

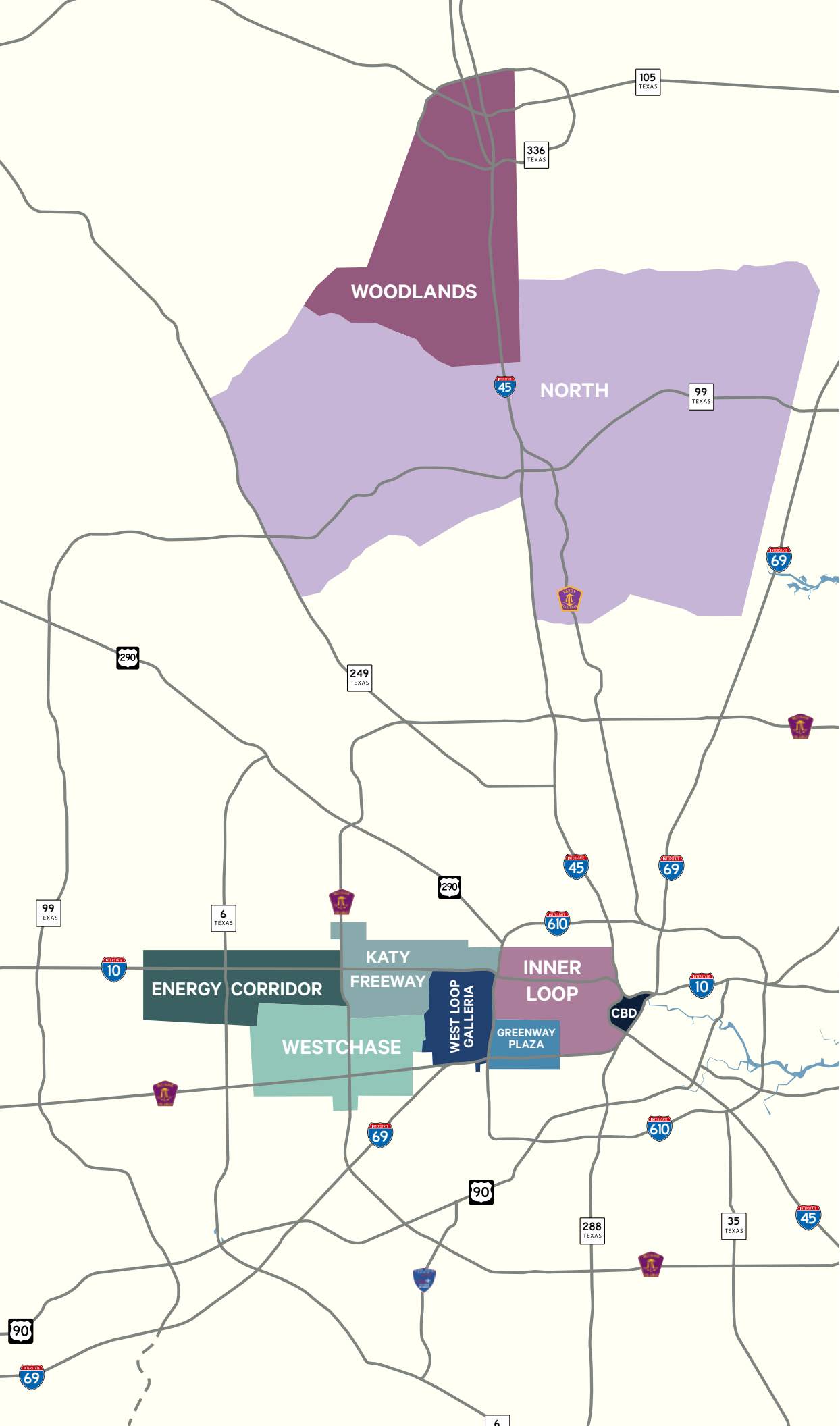
Houston Skyline Report

A collection of existing
multi-tenant buildings
in Houston Submarkets

Fall 2024

CBRE





Houston Horizon Report

This report is interactive.
Click on a submarket to see
more detailed information.

CBD		WEST LOOP / GALLERIA		GREENWAY PLAZA	
# of Buildings	36	# of Buildings	48	# of Buildings	19
Total SF	33,070,993	Total SF	18,119,017	Total SF	6,805,153
Total Vacant	24.9%	Total Vacant	30.6%	Total Vacant	27.5%
Total Available	30.4%	Total Available	32.6%	Total Available	33.3%
Total Asking Rent	\$45.21	Total Asking Rent	\$38.83	Total Asking Rent	\$35.90
Q2 2024 Absorption	(134,155)	Q2 2024 Absorption	(33,695)	Q2 2024 Absorption	9,203
Absorption YTD	61,260	Absorption YTD	(416,485)	Absorption YTD	(183,713)
Under Construction	-	Under Construction	-	Under Construction	-

ENERGY CORRIDOR		KATY FREEWAY		WESTCHASE	
# of Buildings	60	# of Buildings	29	# of Buildings	25
Total SF	16,335,343	Total SF	5,745,005	Total SF	7,364,567
Total Vacant	22.9%	Total Vacant	6.6%	Total Vacant	22.4%
Total Available	24.5%	Total Available	11.2%	Total Available	29.7%
Total Asking Rent	\$30.76	Total Asking Rent	\$45.43	Total Asking Rent	\$35.26
Q2 2024 Absorption	(72,836)	Q2 2024 Absorption	43,370	Q2 2024 Absorption	24,124
Absorption YTD	80,675	Absorption YTD	10,322	Absorption YTD	240,764
Under Construction	-	Under Construction	308,000	Under Construction	-

WOODLANDS		INNER LOOP		NORTH	
# of Buildings	27	# of Buildings	15	# of Buildings	22
Total SF	6,397,066	Total SF	3,665,523	Total SF	5,709,124
Total Vacant	17.3%	Total Vacant	17.3%	Total Vacant	6.5%
Total Available	23.4%	Total Available	18.4%	Total Available	7.2%
Total Asking Rent	\$40.98	Total Asking Rent	\$35.31	Total Asking Rent	\$45.36
Q2 2024 Absorption	3,964	Q2 2024 Absorption	(790)	Q2 2024 Absorption	(13,877)
Absorption YTD	(187,552)	Absorption YTD	(17,552)	Absorption YTD	(15,015)
Under Construction	-	Under Construction	-	Under Construction	-



Horizon Set

Submarket Activity

Top Performers

Building Trades

Stacks

1	609 Main	6	811 Main	11	LyondellBasell Tower	16	1001 Fannin	21	811 Louisiana	26	Bank of America Tower
2	2 Houston Center	7	717 Texas	12	One Allen Center	17	910 Louisiana	22	Total Plaza	27	Texas Tower
3	3 Houston Center	8	TC Energy Center	13	Two Allen Center	18	Chase Tower	23	Kinder Morgan Building	28	1550 on The Green
4	5 Houston Center	9	1000 Louisiana	14	Three Allen Center	19	Pennzoil Tower (South)	24	Hess Tower		
5	1000 Main	10	Heritage Plaza	15	1100 Louisiana	20	Pennzoil Tower (North)	25	Greenstreet		



Horizon Set

Submarket Activity

Top Performers

Building Trades

Stacks

#	TENANT	PROPERTY NAME	LEASE TRANSACTION TYPE	SIGNED DATE	AREA LEASED
1	Enlink Midstream Partners	Hess Tower	New Lease	1/23/24	61,682
2	Fayez Sarofim	Texas Tower	New Lease	8/8/24	60,764
3	Venture Global LNG	5 Houston Center	Extension	3/5/24	59,257
4	BOKF	5 Houston Center	Renewal	3/18/24	59,219
5	Sable Offshore	Texas Tower	New Lease	7/29/24	46,149

#	TENANT	PROPERTY NAME	LEASE TRANSACTION TYPE	SIGNED DATE	AREA LEASED
6	Mitsubishi International Corp.	LyondellBasell Tower	Renewal/Expansion	1/1/24	45,838
7	Undisclosed Tenant	811 Louisiana	New Lease	7/30/24	31,834
8	Jera Energy	1000 Main	New Lease	3/15/24	29,029
9	MRC Global	Fulbright Tower	New Lease	5/14/24	25,156
10	Frost Brown Todd	1100 Louisiana	New Lease	4/18/24	23,537



Horizon Set	Submarket Activity	Top Performers	Building Trades	Stacks
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	PROPERTY NAME	SUBMARKET	LEASING ACTIVITY - TOTAL	LEASING ACTIVITY - DIRECT	LEASING ACTIVITY - SUBLEASE
1	5 Houston Center	CBD	159,324	159,324	0
2	Texas Tower	CBD	121,867	121,867	0
3	LyondellBasell Tower	CBD	114,662	114,662	0
4	Hess Tower	CBD	61,682	0	61,682
5	1100 Louisiana	CBD	53,461	53,461	0



Horizon Set	Submarket Activity	Top Performers	Building Trades	Stacks
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No building trades during this time period.

