

CBD & Suburban Office Market Statistics: 3Q17

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			3Q17			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	28	23,375,243	5,874,338	25.1%	943,854	29.1%	4.0%	33.1%	77,038	-279,678	-202,640	81,783	-145,789	-64,006	\$26.86	920,614	92,237	322,110
Class B	34	6,320,024	908,586	14.4%	62,572	16.1%	1.0%	17.1%	69,969	4,506	74,475	30,439	-26,704	3,735	\$21.02	152,048	0	0
Class C	25	2,770,008	228,594	8.3%	5,416	9.4%	0.2%	9.6%	-12,345	0	-12,345	-42,078	425	-41,653	\$17.45	1,302	0	0
	87	32,465,275	7,011,518	21.6%	1,011,842	24.9%	3.1%	28.0%	134,662	-275,172	-140,510	70,144	-172,068	-101,924	\$26.01	1,073,964	92,237	322,110
SUBURBAN																		
Class A	512	122,084,442	16,941,216	13.9%	3,639,895	16.9%	3.0%	19.9%	1,851,200	136,575	1,987,775	3,911,976	-91,729	3,820,247	\$29.20	6,186,031	4,807,914	8,028,281
Class B	1,466	116,749,923	16,898,456	14.5%	1,978,328	18.6%	1.7%	20.3%	228,713	-270,706	-41,993	380,941	-440,158	-59,217	\$20.50	4,365,913	536,355	363,010
Class C	313	13,052,835	1,626,859	12.5%	29,542	17.2%	0.2%	17.4%	-421,016	-13,751	-434,767	-178,148	-18,868	-197,016	\$18.24	265,925	0	0
	2,291	251,887,200	35,466,531	14.1%	5,647,765	17.7%	2.2%	19.9%	1,658,897	-147,882	1,511,015	4,114,769	-550,755	3,564,014	\$24.85	10,817,869	5,344,269	8,391,291
TOTAL																		
Class A	540	145,459,685	22,815,554	15.7%	4,583,749	18.8%	3.2%	22.0%	1,928,238	-143,103	1,785,135	3,993,759	-237,518	3,756,241	\$28.31	7,106,645	4,900,151	8,350,391
Class B	1,500	123,069,947	17,807,042	14.5%	2,040,900	18.4%	1.7%	20.1%	298,682	-266,200	32,482	411,380	-466,862	-55,482	\$20.53	4,517,961	536,355	363,010
Class C	338	15,822,843	1,855,453	11.7%	34,958	15.7%	0.2%	15.9%	-433,361	-13,751	-447,112	-220,226	-18,443	-238,669	\$18.19	267,227	0	0
	2,378	284,352,475	42,478,049	14.9%	6,659,607	18.5%	2.3%	20.8%	1,793,559	-423,054	1,370,505	4,184,913	-722,823	3,462,090	\$25.03	11,891,833	5,436,506	8,713,401

