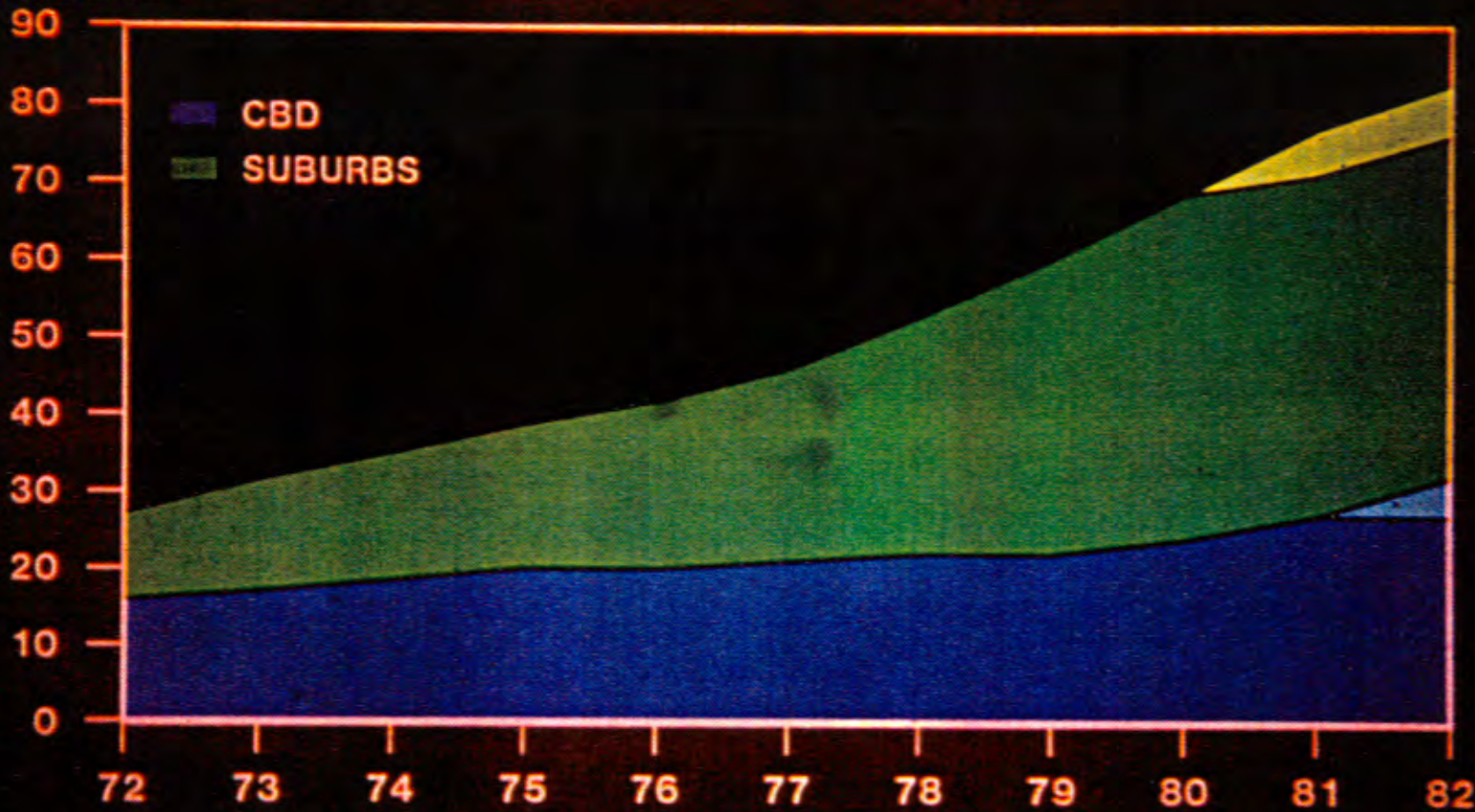


# TOTAL BUILT OFFICE SPACE

SQ. FT.  
IN MILLIONS



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THE HORNE COMPANY, REALTORS

# ANNUAL ADDITION OF OFFICE SPACE

SQ. FT.  
IN MILLIONS

10

CBD  
SUBURBS

8

6

4

2

0

72

73

74

75

76

77

78

79

80

81

82

1.7

2.6

2.2

4.2

2.3

1.2

1.8

1.8

2.9

1.0

3.2

1.0

5.7

1.3

7.3

2.8

1.6

3.0

5.5

5.0

0.7

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## CBD MARKET BY SIZE

BASED ON 19,782,804 CANVASSED SQ. FT.