Houston CBD

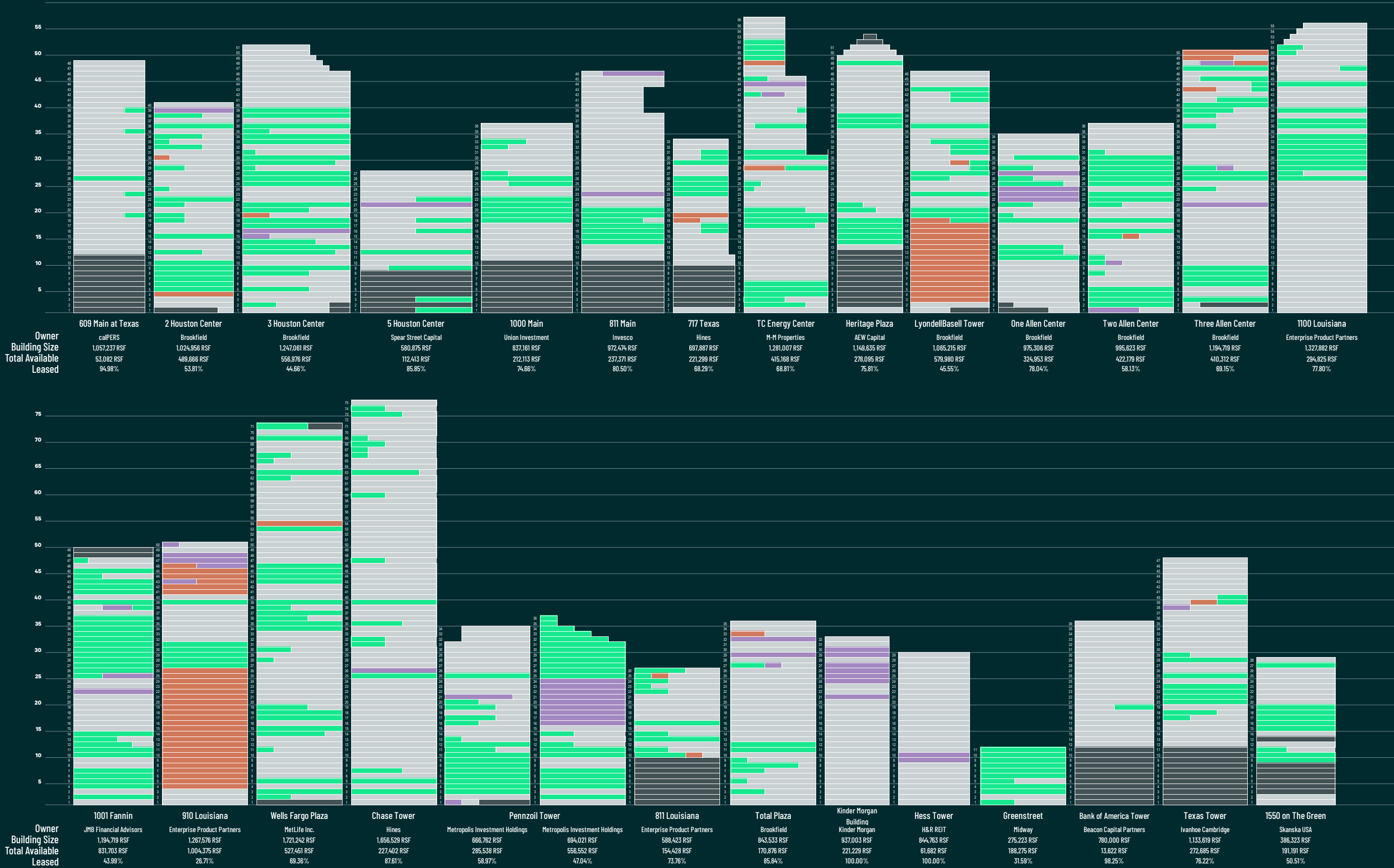
Direct Space

Sublease Space

Future Availability

Occupied

Parking/Non-Leasable



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1	Wells Fargo Bank Tower	9	2200 Post Oak	17	5555 San Felipe	25	3040 Post Oak	33	1900 West Loop South	41	2200 West Loop S.
2	1330 Post Oak	10	3009 Post Oak	18	Sage Plaza	26	3050 Post Oak	34	5599 San Felipe	42	1 & 2 BLVD Place
3	1360 Post Oak	11	The Redstone Building	19	San Felipe Plaza	27	Park Towers North	35	5718 Westheimer	43	6 BLVD Place
4	1400 Post Oak	12	515 Post Oak	20	Five Post Oak Park	28	Park Towers South	36	4265 San Felipe	44	Park Place
5	1500 Post Oak	13	1885 Saint James Pl	21	Post Oak Central I	29	2000 West Loop South	37	1177 West Loop South	45	1801 Post Oak
6	The Post Oak	14	River Oaks District	22	Post Oak Central II	30	1 Riverway	38	Galleria Tower I	46	777 Post Oak
7	Williams Tower	15	Galleria Park I	23	Post Oak Central III	31	2 Riverway	39	Galleria Tower II		
8	Amegy Bank Tower	16	Galleria Park II	24	1800 West Loop South	32	3 Riverway	40	Galleria Financial Ctr.		



Horizon Set	Submarket Activity	Top Performers	Building Trades	Stacks
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#	TENANT	PROPERTY NAME	LEASE TRANSACTION TYPE	SIGNED DATE	AREA LEASED
1	TDECU	One Post Oak Central	New Lease	4/29/24	135,000
2	Camden Property Trust	Williams Tower	New Lease	6/26/24	104,013
3	Ryan Companies	Park Towers North	Renewal	1/1/24	66,750
4	UBS	5POP	Renewal/Contraction	1/1/24	61,535
5	Mitsubishi Heavy Ind. America	3009 Post Oak	New Lease	7/15/24	50,990

#	TENANT	PROPERTY NAME	LEASE TRANSACTION TYPE	SIGNED DATE	AREA LEASED
6	Arthur J. Gallagher	1900 West Loop South	Renewal/Contraction	1/23/24	41,266
7	McCarthy Building Companies	2200 Post Oak	New Lease	3/13/24	38,230
8	Partners Real Estate	San Felipe Plaza	New Lease	5/1/24	32,286
9	Martin Resources	Three Riverway	Renewal	4/1/24	21,842
10	Sanchez Management	1360 Post Oak	New Lease	4/26/24	20,509



Horizon Set	Submarket Activity	Top Performers	Building Trades	Stacks
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	PROPERTY NAME	SUBMARKET	LEASING ACTIVITY - TOTAL	LEASING ACTIVITY - DIRECT	LEASING ACTIVITY - SUBLEASE
1	One Post Oak Central	West Loop/Galleria	135,000	135,000	0
2	Williams Tower	West Loop/Galleria	112,557	112,557	0
3	Three Riverway	West Loop/Galleria	73,733	737,33	0
4	5POP	West Loop/Galleria	73,667	73,667	0
5	Park Towers North	West Loop/Galleria	69,155	69,155	0



Horizon Set	Submarket Activity	Top Performers	Building Trades	Stacks
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	PROPERTY_NAME	ADDRESS	CLASS	SUBMARKET	SALE SIZE	SIGNED DATE	TRUE SELLER	TRUE BUYER
1	River Oaks District Building G	4444 Westheimer Rd	Class A	West Loop/Galleria	66,592	3/12/2024	JP Morgan Assets Management	Fertitta Entertainment
2	777 Post Oak	777 Post Oak Blvd	Class A	West Loop/Galleria	176,776	3/12/2024	Credit Suisse	Landry's Inc

Houston West Loop/Galleria

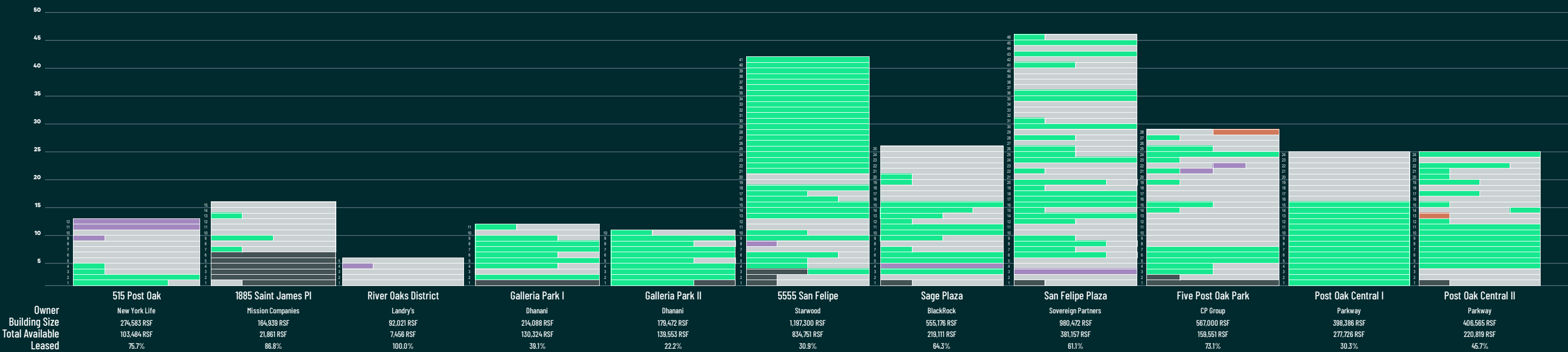
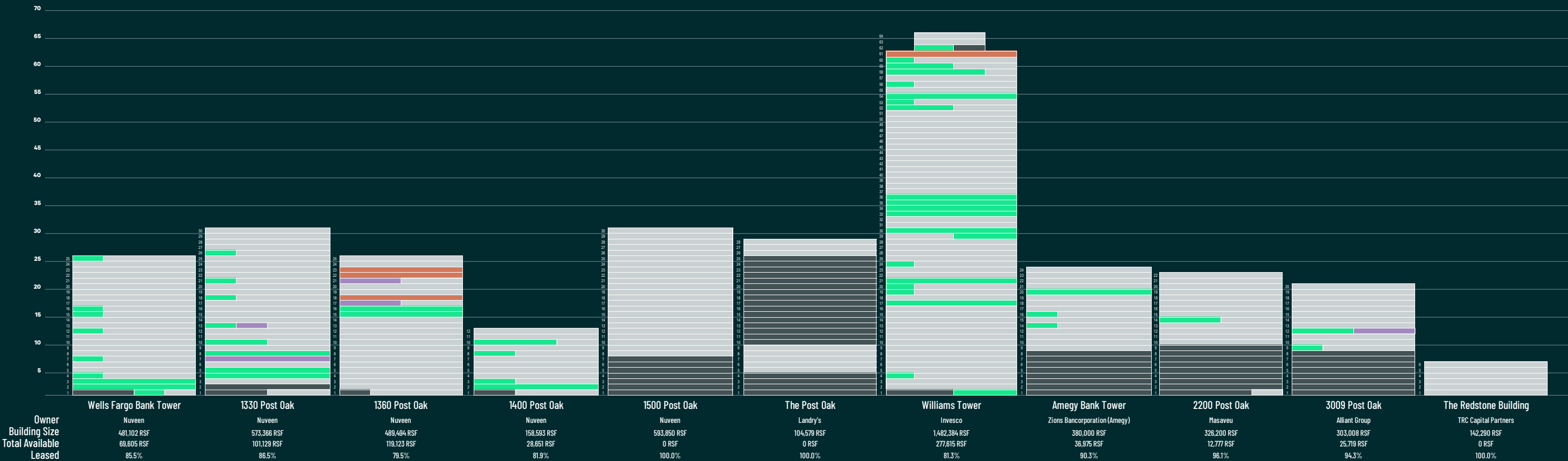
Direct Space