Total Office Market Statistics: 3Q17

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						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
Allen/McKinney	52	4,828,634	394,405	8.2%	59,085	11.3%	1.2%	12.5%	76,596	-13,327	63,269	54,744	-14,387	40,357	\$23.68	264,640	22,670	260,467
Alliance	27	3,159,368	394,991	12.5%	303,720	5.2%	9.6%	14.8%	-237,883	0	-237,883	-214,184	-28,678	-242,862	\$20.48	47,717	23,940	0
Arlington/Mansfield	116	7,795,001	711,910	9.1%	51,938	10.4%	0.7%	11.1%	19,684	870	20,554	381,978	-8,523	373,455	\$19.18	398,482	200,000	0
Central Expressway	82	12,212,572	1,295,710	10.6%	292,129	13.2%	2.4%	15.6%	-1,017	8,396	7,379	-22,305	17,496	-4,809	\$30.09	440,211	0	0
Dallas CBD	87	32,465,275	7,011,518	21.6%	1,011,842	24.9%	3.1%	28.0%	134,662	-275,172	-140,510	70,144	-172,068	-101,924	\$26.01	1,073,964	92,237	322,110
Denton	36	1,823,668	67,932	3.7%	2,000	8.8%	0.1%	8.9%	-5,664	-144	-5,808	-2,483	-771	-3,254	\$20.12	27,098	0	0
East Northeast Ft Worth	43	3,427,798	1,407,558	41.1%	47,191	47.6%	1.4%	49.0%	32,527	14,985	47,512	12,660	28,610	41,270	\$19.24	46,324	0	0
Frisco/The Colony	50	4,683,289	426,411	9.1%	46,153	15.7%	1.0%	16.7%	62,522	-26,961	35,561	-7,831	-34,752	-42,583	\$29.32	221,593	0	1,018,857
Ft Worth CBD	57	10,392,865	1,063,204	10.2%	160,448	15.1%	1.5%	16.6%	-36,131	33,582	-2,549	140,654	-6,378	134,276	\$26.62	371,089	0	280,489
Garland	27	1,190,946	123,728	10.4%	9,351	13.7%	0.8%	14.5%	1,198	0	1,198	-29,809	0	-29,809	\$13.97	13,509	0	0
Grand Prairie	31	3,896,303	655,315	16.8%	7,755	19.7%	0.2%	19.9%	-184,215	5,648	-178,567	-255,191	6,381	-248,810	\$18.74	15,312	0	0
HEB/Midcities	65	4,293,687	784,834	18.3%	500	21.7%	0.0%	21.7%	-64,779	0	-64,779	34,941	2,243	37,184	\$17.53	123,063	0	0
Las Colinas	284	38,147,299	5,267,258	13.8%	1,321,964	19.5%	3.5%	23.0%	242,901	-83,670	159,231	1,259,921	-221,142	1,038,779	\$25.70	1,395,594	1,024,761	734,500
LBJ Freeway	155	21,125,346	4,302,255	20.4%	715,600	24.8%	3.4%	28.2%	269,240	-25,346	243,894	337,816	-108,187	229,629	\$22.19	1,255,056	0	0
Lewisville	63	4,688,664	364,389	7.8%	116,263	12.3%	2.5%	14.8%	36,718	4,290	41,008	-2,056	-37,850	-39,906	\$21.70	392,383	0	0
Mesquite/Forney/Terrell	19	605,018	38,302	6.3%	0	7.8%	0.0%	7.8%	1,257	0	1,257	15,491	0	15,491	\$13.83	6,328	0	0
Northwest Ft Worth	13	431,995	16,816	3.9%	0	7.4%	0.0%	7.4%	4,538	0	4,538	14,178	0	14,178	\$19.90	9,830	0	0
Plano	67	6,263,015	1,733,126	27.7%	275,966	24.6%	4.4%	29.0%	-505,114	-14,161	-519,275	-583,794	-9,489	-593,283	\$24.10	179,304	0	0
Preston Center	45	5,268,456	360,519	6.8%	141,241	8.5%	2.7%	11.2%	8,251	-3,330	4,921	-15,079	-11,826	-26,905	\$36.35	225,154	0	305,257
Quorum/Bent Tree	189	21,944,674	3,475,275	15.8%	607,268	19.6%	2.8%	22.4%	21,647	-25,544	-3,897	224,623	-108,064	116,559	\$24.15	1,068,490	0	240,000
Richardson	173	20,585,854	3,182,365	15.5%	141,489	19.4%	0.7%	20.1%	244,842	-3,431	241,411	201,104	8,895	209,999	\$23.89	868,066	300,000	0
Rockwall	11	452,695	5,330	1.2%	0	11.3%	0.0%	11.3%	4,907	0	4,907	7,080	0	7,080	\$28.41	8,636	0	0
South Irving	24	1,606,290	194,727	12.1%	171	20.2%	0.0%	20.2%	35,701	927	36,628	5,032	4,035	9,067	\$16.93	46,383	0	0
Southeast Dallas	13	563,581	32,910	5.8%	1,523	6.6%	0.3%	6.9%	8,174	0	8,174	-2,936	0	-2,936	\$14.78	17,725	0	0
Southeast Ft Worth	14	1,178,735	56,657	4.8%	0	5.7%	0.0%	5.7%	-24,854	0	-24,854	-2,961	0	-2,961	\$15.99	24,949	0	0
Southwest Dallas	47	2,520,187	286,476	11.4%	0	13.2%	0.0%	13.2%	57,847	0	57,847	36,451	0	36,451	\$18.31	42,279	55,000	0
Stemmons Freeway	114	12,633,738	2,948,577	23.3%	106,263	26.1%	0.8%	26.9%	61,566	-265	61,301	138,788	-4,165	134,623	\$17.31	367,086	0	0
Upper Tollway/West Plano	169	26,190,099	2,255,737	8.6%	670,609	12.3%	2.6%	14.9%	1,290,610	-6,633	1,283,977	2,535,457	21,697	2,557,154	\$31.24	1,691,206	2,990,265	3,273,199
Uptown/Turtle Creek	91	13,628,425	1,340,252	9.8%	349,386	11.6%	2.6%	14.2%	4,787	8,013	12,800	318,468	-142,036	176,432	\$38.11	608,061	200,000	1,303,882
West Southwest Ft Worth	109	7,581,729	671,185	8.9%	153,074	11.0%	2.0%	13.0%	61,154	-17,224	43,930	47,008	-10,291	36,717	\$25.90	429,355	204,068	0
Westlake/Grapevine	65	6,867,950	1,478,255	21.5%	57,353	23.5%	0.8%	24.3%	168,292	-5,224	163,068	-473,568	98,192	-375,376	\$27.22	138,359	293,565	679,820
White Rock	40	1,899,319	130,122	6.9%	9,325	10.4%	0.5%	10.9%	3,595	667	4,262	-39,428	8,235	-31,193	\$17.22	74,587	0	294,820
	2,378	284,352,475	42,478,049	14.9%	6,659,607	18.5%	2.3%	20.8%	1,793,559	-423,054	1,370,505	4,184,913	-722,823	3,462,090	\$25.03	11,891,833	5,406,506	8,713,401



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Total Office Submarket Statistics: 3Q17

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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	125,200	11.6%	1,060	13.4%	0.1%	13.5%	24,124	0	24,124	24,278	-1,060	23,218	\$28.77	66,866	0	173,441
Class B	39	3,651,626	269,205	7.4%	58,025	10.5%	1.6%	12.1%	52,472	-13,327	39,145	30,466	-13,327	17,139	\$21.28	197,774	22,670	87,026
Class C	3	99,224	0	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	-	0	0	0
	52	4,828,634	394,405	8.2%	59,085	11.3%	1.2%	12.5%	76,596	-13,327	63,269	54,744	-14,387	40,357	\$23.68	264,640	22,670	260,467
Alliance																		
Class A	3	725,711	233,649	32.2%	212,122	3.0%	29.2%	32.2%	-214,443	0	-214,443	-208,632	0	-208,632	\$20.01	0	0	0
Class B	23	2,409,057	161,342	6.7%	91,598	6.5%	3.8%	10.3%	-23,440	0	-23,440	-5,552	-28,678	-34,230	\$23.35	47,717	23,940	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
	27	3,159,368	394,991	12.5%	303,720	5.2%	9.6%	14.8%	-237,883	0	-237,883	-214,184	-28,678	-242,862	\$20.48	47,717	23,940	0
Arlington/Mansfield																		
Class A	14	1,886,464	211,148	11.2%	11,445	11.0%	0.6%	11.6%	4,913	870	5,783	217,344	-6,989	210,355	\$19.69	110,435	200,000	0
Class B	79	4,743,514	467,133	9.8%	40,493	11.2%	0.9%	12.1%	-12,273	0	-12,273	109,617	-1,534	108,083	\$18.89	241,826	0	0
Class C	23	1,165,023	33,629	2.9%	0	3.1%	0.0%	3.1%	27,044	0	27,044	55,017	0	55,017	\$16.47	46,221	0	0
	116	7,795,001	711,910	9.1%	51,938	10.4%	0.7%	11.1%	19,684	870	20,554	381,978	-8,523	373,455	\$19.18	398,482	200,000	0
Central Expressway																		
Class A	22	7,070,741	854,206	12.1%	223,965	14.0%	3.2%	17.2%	22,668	1,623	24,291	46,583	10,144	56,727	\$30.28	277,341	0	0
Class B	53	4,871,648	430,553	8.8%	68,164	11.4%	1.4%	12.8%	-23,986	5,872	-18,114	-64,956	5,751	-59,205	\$29.92	154,997	0	0
Class C	7	270,183	10,951	4.1%	0	4.4%	0.0%	4.4%	301	901	1,202	-3,932	1,601	-2,331	\$22.44	7,873	0	0
	82	12,212,572	1,295,710	10.6%	292,129	13.2%	2.4%	15.6%	-1,017	8,396	7,379	-22,305	17,496	-4,809	\$30.09	440,211	0	0
Dallas CBD																		
Class A	28	23,375,243	5,874,338	25.1%	943,854	29.1%	4.0%	33.1%	77,038	-279,678	-202,640	81,783	-145,789	-64,006	\$26.86	920,614	92,237	322,110
Class B	34	6,320,024	908,586	14.4%	62,572	16.1%	1.0%	17.1%	69,969	4,506	74,475	30,439	-26,704	3,735	\$21.02	152,048	0	0
Class C	25	2,770,008	228,594	8.3%	5,416	9.4%	0.2%	9.6%	-12,345	0	-12,345	-42,078	425	-41,653	\$17.45	1,302	0	0
	87	32,465,275	7,011,518	21.6%	1,011,842	24.9%	3.1%	28.0%	134,662	-275,172	-140,510	70,144	-172,068	-101,924	\$26.01	1,073,964	92,237	322,110
Denton																		
Class A	-	-	-	-	-	-	-	-	0	0	-	-	-	-	-	-	0	0
Class B	21	1,406,152	57,057	4.1%	0	6.2%	0.0%	6.2%	-777	1,856	1,079	-6,256	1,229	-5,027	\$21.79	24,136	0	0
Class C	15	417,516	10,875	2.6%	2,000	16.4%	0.5%	16.9%	-4,887	-2,000	-6,887	3,773	-2,000	1,773	\$17.25	2,962	0	0
	36	1,823,668	67,932	3.7%	2,000	8.8%	0.1%	8.9%	-5,664	-144	-5,808	-2,483	-771	-3,254	\$20.12	27,098	0	0
East Northeast Fort Worth																		
Class A	1	103,938	38,845	37.4%	0	37.4%	0.0%	37.4%	2,796	0	2,796	396	0	396	\$21.30	2,796	0	0
Class B	33	2,765,242	1,342,568	48.6%	47,191	51.1%	1.7%	52.8%	24,537	14,985	39,522	-4,949	28,610	23,661	\$18.68	32,891	0	0
Class C	9	558,618	26,145	4.7%	0	5.9%	0.0%	5.9%	5,194	0	5,194	17,213	0	17,213	\$16.86	10,637	0	0
	43	3,427,798	1,407,558	41.1%	47,191	47.6%	1.4%	49.0%	32,527	14,985	47,512	12,660	28,610	41,270	\$19.24	46,324	0	0

