Colliers

OFFICE

Q2 2026

Houston

"Flight-to-quality remains, as top tier buildings significantly outperform the overall market resulting in positive absorption for 2026."

Danny Rice | *President*

Q2 2026 | OFFICE

Houston

OVERALL VACANCY RATE

27.7% ▼ YOY ▼ Forecast

NET ABSORPTION (SF)

425.0K ▲ YOY ▲ Forecast

UNDER CONSTRUCTION (SF)

127.7K ▼ YOY ▼ Forecast

OVERALL ASKING LEASE RATES (FSG)

$31.35/SF ▲ YOY ▲ Forecast

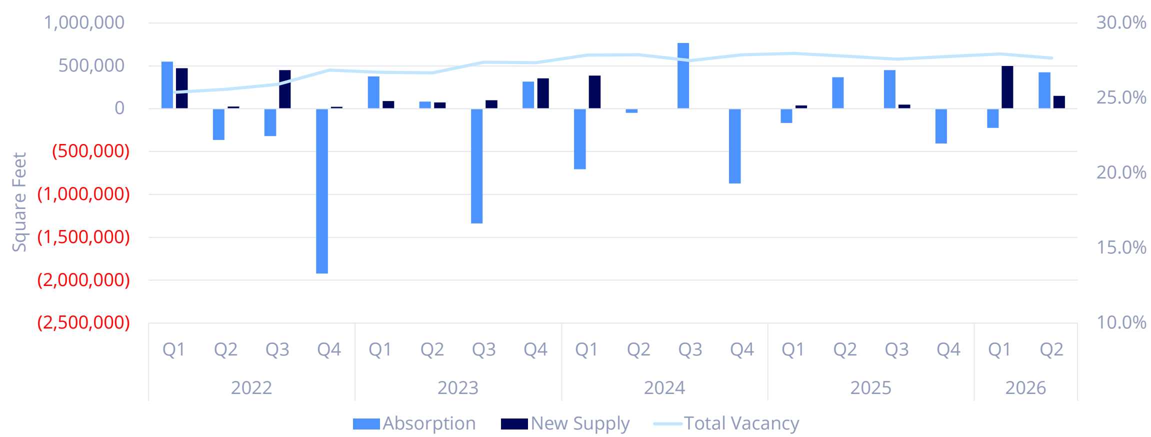
MARKET TRENDS

- Net absorption saw an increase in 2Q 2026, boasting positive net absorption of 425,021 SF. This increase offset the negative absorption seen in the prior quarter, resulting in positive net absorption of 208,782 for the first half of 2026.
- Katy Freeway East submarket saw the largest net positive gain in absorption with Dow Chemicals occupying 203,000 SF at City Centre Six.
- Flight to quality persists, with Class A buildings accounting for over 60% of leasing activity.
- New supply was added to the market, with the delivery of The RO (150,794 SF) bringing year-to-date office completions to 650, 244 SF.
- Gross asking rents rose slightly to $31.35 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

	Q2 2026	Q1 2026	Q2 2025
Total Inventory (in millions of SF)	198.4	198.1	199.2
New Supply (in thousands of SF)	150.7	499.5	0
Net Absorption (in thousands of SF)	425.0	(222.2)	(168.6)
Overall Vacancy Rate	27.7%	27.9%	27.8%
Under Construction (in thousands of SF)	127.7	278.4	732.3
Overall Asking Lease Rates (FSG)	$31.35	$30.81	$28.77

MARKET FUNDAMENTALS



Source: Colliers, CoStar

Market Fundamentals

HOUSTON OFFICE MARKET REMAINS RESILIENT DESPITE SOFTENING LEASING ACTIVITY

The Houston office market experienced a slowdown in leasing activity during Q2 2026, with 2.2M SF leased, down 23% quarter-over-quarter. Leasing activity through the first half of 2026 was also down approximately 20% compared with the same period last year.

Despite softer leasing volume, the market remained resilient, posting positive net absorption of 425,021 SF during the quarter. Demand remains heavily concentrated in Class A properties, which accounted for the majority of positive absorption. Class A buildings also captured over 60% of total leasing activity, further reinforcing the ongoing flight-to-quality trend as occupiers continue to favor premium office assets.

