

Downtown Houston Office Symposium

October 2, 2026



Central
Houston

Member Event

Downtown Houston+ Office Symposium

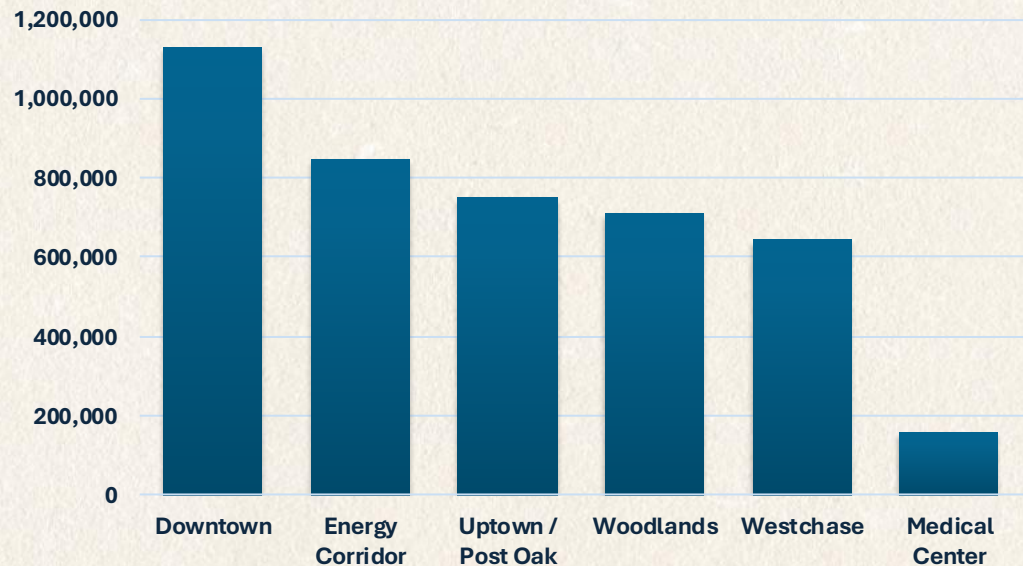
Downtown Data

Office Leasing Trends

73

Companies Committed or
Recommitted to Downtown in 2026

2026 YTD Leasing Activity (SF)



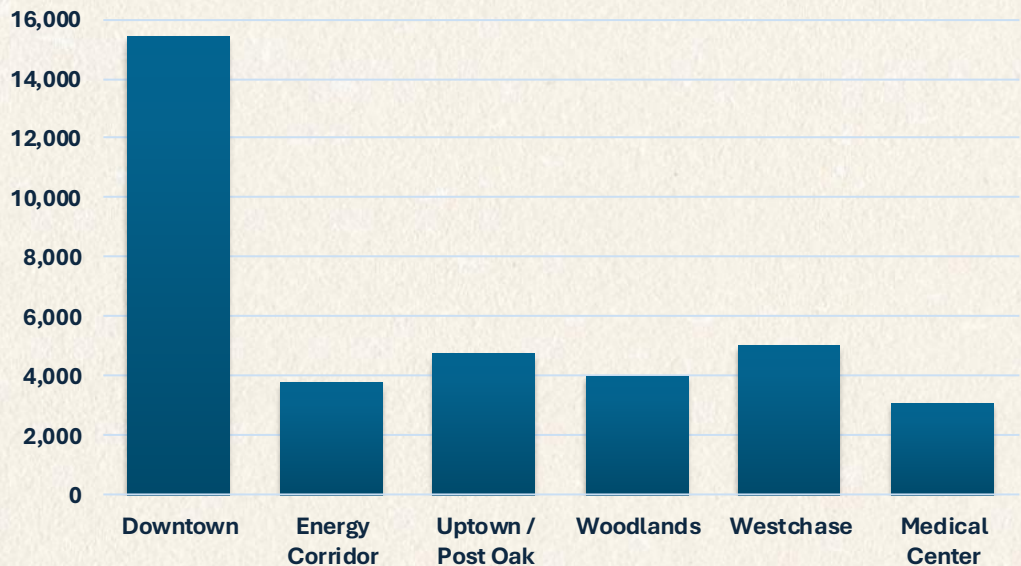
Downtown Leasing:

Move Ins: **877,000 SF** (62 leases)

Renewals: **249,629 SF** (11 leases)