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						Direct	Sublet	Total	Direct Absorption	Sublet Absorption	Total Absorption	Direct Absorption	Sublet Absorption	Total Absorption				
Frisco/The Colony																		
Class A	23	3,310,530	349,858	10.6%	43,066	16.1%	1.3%	17.4%	55,605	-23,874	31,731	38,468	-31,665	6,803	\$33.97	174,645	0	1,018,857
Class B	27	1,372,759	76,553	5.6%	3,087	16.1%	0.2%	16.3%	6,917	-3,087	3,830	-46,299	-3,087	-49,386	\$24.98	46,948	0	0
Class C	-	-	-	-	-	-	-	-	-	-	-	0	0	-	-	0	0	0
	50	4,683,289	426,411	9.1%	46,153	15.7%	1.0%	16.7%	62,522	-26,961	35,561	-7,831	-34,752	-42,583	\$29.32	221,593	0	1,018,857
Fort Worth CBD																		
Class A	12	4,832,520	773,184	16.0%	131,628	17.0%	2.7%	19.7%	-32,896	33,582	686	114,923	-6,378	108,545	\$29.73	261,577	0	280,489
Class B	33	5,013,811	290,020	5.8%	28,820	9.6%	0.6%	10.2%	-3,235	0	-3,235	25,731	0	25,731	\$20.11	109,512	0	0
Class C	12	546,534	0	0.0%	0	5.6%	0.0%	5.6%	0	0	0	0	0	0	-	0	0	0
	57	10,392,865	1,063,204	10.2%	160,448	15.1%	1.5%	16.6%	-36,131	33,582	-2,549	140,654	-6,378	134,276	\$26.62	371,089	0	280,489
Garland																		
Class A	-	-	-	-	-	-	-	-	-	-	-	0	0	-	-	-	0	0
Class B	17	850,920	106,931	12.6%	9,351	16.6%	1.1%	17.7%	1,198	0	1,198	-45,706	0	-45,706	\$14.35	12,405	0	0
Class C	10	340,026	16,797	4.9%	0	5.3%	0.0%	5.3%	0	0	0	15,897	0	15,897	\$13.28	1,104	0	0
	27	1,190,946	123,728	10.4%	9,351	13.7%	0.8%	14.5%	1,198	0	1,198	-29,809	0	-29,809	\$13.97	13,509	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	21	1,776,664	550,537	31.0%	7,755	37.4%	0.4%	37.8%	-184,215	5,648	-178,567	-255,191	6,381	-248,810	\$18.75	15,312	0	0
Class C	5	267,759	104,778	39.1%	0	39.1%	0.0%	39.1%	0	0	0	0	0	0	\$14.81	0	0	0
	31	3,896,303	655,315	16.8%	7,755	19.7%	0.2%	19.9%	-184,215	5,648	-178,567	-255,191	6,381	-248,810	\$18.74	15,312	0	0
HEB/Midcities																		
Class A	3	352,780	139,511	39.5%	0	42.1%	0.0%	42.1%	-7,053	0	-7,053	-61,216	0	-61,216	\$21.05	10,114	0	0
Class B	46	3,413,113	563,997	16.5%	0	20.3%	0.0%	20.3%	-24,653	0	-24,653	89,106	2,243	91,349	\$17.20	92,753	0	0
Class C	16	527,794	81,326	15.4%	500	16.8%	0.1%	16.9%	-33,073	0	-33,073	7,051	0	7,051	\$14.31	20,196	0	0
	65	4,293,687	784,834	18.3%	500	21.7%	0.0%	21.7%	-64,779	0	-64,779	34,941	2,243	37,184	\$17.53	123,063	0	0
Las Colinas																		
Class A	81	19,682,794	2,550,487	13.0%	703,621	18.5%	3.6%	22.1%	297,111	105,880	402,991	1,269,185	-9,753	1,259,432	\$30.10	835,587	685,402	600,000
Class B	189	17,368,473	2,638,876	15.2%	618,343	20.3%	3.6%	23.9%	-32,236	-189,550	-221,786	-20,600	-211,389	-231,989	\$20.92	530,791	339,359	134,500
Class C	14	1,096,032	77,895	7.1%	0	24.6%	0.0%	24.6%	-21,974	0	-21,974	11,336	0	11,336	\$17.99	29,216	0	0
	284	38,147,299	5,267,258	13.8%	1,321,964	19.5%	3.5%	23.0%	242,901	-83,670	159,231	1,259,921	-221,142	1,038,779	\$25.70	1,395,594	1,024,761	734,500
LBJ Freeway																		
Class A	34	10,453,365	2,151,793	20.6%	476,816	24.0%	4.6%	28.6%	114,522	22,379	136,901	234,189	-68,623	165,566	\$25.71	676,657	0	0
Class B	110	10,314,130	2,115,263	20.5%	238,211	25.2%	2.3%	27.5%	90,251	-47,725	42,526	43,386	-39,564	3,822	\$18.86	578,399	0	0
Class C	11	357,851	35,199	9.8%	573	12.4%	0.2%	12.6%	64,467	0	64,467	60,241	0	60,241	\$18.48	0	0	0
	155	21,125,346	4,302,255	20.4%	715,600	24.8%	3.4%	28.2%	269,240	-25,346	243,894	337,816	-108,187	229,629	\$22.19	1,255,056	0	0

