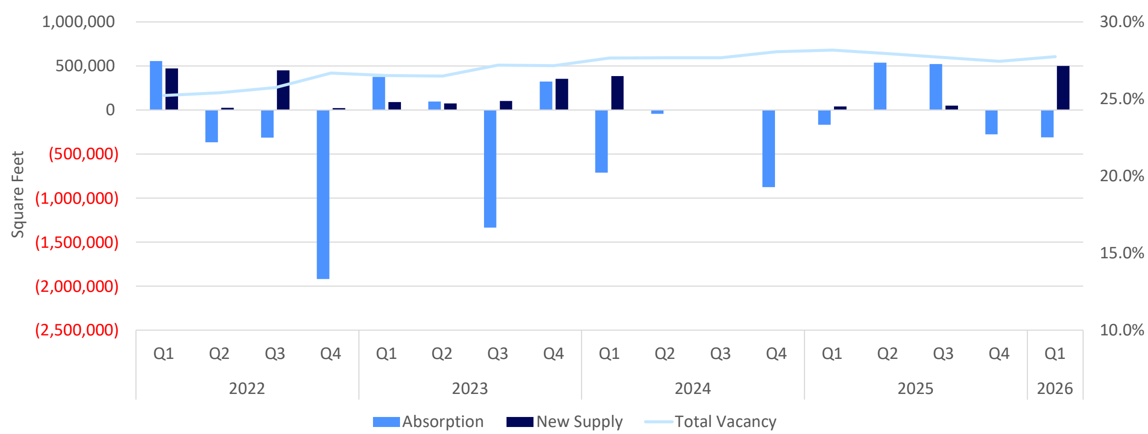
MARKET TRENDS

- Houston Office market saw 2.4M SF of leasing activity, with the CBD and West Houston among the top performing submarkets.
- First-quarter absorption fell by 309,786 SF, with the largest move-out occurring in the CBD submarket. Despite negative absorption, vacancy remained flat at 27.7%, reflecting a year-over-year decrease of 50 basis points.
- New deliveries saw an uptick with 499,450 SF of space coming online. Given the new deliveries, the under construction pipeline shrunk to 273,000 SF.
- Gross asking rents rose slightly to $30.74 PSF, marking modest quarterly and annual increases. While asking rents have increased, net effective rents remain below face rents due to landlord concessions.

HISTORIC COMPARISON

	Q1 2026	Q4 2025	Q1 2025
Total Inventory (in millions of SF)	198.5	198.1	199.2
New Supply (in thousands of SF)	49.9	0	0.4
Net Absorption (in thousands of SF)	(309.8)	(273.8)	(168.6)
Overall Vacancy Rate	27.7%	27.8%	28.2%
Under Construction (in thousands of SF)	273.6	773.1	559.9
Overall Asking Lease Rates (FSG)	$30.74	$30.54	$28.73

MARKET FUNDAMENTALS



Source: Colliers, CoStar

Market Fundamentals

VACANCY AND LEASING ACTIVITY

The Houston office market continued to exhibit resilience in 1Q 2026, with 2.4 million square feet of leasing activity, representing a 10% increase quarter-over-quarter. Tenant demand remained concentrated in higher-quality assets, with Class A buildings accounting for approximately 70% of total leasing volume, reinforcing the ongoing flight-to-quality trend.

Notable deals for the quarter include Boardwalk Pipeline securing 143,253 square feet at 990 Town and Country and Forum Energy Technologies, Inc renewing 81,138 square feet at 10344 Sam Houston Park Dr.

The CBD Submarket was the top performing submarket attributing to over 375,000 square feet leased in Q1 2026. Additionally, West Houston saw a large share of demand, capturing over 35% of total leasing activity, with majority of the largest deals occurring in the Katy Freeway East submarket.

Market vacancy remained relatively stable at 27.7%. Although overall Class A vacancy remains elevated at 29.1%, newer Class A product continues to outperform the broader market. Buildings delivered since 2015 reported an overall vacancy rate of 15.2% and direct vacancy of 10.3%, underscoring tenants' continued preference for high-quality, amenity-rich buildings.