HOUSTON'S KEY SUBMARKETS CONTINUE TO LEAD THE OFFICE MARKET RECOVERY

The Katy Freeway East submarket recorded the strongest absorption of the quarter, driven largely by Dow Chemical's occupancy of 203,000 square feet at CityCentre Six. Submarket vacancy declined 180 basis points quarter-over-quarter to 14.4%, while Class A vacancy fell 310 basis points. Katy Freeway East also recorded the largest lease transaction of the quarter, with Superior Energy securing 56,256 square feet at 8020 Katy Freeway. Additionally, Capgemini leased 30,262 square feet at 990 Town and Country Boulevard, ranking among the quarter's largest transactions.

The Woodlands submarket also posted strong activity, with approximately 233,000 square feet leased during the quarter. Two of the market's top transactions occurred within the submarket, including Quanta Infrastructure Solutions' 30,983-square-foot lease at 10000 Energy Drive and NAES Corporation's 28,000-square-foot lease at 1725 Hughes Landing Boulevard.

The CBD submarket posted 135,708 square feet of positive net absorption in Q2 2026, the second-highest total among Houston submarkets. Class A properties accounted for the majority of absorption, further underscoring occupiers' preference for high-quality office space. While vacancy declined 80 basis points year over year, it remains elevated at 32.1%. However, this rate is disproportionately driven by older, less competitive assets, while newer Class A buildings continue to maintain strong occupancy levels.

HOUSTON OFFICE DELIVERIES CLIMB TO THEIR HIGHEST LEVEL IN YEARS

The Houston office market delivered one building during Q2 2026—The RO—adding 150,794 square feet of new supply. Its completion marked the fourth office delivery of the year, bringing total deliveries in 2026 to 650,244 SF. The RO was delivered 100% preleased, with Vitol taking occupancy during the quarter. Meanwhile, Houston's construction pipeline has contracted to just 127,000 square feet, consisting solely of the Autry Park office project, which is 95% preleased and expected to deliver in late 2026.

GROWING CORPORATE PRESENCE STRENGTHENS HOUSTON'S ECONOMIC OUTLOOK

Houston's economic outlook remains supported by its strong corporate presence. The metro area is home to 27 Fortune 500 headquarters, tying Chicago for the second-highest concentration of Fortune 500 companies in the nation. During the first half of 2026, Expand Energy announced plans to relocate its headquarters from Oklahoma City to Houston later this year. Once complete, the move will increase Houston's Fortune 500 headquarters count to 28, allowing the metro to surpass Chicago and claim the No. 2 position nationally.

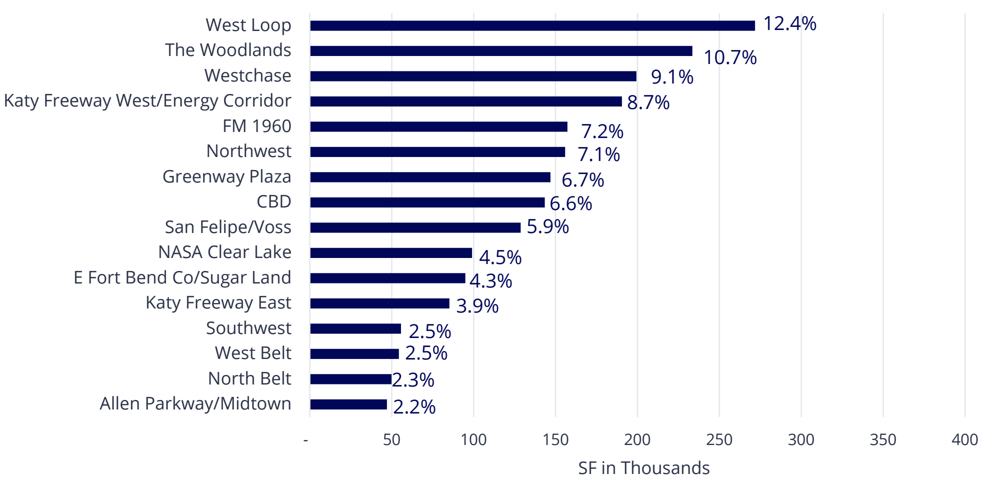
> Houston office market remains bifurcated, as occupier demand continues to favor premium buildings in key submarkets

