



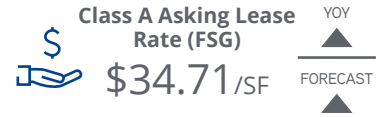
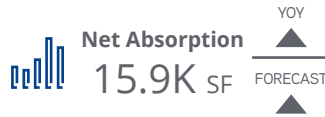
Dallas - Fort Worth

Office

23Q2

## Key Takeaways

- The vacancy rate of 20.6% didn't change from last quarter. This is first time in five quarters that the rate did not increase.
- Rental rates increased this quarter across all classes setting a new overall high mark of \$30.74. The Class A rate of \$34.71 is being driven up by the Uptown and Preston Center submarkets which are quickly approaching the \$50.00 threshold.
- Absorption was slightly positive this quarter marking a stark contrast to the previous two quarters, which saw a combined negative absorption of 1.8 million square feet.



### DFW Navigates Uncertainty

The Dallas-Fort Worth market is showing encouraging signs of positive transformation this quarter, despite the challenges faced in previous quarters with numerous move outs. The almost no overall absorption during the quarter is a welcomed change, symbolizing stabilization. Businesses are recognizing that adapting to the current market conditions is not just a choice but a necessity for survival. This understanding is visibly manifesting as a shift towards quality is underway. Absorption levels reflect this trend, with Class A spaces showing a positive uptake of 157,000 square feet, while Class B spaces lagged at negative 114,000 square feet. Though these numbers might not be massively impressive at a glance, they signal a vital realization among companies. To encourage employees to return to the office, the workspace must be inviting, and Class A spaces provide the desired amenities and environment to achieve that.

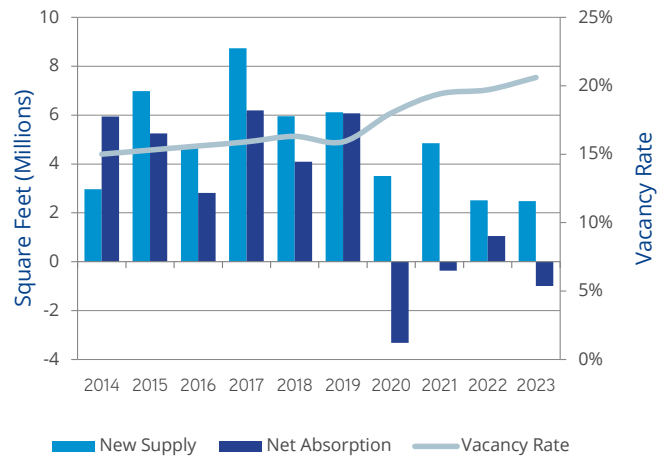
### Market Indicators



### Historic Comparison

	22Q2	22Q1	23Q2
<b>Total Inventory</b> (in Millions of SF)	313.3	315.4	317.0
<b>New Supply</b> (in Millions of SF)	0.8	0.1	1.6
<b>Net Absorption</b> (in Millions of SF)	-108.1	-1,014.3	15.9
<b>Overall Vacancy</b>	19.6%	20.2%	20.6%
<b>Under Construction</b> (in Millions of SF)	6.9	6.9	6.9
<b>Overall Asking Lease Rates</b> (FS)	\$29.77	\$30.41	\$30.74

### Market Graph



The vacancy rate is being driven up by both Class A and B office buildings. Class A vacancy is at a record high 23.7% while Class B, at 18.6% has not been this high since 2005.