Total Office Submarket Statistics: 3Q17

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			3Q17			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	0.0%	0.0%	0.0%	0	0	0	0	0	0	\$26.55	244,000	0	0
Class B	55	4,231,704	357,410	8.4%	116,263	13.4%	2.7%	16.1%	36,090	4,290	40,380	1,901	-37,850	-35,949	\$19.63	147,755	30,000	0
Class C	5	131,996	6,979	5.3%	0	5.3%	0.0%	5.3%	628	0	628	-3,957	0	-3,957	\$13.67	628	0	0
	63	4,688,664	364,389	7.8%	116,263	12.3%	2.5%	14.8%	36,718	4,290	41,008	-2,056	-37,850	-39,906	\$21.70	392,383	0	0
Mesquite/Forney/Terrell																		
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
Class B	11	390,106	14,430	3.7%	0	4.8%	0.0%	4.8%	0	0	0	9,492	0	9,492	\$20.35	4,346	0	0
Class C	8	214,912	23,872	11.1%	0	11.1%	0.0%	11.1%	1,257	0	1,257	5,999	0	5,999	\$10.62	1,982	0	0
	19	605,018	38,302	6.3%	0	7.8%	0.0%	7.8%	1,257	0	1,257	15,491	0	15,491	\$13.83	6,328	0	0
Northwest Fort Worth																		
Class A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
Class B	6	242,919	16,219	6.7%	0	12.2%	0.0%	12.2%	458	0	458	4,590	0	4,590	\$20.36	6,011	0	0
Class C	7	189,076	597	0.3%	0	1.2%	0.0%	1.2%	4,080	0	4,080	9,588	0	9,588	\$16.98	3,819	0	0
	13	431,995	16,816	3.9%	0	7.4%	0.0%	7.4%	4,538	0	4,538	14,178	0	14,178	\$19.90	9,830	0	0
Plano																		
Class A	10	1,858,778	819,552	44.1%	266,103	30.7%	14.3%	45.0%	43,744	-12,661	31,083	14,680	-3,825	10,855	\$26.80	91,451	0	0
Class B	47	3,657,412	443,566	12.1%	9,863	13.0%	0.3%	13.3%	-113,319	-1,500	-114,819	-142,559	-5,664	-148,223	\$21.51	66,518	0	0
Class C	10	746,825	470,008	62.9%	0	63.3%	0.0%	63.3%	-435,539	0	-435,539	-455,915	0	-455,915	\$23.28	21,335	0	0
	67	6,263,015	1,733,126	27.7%	275,966	24.6%	4.4%	29.0%	-505,114	-14,161	-519,275	-583,794	-9,489	-593,283	\$24.10	179,304	0	0
Preston Center																		
Class A	22	4,189,509	282,685	6.7%	141,241	8.0%	3.4%	11.4%	-937	-6,314	-7,251	-55,300	-14,810	-70,110	\$37.90	199,134	0	305,257
Class B	14	831,943	74,986	9.0%	0	16.7%	0.0%	16.7%	9,188	2,984	12,172	3,646	2,984	6,630	\$31.08	18,540	0	0
Class C	9	247,004	2,848	1.2%	0	1.2%	0.0%	1.2%	0	0	0	36,575	0	36,575	\$25.31	7,480	0	0
	45	5,268,456	360,519	6.8%	141,241	8.5%	2.7%	11.2%	8,251	-3,330	4,921	-15,079	-11,826	-26,905	\$36.35	225,154	0	305,257
Quorum/Bent Tree																		
Class A	46	11,652,085	1,566,685	13.4%	372,411	15.7%	3.2%	18.9%	-42,110	-13,957	-56,067	-90,869	-26,084	-116,953	\$28.54	560,706	0	240,000
Class B	133	9,927,152	1,810,186	18.2%	219,752	23.4%	2.2%	25.6%	63,036	3,518	66,554	315,551	-66,875	248,676	\$20.61	504,838	0	0
Class C	10	365,437	98,404	26.9%	15,105	22.8%	4.1%	26.9%	721	-15,105	-14,384	-59	-15,105	-15,164	\$17.91	2,946	0	0
	189	21,944,674	3,475,275	15.8%	607,268	19.6%	2.8%	22.4%	21,647	-25,544	-3,897	224,623	-108,064	116,559	\$24.15	1,068,490	0	240,000
Richardson																		
Class A	43	10,609,365	1,923,540	18.1%	74,157	22.3%	0.7%	23.0%	143,534	12,622	156,156	79,727	14,628	94,355	\$27.34	412,134	300,000	0
Class B	112	9,429,808	1,186,092	12.6%	67,332	16.2%	0.7%	16.9%	113,213	-16,053	97,160	125,730	-5,733	119,997	\$18.77	442,063	0	0
Class C	18	546,681	72,733	13.3%	0	19.8%	0.0%	19.8%	-11,905	0	-11,905	-4,353	0	-4,353	\$14.03	13,869	0	0
	173	20,585,854	3,182,365	15.5%	141,489	19.4%	0.7%	20.1%	244,842	-3,431	241,411	201,104	8,895	209,999	\$23.89	868,066	300,000	0