Sublease Space

Future Availability

Occupied

Parking/Non-Leasable



Houston West Loop/Galleria - continued

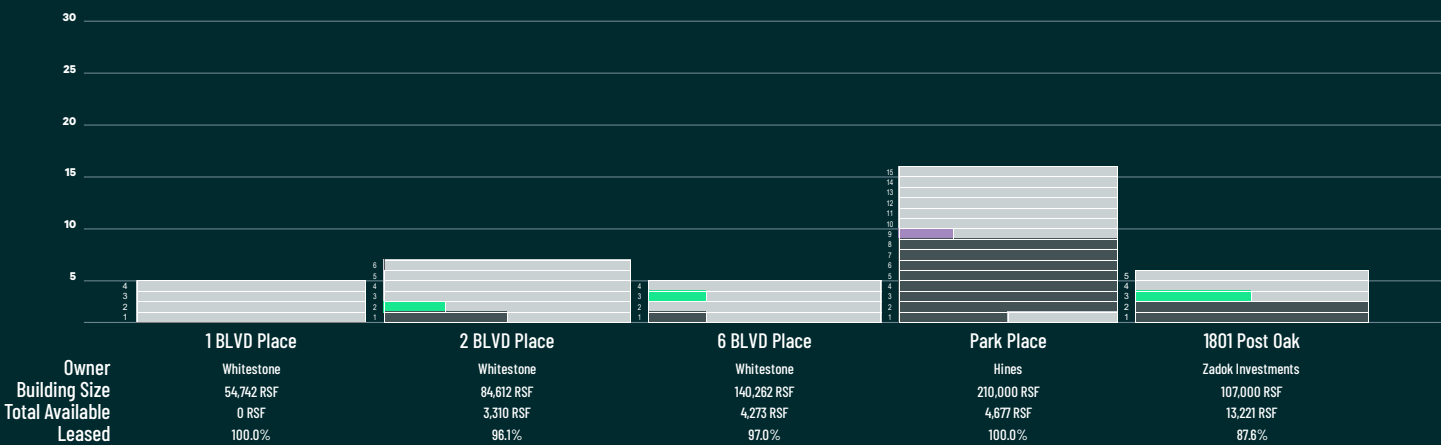
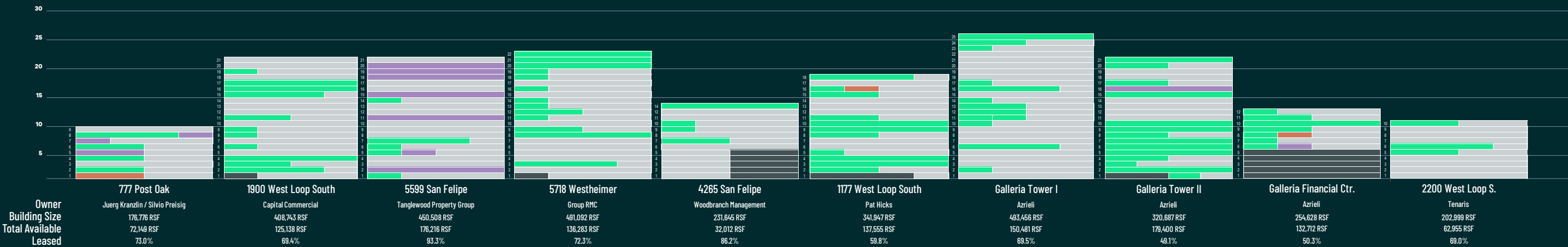
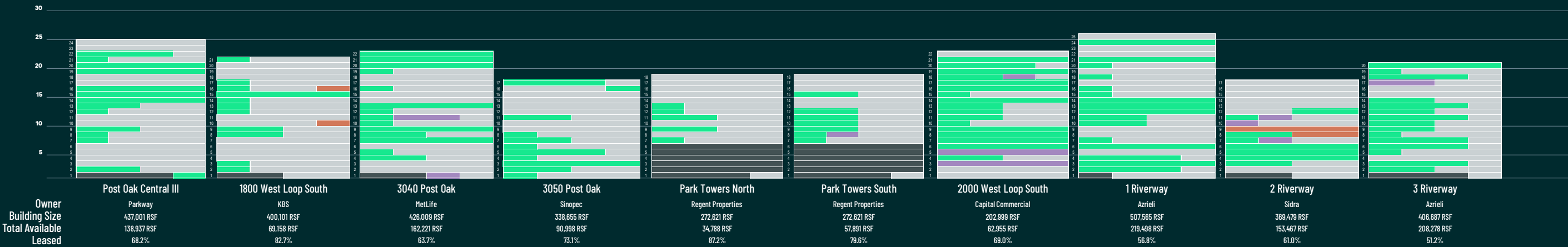
Direct Space

Sublease Space

Future Availability

Occupied

Parking/Non-Leasable





Horizon Set

Submarket Activity

Top Performers

Building Trades

Stacks

1	3737 Buffalo Speedway	4	4 Greenway Plaza	7	12 Greenway Plaza	10	Phoenix Tower	13	Kirby Grove
2	3700 Buffalo Speedway	5	5 Greenway Plaza	8	9 Greenway Plaza	11	24 Greenway Plaza	14	Regions Financial Center
3	3 Greenway Plaza	6	8 Greenway Plaza	9	11 Greenway Plaza	12	Arrive at Kirby	15	20 Greenway



Horizon Set

Submarket Activity

Top Performers

Building Trades

Stacks

#	TENANT	PROPERTY NAME	LEASE TRANSACTION TYPE	SIGNED DATE	AREA LEASED
1	Plug Power	Phoenix Tower	New Lease	4/22/24	18,034
2	TP ICAP Americas Holdings	20 Greenway	New Lease	7/10/24	11,567
3	Webster Vicknair Macleod	Weslayan Tower	New Lease	7/15/24	10,150
4	Undisclosed Tenant	Phoenix Tower	New Lease	8/6/24	9,814
5	Innovapptive	Weslayan Tower	Renewal/Contraction	3/31/24	9,236

#	TENANT	PROPERTY NAME	LEASE TRANSACTION TYPE	SIGNED DATE	AREA LEASED
6	Undisclosed Tenant	Phoenix Tower	New Lease	2/1/24	7,507
7	Affiliated Engineers, Inc	20 Greenway	New Lease	2/23/24	6,945
8	Undisclosed Oil & Gas Company	Kirby Grove	Renewal/Expansion	1/31/24	5,761
9	Undisclosed Tenant	3737 Buffalo Speedway	New Lease	3/13/24	4,050
10	Undisclosed Tenant	Weslayan Tower	New Lease	6/30/24	4,004



Horizon Set	Submarket Activity	Top Performers	Building Trades	Stacks
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	PROPERTY NAME	SUBMARKET	LEASING ACTIVITY - TOTAL	LEASING ACTIVITY - DIRECT	LEASING ACTIVITY - SUBLEASE
1	Weslayan Tower	Greenway Plaza	57,283	44,174	13,109
2	Phoenix Tower	Greenway Plaza	40,764	22,730	18,034
3	20 Greenway	Greenway Plaza	20,578	20,578	0
4	Regions Financial Center	Greenway Plaza	10,147	10,147	0
5	Kirby Grove	Greenway Plaza	8,646	8,646	0



Horizon Set	Submarket Activity	Top Performers	Building Trades	Stacks
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No building trades during this time period.

Houston Greenway Plaza

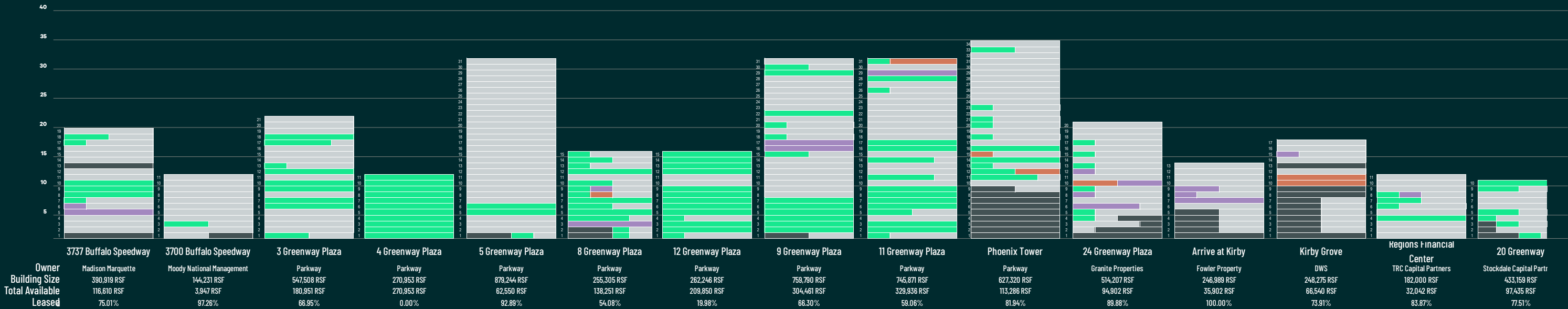
Direct Space

Sublease Space

Future Availability

Occupied

Parking/Non-Leasable



Houston Energy Corridor Horizon - 1



Horizon Set			Submarket Activity		Top Performers		Building Trades		Stacks	
1	Two Westlake Park	8	The Westchester	15	Energy Center I	22	Westgate II	29	West Memorial Place I	
2	Woodbranch Plaza II	9	Park Ten Plaza	16	Energy Center II	23	Westgate I	30	Enclave Place	
3	One Eldridge Place	10	Enclave On The Lake	17	The Plaza at Enclave	24	Energy Crossing II	31	Energy Tower IV	
4	Two Eldridge Place	11	Energy Tower I	18	The Reserve at Park Ten	25	Energy Tower III	32	West Memorial Place II	
5	Four Westlake	12	1401 Enclave	19	Energy Crossing I	26	Westgate III	33	Energy Center V	
6	1430 Enclave	13	Park Ten Centre	20	Three Eldridge Place	27	The Offices at Greenhouse	Located on next page		
7	1330 Enclave	14	Energy Tower II	21	Eldridge Oaks	28	Woodbranch Plaza IV			



