

Final Figures at a Glance

THIRD QUARTER 2017

The Dallas/Ft Worth Office Market



CoStar™

Dallas/Ft Worth Office Market



Figures At A Glance By Market

Class A Market Statistics

Third Quarter 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	7,636,460	924,919	930,598	12.2%	23,531	0	0	\$29.51
Dallas CBD	26	22,321,839	5,895,558	6,350,430	28.4%	(64,006)	92,237	322,110	\$25.87
East Dallas	6	665,057	103,070	106,962	16.1%	(20,966)	0	294,820	\$41.23
Far North Dallas	139	28,341,766	3,565,203	4,039,281	14.3%	626,863	685,265	2,090,284	\$31.94
Ft Worth CBD	16	5,684,851	782,507	811,803	14.3%	105,537	0	280,489	\$29.18
Las Colinas	74	17,382,664	2,430,937	2,716,644	15.6%	576,670	685,402	671,000	\$28.73
LBJ Freeway	37	10,684,441	2,322,399	2,503,331	23.4%	120,676	0	0	\$25.38
Lewisville/Denton	6	474,755	12,602	12,602	2.7%	0	0	0	\$26.66
Mid-Cities	35	4,782,858	1,629,467	1,642,311	34.3%	(157,045)	472,065	80,000	\$26.36
North Fort Worth	4	795,711	233,649	233,649	29.4%	(208,623)	0	0	\$20.01
Northeast Ft Worth	2	414,859	307,135	307,135	74.0%	30,882	0	0	\$21.39
Preston Center	21	3,349,509	354,148	391,547	11.7%	(74,967)	0	290,583	\$40.98
Richardson/Plano	62	12,198,749	3,100,350	3,400,818	27.9%	134,705	300,000	173,441	\$27.57
South Ft Worth	19	2,458,259	396,247	442,158	18.0%	(21,679)	160,781	98,497	\$30.24
Southwest Dallas	3	352,607	15,500	15,500	4.4%	0	0	0	\$25.34
Stemmons Freeway	14	4,797,669	843,572	853,027	17.8%	134,516	63,000	0	\$18.75
Uptown/Turtle Creek	42	9,601,254	1,008,221	1,097,262	11.4%	46,209	0	1,273,530	\$40.57
Totals	532	131,943,308	23,925,484	25,855,058	19.6%	1,252,303	2,458,750	5,574,754	\$28.72

Source: CoStar Property®

Class B Market Statistics

Third Quarter 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	64	4,686,899	556,779	576,477	12.3%	(105,315)	0	0	\$29.37
Dallas CBD	33	5,220,360	909,545	939,032	18.0%	(23,290)	0	0	\$20.97
East Dallas	120	5,227,661	469,925	482,681	9.2%	(52,921)	0	30,000	\$20.34
Far North Dallas	291	18,615,614	2,902,367	3,027,240	16.3%	67,632	71,334	128,108	\$22.41
Ft Worth CBD	31	2,636,697	301,805	312,243	11.8%	20,015	0	0	\$20.28
Las Colinas	187	15,367,137	2,672,812	2,915,865	19.0%	(171,340)	339,359	134,500	\$21.06
LBJ Freeway	117	9,859,230	1,932,166	2,018,765	20.5%	83,768	0	0	\$18.84
Lewisville/Denton	120	6,346,738	657,409	773,672	12.2%	(15,991)	97,026	17,100	\$21.45
Mid-Cities	288	14,004,342	2,489,112	2,545,101	18.2%	(135,705)	16,000	159,649	\$20.32
North Fort Worth	35	1,670,610	135,418	192,773	11.5%	(16,857)	38,940	57,000	\$23.46
Northeast Ft Worth	34	2,823,703	1,393,266	1,393,266	49.3%	65,296	0	0	\$18.87
Preston Center	17	899,513	74,986	74,986	8.3%	12,381	0	0	\$31.67
Richardson/Plano	249	14,157,975	2,378,282	2,443,378	17.3%	126,621	133,216	283,850	\$20.71
South Ft Worth	128	6,503,515	540,002	569,768	8.8%	30,635	21,000	15,000	\$23.18
Southwest Dallas	55	2,110,067	339,356	342,462	16.2%	123,385	72,028	0	\$18.34
Stemmons Freeway	68	6,410,448	1,933,523	1,993,863	31.1%	(39,174)	0	0	\$15.75
Uptown/Turtle Creek	37	2,176,605	229,718	363,128	16.7%	(75,302)	0	31,484	\$30.57
Totals	1,874	118,717,114	19,916,471	20,964,700	17.7%	(106,162)	788,903	856,691	\$20.99