### Recent Transactions

**FOSSIL**

**Lease**

Fossil Group  
901 S Central Expy  
Richardson | 254.9k SF

**flexport.**

**Lease**

Flexport  
213455 Noel Rd  
Uptown | 50k SF

**WORKING SOLUTIONS**

**Lease**

Working Solutions  
6275 W Plano Pkwy  
Far North Dallas | 15.9k SF

**probably MONSTERS**

**Lease**

Probably Monsters  
210 E 8th St  
Fort Worth CBD | 31k SF

**FORV/S**

**Sale**

Forvis  
14221 N Dallas Pkwy  
Far North Dallas | 30.6k SF

Submarket/Class	Bldgs	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Total Availability Rate	Vacancy Rate (Current)	Vacancy Rate (Prior Qtr)	Net Absorption (Current)	Net Absorption (YTD)	Under Construction	New Supply YTD	Avg Direct Asking Rate (FS)
<b>Dallas CBD</b>												
A	37	24,858,251	33.0%	5.7%	38.7%	34.4%	34.2%	(28,233)	(493,535)	0	0	\$ 31.43
B	45	5,829,222	25.1%	1.3%	26.3%	22.8%	20.4%	(139,465)	(146,673)	0	0	\$ 22.93
C	28	2,632,776	0.9%	0.0%	0.9%	0.9%	0.9%	0	15,515	0	0	\$ 29.84
<b>Total</b>	<b>110</b>	<b>33,320,249</b>	<b>29.1%</b>	<b>4.5%</b>	<b>33.6%</b>	<b>29.7%</b>	<b>29.2%</b>	<b>(167,698)</b>	<b>(624,693)</b>	<b>0</b>	<b>0</b>	<b>\$ 30.22</b>
<b>Dallas Suburban</b>												
A	556	129,417,817	24.2%	4.1%	28.2%	23.0%	22.2%	59,042	(370,027)	5,779,356	1,816,318	\$ 35.99
B	1,410	88,385,984	18.8%	2.7%	21.3%	19.5%	19.1%	(133,686)	(731,193)	117,431	336,309	\$ 23.40
C	438	10,572,202	8.1%	0.3%	8.4%	6.5%	6.4%	(17,069)	49,650	86,500	0	\$ 22.33
<b>Total</b>	<b>2,407</b>	<b>228,185,776</b>	<b>21.4%</b>	<b>3.3%</b>	<b>24.5%</b>	<b>20.9%</b>	<b>20.6%</b>	<b>164,236</b>	<b>(314,718)</b>	<b>6,793,974</b>	<b>2,156,552</b>	<b>\$ 31.43</b>
<b>Fort Worth CBD</b>												
A	14	5,289,159	14.2%	2.8%	17.0%	16.3%	16.7%	20,438	40,470	0	0	\$ 31.90
B	41	3,221,311	12.0%	0.0%	12.0%	14.9%	19.1%	134,997	321,142	0	0	\$ 24.62
C	15	339,860	2.7%	0.0%	2.7%	2.7%	1.9%	(2,500)	(2,500)	0	0	\$ 18.54
<b>Total</b>	<b>70</b>	<b>8,850,330</b>	<b>12.9%</b>	<b>1.7%</b>	<b>14.6%</b>	<b>15.2%</b>	<b>17.0%</b>	<b>152,935</b>	<b>359,112</b>	<b>0</b>	<b>0</b>	<b>\$ 28.61</b>
<b>Fort Worth Suburban</b>												
A	90	15,519,607	14.3%	2.0%	16.3%	15.6%	14.7%	105,971	59,336	61,500	278,524	\$ 30.82
B	619	25,445,026	14.0%	2.1%	16.1%	14.2%	13.2%	(231,736)	(423,235)	82,938	40,000	\$ 23.20
C	267	5,702,529	5.8%	0.0%	5.8%	5.2%	5.1%	(7,781)	(54,177)	0	0	\$ 19.05
<b>Total</b>	<b>976</b>	<b>46,667,162</b>	<b>13.1%</b>	<b>1.8%</b>	<b>14.9%</b>	<b>13.6%</b>	<b>12.7%</b>	<b>(133,546)</b>	<b>(418,076)</b>	<b>144,438</b>	<b>318,524</b>	<b>\$ 25.91</b>
<b>Total DFW Market</b>												
A	697	175,084,834	24.3%	4.1%	28.3%	23.7%	23.1%	157,218	(763,756)	5,840,856	2,094,842	\$ 34.71
B	2,118	122,691,316	17.8%	2.3%	19.9%	18.6%	18.5%	(113,941)	(243,107)	1,011,056	380,234	\$ 23.61
C	748	19,247,367	6.3%	0.2%	6.5%	5.3%	5.2%	(27,350)	8,488	86,500	0	\$ 21.84
<b>Total</b>	<b>3,563</b>	<b>317,023,517</b>	<b>20.7%</b>	<b>3.2%</b>	<b>23.8%</b>	<b>20.6%</b>	<b>20.2%</b>	<b>15,927</b>	<b>(998,375)</b>	<b>6,938,412</b>	<b>2,475,076</b>	<b>\$ 30.74</b>