| SIZE            | % OF MARKET | NO. OF COMPANIES |
|-----------------|-------------|------------------|
| 100,000 - OVER  | 50.5%       | 34               |
| 99,999 - 50,000 | 14%         | 35               |
| 49,999 - 25,000 | 8.2%        | 42               |
| 24,999 - 15,000 | 5%          | 45               |
| 14,999 - 10,000 | 5.1%        | 78               |
| 9,999 - 5,000   | 6.1%        | 158              |
| 4,999 - 3,000   | 4%          | 187              |
| 2,999 - 2,000   | 3%          | 228              |



# CBD MARKET BY LINE OF BUSINESS

BASED ON 19,782,804 CANVASSED SQ. FT.

| INDUSTRY      | % OF MARKET | NO. OF COMPANIES |
|---------------|-------------|------------------|
| ENERGY        | 63.4%       | 426              |
| BANKS/S & L   | 10%         | 53               |
| LEGAL         | 8.5%        | 268              |
| MISCELLANEOUS | 7%          | 436              |
| CPA           | 3.3%        | 40               |
| FINANCE       | 3%          | 78               |
| INSURANCE     | 2.1%        | 42               |
| ENGINEERING   | .6%         | 14               |
| ELECTRONICS   | .5%         | 23               |
| METALS        | .5%         | 16               |
| REAL ESTATE   | .5%         | 28               |
| ADVERTISING   | .4%         | 5                |
| ARCHITECT     | .2%         | 9                |

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14,000

# NEW BUILDINGS

(CONT. FROM 72-79 CHART)

12,000

# EXISTING

AVERAGE DEMAND  
(2 M/YEAR)

10,000

AVERAGE DEMAND  
(1.5 M/YEAR)

8,000

6,000

TCT (1.7M)

4,000

FCT (1.3 M)

801 TRAVIS (.201 M)/1010 LAMAR (.236 M)

2,000

3 AC (1.1 M)

FIP (1.2 M)  
HOGG (.125 M)

