

# Final Figures at a Glance

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The Dallas/Ft Worth Office Market



CoStar™

## Dallas/Ft Worth Office Market



Figures At A Glance By Market

## Class A Market Statistics

Mid-Year 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Central Expressway	26	7,620,161	944,974	952,276	12.5%	1,853	0	0	\$27.95
Dallas CBD	25	22,106,399	5,757,787	5,932,981	26.8%	138,634	92,237	261,400	\$25.74
East Dallas	6	665,057	94,918	100,749	15.1%	(14,753)	0	294,820	\$41.46
Far North Dallas	139	28,369,452	3,691,021	4,128,762	14.6%	516,612	685,265	2,728,589	\$31.35
Ft Worth CBD	16	5,779,611	749,611	812,489	14.1%	64,918	0	280,489	\$28.93
Las Colinas	73	17,241,445	2,564,729	2,956,316	17.1%	195,779	544,183	812,219	\$28.24
LBJ Freeway	37	10,684,441	2,433,773	2,637,084	24.7%	(13,077)	0	0	\$24.79
Lewisville/Denton	6	474,755	12,602	12,602	2.7%	0	0	0	\$25.49
Mid-Cities	34	4,678,715	1,704,442	1,718,156	36.7%	(337,033)	367,922	193,840	\$26.59
North Fort Worth	4	795,711	19,206	19,206	2.4%	5,820	0	0	\$18.49
Northeast Ft Worth	2	414,859	309,931	309,931	74.7%	28,086	0	0	\$21.28
Preston Center	21	3,348,627	353,211	384,296	11.5%	(67,716)	0	171,583	\$37.96
Richardson/Plano	59	11,900,079	2,944,136	2,993,218	25.2%	(69,258)	0	473,441	\$27.32
South Ft Worth	18	2,379,660	440,626	485,658	20.4%	(74,678)	160,182	98,497	\$30.17
Southwest Dallas	3	352,607	13,664	13,664	3.9%	1,836	0	0	\$25.34
Stemmons Freeway	14	4,797,669	865,155	874,345	18.2%	113,198	63,000	0	\$18.49
Uptown/Turtle Creek	42	9,599,632	986,007	1,088,248	11.3%	55,223	0	1,273,530	\$40.11
<b>Totals</b>	<b>525</b>	<b>131,208,880</b>	<b>23,885,793</b>	<b>25,419,981</b>	<b>19.4%</b>	<b>545,444</b>	<b>1,912,789</b>	<b>6,588,408</b>	<b>\$28.10</b>

Source: CoStar Property®

## Class B Market Statistics

Mid-Year 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Central Expressway	63	4,648,095	480,089	505,659	10.9%	(39,597)	0	0	\$24.90
Dallas CBD	33	5,383,657	1,168,308	1,202,301	22.3%	(71,750)	0	0	\$22.88
East Dallas	119	5,603,191	478,465	483,302	8.6%	383,133	0	0	\$19.47
Far North Dallas	292	18,566,196	3,007,160	3,125,377	16.8%	(46,452)	71,334	161,181	\$22.43
Ft Worth CBD	29	2,549,087	296,903	307,341	12.1%	23,250	0	0	\$20.08
Las Colinas	187	15,387,865	2,637,604	2,691,107	17.5%	8,565	339,359	20,000	\$20.96
LBJ Freeway	117	9,855,146	2,146,769	2,185,643	22.2%	(27,479)	0	0	\$18.57
Lewisville/Denton	115	6,215,567	620,788	754,398	12.1%	(90,406)	18,648	115,626	\$21.65
Mid-Cities	285	13,889,152	2,271,022	2,328,362	16.8%	54,471	0	145,649	\$19.98
North Fort Worth	34	1,651,410	112,436	169,791	10.3%	(8,875)	23,940	32,000	\$24.80
Northeast Ft Worth	34	2,823,703	1,458,294	1,473,279	52.2%	(19,717)	0	0	\$18.82
Preston Center	17	899,513	89,237	92,221	10.3%	(4,854)	0	0	\$31.78
Richardson/Plano	244	13,884,241	2,483,409	2,519,051	18.1%	10,624	133,216	205,850	\$20.82
South Ft Worth	128	6,504,171	531,967	542,513	8.3%	57,890	21,000	0	\$23.00
Southwest Dallas	53	2,042,118	344,285	344,285	16.9%	49,534	0	55,000	\$17.72
Stemmons Freeway	68	6,385,837	1,899,837	1,960,177	30.7%	(41,568)	0	0	\$15.80
Uptown/Turtle Creek	36	2,145,587	249,145	372,605	17.4%	(87,325)	0	31,483	\$29.53
<b>Totals</b>	<b>1,854</b>	<b>118,434,536</b>	<b>20,275,718</b>	<b>21,057,412</b>	<b>17.8%</b>	<b>149,444</b>	<b>607,497</b>	<b>766,789</b>	<b>\$20.83</b>