Notable Leasing Transactions

TENANT	ADDRESS	SUBMARKET	SIZE (SF)	TRANSACTION TYPE	INDUSTRY
Superior Energy	8020 Katy Freeway	Katy Freeway East	56,256	New Lease	Energy
IBM	12301 Kurland Drive	Gulf Freeway/Pasadena	42,627	Renewal	Tech
Quanta Infrastructure Solutions	10000 Energy Drive	The Woodlands	30,983	New Lease	Construction
Capgemini	990 Town and Country Blvd	Katy Freeway East	30,262	New Lease	Energy
NAES Corp	1725 Hughes Landing Blvd	The Woodlands	28,000	New Lease	Energy
FocusOne Mortgage	1002 Noble Energy Way	FM 1960	26,316	New Lease	Financial Services

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	24.2%	3.9%	28.1%	20.8%	21.0%	(18,265)	5,753	127,651	0	$38.93
B	1,855,569	20.2%	0.9%	21.1%	22.3%	21.2%	(20,484)	(21,334)	0	0	$34.50
C	606,060	3.2%	0.0%	3.2%	3.2%	5.1%	10,385	11,766	0	0	$27.07
Total	**5,197,041**	**20.3%**	**2.4%**	**22.7%**	**19.3%**	**19.2%**	**(28,364)**	**(3,815)**	**127,651**	**0**	**$37.44**
Baytown											
B	88,902	15.0%	0.0%	15.0%	15.0%	11.0%	0	(3,543)	0	0	$17.69
C	55,370	0.0%	0.0%	0.0%	0.0%	0.0%	0	0	0	0	$0.00
Total	**144,272**	**9.2%**	**0.0%**	**9.2%**	**9.2%**	**6.8%**	**0**	**(3,543)**	**0**	**0**	**$17.69**
Bellaire											
A	575,246	35.0%	0.8%	35.8%	20.7%	24.2%	26,101	20,442	0	0	$30.39
B	1,586,606	12.7%	3.7%	16.3%	9.5%	10.8%	17,468	18,890	0	0	$28.82
C	276,025	30.7%	0.0%	30.7%	48.3%	38.0%	11,899	(28,501)	0	0	$27.03
Total	**2,437,877**	**20.0%**	**2.6%**	**22.6%**	**16.5%**	**17.0%**	**55,468**	**10,831**	**0**	**0**	**$29.39**
CBD											
A	31,003,691	30.3%	1.9%	32.2%	29.2%	28.9%	145,588	(57,842)	0	0	$44.25
B	6,949,497	33.9%	4.3%	38.2%	45.9%	46.3%	(9,880)	24,720	0	0	$22.83
C	156,303	21.4%	0.0%	21.4%	3.7%	5.0%	0	2,065	0	0	$0.00
Total	**38,109,491**	**30.9%**	**2.3%**	**33.3%**	**32.1%**	**32.0%**	**135,708**	**(31,057)**	**0**	**0**	**$39.90**
Conroe/Montgomery Co											
A	87,186	0.0%	0.0%	0.0%	0.0%	0.0%	0	0	0	0	$20.00
B	374,815	9.1%	0.0%	9.1%	9.5%	9.6%	(5,383)	(84)	0	0	$24.93
C	177,446	4.0%	0.0%	4.0%	0.0%	0.0%	34,146	39,674	0	0	$24.43
Total	**639,447**	**6.4%**	**0.0%**	**6.4%**	**5.5%**	**6.3%**	**28,763**	**39,590**	**0**	**0**	**$23.75**