Total Office Submarket Statistics: 3Q17

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			3Q17			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	7	240,077	2,330	1.0%	0	5.4%	0.0%	5.4%	4,907	0	4,907	7,080	0	7,080	\$28.41	8,636	0	0
Class C	3	102,618	0	0.0%	0	24.8%	0.0%	24.8%	0	0	0	0	0	0	-	0	0	0
	11	452,695	5,330	1.2%	0	11.3%	0.0%	11.3%	4,907	0	4,907	7,080	0	7,080	\$28.41	8,636	0	0
South Irving																		
Class A	-	-	-	-	-	-	-	-	0	0	-	0	0	-	-	-	0	0
Class B	14	1,171,534	134,125	11.4%	171	16.9%	0.0%	16.9%	43,486	927	44,413	4,957	4,035	8,992	\$18.70	31,798	0	0
Class C	10	434,756	60,602	13.9%	0	29.2%	0.0%	29.2%	-7,785	0	-7,785	75	0	75	\$13.72	14,585	0	0
	24	1,606,290	194,727	12.1%	171	20.2%	0.0%	20.2%	35,701	927	36,628	5,032	4,035	9,067	\$16.93	46,383	0	0
Southeast Dallas																		
Class A	-	-	-	-	-	-	-	-	0	0	-	0	0	-	-	-	0	0
Class B	9	445,265	22,541	5.1%	1,523	5.4%	0.3%	5.7%	8,174	0	8,174	-2,936	0	-2,936	\$13.93	17,725	0	0
Class C	4	118,316	10,369	8.8%	0	8.8%	0.0%	8.8%	0	0	0	0	0	0	\$18.00	0	0	0
	13	563,581	32,910	5.8%	1,523	6.6%	0.3%	6.9%	8,174	0	8,174	-2,936	0	-2,936	\$14.78	17,725	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	56,657	23.6%	0	24.5%	0.0%	24.5%	-27,900	0	-27,900	-6,007	0	-6,007	\$15.85	21,903	0	0
Class C	7	396,537	0	0.0%	0	0.0%	0.0%	0.0%	3,046	0	3,046	3,046	0	3,046	\$19.26	3,046	0	0
	14	1,178,735	56,657	4.8%	0	5.7%	0.0%	5.7%	-24,854	0	-24,854	-2,961	0	-2,961	\$15.99	24,949	0	0
Southwest Dallas																		
Class A	2	280,689	15,500	5.5%	0	5.5%	0.0%	5.5%	-1,836	0	-1,836	0	0	0	\$25.34	0	0	0
Class B	33	1,767,265	261,089	14.8%	0	16.0%	0.0%	16.0%	61,352	0	61,352	34,696	0	34,696	\$18.12	38,855	55,000	0
Class C	12	472,233	9,887	2.1%	0	4.0%	0.0%	4.0%	-1,669	0	-1,669	1,755	0	1,755	\$13.52	3,424	0	0
	47	2,520,187	286,476	11.4%	0	13.2%	0.0%	13.2%	57,847	0	57,847	36,451	0	36,451	\$18.31	42,279	55,000	0
Stemmons Freeway																		
Class A	12	4,482,669	829,657	18.5%	9,455	21.7%	0.2%	21.9%	21,583	-265	21,318	75,681	-4,165	71,516	\$18.78	181,224	0	0
Class B	72	6,826,672	1,803,629	26.4%	96,808	28.7%	1.4%	30.1%	22,612	0	22,612	5,961	0	5,961	\$16.43	154,795	0	0
Class C	30	1,324,397	315,291	23.8%	0	25.0%	0.0%	25.0%	17,371	0	17,371	57,146	0	57,146	\$12.38	31,067	0	0
	114	12,633,738	2,948,577	23.3%	106,263	26.1%	0.8%	26.9%	61,566	-265	61,301	138,788	-4,165	134,623	\$17.31	367,086	0	0
Upper Tollway/West Plano																		
Class A	81	19,210,470	1,553,674	8.1%	648,729	11.1%	3.4%	14.5%	1,206,755	1,494	1,208,249	2,336,836	11,135	2,347,971	\$34.92	1,314,889	2,990,265	3,193,199
Class B	88	6,979,629	702,063	10.1%	21,880	15.2%	0.3%	15.5%	83,855	-8,127	75,728	198,621	10,562	209,183	\$24.25	376,317	0	80,000
Class C	-	-	-	-	-	-	-	-	-	-	-	0	0	-	-	-	0	0
	169	26,190,099	2,255,737	8.6%	670,609	12.3%	2.6%	14.9%	1,290,610	-6,633	1,283,977	2,535,457	21,697	2,557,154	\$31.24	1,691,206	2,990,265	3,273,199