Source: CoStar Property®

Dallas/Ft Worth Office Market



Figures At A Glance By Market

Class C Market Statistics

Third Quarter 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	37,576	37,576	7.4%	3,020	0	0	\$22.92
Dallas CBD	22	1,238,733	233,871	233,871	18.9%	(41,653)	0	0	\$17.33
East Dallas	57	1,682,991	194,047	194,047	11.5%	(16,249)	0	0	\$14.76
Far North Dallas	22	555,141	107,545	122,650	22.1%	(13,068)	0	0	\$16.93
Ft Worth CBD	8	228,684	0	0	0.0%	0	0	0	\$0.00
Las Colinas	15	914,347	98,841	98,841	10.8%	10,865	0	0	\$17.97
LBJ Freeway	14	422,493	62,268	62,268	14.7%	60,041	0	0	\$18.38
Lewisville/Denton	33	772,279	32,044	34,044	4.4%	1,001	0	0	\$17.55
Mid-Cities	91	2,763,606	454,115	454,115	16.4%	22,697	0	0	\$16.73
North Fort Worth	13	281,872	3,097	3,097	1.1%	30,438	0	0	\$20.18
Northeast Ft Worth	14	364,859	65,426	65,426	17.9%	(3,240)	0	0	\$17.02
Preston Center	11	277,141	18,497	18,497	6.7%	55,599	0	0	\$29.91
Richardson/Plano	41	1,148,457	146,248	146,248	12.7%	(28,664)	0	0	\$15.53
South Ft Worth	57	1,598,491	143,739	143,739	9.0%	21,811	0	0	\$17.58
Southwest Dallas	24	828,718	28,622	28,622	3.5%	3,123	0	0	\$14.60
Stemmons Freeway	34	1,331,430	372,109	372,109	27.9%	50,798	0	0	\$13.00
Uptown/Turtle Creek	15	405,588	22,992	25,356	6.3%	(697)	0	0	\$31.63
Totals	487	15,320,887	2,021,037	2,040,506	13.3%	155,822	0	0	\$17.03

Source: CoStar Property®

Total Office Market Statistics

Third Quarter 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	106	12,829,416	1,519,274	1,544,651	12.0%	(78,764)	0	0	\$29.40
Dallas CBD	81	28,780,932	7,038,974	7,523,333	26.1%	(128,949)	92,237	322,110	\$25.21
East Dallas	183	7,575,709	767,042	783,690	10.3%	(90,136)	0	324,820	\$25.24
Far North Dallas	452	47,512,521	6,575,115	7,189,171	15.1%	681,427	756,599	2,218,392	\$28.22
Ft Worth CBD	55	8,550,232	1,084,312	1,124,046	13.1%	125,552	0	280,489	\$26.22
Las Colinas	276	33,664,148	5,202,590	5,731,350	17.0%	416,195	1,024,761	805,500	\$25.28
LBJ Freeway	168	20,966,164	4,316,833	4,584,364	21.9%	264,485	0	0	\$22.10
Lewisville/Denton	159	7,593,772	702,055	820,318	10.8%	(14,990)	97,026	17,100	\$22.24
Mid-Cities	414	21,550,806	4,572,694	4,641,527	21.5%	(270,053)	488,065	239,649	\$22.01
North Fort Worth	52	2,748,193	372,164	429,519	15.6%	(195,042)	38,940	57,000	\$21.51
Northeast Ft Worth	50	3,603,421	1,765,827	1,765,827	49.0%	92,938	0	0	\$19.33
Preston Center	49	4,526,163	447,631	485,030	10.7%	(6,987)	0	290,583	\$39.32
Richardson/Plano	352	27,505,181	5,624,880	5,990,444	21.8%	232,662	433,216	457,291	\$24.48
South Ft Worth	204	10,560,265	1,079,988	1,155,665	10.9%	30,767	181,781	113,497	\$24.63
Southwest Dallas	82	3,291,392	383,478	386,584	11.7%	126,508	72,028	0	\$18.45
Stemmons Freeway	116	12,539,547	3,149,204	3,218,999	25.7%	146,140	63,000	0	\$16.66
Uptown/Turtle Creek	94	12,183,447	1,260,931	1,485,746	12.2%	(29,790)	0	1,305,014	\$37.98
Totals	2,893	265,981,309	45,862,992	48,860,264	18.4%	1,301,963	3,247,653	6,431,445	\$25.26