79

80

81

82

83

84

85

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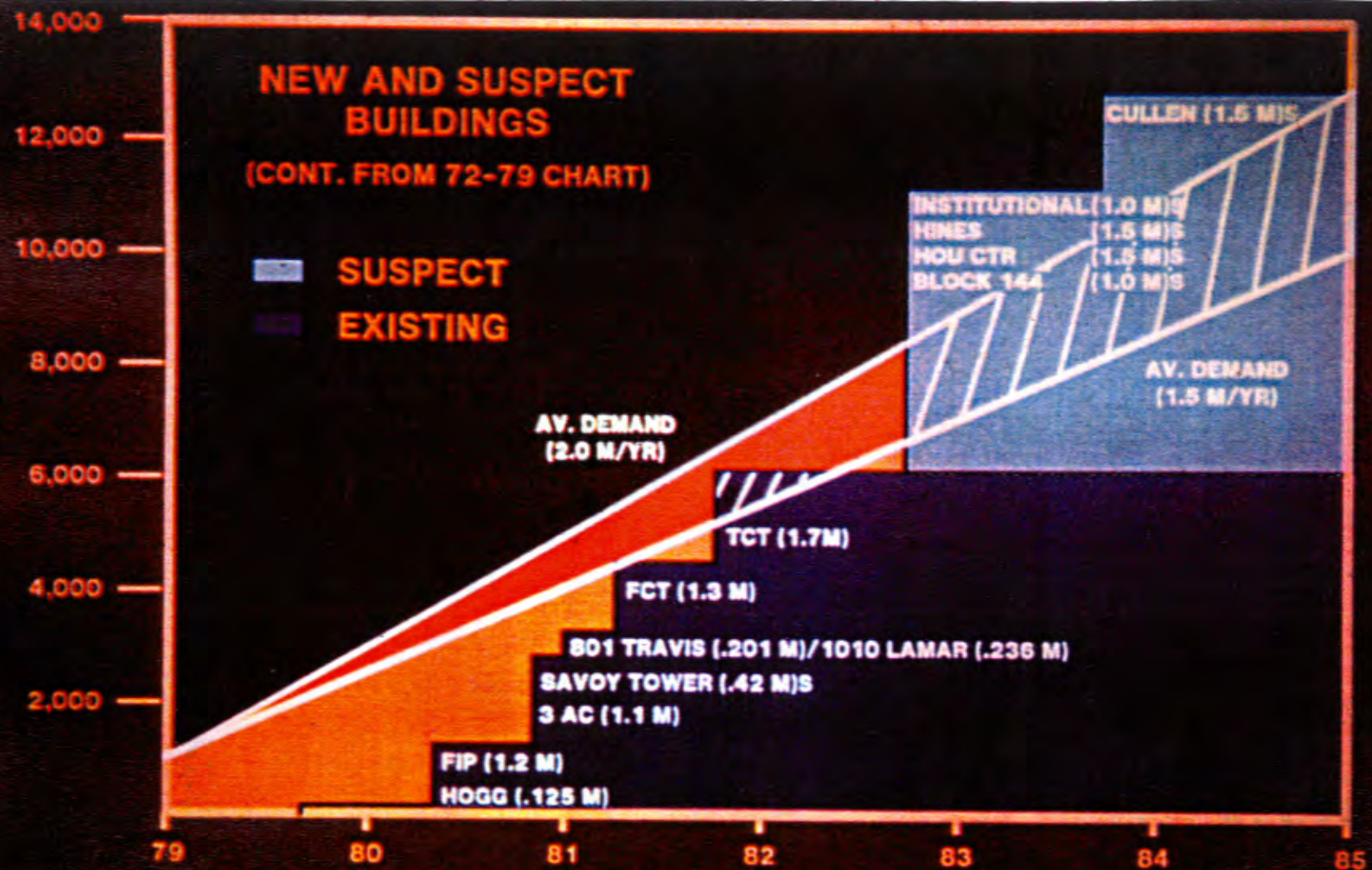
# NEW BUILDINGS

(CONT. FROM 72-79 CHART)