NET ABSORPTION

The Houston office market closed 1Q 2026 with 309,786 square feet of negative net absorption. Class B properties accounted for the majority of the negative, reporting 199,957 square feet of negative absorption, while Class A buildings recorded 45,904 square feet of negative absorption. The quarter's largest move-out occurred in the CBD, where NRG vacated 479,000 square feet at 910 Louisiana. This impact was partially offset by the company's 290,000-square-foot relocation to 3 Houston Center.

At the submarket level, the CBD experienced the weakest net absorption, while the Gulf Freeway/Pasadena submarket posted the strongest net positive absorption during the quarter.

UNDER CONSTRUCTION AND DELIVERIES

New deliveries reached 499,450 square feet, with three new buildings coming online in 1Q 2026. City Centre Six delivered at 91% leased, with Dow Chemical as the flagship tenant occupying the majority of the building. 1500 W Parkwood Avenue delivered, adding 80,000 square feet to the NASA/Clear Lake Submarket. The building is 50% occupied by Castle Biosciences with the remaining space available for lease. Lastly, 2960 Riverby Road delivered 95,000 square feet in the Gulf Freeway/Pasadena Submarket. The building delivered 100% leased by the Port of Houston Authority.

Given the new deliveries this quarter, under construction activity has shrunk to 273,000 square feet. Autry Park which is 95% pre-leased, is anticipated to deliver late 2026, adding approximately 127,000 square feet of inventory to the overall Houston market. The RO, which is fully pre-leased, is anticipated to deliver in 2027, adding 146,000 square feet of inventory to the overall Houston market.

OUTLOOK

Houston Office market fundamentals are showing signs of stabilization with occupier demand holding firm and vacancy remaining stable. Looking ahead, the flight-to-quality trend is expected to persist, as tenant preference continues to favor premium buildings.

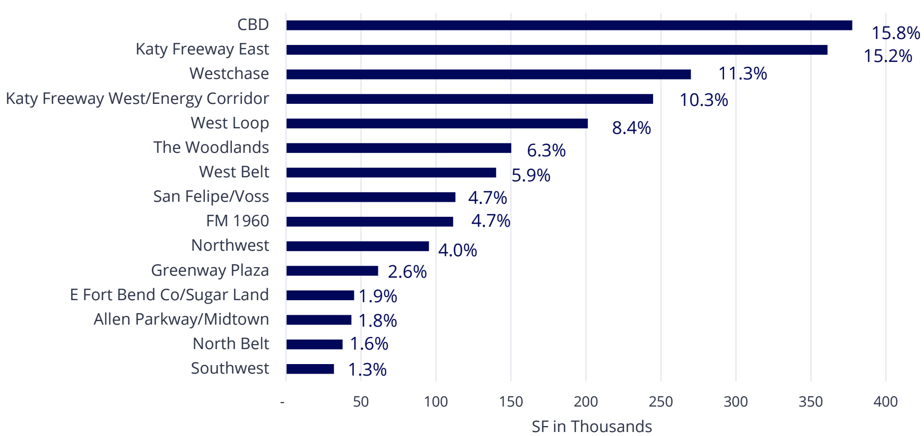
Leasing activity remained steady in the first quarter, as **Class A** demand captured roughly **70% of total leasing volume**.

Notable Leasing Transactions

TENANT	ADDRESS	SUBMARKET	SIZE (SF)	TRANSACTION TYPE	INDUSTRY
Boardwalk Pipeline	990 Town and Country Blvd	Katy Freeway East	143,253	New Lease	Energy
Forum Energy Technologies, Inc	10344 Sam Houston Park Dr	West Belt	81,138	Renewal	Energy
Mayer Brown	700 Louisiana St	CBD	60,965	Renewal	Legal
Voltagrid	920 Town & Country Blvd	Katy Freeway East	60,355	New Lease	Energy
Zachry Engineering	3151 Briarpark Dr	Westchase	52,745	New Lease	Engineering
Yetter Coleman	600 Travis St	CBD	43,906	New Lease	Legal

Source: Colliers, CoStar

Submarket Share of Houston Leasing Activity (SF)



Note: includes submarkets with 30,000+ SF leasing activity.

