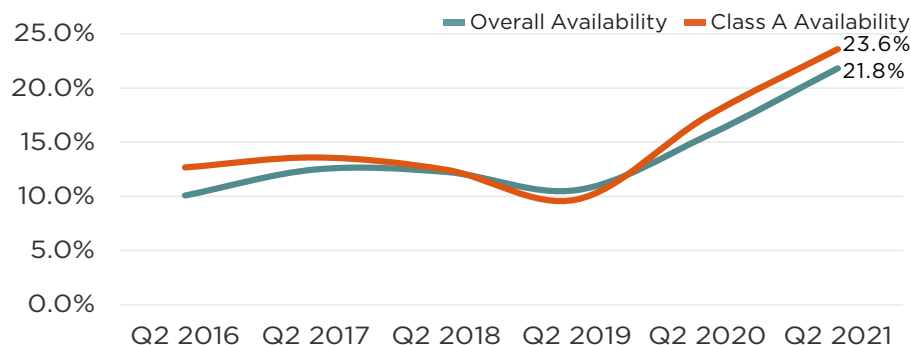
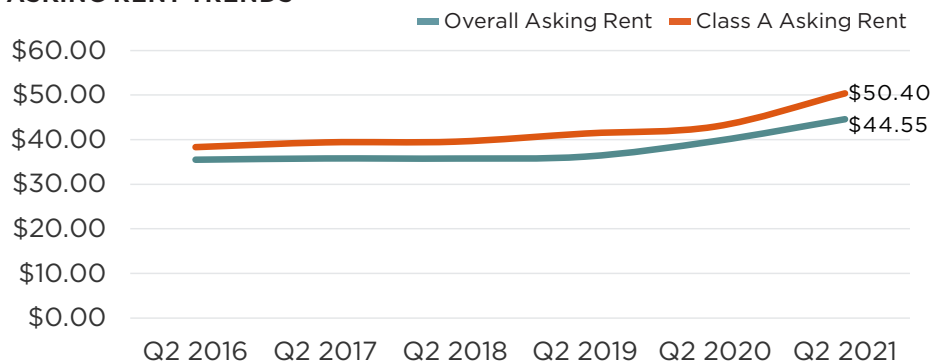


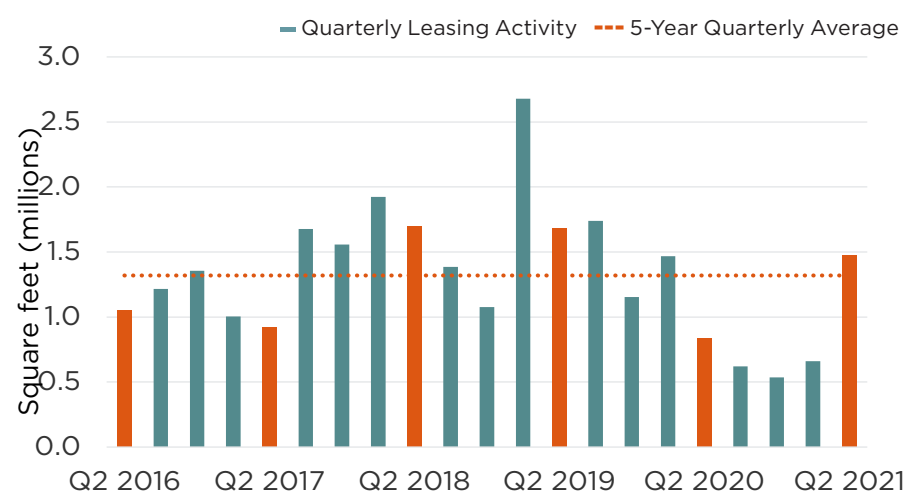
## AVAILABILITY TRENDS



## ASKING RENT TRENDS



## QUARTERLY LEASING ACTIVITY



## NOTABLE TRANSACTIONS

TENANT	SF
<b>FDIC - 600 N Pearl Street</b>	163,005 SF
<b>American Honda Finance Corporation - 3625 W Royal Lane</b>	99,788 SF
<b>Caterpillar, Inc. - 5205 N O'Connor Boulevard</b>	81,509 SF
<b>Integrity Marketing Group - 1445 Ross Avenue</b>	67,928 SF
<b>Omni Logistics - 3200 Olympus Boulevard</b>	51,000 SF

## KEY STATISTICS

	Q2 2020	Q2 2021	Y-o-y Change
Overall Availability Rate (%)	15.6%	<b>23.6%</b>	▲
Sublease Availability (MSF)	2.2 MSF	<b>3.0 MSF</b>	▲
Overall Asking Rent (\$/SF)	\$39.65	<b>\$44.55</b>	▲
Class A Asking Rent (\$/SF)	\$42.95	<b>\$50.40</b>	▲
Quarterly Leasing Activity	0.8 MSF	<b>1.5 MSF</b>	▲

## TAKEAWAYS

- Austin's office market rebounded some in the second quarter with 1.5 million square feet (msf) leased. As tenants are taking advantage of both leasing and reoccupying marketed sublease spaces as they return to the office, there was a 20% drop in sublease availability over the second quarter alone.
- Despite stronger quarterly leasing volume, availability continued to increase, rising 80 basis points (bps) due to a booming construction pipeline.
- In Domain, part of northwest submarket, Amazon sublet 114,665 square feet (sf) of space from Vrbo, at 11800 Domain Boulevard.
- As of June 2021, the Centers for Disease Control and Prevention (CDC) COVID-19 data tracker shows that more than half of vaccine-eligible populations have now been fully vaccinated nationwide.

For more information, please contact us:

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### About Savills Inc.

Savills helps organizations find the right solutions that ensure employee success. Sharply skilled and fiercely dedicated, the firm's integrated teams of consultants and brokers are experts in better real estate. With services in tenant representation, workforce and incentives strategy, workplace strategy and occupant experience, project management, and capital markets, Savills has elevated the potential of workplaces around the corner, and around the world, for 160 years and counting.

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