

Real Estate - Office

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.

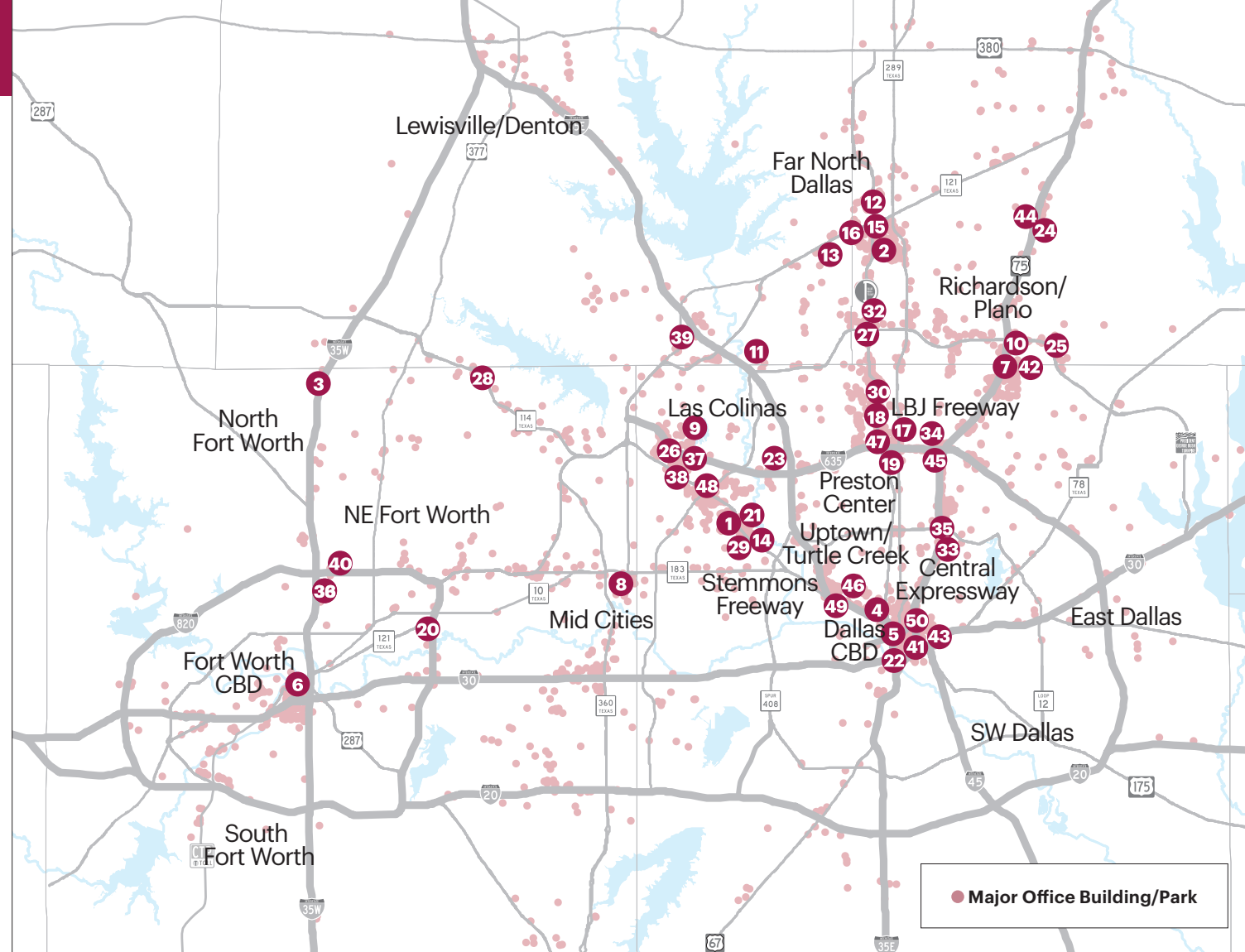
The Dallas-Fort Worth office market slowed with the economic recession, but it didn't suffer from the weakness experienced in other major U.S. metropolitan areas. As a result, the market recovered more quickly than elsewhere in the nation and continued to add hundreds of thousands of high-quality square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

1	Las Colinas	26	Regent Center
2	Legacy Business Park	27	International Business Park
3	Alliance Texas	28	Solana Office Park
4	Dallas Market Center	29	Wingren
5	The District of Harwood	30	Colonnade
6	Sundance Square	31	Twin Creeks Business Park
7	Galatyn Park	32	Parkway Centre
8	CentrePort Business Park	33	Campbell Centre
9	The Offices of Cypress Waters	34	Park Central
10	Cityline	35	Convergence
11	Frankford Trade Center	36	Mercantile Center
12	Hall Office Park	37	Royal Tech Business Center
13	The Offices of Austin Ranch	38	Royal Tech
14	Urban Center	39	Allen Place/Millennium Technology Park
15	Granite Park	40	Fossil Creek Business Park
16	The Campus at Legacy West	41	Victory Park
17	Lincoln Centre	42	Galatyn Commons
18	Quorum	43	International Center
19	Galleria Office Towers	44	Cedar Hill Business Park
20	Riverbend Properties	45	Forest Plaza
21	Towers at Williams Square	46	Exchange Park
22	The Crescent Office Towers	47	The Crossings
23	Mercer Business Park	48	The Apex at Las Colinas Crossing
24	Enterprise Business Park	49	Pegasus Place
25	Plano Gateway	50	Royal Bridge Office Park



Market View

Market	Net Rentable Area SF	Direct Vacancy Rate (%)	Avg Asking Lease Rate
Central Expressway	10,667,375	14.8%	\$30.37
Dallas CBD	27,291,948	26.2%	\$26.61
East Dallas	2,502,155	19.0%	\$19.79
Far North Dallas	45,443,437	21.8%	\$27.28
Las Colinas	33,041,311	17.4%	\$25.22
LBJ Freeway	19,278,656	22.3%	\$20.66
Lewisville/Denton	3,471,436	7.4%	\$21.11
Preston Center	4,103,362	13.3%	\$41.46
Richardson/Plano	23,647,260	22.8%	\$21.36
SW Dallas	1,836,211	23.6%	\$22.28
Stemmons Freeway	9,082,026	27.1%	\$16.78
Uptown/Turtle Creek	12,451,600	14.1%	\$45.94
Fort Worth CBD	8,372,070	16.3%	\$26.73
Mid Cities	13,169,771	21.8%	\$19.23
North Fort Worth	1,425,879	8.1%	\$21.95
NE Fort Worth	2,803,842	19.1%	\$18.48
South Fort Worth	6,033,555	12.7%	\$22.58
Market Totals	224,621,894	20.3%	\$25.17

Source: CBRE