Source: Colliers, CoStar

Houston Office Historical Available Sublease Space (SF)

Source: Colliers, CoStar

Submarkets by Class

SUBMARKET/ CLASS	TOTAL INVENTORY SF	DIRECT AVAILABILITY RATE	SUBLEASE AVAILABILITY RATE	AVAILABILITY RATE	VACANCY RATE	VACANCY RATE PREVIOUS	NET ABSORPTION CURRENT	NET ABSORPTION YTD	UNDER CONSTRUCTION	DELIVERIES YTD	AVG DIRECT ASKING RATE (FSG)
Allen Parkway/Midtown											
A	2,735,412	23.6%	4.7%	28.2%	20.1%	21.0%	24,018	24,018	127,651	0	$38.42
B	1,853,369	19.4%	1.2%	20.5%	21.5%	21.2%	(5,850)	(5,850)	0	0	$30.93
C	606,060	4.1%	0.0%	4.1%	4.9%	5.1%	1,381	1,381	0	0	$27.19
Total	**5,194,841**	**19.8%**	**2.9%**	**22.7%**	**18.8%**	**19.2%**	**19,549**	**19,549**	**127,651**	**0**	**$36.09**
Baytown											
B	88,902	11.9%	0.0%	11.9%	11.9%	11.0%	(870)	(870)	0	0	$17.90
C	55,370	38.0%	0.0%	38.0%	38.0%	0.0%	(21,026)	(21,026)	0	0	$0.00
Total	**144,272**	**21.9%**	**0.0%**	**21.9%**	**21.9%**	**6.8%**	**(21,896)**	**(21,896)**	**0**	**0**	**$17.90**
Bellaire											
A	575,246	37.3%	0.8%	38.1%	25.2%	24.2%	(5,659)	(5,659)	0	0	$29.43
B	1,578,648	14.0%	4.0%	18.0%	10.9%	10.8%	(1,659)	(1,659)	0	0	$28.51
C	276,025	35.0%	0.0%	35.0%	52.6%	38.0%	(40,400)	(40,400)	0	0	$18.54
Total	**2,429,919**	**21.9%**	**2.8%**	**24.7%**	**19.0%**	**17.0%**	**(47,718)**	**(47,718)**	**0**	**0**	**$28.25**
CBD											
A	31,026,871	30.3%	2.9%	33.2%	29.5%	28.9%	(160,445)	(160,445)	0	0	$43.91
B	6,949,497	33.9%	4.3%	38.2%	45.8%	46.3%	33,230	33,230	0	0	$22.16
C	156,303	21.4%	0.0%	21.4%	3.7%	5.0%	2,065	2,065	0	0	$0.00
Total	**38,132,671**	**30.9%**	**3.2%**	**34.0%**	**32.3%**	**32.0%**	**(125,150)**	**(125,150)**	**0**	**0**	**$39.13**
Conroe/Montgomery Co											
A	87,186	0.0%	0.0%	0.0%	0.0%	0.0%	0	0	0	0	$20.00
B	370,623	8.4%	0.0%	8.4%	8.1%	9.6%	5,299	5,299	0	0	$24.63
C	103,000	0.0%	0.0%	0.0%	0.0%	0.0%	0	0	0	0	$0.00
Total	**560,809**	**5.5%**	**0.0%**	**5.5%**	**5.4%**	**6.3%**	**5,299**	**5,299**	**0**	**0**	**$23.48**