Horizon Set			Submarket Activity			Top Performers			Building Trades		Stacks	
1	Two Westlake Park	8	The Westchester	15	Energy Center I	22	Westgate II	29	West Memorial Place I			
2	Woodbranch Plaza II	9	Park Ten Plaza	16	Energy Center II	23	Westgate I	30	Enclave Place			
3	One Eldridge Place	10	Enclave On The Lake	17	The Plaza at Enclave	24	Energy Crossing II	31	Energy Tower IV			
4	Two Eldridge Place	11	Energy Tower I	18	The Reserve at Park Ten	25	Energy Tower III	32	West Memorial Place II			
5	Four Westlake	12	1401 Enclave	19	Energy Crossing I	26	Westgate III	33	Energy Center V			
6	1430 Enclave	13	Park Ten Centre	20	Three Eldridge Place	27	The Offices at Greenhouse					
7	1330 Enclave	14	Energy Tower II	21	Eldridge Oaks	28	Woodbranch Plaza IV					

Located on previous page



Horizon Set

Submarket Activity

Top Performers

Building Trades

Stacks

#	TENANT	PROPERTY NAME	LEASE TRANSACTION TYPE	SIGNED DATE	AREA LEASED
1	OneSubsea	Energy Center V	New Lease	4/5/24	99,501
2	Fluor Enterprises	1330 Enclave	Renewal	5/31/24	53,225
3	EDG	Two Westlake Park	New Lease	7/23/24	44,400
4	SPB Hospitality	The Offices at Greenhouse	New Lease	7/1/24	42,290
5	R.G. Miller Engineers	Eldridge Oaks	New Lease	2/8/24	28,791

#	TENANT	PROPERTY NAME	LEASE TRANSACTION TYPE	SIGNED DATE	AREA LEASED
6	Conсор Engineers	Eldridge Oaks	New Lease	4/5/24	26,074
7	Fluence	Energy Tower III	New Lease	5/15/24	26,006
8	Hanwha International	Two Westlake Park	New Lease	6/20/24	22,127
9	Computer Modeling Group	Energy Tower III	New Lease	5/15/24	12,943
10	Undisclosed Tenant	Energy Tower III	New Lease	5/27/24	12,682



Horizon Set	Submarket Activity	Top Performers	Building Trades	Stacks
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	PROPERTY NAME	SUBMARKET	LEASING ACTIVITY - TOTAL	LEASING ACTIVITY - DIRECT	LEASING ACTIVITY - SUBLEASE
1	Energy Center V	Energy Corridor	99,501	0	99,501
2	Two Westlake Park	Energy Corridor	98,063	98063	0
3	Eldridge Oaks	Energy Corridor	87,510	87510	0
4	Energy Tower III	Energy Corridor	74,003	74003	0
5	1330 Enclave	Energy Corridor	53,225	53225	0



Horizon Set	Submarket Activity	Top Performers	Building Trades	Stacks
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	PROPERTY_NAME	ADDRESS	CLASS	SUBMARKET	SALE SIZE	SIGNED DATE	TRUE SELLER	TRUE BUYER
1	The Offices at Greenhouse	19219 Katy Fwy	Class A	Energy Corridor	203,284	4/17/2024	KBS Growth & Income REIT	Capital Commercial
2	Energy Center II	575 N Dairy Ashford Rd	Class A	Energy Corridor	309,507	5/15/2024	American Realty Advisors	Goddard Investment Group

Houston Energy Corridor

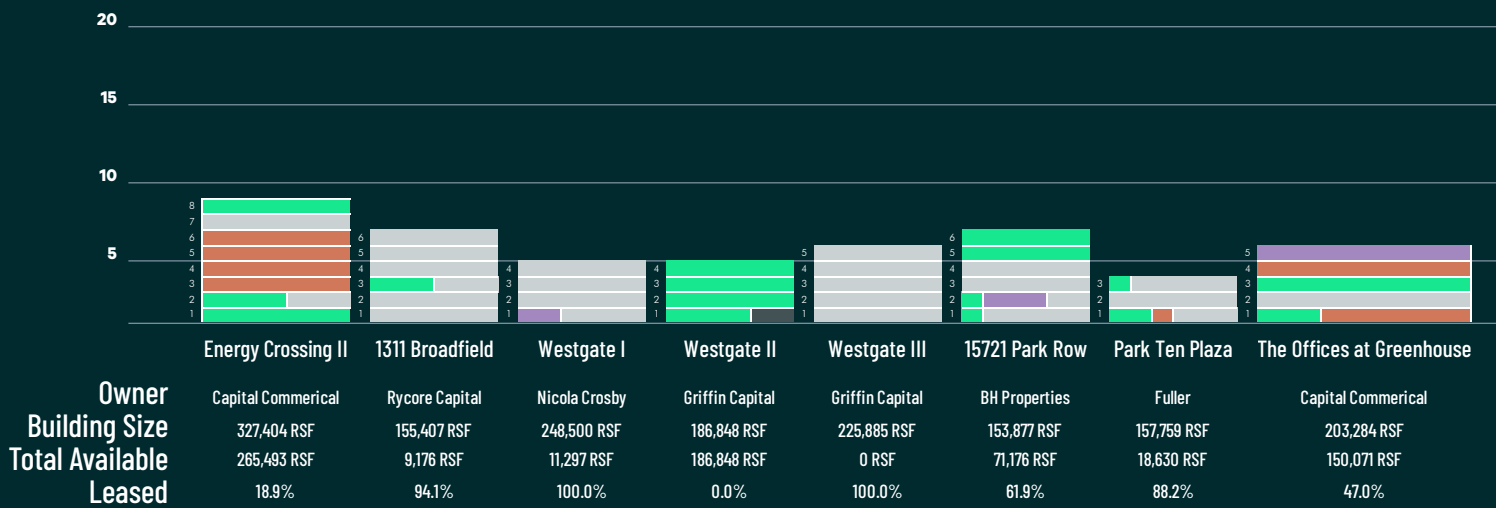
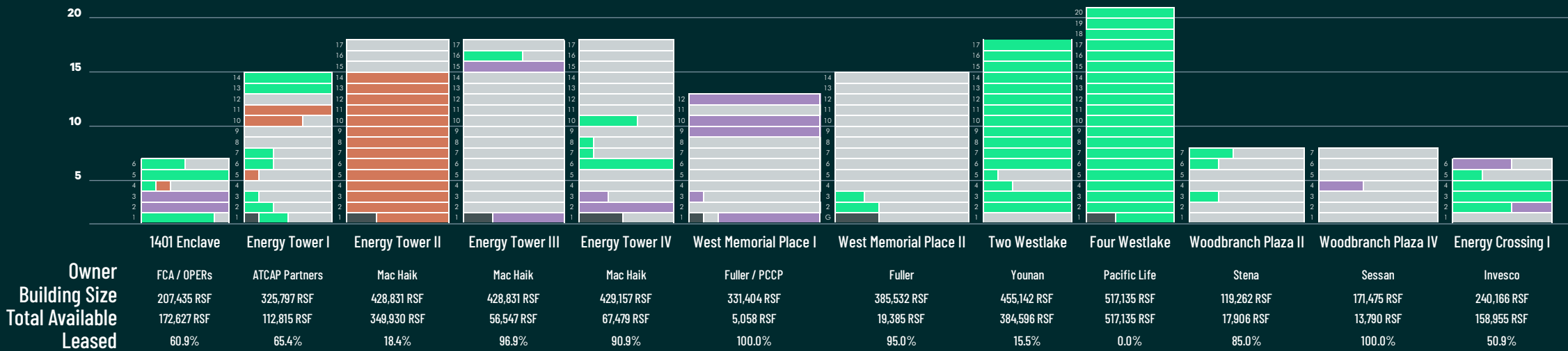
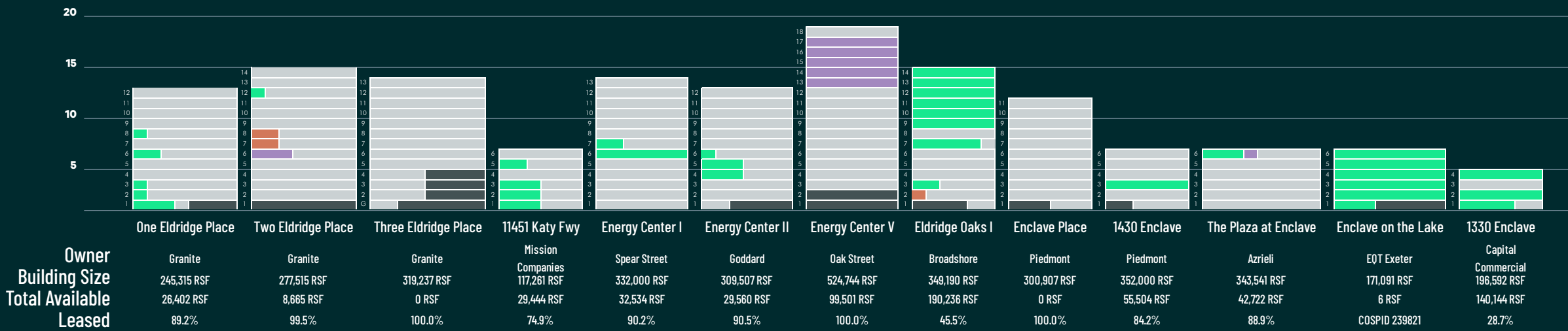
Direct Space

Sublease Space

Future Availability

Occupied

Parking/Non-Leasable



Houston Katy Fwy Horizon

Horizon Set

[BACK TO INDEX](#)



Horizon Set

Submarket Activity

Top Performers

Building Trades

Stacks

1	800 Gessner Rd
2	9821 Katy Fwy
3	820 Gessner Rd
4	840 Gessner Rd
5	800 Town And Country Blvd