Source: CoStar Property®

Dallas/Ft Worth Office Market



Figures At A Glance By Market

Class A Submarket Statistics

Third Quarter 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	173,576	174,636	15.6%	41,895	0	173,441	\$30.16
Alliance	4	795,711	233,649	233,649	29.4%	(208,623)	0	0	\$20.01
Arlington/Mansfield	15	1,953,288	237,340	250,184	12.8%	210,355	200,000	0	\$20.87
Central Expressway	26	7,636,460	924,919	930,598	12.2%	23,531	0	0	\$29.51
Dallas CBD	26	22,321,839	5,895,558	6,350,430	28.4%	(64,006)	92,237	322,110	\$25.87
Denton	1	45,291	0	0	0.0%	0	0	0	\$28.39
DFW Freeport/Coppell	23	4,704,129	460,206	495,610	10.5%	754,690	685,402	475,000	\$24.68
East LBJ Freeway	30	8,977,532	1,979,851	2,133,484	23.8%	66,150	0	0	\$26.35
East Northeast Ft Wo.	2	414,859	307,135	307,135	74.0%	30,882	0	0	\$21.39
Ellis County	1	72,015	0	0	0.0%	0	0	0	\$0.00
Frisco/The Colony	26	3,502,368	389,235	423,138	12.1%	153,455	0	884,993	\$34.49
Ft Worth CBD	16	5,684,851	782,507	811,803	14.3%	105,537	0	280,489	\$29.18
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	149,625	149,625	42.4%	(61,216)	0	0	\$21.05
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	\$26.55
Mesquite/Forney/Terr.	2	81,406	19,419	23,311	28.6%	(1,939)	0	0	\$29.01
Northwest Ft Worth	0	0	0	0	0.0%	0	0	0	\$0.00
Office Ctr/West LBJ .	25	5,377,617	929,180	1,014,093	18.9%	(234,083)	0	96,000	\$27.88
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	1,954,198	875,414	1,144,340	58.6%	11,855	0	0	\$28.00
Preston Center	21	3,349,509	354,148	391,547	11.7%	(74,967)	0	290,583	\$40.98
Quorum/Bent Tree	47	11,239,760	1,525,682	1,708,881	15.2%	(250,856)	0	240,000	\$28.21
Richardson	41	9,124,442	2,051,360	2,081,842	22.8%	80,955	300,000	0	\$26.99
Rockwall	2	195,474	24,905	24,905	12.7%	(7,723)	0	0	\$29.19
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	15,500	15,500	5.5%	0	0	0	\$25.34
Stemmons Freeway	14	4,797,669	843,572	853,027	17.8%	134,516	63,000	0	\$18.75
Upper Tollway/West P.	66	13,599,638	1,650,286	1,907,262	14.0%	724,264	685,265	965,291	\$34.06
Uptown/Turtle Creek	42	9,601,254	1,008,221	1,097,262	11.4%	46,209	0	1,273,530	\$40.57
Urban Center/Wingren	26	7,300,918	1,041,551	1,206,941	16.5%	56,063	0	100,000	\$30.70
West LBJ Freeway	7	1,706,909	342,548	369,847	21.7%	54,526	0	0	\$20.46
West Southwest Ft Wo.	19	2,458,259	396,247	442,158	18.0%	(21,679)	160,781	98,497	\$30.24
Westlake/Grapevine	16	2,360,263	1,242,502	1,242,502	52.6%	(306,184)	272,065	80,000	\$28.02
White Rock	2	388,177	58,746	58,746	15.1%	(11,304)	0	294,820	\$43.56
Wise County	0	0	0	0	0.0%	0	0	0	\$0.00
Totals	532	131,943,308	23,925,484	25,855,058	19.6%	1,252,303	2,458,750	5,574,754	\$28.72