Submarkets by Class CONTINUED

SUBMARKET/ CLASS	TOTAL INVENTORY SF	DIRECT AVAILABILITY RATE	SUBLEASE AVAILABILITY RATE	AVAILABILITY RATE	VACANCY RATE	VACANCY RATE PREVIOUS	NET ABSORPTION CURRENT	NET ABSORPTION YTD	UNDER CONSTRUCTION	DELIVERIES YTD	AVG DIRECT ASKING RATE (FSG)
E Fort Bend Co/Sugar Land											
A	2,288,811	39.3%	1.3%	40.6%	35.9%	47.0%	(6,643)	(6,643)	0	0	$33.97
B	1,125,525	13.2%	1.6%	14.9%	13.4%	31.0%	(9,112)	(9,112)	0	0	$23.21
C	375,949	21.7%	0.1%	21.8%	21.8%	21.5%	(1,164)	(1,164)	0	0	$20.28
Total	**3,790,285**	**29.8%**	**1.3%**	**31.1%**	**27.8%**	**39.7%**	**(16,919)**	**(16,919)**	**0**	**0**	**$30.87**
FM 1960											
A	2,716,509	41.3%	16.9%	58.2%	61.1%	60.1%	(26,086)	(26,086)	0	0	$27.76
B	4,338,393	33.1%	0.7%	33.8%	33.9%	37.2%	40,460	40,460	0	0	$21.06
C	574,652	29.2%	0.0%	29.2%	33.4%	33.2%	(1,276)	(1,276)	0	0	$14.91
Total	**7,629,554**	**35.7%**	**6.4%**	**42.1%**	**43.5%**	**45.0%**	**13,098**	**13,098**	**0**	**0**	**$23.47**
Greenway Plaza											
A	7,620,386	28.8%	1.5%	30.3%	27.4%	26.8%	(39,103)	(39,103)	146,003	0	$38.78
B	2,040,731	33.2%	0.5%	33.7%	27.6%	26.4%	(23,999)	(23,999)	0	0	$29.62
C	404,092	10.7%	0.0%	10.7%	11.6%	9.5%	(8,545)	(8,545)	0	0	$24.63
Total	**10,065,209**	**29.0%**	**1.2%**	**30.2%**	**26.8%**	**26.1%**	**(71,647)**	**(71,647)**	**146,003**	**0**	**$35.54**
Gulf Freeway/Pasadena											
A	461,822	15.6%	0.0%	15.6%	15.6%	15.3%	(1,295)	(1,295)	0	0	$34.38
B	2,163,956	12.9%	0.0%	12.9%	18.3%	19.3%	98,392	98,392	0	95,000	$25.13
C	621,400	7.2%	0.0%	7.2%	14.0%	14.0%	0	0	0	0	$16.90
Total	**3,247,178**	**12.2%**	**0.0%**	**12.2%**	**17.1%**	**17.7%**	**97,097**	**97,097**	**0**	**95,000**	**$25.55**
I-10 East											
B	564,641	17.5%	0.0%	17.5%	17.1%	15.5%	(8,741)	(8,741)	0	0	$19.26
C	85,124	7.3%	0.0%	7.3%	7.3%	4.1%	(2,733)	(2,733)	0	0	$12.00
Total	**649,765**	**16.2%**	**0.0%**	**16.2%**	**15.8%**	**14.0%**	**(11,474)**	**(11,474)**	**0**	**0**	**$19.10**

Submarkets by Class CONTINUED

SUBMARKET/ CLASS	TOTAL INVENTORY SF	DIRECT AVAILABILITY RATE	SUBLEASE AVAILABILITY RATE	AVAILABILITY RATE	VACANCY RATE	VACANCY RATE PREVIOUS	NET ABSORPTION CURRENT	NET ABSORPTION YTD	UNDER CONSTRUCTION	DELIVERIES YTD	AVG DIRECT ASKING RATE (FSG)
Katy Freeway East											
A	5,897,179	6.9%	1.3%	8.3%	20.3%	16.3%	37,585	37,585	0	324,450	$60.26
B	1,910,906	20.6%	1.6%	22.2%	20.1%	18.2%	(37,138)	(37,138)	0	0	$21.98
C	597,981	8.0%	0.0%	8.0%	5.6%	8.2%	15,600	15,600	0	0	$25.93
Total	**8,406,066**	**10.1%**	**1.3%**	**11.4%**	**19.2%**	**16.2%**	**16,047**	**16,047**	**0**	**324,450**	**$42.91**
Katy Freeway West/Energy Corridor											
A	12,869,146	21.1%	3.4%	24.5%	21.2%	21.0%	(21,345)	(21,345)	0	0	$31.79
B	7,557,058	32.4%	1.4%	33.8%	25.0%	23.9%	(80,555)	(80,555)	0	0	$24.35
C	284,397	18.5%	0.0%	18.5%	10.8%	10.3%	(1,531)	(1,531)	0	0	$19.37
Total	**20,710,601**	**25.2%**	**2.6%**	**27.8%**	**22.4%**	**21.9%**	**(103,431)**	**(103,431)**	**0**	**0**	**$27.31**
Katy/Grand Parkway West											
A	1,567,629	12.1%	3.8%	15.9%	19.1%	20.5%	21,357	21,357	0	0	$32.09
B	583,414	4.9%	1.7%	6.6%	4.8%	5.2%	2,347	2,347	0	0	$33.14
C	33,970	0.0%	0.0%	0.0%	0.0%	0.0%	0	0	0	0	$0.00
Total	**2,185,013**	**10.0%**	**3.2%**	**13.2%**	**15.0%**	**16.1%**	**23,704**	**23,704**	**0**	**0**	**$32.44**
Kingwood/Humble											
B	408,890	19.0%	2.2%	21.1%	20.8%	19.9%	(3,297)	(3,297)	0	0	$20.57
C	54,500	9.2%	0.0%	9.2%	9.7%	5.0%	(2,548)	(2,548)	0	0	$41.26
Total	**463,390**	**17.8%**	**1.9%**	**19.7%**	**19.5%**	**18.2%**	**(5,845)**	**(5,845)**	**0**	**0**	**$21.01**
NASA/Clear Lake											
A	1,459,375	23.6%	6.0%	29.6%	23.3%	21.6%	39,165	39,165	0	80,000	$29.41
B	2,821,626	24.2%	1.2%	25.4%	22.4%	23.4%	28,124	28,124	0	0	$20.04
C	398,643	11.2%	0.0%	11.2%	11.1%	11.3%	991	991	0	0	$22.75
Total	**4,679,644**	**22.9%**	**2.6%**	**25.5%**	**21.7%**	**21.8%**	**68,280**	**68,280**	**0**	**80,000**	**$22.95**

