



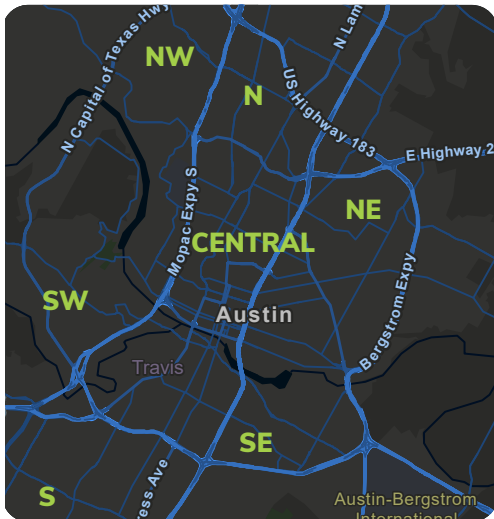
The Pulse

MEDICAL OFFICE REPORT THRU Q3 2025

MEDICAL OFFICE STATISTICS

GREATER AUSTIN MSA	INVENTORY	NET ABSORPTION	NUMBER OF BUILDINGS	OCCUPANCY	AVERAGE BASE RENTS
Q3 2025 CLOSE	12,182,917 SF	32,216 SF	605	89%	\$27.79
Q2 2025 CLOSE	12,002,303 SF	29,792 SF	601	90%	\$27.99
QTR OVER QTR % CHANGE	2%	8%	_____	_____	_____
TREND	↑	↑	FLAT	FLAT	FLAT
SUBMARKETS Q3 '25 CLOSE	INVENTORY	NET ABSORPTION	NUMBER OF BUILDINGS	OCCUPANCY	AVERAGE BASE RENTS
CENTRAL	2,128,124 SF	25,083	54	91%	\$29.13
NORTH	2,983,027 SF	17,462	155	90%	\$26.52
NORTH EAST	720,364 SF	11,514	43	74%	\$32.15
NORTH WEST	2,415,886 SF	(18,638)	135	89%	\$24.87
SOUTH	2,009,731 SF	(3,491)	127	88%	\$27.54
SOUTH EAST	227,225 SF	0	19	93%	\$24.44
SOUTH WEST	1,698,560 SF	(286)	72	93%	\$27.41

SECTOR MAP



CRITERIA

This report has expanded to include the Greater Austin MSA market of Medical Office Buildings over 5000 sq.ft. that are not owner occupied. It does not include hospitals. Sublease space is "leased", and is not considered when calculating this summary.

The Austin MSA Includes:

Travis County, Williamson County, Hays County, Bastrop County, and Caldwell County.

*The data for this report was compiled using CoStar as of 10/4/2025

GLEN SORREL
SR VICE PRESIDENT
glen@cipaustin.com
512 422 2573

JEFF ECTON
ASSOCIATE
jeff@cipaustin.com
512 567 6673

ROBBY EAVES, CCIM
PRINCIPAL
robby@cipaustin.com
512 682 1003

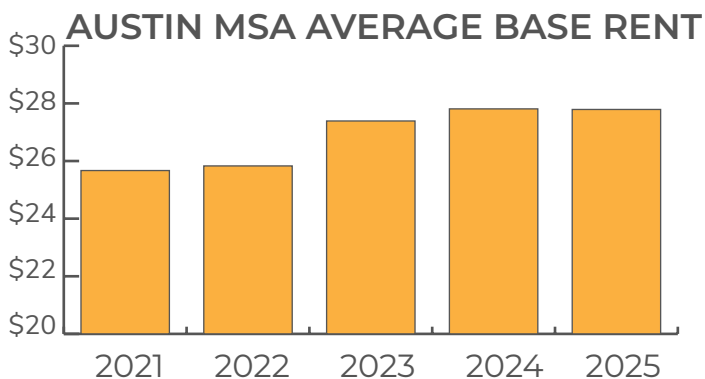
AUSTIN MSA SUBMARKET HIGHLIGHTS Q3 2025



Q3 2025 ADDITIONAL STATISTICS

GREATER AUSTIN MSA	LEASE DEALS	SF LEASED ACTIVITY	MOBs DELIVERED	SF DELIVERED	SF UNDER CONSTRUCTION
Q3 '25 CLOSE	66	136,252	4	180,614	0
Q2 '25 CLOSE	39	102,059	3	32,066	180,614
QTR OVER QTR % CHANGE	69%	34%	25%	400%	_____
TREND	↑	↑	↑	↓	_____
SUBMARKETS Q3 '25					
CENTRAL	9	15,346	-	-	-
NORTH	22	37,710	2	119,500	-
NORTH EAST	10	30,450	1	-	-
NORTH WEST	10	28,234	-	-	-
SOUTH	8	18,796	1	51,114	-
SOUTH EAST	-	-	-	-	-
SOUTH WEST	7	6,716	-	-	-

HISTORICAL INFORMATION 2021 - Q3 2025



SERVICES

The CIP Medical Office Team has successfully represented all different types of practices with their site selection, lease negotiations, office sales, and investments.



**COMMERCIAL
INDUSTRIAL
PROPERTIES**

Commercial Industrial Properties, LLC

9130 Jollyville Rd, Suite 300, Austin, TX 78759

512 682 1000

www.ciptexas.com

All information is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, or changes in conditions. All information contained herein should be verified to the satisfaction of the person relying on it. "The Source" is published by CIP. Reproduction in whole or in part without written permission is prohibited.