Move Ins: **78%** of SF leased, **85%** of # of leases

2026 YTD Average Lease Size (SF)

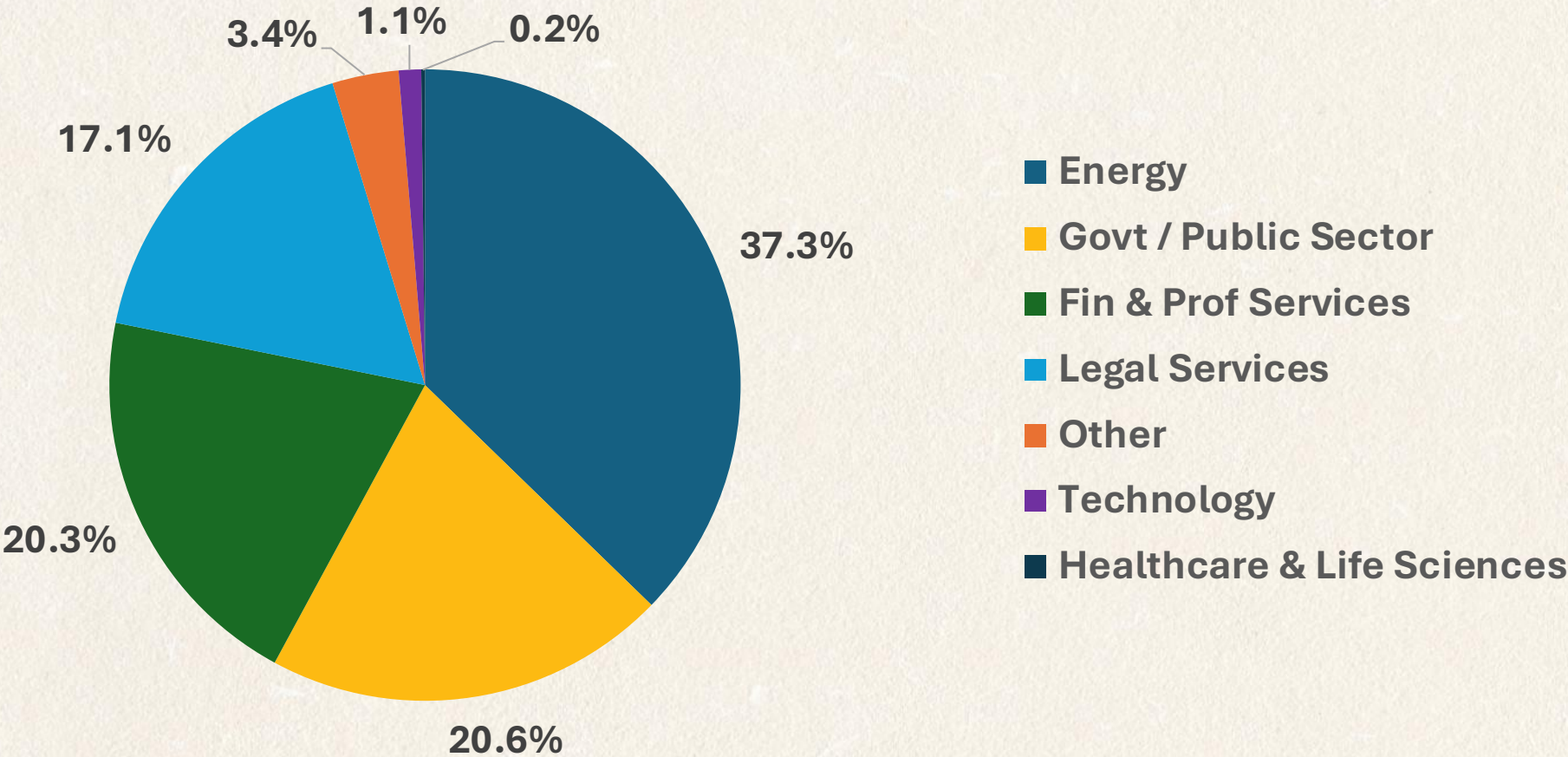


Downtown Average Lease Size: **15,433 SF**

Competitive Submarket Average Lease Size: **4,228 SF**

Downtown's Average Lease Size is **over 3.5x larger** than
Competitive Submarkets' Average

Tenants and Industries Choosing Downtown



Flight to Quality: What does “Quality” Mean?

