

# Commercial MarketViewer Dashboard - Office

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

Market Name  
San Antonio

Submarket Name  
Full Market Area

Building Class  
ALL

Frequency  
Quarterly

Date (for Qrt select 1st month o..  
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

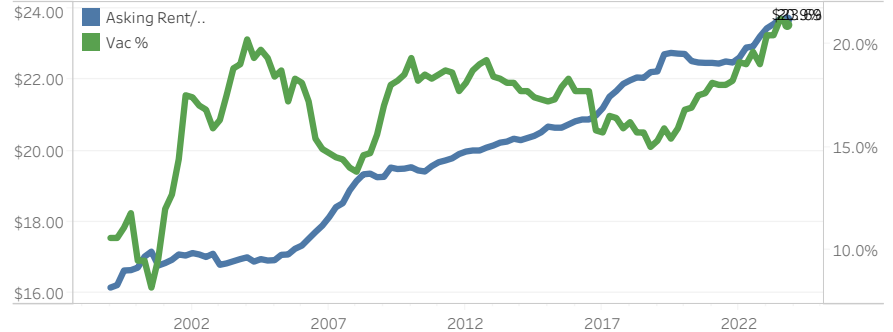
**Tenant Improvements**  
**\$31.50 (New)**  
**\$10.80 (Renewal)**

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

[View Individual Graphs for download](#)

**TEXAS REALTORS<sup>®</sup>**

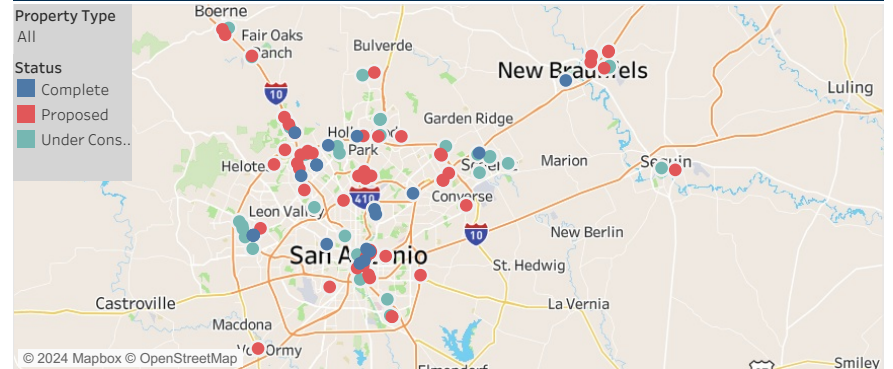
## Asking Rent/Vacancy Rate Trends



## New Construction (last two quarters)

[View Map](#)

[View List](#)



## 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 Ca..	12 mo. Rolling Cap Rate	12 mo. Rolling Cap Rate Sprea..
San Antonio	6	\$51,752,900	\$3,790,500	\$213.87	\$0.08	\$0.06	\$0.01