Dallas-Fort Worth Office Q3 2023



QUARTERLY MARKET REPORT

Executive Summary

The Far North Dallas Submarket Leads Leasing Activity and Construction in Q3

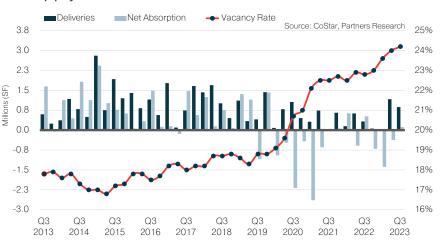
Q3 In Review

By the end of Q3 2023, the overall vacancy rate in the Dallas-Fort Worth (DFW) office market rose 20 basis points, from 24.0% to 24.2%. Net absorption increased to 116,102 sq. ft., rebounding from -369,660 sq. ft. the previous quarter. Tolleson and Sewell Automotive moveins contributed to the third quarter's positive absorption. Year-to-date, net absorption is at -1.6 million sq. ft. Tepid demand continues in DFW's office market as firms evaluate their need for office space. Leasing activity is at 3.0 million sq. ft., 13% down from 3.5 million sq. ft. the prior guarter. Meanwhile, construction rose 19% guarterover-quarter to 2.9 million sq. ft. The Far North Dallas submarket accounted for 60% of Q3 construction starts, which included a 5-story, 500,000-sq.-ft. office building (TIAA Frisco Corporate Center) along Dallas Parkway in August. In addition, deliveries increased to 869,914 sq. ft.-nearly tripling from the prior year's 328,145 sq. ft. Year-to-date, deliveries are at 2.0 million sq. ft. Lastly, the average asking rent stood at \$29.48 per sq. ft.-a record-high for DFW's office market.

Dallas-Fort Worth Economic Update

The DFW unemployment rate increased to 3.9% in August 2023, slightly up from 3.8% in July 2023. The metro's jobless rate was higher than the nation's rate (3.8%), and lower than the state's rate (4.1%). As of August 2023, total employment in DFW was 4.2 million. DFW private hourly earnings dipped to \$33.69 in August 2023 from \$34.92 in July 2023.

Supply & Demand



Key Market Indicators

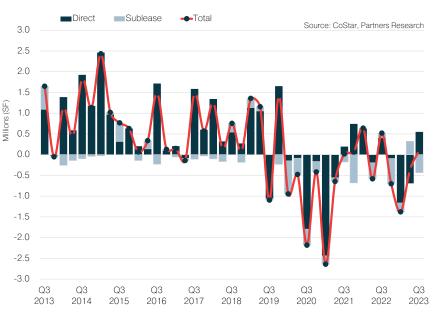
	CURRENT Q3 2023	PRIOR QUARTER Q2 2023	PRIOR YEAR Q3 2022
Vacant Total	24.2%	24.0%	22.8%
Vacant Direct	21.7%	21.7%	20.6%
Available Total	28.2%	27.6%	26.4%
Available Direct	24.6%	24.0%	23.2%
Net Absorption (SF)	116,102	-369,660	518,657 😽
Leasing Activity (SF)	3,081,273	3,550,973 🖊	4,859,256 🖊
Construction (SF)	2,982,275	2,508,549	2,842,463
Deliveries (SF)	869,914	1,165,608 -	328,145
Avg Asking Rent (Gross)	\$29.48	\$29.44	\$28.89
Inventory (SF)	273,604,865	272,734,951	271,483,227

01

Positive Net Absorption in Q3 2023

Net absorption—move-ins minus move-outs—emerged from negative territory at 116,102 sq. ft. in Q3 2023, up from -369,660 sq. ft. the prior quarter. Class A office space noted 415,354 sq. ft. of positive absorption, whereas Class B office space recorded -240,068 sq. ft. of negative absorption. Third quarter move-ins contributing to this increase include Tolleson occupying 26,496 sq. ft. of office space, and Sewell Automotive filling 27,557 sq. ft. of office space at 8111 Douglas Avenue. On the other hand, Haynes & Boone, LLP vacated 49,117 sq. ft. of office space at 2323 Victory Avenue, and Petroleum Club vacated 29,788 sq. ft. of office space at 777 Main Street (Fort-Worth) by the end of Q3. Year-to-date, net absorption is at -1.6 million sq. ft.

Net Absorption

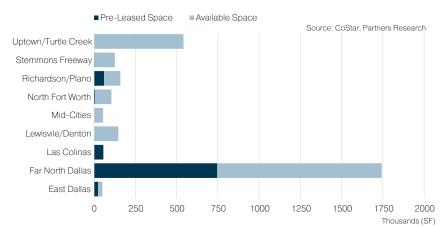


02

Far North Dallas Dominates Construction

Office construction in DFW reached 2.9 million sg. ft., at the end of Q3 2023. Quarter-over-quarter, construction increased 19% from 2.5 million sq. ft., and increased 5% year-over-year from 2.8 million sq. ft. The Far North Dallas submarket contributed 1.7 million sq. ft.—or nearly 60%—of construction starts in Q3 2023. A notable project underway in the Far North Dallas submarket is a 5-story, 500,000-sq.-ft. Class A office building (TIAA Frisco Corporate Center) at 3951 North Dallas Parkway, which started in September. In addition, construction of an 8-story, 200,000-sg.-ft. Class A office building (Auspire at The Gate-Phase 2) along Dallas Parkway started in August. Located in Frisco, these two properties have a projected completion date of September 2026 and June 2025, respectively. Although down 25% quarter-over-quarter (1.1 million sq. ft. in Q2 2023), deliveries nearly tripled from 328,145 sq. ft. in Q2 2023 to 869,914 sq. ft. in Q3 2023. Year-todate, deliveries registered at 2.0 million sq. ft.