6	920 Memorial City Way
7	818 Town And Country Blvd
8	842 W Sam Houston Pkwy N
9	945 Bunker Hill Rd
10	9805 Katy Freeway

11	840 W Sam Houston Pkwy N
12	9811 Katy Fwy
13	750 Town And Country Blvd
14	9807 Katy Freeway
15	825 Town And Country Ln

16	9090 Katy Freeway
17	10100 Katy Fwy
18	9655 Katy Fwy
19	9651 Katy Fwy

20	9753 Katy Fwy
21	730 Town and Country Blvd



Horizon Set

Submarket Activity

Top Performers

Building Trades

Stacks

#	TENANT	PROPERTY NAME	LEASE TRANSACTION TYPE	SIGNED DATE	AREA LEASED
1	Kraken	Nexen Building	New Lease	2/6/24	48,040
2	Kimmeridge Texas Gas	Town Centre Two	New Lease	3/11/24	22,665
3	The Cannon	Two Memorial City Plaza	New Lease	1/17/24	21,960
4	AECOM	One Memorial City Plaza	New Lease	6/2/24	21,705
5	Undisclosed Medical Tenant	Village Tower I	New Lease	1/4/24	21,623

#	TENANT	PROPERTY NAME	LEASE TRANSACTION TYPE	SIGNED DATE	AREA LEASED
6	Undisclosed Tenant	CityCentre I	New Lease	7/30/24	12,084
7	Tekmetric	Town Centre Two	New Lease	3/6/24	11,996
8	Benefit Plans Administrative Svcs.	Two Memorial City Plaza	Renewal/Contraction	6/21/24	11,381
9	Kimmeridge Texas Gas	Town Centre Two	Expansion	6/16/24	10,656
10	XGC Energy	Three Memorial City Plaza	New Lease	3/25/24	10,265



Horizon Set

Submarket Activity

Top Performers

Building Trades

Stacks

	PROPERTY NAME	SUBMARKET	LEASING ACTIVITY - TOTAL	LEASING ACTIVITY - DIRECT	LEASING ACTIVITY - SUBLEASE
1	Two Memorial City Plaza	Katy Freeway	48303	36415	11888
2	Nexen Building	Katy Freeway	48040	48040	0
3	Town Centre Two	Katy Freeway	45317	45317	0
4	One Memorial City Plaza	Katy Freeway	31736	31736	0
5	Village Tower I	Katy Freeway	21623	21623	0



Horizon Set	Submarket Activity	Top Performers	Building Trades	Stacks
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No building trades during this time period.

Houston Katy Fwy

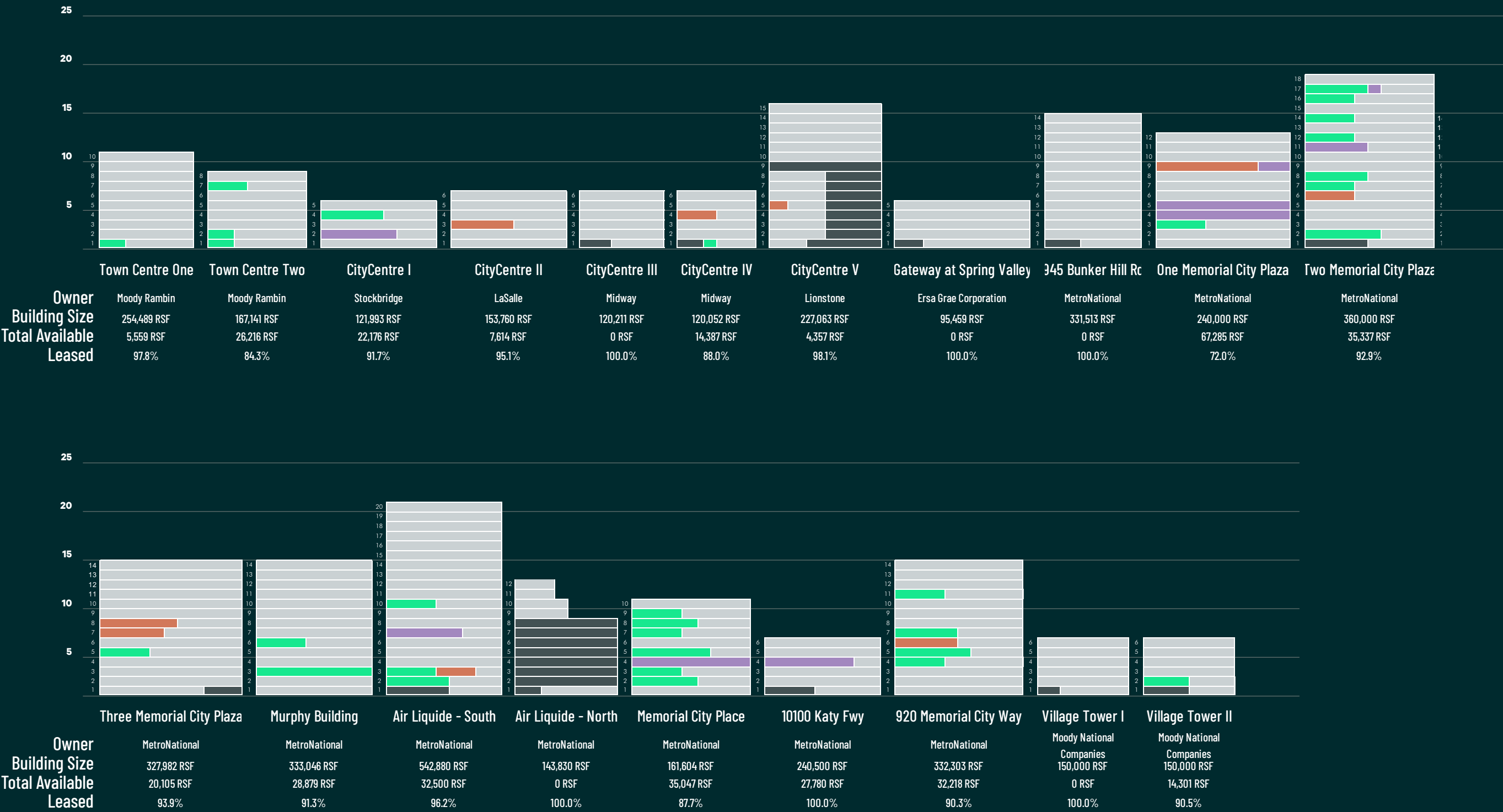
Direct Space

Sublease Space

Future Availability

Occupied

Parking/Non-Leasable





Horizon Set		Submarket Activity		Top Performers		Building Trades		Stacks	
1	Millennium Tower	6	CityWestPlace Building 3	11	One Westchase Center	16	Pinnacle Westchase	20	CGG Corporate Campus 6
2	Towers at Westchase I	7	CityWestPlace Building 4	12	Granite Briarpark Green	17	3250 Briarpark	21	Lockton Place
3	Towers at Westchase II	8	2500 CityWest	13	Westchase Park I	18	Westchase Corporate Center		
4	CityWestPlace Building 1	9	One Briarlake	14	Westchase Park II	19	One Oak Park		
5	CityWestPlace Building 2	10	Two Briarlake	15	10333 Richmond				



Horizon Set	Submarket Activity	Top Performers	Building Trades	Stacks
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#	TENANT	PROPERTY NAME	LEASE TRANSACTION TYPE	SIGNED DATE	AREA LEASED
1	Noble Corp.	CityWest Place I	New Lease	1/19/24	110,250
2	Bechtel Energy	CityWest Place IV	Expansion	2/14/24	77,262
3	Empyrean	CityWest Place IV	New Lease	5/20/24	41,568
4	Enstor Gas	CityWest Place II	New Lease	1/17/24	28,359
5	Hitachi, Ltd.	Briarpark Green	New Lease	7/15/24	25,875

#	TENANT	PROPERTY NAME	LEASE TRANSACTION TYPE	SIGNED DATE	AREA LEASED
6	Vaalco Energy	2500 City West	New Lease	4/18/24	23,417
7	Exmar Offshore	Westchase Park 1	New Lease	3/6/24	17,510
8	Undisclosed Tenant	Towers at Westchase I	New Lease	8/9/24	16,988
9	PhiloWilke	Granite Westchase II	New Lease	2/15/24	14,729
10	Cardinia Real Estate LLC	CityWest Place IV	New Lease	8/7/24	14,132



Horizon Set	Submarket Activity	Top Performers	Building Trades	Stacks
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	PROPERTY NAME	SUBMARKET	LEASING ACTIVITY - TOTAL	LEASING ACTIVITY - DIRECT	LEASING ACTIVITY - SUBLEASE
1	CityWestPlace Building 4	Westchase	132,962	55,700	77,262
2	City West Place I	Westchase	118,162	118,162	0
3	Towers at Westchase I	Westchase	46,896	46,896	0
4	Two BriarLake Plaza	Westchase	28,882	10,447	18,435
5	CityWest Place II	Westchase	28,359	0	28,359



Horizon Set

Submarket Activity

Top Performers

Building Trades

Stacks

No building trades during this time period.