- It used to be quality = the building
- Now, quality also = the workplace ecosystem

Building	Workplace	Location
Modern Finishes	Collaboration space	Walkability
Efficient floorplates	Variety of work settings	Restaurants & F&B
Technology	Wellness	Transit/access
Sustainability	Culture/community	Entertainment
Amenities	Employee experience	Public realm
Security	Hospitality/service	Nearby housing/services



- **Implication:**
 - For buildings: Deliver the quality, flexibility and amenities employees expect
 - For Downtown: Make the broader environment—walkability, food & beverage, entertainment, transit, public realm and connectivity—part of the workplace proposition
 - For tenants: Choose locations that make coming to the office valuable enough to justify the commute.

Flight to Quality: Beyond the Building

Leasable Class A Office Space in Houston		
Submarket	SF	% of Houston Market
Downtown	33,015,876	28.6%
Uptown Post Oak	14,055,138	12.2%
Energy Corridor	8,472,850	7.3%
Westchase	6,996,667	6.1%
Woodlands	6,356,781	5.5%
Medical Center	4,060,852	3.5%

This includes all Class A space, actively leased or available for lease.



Flight to Quality: Beyond the Building

Class A Office Space >30k SF under construction in Houston:

Property Address	Submarket	Year Built	Stories	RBA
2811 Kirby Dr	Greenway Plaza	2028	10	104,434
1945 Allen Pky	Midtown	2027	14	210,000
3712 Autry Park Dr	Midtown	2026	7	127,651
6865 W Sam Houston South Pky	Southwest BW 8	2026	6	76,746

Moral of the story:

NOBODY is developing office in
Downtown / CBD areas nationwide.

Downtown / CBD Office Development:

- **Dallas:** no development (last delivery: 2021)
- **Fort Worth:** no development (last delivery: 2018)
- **San Antonio:** no development (last delivery: 2020)
- **Austin:** no development (9 properties totaling 3.8 million SF delivered since 2020)
- **Atlanta:** no development
- **Chicago:** 1 redevelopment totaling 29k SF
- **Kansas City:** no development
- **Los Angeles:** no development
- **Miami:** one mixed-use development with 68k SF of office
- **Nashville:** no development
- **New York City:** one development (2M SF “2 World Trade Center”)
- **Philadelphia:** no development
- **Phoenix:** no development
- **Portland:** no development
- **San Diego:** no development
- **San Francisco:** no development
- **Seattle:** no development
- **Washington D.C.:** no development

Flight to Quality: Beyond the Building

Class	Inventory	Occupancy
A	39,418,235	73.9%
> 2001	10,209,594	86.5%
< 1987	29,208,641	69.5%
B	13,138,351	74.4%
C	1,614,145	96.8%
Overall	54,170,731	74.7%

Property Address	Year Built	RBA	Percent Leased	Vacant Space
700 Milam (Pennzoil Place North)	1975	694,021	21.9%	542,102
919 Milam	1956	542,919	26.7%	398,106
910 Louisiana	1971	1,267,576	35.6%	816,014
801 Travis	1981	222,192	37.6%	138,569
1221 McKinney (1 Houston Center)	1977	1,103,424	42.3%	636,425
1001 Fannin	1981	1,342,437	50.7%	691,919
909 Fannin (2 Houston Center)	1974	1,024,956	53.0%	491,162
1600 Smith	1984	1,099,788	54.0%	506,415
1200 Smith (Two Allen Center)	1978	986,229	58.9%	412,256
1600 Smith sold to City but still counted in inventory				4,632,968

9 properties totaling 8.3 million SF in the lower tier Class A properties **are below 60% leased**

Flight to Quality: A National Trend

Office demand is becoming increasingly bifurcated:

