

# Houston Area Office Space Rents

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

<b>AVERAGE GROSS LEASE RATES BY CLASS*</b> (Dollars Per Square Foot Per Year) Third Quarter 2017				
Market Area	Total # of Buildings (Class A & B)	Total Square Footage (Class A & B)	Class A Rental Rates	Class B Rental Rates
<b>CBD Total</b>	64	42,681,991	\$44.36	\$29.29
<b>Suburban Total</b>	1,324	174,921,840	\$32.92	\$20.54
<b>Houston Total</b>	1,388	217,603,831	\$35.31	\$22.07
<b>Suburban Markets</b>				
Allen Parkway Corridor	42	4,872,485	\$33.01	\$30.85
Baytown	3	186,005	\$0.00	\$21.45
Bellaire	26	3,603,286	\$24.79	\$24.36
Conroe	10	390,925	\$0.00	\$20.65
East Fort Bend / Sugar Land	56	5,831,346	\$31.19	\$21.84
FM 1960 Corridor	84	7,181,730	\$27.84	\$16.57
Greenway	51	10,395,837	\$36.83	\$27.00
Gulf Freeway / Pasadena	40	2,340,827	\$0.00	\$21.31
Interstate 10 East	6	427,851	n/a	\$14.91
Katy Freeway	189	31,563,944	\$37.25	\$22.50
Katy / Grand Parkway West	27	2,218,649	\$27.63	\$25.91
Kingwood / Humble	21	1,394,112	n/a	\$21.87
NASA / Clear Lake	61	5,093,284	\$24.30	\$18.51
North Belt / Greenspoint	75	10,746,959	\$24.25	\$15.80
Northeast Near and Outlier	8	847,858	\$0.00	\$23.59
Northwest / Outlier	86	8,141,963	\$23.23	\$18.96
Richmond / Fountainview	13	780,198	n/a	\$17.43
San Felipe / Voss	34	4,926,052	\$36.27	\$23.75
South	13	435,667	\$32.28	\$23.54
South Main / Medical Center	12	1,207,821	\$0.00	\$16.07
Southeast	17	1,510,848	n/a	\$17.18
Southwest	71	7,766,647	\$18.52	\$17.20
Southwest Far / Outlier	13	1,063,742	\$0.00	\$25.59
West Belt	61	5,259,215	\$28.30	\$22.61
West Loop / Galleria	101	23,978,125	\$37.05	\$26.99
Westchase	96	17,371,982	\$35.95	\$19.99
The Woodlands	108	15,114,482	\$35.04	\$25.58
* 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 - Third Quarter 2017				