Houston Westchase

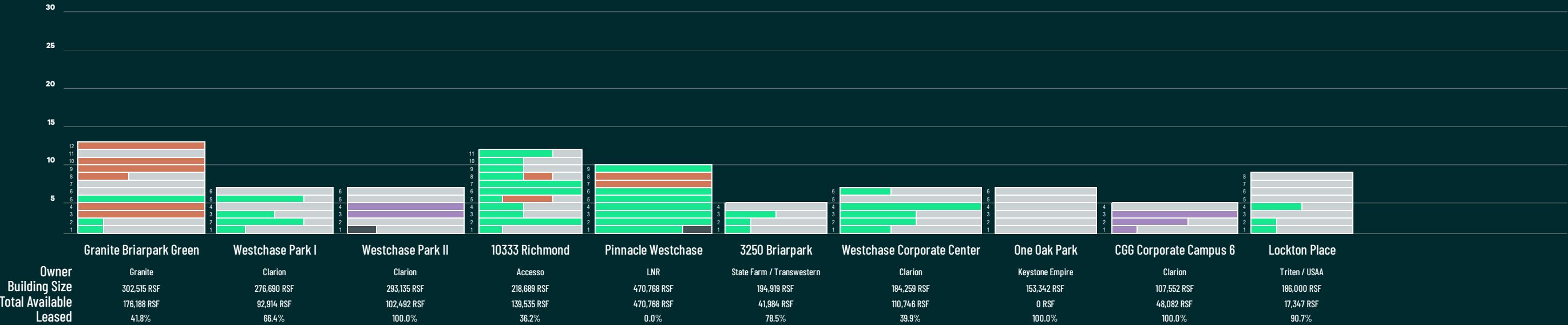
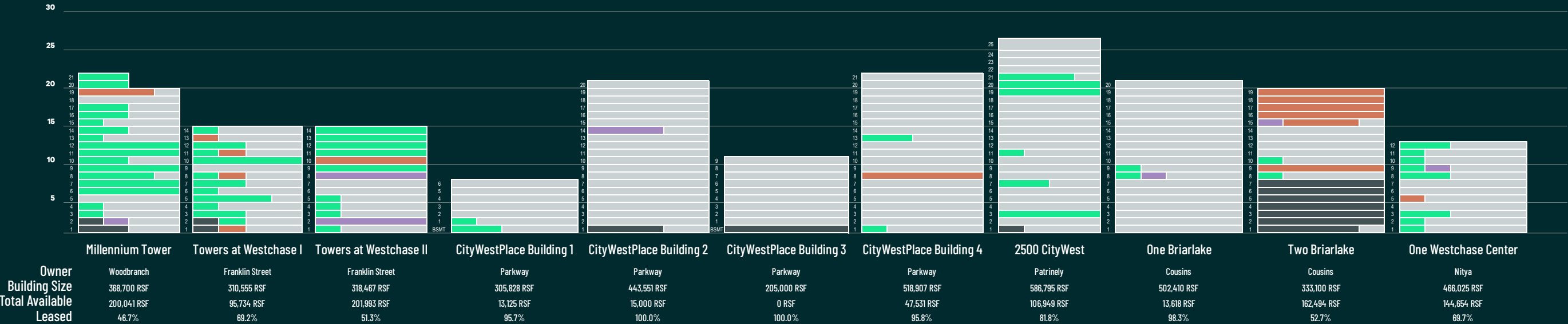
Direct Space

Sublease Space

Future Availability

Occupied

Parking/Non-Leasable





Horizon Set		Submarket Activity		Top Performers		Building Trades		Stacks	
1	10101 Woodloch Forest	6	21 Waterway	11	1725 Hughes Landing	16	Research Forest 4	21	9950 Woodloch Forest
2	Town Center I	7	24 Waterway	12	One Hughes Landing	17	2829 Technology Forest	22	9500 Lakeside
3	Town Center II	8	10001 Six Pines	13	Two Hughes Landing	18	Lake Front North I	23	9501 Lakeside
4	3 Waterway	9	Waterway Plaza I	14	Three Hughes Landing	19	Lake Front North II	24	2455 Technology Forest
5	4 Waterway	10	Waterway Plaza II	15	1735 Hughes Landing	20	1201 Lake Robbins	25	3831 Technology Forest



Horizon Set

Submarket Activity

Top Performers

Building Trades

Stacks

#	TENANT	PROPERTY NAME	LEASE TRANSACTION TYPE	SIGNED DATE	AREA LEASED
1	Ovintiv	4 Waterway Square	Renewal	5/24/24	168,598
2	CB&I	1725 Hughes Landing	New Lease	5/21/24	42,346
3	IWG / Spaces	1725 Hughes Landing	New Lease	3/24/24	28,168
4	Western Midstream	The Woodlands Towers at The Waterway	Expansion	2/12/24	27,179
5	Chevron Phillips Chemical Co.	Research Forest Lakeside IV	New Lease	2/1/24	25,387

#	TENANT	PROPERTY NAME	LEASE TRANSACTION TYPE	SIGNED DATE	AREA LEASED
6	Lexicon Pharmaceuticals	Research Forest Lakeside IV	Renewal	8/6/24	25,288
7	Sterling Infrastructure	One Hughes Landing	Renewal	2/1/24	17,815
8	Horizon Industrial	1735 Hughes Landing	New Lease	6/19/24	14,581
9	Amara NZero USA	24 Waterway	New Lease	6/3/24	11,385
10	Altitude Energy Partners	The Woodlands Towers at The Waterway	Renewal/Expansion	7/24/24	10,894



Horizon Set	Submarket Activity	Top Performers	Building Trades	Stacks
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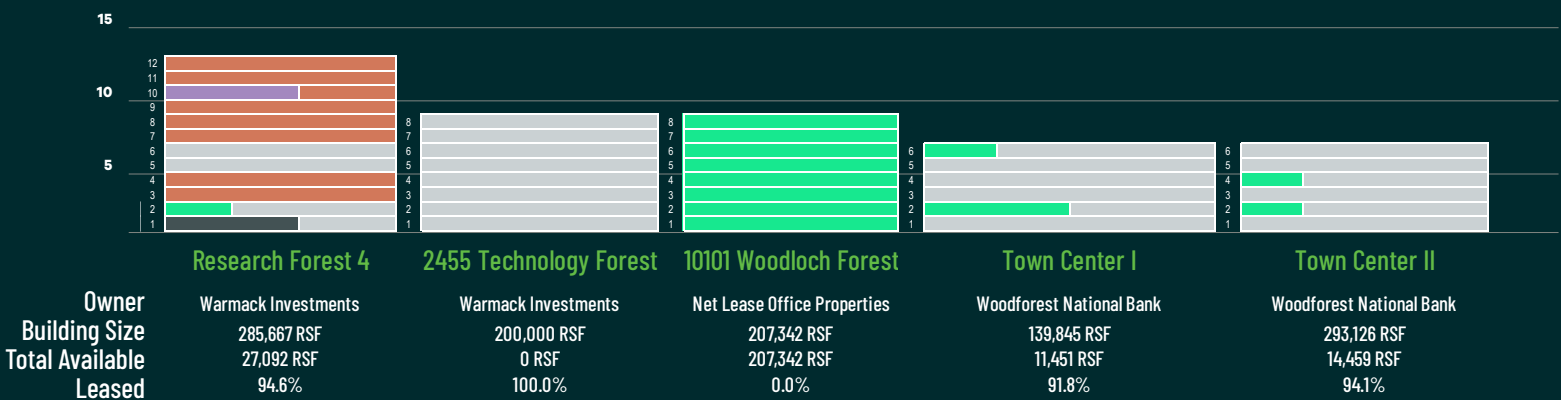
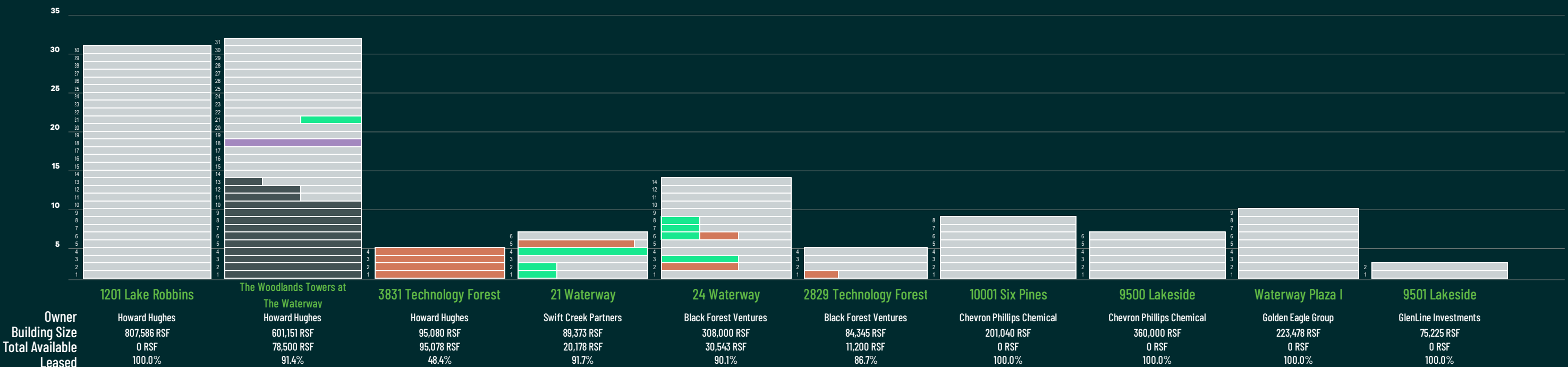
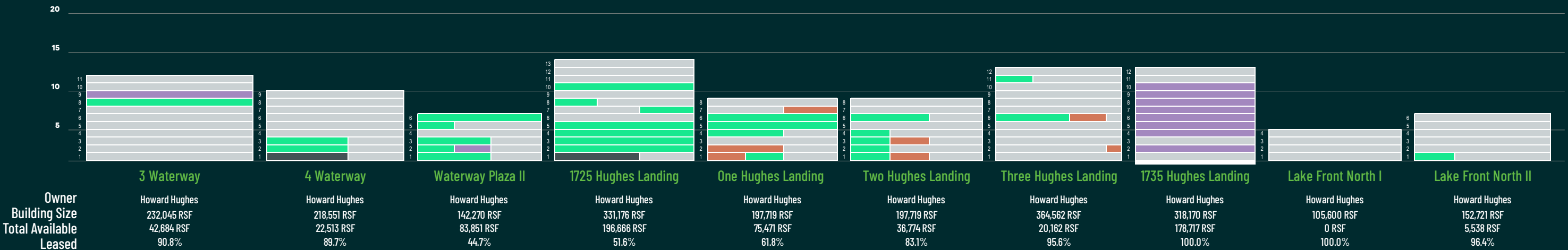
	PROPERTY NAME	SUBMARKET	LEASING ACTIVITY - TOTAL	LEASING ACTIVITY - DIRECT	LEASING ACTIVITY - SUBLEASE
1	4 Waterway Square	Woodlands	168,598	168,598	0
2	1725 Hughes Landing	Woodlands	70,514	70,514	0
3	The Woodlands Towers at The Waterway	Woodlands	45,660	45,660	0
4	Research Forest Lakeside IV	Woodlands	37,541	37,541	0
5	Three Hughes Landing	Woodlands	31,930	31,930	0



Horizon Set	Submarket Activity	Top Performers	Building Trades	Stacks
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No building trades during this time period.