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	2,145,501	39.4%	1.5%	41.0%	38.2%	47.0%	(6,833)	(19,791)	0	0	$34.38
B	1,268,935	12.7%	0.6%	13.2%	11.9%	31.0%	7,562	4,765	0	0	$26.03
C	376,987	21.3%	0.0%	21.3%	24.1%	21.5%	(8,888)	(10,052)	0	0	$20.41
Total	**3,791,423**	**28.7%**	**1.1%**	**29.7%**	**28.0%**	**39.7%**	**(8,159)**	**(25,078)**	**0**	**0**	**$31.50**
FM 1960											
A	2,684,416	48.0%	0.0%	48.0%	58.6%	60.1%	79,537	58,743	0	0	$28.42
B	4,291,739	34.5%	0.7%	35.2%	37.2%	37.2%	(57,514)	(7,867)	0	0	$25.52
C	594,134	28.2%	0.0%	28.2%	31.6%	33.2%	4,381	3,105	0	0	$14.88
Total	**7,570,289**	**38.8%**	**0.4%**	**39.2%**	**44.4%**	**45.0%**	**26,404**	**53,981**	**0**	**0**	**$26.03**
Greenway Plaza											
A	7,686,643	32.9%	2.6%	35.5%	27.6%	26.8%	112,662	73,559	0	150,794	$37.22
B	2,041,225	34.4%	0.5%	34.9%	32.5%	26.4%	(86,720)	(124,744)	0	0	$29.00
C	404,092	10.8%	0.0%	10.8%	11.0%	9.5%	750	(5,877)	0	0	$22.72
Total	**10,131,960**	**32.3%**	**2.1%**	**34.4%**	**27.9%**	**26.1%**	**26,692**	**(57,062)**	**0**	**150,794**	**$35.77**
Gulf Freeway/Pasadena											
A	315,645	25.7%	0.0%	25.7%	16.2%	15.3%	15,624	14,329	0	0	$34.38
B	2,088,152	20.0%	0.0%	20.0%	19.7%	19.3%	(9,259)	89,133	0	95,000	$24.32
C	585,119	6.8%	0.0%	6.8%	14.2%	14.0%	3,700	3,700	0	0	$17.01
Total	**2,988,916**	**18.1%**	**0.0%**	**18.1%**	**18.2%**	**17.7%**	**10,065**	**107,162**	**0**	**95,000**	**$24.89**
I-10 East											
B	564,641	16.9%	0.0%	16.9%	14.6%	15.5%	14,171	5,430	0	0	$18.87
C	85,124	7.3%	0.0%	7.3%	7.3%	4.1%	0	(2,733)	0	0	$12.00
Total	**649,765**	**15.7%**	**0.0%**	**15.7%**	**13.6%**	**14.0%**	**14,171**	**2,697**	**0**	**0**	**$18.63**

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	5,817,070	6.7%	1.6%	8.3%	13.2%	16.3%	440,845	464,707	0	324,450	$64.11
B	1,996,372	24.3%	1.6%	25.9%	20.4%	18.2%	(14,087)	(52,386)	0	0	$24.14
C	585,283	9.7%	0.0%	9.7%	5.6%	8.2%	(8,853)	16,403	0	0	$27.01
Total	**8,398,725**	**11.1%**	**1.5%**	**12.6%**	**14.4%**	**16.2%**	**417,905**	**428,724**	**0**	**324,450**	**$41.61**
Katy Freeway West/Energy Corridor											
A	13,101,358	22.0%	4.7%	26.4%	20.7%	21.0%	11,740	(37,569)	0	0	$31.72
B	7,716,221	33.2%	1.6%	34.5%	29.6%	23.9%	(261,765)	(340,853)	0	0	$24.58
C	284,397	18.0%	0.0%	18.0%	10.2%	10.3%	1,720	189	0	0	$19.49
Total	**21,101,976**	**26.0%**	**3.5%**	**29.2%**	**23.8%**	**21.9%**	**(248,305)**	**(378,233)**	**0**	**0**	**$27.40**
Katy/Grand Parkway West											
A	1,567,599	12.5%	3.4%	15.9%	18.9%	20.5%	3,122	24,479	0	0	$34.19
B	583,414	4.8%	2.6%	7.3%	4.6%	5.2%	1,514	3,861	0	0	$34.89
C	33,970	0.0%	0.0%	0.0%	0.0%	0.0%	0	0	0	0	$0.00
Total	**2,184,983**	**10.2%**	**3.1%**	**13.3%**	**14.8%**	**16.1%**	**4,636**	**28,340**	**0**	**0**	**$34.42**
Kingwood/Humble											
B	408,890	17.5%	2.2%	19.6%	19.8%	19.9%	3,947	650	0	0	$21.31
C	84,158	6.0%	0.0%	6.0%	6.0%	5.0%	0	(2,268)	0	0	$40.67
Total	**493,048**	**15.5%**	**1.8%**	**17.3%**	**17.4%**	**18.2%**	**3,947**	**(1,618)**	**0**	**0**	**$21.72**
NASA/Clear Lake											
A	1,304,533	22.0%	6.7%	28.7%	21.6%	21.6%	(2,023)	37,142	0	80,000	$31.11
B	2,977,320	22.3%	1.0%	23.3%	21.8%	23.4%	36,690	69,756	0	0	$19.12
C	398,643	9.4%	0.0%	9.4%	9.4%	11.3%	6,532	7,672	0	0	$21.31
Total	**4,680,496**	**21.1%**	**2.5%**	**23.6%**	**20.7%**	**21.8%**	**41,199**	**114,570**	**0**	**80,000**	**$22.33**