Source: CoStar Property®

Dallas/Ft Worth Office Market



Figures At A Glance By Market

Class B Submarket Statistics

Third Quarter 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	59	2,674,661	416,367	433,839	16.2%	41,468	22,670	111,666	\$23.98
Alliance	22	1,306,378	114,875	172,230	13.2%	(19,347)	38,940	32,000	\$24.02
Arlington/Mansfield	105	4,846,944	688,338	710,801	14.7%	121,504	0	50,500	\$20.28
Central Expressway	64	4,686,899	556,779	576,477	12.3%	(105,315)	0	0	\$29.37
Dallas CBD	33	5,220,360	909,545	939,032	18.0%	(23,290)	0	0	\$20.97
Denton	31	1,341,692	161,046	161,046	12.0%	(5,998)	0	0	\$23.51
DFW Freeport/Coppell	86	7,310,728	1,187,848	1,359,812	18.6%	(264,539)	0	114,500	\$21.33
East LBJ Freeway	84	7,248,077	1,668,217	1,733,198	23.9%	(38,047)	0	0	\$19.05
East Northeast Ft Wo.	34	2,823,703	1,393,266	1,393,266	49.3%	65,296	0	0	\$18.87
Ellis County	10	319,361	12,235	12,235	3.8%	68,371	17,028	0	\$24.22
Frisco/The Colony	45	1,973,659	181,668	184,755	9.4%	(35,326)	23,334	15,600	\$27.98
Ft Worth CBD	31	2,636,697	301,805	312,243	11.8%	20,015	0	0	\$20.28
Garland	35	1,314,292	218,955	218,955	16.7%	(20,484)	0	30,000	\$19.22
Grand Prairie	28	1,683,178	578,782	591,537	35.1%	(264,148)	16,000	27,149	\$19.39
HEB/Mid-Cities	56	3,189,294	627,552	627,552	19.7%	82,860	0	0	\$18.05
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	84	4,889,326	467,798	584,061	11.9%	(23,703)	56,000	17,100	\$20.31
Mesquite/Forney/Terr.	14	397,847	29,318	29,318	7.4%	8,315	0	0	\$26.03
Northwest Ft Worth	6	199,154	16,219	16,219	8.1%	4,590	0	0	\$20.36
Office Ctr/West LBJ .	76	6,525,169	1,203,465	1,274,554	19.5%	39,543	339,359	20,000	\$21.12
Outlying Collin Coun.	4	102,005	17,718	17,718	17.4%	12,282	30,000	172,184	\$29.27
Outlying Denton Coun.	5	115,720	28,565	28,565	24.7%	13,710	41,026	0	\$30.72
Parker County	5	109,878	2,100	2,100	1.9%	(2,100)	0	25,000	\$30.62
Plano	64	2,924,412	466,932	490,295	16.8%	(63,482)	0	0	\$22.15
Preston Center	17	899,513	74,986	74,986	8.3%	12,381	0	0	\$31.67
Quorum/Bent Tree	135	9,679,927	1,775,836	1,879,821	19.4%	(104,304)	0	0	\$20.34
Richardson	117	8,286,973	1,471,823	1,496,084	18.1%	136,353	80,546	0	\$18.84
Rockwall	18	456,763	28,660	28,660	6.3%	4,398	0	0	\$28.15
South Irving	14	896,369	150,001	157,598	17.6%	9,292	0	15,000	\$18.85
Southeast Dallas	8	360,884	38,204	39,727	11.0%	(11,757)	0	0	\$20.39
Southeast Ft Worth	12	453,633	84,457	84,457	18.6%	2,420	0	15,000	\$16.86
Southwest Dallas	45	1,790,706	327,121	330,227	18.4%	55,014	55,000	0	\$17.70
Stemmons Freeway	68	6,410,448	1,933,523	1,993,863	31.1%	(39,174)	0	0	\$15.75
Upper Tollway/West P.	111	6,962,028	944,863	962,664	13.8%	207,262	48,000	112,508	\$25.65
Uptown/Turtle Creek	37	2,176,605	229,718	363,128	16.7%	(75,302)	0	31,484	\$30.57
Urban Center/Wingren	25	1,531,240	281,499	281,499	18.4%	53,656	0	0	\$19.55
West LBJ Freeway	33	2,611,153	263,949	285,567	10.9%	121,815	0	0	\$18.06
West Southwest Ft Wo.	103	5,788,582	443,523	473,289	8.2%	35,117	21,000	0	\$23.89
Westlake/Grapevine	85	3,388,557	444,439	457,613	13.5%	(85,213)	0	67,000	\$25.85
White Rock	45	2,697,875	154,788	166,021	6.2%	(33,393)	0	0	\$19.17
Wise County	2	55,200	2,224	2,224	4.0%	0	0	0	\$21.42
Totals	1,874	118,717,114	19,916,471	20,964,700	17.7%	(106,162)	788,903	856,691	\$20.99