**Quarter and Annual Comparison of the Total Office Market**

**Quarter Comparison - Last 4 Quarters**

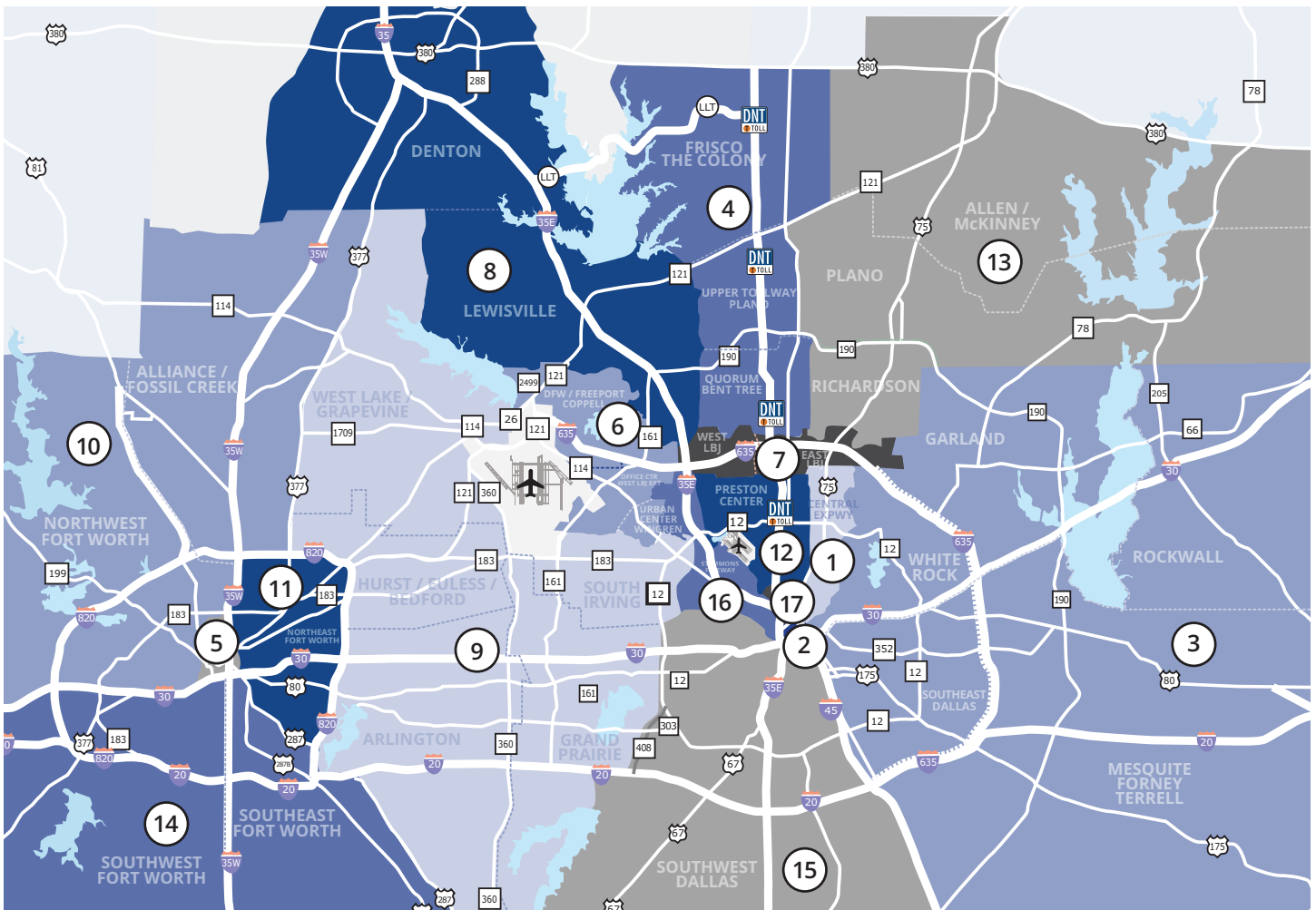
<b>2023 Q2</b>	3,563	317,023,517	20.7%	3.2%	23.8%	20.6%	20.2%	15,927	(998,375)	6,938,412	2,475,076	\$ 30.40
<b>2023 Q1</b>	3,554	315,389,565	20.6%	3.3%	23.8%	20.2%	19.7%	(1,014,302)	(1,014,302)	6,942,052	841,124	\$ 30.46
<b>2022 Q4</b>	3,540	314,548,441	20.0%	3.3%	23.2%	19.7%	19.4%	(805,947)	1,054,549	6,932,862	2,512,043	\$ 30.03
<b>2022 Q3</b>	3,534	314,287,783	20.2%	3.0%	23.2%	19.4%	19.6%	1,626,478	1,860,496	6,511,627	2,251,385	\$ 29.76

