

CBD & Suburban Office Market Statistics: 4Q16

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			4Q16			YTD			Quoted Rates (Gross)	YTD Leasing Activity (sf)	Delivered YTD	Under Construction
						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
DOWNTOWN																		
Class A	25	23,049,649	5,848,771	25.4%	514,306	30.7%	2.2%	32.9%	-113,093	8,903	-104,190	-652,978	-129,089	-782,067	\$26.29	856,117	0	342,879
Class B	33	6,257,242	978,455	15.6%	62,143	18.5%	1.0%	19.5%	41,824	-2,783	39,041	99,400	4,884	104,284	\$19.91	303,199	0	0
Class C	25	2,773,294	262,438	9.5%	5,841	10.8%	0.2%	11.0%	-8,857	8,363	-494	-6,943	7,938	995	\$20.36	72,216	0	0
	83	32,080,185	7,089,664	22.1%	582,290	26.5%	1.8%	28.3%	-80,126	14,483	-65,643	-560,521	-116,267	-676,788	\$25.51	1,231,532	0	342,879
SUBURBAN																		
Class A	485	116,030,233	14,494,594	12.5%	2,946,355	15.4%	2.5%	17.9%	631,897	-38,226	593,671	3,295,914	-198,917	3,096,997	\$27.86	8,405,289	3,615,586	10,135,008
Class B	1,456	117,927,462	17,836,237	15.1%	1,420,174	18.8%	1.2%	20.0%	91,826	-68,920	22,906	-254,759	-27,937	-282,696	\$20.51	6,907,838	527,150	446,404
Class C	311	12,376,762	1,486,976	12.0%	8,601	14.9%	0.1%	15.0%	-40,895	386	-40,509	-75,117	-2,601	-77,718	\$14.92	262,142	0	0
	2,252	246,334,457	33,817,807	13.7%	4,375,130	17.1%	1.8%	18.9%	682,828	-106,760	576,068	2,966,038	-229,455	2,736,583	\$23.71	15,575,269	4,142,736	10,581,412
TOTAL																		
Class A	510	139,079,882	20,343,365	14.6%	3,460,661	18.0%	2.5%	20.5%	518,804	-29,323	489,481	2,642,936	-328,006	2,314,930	\$27.42	9,261,406	3,615,586	10,477,887
Class B	1,489	124,184,704	18,814,692	15.2%	1,482,317	18.7%	1.2%	19.9%	133,650	-71,703	61,947	-155,359	-23,053	-178,412	\$20.48	7,211,037	527,150	446,404
Class C	336	15,150,056	1,749,414	11.5%	14,442	16.4%	0.1%	15.4%	-49,752	8,749	-41,003	-82,060	5,337	-76,723	\$15.45	334,358	0	0
	2,335	278,414,642	40,907,471	14.7%	4,957,420	18.2%	1.8%	20.0%	602,702	-92,277	510,425	2,405,517	-345,722	2,059,795	\$24.02	16,806,801	4,142,736	10,924,291

Total Office Market Statistics: 4Q16

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						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
Allen/McKinney	49	4,632,776	383,691	8.3%	44,749	12.6%	1.0%	13.6%	33,082	19,838	52,920	130,269	0	130,269	\$23.35	264,186	102,357	134,486
Alliance	25	2,920,877	136,469	4.7%	28,677	3.2%	1.0%	4.2%	47,316	-3,434	43,882	159,408	-3,434	155,974	\$22.96	108,005	80,093	0
Arlington/Mansfield	114	7,503,504	904,511	12.1%	35,147	14.3%	0.5%	14.8%	17,029	-264	16,765	61,226	27,140	88,366	\$18.94	294,153	0	150,000
Central Expressway	80	12,165,817	1,175,841	9.7%	148,529	13.4%	1.2%	14.6%	58,249	-2,922	55,327	486,410	3,370	489,780	\$27.57	769,452	0	0
Dallas CBD	83	32,080,185	7,089,664	22.1%	582,290	26.5%	1.8%	28.3%	-80,126	14,483	-65,643	-560,521	-116,267	-676,788	\$25.51	1,231,532	0	342,879
Denton	36	1,818,105	43,251	2.4%	9,315	6.5%	0.5%	7.0%	225	0	225	72,531	-1,229	71,302	\$17.53	21,351	52,000	0
East LBJ Freeway	112	16,402,007	3,592,110	21.9%	298,847	25.0%	1.8%	26.8%	146,313	-26,688	119,625	379,116	-78,233	300,883	\$22.70	1,278,484	0	0
East Northeast Ft Worth	43	3,401,749	1,452,126	42.7%	76,886	47.4%	2.3%	49.7%	-429,422	0	-429,422	-466,973	-13,625	-480,598	\$20.15	40,712	0	0
Frisco/The Colony	50	4,595,802	402,077	8.7%	60,240	8.9%	1.3%	10.2%	63,563	8,043	71,606	436,658	57,207	493,865	\$30.13	594,080	591,769	914,136
Ft Worth CBD	55	10,302,975	1,096,674	10.6%	219,954	14.5%	2.1%	16.6%	-27,891	15,548	-12,343	-158,932	1,512	-157,420	\$26.05	231,401	0	280,489
Garland	28	1,601,670	546,683	34.1%	0	34.6%	0.0%	34.6%	528	0	528	-449,902	0	-449,902	\$15.46	29,016	0	0
Grand Prairie	29	3,701,265	395,868	10.7%	16,746	15.1%	0.5%	15.6%	5,856	-14,136	-8,280	6,403	-14,136	-7,733	\$17.05	34,370	0	0
HEB/Midcities	64	4,259,023	784,439	18.4%	5,053	22.2%	0.1%	22.3%	10,431	3,756	14,187	-88,477	10,939	-77,538	\$17.37	247,618	0	0
Las Colinas	279	36,888,009	4,284,979	11.6%	808,352	16.2%	2.2%	18.4%	336,694	-2,050	334,644	560,905	-50,375	510,530	\$24.35	3,339,717	681,219	1,484,761
Lewisville	62	4,653,111	361,728	7.8%	124,606	13.7%	2.7%	16.4%	30,435	13,656	44,091	231,745	0	231,745	\$21.83	268,034	0	0
Lower Tollway	188	21,843,447	3,073,225	14.1%	655,880	17.8%	3.0%	20.8%	-20,978	-34,344	-55,322	-467,547	47,249	-420,298	\$23.86	1,759,968	197,740	0
Mesquite/Forney/Terrell	19	603,801	41,067	6.8%	0	9.3%	0.0%	9.3%	0	0	0	-4,986	0	-4,986	\$13.92	10,486	0	0
Northwest Ft Worth	13	429,903	45,661	10.6%	0	10.6%	0.0%	10.6%	-12,167	0	-12,167	28,923	0	28,923	\$17.08	4,455	0	0
Plano	68	6,431,513	1,458,002	22.7%	35,092	25.0%	0.5%	25.5%	-118,066	-21,476	-139,542	87,024	-24,694	62,330	\$25.48	365,096	349,968	0
Preston Center	44	5,222,784	394,826	7.6%	94,096	10.7%	1.8%	12.5%	-4,462	-1,343	-5,805	8,749	2,036	10,785	\$34.64	337,152	0	171,583
Richardson	166	20,063,653	3,300,820	16.5%	274,017	19.3%	1.4%	20.7%	-248,214	17,310	-230,904	694,933	-44,391	650,542	\$22.92	1,176,523	500,000	322,000
Rockwall	12	481,907	12,410	2.6%	0	3.3%	0.0%	3.3%	-2,054	0	-2,054	-2,083	0	-2,083	\$19.10	6,003	0	0
South Irving	24	1,612,323	200,593	12.4%	14,485	20.2%	0.9%	21.1%	40,251	3,221	43,472	40,306	-10,542	29,764	\$17.94	100,498	35,500	0
Southeast Dallas	13	563,581	29,974	5.3%	1,523	6.3%	0.3%	6.6%	2,396	-1,523	873	10,597	-1,523	9,074	\$15.70	15,660	0	0
Southeast Ft Worth	14	1,174,202	37,795	3.2%	0	4.6%	0.0%	4.6%	128	0	128	15,956	0	15,956	\$15.83	10,899	0	0
Southwest Dallas	46	2,466,212	331,596	13.4%	0	15.7%	0.0%	15.7%	-6,091	0	-6,091	9,744	0	9,744	\$16.20	73,013	23,195	0
Stemmons Freeway	117	12,661,494	2,985,292	23.6%	105,742	28.5%	0.8%	29.3%	185,926	7,925	193,851	-102,231	15,763	-86,468	\$15.98	417,927	0	0
Upper Tollway/West Plano	160	22,869,867	2,194,840	9.6%	559,240	10.0%	2.4%	12.4%	136,513	-39,478	97,035	85,409	-23,974	61,435	\$29.58	1,517,468	435,913	4,813,464
Uptown/Turtle Creek	87	13,303,648	1,266,647	9.5%	286,755	12.3%	2.2%	14.5%	193,868	-5,026	188,842	530,807	-19,676	511,131	\$37.55	1,117,372	672,158	1,500,471
West LBJ Freeway	43	4,720,020	831,468	17.6%	147,135	23.8%	3.1%	26.9%	160,575	-1,589	158,986	253,770	-31,783	221,987	\$17.27	496,096	0	0
West Southwest Ft Worth	107	8,004,631	1,085,080	13.6%	174,495	16.1%	2.2%	18.3%	-23,488	-37,548	-61,036	92,574	-60,038	32,536	\$21.85	422,196	262,630	181,182
Westlake/Grapevine	64	7,107,279	811,136	11.4%	138,312	18.8%	1.9%	20.7%	4,406	-4,236	170	209,997	-17,018	192,979	\$26.48	147,162	58,694	628,840
White Rock	41	1,927,502	156,928	8.1%	11,257	11.4%	0.6%	12.0%	101,877	0	101,877	113,709	0	113,709	\$16.72	76,716	99,500	0
TOTAL	2,335	278,414,642	40,907,471	14.7%	4,957,420	18.2%	1.8%	20.0%	602,702	-92,277	510,425	2,405,517	-345,722	2,059,795	\$24.02	16,806,801	4,142,736	10,924,291