Construction

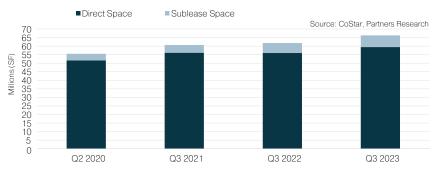


03

Vacancy Rate Increases To 24.2%

The overall vacancy rate in DFW's office market rose to 24.2%, increasing 20 basis points from the prior quarter (24.0%). Only 30% of year-to-date deliveries have been fully leased, contributing to the increase in the overall vacancy rate. Class A and Class B properties have vacancy rates of 26.8% and 22.0%, respectively. Class A submarkets with the greatest quarter-overquarter increases include: Las Colinas (26.4% to 28.8%), Lewisville/Denton: (38.7% to 40.6%), and East Dallas (52.8% to 53.8%). Class B submarkets with the greatest quarter-over-quarter increases include: CBD Dallas (24.5% to 26.9%), Central Expressway (15.4% to 17.2%), and Lewisville/Denton (19.5% to 20.5%).

Vacancy

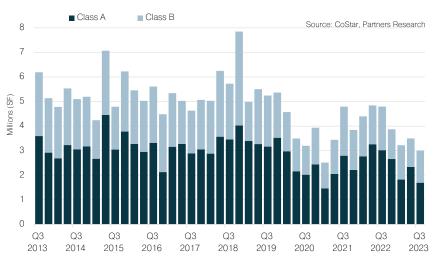


04

Leasing Down 13% From Prior Quarter

Quarterly leasing velocity—which is comprised of new leases and renewals—stood at 3.0 million sq. ft. —down 13% from 3.5 million sq. ft. in Q2 2023. Year-to-date, leasing activity totaled 9.9 million sq. ft. The Far North Dallas submarket accounted for 21% of leasing activity in Q3—which included The Haskell Company inking a deal for 25,845 sq. ft. of office space at 2591 North Dallas Parkway (Frisco) in July, and Alkami Technology, Inc. extending their lease for 83,939 sq. ft. of office space at 5601 Granite Parkway (Upper Tollway/West Plano) in September.

Leasing Activity

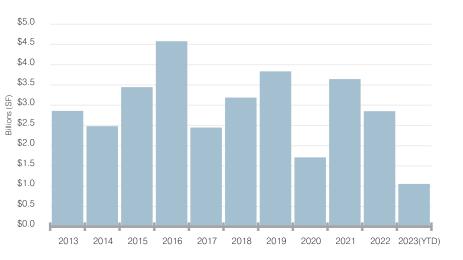


05

Investment Sales Trends

Year-to-date, CoStar Capital Market Analytics reports the cumulative 12-month sales volume for 2023 at \$1.1 billion in DFW's office market. With 610 deals completed thus far in 2023, the average transaction price currently stands at \$218 per sq. ft. with an average cap rate of 6.9%. A recent acquisition in Q3 2023 included ATCAP Partners selling Gramercy Center-two office buildings totaling 256,155 sq. ft.-to Winhall Management Company in September. Gramercy Center South (134,400 sq. ft.) and Gramercy Center North (121,755 sq. ft.) are located at 18451 North Dallas Parkway and 18583 North Dallas Parkway, respectively. In addition, America's Capital Partners sold Signature Exchangetwo office buildings totaling 458,482 sq. ft.-to USAA Real Estate at 14755-14785 Preston Road also in September.

Cumulative Sales Volume



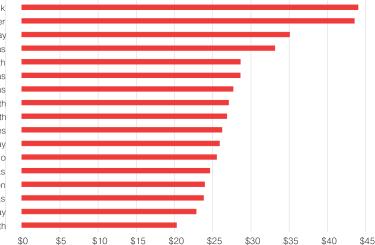
06

Record-High Asking Rents

DFW's full-service average rate currently stands at \$29.48 per sq. ft.—a record-high for the metro's office sector—increasing slightly from \$29.44 per sq. ft. the previous quarter. Asking rates for overall Class A and Class B space are at \$32.91 per sq. ft. and \$23.52 per sq. ft., respectively. On the quarter, submarkets with the highest asking rates include: Uptown/Turtle Creek at \$44.01 per sq. ft., followed by Preston Center at \$43.53 per sq. ft.

Overall Gross Asking Rent (\$/PSF)