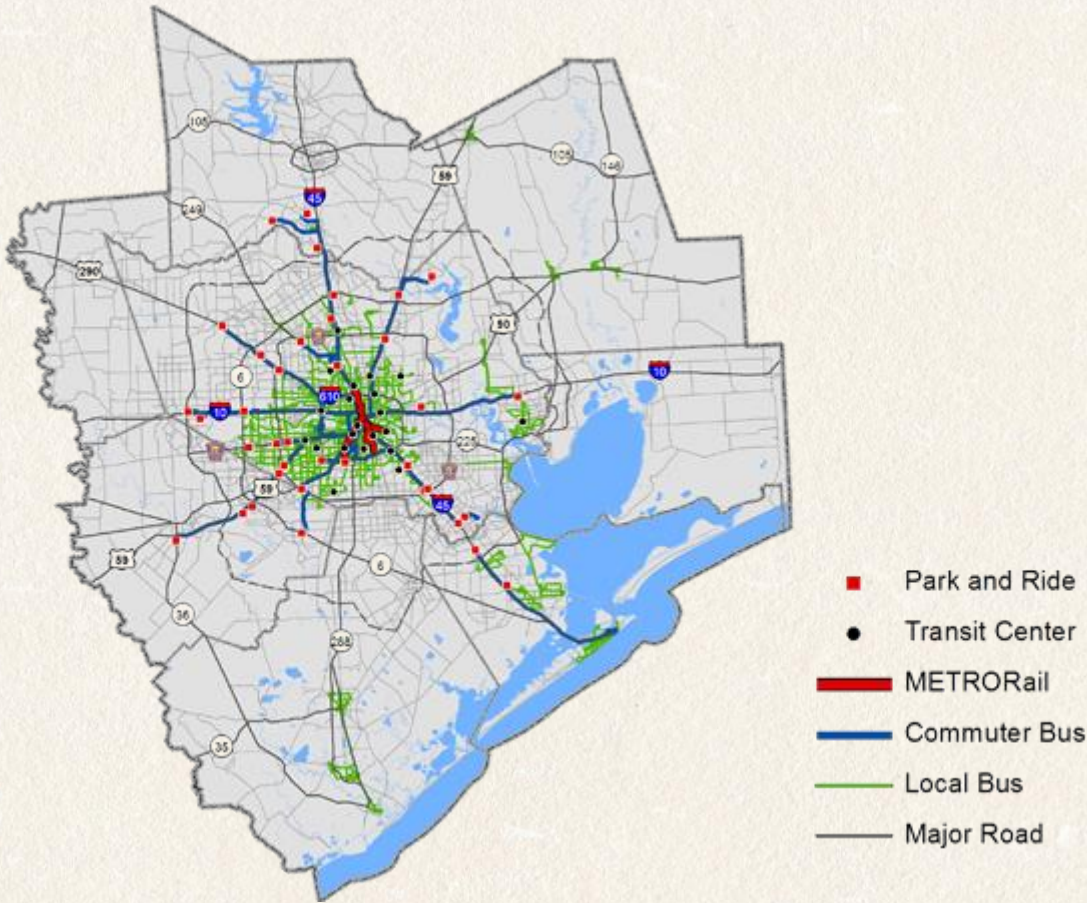
- Downtown Houston: Trophy products have **15.6% higher occupancy** and 32.3% higher asking rents than the market
- Compared to EOY 2016: Trophy products had **6.2% higher occupancy** and 31% higher asking rents

59% of the square footage represented by the 100 largest U.S. office leases in 2025 occurred in downtown buildings, with prime and Class A buildings capturing a disproportionate share. (Source: CBRE)

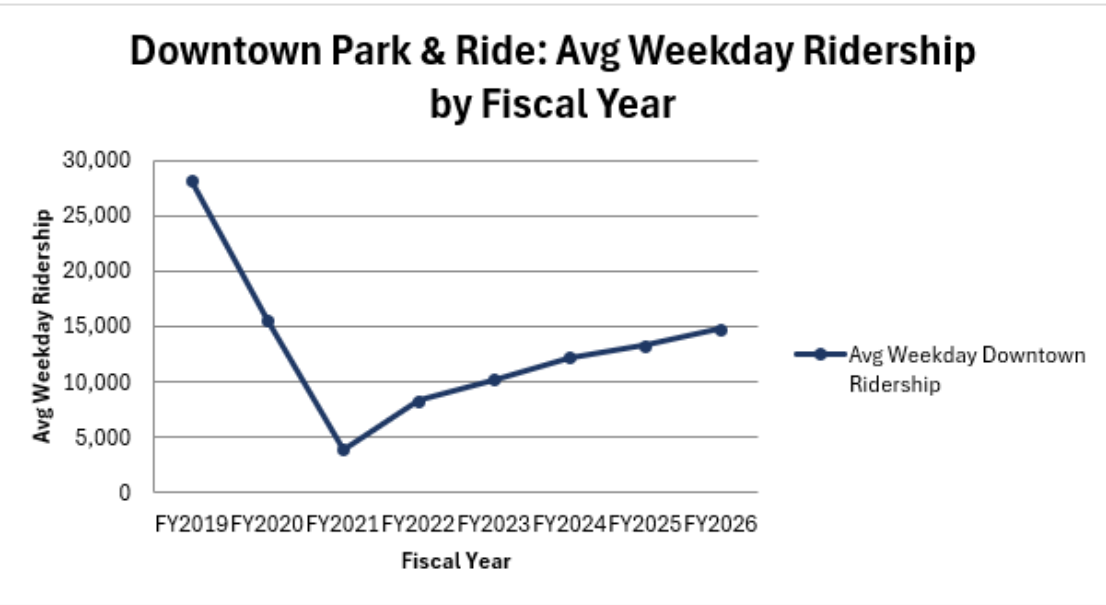
What Houston has in common with other markets:
The best buildings are increasingly competing on the surrounding environment, not just the physical office.