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Total Office Submarket Statistics: 4Q16

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						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
Allen/McKinney																		
Class A	10	1,077,784	129,053	12.0%	44,749	13.7%	4.2%	17.9%	34,265	19,838	54,103	89,235	0	89,235	\$27.25	192,887	102,357	48,441
Class B	36	3,455,768	254,638	7.4%	0	10.6%	0.0%	10.6%	-1,183	0	-1,183	41,034	0	41,034	\$21.65	71,299	0	86,045
Class C	3	99,224	0	0.0%	0	31.5%	0.0%	31.5%	0	0	0	0	0	0	-	0	0	0
	49	4,632,776	383,691	8.3%	44,749	12.6%	1.0%	13.6%	33,082	19,838	52,920	130,269	0	130,269	\$23.35	264,186	102,357	134,486
Alliance																		
Class A	2	511,277	25,026	4.9%	0	4.9%	0.0%	4.9%	46,234	0	46,234	108,799	0	108,799	\$27.00	62,565	0	0
Class B	22	2,385,000	111,443	4.7%	28,677	3.5%	1.2%	4.7%	1,082	-3,434	-2,352	50,609	-3,434	47,175	\$24.04	45,440	80,093	0
Class C	1	24,600	0	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
	25	2,920,877	136,469	4.7%	28,677	3.2%	1.0%	4.2%	47,316	-3,434	43,882	159,408	-3,434	155,974	\$22.96	108,005	80,093	0
Arlington/Mansfield																		
Class A	13	1,686,464	245,800	14.6%	14,218	16.6%	0.8%	17.4%	8,888	0	8,888	-42,037	24,871	-17,166	\$20.68	120,849	0	150,000
Class B	78	4,701,085	570,065	12.1%	20,929	13.8%	0.4%	14.2%	30,600	-650	29,950	111,833	2,269	114,102	\$18.63	150,395	0	0
Class C	23	1,115,955	88,646	7.9%	0	8.4%	0.0%	8.4%	-22,459	386	-22,073	-8,570	0	-8,570	\$13.01	22,909	0	0
	114	7,503,504	904,511	12.1%	35,147	14.3%	0.5%	14.8%	17,029	-264	16,765	61,226	27,140	88,366	\$18.94	294,153	0	150,000
Central Expressway																		
Class A	22	7,052,735	806,341	11.4%	116,447	14.9%	1.7%	16.6%	79,375	-2,486	76,889	373,970	14,623	388,593	\$28.60	370,335	0	0
Class B	52	4,862,899	359,452	7.4%	30,481	10.4%	0.6%	11.0%	-19,268	-436	-19,704	97,516	-9,652	87,864	\$24.04	382,917	0	0
Class C	6	250,183	10,048	4.0%	1,601	3.4%	0.6%	4.0%	-1,858	0	-1,858	14,924	-1,601	13,323	\$23.78	16,200	0	0
	80	12,165,817	1,175,841	9.7%	148,529	13.4%	1.2%	14.6%	58,249	-2,922	55,327	486,410	3,370	489,780	\$27.57	769,452	0	0
Dallas CBD																		
Class A	25	23,049,649	5,848,771	25.4%	514,306	30.7%	2.2%	32.9%	-113,093	8,903	-104,190	-652,978	-129,089	-782,067	\$26.29	856,117	0	342,879
Class B	33	6,257,242	978,455	15.6%	62,143	18.5%	1.0%	19.5%	41,824	-2,783	39,041	99,400	4,884	104,284	\$19.91	303,199	0	0
Class C	25	2,773,294	262,438	9.5%	5,841	10.8%	0.2%	11.0%	-8,857	8,363	-494	-6,943	7,938	995	\$20.36	72,216	0	0
	83	32,080,185	7,089,664	22.1%	582,290	26.5%	1.8%	28.3%	-80,126	14,483	-65,643	-560,521	-116,267	-676,788	\$25.51	1,231,532	0	342,879
Denton																		
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
Class B	21	1,401,305	33,602	2.4%	9,315	2.5%	0.7%	3.2%	-2,274	0	-2,274	67,730	-1,229	66,501	\$17.92	10,862	52,000	0
Class C	15	416,800	9,649	2.3%	0	18.8%	0.0%	18.8%	2,499	0	2,499	4,801	0	4,801	\$17.28	10,489	0	0
	36	1,818,105	43,251	2.4%	9,315	6.5%	0.5%	7.0%	225	0	225	72,531	-1,229	71,302	\$17.53	21,351	52,000	0
East LBJ Freeway																		
Class A	27	8,746,456	2,032,215	23.2%	242,480	26.3%	2.8%	29.1%	-16,682	-16,328	-33,010	270,679	-73,184	197,495	\$26.13	516,834	0	0
Class B	80	7,489,418	1,555,895	20.8%	50,367	24.0%	0.7%	24.7%	162,995	-10,360	152,635	108,437	-5,049	103,388	\$18.30	761,650	0	0
Class C	5	166,133	4,000	2.4%	6,000	2.4%	3.6%	6.0%	0	0	0	0	0	0	\$11.57	0	0	0
	112	16,402,007	3,592,110	21.9%	298,847	25.0%	1.8%	26.8%	146,313	-26,688	119,625	379,116	-78,233	300,883	\$22.70	1,278,484	0	0