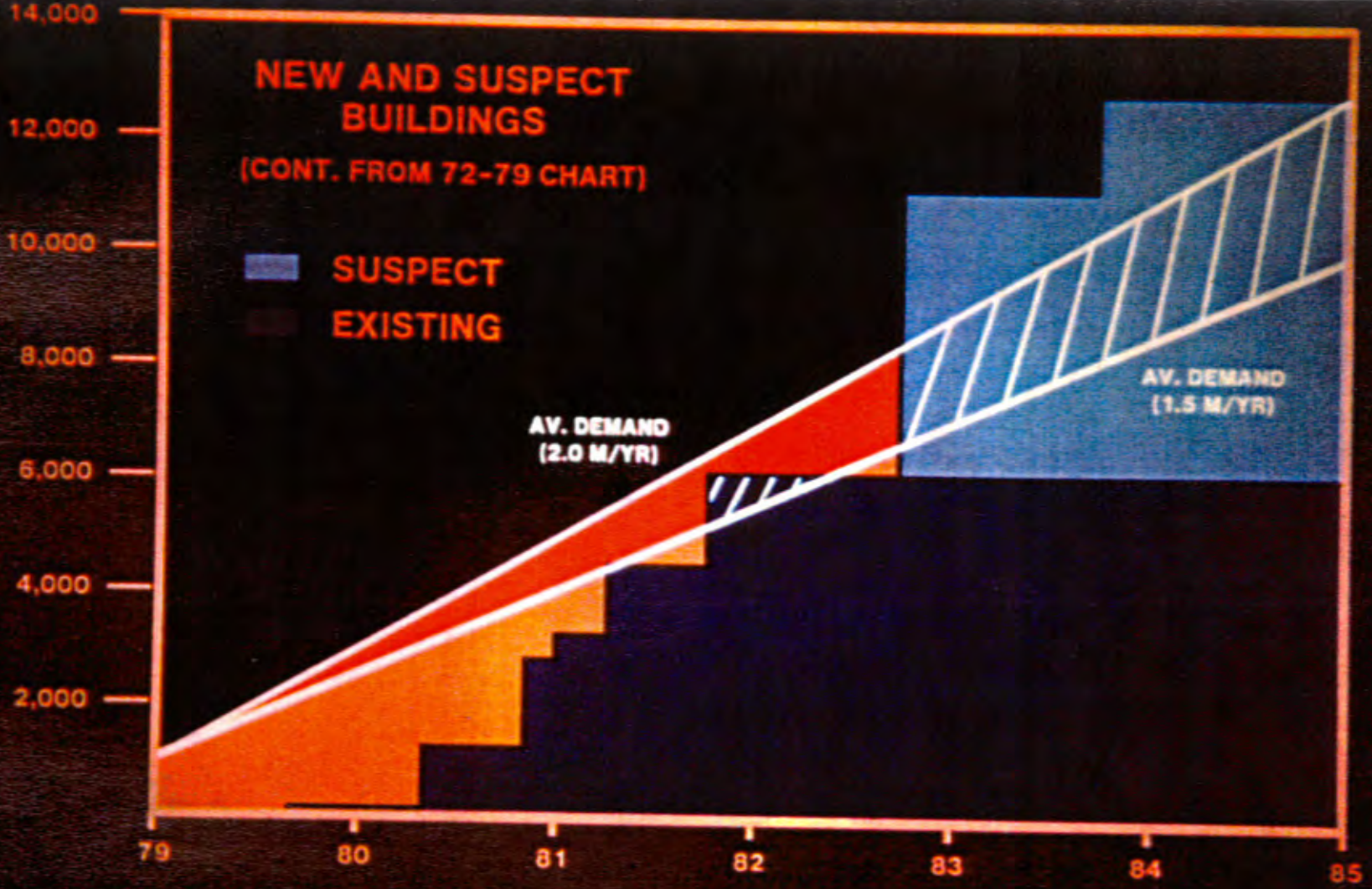
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# NEW AND SUSPECT BUILDINGS (CONT. FROM 72-79 CHART)



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# NEW AND SUSPECT BUILDINGS (CONT. FROM 72-79 CHART)



THE HORNE COMPANY, REALTORS





14,000

# NEW, AND SUSPECT BUILDINGS PROJECTED VACANCIES (IN EXISTING BUILDINGS) (CONT. FROM 72-79 CHART)

12,000

10,000

8,000

6,000

4,000

2,000

79

80

81

82

83

84

85

**SUSPECT**  
**EXISTING**

EXISTING VACANCY (.53 M)

HOGG (.125 M)

FIP (1.2 M)

80 VACANCY (.317 M)

3 AC (1.1 M)

SAVOY TOWER (.42 M)S

801 TRAVIS (.201 M)/1010 LAMAR (.236 M)

FCT (1.3 M)

TCT (1.7 M)

81 VACANCY (1.1 M)

CULLEN (1.5 M)S

INSTITUTIONAL (1.0 M)S  
HINES (1.5 M)S  
HOU CTR (1.5 M)S  
BLOCK 144 (1.0 M)S

AV. DEMAND  
(2 M/YEAR)

AV. DEMAND  
(1.5 M/YEAR)

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**NEW, AND SUSPECT  
BUILDINGS  
PROJECTED VACANCIES  
(IN EXISTING BUILDINGS)  
(CONT. FROM 72-79 CHART)**

14,000

12,000

10,000

8,000

6,000

4,000

2,000

79

80

81

82

83

84

85

**SUSPECT**  
**EXISTING**

AV. DEMAND  
(2 M/YEAR)