Source: CoStar Property®

## Dallas/Ft Worth Office Market



Figures At A Glance By Market

## Class C Market Statistics

Mid-Year 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Central Expressway	16	506,057	37,299	38,200	7.5%	2,396	0	0	\$23.51
Dallas CBD	22	1,237,019	291,526	291,526	23.6%	(29,308)	0	0	\$17.55
East Dallas	57	1,679,560	188,920	188,920	11.2%	(11,122)	0	0	\$14.82
Far North Dallas	20	483,007	116,784	116,784	24.2%	(11,664)	0	0	\$16.87
Ft Worth CBD	8	228,684	0	0	0.0%	0	0	0	\$0.00
Las Colinas	15	914,347	75,596	75,596	8.3%	34,110	0	0	\$17.69
LBJ Freeway	14	420,865	126,535	126,535	30.1%	(4,226)	0	0	\$18.70
Lewisville/Denton	34	789,863	31,417	31,417	4.0%	7,545	0	0	\$17.29
Mid-Cities	91	2,767,539	418,811	418,811	15.1%	57,001	0	0	\$16.39
North Fort Worth	13	281,872	9,351	9,351	3.3%	24,184	0	0	\$20.84
Northeast Ft Worth	14	364,859	67,920	67,920	18.6%	(5,734)	0	0	\$17.93
Preston Center	11	277,141	20,916	20,916	7.5%	53,180	0	0	\$29.35
Richardson/Plano	42	1,160,803	146,346	146,346	12.6%	(28,762)	0	0	\$13.67
South Ft Worth	57	1,593,956	136,253	136,253	8.5%	29,297	0	0	\$17.38
Southwest Dallas	23	813,718	26,953	26,953	3.3%	4,792	0	0	\$14.63
Stemmons Freeway	34	1,314,206	383,736	383,736	29.2%	39,171	0	0	\$13.05
Uptown/Turtle Creek	15	405,588	22,992	27,809	6.9%	(3,150)	0	0	\$28.60
<b>Totals</b>	<b>486</b>	<b>15,239,084</b>	<b>2,101,355</b>	<b>2,107,073</b>	<b>13.8%</b>	<b>157,710</b>	<b>0</b>	<b>0</b>	<b>\$16.74</b>

Source: CoStar Property®

## Total Office Market Statistics

Mid-Year 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Central Expressway	105	12,774,313	1,462,362	1,496,135	11.7%	(35,348)	0	0	\$26.87
Dallas CBD	80	28,727,075	7,217,621	7,426,808	25.9%	37,576	92,237	261,400	\$25.31
East Dallas	182	7,947,808	762,303	772,971	9.7%	357,258	0	294,820	\$24.82
Far North Dallas	451	47,418,655	6,814,965	7,370,923	15.5%	458,496	756,599	2,889,770	\$27.62
Ft Worth CBD	53	8,557,382	1,046,514	1,119,830	13.1%	88,168	0	280,489	\$26.15
Las Colinas	275	33,543,657	5,277,929	5,723,019	17.1%	238,454	883,542	832,219	\$25.09
LBJ Freeway	168	20,960,452	4,707,077	4,949,262	23.6%	(44,782)	0	0	\$21.85
Lewisville/Denton	155	7,480,185	664,807	798,417	10.7%	(82,861)	18,648	115,626	\$22.17
Mid-Cities	410	21,335,406	4,394,275	4,465,329	20.9%	(225,561)	367,922	339,489	\$22.04
North Fort Worth	51	2,728,993	140,993	198,348	7.3%	21,129	23,940	32,000	\$20.64
Northeast Ft Worth	50	3,603,421	1,836,145	1,851,130	51.4%	2,635	0	0	\$19.30
Preston Center	49	4,525,281	463,364	497,433	11.0%	(19,390)	0	171,583	\$36.64
Richardson/Plano	345	26,945,123	5,573,891	5,658,615	21.0%	(87,396)	133,216	679,291	\$24.16
South Ft Worth	203	10,477,787	1,108,846	1,164,424	11.1%	12,509	181,182	98,497	\$24.44
Southwest Dallas	79	3,208,443	384,902	384,902	12.0%	56,162	0	55,000	\$17.90
Stemmons Freeway	116	12,497,712	3,148,728	3,218,258	25.8%	110,801	63,000	0	\$16.61
Uptown/Turtle Creek	93	12,150,807	1,258,144	1,488,662	12.3%	(35,252)	0	1,305,013	\$37.39
<b>Totals</b>	<b>2,865</b>	<b>264,882,500</b>	<b>46,262,866</b>	<b>48,584,466</b>	<b>18.3%</b>	<b>852,598</b>	<b>2,520,286</b>	<b>7,355,197</b>	<b>\$24.84</b>