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						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
East Northeast Fort Worth																		
Class A	1	103,938	39,241	37.8%	0	37.8%	0.0%	37.8%	0	0	0	0	0	0	\$20.53	0	0	0
Class B	33	2,739,193	1,358,527	49.6%	76,886	49.8%	2.8%	52.6%	-409,483	0	-409,483	-436,534	-13,625	-450,159	\$19.89	40,712	0	0
Class C	9	558,618	54,358	9.7%	0	10.6%	0.0%	10.6%	-19,939	0	-19,939	-30,439	0	-30,439	\$18.25	0	0	0
	43	3,401,749	1,452,126	42.7%	76,886	47.4%	2.3%	49.7%	-429,422	0	-429,422	-466,973	-13,625	-480,598	\$20.15	40,712	0	0
Frisco/The Colony																		
Class A	23	3,310,530	363,794	11.0%	53,310	12.3%	1.6%	13.9%	54,065	1,113	55,178	332,763	57,207	389,970	\$37.14	495,784	568,769	914,136
Class B	27	1,285,272	38,283	3.0%	6,930	7.0%	0.5%	7.5%	9,498	6,930	16,428	103,895	0	103,895	\$25.53	98,296	23,000	0
Class C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
	50	4,595,802	402,077	8.7%	60,240	8.9%	1.3%	10.2%	63,563	8,043	71,606	436,658	57,207	493,865	\$30.13	594,080	591,769	914,136
Fort Worth CBD																		
Class A	12	4,987,611	775,596	15.6%	174,778	15.4%	3.5%	18.9%	-13,362	8,484	-4,878	-116,799	11,350	-105,449	\$29.21	172,534	0	280,489
Class B	31	4,768,830	321,078	6.7%	45,176	10.1%	0.9%	11.0%	-14,529	7,064	-7,465	-42,133	-9,838	-51,971	\$19.81	58,867	0	0
Class C	12	546,534	0	0.0%	0	5.6%	0.0%	5.6%	0	0	0	0	0	\$14.50	0	0	0	0
	55	10,302,975	1,096,674	10.6%	219,954	14.5%	2.1%	16.6%	-27,891	15,548	-12,343	-158,932	1,512	-157,420	\$26.05	231,401	0	280,489
Garland																		
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
Class B	18	1,261,644	513,989	40.7%	0	40.8%	0.0%	40.8%	7,059	0	7,059	-453,371	0	-453,371	\$15.87	28,156	0	0
Class C	10	340,026	32,694	9.6%	0	9.6%	0.0%	9.6%	-6,531	0	-6,531	3,469	0	3,469	\$12.85	860	0	0
	28	1,601,670	546,683	34.1%	0	34.6%	0.0%	34.6%	528	0	528	-449,902	0	-449,902	\$15.46	29,016	0	0
Grand Prairie																		
Class A	5	1,851,880	0	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
Class B	19	1,581,626	291,090	18.4%	16,746	28.8%	1.1%	29.9%	-3,966	-14,136	-18,102	-3,419	-14,136	-17,555	\$17.07	23,948	0	0
Class C	5	267,759	104,778	39.1%	0	39.1%	0.0%	39.1%	9,822	0	9,822	9,822	0	9,822	\$15.00	10,422	0	0
	29	3,701,265	395,868	10.7%	16,746	15.1%	0.5%	15.6%	5,856	-14,136	-8,280	6,403	-14,136	-7,733	\$17.05	34,370	0	0
HEB/Midcities																		
Class A	3	352,780	133,236	37.8%	0	41.3%	0.0%	41.3%	215	3,756	3,971	-32,727	0	-32,727	\$19.46	18,256	0	0
Class B	45	3,379,042	562,826	16.7%	5,053	20.2%	0.1%	20.3%	9,116	0	9,116	-77,158	10,939	-66,219	\$17.20	212,562	0	0
Class C	16	527,201	88,377	16.8%	0	22.6%	0.0%	22.6%	1,100	0	1,100	21,408	0	21,408	\$14.72	16,800	0	0
	64	4,259,023	784,439	18.4%	5,053	22.2%	0.1%	22.3%	10,431	3,756	14,187	-88,477	10,939	-77,538	\$17.37	247,618	0	0
Las Colinas																		
Class A	76	18,719,437	2,051,877	11.0%	716,689	15.2%	3.8%	19.0%	420,703	15,804	436,507	406,284	-54,949	351,335	\$28.24	1,966,404	681,219	1,145,402
Class B	190	17,208,540	2,143,871	12.5%	91,663	17.3%	0.5%	17.8%	-84,156	-17,854	-102,010	143,701	4,574	148,275	\$20.76	1,362,388	0	339,359
Class C	13	960,032	89,231	9.3%	0	15.1%	0.0%	15.1%	147	0	147	10,920	0	10,920	\$17.52	10,925	0	0
	279	36,888,009	4,284,979	11.6%	808,352	16.2%	2.2%	18.4%	336,694	-2,050	334,644	560,905	-50,375	510,530	\$24.35	3,339,717	681,219	1,484,761