07

Submarket Stats

Submarket Statistics Inventory Valabality Absorption Delvenes Construction Rent Class A 153.449.150 26.8 22.4 115.122 -1,632.758 869.914 2,982.275 22.48 Class A 153.449.150 26.8 32.4 415.954 -631.837 669.914 2,982.275 22.49 Class A 10.676.936 22.0 23.9 -440.068 -707.015 0 0 22.52 CBD Dallas Total 26.733.885 30.8 36.6 -114.59 118.2631 0 0 28.50 Class A 21.009.601 22.3 28.1 -114.59 118.2631 0 0 28.50 Class A 7.739.027 25.7 29.1 15.683 -55.173 0 0 28.79 Class A 1.846.464 53.3 46.3 -77.233 -161.072 0 0 38.62 Class A 1.846.464 53.5 -97.77.744 -773.838 0 1.742.834 <		Total	Total	Total	Q3 2023 Net	YTD Net	Q3 2023	Under	Overall Gross Avg Asking
Class A 153.469.150 26.8 22.4 416.354 -831.837 869.914 2.784.651 32.91 Class B 110.673.936 22.0 23.9 -240.068 -707.016 0 197.624 28.52 Class A 21.009.601 32.3 39.6 -111.459 -182.631 0 0 29.50 Class B 5.995.359 26.9 28.2 -131.098 -280.690 0 0 23.12 Central Expressway Total 11,772.665 25.7 29.1 -15.663 -54.737 0 0 35.05 Class A 7,380.047 25.7 29.1 -55.663 -54.737 0 0 28.09 Class A 18.84.548 53.8 46.3 -17.233 -55.173 0 0 28.70 Class A 1.84.548 53.8 46.3 -17.754 0 1.742,834 33.13 Class A 3.552.9.61 30.2 37.0 -251.666 -513.734 1.742,834 35.97 </th <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>									
Class B 110,678,936 22.0 23.9 -240,068 -707,015 0 197,624 23.52 CBD Dallas Total 26,733,885 30.6 36.9 -242,557 -447,806 0 0 28.55 Class A 21,009,061 32.3 39.6 -111,459 -182,631 0 0 225.0 Class A 5,396,359 26.9 28.2 -131,098 -280,690 0 0 23.12 Central Expressway Total 17,772,095 25.7 29.1 -18,350 -199,910 0 0 35.69 Class B 4,086,328 17.2 17.9 -74,033 -55,173 0 0 28.70 East ballas Total 7,773,021 23.1 23.4 -12.8660 -217,554 0 1,742,634 33.5 Class B 4,776,274 13.2 15.7 -1.683 29.967 0 49,822 23.79 East ballas Total 52,552,961 30.2 377,784 -737,383 0	Dallas-Fort Worth Market Total	273,604,865	24.2	28.2	116,102	-1,632,758	869,914	2,982,275	29.48
CBD Dallas Total 26,733,885 30.8 36.9 -242,557 -447,806 0 0 28.59 Class A 21,009,601 32.3 39.6 -111,459 -182,608 0 0 29.50 Class B 5.395,539 26.9 28.2 -131,098 280,690 0 0 23.12 Central Expressway Total 11,772,695 25.7 29.1 -18,350 -109,910 0 0 28.70 Class A 7,389,067 25.7 29.1 -74,033 -55,173 0 0 28.70 Class A 1,884,548 53.8 46.3 -17,233 -15,072 0 49,822 23.79 Class A 152,143,698 26.1 33.5 -377,784 -737,833 1,742,834 33.13 Class A 35,552,961 30.2 37.0 -225,1666 -513,734 0 1,742,834 33.13 Class B 16,116,959 24.1 25.5 -297,727 -797,42 30.0,000	Class A	153,469,150	26.8	32.4	415,354	-831,837	869,914	2,784,651	32.91
Class A 21,009,601 32.3 39.6 -111,459 -182,631 0 0 29.50 Class B 5,395,559 26.9 28.2 -131,098 -280,690 0 0 335,05 Class A 7,389,087 25.7 29.1 155,683 -109,910 0 0 36.99 Class A 7,389,087 25.7 29.1 155,683 -54,737 0 0 28.70 Class A 1,884,548 53.8 46.3 -17,233 -151,072 0 0 39.62 Class A 1,884,548 53.8 46.3 -17,233 -151,072 0 49.822 23.79 Class A 1,884,548 53.8 46.3 -17,233 -151,072 0 1,742,834 35.197 Class B 4,776,274 13.2 157.7 -1663 29,967 0 1,742,834 35.197 Class B 16,116,959 24.1 25,1666 -151,734 0 1,742,834 35.97	Class B	110,678,936	22.0	23.9	-240,068	-707,015	0	197,624	23.52
Class B 5,395,359 26.9 28.2 -131,098 -280,690 0 0 23.12 Central Expressway Total 11,772,695 25.7 29.1 -18,350 -109,910 0 0 35.05 Class A 7,389,067 25.7 29.1 -55,633 -54,73 0 0 28.97 Class B 4,086,328 17.2 17.9 -74,033 -55,173 0 0 28.97 Class A 1,884,548 53.8 46.3 -128,660 217,554 0 49,822 23.79 Class B 4,776,274 13.2 15.7 -1.683 29,967 0 49,822 23.79 Far North Dallas Total 52,143,898 28.1 33.5 -377,784 -737,383 0 1,742,834 33.59 Class A 35,652,961 30.2 37.0 -228,529 0 0 26.67 Class A 21,597,122 28.8 25.51 -228,329 0 0 25.07	CBD Dallas Total	26,733,885	30.8	36.9	-242,557	-447,806	0	0	28.59
Central Expressway Total 11,772,695 25.7 29.1 -18,350 -109,910 0 0 35.05 Class A 7,389,087 25.7 29.1 55.683 -54,737 0 0 26.870 Class B 4,086,328 17.2 17.9 -74,033 -55,173 0 0 28.70 East Dalla Total 7,773,021 23.1 23.4 -128,660 -217,554 0 49,822 23.79 Class A 1,884,548 55.8 46.3 -17,253 -161.63 29,967 0 49,822 23.79 Class A 35,552,961 30.2 37.0 -251.666 -513,734 0 1,742,834 35.97 Class A 21,597,122 28.8 35.5 -297.727 -797,425 300,000 56,269 30.77 Class A 21,597,122 28.8 35.5 -297.727 -797,425 300,000 56,269 30.77 Class A 21,597,122 28.8 35.55 -297.727	Class A	21,009,601	32.3	39.6	- 111,459	-182,631	0	0	29.50