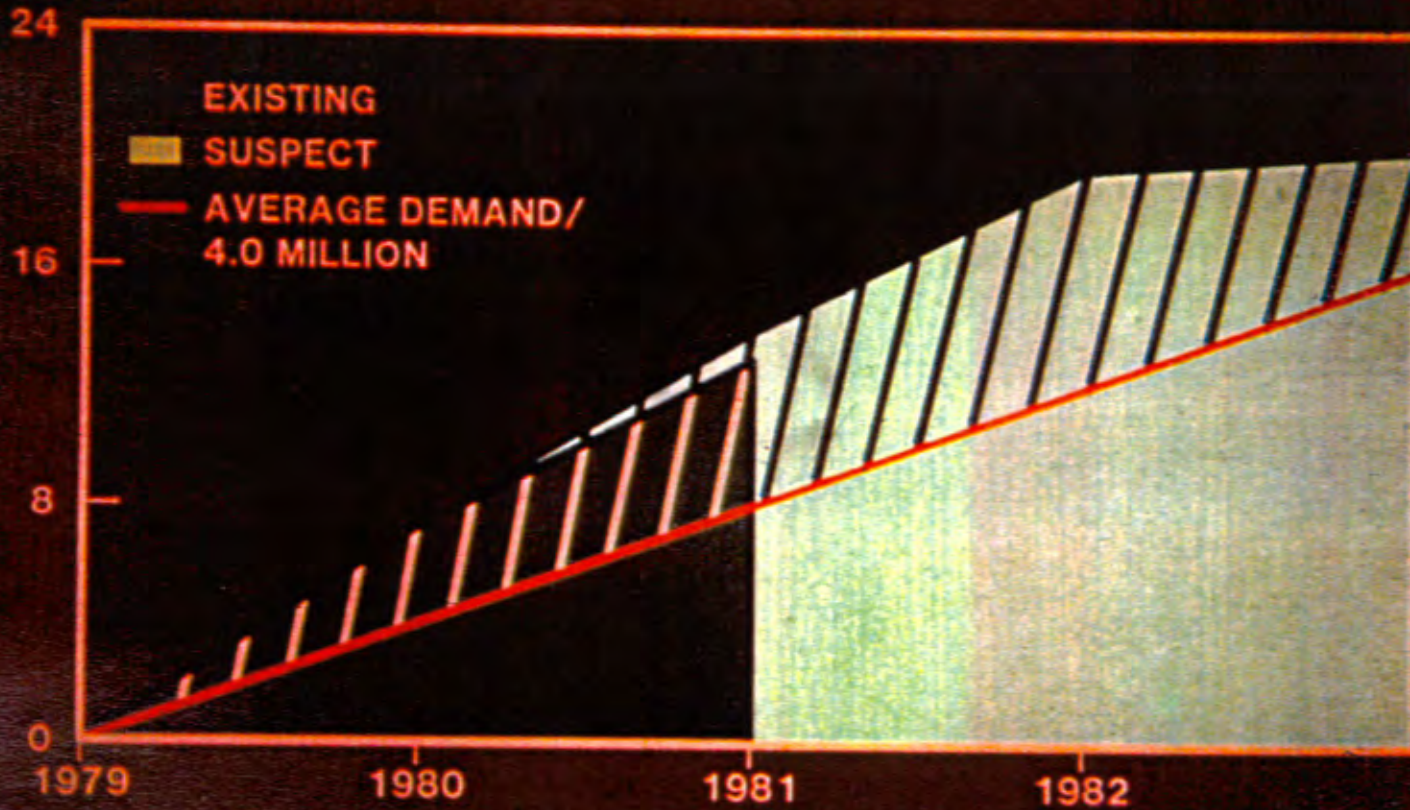
AV. DEMAND  
(1.5 M/YEAR)