Submarkets by Class CONTINUED

SUBMARKET/ CLASS	TOTAL INVENTORY SF	DIRECT AVAILABILITY RATE	SUBLEASE AVAILABILITY RATE	AVAILABILITY RATE	VACANCY RATE	VACANCY RATE PREVIOUS	NET ABSORPTION CURRENT	NET ABSORPTION YTD	UNDER CONSTRUCTION	DELIVERIES YTD	AVG DIRECT ASKING RATE (FSG)
North Belt											
A	4,276,000	43.9%	0.4%	44.3%	54.6%	53.8%	(31,860)	(31,860)	0	0	$18.99
B	4,945,417	37.5%	2.0%	39.4%	44.6%	44.8%	7,993	7,993	0	0	$15.33
C	940,250	12.4%	0.0%	12.4%	17.0%	17.2%	1,172	1,172	0	0	$15.52
Total	**10,161,667**	**37.9%**	**1.1%**	**39.0%**	**46.3%**	**46.0%**	**(22,695)**	**(22,695)**	**0**	**0**	**$17.59**
Northeast											
A	86,523	3.1%	0.0%	3.1%	3.1%	3.1%	0	0	0	0	$0.00
B	100,960	2.1%	0.0%	2.1%	4.6%	4.6%	0	0	0	0	$21.75
C	54,350	3.4%	0.0%	3.4%	3.4%	3.4%	0	0	0	0	$0.00
Total	**241,833**	**2.8%**	**0.0%**	**2.8%**	**3.8%**	**3.8%**	**0**	**0**	**0**	**0**	**$21.75**
Northwest											
A	2,194,686	26.3%	1.0%	27.3%	24.3%	20.4%	(86,673)	(86,673)	0	0	$20.62
B	4,458,646	18.0%	1.1%	18.9%	18.9%	18.7%	(9,184)	(9,184)	0	0	$16.81
C	796,947	4.5%	0.0%	4.5%	1.8%	1.6%	(1,368)	(1,368)	0	0	$20.84
Total	**7,450,279**	**19.0%**	**1.0%**	**19.8%**	**18.6%**	**17.3%**	**(97,225)**	**(97,225)**	**0**	**0**	**$18.28**
Richmond/Fountainview											
B	781,302	15.3%	0.0%	15.3%	18.1%	20.6%	20,061	20,061	0	0	$16.26
C	410,863	7.8%	0.0%	7.8%	7.8%	7.4%	(1,580)	(1,580)	0	0	$17.11
Total	**1,192,165**	**12.7%**	**0.0%**	**12.7%**	**14.5%**	**16.1%**	**18,481**	**18,481**	**0**	**0**	**$16.34**
San Felipe/Voss											
A	2,285,696	25.9%	5.5%	31.4%	30.8%	31.7%	19,553	19,553	0	0	$32.43
B	2,757,092	27.0%	0.8%	27.8%	25.0%	23.3%	(46,486)	(46,486)	0	0	$23.09
Total	**5,042,788**	**26.5%**	**2.9%**	**29.4%**	**27.6%**	**27.1%**	**(26,933)**	**(26,933)**	**0**	**0**	**$26.98**

