

OFFICE CLUSTERS

Office space in the DFW area is concentrated in key areas. These include:

- > The Dallas and Fort Worth Central Business Districts;
- > Along the Interstate 35E, North Central Expressway, and Dallas North Tollway corridors, between downtown Dallas and its northern suburbs; and
- > Master-planned developments, including Irving's Las Colinas, Plano's Legacy West, and Richardson's CityLine.

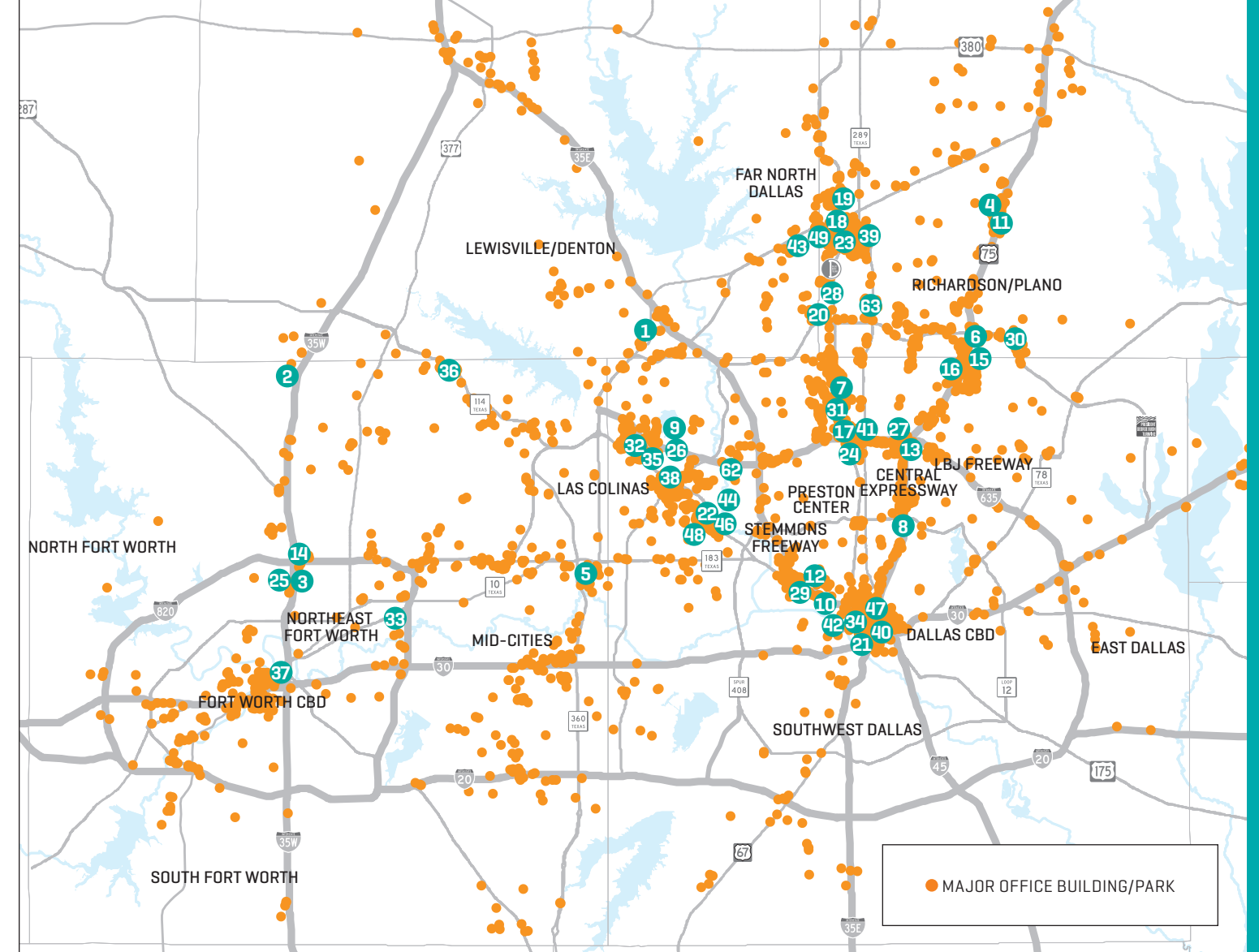
The Dallas-Fort Worth office market slowed with the economic recession, but it didn't suffer from the weakness experienced in other major U.S. metropolitan areas. As a result, the market recovered more quickly than elsewhere in the nation and continued to add hundreds of thousands of high-quality square footage.