**Annual Comparison - Last 10 Years**

<b>2023 Q2</b>	3,563	317,023,517	20.7%	3.2%	23.8%	20.6%	20.2%	15,927	(998,375)	6,938,412	2,475,076	\$ 30.40
<b>2022 Q2</b>	3,522	313,259,200	20.5%	3.0%	23.3%	19.6%	19.4%	(108,064)	234,018	6,945,695	1,222,802	\$ 29.14
<b>2021 Q2</b>	3,497	309,409,368	20.2%	2.5%	22.6%	19.4%	18.9%	50,802	(2,489,879)	5,688,598	2,221,953	\$ 28.12
<b>2020 Q2</b>	3,448	305,162,665	17.6%	1.9%	19.4%	16.6%	16.3%	(189,227)	(825,043)	7,577,025	1,483,223	\$ 27.28
<b>2019 Q2</b>	3,404	299,280,940	17.2%	1.6%	18.7%	15.8%	16.0%	875,170	2,724,749	7,727,135	1,715,326	\$ 26.32
<b>2018 Q2</b>	3,369	296,060,060	17.5%	1.9%	19.3%	16.3%	16.0%	596,578	2,621,287	7,820,428	4,448,575	\$ 25.81
<b>2017 Q2</b>	3,307	287,835,115	17.8%	1.7%	19.5%	15.9%	15.9%	2,356,427	3,094,987	10,299,024	4,962,756	\$ 24.76
<b>2016 Q2</b>	3,259	280,875,891	17.7%	1.5%	19.2%	15.6%	15.6%	516,454	964,301	12,730,727	2,664,121	\$ 23.88
<b>2015 Q2</b>	3,209	274,741,066	17.9%	1.8%	19.6%	14.9%	15.1%	1,227,909	3,344,415	7,161,920	3,508,813	\$ 22.27
<b>2014 Q2</b>	3,167	270,096,303	17.6%	1.5%	19.0%	15.9%	15.8%	795,973	2,630,304	5,940,428	1,831,154	\$ 21.31