Submarkets by Class CONTINUED

SUBMARKET/ CLASS	TOTAL INVENTORY SF	DIRECT AVAILABILITY RATE	SUBLEASE AVAILABILITY RATE	AVAILABILITY RATE	VACANCY RATE	VACANCY RATE PREVIOUS	NET ABSORPTION CURRENT	NET ABSORPTION YTD	UNDER CONSTRUCTION	DELIVERIES YTD	AVG DIRECT ASKING RATE (FSG)
South											
A	84,649	41.9%	0.0%	41.9%	7.6%	9.1%	1,264	1,264	0	0	$0.00
B	175,301	7.6%	0.0%	7.6%	7.6%	7.6%	0	0	0	0	$23.58
C	139,445	2.0%	0.0%	2.0%	2.0%	2.0%	0	0	0	0	$0.00
Total	**399,395**	**12.9%**	**0.0%**	**12.9%**	**5.6%**	**5.9%**	**1,264**	**1,264**	**0**	**0**	**$23.58**
South Main/Medical Center											
B	849,554	18.4%	0.0%	18.4%	15.7%	12.9%	(23,935)	(23,935)	0	0	$17.81
C	121,757	2.7%	0.0%	2.7%	2.7%	3.5%	960	960	0	0	$19.54
Total	**971,311**	**16.5%**	**0.0%**	**16.5%**	**14.1%**	**11.7%**	**(22,975)**	**(22,975)**	**0**	**0**	**$17.84**
Southeast											
B	703,611	4.7%	0.0%	4.7%	4.5%	3.4%	(8,000)	(8,000)	0	0	$21.00
C	196,702	12.0%	0.0%	12.0%	10.5%	10.5%	0	0	0	0	$23.58
Total	**900,313**	**6.3%**	**0.0%**	**6.3%**	**5.8%**	**4.9%**	**(8,000)**	**(8,000)**	**0**	**0**	**$21.69**
Southwest											
A	1,401,676	28.9%	18.9%	47.8%	46.4%	46.2%	(2,009)	(2,009)	0	0	$17.36
B	4,920,608	20.5%	3.4%	23.9%	23.3%	21.6%	(82,333)	(82,333)	0	0	$21.11
C	1,357,733	14.2%	0.1%	14.2%	14.3%	13.7%	(7,831)	(7,831)	0	0	$16.61
Total	**7,680,017**	**20.9%**	**5.6%**	**26.5%**	**25.9%**	**24.7%**	**(92,173)**	**(92,173)**	**0**	**0**	**$19.35**
Southwest Far											
A	668,435	4.6%	0.0%	4.6%	4.6%	4.6%	0	0	0	0	$0.00
B	619,962	9.9%	0.2%	10.1%	10.1%	10.1%	0	0	0	0	$0.00
C	78,497	0.0%	0.0%	0.0%	0.0%	0.0%	0	0	0	0	$0.00
Total	**1,366,894**	**6.8%**	**0.1%**	**6.9%**	**6.9%**	**6.9%**	**0**	**0**	**0**	**0**	**$0.00**