Total Office Submarket Statistics: 3Q17

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			3Q17			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	46	10,919,635	978,541	9.0%	213,612	10.2%	2.0%	12.2%	-22,214	13,200	-9,014	259,033	-12,824	246,209	\$39.74	474,614	200,000	1,272,398
Class B	37	2,424,456	336,175	13.9%	133,410	14.1%	5.5%	19.6%	27,001	-7,640	19,361	57,768	-126,848	-69,080	\$33.20	130,994	0	31,484
Class C	8	284,334	25,536	9.0%	2,364	9.4%	0.8%	10.2%	0	2,453	2,453	1,667	-2,364	-697	\$26.53	2,453	0	0
	91	13,628,425	1,340,252	9.8%	349,386	11.6%	2.6%	14.2%	4,787	8,013	12,800	318,468	-142,036	176,432	\$38.11	608,061	200,000	1,303,882
West Southwest Fort Worth																		
Class A	18	2,423,241	319,802	13.2%	84,816	12.9%	3.5%	16.4%	44,379	1,996	46,375	6,705	-35,008	-28,303	\$30.21	222,426	160,182	0
Class B	66	4,325,038	316,203	7.3%	68,258	10.6%	1.6%	12.2%	27,595	-19,220	8,375	13,749	24,717	38,466	\$23.67	187,624	43,886	0
Class C	25	833,450	35,180	4.2%	0	4.3%	0.0%	4.3%	-10,820	0	-10,820	26,554	0	26,554	\$18.54	19,305	0	0
	109	7,581,729	671,185	8.9%	153,074	11.0%	2.0%	13.0%	61,154	-17,224	43,930	47,008	-10,291	36,717	\$25.90	429,355	204,068	0
Westlake/Grapevine																		
Class A	19	4,132,900	1,220,699	29.5%	25,648	31.0%	0.6%	31.6%	190,955	0	190,955	-390,035	93,548	-296,487	\$27.81	69,435	272,065	649,820
Class B	41	2,482,883	214,301	8.6%	31,705	9.8%	1.3%	11.1%	-11,138	-5,224	-16,362	-72,008	5,644	-66,364	\$24.58	68,924	21,500	30,000
Class C	5	252,167	43,255	17.2%	0	17.2%	0.0%	17.2%	-11,525	0	-11,525	-11,525	-1,000	-12,525	\$24.52	0	0	0
	65	6,867,950	1,478,255	21.5%	57,353	23.5%	0.8%	24.3%	168,292	-5,224	163,068	-473,568	98,192	-375,376	\$27.22	138,359	293,565	679,820
White Rock																		
Class A	-	-	-	-	-	-	-	-	0	0	-	0	0	-	-	-	0	294,820
Class B	24	1,178,383	76,419	6.5%	325	8.9%	0.0%	8.9%	9,543	667	10,210	-28,088	8,235	-19,853	\$18.58	52,810	0	0
Class C	16	720,936	53,703	7.4%	9,000	9.2%	1.2%	10.4%	-5,948	0	-5,948	-11,340	0	-11,340	\$13.00	21,777	0	0
	40	1,899,319	130,122	6.9%	9,325	10.4%	0.5%	10.9%	3,595	667	4,262	-39,428	8,235	-31,193	\$17.22	74,587	0	294,820
Total																		
Class A	540	145,459,685	22,815,554	15.7%	4,583,749	18.8%	3.2%	22.0%	1,928,238	-143,103	1,785,135	3,993,759	-237,518	3,756,241	\$28.31	7,106,645	4,900,151	8,350,391
Class B	1,500	123,069,947	17,807,042	14.5%	2,040,900	18.4%	1.7%	20.1%	298,682	-266,200	32,482	411,380	-466,862	-55,482	\$20.53	4,517,961	536,355	363,010
Class C	338	15,822,843	1,855,453	11.7%	34,958	15.7%	0.2%	15.9%	-433,361	-13,751	-447,112	-220,226	-18,443	-238,669	\$18.19	267,227	0	0
	2,378	284,352,475	42,478,049	14.9%	6,659,607	18.5%	2.3%	20.8%	1,793,559	-423,054	1,370,505	4,184,913	-722,823	3,462,090	\$25.03	11,891,833	5,436,506	8,713,401

Class A Office Market Statistics: 3Q17

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			3Q17			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	125,200	11.6%	1,060	13.4%	0.1%	13.5%	24,124	0	24,124	24,278	-1,060	23,218	\$28.77	66,866	0	173,441
Alliance	3	725,711	233,649	32.2%	212,122	3.0%	29.2%	32.2%	-214,443	0	-214,443	-208,632	0	-208,632	\$20.01	0	0	0
Arlington/Mansfield	14	1,886,464	211,148	11.2%	11,445	11.0%	0.6%	11.6%	4,913	870	5,783	217,344	-6,989	210,355	\$19.69	110,435	200,000	0
Central Expressway	22	7,070,741	854,206	12.1%	223,965	14.0%	3.2%	17.2%	22,668	1,623	24,291	46,583	10,144	56,727	\$30.28	277,341	0	0
Dallas CBD	28	23,375,243	5,874,338	25.1%	943,854	29.1%	4.0%	33.1%	77,038	-279,678	-202,640	81,783	-145,789	-64,006	\$26.86	920,614	92,237	322,110
Denton	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
East Northeast Ft Worth	1	103,938	38,845	37.4%	0	37.4%	0.0%	37.4%	2,796	0	2,796	396	0	396	\$21.30	2,796	0	0
Frisco/The Colony	23	3,310,530	349,858	10.6%	43,066	16.1%	1.3%	17.4%	55,605	-23,874	31,731	38,468	-31,665	6,803	\$33.97	174,645	0	1,018,857
Ft Worth CBD	12	4,832,520	773,184	16.0%	131,628	17.0%	2.7%	19.7%	-32,896	33,582	686	114,923	-6,378	108,545	\$29.73	261,577	0	280,489
Garland	-	-	-	-	-	-	-	-	-	-	-	0	0	-	-	-	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	139,511	39.5%	0	42.1%	0.0%	42.1%	-7,053	0	-7,053	-61,216	0	-61,216	\$21.05	10,114	0	0
Las Colinas	81	19,682,794	2,550,487	13.0%	703,621	18.5%	3.6%	22.1%	297,111	105,880	402,991	1,269,185	-9,753	1,259,432	\$30.10	835,587	685,402	600,000
LBJ Freeway	34	10,453,365	2,151,793	20.6%	476,816	24.0%	4.6%	28.6%	114,522	22,379	136,901	234,189	-68,623	165,566	\$25.71	676,657	0	0
Lewisville	3	324,964	0	0.0%	0	0.0%	0.0%	0.0%	0	0	0	0	0	0	\$26.55	244,000	0	0
Mesquite/Forney/Terrell	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
Northwest Ft Worth	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
Plano	10	1,858,778	819,552	44.1%	266,103	30.7%	14.3%	45.0%	43,744	-12,661	31,083	14,680	-3,825	10,855	\$26.80	91,451	0	0
Preston Center	22	4,189,509	282,685	6.7%	141,241	8.0%	3.4%	11.4%	-937	-6,314	-7,251	-55,300	-14,810	-70,110	\$37.90	199,134	0	305,257
Quorum/Bent Tree	46	11,652,085	1,566,685	13.4%	372,411	15.7%	3.2%	18.9%	-42,110	-13,957	-56,067	-90,869	-26,084	-116,953	\$28.54	560,706	0	240,000
Richardson	43	10,609,365	1,923,540	18.1%	74,157	22.3%	0.7%	23.0%	143,534	12,622	156,156	79,727	14,628	94,355	\$27.34	412,134	300,000	0
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	-	-	-	0	0
Southeast Dallas	-	-	-	-	-	-	-	-	-	-	-	0	0	-	-	-	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%	-1,836	0	-1,836	0	0	0	\$25.34	0	0	0
Stemmons Freeway	12	4,482,669	829,657	18.5%	9,455	21.7%	0.2%	21.9%	21,583	-265	21,318	75,681	-4,165	71,516	\$18.78	181,224	0	0
Upper Tollway/West Plano	81	19,210,470	1,553,674	8.1%	648,729	11.1%	3.4%	14.5%	1,206,755	1,494	1,208,249	2,336,836	11,135	2,347,971	\$34.92	1,314,889	2,990,265	3,193,199
Uptown/Turtle Creek	46	10,919,635	978,541	9.0%	213,612	10.2%	2.0%	12.2%	-22,214	13,200	-9,014	259,033	-12,824	246,209	\$39.74	474,614	200,000	1,272,398
West Southwest Ft Worth	18	2,423,241	319,802	13.2%	84,816	12.9%	3.5%	16.4%	44,379	1,996	46,375	6,705	-35,008	-28,303	\$30.21	222,426	160,182	0
Westlake/Grapevine	19	4,132,900	1,220,699	29.5%	25,648	31.0%	0.6%	31.6%	190,955	0	190,955	-390,035	93,548	-296,487	\$27.81	69,435	272,065	649,820
White Rock	-	-	-	-	-	-	-	-	-	-	-	0	0	-	-	-	0	294,820
	540	145,459,685	22,815,554	15.7%	4,583,749	18.8%	3.2%	22.0%	1,928,238	-143,103	1,785,135	3,993,759	-237,518	3,756,241	\$28.31	7,106,645	4,900,151	8,350,391

