

# 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.

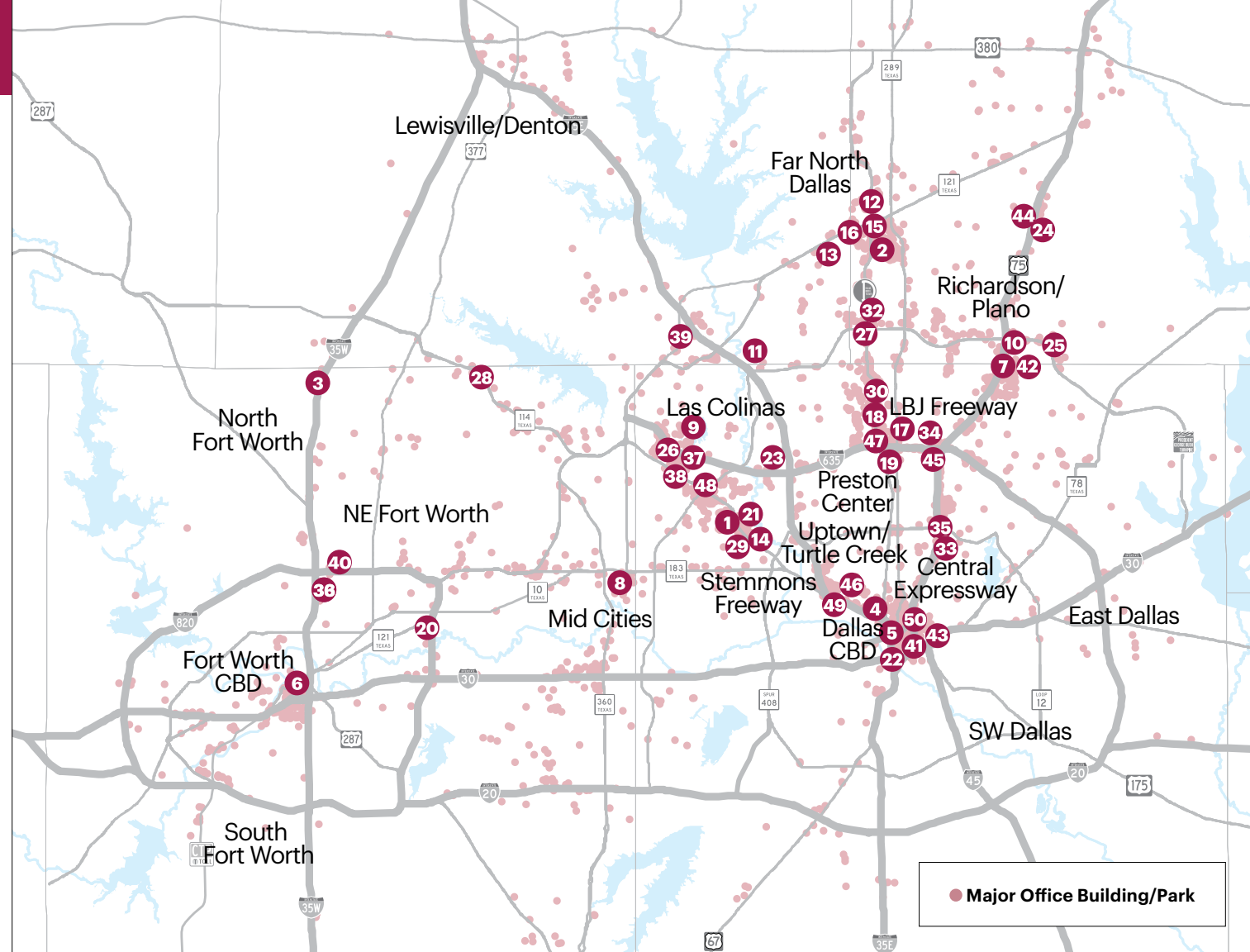
The Dallas-Fort Worth office market slowed with the Great Recession, but it didn't suffer from the weakness experienced in other major U.S. metropolitan areas. As a result, the market recovered more quickly than elsewhere in the nation and continued to add hundreds of thousands of high-quality square 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   | 10,525,091           | 19.7%                   | \$30.05               |
| Dallas CBD           | 27,352,178           | 29.0%                   | \$27.49               |
| East Dallas          | 2,649,314            | 20.9%                   | \$17.83               |
| Far North Dallas     | 45,407,034           | 26.2%                   | \$28.53               |
| Las Colinas          | 33,061,674           | 22.3%                   | \$25.68               |
| LBJ Freeway          | 19,238,788           | 22.5%                   | \$21.97               |
| Lewisville/Denton    | 4,145,136            | 16.0%                   | \$24.00               |
| Preston Center       | 4,104,168            | 12.8%                   | \$39.93               |
| Richardson/Plano     | 24,081,070           | 22.0%                   | \$21.76               |
| SW Dallas            | 1,836,211            | 25.3%                   | \$22.97               |
| Stemmons Freeway     | 9,367,746            | 28.7%                   | \$18.12               |
| Uptown/Turtle Creek  | 12,757,905           | 18.8%                   | \$46.61               |
| Fort Worth CBD       | 8,750,721            | 16.4%                   | \$25.87               |
| Mid Cities           | 15,015,452           | 28.0%                   | \$19.33               |
| North Fort Worth     | 2,722,275            | 10.2%                   | \$19.63               |
| NE Fort Worth        | 1,653,284            | 22.3%                   | \$17.60               |
| South Fort Worth     | 6,045,614            | 16.0%                   | \$22.82               |
| <b>Market Totals</b> | <b>228,713,661</b>   | <b>23.4%</b>            | <b>\$25.75</b>        |

Source: CBRE