Total Office Submarket Statistics: 4Q16

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			4Q16			YTD			Quoted Rates (Gross)	YTD Leasing Activity (sf)	Delivered YTD	Under Construction
						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
Lewisville																		
Class A	3	324,964	0	0.0%	0	75.1%	0.0%	75.1%	0	0	0	80,964	0	80,964	\$25.33	0	0	0
Class B	54	4,196,151	358,706	8.5%	124,606	9.1%	3.0%	12.1%	33,457	13,656	47,113	153,803	0	153,803	\$19.45	268,034	0	0
Class C	5	131,996	3,022	2.3%	0	2.3%	0.0%	2.3%	-3,022	0	-3,022	-3,022	0	-3,022	\$13.50	0	0	0
	62	4,653,111	361,728	7.8%	124,606	13.7%	2.7%	16.4%	30,435	13,656	44,091	231,745	0	231,745	\$21.83	268,034	0	0
Lower Tollway																		
Class A	46	11,477,873	1,263,672	11.0%	371,042	13.6%	3.2%	16.8%	-52,458	-11,120	-63,578	121,536	-87,977	33,559	\$28.84	736,111	197,740	0
Class B	135	10,144,916	1,791,553	17.7%	284,838	22.7%	2.8%	25.5%	49,480	-23,224	26,256	-573,783	135,226	-438,557	\$20.05	1,023,057	0	0
Class C	7	220,658	18,000	8.2%	0	8.2%	0.0%	8.2%	-18,000	0	-18,000	-15,300	0	-15,300	\$22.39	800	0	0
	188	21,843,447	3,073,225	14.1%	655,880	17.8%	3.0%	20.8%	-20,978	-34,344	-55,322	-467,547	47,249	-420,298	\$23.86	1,759,968	197,740	0
Mesquite/Forney/Terrell																		
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
Class B	11	388,889	21,196	5.5%	0	5.5%	0.0%	5.5%	0	0	0	-2,786	0	-2,786	\$18.36	9,696	0	0
Class C	8	214,912	19,871	9.2%	0	13.9%	0.0%	13.9%	0	0	0	-2,200	0	-2,200	\$10.99	790	0	0
	19	603,801	41,067	6.8%	0	9.3%	0.0%	9.3%	0	0	0	-4,986	0	-4,986	\$13.92	10,486	0	0
Northwest Fort Worth																		
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
Class B	6	240,827	35,476	14.7%	0	14.7%	0.0%	14.7%	-12,167	0	-12,167	32,643	0	32,643	\$17.01	4,455	0	0
Class C	7	189,076	10,185	5.4%	0	5.4%	0.0%	5.4%	0	0	0	-3,720	0	-3,720	\$17.38	0	0	0
	13	429,903	45,661	10.6%	0	10.6%	0.0%	10.6%	-12,167	0	-12,167	28,923	0	28,923	\$17.08	4,455	0	0
Plano																		
Class A	8	1,450,495	179,947	12.4%	23,012	13.1%	1.6%	14.7%	65,866	-10,756	55,110	426,071	-13,754	412,317	\$23.03	206,893	250,000	0
Class B	51	4,667,645	1,249,692	26.8%	12,080	29.3%	0.3%	29.6%	-183,932	-10,720	-194,652	-366,380	-10,940	-377,320	\$26.27	142,946	99,968	0
Class C	9	313,373	28,363	9.1%	0	11.4%	0.0%	11.4%	0	0	0	27,333	0	27,333	\$11.82	15,257	0	0
	68	6,431,513	1,458,002	22.7%	35,092	25.0%	0.5%	25.5%	-118,066	-21,476	-139,542	87,024	-24,694	62,330	\$25.48	365,096	349,968	0
Preston Center																		
Class A	22	4,235,194	280,309	6.6%	91,112	9.9%	2.2%	12.1%	-16,875	-1,343	-18,218	-3,886	3,421	-465	\$36.55	282,645	0	171,583
Class B	13	740,586	76,540	10.3%	2,984	17.8%	0.4%	18.2%	-3,095	0	-3,095	11,337	-1,385	9,952	\$29.16	38,795	0	0
Class C	9	247,004	37,977	15.4%	0	15.9%	0.0%	15.9%	15,508	0	15,508	1,298	0	1,298	\$25.31	15,712	0	0
	44	5,222,784	394,826	7.6%	94,096	10.7%	1.8%	12.5%	-4,462	-1,343	-5,805	8,749	2,036	10,785	\$34.64	337,152	0	171,583
Richardson																		
Class A	39	10,146,635	1,605,920	15.8%	178,941	18.1%	1.8%	19.9%	-370,422	11,169	-359,253	357,059	-43,544	313,515	\$26.35	699,882	500,000	322,000
Class B	109	9,382,225	1,626,520	17.3%	95,076	20.7%	1.0%	21.7%	113,845	6,141	119,986	312,668	-847	311,821	\$20.16	438,871	0	0
Class C	18	534,793	68,380	12.8%	0	19.1%	0.0%	19.1%	8,363	0	8,363	25,206	0	25,206	\$12.92	37,770	0	0
	166	20,063,653	3,300,820	16.5%	274,017	19.3%	1.4%	20.7%	-248,214	17,310	-230,904	694,933	-44,391	650,542	\$22.92	1,176,523	500,000	322,000