Source: CoStar Property®

## Dallas/Ft Worth Office Market



Figures At A Glance By Market

## Class A Submarket Statistics

Mid-Year 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Allen/McKinney	11	1,120,109	203,700	204,760	18.3%	11,771	0	173,441	\$30.05
Alliance	4	795,711	19,206	19,206	2.4%	5,820	0	0	\$18.49
Arlington/Mansfield	15	1,953,288	242,253	255,967	13.1%	204,572	200,000	0	\$20.77
Central Expressway	26	7,620,161	944,974	952,276	12.5%	1,853	0	0	\$27.95
Dallas CBD	25	22,106,399	5,757,787	5,932,981	26.8%	138,634	92,237	261,400	\$25.74
Denton	1	45,291	0	0	0.0%	0	0	0	\$28.39
DFW Freeport/Coppell	22	4,562,910	529,101	590,264	12.9%	518,817	544,183	616,219	\$24.69
East LBJ Freeway	30	8,977,532	2,086,159	2,238,242	24.9%	(38,608)	0	0	\$25.73
East Northeast Ft Wo.	2	414,859	309,931	309,931	74.7%	28,086	0	0	\$21.28
Ellis County	1	72,015	0	0	0.0%	0	0	0	\$0.00
Frisco/The Colony	26	3,502,368	420,762	430,791	12.3%	135,768	0	914,993	\$35.16
Ft Worth CBD	16	5,779,611	749,611	812,489	14.1%	64,918	0	280,489	\$28.93
Garland	0	0	0	0	0.0%	0	0	0	\$0.00
Grand Prairie	1	116,527	0	0	0.0%	0	0	0	\$0.00
HEB/Mid-Cities	3	352,780	142,572	142,572	40.4%	(54,163)	0	0	\$21.21
Hood County	0	0	0	0	0.0%	0	0	0	\$0.00
Hunt County	0	0	0	0	0.0%	0	0	0	\$0.00
Johnson County	0	0	0	0	0.0%	0	0	0	\$0.00
Lewisville	5	429,464	12,602	12,602	2.9%	0	0	0	\$25.33
Mesquite/Forney/Terr.	2	81,406	17,480	23,311	28.6%	(1,939)	0	0	\$29.22
Northwest Ft Worth	0	0	0	0	0.0%	0	0	0	\$0.00
Office Ctr/West LBJ .	25	5,377,617	908,453	1,001,750	18.6%	(221,740)	0	96,000	\$27.41
Outlying Collin Coun.	0	0	0	0	0.0%	0	0	0	\$0.00
Outlying Denton Coun.	0	0	0	0	0.0%	0	0	0	\$0.00
Parker County	0	0	0	0	0.0%	0	0	0	\$0.00
Plano	10	1,952,851	919,158	924,076	47.3%	(19,228)	0	0	\$27.17
Preston Center	21	3,348,627	353,211	384,296	11.5%	(67,716)	0	171,583	\$37.96
Quorum/Bent Tree	47	11,223,116	1,476,175	1,645,417	14.7%	(166,772)	0	240,000	\$28.02
Richardson	38	8,827,119	1,821,278	1,864,382	21.1%	(61,801)	0	300,000	\$26.93
Rockwall	2	195,474	18,838	18,838	9.6%	(1,656)	0	0	\$31.52
South Irving	0	0	0	0	0.0%	0	0	0	\$0.00
Southeast Dallas	0	0	0	0	0.0%	0	0	0	\$0.00
Southeast Ft Worth	0	0	0	0	0.0%	0	0	0	\$0.00
Southwest Dallas	2	280,592	13,664	13,664	4.9%	1,836	0	0	\$25.34
Stemmons Freeway	14	4,797,669	865,155	874,345	18.2%	113,198	63,000	0	\$18.49
Upper Tollway/West P.	66	13,643,968	1,794,084	2,052,554	15.0%	547,616	685,265	1,573,596	\$32.68
Uptown/Turtle Creek	42	9,599,632	986,007	1,088,248	11.3%	55,223	0	1,273,530	\$40.11
Urban Center/Wingren	26	7,300,918	1,127,175	1,364,302	18.7%	(101,298)	0	100,000	\$30.26
West LBJ Freeway	7	1,706,909	347,614	398,842	23.4%	25,531	0	0	\$19.86
West Southwest Ft Wo.	18	2,379,660	440,626	485,658	20.4%	(74,678)	160,182	98,497	\$30.17
Westlake/Grapevine	15	2,256,120	1,319,617	1,319,617	58.5%	(487,442)	167,922	193,840	\$28.28
White Rock	2	388,177	58,600	58,600	15.1%	(11,158)	0	294,820	\$43.56
Wise County	0	0	0	0	0.0%	0	0	0	\$0.00
<b>Totals</b>	<b>525</b>	<b>131,208,880</b>	<b>23,885,793</b>	<b>25,419,981</b>	<b>19.4%</b>	<b>545,444</b>	<b>1,912,789</b>	<b>6,588,408</b>	<b>\$28.10</b>