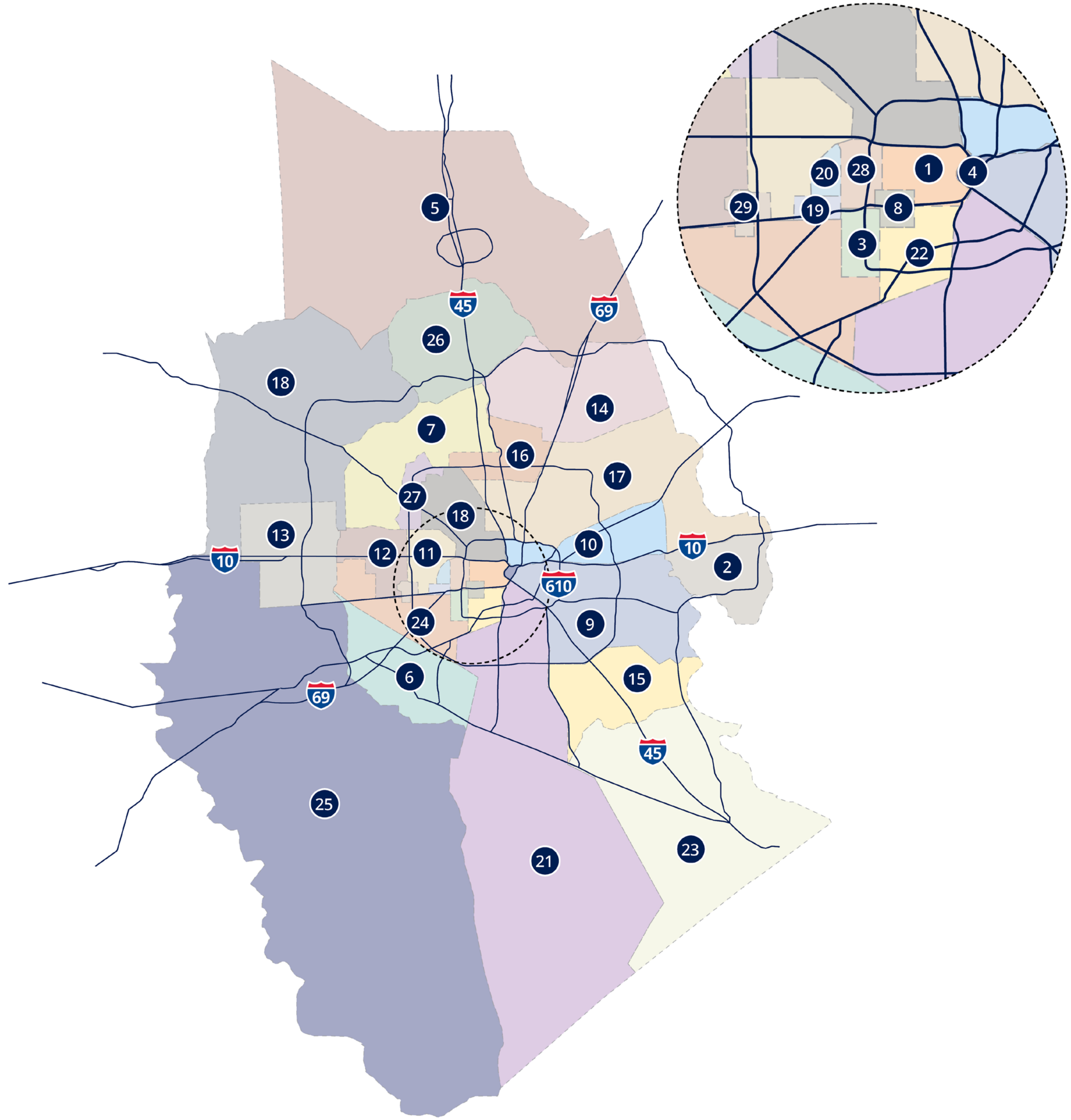
Submarkets by Class CONTINUED

SUBMARKET/ CLASS	TOTAL INVENTORY SF	DIRECT AVAILABILITY RATE	SUBLEASE AVAILABILITY RATE	AVAILABILITY RATE	VACANCY RATE	VACANCY RATE PREVIOUS	NET ABSORPTION CURRENT	NET ABSORPTION YTD	UNDER CONSTRUCTION	DELIVERIES YTD	AVG DIRECT ASKING RATE (FSG)
The Woodlands											
A	8,678,983	17.4%	2.4%	18.8%	13.7%	14.6%	82,733	82,733	0	0	$45.52
B	3,295,805	14.0%	3.9%	17.9%	15.6%	14.6%	(33,310)	(33,310)	0	0	$27.08
C	101,639	36.4%	0.0%	36.4%	36.4%	36.4%	0	0	0	0	$0.00
Total	**12,076,427**	**16.6%**	**2.8%**	**18.7%**	**14.4%**	**14.8%**	**49,423**	**49,423**	**0**	**0**	**$39.17**
West Belt											
A	3,210,732	37.1%	8.8%	45.8%	31.9%	31.6%	(8,346)	(8,346)	0	0	$30.20
B	1,962,053	32.7%	1.9%	33.5%	36.0%	33.0%	(57,841)	(57,841)	0	0	$23.59
C	148,805	0.0%	0.0%	0.0%	0.0%	0.0%	0	0	0	0	$0.00
Total	**5,321,590**	**34.4%**	**6.0%**	**40.0%**	**32.5%**	**31.2%**	**(66,187)**	**(66,187)**	**0**	**0**	**$27.63**
West Loop											
A	16,526,322	25.3%	1.4%	26.7%	34.0%	34.4%	63,744	63,744	0	0	$38.90
B	6,125,797	23.0%	0.5%	23.5%	32.8%	33.2%	23,570	23,570	0	0	$29.78
C	77,920	10.6%	0.0%	10.6%	9.2%	14.2%	3,908	3,908	0	0	$19.95
Total	**22,730,039**	**24.6%**	**1.1%**	**25.8%**	**33.6%**	**34.0%**	**91,222**	**91,222**	**0**	**0**	**$36.76**
Westchase											
A	8,720,026	30.5%	2.8%	33.2%	30.7%	31.3%	54,141	54,141	0	0	$32.08
B	5,951,421	32.1%	5.0%	37.1%	34.9%	34.4%	(27,123)	(27,123)	0	0	$18.96
C	31,346	0.0%	0.0%	0.0%	0.0%	0.0%	0	0	0	0	$0.00
Total	**14,702,793**	**31.1%**	**3.7%**	**34.7%**	**32.3%**	**32.5%**	**27,018**	**27,018**	**0**	**0**	**$27.34**
Total											
A	117,439,300	27.5%	3.5%	30.6%	29.1%	28.8%	(45,904)	(45,904)	273,654	404,450	$36.29
B	72,003,708	26.4%	1.9%	28.3%	28.2%	27.9%	(199,957)	(199,957)	0	95,000	$22.45