Total Office Submarket Statistics: 4Q16

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			4Q16			YTD			Quoted Rates (Gross)	YTD Leasing Activity (sf)	Delivered YTD	Under Construction
						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
Rockwall																		
Class A	1	110,000	3,000	2.7%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
Class B	8	269,289	9,410	3.5%	0	4.5%	0.0%	4.5%	-2,054	0	-2,054	-3,083	0	-3,083	\$19.16	6,003	0	0
Class C	3	102,618	0	0.0%	0	0.0%	0.0%	0.0%	0	0	0	1,000	0	1,000	\$16.45	0	0	0
	12	481,907	12,410	2.6%	0	3.3%	0.0%	3.3%	-2,054	0	-2,054	-2,083	0	-2,083	\$19.10	6,003	0	0
South Irving																		
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Class B	14	1,177,567	139,916	11.9%	14,485	16.3%	1.2%	17.5%	40,461	3,221	43,682	44,038	-10,542	33,496	\$21.05	85,022	35,500	0
Class C	10	434,756	60,677	14.0%	0	30.8%	0.0%	30.8%	-210	0	-210	-3,732	0	-3,732	\$13.13	15,476	0	0
	24	1,612,323	200,593	12.4%	14,485	20.2%	0.9%	21.1%	40,251	3,221	43,472	40,306	-10,542	29,764	\$17.94	100,498	35,500	0
Southeast Dallas																		
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Class B	9	445,265	19,605	4.4%	1,523	5.1%	0.3%	5.4%	2,396	-1,523	873	10,597	-1,523	9,074	\$14.97	15,660	0	0
Class C	4	118,316	10,369	8.8%	0	8.8%	0.0%	8.8%	0	0	0	0	0	0	\$16.00	0	0	0
	13	563,581	29,974	5.3%	1,523	6.3%	0.3%	6.6%	2,396	-1,523	873	10,597	-1,523	9,074	\$15.70	15,660	0	0
Southeast Fort Worth																		
Class A	1	541,630	0	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
Class B	6	240,568	34,749	14.4%	0	21.2%	0.0%	21.2%	128	0	128	3,143	0	3,143	\$15.73	9,178	0	0
Class C	7	392,004	3,046	0.8%	0	0.8%	0.0%	0.8%	0	0	0	12,813	0	12,813	\$17.50	1,721	0	0
	14	1,174,202	37,795	3.2%	0	4.6%	0.0%	4.6%	128	0	128	15,956	0	15,956	\$15.83	10,899	0	0
Southwest Dallas																		
Class A	2	280,689	15,500	5.5%	0	5.5%	0.0%	5.5%	0	0	0	0	0	0	\$21.84	0	0	0
Class B	32	1,713,290	244,084	14.2%	0	16.1%	0.0%	16.1%	-9,791	0	-9,791	-17,854	0	-17,854	\$15.79	66,083	23,195	0
Class C	12	472,233	72,012	15.2%	0	16.2%	0.0%	16.2%	3,700	0	3,700	27,598	0	27,598	\$15.74	6,930	0	0
	46	2,466,212	331,596	13.4%	0	15.7%	0.0%	15.7%	-6,091	0	-6,091	9,744	0	9,744	\$16.20	73,013	23,195	0
Stemmons Freeway																		
Class A	12	4,473,059	867,912	19.4%	10,555	22.5%	0.2%	22.7%	10,086	-3,190	6,896	-41,885	12,273	-29,612	\$16.51	84,639	0	0
Class B	73	6,805,734	1,744,943	25.6%	95,187	30.8%	1.4%	32.2%	172,530	11,115	183,645	103,444	3,490	106,934	\$16.13	320,738	0	0
Class C	32	1,382,701	372,437	26.9%	0	28.3%	0.0%	28.3%	3,310	0	3,310	-163,790	0	-163,790	\$12.38	12,550	0	0
	117	12,661,494	2,985,292	23.6%	105,742	28.5%	0.8%	29.3%	185,926	7,925	193,851	-102,231	15,763	-86,468	\$15.98	417,927	0	0
Upper Tollway/West Plano																		
Class A	74	16,265,445	1,533,920	9.4%	520,919	9.4%	3.2%	12.6%	162,775	-18,251	144,524	118,128	-6,486	111,642	\$31.76	1,068,434	342,713	4,813,464
Class B	86	6,604,422	660,920	10.0%	38,321	11.4%	0.6%	12.0%	-26,262	-21,227	-47,489	-32,719	-17,488	-50,207	\$25.35	449,034	93,200	0
Class C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
	160	22,869,867	2,194,840	9.6%	559,240	10.0%	2.4%	12.4%	136,513	-39,478	97,035	85,409	-23,974	61,435	\$29.58	1,517,468	435,913	4,813,464



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Total Office Submarket Statistics: 4Q16

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			4Q16			YTD			Quoted Rates (Gross)	YTD Leasing Activity (sf)	Delivered YTD	Under Construction
						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
Uptown/Turtle Creek																		
Class A	43	10,505,602	948,502	9.0%	144,583	10.6%	1.4%	12.0%	224,908	-14,709	210,199	564,949	-18,183	546,766	\$39.52	1,000,097	672,158	1,500,471
Class B	36	2,518,009	293,486	11.7%	142,172	15.7%	5.6%	21.3%	-26,048	9,683	-16,365	-26,929	-1,493	-28,422	\$32.40	108,970	0	0
Class C	8	280,037	24,659	8.8%	0	9.3%	0.0%	9.3%	-4,992	0	-4,992	-7,213	0	-7,213	\$25.82	8,305	0	0
	87	13,303,648	1,266,647	9.5%	286,755	12.3%	2.2%	14.5%	193,868	-5,026	188,842	530,807	-19,676	511,131	\$37.55	1,117,372	672,158	1,500,471
West LBJ Freeway																		
Class A	7	1,704,168	374,083	22.0%	64,146	21.5%	3.8%	25.3%	8,503	-22,806	-14,303	9,167	-16,557	-7,390	\$18.65	171,513	0	0
Class B	30	2,824,134	365,945	13.0%	82,989	19.6%	2.9%	22.5%	150,794	21,217	172,011	243,566	-15,226	228,340	\$16.60	315,171	0	0
Class C	6	191,718	91,440	47.7%	0	63.2%	0.0%	63.2%	1,278	0	1,278	1,037	0	1,037	\$17.89	9,412	0	0
	43	4,720,020	831,468	17.6%	147,135	23.8%	3.1%	26.9%	160,575	-1,589	158,986	253,770	-31,783	221,987	\$17.27	496,096	0	0
West Southwest Fort Worth																		
Class A	16	2,252,752	157,437	7.0%	60,178	8.4%	2.7%	11.1%	-14,187	2,599	-11,588	112,171	-8,028	104,143	\$28.38	158,382	262,630	160,182
Class B	66	4,924,930	863,729	17.5%	114,317	20.3%	2.3%	22.6%	-10,296	-40,147	-50,443	-23,671	-52,010	-75,681	\$20.95	227,014	0	21,000
Class C	25	826,949	63,914	7.7%	0	8.2%	0.0%	8.2%	995	0	995	4,074	0	4,074	\$17.25	36,800	0	0
	107	8,004,631	1,085,080	13.6%	174,495	16.1%	2.2%	18.3%	-23,488	-37,548	-61,036	92,574	-60,038	32,536	\$21.85	422,196	262,630	181,182
Westlake/Grapevine																		
Class A	17	3,860,835	662,213	17.2%	119,196	28.9%	3.1%	32.0%	0	0	0	161,473	0	161,473	\$26.67	80,245	38,000	628,840
Class B	41	2,967,627	116,193	3.9%	18,116	4.6%	0.6%	5.2%	2,366	-4,236	-1,870	42,784	-16,018	26,766	\$25.87	66,917	20,694	0
Class C	6	278,817	32,730	11.7%	1,000	11.4%	0.4%	11.8%	2,040	0	2,040	5,740	-1,000	4,740	\$22.39	0	0	0
	64	7,107,279	811,136	11.4%	138,312	18.8%	1.9%	20.7%	4,406	-4,236	170	209,997	-17,018	192,979	\$26.48	147,162	58,694	628,840
White Rock																		
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
Class B	24	1,155,766	68,815	6.0%	11,257	8.6%	1.0%	9.6%	114,523	0	114,523	122,283	0	122,283	\$17.48	64,702	99,500	0
Class C	17	771,736	88,113	11.4%	0	11.9%	0.0%	11.9%	-12,646	0	-12,646	-8,574	0	-8,574	\$16.05	12,014	0	0
	41	1,927,502	156,928	8.1%	11,257	11.4%	0.6%	12.0%	101,877	0	101,877	113,709	0	113,709	\$16.72	76,716	99,500	0
Total																		
Class A	510	139,079,882	20,343,365	14.6%	3,460,661	18.0%	2.5%	20.5%	518,804	-29,323	489,481	2,642,936	-328,006	2,314,930	\$27.42	9,261,406	3,615,586	10,477,887
Class B	1,489	124,184,704	18,814,692	15.2%	1,482,317	18.7%	1.2%	19.9%	133,650	-71,703	61,947	-155,359	-23,053	-178,412	\$20.48	7,211,037	527,150	446,404
Class C	336	15,150,056	1,749,414	11.5%	14,442	15.3%	0.1%	15.4%	-49,752	8,749	-41,003	-82,060	5,337	-76,723	\$15.72	334,358	0	0
	2,335	278,414,642	40,907,471	14.7%	4,957,420	18.2%	1.8%	20.0%	602,702	-92,277	510,425	2,405,517	-345,722	2,059,795	\$24.02	16,806,801	4,142,736	10,924,291