Source: CoStar Property®

Dallas/Ft Worth Office Market



Figures At A Glance By Market

Class C Submarket Statistics

Third Quarter 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	38	1,127,892	82,232	82,232	7.3%	43,195	0	0	\$18.14
Central Expressway	16	506,057	37,576	37,576	7.4%	3,020	0	0	\$22.92
Dallas CBD	22	1,238,733	233,871	233,871	18.9%	(41,653)	0	0	\$17.33
Denton	20	511,258	24,265	26,265	5.1%	5,758	0	0	\$17.96
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	65,426	65,426	17.9%	(3,240)	0	0	\$17.02
Ellis County	3	161,875	0	0	0.0%	0	0	0	\$15.58
Frisco/The Colony	2	61,146	2,035	2,035	3.3%	(97)	0	0	\$28.43
Ft Worth CBD	8	228,684	0	0	0.0%	0	0	0	\$0.00
Garland	15	415,249	56,073	56,073	13.5%	(9,518)	0	0	\$13.18
Grand Prairie	10	287,861	127,376	127,376	44.2%	(2,801)	0	0	\$11.95
HEB/Mid-Cities	19	589,908	113,939	113,939	19.3%	9,758	0	0	\$14.57
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	\$26.39
Johnson County	5	133,165	40,000	40,000	30.0%	0	0	0	\$13.93
Lewisville	12	239,421	7,779	7,779	3.2%	(4,757)	0	0	\$13.75
Mesquite/Forney/Terr.	7	154,450	28,608	28,608	18.5%	4,863	0	0	\$11.84
Northwest Ft Worth	9	190,037	597	597	0.3%	9,588	0	0	\$19.53
Office Ctr/West LBJ .	10	509,719	85,211	85,211	16.7%	(8,911)	0	0	\$18.10
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	45,284	45,284	9.3%	(5,605)	0	0	\$11.35
Preston Center	11	277,141	18,497	18,497	6.7%	55,599	0	0	\$29.91
Quorum/Bent Tree	18	451,359	105,510	120,615	26.7%	(12,971)	0	0	\$16.77
Richardson	20	546,305	91,124	91,124	16.7%	(13,219)	0	0	\$16.26
Rockwall	4	121,750	0	0	0.0%	0	0	0	\$0.00
South Irving	15	541,404	65,146	65,146	12.0%	(2,333)	0	0	\$13.71
Southeast Dallas	11	255,622	18,998	18,998	7.4%	272	0	0	\$16.07
Southeast Ft Worth	5	180,191	0	0	0.0%	3,046	0	0	\$20.40
Southwest Dallas	21	666,843	28,622	28,622	4.3%	3,123	0	0	\$14.50
Stemmons Freeway	34	1,331,430	372,109	372,109	27.9%	50,798	0	0	\$13.00
Upper Tollway/West P.	2	42,636	0	0	0.0%	0	0	0	\$0.00
Uptown/Turtle Creek	15	405,588	22,992	25,356	6.3%	(697)	0	0	\$31.63
Urban Center/Wingren	3	250,775	13,630	13,630	5.4%	19,776	0	0	\$17.49
West LBJ Freeway	8	229,319	49,979	49,979	21.8%	62,041	0	0	\$18.14
West Southwest Ft Wo.	45	1,221,875	103,739	103,739	8.5%	18,765	0	0	\$18.99
Westlake/Grapevine	9	216,541	65,422	65,422	30.2%	(25,122)	0	0	\$24.72
White Rock	20	735,920	90,368	90,368	12.3%	(11,866)	0	0	\$16.01
Wise County	0	0	0	0	0.0%	0	0	0	\$0.00
Totals	487	15,320,887	2,021,037	2,040,506	13.3%	155,822	0	0	\$17.03