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# FORECAST OF OFFICE SPACE AVAILABILITY IN THE HOUSTON SUBURBS

SQ. FT.  
IN MILLIONS



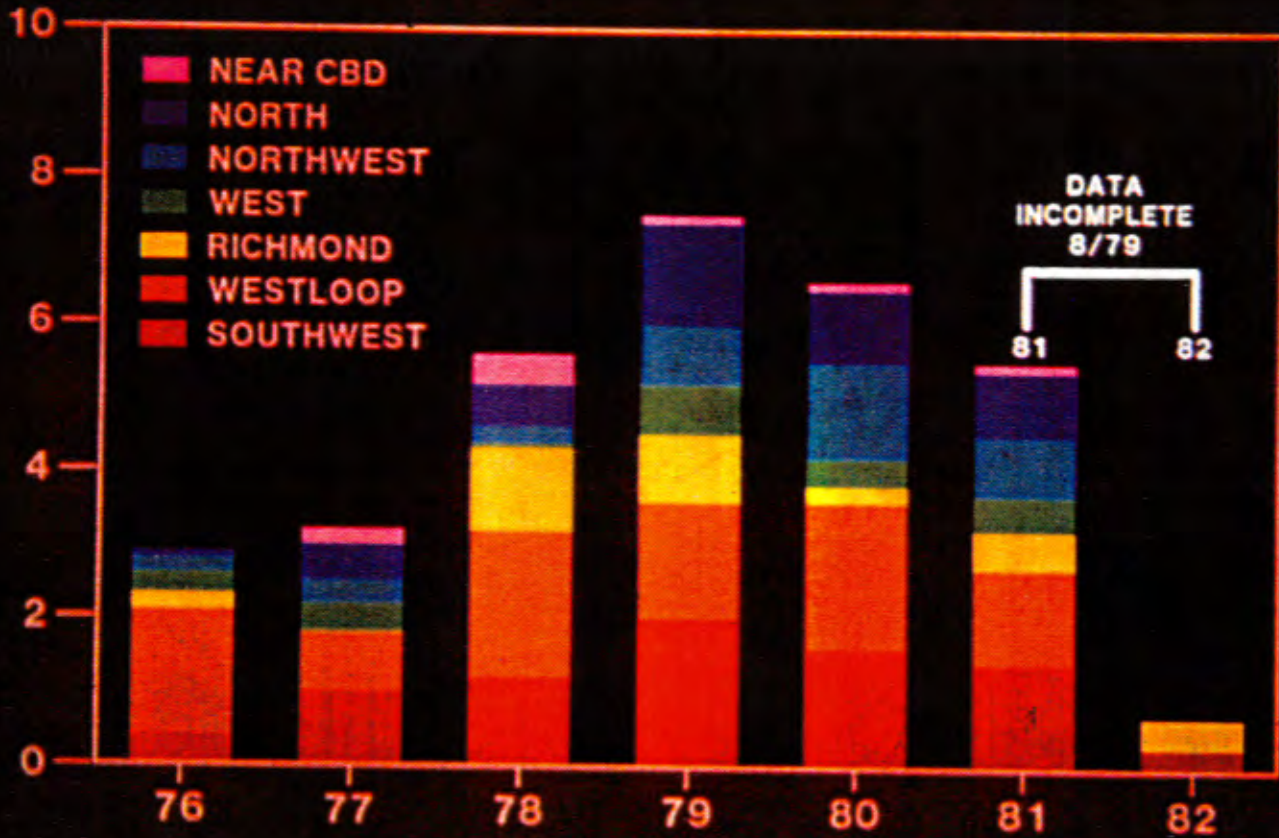
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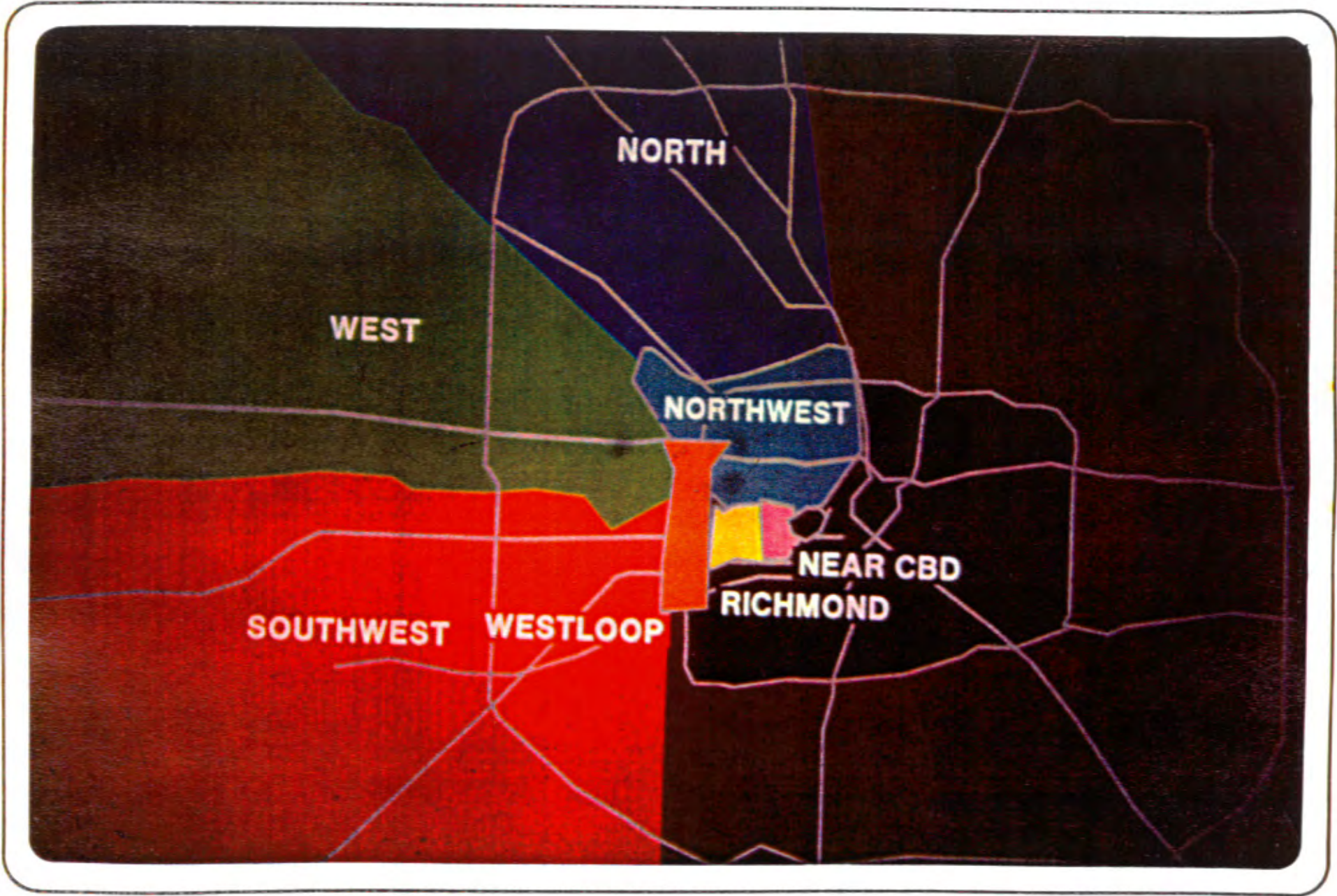
# ANNUAL ADDITION OF SUBURBAN OFFICE SPACE BY REGION