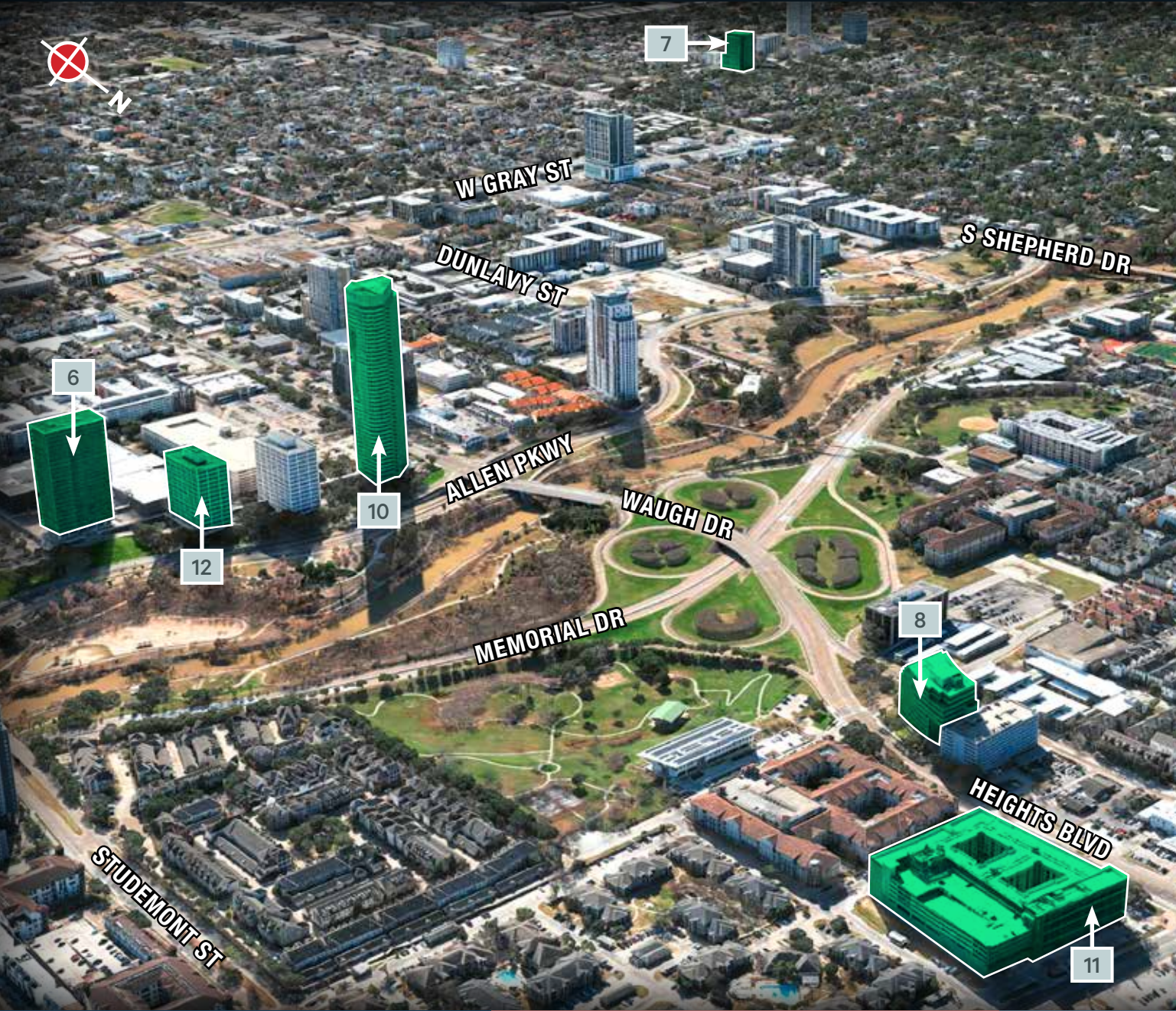
Houston The Woodlands



Houston Inner Loop Horizon

Horizon Set

[BACK TO INDEX](#)



Horizon Set

Submarket Activity

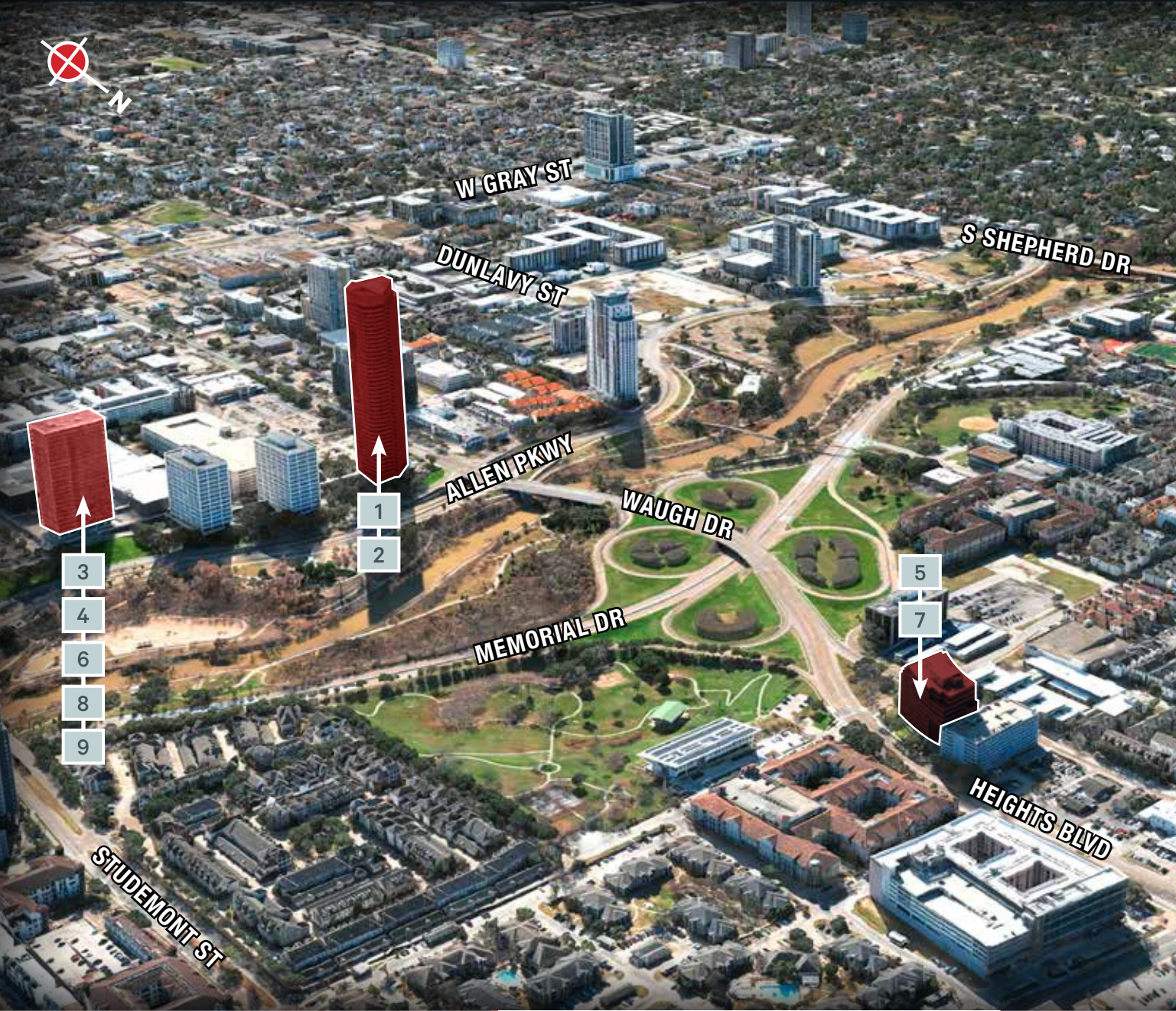
Top Performers

Building Trades

Stacks

1	MKT - Building 2	4	Montrose Collective	7	San Felipe Place	10	America Tower	13	Central Square
2	MKT - Building 3	5	Campanile South	8	55 Waugh	11	Buffalo Heights		
3	MKT - Building 5	6	Wortham Tower	9	The Ion	12	2777 Allen Pkwy		

Houston Inner Loop



Horizon Set Submarket Activity Top Performers Building Trades Stacks

#	TENANT	PROPERTY NAME	LEASE TRANSACTION TYPE	SIGNED DATE	AREA LEASED
1	Talen Energy	America Tower	New Lease	3/14/24	22,236
2	Corient Private Wealth	America Tower	Renewal	5/22/24	22,163
3	Adams Resources & Energy	Wortham Tower	New Lease	5/14/24	15,640
4	Forthea	Wortham Tower	Renewal	6/19/24	15,640
5	Peak Rock Capital	55 Waugh Building	New Lease	2/19/24	14,667

#	TENANT	PROPERTY NAME	LEASE TRANSACTION TYPE	SIGNED DATE	AREA LEASED
6	SMITH, MURDAUGH, LITTLE & BONHAM, L.L.P.	Wortham Tower	Renewal	1/24/24	10,771
7	Undisclosed Tenant	55 Waugh Building	New Lease	6/18/24	9,350
8	Stena Bulk	Wortham Tower	Renewal	7/23/24	8,397
9	Spencer Ogden	Wortham Tower	New Lease	8/23/24	6,703
10	Undisclosed Tenant	The ION	New Lease	5/1/24	6,345



Horizon Set

Submarket Activity

Top Performers

Building Trades

Stacks

	PROPERTY NAME	SUBMARKET	LEASING ACTIVITY - TOTAL	LEASING ACTIVITY - DIRECT	LEASING ACTIVITY - SUBLEASE
1	Wortham Tower	Inner Loop	62,795	62,795	0
2	America Tower	Inner Loop	48,673	26,437	22,236
3	55 Waugh Building	Inner Loop	14,667	14,667	0
4	Campanile South	Inner Loop	7,857	7857	0
5	The ION	Inner Loop	6,345	6345	0



Horizon Set

Submarket Activity

Top Performers

Building Trades

Stacks

No building trades during this time period.