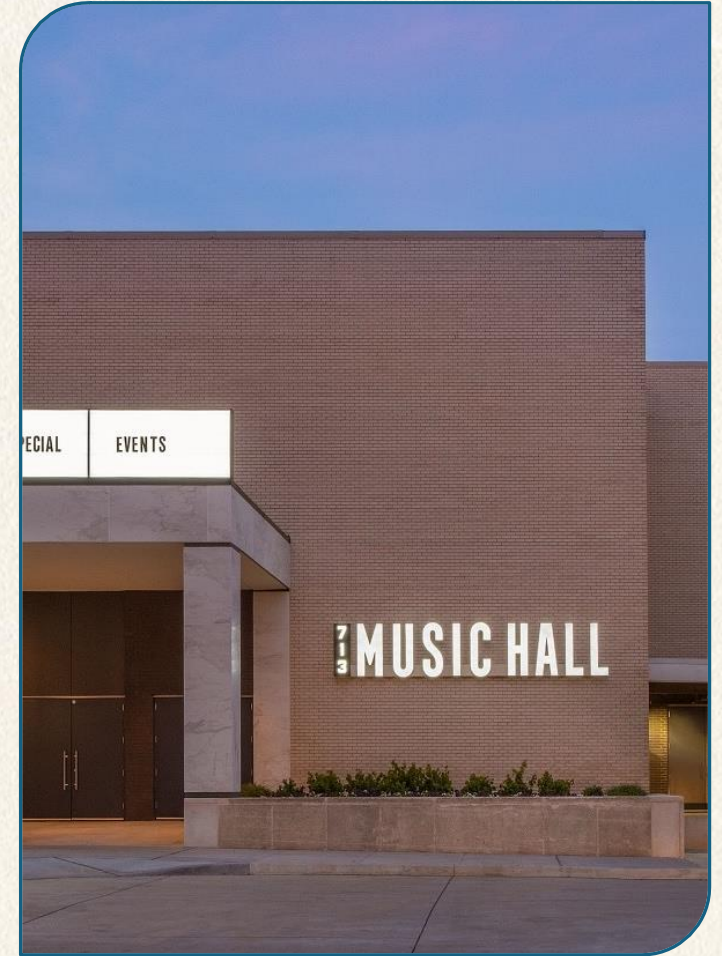
Central for Commuting



METRO Park & Ride:

