**Real Estate - Office**

For the third year in a row, Dallas-Fort Worth was the top market in the country for commercial real estate investment in 2022 as estimated by MSCI, Inc. And CBRE’s U.S. Investor Intentions Survey ranked DFW first among the most preferred U.S. markets for investment, as well as for markets expected to outperform in 2023.

Office space in the DFW area is concentrated in key areas. These include:
- The Dallas and Fort Worth Central Business Districts;
- Developments along Interstates 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, Fort Worth’s AllianceTexas, Plano’s Legacy West, and Richardson’s CityLine, among many others.

The Dallas-Fort Worth office market recovered more quickly from the Great Recession than other U.S. metros. Over the next decade, DFW added hundreds of thousands of square feet of office space. The pandemic-induced economic downturn, however, barely registered any impact on demand for office space in DFW after initial uncertainty. Investment from outside the state of Texas has resulted in little change for demand since prior to the pandemic, even as the use of office space has changed to incorporate more flex space to accommodate hybrid remote conditions.

### Largest Office Parks

1. Alliance Texas  
2. City Center  
3. Cityline  
4. Colonnade  
5. Convergence Business Park  
6. Cypress Waters  
7. Dallas Market Center  
8. DFW Freeport Park  
9. Duke Bridges  
10. Element Towers  
11. Energy Square  
12. Ericsson Village  
13. Forest Plaza  
14. Frisco Station  
15. Galatyn Commons  
16. Galleria Office Towers  
17. Granite Park  
18. Hall Park  
19. Harwood District  
20. Hidden Ridge  
21. International Business Park  
22. International Plaza  
23. Las Colinas  
24. Legacy Business Park  
25. Legacy Central  
26. Lincoln Centre  
27. Mercantile Center  
28. Offices of Austin Ranch  
29. Old Parkland  
30. One Arts Plaza  
31. Overton Centre  
32. Park West  
33. Parkway Centre  
34. Pegasus Park  
35. Plano Gateway  
36. Regent Center  
37. Royal Ridge Office Park  
38. Royal Tech Business Center  
39. Solana Office Park  
40. Stonebridge Ranch  
41. Sundance Square  
42. The Apex at Las Colinas Crossing  
43. The Campus at Legacy West  
44. The Centre Office Park  
45. The Crescent Office Towers  
46. The Crossings  
47. The Gild  
48. The Star  
49. Towers at Park Central  
50. Towers at Williams Square  
51. Victory Park  
52. Western Place

### 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.

### Market View

<table>
<thead>
<tr>
<th>Market</th>
<th>Inventory (SF)</th>
<th>Total Vacancy Rate</th>
<th>Avg Asking Rate ($/SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arlington/ Mansfield</td>
<td>5,936,327</td>
<td>17.7%</td>
<td>$23.22</td>
</tr>
<tr>
<td>Dallas CBD</td>
<td>27,134,938</td>
<td>29.6%</td>
<td>$29.85</td>
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<tr>
<td>East Dallas</td>
<td>2,388,521</td>
<td>21.4%</td>
<td>$36.63</td>
</tr>
<tr>
<td>Far North Dallas</td>
<td>55,502,900</td>
<td>22.2%</td>
<td>$36.95</td>
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<tr>
<td>Fort Worth CBD</td>
<td>9,658,702</td>
<td>16.8%</td>
<td>$29.08</td>
</tr>
<tr>
<td>Grand Prairie/ South Irving</td>
<td>1,080,351</td>
<td>13.2%</td>
<td>$18.06</td>
</tr>
<tr>
<td>HEB/East Fort Worth</td>
<td>8,427,005</td>
<td>23.9%</td>
<td>$23.99</td>
</tr>
<tr>
<td>Las Colinas</td>
<td>39,144,514</td>
<td>20.0%</td>
<td>$28.86</td>
</tr>
<tr>
<td>LBJ Freeway</td>
<td>17,856,207</td>
<td>25.7%</td>
<td>$26.50</td>
</tr>
<tr>
<td>Lewisville/ Denton</td>
<td>3,287,199</td>
<td>20.7%</td>
<td>$25.57</td>
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</tbody>
</table>

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<tr>
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<th>Inventory (SF)</th>
<th>Total Vacancy Rate</th>
<th>Avg Asking Rate ($/SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Central Expressway</td>
<td>10,428,097</td>
<td>23.6%</td>
<td>$38.70</td>
</tr>
<tr>
<td>North Fort Worth</td>
<td>6,297,606</td>
<td>9.8%</td>
<td>$24.77</td>
</tr>
<tr>
<td>North US 75 Corridor</td>
<td>27,219,106</td>
<td>17.6%</td>
<td>$25.81</td>
</tr>
<tr>
<td>Preston Center</td>
<td>4,727,461</td>
<td>8.2%</td>
<td>$53.42</td>
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<tr>
<td>South Dallas</td>
<td>1,865,381</td>
<td>24.6%</td>
<td>$23.50</td>
</tr>
<tr>
<td>South Fort Worth</td>
<td>6,913,425</td>
<td>11.4%</td>
<td>$26.34</td>
</tr>
<tr>
<td>Stemmons Freeway</td>
<td>7,877,171</td>
<td>27.0%</td>
<td>$23.76</td>
</tr>
<tr>
<td>Uptown/Oak Lawn</td>
<td>14,400,866</td>
<td>18.0%</td>
<td>$59.07</td>
</tr>
<tr>
<td>Westlake</td>
<td>8,512,659</td>
<td>16.3%</td>
<td>$34.04</td>
</tr>
</tbody>
</table>

| Market Totals | 258,638,366 | 20.9% | $32.82 |

Source: JLL