Class A 7,389,087 25.7 29.1 55,683 -54,737 0 0 36.99 Class B 4,066,328 17.2 17.9 -74,033 -55,173 0 0 28.70 East Dallas Total 7,773,021 23.1 23.4 -128,660 -217,554 0 49,822 23.79 Class A 1.884,548 63.8 46.3 -17,233 -151,072 0 0 39.62 Class B 4.776,274 13.2 15.7 -1.683 29.967 0 49,822 23.79 Class A 35,552,961 30.2 37.7 -737,383 0 1,742,834 33.13 Class B 16.16,959 24.1 26.4 -128,521 -228,329 0 0 24.67 Las Colinas Total 35,863,572 27.7 34.2 -189,635 -561,105 300,000 56,269 30.77 Class B 13,689,150 26.7 32.7 109,074 236,597 0 0 <th< td=""><td>Class B</td><td>5,395,359</td><td>26.9</td><td>28.2</td><td>- 131,098</td><td>-280,690</td><td>0</td><td>0</td><td>23.12</td></th<>	Class B	5,395,359	26.9	28.2	- 131,098	-280,690	0	0	23.12
Class B 4,086,328 17.2 17.9 -74,033 -55,173 0 0 28,70 East Dailas Total 7,773,021 23.1 23.4 -128,660 -17,554 0 49,822 23.79 Class A 1,884,548 53.8 46.3 -17,233 -151,072 0 0 39,62 Class B 4,776,274 13.2 15.7 -1,683 29,967 0 49,822 23.79 Far North Dallas Total 52,143,898 28.1 33.5 -377,764 -737,383 0 1,742,834 35.97 Class A 35,552,961 30.2 37.0 -251,666 551,173 0 1,742,834 35.97 Class A 21,597,122 28.8 35.5 -297,727 -797,425 300,000 56,269 30.77 Class A 21,597,122 28.8 35.5 -297,727 -797,425 300,000 56,269 30.77 Class A 11,92,619 20.8 24.9 -17,380 122,327 <td>Central Expressway Total</td> <td>11,772,695</td> <td>25.7</td> <td>29.1</td> <td>-18,350</td> <td>-109,910</td> <td>0</td> <td>0</td> <td>35.05</td>	Central Expressway Total	11,772,695	25.7	29.1	-18,350	-109,910	0	0	35.05
East Dallas Total 7,773,021 23.1 23.4 -128,660 -217,554 0 49,822 23.79 Class A 1,884,548 53.8 46.3 -17,233 -151,072 0 0 39,62 Class B 4,776,274 13.2 15.7 -1683 29,967 0 49,822 23,79 Far North Dallas Total 55,25,961 30.2 37.0 -251,666 -513,734 0 1,742,834 33,13 Class A 35,552,961 30.2 37.0 -251,666 -513,734 0 1,742,834 35.97 Class A 21,597,122 28.8 35.5 -228,329 0 0 24.67 Las Colinas Total 35,663,572 27.7 34.2 -189,635 561,105 300,000 56,269 27.67 Class A 21,246,758 25.9 27.1 -44,476 33,281 0 0 21.91 Lewisville/Denton Total 6,722,721 22.2 24.7 -68,558 -249,675	Class A	7,389,087	25.7	29.1	55,683	-54,737	0	0	36.99
Class A 1,884,548 53.8 46.3 -17,233 -15,072 0 0 39,62 Class B 4,776,274 13.2 15.7 -1,683 29,967 0 49,822 23.79 Far North Dallas Total 52,143,898 28.1 33.5 -377,784 -737,383 0 1,742,834 33.15 Class A 35,552,961 30.2 27.7 34.2 -125,521 -228,329 0 0 24.67 Las Colinas Total 35,863,572 27.7 34.2 -189,638 -561,105 300,000 56,269 27.66 Class A 21,597,122 28.8 35.5 -17,27 797,425 300,000 56,269 27.67 LBJ Freeway Total 21,246,758 25.9 27.1 -44,476 33,281 0 0 23.87 Class A 11,192,619 20.8 24.9 -17,380 122,327 0 0 23.93 Class A 9,609,119 31.9 29.7 -25,842	Class B	4,086,328	17.2	17.9	-74,033	-55, 173	0	0	28.70
Class B 4,776,274 13.2 15.7 -1,683 29,967 0 49,822 23,79 Far North Dallas Total 52,143,898 28.1 33.5 -377,784 -737,383 0 1,742,834 33,18 Class A 35,552,961 30.2 37.0 -251,666 -513,734 0 1,742,834 35.97 Class B 16,16,959 24.1 26.4 -125,521 -228,829 0 0 24.67 Las Colinas Total 35,863,572 27.7 34.2 -189,635 -561,105 300,000 56,269 27.66 Class A 21,597,122 28.8 35.5 -297,727 -797,425 300,000 56,269 30.77 Class B 13,689,150 26.7 32.7 109,074 236,597 0 0 23.17 LB Freeway Total 21,246,758 25.9 27.1 -44,476 33,281 0 0 23.83 Class B 9,609,119 31.9 29.7 -25,842 -99,	East Dallas Total	7,773,021	23.1	23.4	-128,660	-217,554	0	49,822	23.79
Far North Dallas Total 52,143,898 28.1 33.5 -377,784 -737,383 0 1,742,834 33.13 Class A 35,552,961 30.2 37.0 -251,666 -513,734 0 1,742,834 35.97 Class B 16,116,959 24.1 26.4 -125,521 -228,329 0 0 24.67 Las Colinas Total 35,863,572 27.7 34.2 -189,635 -561,105 300,000 56,269 27.76 Class A 21,597,122 28.8 35.5 -297,727 -797,425 300,000 56,269 30.77 Class B 13,689,150 26.7 32.7 109,074 236,597 0 0 23.17 LBJ Freeway Total 21,246,758 25.9 27.1 -44,476 33,281 0 0 25.88 Class B 9,609,119 31.9 29.7 -25.842 -99,232 0 0 21.93 Class A 890,527 40.6 48.2 -16,774 -24,778	Class A	1,884,548	53.8	46.3	- 17,233	- 151,072	0	0	39.62
Class A 35,552,961 30.2 37.0 -251,666 -513,734 0 1,742,834 35.97 Class B 16,116,959 24.1 26.4 -125,521 -228,329 0 0 24.67 Las Colinas Total 35,663,572 27.7 34.2 -189,635 -561,105 300,000 56,269 27.66 Class A 21,597,122 28.8 35.5 -297,727 -797,425 300,000 56,269 27.66 Class B 13,689,150 26.7 32.7 109,074 236,597 0 0 23.17 LBJ Freeway Total 21,246,758 25.9 27.1 -44,476 33,281 0 0 23.17 Lewisville/Denton Total 6,722,721 22.2 24.7 -75.842 -99,232 0 0 23.19 Lewisville/Denton Total 6,722,721 22.2 24.7 -68,558 -249,675 0 147,000 28.18 Class B 5,401,152 20.5 21.8 -54,707	Class B	4,776,274	13.2	15.7	-1,683	29,967	0	49,822	23.79
Class B 16,116,959 24.1 26.4 -125,521 -228,329 0 0 24.67 Las Colinas Total 35,863,572 27.7 34.2 -189,635 -561,105 300,000 56,269 27.66 Class A 21,597,122 28.8 35.5 -297,727 -797,425 300,000 56,269 23.17 Class B 13,689,150 26.7 32.7 1.097,4 236,597 0 0 23.17 Class A 11,192,619 20.8 24.9 -17,380 122,327 0 0 30.04 Class B 9,609,119 31.9 29.7 -25,842 -99,232 0 0 21.91 Lewisville/Denton Total 6,722,721 22.2 24.7 -68,558 -249,675 0 147,000 28.18 Class A 890,527 40.6 48.2 -16,774 -24,778 0 147,000 28.16 Class B 5,401,152 20.5 21.8 5.407,70 -223,665 <	Far North Dallas Total	52,143,898	28.1	33.5	-377,784	-737,383	0	1,742,834	33.13