Class A Office Market Statistics: 4Q16

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			4Q16			YTD			Quoted Rates (Gross)	YTD Leasing Activity (sf)	Delivered YTD	Under Construction
						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
Allen/McKinney	10	1,077,784	129,053	12.0%	44,749	13.7%	4.2%	17.9%	34,265	19,838	54,103	89,235	0	89,235	\$27.25	192,887	102,357	48,441
Alliance	2	511,277	25,026	4.9%	0	4.9%	0.0%	4.9%	46,234	0	46,234	108,799	0	108,799	\$27.00	62,565	0	0
Arlington/Mansfield	13	1,686,464	245,800	14.6%	14,218	16.6%	0.8%	17.4%	8,888	0	8,888	-42,037	24,871	-17,166	\$20.68	120,849	0	150,000
Central Expressway	22	7,052,735	806,341	11.4%	116,447	14.9%	1.7%	16.6%	79,375	-2,486	76,889	373,970	14,623	388,593	\$28.60	370,335	0	0
Dallas CBD	25	23,049,649	5,848,771	25.4%	514,306	30.7%	2.2%	32.9%	-113,093	8,903	-104,190	-652,978	-129,089	-782,067	\$26.29	856,117	0	342,879
Denton	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
East LBJ Freeway	27	8,746,456	2,032,215	23.2%	242,480	26.3%	2.8%	29.1%	-16,682	-16,328	-33,010	270,679	-73,184	197,495	\$26.13	516,834	0	0
East Northeast Ft Worth	1	103,938	39,241	37.8%	0	37.8%	0.0%	37.8%	0	0	0	0	0	0	\$20.53	0	0	0
Frisco/The Colony	23	3,310,530	363,794	11.0%	53,310	12.3%	1.6%	13.9%	54,065	1,113	55,178	332,763	57,207	389,970	\$37.14	495,784	568,769	914,136
Ft Worth CBD	12	4,987,611	775,596	15.6%	174,778	15.4%	3.5%	18.9%	-13,362	8,484	-4,878	-116,799	11,350	-105,449	\$29.21	172,534	0	280,489
Garland	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
Grand Prairie	5	1,851,880	0	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
HEB/Midcities	3	352,780	133,236	37.8%	0	41.3%	0.0%	41.3%	215	3,756	3,971	-32,727	0	-32,727	\$19.46	18,256	0	0
Las Colinas	76	18,719,437	2,051,877	11.0%	716,689	15.2%	3.8%	19.0%	420,703	15,804	436,507	406,284	-54,949	351,335	\$28.24	1,966,404	681,219	1,145,402
Lewisville	3	324,964	0	0.0%	0	75.1%	0.0%	75.1%	0	0	0	80,964	0	80,964	\$25.33	0	0	0
Lower Tollway	46	11,477,873	1,263,672	11.0%	371,042	13.6%	3.2%	16.8%	-52,458	-11,120	-63,578	121,536	-87,977	33,559	\$28.84	736,111	197,740	0
Mesquite/Forney/Terrell	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
Northwest Ft Worth	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
Plano	8	1,450,495	179,947	12.4%	23,012	13.1%	1.6%	14.7%	65,866	-10,756	55,110	426,071	-13,754	412,317	\$23.03	206,893	250,000	0
Preston Center	22	4,235,194	280,309	6.6%	91,112	9.9%	2.2%	12.1%	-16,875	-1,343	-18,218	-3,886	3,421	-465	\$36.55	282,645	0	171,583
Richardson	39	10,146,635	1,605,920	15.8%	178,941	18.1%	1.8%	19.9%	-370,422	11,169	-359,253	357,059	-43,544	313,515	\$26.35	699,882	500,000	322,000
Rockwall	1	110,000	3,000	2.7%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
South Irving	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
Southeast Dallas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
Southeast Ft Worth	1	541,630	0	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
Southwest Dallas	2	280,689	15,500	5.5%	0	5.5%	0.0%	5.5%	0	0	0	0	0	0	\$21.84	0	0	0
Stemmons Freeway	12	4,473,059	867,912	19.4%	10,555	22.5%	0.2%	22.7%	10,086	-3,190	6,896	-41,885	12,273	-29,612	\$16.51	84,639	0	0
Upper Tollway/West Plano	74	16,265,445	1,533,920	9.4%	520,919	9.4%	3.2%	12.6%	162,775	-18,251	144,524	118,128	-6,486	111,642	\$31.76	1,068,434	342,713	4,813,464
Uptown/Turtle Creek	43	10,505,602	948,502	9.0%	144,583	10.6%	1.4%	12.0%	224,908	-14,709	210,199	564,949	-18,183	546,766	\$39.52	1,000,097	672,158	1,500,471
West LBJ Freeway	7	1,704,168	374,083	22.0%	64,146	21.5%	3.8%	25.3%	8,503	-22,806	-14,303	9,167	-16,557	-7,390	\$18.65	171,513	0	0
West Southwest Ft Worth	16	2,252,752	157,437	7.0%	60,178	8.4%	2.7%	11.1%	-14,187	2,599	-11,588	112,171	-8,028	104,143	\$28.38	158,382	262,630	160,182
Westlake/Grapevine	17	3,860,835	662,213	17.2%	119,196	28.9%	3.1%	32.0%	0	0	0	161,473	0	161,473	\$26.67	80,245	38,000	628,840
White Rock	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
TOTAL	510	139,079,882	20,343,365	14.6%	3,460,661	18.0%	2.5%	20.5%	518,804	-29,323	489,481	2,642,936	-328,006	2,314,930	\$27.42	9,261,406	3,615,586	10,477,887