Submarket/ Class	Bldgs	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Total Availability Rate	Vacancy Rate (Current)	Vacancy Rate (Prior Qtr)	Net Absorption (Current)	Net Absorption (YTD)	Under Construction	New Supply YTD	Avg Direct Asking Rate (FS)
<b>Central Expressway</b>												
A	58	4,235,897	14.1%	1.1%	15.3%	13.7%	13.0%	(28,715)	5,158	0	0	\$ 29.91
B	28	461,983	4.8%	0.0%	4.8%	1.3%	1.3%	0	2,694	0	0	\$ 21.84
C	110	33,320,249	29.1%	4.5%	33.6%	29.7%	29.2%	(167,698)	(624,693)	0	0	\$ 30.22
<b>Total</b>	<b>25</b>	<b>7,406,111</b>	<b>28.4%</b>	<b>1.7%</b>	<b>30.1%</b>	<b>26.6%</b>	<b>25.0%</b>	<b>(117,418)</b>	<b>(124,210)</b>	<b>0</b>	<b>0</b>	<b>\$ 37.12</b>
<b>Dallas CBD</b>												
A	45	5,829,222	25.1%	1.3%	26.3%	22.8%	20.4%	(139,465)	(146,673)	0	0	\$ 22.93
B	28	2,632,776	0.9%	0.0%	0.9%	0.9%	0.9%	0	15,515	0	0	\$ 29.84
C	222	7,143,984	9.6%	0.3%	9.9%	9.1%	8.7%	(29,879)	(27,888)	38,500	36,950	\$ 23.62
<b>Total</b>	<b>37</b>	<b>24,858,251</b>	<b>33.0%</b>	<b>5.7%</b>	<b>38.7%</b>	<b>34.4%</b>	<b>34.2%</b>	<b>(28,233)</b>	<b>(493,535)</b>	<b>0</b>	<b>0</b>	<b>\$ 31.43</b>
<b>East Dallas</b>												
A	130	4,200,972	12.0%	0.2%	12.2%	11.4%	10.9%	(20,987)	(6,460)	0	36,950	\$ 21.69
B	85	2,127,415	7.1%	0.0%	7.1%	2.9%	2.7%	(2,892)	(2,478)	38,500	0	\$ 25.65
C	518	64,166,977	23.5%	3.4%	26.9%	23.6%	23.3%	18,959	(347,283)	2,195,787	683,970	\$ 34.54
<b>Total</b>	<b>7</b>	<b>815,597</b>	<b>3.6%</b>	<b>1.6%</b>	<b>5.2%</b>	<b>13.5%</b>	<b>12.8%</b>	<b>(6,000)</b>	<b>(18,950)</b>	<b>0</b>	<b>0</b>	<b>\$ 41.39</b>
<b>Far North Dallas</b>												
A	289	18,185,560	20.0%	1.6%	21.5%	20.3%	20.2%	(11,184)	(89,232)	29,000	142,000	\$ 24.44
B	38	833,835	4.5%	0.0%	4.5%	3.6%	4.2%	4,763	5,871	0	0	\$ 24.47
C	70	8,850,330	12.9%	1.7%	14.6%	15.2%	17.0%	152,935	359,112	0	0	\$ 28.61
<b>Total</b>	<b>191</b>	<b>45,147,582</b>	<b>25.1%</b>	<b>4.2%</b>	<b>29.4%</b>	<b>25.3%</b>	<b>24.9%</b>	<b>25,380</b>	<b>(263,922)</b>	<b>2,166,787</b>	<b>541,970</b>	<b>\$ 37.91</b>
<b>Fort Worth CBD</b>												
A	41	3,221,311	12.0%	0.0%	12.0%	14.9%	19.1%	134,997	321,142	0	0	\$ 24.62
B	15	339,860	2.7%	0.0%	2.7%	2.7%	1.9%	(2,500)	(2,500)	0	0	\$ 18.54
C	335	43,241,945	23.9%	5.0%	28.8%	21.7%	22.0%	489,688	435,500	366,769	662,000	\$ 28.44
<b>Total</b>	<b>14</b>	<b>5,289,159</b>	<b>14.2%</b>	<b>2.8%</b>	<b>17.0%</b>	<b>16.3%</b>	<b>16.7%</b>	<b>20,438</b>	<b>40,470</b>	<b>0</b>	<b>0</b>	<b>\$ 31.90</b>
<b>Las Colinas</b>												
A	214	17,230,850	24.9%	4.5%	29.1%	24.3%	25.5%	199,503	177,378	10,500	30,000	\$ 23.59
B	17	763,617	6.5%	4.6%	11.1%	6.5%	6.5%	0	705	0	0	\$ 24.00
C	149	19,734,716	23.5%	4.0%	27.4%	26.8%	26.8%	7,019	102,395	0	0	\$ 25.87
<b>Total</b>	<b>104</b>	<b>25,247,478</b>	<b>23.8%</b>	<b>5.3%</b>	<b>29.1%</b>	<b>20.4%</b>	<b>20.1%</b>	<b>290,185</b>	<b>257,417</b>	<b>356,269</b>	<b>632,000</b>	<b>\$ 31.91</b>
<b>LBJ Freeway</b>												
A	93	8,383,380	21.7%	4.3%	26.0%	30.0%	29.0%	(83,409)	(66,553)	0	0	\$ 21.33
B	22	662,516	18.8%	0.0%	18.8%	20.0%	19.6%	(2,309)	2,390	0	0	\$ 18.54
C	193	6,895,561	17.4%	5.4%	20.9%	17.5%	16.6%	(62,358)	(160,270)	225,247	30,303	\$ 25.80
<b>Total</b>	<b>34</b>	<b>10,688,820</b>	<b>25.1%</b>	<b>4.0%</b>	<b>29.1%</b>	<b>24.7%</b>	<b>25.5%</b>	<b>92,737</b>	<b>166,558</b>	<b>0</b>	<b>0</b>	<b>\$ 29.40</b>
<b>Lewisville / Denton</b>												
A	139	5,273,465	14.7%	6.9%	19.1%	15.6%	14.3%	(72,223)	(159,687)	30,247	30,303	\$ 25.38
B	45	881,986	2.6%	0.0%	2.6%	2.8%	1.6%	(10,749)	(17,119)	48,000	0	\$ 19.96
C	558	29,514,901	13.7%	1.9%	15.4%	13.8%	13.1%	(63,586)	(194,408)	95,989	175,274	\$ 25.44
<b>Total</b>	<b>9</b>	<b>740,110</b>	<b>49.1%</b>	<b>2.0%</b>	<b>51.0%</b>	<b>48.0%</b>	<b>50.8%</b>	<b>20,614</b>	<b>16,536</b>	<b>147,000</b>	<b>0</b>	<b>\$ 33.15</b>
<b>Mid-Cities</b>												
A	370	15,837,974	13.8%	2.6%	16.0%	13.6%	13.0%	(91,057)	(225,045)	34,489	31,750	\$ 22.03
B	137	3,207,183	8.2%	0.0%	8.2%	6.9%	6.3%	(16,787)	(13,876)	0	0	\$ 17.84
C	79	4,396,293	12.0%	7.2%	19.2%	16.8%	14.3%	2,475	(36,179)	0	135,000	\$ 26.54
<b>Total</b>	<b>51</b>	<b>10,469,744</b>	<b>15.3%</b>	<b>1.4%</b>	<b>16.7%</b>	<b>16.2%</b>	<b>15.5%</b>	<b>44,258</b>	<b>44,513</b>	<b>61,500</b>	<b>143,524</b>	<b>\$ 30.95</b>