Las Colinas Total 35,863,572 27.7 34.2 -189,635 -561,105 300,000 56,269 27.66 Class A 21,597,122 28.8 35.5 -297,727 -797,425 300,000 56,269 30.77 Class B 13,689,150 26.7 32.7 109,074 236,597 0 0 23.17 LBJ Freeway Total 21,246,758 25.9 27.1 -44,476 33,281 0 0 25.88 Class A 11,192,619 20.8 24.9 -17,380 122,327 0 0 30.04 Class A 9,609,119 31.9 29.7 -25,842 -99,232 0 0 21.91 Lewisville/Denton Total 6,722,721 22.2 24.7 -68,558 -249,675 0 43.60 23.67 Class A 890,527 40.6 48.2 -16,774 -24,778 0 147,000 28.18 Class B 5,401,152 20.5 21.8 -54,707 -223,665	Class A	35,552,961	30.2	37.0	-251,666	-513,734	0	1,742,834	35.97
Class A 21,597,122 28.8 35.5 -297,727 -797,425 300,000 56,269 30.77 Class B 13,689,150 26.7 32.7 109,074 236,597 0 0 23.17 LBJ Freeway Total 21,246,758 25.9 27.1 -44,476 33,281 0 0 23.17 Less A 11,192,619 20.8 24.9 -17,380 122,327 0 0 30.04 Class B 9,609,119 31.9 29.7 -25,842 -99,232 0 0 21.91 Lewisville/Denton Total 6,722,721 22.2 24.7 -68,558 -249,675 0 147,000 28.18 Class A 890,527 40.6 48.2 -16,774 -24,778 0 147,000 28.18 Class B 5,401,152 20.5 21.8 -54,707 -223,665 0 0 33.67 Preston Center Total 5,622,933 13.4 14.9 137,246 105,555 0 </td <td>Class B</td> <td>16,116,959</td> <td>24.1</td> <td>26.4</td> <td>-125,521</td> <td>-228,329</td> <td>0</td> <td>0</td> <td>24.67</td>	Class B	16,116,959	24.1	26.4	-125,521	-228,329	0	0	24.67
Class B 13,689,150 26.7 32.7 109,074 236,597 0 0 23.17 LBJ Freeway Total 21,246,758 25.9 27.1 -44,476 33,281 0 0 25.88 Class A 11,192,619 20.8 24.9 -17,380 122,327 0 0 30.04 Class B 9,609,119 31.9 29.7 -25,842 -99,232 0 0 21.91 Lewisville/Denton Total 6,722,721 22.2 24.7 -68,558 -249,675 0 147,000 28.18 Class A 890,527 40.6 48.2 -16,774 -24,778 0 147,000 28.18 Class B 5,401,152 20.5 21.8 -54,707 -223,665 0 0 33.67 Preston Center Total 5,622,933 13.4 14.9 137,246 105,555 0 0 47.16 Class A 1,84,750 15.9 18.5 23,532 11,345 0	Las Colinas Total	35,863,572	27.7	34.2	-189,635	-561,105	300,000	56,269	27.66
LBJ Freeway Total21,246,75825.927.1-44,47633,2810025.88Class A11,192,61920.824.9-17,380122,3270030.04Class B9,609,11931.929.7-25,842-99,2320021.91Lewisville/Denton Total6,722,72122.224.7-68,558-249,6750147,00028.18Class A890,52740.648.2-16,774-24,7780147,00028.18Class B5,401,15220.521.8-54,707-223,6650023.67Preston Center Total5,622,93313.414.9137,246105,5550043.53Class A4,361,13413.014.1113,71494,2100047.16Class B1,184,75015.918.523,53211,3450032.90Richardson/Plano Total30,790,43619.224.7152,42215,196159,31325.50Class A14,447,14920.329.1229,22732,178123,12027.85Class B15,407,76319.221.9-83,476-96,32836,19323.28Southwest Dallas Total3,069,7439.410.9201,234146,5290024.62Class A19,81,0478.310.61,258-20,0410023.84Stemmons Freeway Total12,276,66521.120.11	Class A	21,597,122	28.8	35.5	-297,727	-797,425	300,000	56,269	30.77
Class A11,192,61920.824.9-17,380122,3270030.04Class B9,609,11931.929.7-25,842-99,2320021.91Lewisville/Denton Total6,722,72122.224.7-68,558-249,6750147,00023.93Class A890,52740.648.2-16,774-24,7780147,00028.18Class B5,401,15220.521.8-54,707-223,6650023.67Preston Center Total5,622,93313.414.9137,246105,5550043.53Class A4,361,13413.014.1113,71494,2100047.16Class B1,184,75015.918.523,53211,3450032.90Richardson/Plano Total30,790,43619.224.7152,42215,1960159,31325.50Class A14,447,14920.329.1229,22732.1780123,12027.85Class A15,407,76319.221.9-83,476-96,328036,19323.28Southwest Dallas Total3,069,7439.410.9201,234146,5290024.62Class A5,320,32917.417.8137,00877,5380125,78822.82Class A5,320,32917.417.8137,00877,5380125,78828.70Class A5,320,32917.4<	Class B	13,689,150	26.7	32.7	109,074	236,597	0	0	23.17
Class B 9,609,119 31.9 29.7 -25,842 -99,232 0 0 21.91 Lewisville/Denton Total 6,722,721 22.2 24.7 -68,558 -249,675 0 147,000 23.93 Class A 890,527 40.6 48.2 -16,774 -24,778 0 147,000 28.18 Class B 5,401,152 20.5 21.8 -54,707 -223,665 0 0 23.67 Preston Center Total 5,622,933 13.4 14.9 137,246 105,555 0 0 43.53 Class A 4,361,134 13.0 14.1 113,714 94,210 0 0 32.90 Richardson/Plano Total 30,790,436 19.2 24.7 152,422 15,196 0 159,313 25.50 Class A 14,447,149 20.3 29.1 22.927 32,178 0 123,120 27.85 Class A 15,407,763 19.2 21.9 -83,476 -96,328 0<	LBJ Freeway Total	21,246,758	25.9	27.1	-44,476	33,281	0	0	25.88
