

Houston

Q1 2017

Office sales activity

At a glance			Sales activity by buil	ding class						
YTD sales volum Number of trans		\$882,110,000	\$1,000,000,000 \$900,000,000 \$800,000,000	\$80	03,580,089				\$882,110,00	00
Average Class A		\$135	\$700,000,000 \$600,000,000 \$500,000,000							
Average Class A o Urban sales volu total		8.8% 21.2%	\$400,000,000 \$300,000,000 \$200,000,000 \$100,000,000				\$78,52	9,911		
Suburban sales v of total	volume as %	78.8%	\$0		A		В		Total	1
Cap rate range Core Class A CBD)	5.5-6.5%	Number of partial trans	interest actions	1	Number of	foreign buyers	-	Foreign capital	\$0
Core Class A sub	urban	7-8.5%	Average partial a	interest cquired	49.0%	Number of do	omestic buyers	10	Domestic capital	\$882,110,000
Sales volume \$	by submarket		Top buyers (s.f.)				То	p sellers (s.f.)		
Greenway Plaza CBD	\$186,950	\$512,1	00,000 5%	3% 2% 3%				5% 5%	3% 2% 3%	
Southwest	\$60,000,000		100/					16%		
Katy Freeway West	\$51,800,000		16%		66%			1070	66%	
Galleria	\$50,800,000				0070					
Norhtwest	\$10,570,089		TH Real Esta	ate & Silverpe	ak JV (24.5%), C	PP (24.5%)		Parkway Prop	erties	
Greenspoint Northwest	\$6,960,000 \$2,929,911		Spear Stree John Quinla KRM Proper Cole Capital Austin Grou Q Investmer	t Capital n ties p Managemer				Columbia Pro WP Carey Gemini Rosen	perty Trust nont Ilty & Core Real Esate JV nagement	

Notable sa	les transa	ctions year	-to-date

Building	Buyer	Seller	RBA (s.f.)	Sale price (\$)	\$ p.s.f.	Sale date
Greenway Plaza Portfolio (Partial Interest)	TH Real Estate & Silverpeak JV (24.5%), CPP (24.5%)	Parkway Properties	4,977,052	\$512,100,000	\$103	Feb-17
5 Houston Center	Spear Street Capital	Columbia Property Trust	580,875	\$171,350,000	\$295	Jan-17
Dow Texas innovation Center	Cole Capital	Lexington Realty & Core Real Esate JV	230,000	\$60,000,000	\$261	Jan-17
Energy Center I	Spear Street Capital	Columbia Property Trust	332,000	\$51,800,000	\$156	Jan-17
515 Post Oak	Spear Street Capital	Columbia Property Trust	274,583	\$50,800,000	\$185	Jan-17
500 Jefferson St	John Quinlan	WP Carey	390,479	\$15,600,000	\$40	Mar-17
Northwest Crossing III	KRM Properties	Gemini Rosemont	305,242	\$10,570,089	\$35	Jan-17
Northborough Tower	Austin Group Management	C-III Asset Management	206,553	\$6,960,000	\$34	Feb-17
Northwest Crossing I	KRM Properties	Gemini Rosemont	77,484	\$2,929,911	\$38	Jan-17
Intellicenter	Q Investments	Phoenix Property Company	160,407	Under Contract	\$185	Mar-17

Source: JLL Research | Note: This report analyzes all year-to-date office sales > 50,000 s.f.

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