Class B Office Market Statistics: 3Q17

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			3Q17			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	39	3,651,626	269,205	7.4%	58,025	10.5%	1.6%	12.1%	52,472	-13,327	39,145	30,466	-13,327	17,139	\$21.28	197,774	22,670	87,026
Alliance	23	2,409,057	161,342	6.7%	91,598	6.5%	3.8%	10.3%	-23,440	0	-23,440	-5,552	-28,678	-34,230	\$23.35	47,717	23,940	0
Arlington/Mansfield	79	4,743,514	467,133	9.8%	40,493	11.2%	0.9%	12.1%	-12,273	0	-12,273	109,617	-1,534	108,083	\$18.89	241,826	0	0
Central Expressway	53	4,871,648	430,553	8.8%	68,164	11.4%	1.4%	12.8%	-23,986	5,872	-18,114	-64,956	5,751	-59,205	\$29.92	154,997	0	0
Dallas CBD	34	6,320,024	908,586	14.4%	62,572	16.1%	1.0%	17.1%	69,969	4,506	74,475	30,439	-26,704	3,735	\$21.02	152,048	0	0
Denton	21	1,406,152	57,057	4.1%	0	6.2%	0.0%	6.2%	-777	1,856	1,079	-6,256	1,229	-5,027	\$21.79	24,136	0	0
East Northeast Ft Worth	33	2,765,242	1,342,568	48.6%	47,191	51.1%	1.7%	52.8%	24,537	14,985	39,522	-4,949	28,610	23,661	\$18.68	32,891	0	0
Frisco/The Colony	27	1,372,759	76,553	5.6%	3,087	16.1%	0.2%	16.3%	6,917	-3,087	3,830	-46,299	-3,087	-49,386	\$24.98	46,948	0	0
Ft Worth CBD	33	5,013,811	290,020	5.8%	28,820	9.6%	0.6%	10.2%	-3,235	0	-3,235	25,731	0	25,731	\$20.11	109,512	0	0
Garland	17	850,920	106,931	12.6%	9,351	16.6%	1.1%	17.7%	1,198	0	1,198	-45,706	0	-45,706	\$14.35	12,405	0	0
Grand Prairie	21	1,776,664	550,537	31.0%	7,755	37.4%	0.4%	37.8%	-184,215	5,648	-178,567	-255,191	6,381	-248,810	\$18.75	15,312	0	0
HEB/Midcities	46	3,413,113	563,997	16.5%	0	20.3%	0.0%	20.3%	-24,653	0	-24,653	89,106	2,243	91,349	\$17.20	92,753	0	0
Las Colinas	189	17,368,473	2,638,876	15.2%	618,343	20.3%	3.6%	23.9%	-32,236	-189,550	-221,786	-20,600	-211,389	-231,989	\$20.92	530,791	339,359	134,500
LBJ Freeway	110	10,314,130	2,115,263	20.5%	238,211	25.2%	2.3%	27.5%	90,251	-47,725	42,526	43,386	-39,564	3,822	\$18.86	578,399	0	0
Lewisville	55	4,231,704	357,410	8.4%	116,263	13.4%	2.7%	16.1%	36,090	4,290	40,380	1,901	-37,850	-35,949	\$19.63	147,755	30,000	0
Mesquite/Forney/Terrell	11	390,106	14,430	3.7%	0	4.8%	0.0%	4.8%	0	0	0	9,492	0	9,492	\$20.35	4,346	0	0
Northwest Ft Worth	6	242,919	16,219	6.7%	0	12.2%	0.0%	12.2%	458	0	458	4,590	0	4,590	\$20.36	6,011	0	0
Plano	47	3,657,412	443,566	12.1%	9,863	13.0%	0.3%	13.3%	-113,319	-1,500	-114,819	-142,559	-5,664	-148,223	\$21.51	66,518	0	0
Preston Center	14	831,943	74,986	9.0%	0	16.7%	0.0%	16.7%	9,188	2,984	12,172	3,646	2,984	6,630	\$31.08	18,540	0	0
Quorum/Bent Tree	133	9,927,152	1,810,186	18.2%	219,752	23.4%	2.2%	25.6%	63,036	3,518	66,554	315,551	-66,875	248,676	\$20.61	504,838	0	0
Richardson	112	9,429,808	1,186,092	12.6%	67,332	16.2%	0.7%	16.9%	113,213	-16,053	97,160	125,730	-5,733	119,997	\$18.77	442,063	0	0
Rockwall	7	240,077	2,330	1.0%	0	5.4%	0.0%	5.4%	4,907	0	4,907	7,080	0	7,080	\$28.41	8,636	0	0
South Irving	14	1,171,534	134,125	11.4%	171	16.9%	0.0%	16.9%	43,486	927	44,413	4,957	4,035	8,992	\$18.70	31,798	0	0
Southeast Dallas	9	445,265	22,541	5.1%	1,523	5.4%	0.3%	5.7%	8,174	0	8,174	-2,936	0	-2,936	\$13.93	17,725	0	0
Southeast Ft Worth	6	240,568	56,657	23.6%	0	24.5%	0.0%	24.5%	-27,900	0	-27,900	-6,007	0	-6,007	\$15.85	21,903	0	0
Southwest Dallas	33	1,767,265	261,089	14.8%	0	16.0%	0.0%	16.0%	61,352	0	61,352	34,696	0	34,696	\$18.12	38,855	55,000	0
Stemmons Freeway	72	6,826,672	1,803,629	26.4%	96,808	28.7%	1.4%	30.1%	22,612	0	22,612	5,961	0	5,961	\$16.43	154,795	0	0
Upper Tollway/West Plano	88	6,979,629	702,063	10.1%	21,880	15.2%	0.3%	15.5%	83,855	-8,127	75,728	198,621	10,562	209,183	\$24.25	376,317	0	80,000
Uptown/Turtle Creek	37	2,424,456	336,175	13.9%	133,410	14.1%	5.5%	19.6%	27,001	-7,640	19,361	57,768	-126,848	-69,080	\$33.20	130,994	0	31,484
West Southwest Ft Worth	66	4,325,038	316,203	7.3%	68,258	10.6%	1.6%	12.2%	27,595	-19,220	8,375	13,749	24,717	38,466	\$23.67	187,624	43,886	0
Westlake/Grapevine	41	2,482,883	214,301	8.6%	31,705	9.8%	1.3%	11.1%	-11,138	-5,224	-16,362	-72,008	5,644	-66,364	\$24.58	68,924	21,500	30,000
White Rock	24	1,178,383	76,419	6.5%	325	8.9%	0.0%	8.9%	9,543	667	10,210	-28,088	8,235	-19,853	\$18.58	52,810	0	0
	1,500	123,069,947	17,807,042	14.5%	2,040,900	18.4%	1.7%	20.1%	298,682	-266,200	32,482	411,380	-466,862	-55,482	\$20.53	4,517,961	536,355	363,010