Source: CoStar Property®

Dallas/Ft Worth Office Market



Figures At A Glance By Market

Total Office Submarket Statistics

Third Quarter 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	73	3,856,491	589,943	608,475	15.8%	83,363	22,670	285,107	\$26.22
Alliance	27	2,118,289	348,524	405,879	19.2%	(227,970)	38,940	32,000	\$21.53
Arlington/Mansfield	158	7,928,124	1,007,910	1,043,217	13.2%	375,054	200,000	50,500	\$20.11
Central Expressway	106	12,829,416	1,519,274	1,544,651	12.0%	(78,764)	0	0	\$29.40
Dallas CBD	81	28,780,932	7,038,974	7,523,333	26.1%	(128,949)	92,237	322,110	\$25.21
Denton	52	1,898,241	185,311	187,311	9.9%	(240)	0	0	\$22.32
DFW Freeport/Coppell	111	12,168,710	1,648,054	1,855,422	15.2%	490,151	685,402	589,500	\$22.51
East LBJ Freeway	120	16,418,783	3,660,357	3,878,971	23.6%	26,103	0	0	\$22.84
East Northeast Ft Wo.	50	3,603,421	1,765,827	1,765,827	49.0%	92,938	0	0	\$19.33
Ellis County	14	553,251	12,235	12,235	2.2%	68,371	17,028	0	\$23.80
Frisco/The Colony	73	5,537,173	572,938	609,928	11.0%	118,032	23,334	900,593	\$33.44
Ft Worth CBD	55	8,550,232	1,084,312	1,124,046	13.1%	125,552	0	280,489	\$26.22
Garland	50	1,729,541	275,028	275,028	15.9%	(30,002)	0	30,000	\$18.30
Grand Prairie	39	2,087,566	706,158	718,913	34.4%	(266,949)	16,000	27,149	\$18.99
HEB/Mid-Cities	78	4,131,982	891,116	891,116	21.6%	31,402	0	0	\$18.01
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	\$27.93
Johnson County	13	308,079	49,222	49,222	16.0%	(8,848)	0	0	\$16.27
Lewisville	101	5,558,211	488,179	604,442	10.9%	(28,460)	56,000	17,100	\$21.86
Mesquite/Forney/Terr.	23	633,703	77,345	81,237	12.8%	11,239	0	0	\$21.68
Northwest Ft Worth	15	389,191	16,816	16,816	4.3%	14,178	0	0	\$20.10
Office Ctr/West LBJ .	111	12,412,505	2,217,856	2,373,858	19.1%	(203,451)	339,359	116,000	\$23.94
Outlying Collin Coun.	4	102,005	17,718	17,718	17.4%	12,282	30,000	172,184	\$29.27
Outlying Denton Coun.	6	137,320	28,565	28,565	20.8%	13,710	41,026	0	\$30.72
Parker County	8	185,513	4,600	4,600	2.5%	18,750	0	25,000	\$26.36
Plano	90	5,364,941	1,387,630	1,679,919	31.3%	(57,232)	0	0	\$25.86
Preston Center	49	4,526,163	447,631	485,030	10.7%	(6,987)	0	290,583	\$39.32
Quorum/Bent Tree	200	21,371,046	3,407,028	3,709,317	17.4%	(368,131)	0	240,000	\$24.04
Richardson	178	17,957,720	3,614,307	3,669,050	20.4%	204,089	380,546	0	\$23.47
Rockwall	24	773,987	53,565	53,565	6.9%	(3,325)	0	0	\$28.55
South Irving	29	1,437,773	215,147	222,744	15.5%	6,959	0	15,000	\$17.10
Southeast Dallas	19	616,506	57,202	58,725	9.5%	(11,485)	0	0	\$19.31
Southeast Ft Worth	17	633,824	84,457	84,457	13.3%	5,466	0	15,000	\$17.04
Southwest Dallas	68	2,738,141	371,243	374,349	13.7%	58,137	55,000	0	\$17.90
Stemmons Freeway	116	12,539,547	3,149,204	3,218,999	25.7%	146,140	63,000	0	\$16.66
Upper Tollway/West P.	179	20,604,302	2,595,149	2,869,926	13.9%	931,526	733,265	1,077,799	\$31.63
Uptown/Turtle Creek	94	12,183,447	1,260,931	1,485,746	12.2%	(29,790)	0	1,305,014	\$37.98
Urban Center/Wingren	54	9,082,933	1,336,680	1,502,070	16.5%	129,495	0	100,000	\$29.15
West LBJ Freeway	48	4,547,381	656,476	705,393	15.5%	238,382	0	0	\$19.07
West Southwest Ft Wo.	167	9,468,716	943,509	1,019,186	10.8%	32,203	181,781	98,497	\$25.58
Westlake/Grapevine	110	5,965,361	1,752,363	1,765,537	29.6%	(416,519)	272,065	147,000	\$27.34
White Rock	67	3,821,972	303,902	315,135	8.2%	(56,563)	0	294,820	\$30.24
Wise County	2	55,200	2,224	2,224	4.0%	0	0	0	\$21.42
Totals	2,893	265,981,309	45,862,992	48,860,264	18.4%	1,301,963	3,247,653	6,431,445	\$25.26