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	4,276,920	43.9%	0.4%	44.2%	54.3%	53.8%	(7,476)	(24,983)	0	0	$18.89
B	4,615,679	41.4%	0.0%	41.5%	42.3%	44.8%	(7,991)	(550)	0	0	$15.20
C	940,250	11.7%	0.0%	11.7%	16.3%	17.2%	6,503	7,675	0	0	$15.59
Total	**9,832,849**	**39.6%**	**0.2%**	**39.8%**	**45.0%**	**46.0%**	**(8,964)**	**(17,858)**	**0**	**0**	**$17.42**
Northeast											
A	86,523	3.1%	0.0%	3.1%	3.1%	3.1%	0	0	0	0	$0.00
B	100,960	2.3%	0.0%	2.3%	1.4%	4.6%	3,227	3,227	0	0	$21.75
C	54,350	34.7%	0.0%	34.7%	1.2%	3.4%	1,243	1,243	0	0	$0.00
Total	**241,833**	**9.9%**	**0.0%**	**9.9%**	**2.0%**	**3.8%**	**4,470**	**4,470**	**0**	**0**	**$21.75**
Northwest											
A	2,194,686	22.0%	1.3%	23.3%	21.9%	20.4%	39,271	(34,103)	0	0	$23.39
B	4,385,545	17.5%	1.4%	18.7%	18.2%	18.7%	4,785	2,117	0	0	$18.95
C	796,947	4.3%	0.0%	4.3%	1.6%	1.6%	444	425	0	0	$24.81
Total	**7,377,178**	**17.4%**	**1.2%**	**18.5%**	**17.5%**	**17.3%**	**44,500**	**(31,561)**	**0**	**0**	**$20.81**
Richmond/Fountainview											
B	736,998	14.4%	0.0%	14.4%	17.0%	20.6%	(4,978)	19,085	0	0	$17.14
C	410,863	9.3%	0.0%	9.3%	9.6%	7.4%	(7,447)	(9,027)	0	0	$17.31
Total	**1,147,861**	**12.6%**	**0.0%**	**12.6%**	**14.4%**	**16.1%**	**(12,425)**	**10,058**	**0**	**0**	**$17.16**
San Felipe/Voss											
A	2,285,965	24.0%	5.5%	29.5%	32.5%	31.7%	(36,935)	(6,135)	0	0	$32.33
B	2,756,972	28.4%	1.1%	29.5%	23.5%	23.3%	27,676	(4,764)	0	0	$23.50
Total	**5,042,937**	**26.4%**	**3.1%**	**29.5%**	**27.6%**	**27.1%**	**(9,259)**	**(10,899)**	**0**	**0**	**$27.12**

