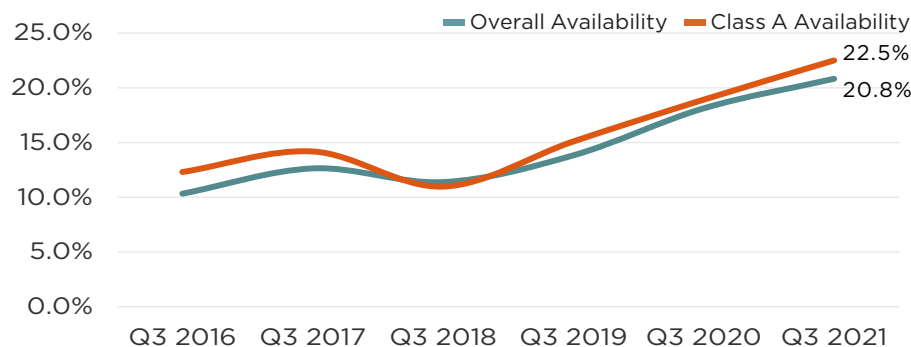
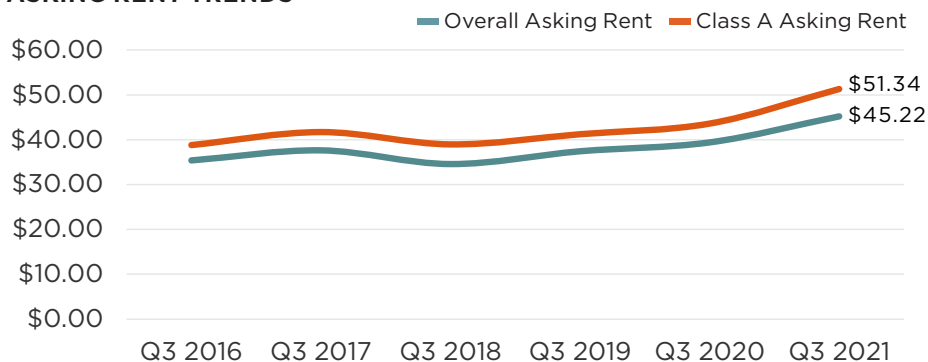


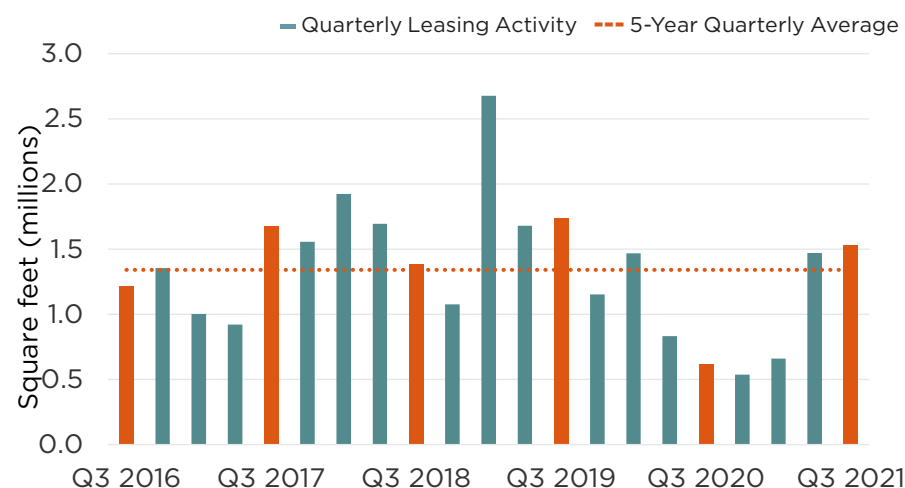
AVAILABILITY TRENDS



ASKING RENT TRENDS



QUARTERLY LEASING ACTIVITY



NOTABLE TRANSACTIONS

TENANT	SF
Cloudflare - 1600 E 4th Street	124,393 SF
Skyworks - 3212 E Cesar Chavez Street	96,467 SF
TikTok - 221 W 6th Street	65,000 SF
Wayfair - 93 Red River Street	40,711 SF
Half Associates - 13620 Briarwick Drive	33,708 SF

KEY STATISTICS

	Q3 2020	Q3 2021	Y-o-y Change
Overall Inventory	68.6 MSF	69.1 MSF	▲
Overall Availability Rate (%)	18.1%	20.8%	▲
Overall Asking Rent (\$/SF)	\$39.40	\$45.22	▲
Class A Asking Rent (\$/SF)	\$43.62	\$51.34	▲
Quarterly Leasing Activity	0.6 MSF	1.5 MSF	▲

TAKEAWAYS

- As the COVID-19 delta variant accelerated, some major companies such as Amazon, Apple, and Wells Fargo, pushed initial return-to-office plans from post-Labor Day to at least the first week of October, and some to next year.
- Still, the Austin office market showed signs of stabilization in Q3. Leasing volume totaled 1.5 million square feet (msf), on par with Q2 and well-above pandemic lows. With stronger demand overall availability declined by 100 basis points (bps) over the quarter.
- According to job growth & unemployment reports from the Austin Chamber of Commerce, Austin has recovered all COVID-19 pandemic-related job losses by adding jobs in 15 of the last 16 months.
- Notably, Cloudflare added a new location in Austin this quarter leasing 124,393 square feet (sf) at 1600 East 4th Street in the East submarket. Also, TikTok committed to a short-term lease of 65,000 sf at Chase Tower in Central Business District (CBD) submarket.

For more information, please contact us:

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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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