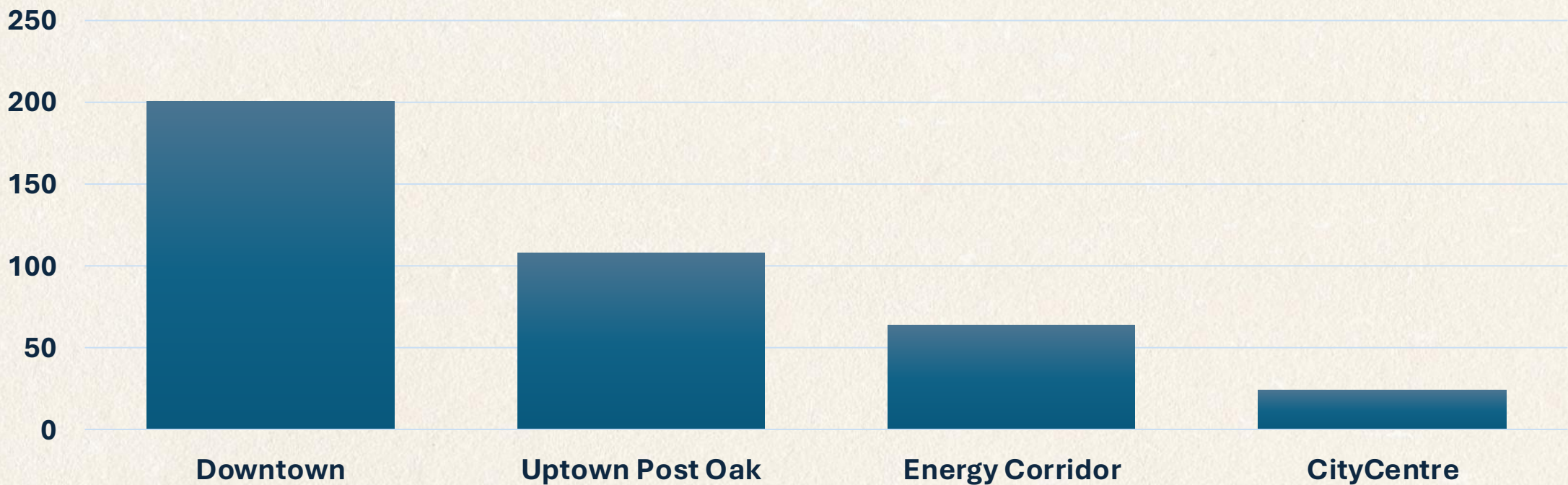


The Connection Between Office and Experience



Food and Beverage Comparison

Food & Beverage Options



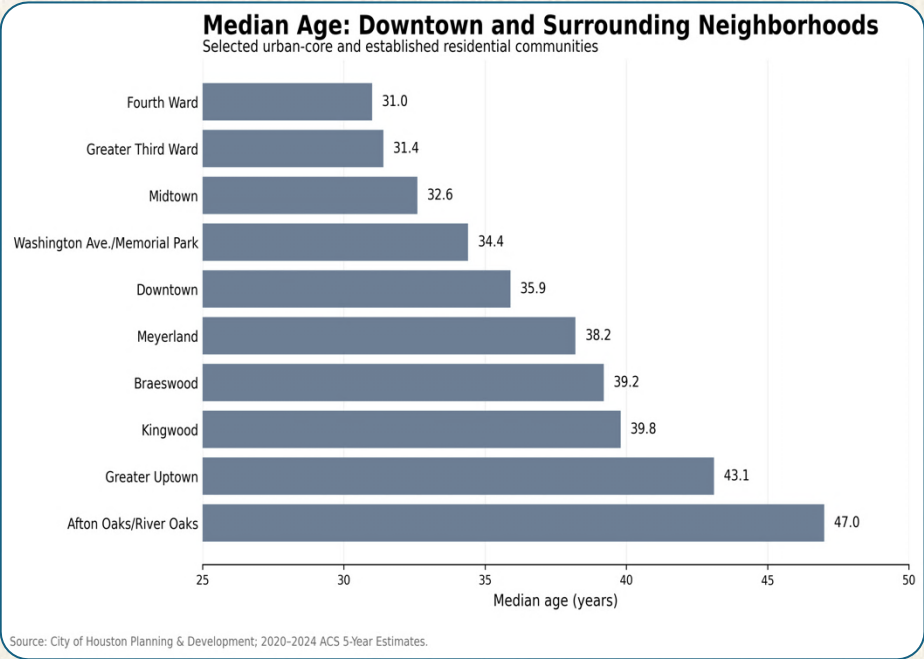
Sources:

<https://www.citycentrehouston.com/directory> | <https://energycorridor.org/energy-corridor-dining/> | <https://www.visithoustontexas.com/restaurants-and-bars/>

Urban Living

Our 2025 Residential Survey showed that 42% of respondents were between the ages of 25 – 34

- This age range represents about 22% of the Houston-wide population



Neighborhood	Total Unit Growth	Annual % Growth
Downtown	2,446	5.9%
Greater Heights	6,333	11.4%
Midtown	1,455	3.0%
Montrose	4,534	6.4%
East Downtown	3,037	19.1%
Houston MSA	168,357	3.1%

The office doesn't exist in isolation. **The neighborhood is part of the workplace.**

Downtown is attracting the same residents age-wise that companies are trying to recruit and retain.

Safety by the Numbers—and Perspectives

Overall crime fell 14% over two years.

Downtown went from 1,472 reported offenses in 2023 to 1,264 in 2025, a reduction of 208 incidents, or 14.1%. More encouragingly, the decline occurred in two consecutive years: -8.8% in 2024 and another -5.8% in 2025.

We're trending in the right direction.

Half of all stakeholders say safety has improved over the past year, 40% says it feels the same, and only 10% say it has worsened.

Residents are considerably more positive about Downtown than employees who commute in, suggesting that **people who experience the neighborhood day & night see it differently than those encountering a narrower slice of it.**

Call to Action

1. Reach out to us. Invite us on a site visit. We are here to help.
2. Use our data; it's our job to provide this for your deals.
3. Scan the QR code to visit our **Research & Reports** page



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Thank you

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