Source: CoStar Property®

## Dallas/Ft Worth Office Market



Figures At A Glance By Market

## Class B Submarket Statistics

Mid-Year 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Allen/McKinney	57	2,478,941	453,676	459,247	18.5%	12,060	22,670	111,666	\$23.99
Alliance	21	1,291,378	91,435	148,790	11.5%	(10,907)	23,940	32,000	\$25.71
Arlington/Mansfield	105	4,804,520	693,729	716,192	14.9%	113,813	0	50,500	\$20.08
Central Expressway	63	4,648,095	480,089	505,659	10.9%	(39,597)	0	0	\$24.90
Dallas CBD	33	5,383,657	1,168,308	1,202,301	22.3%	(71,750)	0	0	\$22.88
Denton	31	1,341,692	159,681	161,537	12.0%	(6,489)	0	0	\$23.08
DFW Freeport/Coppell	86	7,331,763	1,069,318	1,101,409	15.0%	(50,989)	0	0	\$21.35
East LBJ Freeway	84	7,243,993	1,772,482	1,785,649	24.7%	(34,867)	0	0	\$18.59
East Northeast Ft Wo.	34	2,823,703	1,458,294	1,473,279	52.2%	(19,717)	0	0	\$18.82
Ellis County	9	302,333	14,904	14,904	4.9%	48,674	0	0	\$24.20
Frisco/The Colony	46	2,006,593	192,501	196,933	9.8%	(47,504)	23,334	48,673	\$27.81
Ft Worth CBD	29	2,549,087	296,903	307,341	12.1%	23,250	0	0	\$20.08
Garland	36	1,725,711	209,344	209,344	12.1%	426,925	0	0	\$17.66
Grand Prairie	26	1,637,458	370,119	388,522	23.7%	(80,133)	0	43,149	\$19.24
HEB/Mid-Cities	56	3,189,294	597,786	597,786	18.7%	107,363	0	0	\$17.77
Hood County	5	86,386	2,800	2,800	3.2%	1,946	0	0	\$23.16
Hunt County	5	169,924	5,442	5,442	3.2%	0	0	0	\$30.73
Johnson County	8	174,914	9,222	9,222	5.3%	(8,848)	0	0	\$28.21
Lewisville	80	4,780,533	454,920	576,709	12.1%	(87,662)	0	73,100	\$20.65
Mesquite/Forney/Terr.	14	397,847	29,318	29,318	7.4%	8,315	0	0	\$23.72
Northwest Ft Worth	6	199,154	16,677	16,677	8.4%	4,132	0	0	\$18.33
Office Ctr/West LBJ .	76	6,524,862	1,240,959	1,262,371	19.3%	51,726	339,359	20,000	\$20.86
Outlying Collin Coun.	4	102,005	20,000	20,000	19.6%	10,000	30,000	94,184	\$29.33
Outlying Denton Coun.	4	93,342	6,187	16,152	17.3%	3,745	18,648	42,526	\$30.04
Parker County	5	109,878	2,100	2,100	1.9%	(2,100)	0	0	\$27.39
Plano	65	3,043,167	489,404	511,267	16.8%	(51,851)	0	0	\$22.04
Preston Center	17	899,513	89,237	92,221	10.3%	(4,854)	0	0	\$31.78
Quorum/Bent Tree	136	9,714,378	1,809,838	1,917,341	19.7%	(140,071)	0	0	\$20.18
Richardson	113	8,090,204	1,514,887	1,523,095	18.8%	40,415	80,546	0	\$19.30
Rockwall	17	438,061	32,877	32,877	7.5%	(942)	0	0	\$29.56
South Irving	14	896,100	193,487	202,011	22.5%	(35,121)	0	15,000	\$19.49
Southeast Dallas	7	343,697	37,557	39,080	11.4%	(11,110)	0	0	\$15.74
Southeast Ft Worth	12	453,633	56,557	56,557	12.5%	30,320	0	0	\$16.84
Southwest Dallas	44	1,739,785	329,381	329,381	18.9%	860	0	55,000	\$17.09
Stemmons Freeway	68	6,385,837	1,899,837	1,960,177	30.7%	(41,568)	0	0	\$15.80
Upper Tollway/West P.	110	6,845,225	1,004,821	1,011,103	14.8%	141,123	48,000	112,508	\$25.96
Uptown/Turtle Creek	36	2,145,587	249,145	372,605	17.4%	(87,325)	0	31,483	\$29.53
Urban Center/Wingren	25	1,531,240	327,327	327,327	21.4%	7,828	0	0	\$19.57
West LBJ Freeway	33	2,611,153	374,287	399,994	15.3%	7,388	0	0	\$18.51
West Southwest Ft Wo.	103	5,789,238	463,388	473,934	8.2%	34,472	21,000	0	\$23.67
Westlake/Grapevine	84	3,361,780	415,901	423,851	12.6%	(51,451)	0	37,000	\$26.05
White Rock	45	2,697,875	169,369	172,683	6.4%	(40,055)	0	0	\$19.19
Wise County	2	51,000	2,224	2,224	4.4%	0	0	0	\$21.42
<b>Totals</b>	<b>1,854</b>	<b>118,434,536</b>	<b>20,275,718</b>	<b>21,057,412</b>	<b>17.8%</b>	<b>149,444</b>	<b>607,497</b>	<b>766,789</b>	<b>\$20.83</b>