Source: CoStar Property®

Dallas/Ft Worth Office Market



Historical Figures At A Glance

Class A Market Statistics

Third Quarter 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	532	131,943,308	23,925,484	25,855,058	19.6%	1,252,303	13	2,458,750	31	5,574,754	\$28.72
2016	518	129,452,153	22,910,191	24,616,206	19.0%	1,717,360	18	3,629,065	35	6,510,600	\$27.82
2015	500	125,823,088	21,518,356	22,704,501	18.0%	4,103,231	26	5,728,367	28	5,671,003	\$26.93
2014	475	120,746,556	20,164,096	21,731,200	18.0%	2,763,556	16	2,318,564	30	7,036,763	\$25.01
2013	458	118,355,977	20,774,623	22,104,177	18.7%	1,857,806	11	1,139,786	28	5,613,797	\$23.38
2012	446	117,138,191	21,735,271	22,744,197	19.4%	1,409,999	6	813,709	12	1,217,786	\$22.45
2011	440	116,324,482	22,601,997	23,340,487	20.1%	1,088,584	0	0	10	1,337,130	\$22.13
2010	440	116,324,482	23,553,969	24,429,071	21.0%	135,545	5	800,241	1	139,291	\$22.15
2009	435	115,524,241	22,267,297	23,764,375	20.6%	49,894	16	2,147,482	4	733,417	\$22.75
2008	419	113,376,759	20,315,858	21,666,787	19.1%	1,251,486	18	2,890,974	18	2,646,499	\$23.73
2007	401	110,485,785	18,786,316	20,027,299	18.1%	366,825	11	1,859,836	26	4,221,163	\$23.22
2006	390	108,625,949	17,226,934	18,534,288	17.1%	2,580,060	14	2,027,884	16	3,109,499	\$21.97
2005	375	106,554,409	17,701,624	19,042,808	17.9%	2,357,324	7	925,116	15	2,558,120	\$20.42
2004	368	105,629,293	18,882,039	20,475,016	19.4%	2,229,381	4	636,001	7	925,116	\$19.89
2003	363	104,787,692	19,545,255	21,862,796	20.9%	907,049	5	992,187	7	1,252,888	\$20.00
2002	356	103,515,505	17,831,626	21,497,658	20.8%	(994,693)	11	2,093,881	9	1,445,374	\$20.54