DFW COMMERCIAL OFFICE SPACE: ATTRACTIVE RENTS WITH AN ABUNDANCE OF CHOICES

The Dallas-Fort Worth region offers a multitude of options for companies looking to operate here. From multitenant buildings in the urban core and CBDs to office parks throughout the region, many companies have discovered DFW to be a strategic and cost-effective location.

LARGEST OFFICE PARKS

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|--|-------------------------------------|
| 1 Allen Place/Millennium Technology Park | 25 Mercantile Center |
| 2 Alliance Texas | 26 Mercer Crossing |
| 3 Campbell Centre | 27 Park Central |
| 4 Cedar Hill Business Park | 28 Parkway Centre |
| 5 CentrePort Business Park | 29 Pegasus Place |
| 6 CityLine | 30 Plano Gateway |
| 7 Colonnade | 31 Quorum |
| 8 Convergence | 32 Regent Center |
| 9 Cypress Waters Office Park | 33 Riverbend Properties |
| 10 Dallas Market Center | 34 Royal Bridge Office Park |
| 11 Enterprise Business Park | 35 Royal Tech |
| 12 Exchange Park | 36 Solana Office Park |
| 13 Forest Plaza | 37 Sundance Square |
| 14 Fossil Creek Business Park | 38 The Apex at Las Colinas Crossing |
| 15 Galatyn Commons | 39 The Campus at Legacy |
| 16 Galatyn Park | 40 The Crescent Office Towers |
| 17 Galleria Office Towers | 41 The Crossings |
| 18 Granite Park | 42 The District of Harwood |
| 19 Hall Office Park | 43 The Offices of Austin Ranch |
| 20 International Business Park | 44 Towers at Williams Square |
| 21 International Center | 45 Twin Creeks Business Park |
| 22 Las Colinas | 46 Urban Center |
| 23 Legacy Business Park | 47 Victory Park |
| 24 Lincoln Centre | 48 Wingren |



MARKET VIEW

MARKET	NET RENTABLE AREA SF	DIRECT VACANCY RATE [%]	AVG ASKING LEASE RATE
CENTRAL EXPRESSWAY	10,688,300	15.0%	\$29.53
DALLAS CBD	26,210,429	26.6%	\$25.83
EAST DALLAS	2,092,053	13.4%	\$18.84
FAR NORTH DALLAS	44,084,249	21.9%	\$26.66
LAS COLINAS	31,095,294	18.8%	\$25.66
LBJ FREEWAY	19,673,417	22.8%	\$21.07
LEWISVILLE/DENTON	3,449,370	9.4%	\$22.11
PRESTON CENTER	4,134,520	10.3%	\$40.26
RICHARDSON/PLANO	23,509,493	22.0%	\$22.02
SW DALLAS	1,521,211	11.5%	\$17.48
STEMMONS FREEWAY	8,972,358	26.9%	\$16.73
UPTOWN/TURTLE CREEK	12,279,485	16.2%	\$45.39
FORT WORTH CBD	8,626,584	15.9%	\$25.06
MID CITIES	13,405,981	21.5%	\$19.14
NORTH FORT WORTH	1,576,540	14.5%	\$29.32
NE FORT WORTH	2,799,525	46.9%	\$18.72
SOUTH FORT WORTH	6,138,269	10.5%	\$22.86
MARKET TOTALS	220,257,078	20.8%	\$24.88