Source: CoStar Property®

## Dallas/Ft Worth Office Market



Figures At A Glance By Market

## Class C Submarket Statistics

Mid-Year 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Allen/McKinney	3	61,721	0	0	0.0%	0	0	0	\$33.33
Alliance	1	16,200	0	0	0.0%	0	0	0	\$0.00
Arlington/Mansfield	39	1,149,873	112,317	112,317	9.8%	13,110	0	0	\$17.90
Central Expressway	16	506,057	37,299	38,200	7.5%	2,396	0	0	\$23.51
Dallas CBD	22	1,237,019	291,526	291,526	23.6%	(29,308)	0	0	\$17.55
Denton	20	510,542	20,010	20,010	3.9%	12,013	0	0	\$17.91
DFW Freeport/Coppell	2	153,853	0	0	0.0%	0	0	0	\$0.00
East LBJ Freeway	6	193,174	12,289	12,289	6.4%	(2,000)	0	0	\$19.68
East Northeast Ft Wo.	14	364,859	67,920	67,920	18.6%	(5,734)	0	0	\$17.93
Ellis County	3	161,875	0	0	0.0%	0	0	0	\$15.58
Frisco/The Colony	1	17,006	0	0	0.0%	0	0	0	\$0.00
Ft Worth CBD	8	228,684	0	0	0.0%	0	0	0	\$0.00
Garland	15	411,818	56,073	56,073	13.6%	(9,518)	0	0	\$13.18
Grand Prairie	10	287,861	127,032	127,032	44.1%	(2,457)	0	0	\$11.94
HEB/Mid-Cities	19	588,906	80,866	80,866	13.7%	42,831	0	0	\$14.98
Hood County	2	63,260	0	0	0.0%	0	0	0	\$10.00
Hunt County	2	54,100	9,840	9,840	18.2%	(9,840)	0	0	\$27.39
Johnson County	5	133,165	40,000	40,000	30.0%	0	0	0	\$13.93
Lewisville	13	257,721	11,407	11,407	4.4%	(4,468)	0	0	\$13.37
Mesquite/Forney/Terr.	7	154,450	29,429	29,429	19.1%	4,042	0	0	\$11.85
Northwest Ft Worth	9	190,037	6,851	6,851	3.6%	3,334	0	0	\$19.88
Office Ctr/West LBJ .	10	509,719	61,966	61,966	12.2%	14,334	0	0	\$17.74
Outlying Collin Coun.	0	0	0	0	0.0%	0	0	0	\$0.00
Outlying Denton Coun.	1	21,600	0	0	0.0%	0	0	0	\$0.00
Parker County	3	75,635	2,500	2,500	3.3%	20,850	0	0	\$21.75
Plano	16	486,331	60,055	60,055	12.3%	(20,376)	0	0	\$11.03
Preston Center	11	277,141	20,916	20,916	7.5%	53,180	0	0	\$29.35
Quorum/Bent Tree	17	423,365	116,784	116,784	27.6%	(11,664)	0	0	\$16.87
Richardson	21	558,651	76,451	76,451	13.7%	1,454	0	0	\$13.44
Rockwall	4	121,750	0	0	0.0%	0	0	0	\$0.00
South Irving	15	541,404	58,929	58,929	10.9%	3,884	0	0	\$13.15
Southeast Dallas	11	255,622	18,998	18,998	7.4%	272	0	0	\$16.62
Southeast Ft Worth	5	175,658	3,046	3,046	1.7%	0	0	0	\$21.74
Southwest Dallas	20	651,843	26,953	26,953	4.1%	4,792	0	0	\$14.50
Stemmons Freeway	34	1,314,206	383,736	383,736	29.2%	39,171	0	0	\$13.05
Upper Tollway/West P.	2	42,636	0	0	0.0%	0	0	0	\$0.00
Uptown/Turtle Creek	15	405,588	22,992	27,809	6.9%	(3,150)	0	0	\$28.60
Urban Center/Wingren	3	250,775	13,630	13,630	5.4%	19,776	0	0	\$17.49
West LBJ Freeway	8	227,691	114,246	114,246	50.2%	(2,226)	0	0	\$18.52
West Southwest Ft Wo.	45	1,221,873	93,207	93,207	7.6%	29,297	0	0	\$18.45
Westlake/Grapevine	8	199,495	39,667	39,667	19.9%	(367)	0	0	\$23.50
White Rock	20	735,920	84,420	84,420	11.5%	(5,918)	0	0	\$15.94
Wise County	0	0	0	0	0.0%	0	0	0	\$0.00
<b>Totals</b>	<b>486</b>	<b>15,239,084</b>	<b>2,101,355</b>	<b>2,107,073</b>	<b>13.8%</b>	<b>157,710</b>	<b>0</b>	<b>0</b>	<b>\$16.74</b>