Lewisville/Denton Total6,722,72122.224.7-68,558-249,6750147,00023.93Class A890,52740.648.2-16,774-24,7780147,00028.18Class B5,401,15220.521.8-54,707-223,6650023.67Preston Center Total5,622,93313.414.9137,246105,5550043.53Class A4,361,13413.014.1113,71494,2100047.16Class B1,184,75015.918.523,53211,3450032.90Richardson/Plano Total30,790,43619.224.7152,42215,1960159,31325.50Class A14,447,14920.329.1229,22732,1780123,12027.85Class B15,407,76319.221.9-83,476-96,328036,19323.28Southwest Dallas Total3,069,7439.410.9201,234146,529024.62Class A350,53722.322.3206,000204,617026.50Class B1,981,0478.310.61,258-20,041023.84Stemmons Freeway Total12,276,66521.120.1158,146138,5750125,78828.70Class A5,320,32917.417.8137,00877,5380125,78828.70Class B6,063,33125.724.6-29	Class A	11, 192, 619	20.8	24.9	- 17,380	122,327	0	0	30.04
Class A890,52740.648.2-16,774-24,7780147,00028.18Class B5,401,15220.521.8-54,707-223,6650023.67Preston Center Total5,622,93313.414.9137,246105,5550043.53Class A4,361,13413.014.1113,71494,2100047.16Class B1,184,75015.918.523,53211,3450032.90Richardson/Plano Total30,790,43619.224.7152,42215,1960159,31325.50Class A14,447,14920.329.1229,22732,1780123,12027.85Class B15,407,76319.221.9-83,476-96,328036,19323.28Southwest Dallas Total3,069,7439.410.9201,234146,5290024.62Class A350,53722.322.3206,000204,6170026.50Class B1,981,0478.310.61,258-20,0410023.84Stemmons Freeway Total12,276,66521.120.1158,146138,5750125,78822.82Class A5,320,32917.417.8137,00877,5380125,78828.70Class B6,063,33125.724.6-29,99248,3940019.99Uptown/Turtle Creek Total14,841,86021.0	Class B	9,609,119	31.9	29.7	-25,842	-99,232	0	0	21.91
Class B5,401,15220.521.8-54,707-223,6650023.67Preston Center Total5,622,93313.414.9137,246105,5550043.53Class A4,361,13413.014.1113,71494,2100047.16Class B1,184,75015.918.523,53211,3450032.90Richardson/Plano Total30,790,43619.224.7152,42215,1960159,31325.50Class A14,447,14920.329.1229,22732,1780123,12027.85Class B15,407,76319.221.9-83,476-96,328036,19323.28Southwest Dallas Total3,069,7439.410.9201,234146,5290024.62Class A350,53722.322.3206,000204,6170023.84Stemmons Freeway Total12,276,66521.120.1158,146138,5750125,78822.82Class A5,320,32917.417.8137,00877,5380125,78828.70Class B6,063,33125.724.6-29,99248,3940019.99Uptown/Turtle Creek Total14,841,86021.027.9188,00766,665359,914541,64044.01Class A12,81,65221.629.3204,62497,762359,914541,64045.71	Lewisville/Denton Total	6,722,721	22.2	24.7	-68,558	-249,675	0	147,000	23.93
Preston Center Total5,622,93313.414.9137,246105,5550043.53Class A4,361,13413.014.1113,71494,2100047.16Class B1,184,75015.918.523,53211,3450032.90Richardson/Plano Total30,790,43619.224.7152,42215,1960159,31325.50Class A14,447,14920.329.1229,22732,1780123,12027.85Class B15,407,76319.221.9-83,476-96,328036,19323.28Southwest Dallas Total3,069,7439.410.9201,234146,5290024.62Class B1,981,0478.310.61,258-20,0410023.84Stemmons Freeway Total12,276,66521.120.1158,146138,5750125,78822.82Class A5,320,32917.417.8137,00877,5380125,78828.70Class B6,063,33125.724.6-29,99248,3940019.99Uptown/Turtle Creek Total14,841,86021.027.9188,00766,665359,914541,64044.01Class A12,881,65221.629.3204,62497,762359,914541,64045.71	Class A	890,527	40.6	48.2	-16,774	-24,778	0	147,000	28.18
Class A4,361,13413.014.1113,71494,2100047.16Class B1,184,75015.918.523,53211,3450032.90Richardson/Plano Total30,790,43619.224.7152,42215,1960159,31325.50Class A14,447,14920.329.1229,22732,1780123,12027.85Class B15,407,76319.221.9-83,476-96,328036,19323.28Southwest Dallas Total3,069,7439.410.9201,234146,5290024.62Class A350,53722.322.3206,000204,6170026.50Class B1,981,0478.310.61,258-20,0410023.84Stemmons Freeway Total12,276,66521.120.1158,146138,5750125,78822.82Class A5,320,32917.417.8137,00877,5380125,78828.70Class B6,063,33125.724.6-29,99248,3940019.99Uptown/Turtle Creek Total14,841,86021.027.9188,00766,665359,914541,64044.01Class A12,881,65221.629.3204,62497,762359,914541,64045.71	Class B	5,401,152	20.5	21.8	-54,707	-223,665	0	0	23.67
Class B1,184,75015.918.523,53211,3450032.90Richardson/Plano Total30,790,43619.224.7152,42215,1960159,31325.50Class A14,447,14920.329.1229,22732,1780123,12027.85Class B15,407,76319.221.9-83,476-96,328036,19323.28Southwest Dallas Total3,069,7439.410.9201,234146,5290024.62Class A350,53722.322.3206,000204,6170026.50Class B1,981,0478.310.61,258-20,0410023.84Stemmons Freeway Total12,276,66521.120.1158,146138,5750125,78822.82Class A5,320,32917.417.8137,00877,5380125,78828.70Class B6,063,33125.724.6-29,99248,3940019.99Uptown/Turtle Creek Total14,841,86021.027.9188,00766,665359,914541,64044.01Class A12,881,65221.629.3204,62497,762359,914541,64045.71	Preston Center Total	5,622,933	13.4	14.9	137,246	105,555	0	0	43.53
