

Houston Area Office Space Rents

A wide range of office space is available in Houston at attractive rates.

AVERAGE GROSS LEASE RATES BY CLASS* (Dollars Per Square Foot Per Year) Second Quarter 2018				
Market Area	Total # of Buildings (Class A & B)	Total Square Footage (Class A & B)	Class A Rental Rates	Class B Rental Rates
CBD Total	66	43,153,011	\$43.64	\$28.97
Suburban Total	1,329	174,577,691	\$31.87	\$20.42
Houston Total	1,395	217,730,702	\$34.46	\$22.04
Suburban Markets				
Allen Parkway Corridor	43	4,891,314	\$32.77	\$28.34
Baytown	3	186,005	\$0.00	\$21.45
Bellaire	25	3,413,636	\$28.17	\$24.55
Conroe	10	428,376	\$0.00	\$18.00
East Fort Bend / Sugar Land	56	5,801,696	\$30.42	\$23.12
FM 1960 Corridor	84	7,292,410	\$28.09	\$16.89
Greenway	52	10,514,057	\$36.37	\$25.41
Gulf Freeway / Pasadena	43	2,461,423	\$0.00	\$21.49
Interstate 10 East	6	427,851	n/a	\$14.95
Katy Freeway	181	30,622,703	\$35.76	\$21.92
Katy / Grand Parkway West	30	2,540,954	\$28.95	\$23.63
Kingwood / Humble	20	1,364,454	n/a	\$22.18
NASA / Clear Lake	61	5,031,260	\$26.34	\$19.07
North Belt / Greenspoint	79	10,859,355	\$22.56	\$15.78
Northeast Near and Outlier	8	849,381	\$0.00	\$23.21
Northwest / Outlier	81	7,754,871	\$23.00	\$19.10
Richmond / Fountainview	14	847,843	n/a	\$16.60
San Felipe / Voss	33	4,878,391	\$36.35	\$24.99
South	13	435,667	\$31.42	\$24.49
South Main / Medical Center	13	1,314,793	\$0.00	\$17.75
Southeast	17	1,271,884	n/a	\$15.91
Southwest	69	7,647,050	\$18.47	\$17.20
Southwest Far / Outlier	14	1,084,696	\$0.00	\$26.23
West Belt	63	5,667,294	\$29.63	\$20.96
West Loop / Galleria	100	23,687,415	\$37.90	\$27.36
Westchase	95	17,411,999	\$35.28	\$19.66
The Woodlands	115	15,843,393	\$32.41	\$26.24
* A rate in which the landlord agrees to pay all expenses which are normally associated with ownership such as utilities, maintenance, insurance and taxes. Source: Colliers International, Houston Office Market - Second Quarter 2018				