Source: CoStar Property®

## Dallas/Ft Worth Office Market



Figures At A Glance By Market

## Total Office Submarket Statistics

Mid-Year 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Allen/McKinney	71	3,660,771	657,376	664,007	18.1%	23,831	22,670	285,107	\$26.43
Alliance	26	2,103,289	110,641	167,996	8.0%	(5,087)	23,940	32,000	\$20.67
Arlington/Mansfield	159	7,907,681	1,048,299	1,084,476	13.7%	331,495	200,000	50,500	\$19.94
Central Expressway	105	12,774,313	1,462,362	1,496,135	11.7%	(35,348)	0	0	\$26.87
Dallas CBD	80	28,727,075	7,217,621	7,426,808	25.9%	37,576	92,237	261,400	\$25.31
Denton	52	1,897,525	179,691	181,547	9.6%	5,524	0	0	\$21.78
DFW Freeport/Coppell	110	12,048,526	1,598,419	1,691,673	14.0%	467,828	544,183	616,219	\$22.67
East LBJ Freeway	120	16,414,699	3,870,930	4,036,180	24.6%	(75,475)	0	0	\$22.57
East Northeast Ft Wo.	50	3,603,421	1,836,145	1,851,130	51.4%	2,635	0	0	\$19.30
Ellis County	13	536,223	14,904	14,904	2.8%	48,674	0	0	\$23.79
Frisco/The Colony	73	5,525,967	613,263	627,724	11.4%	88,264	23,334	963,666	\$33.87
Ft Worth CBD	53	8,557,382	1,046,514	1,119,830	13.1%	88,168	0	280,489	\$26.15
Garland	51	2,137,529	265,417	265,417	12.4%	417,407	0	0	\$16.92
Grand Prairie	37	2,041,846	497,151	515,554	25.2%	(82,590)	0	43,149	\$18.86
HEB/Mid-Cities	78	4,130,980	821,224	821,224	19.9%	96,031	0	0	\$17.91
Hood County	7	149,646	2,800	2,800	1.9%	1,946	0	0	\$18.70
Hunt County	7	224,024	15,282	15,282	6.8%	(9,840)	0	0	\$28.58
Johnson County	13	308,079	49,222	49,222	16.0%	(8,848)	0	0	\$16.27
Lewisville	98	5,467,718	478,929	600,718	11.0%	(92,130)	0	73,100	\$21.89
Mesquite/Forney/Terr.	23	633,703	76,227	82,058	12.9%	10,418	0	0	\$21.11
Northwest Ft Worth	15	389,191	23,528	23,528	6.0%	7,466	0	0	\$18.64
Office Ctr/West LBJ .	111	12,412,198	2,211,378	2,326,087	18.7%	(155,680)	339,359	116,000	\$23.74
Outlying Collin Coun.	4	102,005	20,000	20,000	19.6%	10,000	30,000	94,184	\$29.33
Outlying Denton Coun.	5	114,942	6,187	16,152	14.1%	3,745	18,648	42,526	\$30.04
Parker County	8	185,513	4,600	4,600	2.5%	18,750	0	0	\$23.31
Plano	91	5,482,349	1,468,617	1,495,398	27.3%	(91,455)	0	0	\$24.95
Preston Center	49	4,525,281	463,364	497,433	11.0%	(19,390)	0	171,583	\$36.64
Quorum/Bent Tree	200	21,360,859	3,402,797	3,679,542	17.2%	(318,507)	0	240,000	\$23.71
Richardson	172	17,475,974	3,412,616	3,463,928	19.8%	(19,932)	80,546	300,000	\$23.32
Rockwall	23	755,285	51,715	51,715	6.8%	(2,598)	0	0	\$30.24
South Irving	29	1,437,504	252,416	260,940	18.2%	(31,237)	0	15,000	\$17.73
Southeast Dallas	18	599,319	56,555	58,078	9.7%	(10,838)	0	0	\$16.06
Southeast Ft Worth	17	629,291	59,603	59,603	9.5%	30,320	0	0	\$17.23
Southwest Dallas	66	2,672,220	369,998	369,998	13.8%	7,488	0	55,000	\$17.34
Stemmons Freeway	116	12,497,712	3,148,728	3,218,258	25.8%	110,801	63,000	0	\$16.61
Upper Tollway/West P.	178	20,531,829	2,798,905	3,063,657	14.9%	688,739	733,265	1,686,104	\$30.48
Uptown/Turtle Creek	93	12,150,807	1,258,144	1,488,662	12.3%	(35,252)	0	1,305,013	\$37.39
Urban Center/Wingren	54	9,082,933	1,468,132	1,705,259	18.8%	(73,694)	0	100,000	\$28.70
West LBJ Freeway	48	4,545,753	836,147	913,082	20.1%	30,693	0	0	\$19.06
West Southwest Ft Wo.	166	9,390,771	997,221	1,052,799	11.2%	(10,909)	181,182	98,497	\$25.34
Westlake/Grapevine	107	5,817,395	1,775,185	1,783,135	30.7%	(539,260)	167,922	230,840	\$27.71
White Rock	67	3,821,972	312,389	315,703	8.3%	(57,131)	0	294,820	\$29.54
Wise County	2	51,000	2,224	2,224	4.4%	0	0	0	\$21.42
<b>Totals</b>	<b>2,865</b>	<b>264,882,500</b>	<b>46,262,866</b>	<b>48,584,466</b>	<b>18.3%</b>	<b>852,598</b>	<b>2,520,286</b>	<b>7,355,197</b>	<b>\$24.84</b>

