

Commercial MarketViewer Dashboard - Office

- Affordable Housing
- Apartment
- Flex/R&D
- Hotel
- Industrial
- Office
- Retail
- Self Storage
- Seniors Housing
- Student Housing
- Warehouse/Distribution

Market Name  
San Antonio

Submarket Name  
Full Market Area

Building Class  
All

Frequency  
Quarterly

Date (for Qrt select 1st month of Qrt)  
October 2023

Asking Rent  
\$23.69  
▼ -0.1% YoY

Effective Rent  
\$18.70  
▲ 0.4% YoY

Expenses  
\$9.80  
2.2 mo Free Rent

Vacancy  
20.9%  
-30 BPS

Inventory  
32,728,000 SF  
527 Buildings

Occupied Stock  
25,902,000 SF  
Net Abs 133,000 SF

Tenant Improvements  
\$31.50 (New)  
\$10.80 (Renewal)

Lease Term  
3.8 yrs  
8.4% Commission (New)  
5.4% Commission (Renewal)

View Individual Graphs for download

TEXAS REALTORS

| Office - Submarkets       |                |                   |       |          |             |                |  |
|---------------------------|----------------|-------------------|-------|----------|-------------|----------------|--|
| Submarket Name            | Asking Rent/SF | Effective Rent/SF | Vac % | GrRev/SF | Expenses \$ | Inventory (SF) |  |
| Full Market Area          | \$23.69        | \$18.70           | 20.9% | \$18.75  | \$9.80      | 32,728,000     |  |
| Central Business District | \$26.22        | \$18.80           | 27.7% | \$18.97  | \$9.60      | 4,999,000      |  |
| Northeast                 | \$24.59        | \$18.84           | 21.1% | \$19.41  | \$9.40      | 6,195,000      |  |
| Northwest                 | \$23.02        | \$19.01           | 16.5% | \$19.22  | \$10.20     | 10,242,000     |  |
| Outer Counties            | \$22.87        | \$19.41           | 17.1% | \$18.96  | \$13.51     | 450,000        |  |
| South                     | \$22.69        | \$18.55           | 13.1% | \$19.71  | \$6.90      | 381,000        |  |
| West                      | \$22.67        | \$18.25           | 22.2% | \$17.64  | \$9.80      | 10,461,000     |  |

| Office - Market Transactions |                        |                    |                    |                           |                             |                         |   |
|------------------------------|------------------------|--------------------|--------------------|---------------------------|-----------------------------|-------------------------|---|
| Market Name                  | Number of Transactions | Transaction Volume | Median Sales Price | Median Sales Price Per SF | Median Transaction Cap Rate | 12 mo. Rolling Cap Rate | 12 mo. Rolling Cap Rate Spread (All Tra.. |
| San Antonio                  | 6                      | \$51,752,900       | \$3,790,500        | \$213.87                  | \$0.08                      | \$0.06                  | \$0.01                                    |

