

Real Estate—Office

Dallas-Fort Worth continued to lead CBRE's U.S. Investor Intentions Survey list of top-performing commercial real estate markets for the third consecutive year for 2025. DFW was also ranked as the most attractive market by investors for the 4th consecutive year.

The annual ULI/PwC Emerging Trends in Real Estate report similarly scored DFW as the top metro area to buy, build, and finance property in 2025.

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

- The Dallas and Fort Worth Central Business Districts;
- Developments along 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, Fort Worth's AllianceTexas, Plano's Legacy West, and Richardson's CityLine, among many others.

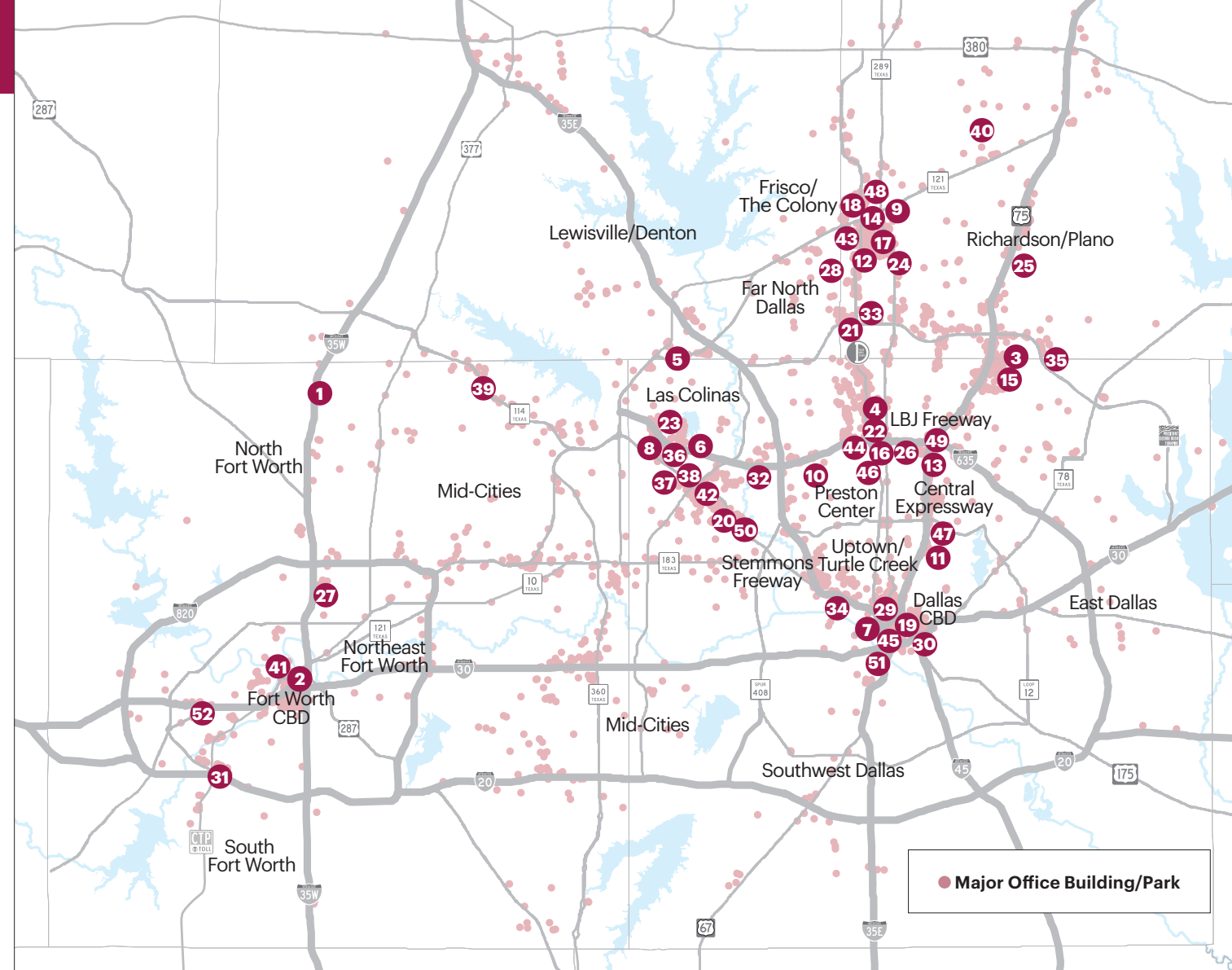
Large financial institutions continue to dominate new construction efforts, including Goldman Sachs in Uptown, Wells Fargo in Las Colinas, TIAA at The Star in Frisco, and Bank of America in Uptown.

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



Source: CoStar

Market View

Major Market Cluster	Inventory (SF)	Direct Vacancy Rate	Market Asking Rent (\$/SF)
Central Expressway	15,593,213	18.4%	\$32.19
Dallas CBD	34,162,649	27.0%	\$30.68
East Dallas	17,560,112	13.0%	\$29.43
Far North Dallas	80,524,207	22.0%	\$35.94
Fort Worth CBD	11,292,864	10.8%	\$30.56
Las Colinas	46,124,601	24.0%	\$30.44
LBJ Freeway	23,204,197	23.5%	\$27.92
Lewisville/Denton	15,146,845	14.0%	\$28.80
Mid-Cities	48,413,159	14.4%	\$28.67
North Fort Worth	9,049,449	12.6%	\$30.53
Northeast Fort Worth	5,505,705	9.2%	\$24.18
Preston Center	7,572,329	7.4%	\$48.15
Richardson/Plano	50,914,379	14.5%	\$31.31
South Fort Worth	23,662,692	8.3%	\$27.85
Southwest Dallas	9,365,494	9.7%	\$27.29
Stemmons Freeway	16,119,255	17.5%	\$23.93
Uptown/Turtle Creek	18,236,792	20.1%	\$54.26
Market Totals	432,478,520	18.0%	\$32.10