SQ. FT.  
IN MILLIONS



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THE HORNE COMPANY REALTORS



NORTH

WEST

NORTHWEST

SOUTHWEST WESTLOOP

NEAR CBD  
RICHMOND

## SUBURBAN MARKET BY SIZE

BASED ON 19,574,334 CANVASSED SQ. FT.

| SIZE CATEGORY   | % OF MARKET | NO. OF COMPANIES |
|-----------------|-------------|------------------|
| 100,000 - OVER  | 18%         | 17               |
| 99,999 - 50,000 | 13%         | 37               |
| 49,999 - 25,000 | 12.6%       | 72               |
| 24,999 - 15,000 | 10.2%       | 107              |
| 14,999 - 10,000 | 6.7%        | 114              |
| 9,999 - 5,000   | 9.3%        | 274              |
| 4,999 - 3,000   | 8%          | 410              |
| 2,999 - 2,000   | 7%          | 576              |

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# SUBURBAN MARKET BY LINE OF BUSINESS

BASED ON 19,574,334 CANVASSED SQ. FT.

| INDUSTRY    | % OF MARKET | NO. OF COMPANIES |
|-------------|-------------|------------------|
| ENERGY      | 33%         | 524              |
| ENGINEERING | 15.7%       | 190              |
| INSURANCE   | 7.7%        | 387              |
| ELECTRONICS | 5%          | 162              |
| REAL ESTATE | 3.7%        | 297              |
| FINANCE     | 3.5%        | 232              |
| LEGAL       | 2.6%        | 260              |
| BANKS/S & L | 1.6%        | 32               |
| ARCHITECT   | 1.5%        | 90               |
| METALS      | 1.4%        | 70               |
| CPA         | 1.2%        | 152              |
| ADVERTISING | .4%         | 36               |