C	9,083,720	12.7%	0.1%	12.8%	13.3%	12.5%	(63,925)	(63,925)	0	0	$18.27
Total	**198,526,728**	**25.6%**	**2.6%**	**28.1%**	**27.7%**	**27.8%**	**(309,786)**	**(309,786)**	**273,654**	**499,450**	**$30.74**

Submarket Map

SUBMARKET NAME

1. Allen Parkway/Midtown
2. Baytown
3. Bellaire
4. CBD
5. Conroe/Montgomery Co
6. E Fort Bend Co/Sugar Land
7. FM 1960
8. Greenway Plaza
9. Gulf Freeway/Pasadena
10. I-10 East
11. Katy Freeway East
12. Katy Freeway West/Energy Corridor
13. Katy/Grand Parkway West
14. Kingwood/Humble
15. NASA/Clear Lake
16. North Belt
17. Northeast
18. Northwest
19. Richmond/Fountainview
20. San Felipe/Voss
21. South
22. South Main/Medical Center
23. Southeast
24. Southwest
25. Southwest Far
26. The Woodlands
27. West Belt
28. West Loop
29. Westchase



Global Stats

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With more than $5.0 billion in annual revenues, a team of 24,000 professionals, and more than $100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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Colliers' statistical tracked set for Houston includes single- and multi-tenant office properties 20,000 square feet or greater. Banks, medical, religious and government buildings, as well as owner-occupied properties where owners occupy 75% or more of the building, are excluded from the total tracked inventory. Our database is updated daily along with some historical revisions, making comparisons with prior published reports challenging.

Sources

Colliers | CoStar

$5.6B
ANNUAL REVENUE

70
COUNTRIES WE OPERATE IN

$108B
ASSETS UNDER MANAGEMENT

44,000
LEASE AND SALE TRANSACTIONS

2B
SQUARE FEET MANAGED

24,000
PROFESSIONALS

Number of countries includes affiliates

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