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	86,164	41.1%	0.0%	41.1%	7.6%	9.1%	(77)	1,187	0	0	$0.00
B	175,301	7.6%	0.0%	7.6%	7.6%	7.6%	(1,948)	0	0	0	$25.63
C	139,445	2.0%	0.0%	2.0%	2.0%	2.0%	(4,055)	0	0	0	$0.00
Total	**400,910**	**14.3%**	**0.0%**	**14.3%**	**7.1%**	**5.9%**	**(6,080)**	**1,187**	**0**	**0**	**$25.63**
South Main/Medical Center											
B	861,197	19.1%	0.7%	19.8%	16.8%	12.9%	(13,813)	(34,937)	0	0	$17.87
C	121,757	2.7%	0.0%	2.7%	2.7%	3.5%	0	960	0	0	$19.61
Total	**982,954**	**17.1%**	**0.6%**	**17.7%**	**15.0%**	**11.7%**	**(13,813)**	**(33,977)**	**0**	**0**	**$17.90**
Southeast											
B	675,591	8.7%	0.0%	8.7%	8.4%	3.4%	(24,784)	(32,784)	0	0	$21.00
C	196,702	22.2%	0.0%	22.2%	10.5%	10.5%	0	0	0	0	$23.40
Total	**872,293**	**11.7%**	**0.0%**	**11.7%**	**8.8%**	**4.9%**	**(24,784)**	**(32,784)**	**0**	**0**	**$21.64**
Southwest											
A	804,957	42.3%	0.1%	42.4%	39.8%	46.2%	701	1,040	0	0	$17.62
B	5,080,499	20.6%	3.3%	23.9%	23.6%	21.6%	(28,235)	(108,442)	0	0	$20.80
C	1,577,021	13.9%	17.1%	31.0%	29.3%	13.7%	(5,248)	(13,643)	0	0	$16.61
Total	**7,462,477**	**21.5%**	**5.8%**	**27.4%**	**26.6%**	**24.7%**	**(32,782)**	**(121,045)**	**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	791,301	12.1%	7.5%	19.6%	19.6%	10.1%	(58,480)	(57,500)	0	0	$30.00
C	132,722	2.0%	0.0%	2.0%	2.0%	0.0%	0	0	0	0	$0.00
Total	**1,592,458**	**8.1%**	**3.7%**	**11.8%**	**11.8%**	**6.9%**	**(58,480)**	**(57,500)**	**0**	**0**	**$30.00**