Source: CoStar Property®

## Dallas/Ft Worth Office Market



Historical Figures At A Glance

## Class A Market Statistics

Mid-Year 2017

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2017	525	131,208,880	23,885,793	25,419,981	19.4%	545,444	10	1,912,789	32	6,588,408	\$28.10
2016	515	129,296,091	22,597,968	24,052,636	18.6%	2,020,000	18	3,621,718	34	7,364,888	\$27.77
2015	497	125,674,373	21,264,773	22,450,918	17.9%	4,206,911	24	5,732,330	28	5,663,057	\$26.97
2014	474	120,593,878	20,010,230	21,577,334	17.9%	2,789,764	16	2,318,564	28	7,034,726	\$25.04
2013	457	118,203,299	20,646,965	21,976,519	18.6%	1,771,164	11	1,139,786	28	5,614,252	\$23.40
2012	446	117,063,513	21,598,971	22,607,897	19.3%	1,407,056	6	813,709	11	1,139,786	\$22.46
2011	440	116,249,804	22,462,754	23,201,244	20.0%	1,104,501	0	0	10	1,337,130	\$22.13
2010	440	116,249,804	23,430,643	24,305,745	20.9%	153,114	5	800,241	1	139,291	\$22.15
2009	435	115,449,563	22,161,540	23,658,618	20.5%	51,112	16	2,147,482	4	733,417	\$22.76
2008	419	113,302,081	20,211,319	21,562,248	19.0%	1,281,062	19	2,944,974	18	2,646,499	\$23.73
2007	400	110,357,107	18,657,353	19,898,336	18.0%	572,792	11	1,859,836	27	4,275,163	\$23.24
2006	389	108,497,271	17,303,938	18,611,292	17.2%	2,510,935	14	2,041,341	16	3,109,499	\$21.99
2005	374	106,412,274	17,696,046	19,037,230	17.9%	2,367,239	7	925,116	15	2,571,577	\$20.43
2004	367	105,487,158	18,886,376	20,479,353	19.4%	2,239,976	4	636,001	7	925,116	\$19.89
2003	362	104,645,557	19,560,187	21,877,728	20.9%	873,131	5	992,187	7	1,252,888	\$20.01
2002	355	103,373,370	17,812,640	21,478,672	20.8%	(983,843)	11	2,093,881	9	1,445,374	\$20.55