Submarket/ Class	Bldgs	Total Inventory SF	Direct Availability Rate	Sublease Availability Rate	Total Availability Rate	Vacancy Rate (Current)	Vacancy Rate (Prior Qtr)	Net Absorption (Current)	Net Absorption (YTD)	Under Construction	New Supply YTD	Avg Direct Asking Rate (FS)
<b>North Fort Worth</b>												
A	10	1,300,646	18.9%	12.2%	31.1%	23.1%	21.1%	(26,349)	(26,349)	135,000	0	\$ 28.74
B	52	2,599,605	10.2%	5.8%	16.0%	11.4%	11.0%	(11,020)	(11,020)	25,157	0	\$ 26.50
C	19	394,070	2.8%	0.0%	2.8%	2.8%	3.0%	785	785	0	0	\$ 18.46
<b>Total</b>	<b>81</b>	<b>4,294,321</b>	<b>12.3%</b>	<b>7.4%</b>	<b>19.7%</b>	<b>14.2%</b>	<b>13.3%</b>	<b>(36,584)</b>	<b>(36,584)</b>	<b>160,157</b>	<b>0</b>	<b>\$ 27.19</b>
<b>North US 75 Corridor</b>												
A	80	15,483,245	21.7%	5.3%	26.5%	20.1%	18.6%	(40,588)	(40,588)	146,500	223,974	\$ 27.80
B	279	17,729,288	16.3%	1.3%	17.6%	16.0%	16.1%	29,602	29,602	72,497	24,000	\$ 22.99
C	81	2,058,105	5.7%	0.0%	5.7%	5.6%	8.4%	57,896	57,896	0	0	\$ 21.80
<b>Total</b>	<b>440</b>	<b>35,270,638</b>	<b>18.1%</b>	<b>3.0%</b>	<b>20.8%</b>	<b>17.2%</b>	<b>16.7%</b>	<b>46,910</b>	<b>46,910</b>	<b>218,997</b>	<b>247,974</b>	<b>\$ 24.96</b>
<b>Northeast Fort Worth</b>												
A	3	437,268	0.0%	0.0%	0.0%	12.2%	12.2%	0	0	0	0	N/A
B	47	3,142,348	11.1%	0.1%	11.3%	10.6%	10.0%	(19,675)	(19,675)	0	0	\$ 19.74
C	32	652,903	7.4%	0.0%	7.4%	7.4%	6.4%	(6,883)	(6,883)	0	0	\$ 16.32
<b>Total</b>	<b>82</b>	<b>4,232,519</b>	<b>9.4%</b>	<b>0.1%</b>	<b>9.5%</b>	<b>10.3%</b>	<b>9.7%</b>	<b>(26,558)</b>	<b>(26,558)</b>	<b>0</b>	<b>0</b>	<b>\$ 19.34</b>
<b>Preston Center</b>												
A	25	5,244,395	9.0%	2.1%	11.1%	7.5%	6.2%	(67,927)	(67,927)	318,632	0	\$ 48.50
B	26	1,516,597	12.0%	0.6%	12.5%	11.5%	11.6%	2,135	2,135	10,434	0	\$ 33.07
C	7	153,049	0.0%	0.0%	0.0%	0.0%	0.0%	0	0	0	0	N/A
<b>Total</b>	<b>58</b>	<b>6,914,041</b>	<b>9.5%</b>	<b>1.7%</b>	<b>11.2%</b>	<b>8.2%</b>	<b>7.3%</b>	<b>(65,792)</b>	<b>(65,792)</b>	<b>329,066</b>	<b>0</b>	<b>\$ 44.00</b>
<b>South Fort Worth</b>												
A	24	3,236,258	10.6%	0.4%	11.0%	17.4%	16.7%	(20,541)	(20,541)	0	0	\$ 30.26
