

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)				
Third Quarter 2016				
Market Area	Total # of Buildings (Class A & B)	Total Square Footage (Class A & B)	Class A Rental Rates	Class B Rental Rates
CBD Total	80	42,869,104	\$45.50	\$29.40
Suburban Total	1619	187,862,405	\$33.58	\$20.53
Houston Total	1701	230,872,509	\$35.83	\$22.11
Suburban Markets				
Allen Parkway Corridor	54	5,240,456	\$34.14	\$29.83
Baytown	6	267,486	n/a	\$21.45
Bellaire	29	4,018,432	\$26.57	\$24.26
Conroe	17	676,426	\$0.00	\$17.93
East Fort Bend / Sugar Land	59	6,073,204	\$30.37	\$22.19
FM 1960 Corridor	104	7,833,580	\$27.23	\$17.15
Greenway	67	10,975,277	\$37.42	\$26.53
Gulf Freeway / Pasadena	69	3,322,308	\$30.59	\$20.72
Interstate 10 East	12	715,031	n/a	\$15.40
Katy Freeway	218	33,234,401	\$35.92	\$23.93
Katy / Grand Parkway West	29	2,351,893	\$27.75	\$26.06
Kingwood / Humble	25	1,469,000	n/a	\$21.67
NASA / Clear Lake	79	5,627,724	\$24.10	\$17.50
North Belt / Greenspoint	100	12,174,712	\$25.16	\$16.38
Northeast Near and Outlier	9	818,880	\$0.00	\$22.97
Northwest / Outlier	122	9,467,708	\$22.97	\$19.11
Richmond / Fountainview	25	1,279,168	n/a	\$16.56
San Felipe / Voss	34	4,922,124	\$36.27	\$24.30
South	18	739,201	\$27.22	\$22.69
South Main / Medical Center	20	1,642,355	n/a	\$18.61
Southeast / Outlier	20	1,705,428	n/a	\$17.05
Southwest	110	9,679,657	\$18.33	\$16.62
Southwest Far / Outlier	13	1,010,138	n/a	\$24.20
West Belt	63	5,573,152	\$27.81	\$20.53
West Loop / Galleria	104	23,817,620	\$37.69	\$26.79
Westchase	100	17,508,223	\$36.99	\$20.03
The Woodlands	113	15,634,069	\$37.05	\$24.45

* 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 2016