Source: CoStar Property®

## Class B Market Statistics

Mid-Year 2017

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2017	1,854	118,434,536	20,275,718	21,057,412	17.8%	149,444	11	607,497	26	766,789	\$20.83
2016	1,843	117,827,039	20,061,767	20,640,305	17.5%	640,752	26	774,294	19	840,226	\$20.23
2015	1,824	117,897,601	20,265,683	21,351,619	18.1%	1,865,168	22	886,207	21	613,707	\$19.15
2014	1,803	117,011,726	21,191,244	22,330,912	19.1%	2,353,038	31	911,287	19	819,155	\$18.28
2013	1,772	117,281,977	23,944,360	24,954,201	21.3%	575,732	9	374,624	25	790,896	\$17.57
2012	1,765	117,491,216	24,603,966	25,739,172	21.9%	527,967	10	346,710	9	390,624	\$17.14
2011	1,756	117,254,062	24,870,910	26,029,985	22.2%	1,311,847	10	340,939	8	220,079	\$16.92
2010	1,750	117,448,789	26,972,448	27,536,559	23.4%	(939,111)	12	390,157	10	429,897	\$16.71
2009	1,736	116,980,216	25,437,077	26,128,875	22.3%	(817,632)	26	1,186,140	14	551,990	\$17.29
2008	1,711	115,831,172	23,575,502	24,162,199	20.9%	1,900,155	50	2,224,393	25	1,136,324	\$17.87
2007	1,661	113,642,733	23,208,697	23,873,915	21.0%	2,332,124	40	2,015,176	46	1,846,081	\$17.33
2006	1,612	111,612,355	23,320,617	24,175,661	21.7%	2,687,932	44	1,780,667	51	2,372,485	\$16.57
2005	1,556	109,851,070	24,006,108	25,102,308	22.9%	1,668,575	42	2,212,135	52	2,029,953	\$15.70
2004	1,507	107,918,310	23,421,859	24,838,123	23.0%	2,542,711	31	1,249,888	49	2,422,624	\$15.22
2003	1,470	106,481,533	24,266,039	25,944,057	24.4%	(1,581,068)	26	1,317,411	33	1,365,773	\$15.35
2002	1,439	105,105,174	20,694,279	22,986,630	21.9%	(1,179,003)	22	847,194	31	1,588,566	\$16.41

Source: CoStar Property®

## Total Office Market Statistics

Mid-Year 2017

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2017	2,865	264,882,500	46,262,866	48,584,466	18.3%	852,598	21	2,520,286	58	7,355,197	\$24.84
2016	2,844	262,362,214	44,921,492	46,957,724	17.9%	2,515,725	44	4,396,012	53	8,205,114	\$24.33
2015	2,809	258,887,508	43,718,299	45,998,743	17.8%	5,985,828	46	6,618,537	49	6,276,764	\$23.39
2014	2,770	253,394,586	43,782,003	46,491,649	18.3%	4,942,319	47	3,229,851	47	7,853,881	\$21.68
2013	2,727	251,384,571	47,079,299	49,423,953	19.7%	2,150,784	20	1,514,410	53	6,405,148	\$20.37
2012	2,715	250,740,608	48,781,449	50,930,774	20.3%	1,966,814	17	1,178,419	20	1,530,410	\$19.57
2011	2,701	249,895,208	50,150,623	52,052,188	20.8%	2,528,465	11	467,488	19	1,575,209	\$19.30
2010	2,694	249,963,386	53,200,857	54,648,831	21.9%	(820,981)	17	1,190,398	12	695,737	\$19.23
2009	2,676	248,719,572	50,383,190	52,584,036	21.1%	(1,170,842)	44	3,401,334	19	1,411,956	\$19.84
2008	2,635	245,401,807	46,133,278	48,095,429	19.6%	3,004,256	69	5,169,367	45	3,850,535	\$20.60
2007	2,566	240,318,696	44,087,486	46,016,574	19.1%	2,892,622	52	3,891,521	74	6,138,250	\$20.18
2006	2,504	236,499,863	42,904,843	45,090,363	19.1%	5,160,333	59	3,848,293	69	5,519,868	\$19.07
2005	2,433	232,761,383	44,045,318	46,512,216	20.0%	4,368,857	51	3,181,883	68	4,627,815	\$17.91
2004	2,383	231,413,874	46,479,745	49,533,564	21.4%	4,651,632	36	1,917,681	60	3,455,457	\$17.25
2003	2,343	229,420,709	48,139,850	52,192,031	22.7%	(882,909)	31	2,309,598	42	2,671,843	\$17.45
2002	2,312	227,410,956	43,265,461	49,299,369	21.7%	(2,377,044)	35	2,992,094	40	3,033,940	\$18.24

Source: CoStar Property®