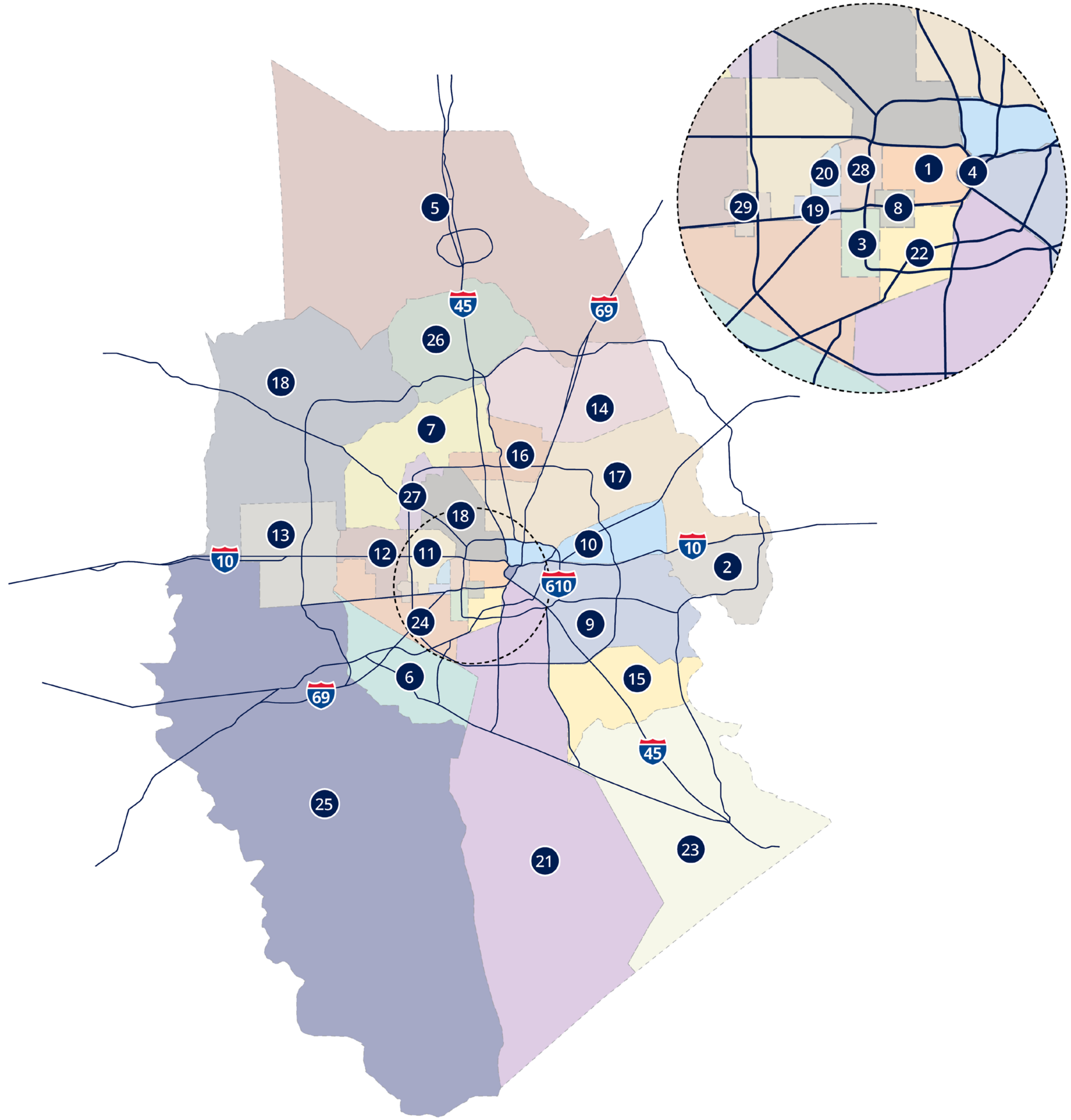
Submarkets by Class CONTINUED

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	8,684,995	15.9%	2.8%	17.8%	13.0%	14.6%	58,223	140,956	0	0	$46.27
B	3,444,586	17.5%	3.1%	20.7%	17.0%	14.6%	(55,221)	(83,013)	0	0	$28.72
C	143,292	29.5%	0.0%	29.5%	29.5%	36.4%	(5,326)	(5,326)	0	0	$0.00
Total	**12,272,873**	**16.5%**	**2.9%**	**18.7%**	**14.3%**	**14.8%**	**(2,324)**	**52,617**	**0**	**0**	**$39.83**
West Belt											
A	3,175,172	36.0%	5.8%	41.8%	31.4%	31.6%	24,079	26,772	0	0	$30.97
B	1,966,018	34.6%	1.3%	35.2%	36.7%	33.0%	6,707	(43,994)	0	0	$23.94
C	148,805	0.0%	0.0%	0.0%	0.0%	0.0%	0	0	0	0	$0.00
Total	**5,289,995**	**34.5%**	**4.0%**	**38.2%**	**32.5%**	**31.2%**	**30,786**	**(17,222)**	**0**	**0**	**$28.34**
West Loop											
A	16,034,399	27.3%	1.5%	28.8%	34.0%	34.4%	72,083	155,173	0	0	$39.45
B	6,532,518	26.9%	0.8%	27.8%	34.7%	33.2%	(49,094)	(23,743)	0	0	$30.04
C	77,920	12.3%	0.0%	12.3%	10.9%	14.2%	(1,316)	2,592	0	0	$19.95
Total	**22,644,837**	**27.1%**	**1.3%**	**28.4%**	**34.1%**	**34.0%**	**21,673**	**134,022**	**0**	**0**	**$36.47**
Westchase											
A	8,284,578	32.5%	2.8%	35.3%	30.8%	31.3%	30,912	89,447	0	0	$30.87
B	6,416,873	32.7%	5.5%	38.2%	35.0%	34.4%	(18,539)	(45,662)	0	0	$19.89
C	31,346	0.0%	0.0%	0.0%	0.0%	0.0%	0	0	0	0	$0.00
Total	**14,732,797**	**32.5%**	**4.0%**	**36.5%**	**32.6%**	**32.5%**	**12,373**	**43,785**	**0**	**0**	**$26.58**
Total											
A	115,607,094	27.4%	2.5%	29.7%	28.0%	28.8%	988,879	933,306	127,651	555,244	$36.63
B	73,332,336	26.9%	2.0%	28.9%	28.7%	28.2%	(604,428)	(744,566)	0	95,000	$23.55
C	9,474,531	12.3%	2.8%	15.1%	15.1%	15.5%	40,570	20,042	0	0	$18.62
Total	**198,413,961**	**26.5%**	**2.3%**	**28.7%**	**27.7%**	**27.8%**	**425,021**	**208,782**	**127,651**	**650,244**	**$31.35**

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 27,000 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

$5.7B
ANNUAL REVENUE

70
COUNTRIES WE OPERATE IN

$109B
ASSETS UNDER MANAGEMENT

44,000
LEASE AND SALE TRANSACTIONS

2B
SQUARE FEET MANAGED

27,000
PROFESSIONALS

Number of countries includes affiliates

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