Source: CoStar Property®

Class B Market Statistics

Third Quarter 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	1,874	118,717,114	19,916,471	20,964,700	17.7%	(106,162)	18	788,903	26	856,691	\$20.99
2016	1,858	118,377,509	19,981,341	20,559,879	17.4%	593,768	27	791,694	20	857,254	\$20.07
2015	1,838	118,430,671	20,120,873	21,206,809	17.9%	1,939,548	22	886,207	21	613,707	\$19.10
2014	1,816	117,517,296	21,069,247	22,232,982	18.9%	2,257,128	31	911,287	19	819,155	\$18.23
2013	1,785	117,787,547	23,750,520	24,760,361	21.0%	611,452	9	374,624	25	790,896	\$17.53
2012	1,778	117,996,786	24,416,872	25,581,052	21.7%	501,450	10	346,710	9	390,624	\$17.10
2011	1,769	117,759,632	24,657,299	25,845,348	21.9%	1,288,434	10	340,939	8	220,079	\$16.88
2010	1,763	117,954,359	26,764,398	27,328,509	23.2%	(908,452)	12	390,157	10	429,897	\$16.68
2009	1,749	117,485,786	25,259,686	25,951,484	22.1%	(719,112)	27	1,228,030	14	551,990	\$17.25
2008	1,723	116,294,852	23,483,900	24,041,438	20.7%	1,883,483	49	2,194,282	27	1,198,486	\$17.88
2007	1,674	114,136,524	23,115,476	23,766,593	20.8%	2,594,725	40	2,015,176	45	1,815,970	\$17.34
2006	1,625	112,106,866	23,476,616	24,331,660	21.7%	2,760,484	44	1,779,520	50	2,341,070	\$16.58
2005	1,569	110,346,728	24,235,806	25,332,006	23.0%	1,679,327	42	2,212,135	52	2,028,806	\$15.70
2004	1,520	108,409,768	23,668,607	25,074,373	23.1%	2,621,983	32	1,322,725	49	2,426,824	\$15.21
2003	1,482	106,891,025	24,499,595	26,177,613	24.5%	(1,606,032)	26	1,317,411	34	1,438,610	\$15.29
2002	1,450	105,482,099	20,870,304	23,162,655	22.0%	(1,122,565)	22	847,194	32	1,621,133	\$16.37

Source: CoStar Property®

Total Office Market Statistics

Third Quarter 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	2,893	265,981,309	45,862,992	48,860,264	18.4%	1,301,963	31	3,247,653	57	6,431,445	\$25.26
2016	2,863	263,150,549	45,084,834	47,372,413	18.0%	2,248,861	45	4,420,759	55	7,367,854	\$24.31
2015	2,827	259,651,096	43,841,377	46,121,821	17.8%	5,958,628	48	6,614,574	49	6,284,710	\$23.37
2014	2,785	254,134,637	43,830,277	46,563,990	18.3%	4,817,484	47	3,229,851	49	7,855,918	\$21.66
2013	2,742	252,124,622	47,026,805	49,371,459	19.6%	2,274,946	20	1,514,410	53	6,404,693	\$20.36
2012	2,729	251,402,659	48,746,143	50,924,442	20.3%	1,953,853	17	1,178,419	21	1,608,410	\$19.55
2011	2,715	250,557,259	50,102,356	52,032,895	20.8%	2,482,746	11	467,488	19	1,575,209	\$19.30
2010	2,708	250,625,437	53,135,845	54,583,819	21.8%	(810,315)	17	1,190,398	12	695,737	\$19.23
2009	2,690	249,381,623	50,328,844	52,529,690	21.1%	(1,062,567)	45	3,443,224	19	1,411,956	\$19.84
2008	2,648	246,021,968	46,174,476	48,107,468	19.6%	2,950,549	67	5,085,256	47	3,912,697	\$20.60
2007	2,581	241,022,968	44,144,030	46,059,017	19.1%	2,944,724	52	3,891,521	72	6,054,139	\$20.19
2006	2,519	237,204,855	43,000,108	45,185,628	19.0%	5,296,915	59	3,833,689	68	5,488,453	\$19.07
2005	2,448	233,480,979	44,291,769	46,758,667	20.0%	4,430,323	51	3,181,883	68	4,613,211	\$17.89
2004	2,396	232,068,084	46,732,774	49,776,095	21.4%	4,723,208	37	1,990,518	62	3,520,843	\$17.24
2003	2,355	229,992,953	48,371,991	52,424,172	22.8%	(873,355)	31	2,309,598	43	2,744,680	\$17.41
2002	2,323	227,950,633	43,474,589	49,508,497	21.7%	(2,345,436)	35	2,992,094	41	3,066,507	\$18.22

Source: CoStar Property®