Richardson/Plano Total 30,790,436 19.2 24.7 152,422 15,196 0 159,313 25.50 Class A 14,447,149 20.3 29.1 229,227 32,178 0 123,120 27.85 Class B 15,407,763 19.2 21.9 -83,476 -96,328 0 36,193 23.28 Southwest Dallas Total 3,069,743 9.4 10.9 201,234 146,529 0 0 24.62 Class A 350,537 22.3 22.3 206,000 204,617 0 0 26.50 Class B 1,981,047 8.3 10.6 1,258 -20,041 0 0 23.84 Stemmons Freeway Total 12,276,665 21.1 20.1 158,146 138,575 0 125,788 22.82 Class A 5,320,329 17.4 17.8 137,008 77,538 0 125,788 28.70 Class B 6,063,331 25.7 24.6 -29,992 48,394 0 0 19.99 Uptown/Turtle Creek Total 14,841,860 21.0 <td>Class A</td> <td>4,361,134</td> <td>13.0</td> <td>14.1</td> <td>113,714</td> <td>94,210</td> <td>0</td> <td>0</td> <td>47.16</td>	Class A	4,361,134	13.0	14.1	113,714	94,210	0	0	47.16
Class A14,447,14920.329.1229,22732,1780123,12027.85Class B15,407,76319.221.9-83,476-96,328036,19323.28Southwest Dallas Total3,069,7439.410.9201,234146,5290024.62Class A350,53722.322.3206,000204,6170026.50Class B1,981,0478.310.61,258-20,0410023.84Stemmons Freeway Total12,276,66521.120.1158,146138,5750125,78822.82Class A5,320,32917.417.8137,00877,5380125,78828.70Class B6,063,33125.724.6-29,99248,3940019.99Uptown/Turtle Creek Total14,841,86021.027.9188,00766,665359,914541,64044.01Class A12,881,65221.629.3204,62497,762359,914541,64045.71	Class B	1,184,750	15.9	18.5	23,532	11,345	0	0	32.90
Class B15,407,76319.221.9-83,476-96,328036,19323.28Southwest Dallas Total3,069,7439.410.9201,234146,5290024.62Class A350,53722.322.3206,000204,6170026.50Class B1,981,0478.310.61,258-20,0410023.84Stemmons Freeway Total12,276,66521.120.1158,146138,5750125,78822.82Class A5,320,32917.417.8137,00877,5380125,78828.70Class B6,063,33125.724.6-29,99248,3940019.99Uptown/Turtle Creek Total14,841,86021.027.9188,00766,665359,914541,64044.01Class A12,881,65221.629.3204,62497,762359,914541,64045.71	Richardson/Plano Total	30,790,436	19.2	24.7	152,422	15,196	0	159,313	25.50
Southwest Dallas Total3,069,7439.410.9201,234146,5290024.62Class A350,53722.322.3206,000204,6170026.50Class B1,981,0478.310.61,258-20,0410023.84Stemmons Freeway Total12,276,66521.120.1158,146138,5750125,78822.82Class A5,320,32917.417.8137,00877,5380125,78828.70Class B6,063,33125.724.6-29,99248,3940019.99Uptown/Turtle Creek Total14,841,86021.027.9188,00766,665359,914541,64044.01Class A12,881,65221.629.3204,62497,762359,914541,64045.71	Class A	14,447,149	20.3	29.1	229,227	32, 178	0	123,120	27.85
Class A350,53722.322.3206,000204,6170026.50Class B1,981,0478.310.61,258-20,0410023.84Stemmons Freeway Total12,276,66521.120.1158,146138,5750125,78822.82Class A5,320,32917.417.8137,00877,5380125,78828.70Class B6,063,33125.724.6-29,99248,3940019.99Uptown/Turtle Creek Total14,841,86021.027.9188,00766,665359,914541,64044.01Class A12,881,65221.629.3204,62497,762359,914541,64045.71	Class B	15,407,763	19.2	21.9	-83,476	-96,328	0	36,193	23.28
Class B1,981,0478.310.61,258-20,0410023.84Stemmons Freeway Total12,276,66521.120.1158,146138,5750125,78822.82Class A5,320,32917.417.8137,00877,5380125,78828.70Class B6,063,33125.724.6-29,99248,3940019.99Uptown/Turtle Creek Total14,841,86021.027.9188,00766,665359,914541,64044.01Class A12,881,65221.629.3204,62497,762359,914541,64045.71	Southwest Dallas Total	3,069,743	9.4	10.9	201,234	146,529	0	0	24.62
Stemmons Freeway Total 12,276,665 21.1 20.1 158,146 138,575 0 125,788 22.82 Class A 5,320,329 17.4 17.8 137,008 77,538 0 125,788 28.70 Class B 6,063,331 25.7 24.6 -29,992 48,394 0 0 19.99 Uptown/Turtle Creek Total 14,841,860 21.0 27.9 188,007 66,665 359,914 541,640 44.01 Class A 12,881,652 21.6 29.3 204,624 97,762 359,914 541,640 45.71	Class A	350,537	22.3	22.3	206,000	204,617	0	0	26.50
Class A5,320,32917.417.8137,00877,5380125,78828.70Class B6,063,33125.724.6-29,99248,3940019.99Uptown/Turtle Creek Total14,841,86021.027.9188,00766,665359,914541,64044.01Class A12,881,65221.629.3204,62497,762359,914541,64045.71	Class B	1,981,047	8.3	10.6	1,258	-20,041	0	0	23.84
Class B6,063,33125.724.6-29,99248,3940019.99Uptown/Turtle Creek Total14,841,86021.027.9188,00766,665359,914541,64044.01Class A12,881,65221.629.3204,62497,762359,914541,64045.71	Stemmons Freeway Total	12,276,665	21.1	20.1	158,146	138,575	0	125,788	22.82
Class B6,063,33125.724.6-29,99248,3940019.99Uptown/Turtle Creek Total14,841,86021.027.9188,00766,665359,914541,64044.01Class A12,881,65221.629.3204,62497,762359,914541,64045.71	Class A	5,320,329					0	125,788	
Uptown/Turtle Creek Total 14,841,860 21.0 27.9 188,007 66,665 359,914 541,640 44.01 Class A 12,881,652 21.6 29.3 204,624 97,762 359,914 541,640 45.71	Class B	6,063,331	25.7	24.6	-29,992		0		
Class A 12,881,652 21.6 29.3 204,624 97,762 359,914 541,640 45.71	Uptown/Turtle Creek Total	14,841,860	21.0	27.9			359,914	541,640	44.01
		12,881,652			204,624				
	Class B	1,727,436			-14,837		0	0	33.69