B	160	6,065,101	17.0%	0.8%	17.8%	16.0%	15.7%	(17,960)	(17,960)	78,503	0	\$ 24.86
C	86	1,639,645	4.9%	0.0%	4.9%	5.1%	5.0%	(271)	(271)	0	0	\$ 20.28
<b>Total</b>	<b>270</b>	<b>10,941,004</b>	<b>13.3%</b>	<b>0.6%</b>	<b>13.9%</b>	<b>14.8%</b>	<b>14.4%</b>	<b>(38,772)</b>	<b>(38,772)</b>	<b>78,503</b>	<b>0</b>	<b>\$ 25.92</b>
<b>Southwest Dallas</b>												
A	4	626,586	40.2%	0.0%	40.2%	72.4%	76.5%	26,000	26,000	0	0	\$ 26.50
B	53	2,282,906	5.9%	0.1%	6.0%	6.0%	5.8%	(3,840)	(3,840)	0	0	\$ 25.06
C	41	834,378	3.1%	0.0%	3.1%	4.4%	3.2%	(9,867)	(9,867)	0	0	\$ 16.23
<b>Total</b>	<b>98</b>	<b>3,743,870</b>	<b>11.0%</b>	<b>0.1%</b>	<b>11.1%</b>	<b>16.7%</b>	<b>17.1%</b>	<b>12,293</b>	<b>12,293</b>	<b>0</b>	<b>0</b>	<b>\$ 24.55</b>
<b>Stemmons Freeway</b>												
A	11	3,281,176	35.0%	1.4%	36.4%	26.7%	24.8%	(63,846)	(63,846)	1,179,311	0	\$ 34.90
B	91	5,997,593	23.5%	0.0%	23.5%	24.2%	23.2%	(43,511)	(43,511)	0	20,000	\$ 20.69
C	50	1,257,225	14.5%	0.0%	14.5%	12.0%	9.9%	(26,487)	(26,487)	0	0	\$ 22.11
<b>Total</b>	<b>152</b>	<b>10,535,994</b>	<b>26.9%</b>	<b>0.5%</b>	<b>27.4%</b>	<b>23.5%</b>	<b>22.1%</b>	<b>(133,844)</b>	<b>(133,844)</b>	<b>1,179,311</b>	<b>20,000</b>	<b>\$ 25.71</b>
<b>Uptown / Turtle Creek</b>												
A	62	13,447,442	27.1%	2.7%	29.8%	19.0%	18.4%	(78,614)	(78,614)	1,753,437	0	\$ 49.39
B	33	1,710,433	21.2%	1.3%	22.5%	19.8%	20.5%	12,181	12,181	0	0	\$ 36.13
C	18	331,100	10.2%	0.0%	10.2%	7.0%	6.4%	(1,991)	(1,991)	0	0	\$ 32.80
<b>Total</b>	<b>113</b>	<b>15,488,975</b>	<b>26.2%</b>	<b>2.5%</b>	<b>28.7%</b>	<b>18.8%</b>	<b>18.4%</b>	<b>(68,424)</b>	<b>(68,424)</b>	<b>1,753,437</b>	<b>0</b>	<b>\$ 47.63</b>
<b>Total DFW Market</b>												
A	689	172,570,963	24.5%	4.1%	28.6%	23.9%	23.0%	(952,198)	(952,198)	6,326,633	951,944	\$ 34.43
B	2,117	123,112,918	17.9%	2.6%	20.3%	18.3%	17.9%	(206,508)	(206,508)	234,161	302,503	\$ 23.34
C	758	19,560,249	6.1%	0.2%	6.3%	5.2%	5.4%	31,374	31,374	63,000	0	\$ 21.05
<b>Total</b>	<b>3,564</b>	<b>315,244,130</b>	<b>20.8%</b>	<b>3.3%</b>	<b>24.1%</b>	<b>20.6%</b>	<b>19.9%</b>	<b>(1,127,332)</b>	<b>(1,127,332)</b>	<b>6,623,794</b>	<b>1,254,447</b>	<b>\$ 30.40</b>