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Class B Office Market Statistics: 4Q16

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			4Q16			YTD			Quoted Rates (Gross)	YTD Leasing Activity (sf)	Delivered YTD	Under Construction
						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
Allen/McKinney	36	3,455,768	254,638	7.4%	0	10.6%	0.0%	10.6%	-1,183	0	-1,183	41,034	0	41,034	\$21.65	71,299	0	86,045
Alliance	22	2,385,000	111,443	4.7%	28,677	3.5%	1.2%	4.7%	1,082	-3,434	-2,352	50,609	-3,434	47,175	\$24.04	45,440	80,093	0
Arlington/Mansfield	78	4,701,085	570,065	12.1%	20,929	13.8%	0.4%	14.2%	30,600	-650	29,950	111,833	2,269	114,102	\$18.63	150,395	0	0
Central Expressway	52	4,862,899	359,452	7.4%	30,481	10.4%	0.6%	11.0%	-19,268	-436	-19,704	97,516	-9,652	87,864	\$24.04	382,917	0	0
Dallas CBD	33	6,257,242	978,455	15.6%	62,143	18.5%	1.0%	19.5%	41,824	-2,783	39,041	99,400	4,884	104,284	\$19.91	303,199	0	0
Denton	21	1,401,305	33,602	2.4%	9,315	2.5%	0.7%	3.2%	-2,274	0	-2,274	67,730	-1,229	66,501	\$17.92	10,862	52,000	0
East LBJ Freeway	80	7,489,418	1,555,895	20.8%	50,367	24.0%	0.7%	24.7%	162,995	-10,360	152,635	108,437	-5,049	103,388	\$18.30	761,650	0	0
East Northeast Ft Worth	33	2,739,193	1,358,527	49.6%	76,886	49.8%	2.8%	52.6%	-409,483	0	-409,483	-436,534	-13,625	-450,159	\$19.89	40,712	0	0
Frisco/The Colony	27	1,285,272	38,283	3.0%	6,930	7.0%	0.5%	7.5%	9,498	6,930	16,428	103,895	0	103,895	\$25.53	98,296	23,000	0
Ft Worth CBD	31	4,768,830	321,078	6.7%	45,176	10.1%	0.9%	11.0%	-14,529	7,064	-7,465	-42,133	-9,838	-51,971	\$19.81	58,867	0	0
Garland	18	1,261,644	513,989	40.7%	0	40.8%	0.0%	40.8%	7,059	0	7,059	-453,371	0	-453,371	\$15.87	28,156	0	0
Grand Prairie	19	1,581,626	291,090	18.4%	16,746	28.8%	1.1%	29.9%	-3,966	-14,136	-18,102	-3,419	-14,136	-17,555	\$17.07	23,948	0	0
HEB/Midcities	45	3,379,042	562,826	16.7%	5,053	20.2%	0.1%	20.3%	9,116	0	9,116	-77,158	10,939	-66,219	\$17.20	212,562	0	0
Las Colinas	190	17,208,540	2,143,871	12.5%	91,663	17.3%	0.5%	17.8%	-84,156	-17,854	-102,010	143,701	4,574	148,275	\$20.76	1,362,388	0	339,359
Lewisville	54	4,196,151	358,706	8.5%	124,606	9.1%	3.0%	12.1%	33,457	13,656	47,113	153,803	0	153,803	\$19.45	268,034	0	0
Lower Tollway	135	10,144,916	1,791,553	17.7%	284,838	22.7%	2.8%	25.5%	49,480	-23,224	26,256	-573,783	135,226	-438,557	\$20.05	1,023,057	0	0
Mesquite/Forney/Terrell	11	388,889	21,196	5.5%	0	5.5%	0.0%	5.5%	0	0	0	-2,786	0	-2,786	\$18.36	9,696	0	0
Northwest Ft Worth	6	240,827	35,476	14.7%	0	14.7%	0.0%	14.7%	-12,167	0	-12,167	32,643	0	32,643	\$17.01	4,455	0	0
Plano	51	4,667,645	1,249,692	26.8%	12,080	29.3%	0.3%	29.6%	-183,932	-10,720	-194,652	-366,380	-10,940	-377,320	\$26.27	142,946	99,968	0
Preston Center	13	740,586	76,540	10.3%	2,984	17.8%	0.4%	18.2%	-3,095	0	-3,095	11,337	-1,385	9,952	\$29.16	38,795	0	0
Richardson	109	9,382,225	1,626,520	17.3%	95,076	20.7%	1.0%	21.7%	113,845	6,141	119,986	312,668	-847	311,821	\$20.16	438,871	0	0
Rockwall	8	269,289	9,410	3.5%	0	4.5%	0.0%	4.5%	-2,054	0	-2,054	-3,083	0	-3,083	\$19.16	6,003	0	0
South Irving	14	1,177,567	139,916	11.9%	14,485	16.3%	1.2%	17.5%	40,461	3,221	43,682	44,038	-10,542	33,496	\$21.05	85,022	35,500	0
Southeast Dallas	9	445,265	19,605	4.4%	1,523	5.1%	0.3%	5.4%	2,396	-1,523	873	10,597	-1,523	9,074	\$14.97	15,660	0	0
Southeast Ft Worth	6	240,568	34,749	14.4%	0	21.2%	0.0%	21.2%	128	0	128	3,143	0	3,143	\$15.73	9,178	0	0
Southwest Dallas	32	1,713,290	244,084	14.2%	0	16.1%	0.0%	16.1%	-9,791	0	-9,791	-17,854	0	-17,854	\$15.79	66,083	23,195	0
Stemmons Freeway	73	6,805,734	1,744,943	25.6%	95,187	30.8%	1.4%	32.2%	172,530	11,115	183,645	103,444	3,490	106,934	\$16.13	320,738	0	0
Upper Tollway/West Plano	86	6,604,422	660,920	10.0%	38,321	11.4%	0.6%	12.0%	-26,262	-21,227	-47,489	-32,719	-17,488	-50,207	\$25.35	449,034	93,200	0
Uptown/Turtle Creek	36	2,518,009	293,486	11.7%	142,172	15.7%	5.6%	21.3%	-26,048	9,683	-16,365	-26,929	-1,493	-28,422	\$32.40	108,970	0	0
West LBJ Freeway	30	2,824,134	365,945	13.0%	82,989	19.6%	2.9%	22.5%	150,794	21,217	172,011	243,566	-15,226	228,340	\$16.60	315,171	0	0
West Southwest Ft Worth	66	4,924,930	863,729	17.5%	114,317	20.3%	2.3%	22.6%	-10,296	-40,147	-50,443	-23,671	-52,010	-75,681	\$20.95	227,014	0	21,000
Westlake/Grapevine	41	2,967,627	116,193	3.9%	18,116	4.6%	0.6%	5.2%	2,366	-4,236	-1,870	42,784	-16,018	26,766	\$25.87	66,917	20,694	0
White Rock	24	1,155,766	68,815	6.0%	11,257	8.6%	1.0%	9.6%	114,523	0	114,523	122,283	0	122,283	\$17.48	64,702	99,500	0
	1,489	124,184,704	18,814,692	15.2%	1,482,317	18.7%	1.2%	19.9%	133,650	-71,703	61,947	-155,359	-23,053	-178,412	\$20.48	7,211,037	527,150	446,404