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Submarket Stats

Submarket Statistics (Total reflects Class A/B)	Total Inventory (SF)		Total Availability (%)	Q3 2023 Net Absorption (SF)	YTD Net Absorption (SF)	Q3 2023 Deliveries (SF)	Under Construction (SF)	Overall Gross Avg Asking Rent (\$/PSF)
CBD Forth Worth Total	8,233,263	15.3	15.0	62,233	426,129	0	0	28.61
Class A	5,205,046	15.5	16.0	46,849	90,188	0	0	31.19
Class B	2,867,499	15.4	13.8	15,384	335,941	0	0	25.19
Mid-Cities Total	20,439,272	28.0	29.7	-105,817	-278,963	0	54,609	26.21
Class A	7,049,994	44.7	44.6	-50,205	7,635	0	0	29.73
Class B	11,901,850	20.7	23.8	-53,773	-251,371	0	54,609	21.98
North Fort Worth Total	2,530,061	26.6	31.5	-8,116	-99,519	0	105,000	27.07
Class A	1,263,426	23.2	25.7	-10,818	-43,537	0	48,000	30.92
Class B	1,099,503	34.5	42.5	2,702	-56,767	0	57,000	24.64
Northeast Fort Worth Total	3,421,373	13.3	13.3	-2,152	-52,001	0	0	20.26
Class A	415,921	0.0	0.0	0	53,236	0	0	0.00
Class B	2,681,715	16.5	16.6	-3,914	-103,865	0	0	20.32
South Fort Worth Total	10,122,709	12.4	13.2	402,919	189,228	210,000	0	26.84
Class A	2,657,497	11.0	12.9	195,511	156,386	210,000	0	30.25
Class B	6,689,701	13.3	14.0	206,858	63,957	0	0	25.83



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