

# Real Estate—Office

Dallas-Fort Worth continued to lead CBRE's U.S. Investor Intentions Survey list of top-ranked most attractive commercial real estate markets for the fifth consecutive year in 2026.

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 2026. The report noted that Dallas "mirrors the national economy in its sector diversification, making it resilient and attractive for investment."

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

- The Dallas and Fort Worth Central Business Districts and greater downtowns;
- 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.

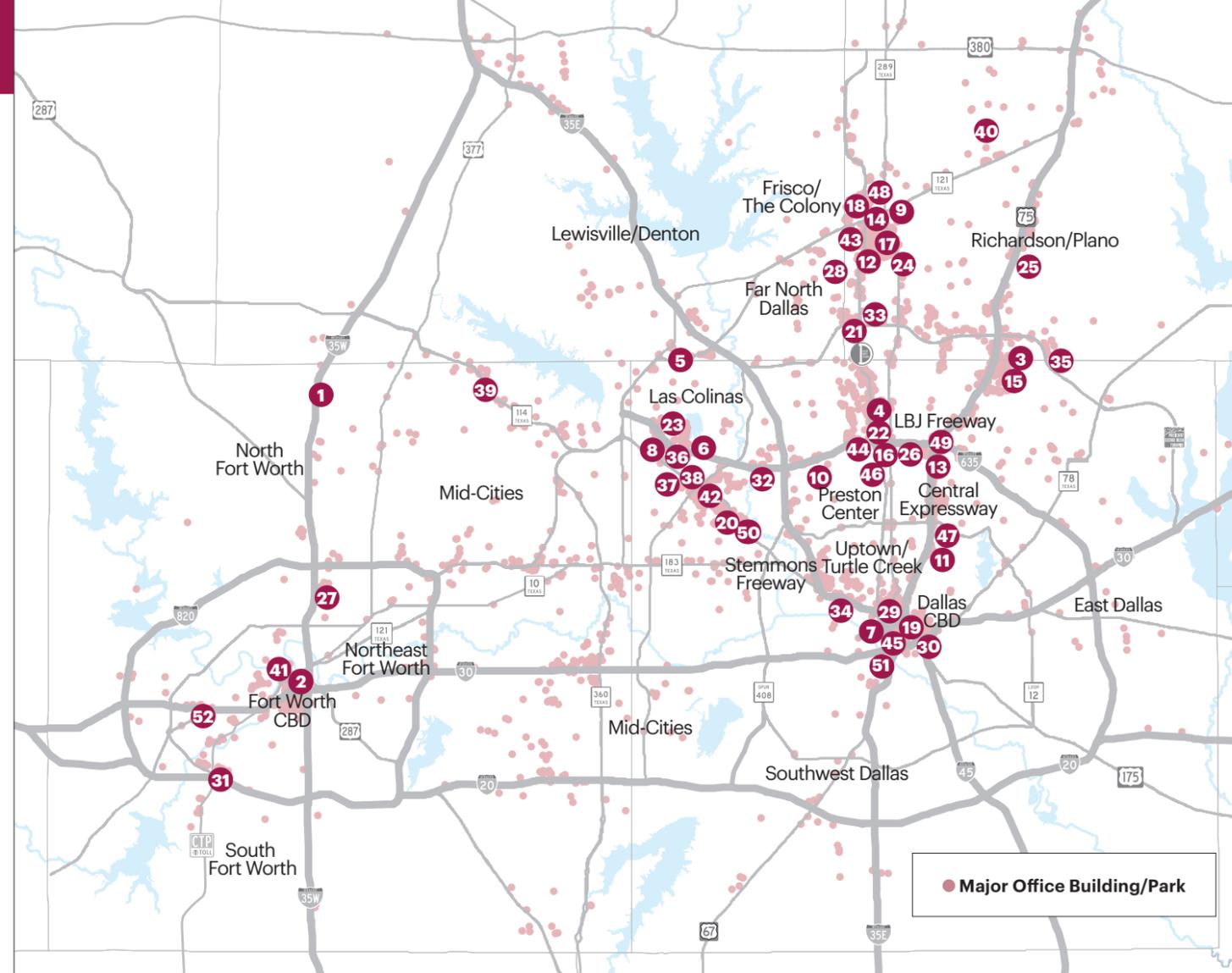
Large financial institutions continue to dominate new construction efforts, including Goldman Sachs and Bank of America both in Dallas's Uptown and the recently completed Wells Fargo campus in Las Colinas and TIAA at The Star in Frisco.

## 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)	Major Market Cluster	Inventory (SF)	Direct Vacancy Rate	Market Asking Rent (\$/SF)
<b>Central Expressway</b>	14,894,608	19.0%	\$32.50	<b>North Fort Worth</b>	9,377,253	9.5%	\$29.36
<b>Dallas CBD</b>	34,267,864	26.8%	\$30.94	<b>Northeast Fort Worth</b>	5,395,876	20.0%	\$24.04
<b>East Dallas</b>	17,739,501	12.6%	\$32.06	<b>Preston Center</b>	7,625,185	5.2%	\$50.48
<b>Far North Dallas</b>	77,865,988	19.8%	\$36.00	<b>Richardson/Plano</b>	49,816,475	13.9%	\$30.20
<b>Fort Worth CBD</b>	10,395,735	11.9%	\$31.77	<b>South Fort Worth</b>	22,592,454	7.4%	\$29.94
<b>Las Colinas</b>	45,243,107	26.1%	\$29.96	<b>Southwest Dallas</b>	9,370,687	9.7%	\$28.34
<b>LBJ Freeway</b>	21,784,932	24.0%	\$28.27	<b>Stemmons Freeway</b>	13,799,961	19.9%	\$24.05
<b>Lewisville/Denton</b>	14,508,609	12.2%	\$27.93	<b>Uptown/Turtle Creek</b>	18,755,596	22.1%	\$57.86
<b>Mid-Cities</b>	48,033,960	14.1%	\$28.11	<b>Market Totals</b>	<b>421,671,812</b>	<b>17.9%</b>	<b>\$32.41</b>