



FAST FACTS

Q2 2019



1. NEW DELIVERY DOWNTOWN

Bank of America Tower (Capitol Tower) delivers, increasing Class A availability in the Central Business District.



2. MORE LARGE BLOCKS OF SUBLEASE SPACE ARE ADDED

Total sublease dips but five large blocks of sublease space, totaling over 600,000 square feet (sf), were added within the last few months. Sublease continues to soften the office market.



3. FLIGHT TO QUALITY

Despite the oversupply of office space, flight to quality continues and new developments are in demand.



4. NEW DEVELOPMENT BREAKS GROUND IN THE WOODLANDS

Alight Solutions 180,000-sf build-to-suit kicked off new construction in The Woodlands and was the largest lease in the second quarter 2019.



5. OFFICE SECTOR WILL REMAIN SOFT AND TENANT-FAVORABLE

Houston's office sector will require several years of strong job growth to recover.