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Class C Office Market Statistics: 4Q16

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			4Q16			YTD			Quoted Rates (Gross)	YTD Leasing Activity (sf)	Delivered YTD	Under Construction
						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
Allen/McKinney	3	99,224	0	0.0%	0	31.5%	0.0%	31.5%	0	0	0	0	0	0	-	0	0	0
Alliance	1	24,600	0	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
Arlington/Mansfield	23	1,115,955	88,646	7.9%	0	8.4%	0.0%	8.4%	-22,459	386	-22,073	-8,570	0	-8,570	\$13.01	22,909	0	0
Central Expressway	6	250,183	10,048	4.0%	1,601	3.4%	0.6%	4.0%	-1,858	0	-1,858	14,924	-1,601	13,323	\$23.78	16,200	0	0
Dallas CBD	25	2,773,294	262,438	9.5%	5,841	10.8%	0.2%	11.0%	-8,857	8,363	-494	-6,943	7,938	995	\$20.36	72,216	0	0
Denton	15	416,800	9,649	2.3%	0	18.8%	0.0%	18.8%	2,499	0	2,499	4,801	0	4,801	\$17.28	10,489	0	0
East LBJ Freeway	5	166,133	4,000	2.4%	6,000	2.4%	3.6%	6.0%	0	0	0	0	0	0	\$11.57	0	0	0
East Northeast Ft Worth	9	558,618	54,358	9.7%	0	10.6%	0.0%	10.6%	-19,939	0	-19,939	-30,439	0	-30,439	\$18.25	0	0	0
Frisco/The Colony	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
Ft Worth CBD	12	546,534	0	0.0%	0	5.6%	0.0%	5.6%	0	0	0	0	0	0	\$14.50	0	0	0
Garland	10	340,026	32,694	9.6%	0	9.6%	0.0%	9.6%	-6,531	0	-6,531	3,469	0	3,469	\$12.85	860	0	0
Grand Prairie	5	267,759	104,778	39.1%	0	39.1%	0.0%	39.1%	9,822	0	9,822	9,822	0	9,822	\$15.00	10,422	0	0
HEB/Midcities	16	527,201	88,377	16.8%	0	22.6%	0.0%	22.6%	1,100	0	1,100	21,408	0	21,408	\$14.72	16,800	0	0
Las Colinas	13	960,032	89,231	9.3%	0	15.1%	0.0%	15.1%	147	0	147	10,920	0	10,920	\$17.52	10,925	0	0
Lewisville	5	131,996	3,022	2.3%	0	2.3%	0.0%	2.3%	-3,022	0	-3,022	-3,022	0	-3,022	\$13.50	0	0	0
Lower Tollway	7	220,658	18,000	8.2%	0	8.2%	0.0%	8.2%	-18,000	0	-18,000	-15,300	0	-15,300	\$22.39	800	0	0
Mesquite/Forney/Terrell	8	214,912	19,871	9.2%	0	13.9%	0.0%	13.9%	0	0	0	-2,200	0	-2,200	\$10.99	790	0	0
Northwest Ft Worth	7	189,076	10,185	5.4%	0	5.4%	0.0%	5.4%	0	0	0	-3,720	0	-3,720	\$17.38	0	0	0
Plano	9	313,373	28,363	9.1%	0	11.4%	0.0%	11.4%	0	0	0	27,333	0	27,333	\$11.82	15,257	0	0
Preston Center	9	247,004	37,977	15.4%	0	15.9%	0.0%	15.9%	15,508	0	15,508	1,298	0	1,298	\$25.31	15,712	0	0
Richardson	18	534,793	68,380	12.8%	0	19.1%	0.0%	19.1%	8,363	0	8,363	25,206	0	25,206	\$12.92	37,770	0	0
Rockwall	3	102,618	0	0.0%	0	0.0%	0.0%	0.0%	0	0	0	1,000	0	1,000	\$16.45	0	0	0
South Irving	10	434,756	60,677	14.0%	0	30.8%	0.0%	30.8%	-210	0	-210	-3,732	0	-3,732	\$13.13	15,476	0	0
Southeast Dallas	4	118,316	10,369	8.8%	0	8.8%	0.0%	8.8%	0	0	0	0	0	\$16.00	0	0	0	
Southeast Ft Worth	7	392,004	3,046	0.8%	0	0.8%	0.0%	0.8%	0	0	0	12,813	0	12,813	\$17.50	1,721	0	0
Southwest Dallas	12	472,233	72,012	15.2%	0	16.2%	0.0%	16.2%	3,700	0	3,700	27,598	0	27,598	\$15.74	6,930	0	0
Stemmons Freeway	32	1,382,701	372,437	26.9%	0	28.3%	0.0%	28.3%	3,310	0	3,310	-163,790	0	-163,790	\$12.38	12,550	0	0
Upper Tollway/West Plano	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
Uptown/Turtle Creek	8	280,037	24,659	8.8%	0	9.3%	0.0%	9.3%	-4,992	0	-4,992	-7,213	0	-7,213	\$25.82	8,305	0	0
West LBJ Freeway	6	191,718	91,440	47.7%	0	63.2%	0.0%	63.2%	1,278	0	1,278	1,037	0	1,037	\$17.89	9,412	0	0
West Southwest Ft Worth	25	826,949	63,914	7.7%	0	8.2%	0.0%	8.2%	995	0	995	4,074	0	4,074	\$17.25	36,800	0	0
Westlake/Grapevine	6	278,817	32,730	11.7%	1,000	11.4%	0.4%	11.8%	2,040	0	2,040	5,740	-1,000	4,740	\$22.39	0	0	0
White Rock	17	771,736	88,113	11.4%	0	11.9%	0.0%	11.9%	-12,646	0	-12,646	-8,574	0	-8,574	\$16.05	12,014	0	0
	336	15,150,056	1,749,414	11.5%	14,442	15.3%	0.1%	15.4%	-49,752	8,749	-41,003	-82,060	5,337	-76,723	\$15.72	334,358	0	0



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