

Austin, Texas



Urban-Suburban Submarkets Trends

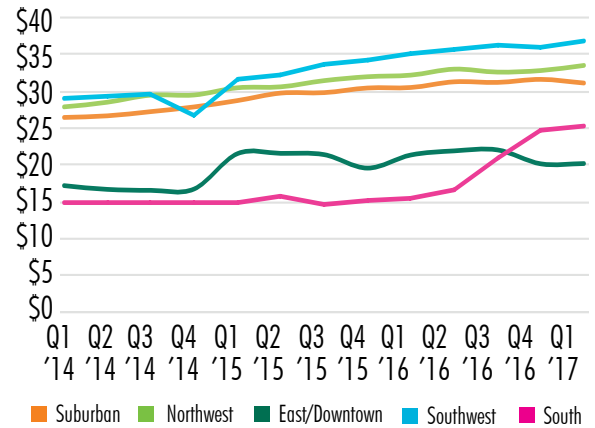
- The premier suburban areas for live-work-play in the Austin metro are the Northwest and Southwest submarkets. Both house downtown-like districts: The Domain in the Northwest and the Hill Country Galleria in the Southwest. These districts have multiple office buildings and corporate campuses, high-end retail and shopping, active night life options and luxury hotel and housing options.
- For decades, the east side of Austin was composed of low-income housing, outdated light industrial, automotive shops and abandoned buildings. Over the past 10 years, there has been a cultural revolution occurring in the east downtown area as creative types were attracted to the walkability and cultural vibrancy of the area. The East/Downtown market (the area bounded by I-35 on the east, MLK Jr. Blvd. on the North, and Lady Bird Lake to the South) is in a state of transition with an explosion of redevelopment. Developers are providing new housing options, creative office space and retail experiences for residents.
- The average asking rate for the Northwest submarket has historically been greater than the suburban average due to high demand for space in The Domain. East/Downtown has experienced rental growth, albeit not at the pace of the Northwest submarket.
- The Domain continues to expand, with new office tower developments breaking ground in 2017. East/Downtown has seen a steady rise in construction activity over the past few years, with many additional projects in the pipeline.

Urban-Suburban Submarkets

Established	Emerging
Northwest/The Domain	East/Downtown
Southwest	South/Riverside

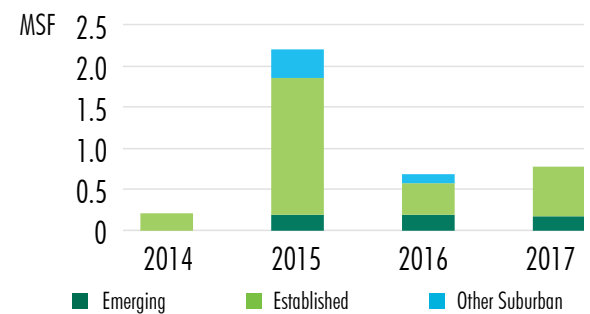
Source: CBRE Research, Q1 2017.

Historical Asking Rates by Submarket



Source: CBRE Research, Q1 2017.

Construction Completions by Submarket Type



Source: CBRE Research, Q1 2017.

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FOR MORE INFORMATION, PLEASE CONTACT:

Scott Marshall
Executive Managing Director
Advisory & Transaction Services / Investor Leasing
 +1 630 573 7026
scott.marshall@cbre.com
[@S_R_Marshall](#)

Whitley Collins
Global President
Occupier Advisory and Transaction Services
 +1 310 363 4842
whitley.collins@cbre.com

LOCAL CONTACTS:

Scott Senese
Senior Managing Director
 +1 512 499 4910
scott.senese@cbre.com

Robert C. Kramp
Director, Research & Analysis
 +1 713 577 1715
robert.kramp@cbre.com

E. Michelle Miller
Research Operations Manager
 +1 123 456 7890
michelle.miller@cbre.com

Luke Goebel
Research Coordinator
 +1 512 499 4939
luke.goebel@cbre.com

Spencer G. Levy
Americas Head of Research & Senior Economic Advisor
 +1 617 912 5236
spencer.levy@cbre.com
[@SpencerGLEvy](#)

Andrea Cross
Americas Head of Office Research
 +1 415 772 0337
andrea.cross@cbre.com
[@AndreaBCross](#)

Taylor Jacoby
Senior Research Analyst
 +1 415 772 0297
taylor.jacoby@cbre.com

Max Saia
Economist
CBRE Econometric Advisors
 +1 213 613 3539
maximilian.saia@cbre.com
[@MaxXSaia](#)

Alex Krasikov
Economist
CBRE Econometric Advisors
 +1 617 912 5249
alex.krasikov@cbre.com

James Portolese
Senior EA Database Developer
CBRE Econometric Advisors
 +1 617 912 5269
james.portolese@cbre.com