Houston Inner Loop

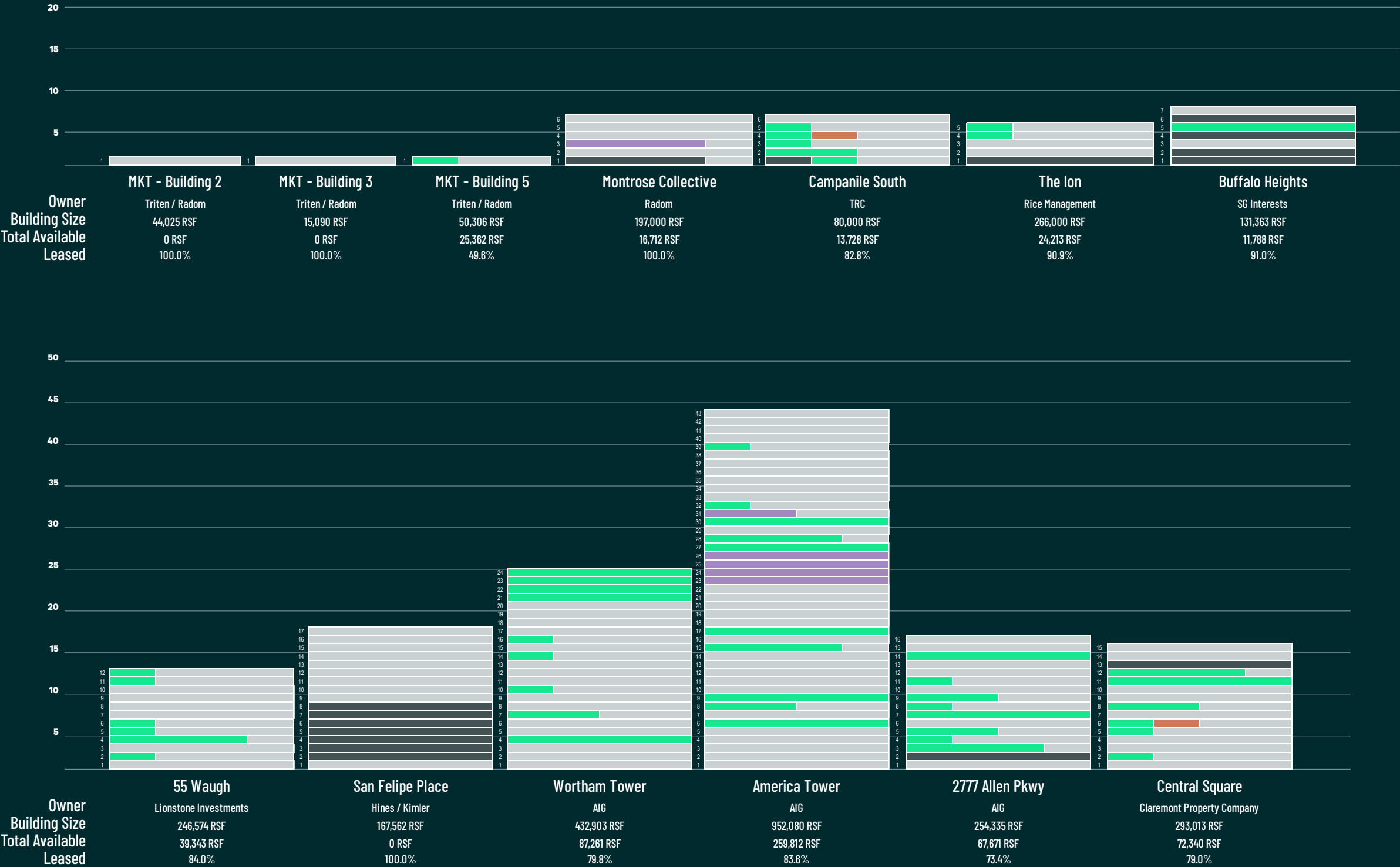
Direct Space

Sublease Space

Future Availability

Occupied

Parking/Non-Leasable





Horizon Set

Submarket Activity

Top Performers

Building Trades

Stacks

1	Wildwood Corporate Center I	6	10000 Energy Dr - North Tower
2	Wildwood Corporate Centre II	7	10000 Energy Dr - South Tower
3	Havenwood Office Park	8	ExxonMobil Campus
4	HP Building 1	9	Springwoods Village – CityPlace 1
5	HP Building 2	10	CityPlace 2



Horizon Set	Submarket Activity	Top Performers	Building Trades	Stacks
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TOP TEN

#	TENANT	PROPERTY NAME	LEASE TRANSACTION TYPE	SIGNED DATE	AREA LEASED
1	Cisco Systems, Inc.	Wildwood Corporate Centre I	Renewal	1/25/24	21,574
2	Elevate	Havenwood Office Park	Renewal/Contraction	7/3/24	20,740
3	Undisclosed Tenant	Springwoods Village – CityPlace 1	New Lease	5/1/24	8,348
4	Undisclosed Tenant	Springwoods Village – CityPlace 1	New Lease	5/1/24	7,091
5	CMG Mortgage, Inc.	Wildwood Corporate Center II	Renewal/Contraction	4/30/24	6,689

#	TENANT	PROPERTY NAME	LEASE TRANSACTION TYPE	SIGNED DATE	AREA LEASED
6	Applied Underwriters	Springwoods Village – CityPlace 1	New Lease	1/15/24	5,607
7	Undisclosed Tenant	Springwoods Village – CityPlace 1	New Lease	5/1/24	3,941
8	Applied Underwriters	Springwoods Village – CityPlace 1	Expansion	5/17/24	2,565
9	Refined Technologies	Wildwood Corporate Center II	Expansion	4/30/24	2,461
10	Undisclosed Tenant	Springwoods Village – CityPlace 1	New Lease	4/4/24	2,341



Horizon Set	Submarket Activity	Top Performers	Building Trades	Stacks
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	PROPERTY NAME	SUBMARKET	LEASING ACTIVITY - TOTAL	LEASING ACTIVITY - DIRECT	LEASING ACTIVITY - SUBLEASE
1	Springwoods Village – CityPlace 1	North	31,925	31,925	0
2	Wildwood Corporate Centre I	North	21,574	21,574	0
3	Havenwood Office Park	North	20,740	20,740	0
4	Wildwood Corporate Center II	North	9,150	9,150	0



Horizon Set

Submarket Activity

Top Performers

Building Trades

Stacks

No building trades during this time period.

Houston North

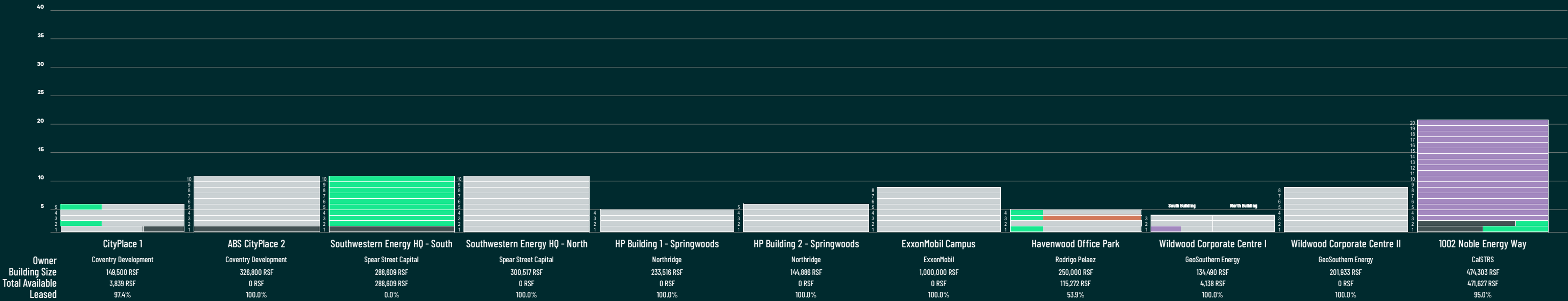
Direct Space

Sublease Space

Future Availability

Occupied

Parking/Non-Leasable



The CBRE Houston
Office Leasing Portfolio

56

Total Buildings Leased

20,400,000

Total Square Feet

CBD



Allen Center



POST Houston



800 Preston



1000 Louisiana



TC Energy Center



919 Milam



The Jones on Main

WEST LOOP/GALLERIA



917 Franklin



Bank of America Tower



1001 McKinney



Williams Tower



5718 Westheimer



Four Oaks



3050 Post Oak Blvd.



Sage Plaza



1801 Post Oak



515 Post Oak Blvd.

GREENWAY PLAZA



Memorial Tower
I & II



20 Greenway Plaza



Houston Chronicle



2900 Wesleyan



Regions Financial
Center

ENERGY CORRIDOR



Energy Tower II



Houston Dow
Center



Spring Valley
Medical Plaza II



1330 Enclave



Founders District

WEST BELT



The Cannon



8 West Centre



Wallis State Bank
Buildings I & II



Westway III



Lockton Place

WESTCHASE



Centre at Cypress
Creek

FM 1960/Hwy 249



Towers on Allen
Parkway

INNER LOOP



Montrose Collective



Autry Park



19th & Yale

NORTH



MKT



3201 Allen Parkway



Heights Clocktower



Swift @ MKT



Buffalo Heights



Wildwood Corporate
Centre I & II

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John Spafford
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Kristen Rabel, CCIM
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Marilyn Guion
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Todd Casper
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Mike Hassler
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Occupier Team



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Vice Chairman
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Lucian Bukowski
Vice Chairman
ext. 0837



Jim Bailey
Vice Chairman
ext. 3830



Kevin Kushner
Vice Chairman
ext. 0942



Rich Pancioli
Executive Vice President
ext. 0987



Jon Lee
Executive Vice President
ext. 0969



Kevin Saxe
Executive Vice President
ext. 0926



Bill Boyer
Senior Vice President
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Douglas Elliott
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Ron McWherter
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William Padon
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Eugene Terry
First Vice President
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Wyatt McCulloch
First Vice President
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Jay Berry
Vice President
ext. 0935



Andrew Zeplain
Vice President
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Abby Alford
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