Submarket	Buildings	RBA	Vacancy Rate	Absorption (YTD)	New Supply	Under Construction	Rental Rate (FSG)
1 Central Expressway	111	12.1m	21.1%	-116.4k	0	0k	\$ 35.55
2 Dallas CBD	110	33.3m	29.7%	-624.7k	0	0k	\$ 30.22
3 East Dallas	222	7.1m	9.1%	-27.9k	37k	38.5k	\$ 23.62
4 Far North Dallas	518	64.2m	23.6%	-347.3k	684k	2.2m	\$ 34.54
5 Fort Worth CBD	70	8.9m	15.2%	359.1k	0	0k	\$ 28.61
6 Las Colinas	335	43.2m	21.7%	435.5k	662k	366.8k	\$ 28.44
7 LBJ Freeway	149	19.7m	26.8%	102.4k	0	0k	\$ 25.87
8 Lewisville / Denton	193	6.9m	17.5%	-160.3k	30.3k	225.2k	\$ 25.80
9 Mid-Cities	558	29.5m	13.8%	-194.4k	175.3k	96k	\$ 25.44
10 North Fort Worth	79	4.4m	16.8%	-36.2k	135k	0k	\$ 26.54
11 Northeast Fort Worth	83	4.3m	9.8%	-13.1k	0	0k	\$ 19.45
12 Preston Center	58	7m	12.1%	-27.5k	318.6k	10.4k	\$ 44.02
13 North US 75 Corridor	442	35.9m	17.8%	-92.9k	382.9k	219.1k	\$ 25.49
14 South Fort Worth	272	11m	12.8%	-68.5k	30k	48.4k	\$ 26.41
15 Southwest Dallas	99	3.8m	17.2%	-8.2k	0	0k	\$ 24.94
16 Stemmons Freeway	151	10.4m	23.0%	-45k	20k	1.2m	\$ 25.89
17 Uptown / Turtle Creek	113	15.3m	19.5%	-133k	0	2.6m	\$ 48.09
<b>TOTAL MARKET</b>	<b>3,563</b>	<b>317m</b>	<b>20.6%</b>	<b>-998.4k</b>	<b>2.5m</b>	<b>6.9m</b>	<b>\$ 30.74</b>

# At Colliers, we are enterprising



66

countries on 6 continents



\$4.5B

in annual revenue



\$99B

assets under management



51,000

sale and lease transactions



2B

square feet under management



18,000

professionals and staff

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