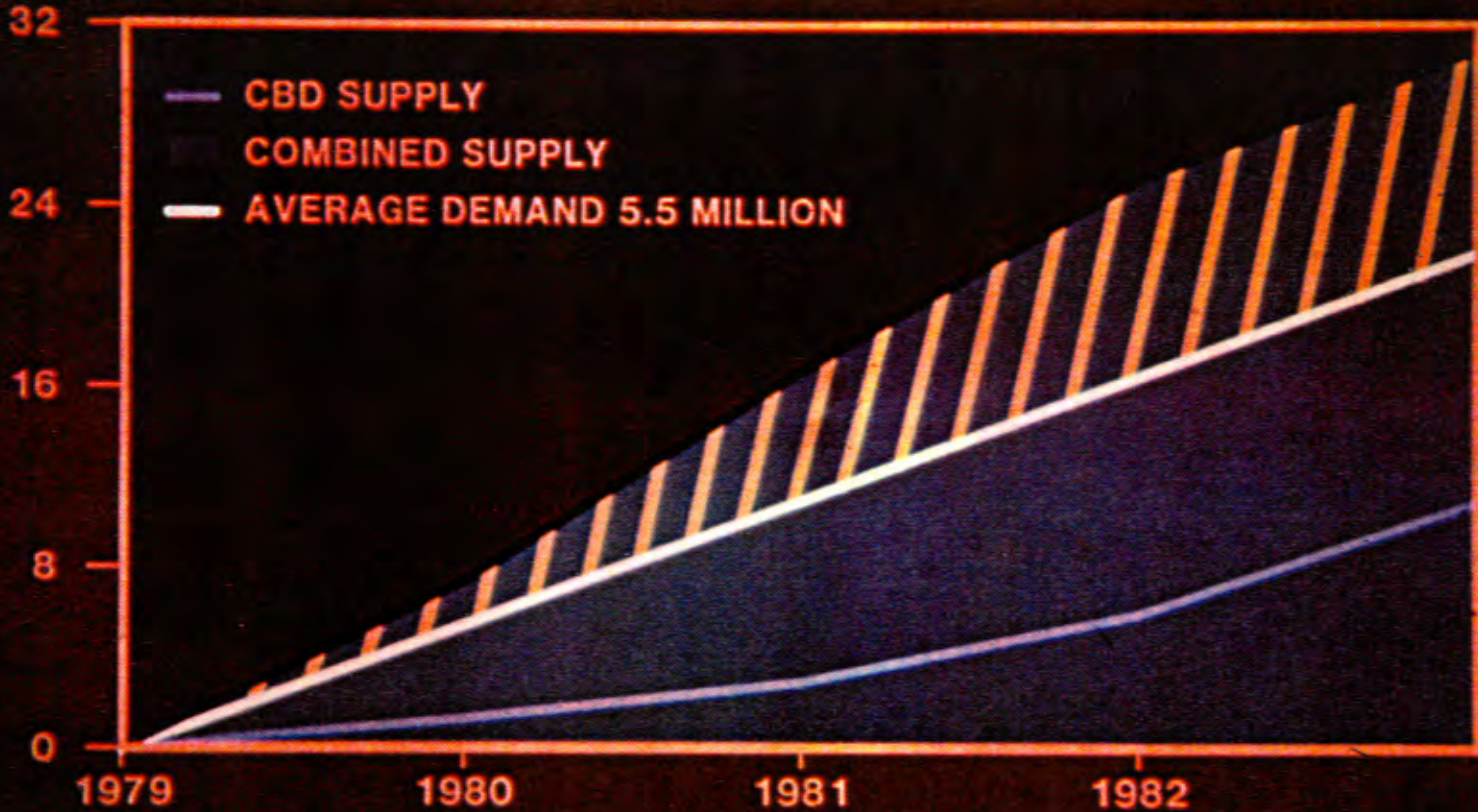
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# FORECAST OF OFFICE SPACE AVAILABILITY IN THE COMBINED HOUSTON MARKETS

SQ. FT.  
IN MILLIONS



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