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Class C Office Market Statistics: 3Q17

	Buildings	Inventory (sf)	Vacancy (sf)	Vacancy (%)	Available Sublease Space (sf)	Availability Rate			3Q17			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	0.0%	0.0%	0.0%	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	1,165,023	33,629	2.9%	0	3.1%	0.0%	3.1%	27,044	0	27,044	55,017	0	55,017	\$16.47	46,221	0	0
Central Expressway	7	270,183	10,951	4.1%	0	4.4%	0.0%	4.4%	301	901	1,202	-3,932	1,601	-2,331	\$22.44	7,873	0	0
Dallas CBD	25	2,770,008	228,594	8.3%	5,416	9.4%	0.2%	9.6%	-12,345	0	-12,345	-42,078	425	-41,653	\$17.45	1,302	0	0
Denton	15	417,516	10,875	2.6%	2,000	16.4%	0.5%	16.9%	-4,887	-2,000	-6,887	3,773	-2,000	1,773	\$17.25	2,962	0	0
East Northeast Ft Worth	9	558,618	26,145	4.7%	0	5.9%	0.0%	5.9%	5,194	0	5,194	17,213	0	17,213	\$16.86	10,637	0	0
Frisco/The Colony	-	-	-	-	-	-	-	-	-	-	-	0	0	-	-	0	0	
Ft Worth CBD	12	546,534	0	0.0%	0	5.6%	0.0%	5.6%	0	0	0	0	0	0	-	0	0	0
Garland	10	340,026	16,797	4.9%	0	5.3%	0.0%	5.3%	0	0	0	15,897	0	15,897	\$13.28	1,104	0	0
Grand Prairie	5	267,759	104,778	39.1%	0	39.1%	0.0%	39.1%	0	0	0	0	0	0	\$14.81	0	0	0
HEB/Midcities	16	527,794	81,326	15.4%	500	16.8%	0.1%	16.9%	-33,073	0	-33,073	7,051	0	7,051	\$14.31	20,196	0	0
Las Colinas	14	1,096,032	77,895	7.1%	0	24.6%	0.0%	24.6%	-21,974	0	-21,974	11,336	0	11,336	\$17.99	29,216	0	0
LBJ Freeway	11	357,851	35,199	9.8%	573	12.4%	0.2%	12.6%	64,467	0	64,467	60,241	0	60,241	\$18.48	0	0	0
Lewisville	5	131,996	6,979	5.3%	0	5.3%	0.0%	5.3%	628	0	628	-3,957	0	-3,957	\$13.67	628	0	0
Mesquite/Forney/Terrell	8	214,912	23,872	11.1%	0	11.1%	0.0%	11.1%	1,257	0	1,257	5,999	0	5,999	\$10.62	1,982	0	0
Northwest Ft Worth	7	189,076	597	0.3%	0	1.2%	0.0%	1.2%	4,080	0	4,080	9,588	0	9,588	\$16.98	3,819	0	0
Plano	10	746,825	470,008	62.9%	0	63.3%	0.0%	63.3%	-435,539	0	-435,539	-455,915	0	-455,915	\$23.28	21,335	0	0
Preston Center	9	247,004	2,848	1.2%	0	1.2%	0.0%	1.2%	0	0	0	36,575	0	36,575	\$25.31	7,480	0	0
Quorum/Bent Tree	10	365,437	98,404	26.9%	15,105	22.8%	4.1%	26.9%	721	-15,105	-14,384	-59	-15,105	-15,164	\$17.91	2,946	0	0
Richardson	18	546,681	72,733	13.3%	0	19.8%	0.0%	19.8%	-11,905	0	-11,905	-4,353	0	-4,353	\$14.03	13,869	0	0
Rockwall	3	102,618	0	0.0%	0	24.8%	0.0%	24.8%	0	0	0	0	0	0	-	0	0	0
South Irving	10	434,756	60,602	13.9%	0	29.2%	0.0%	29.2%	-7,785	0	-7,785	75	0	75	\$13.72	14,585	0	0
Southeast Dallas	4	118,316	10,369	8.8%	0	8.8%	0.0%	8.8%	0	0	0	0	0	0	\$18.00	0	0	0
Southeast Ft Worth	7	396,537	0	0.0%	0	0.0%	0.0%	0.0%	3,046	0	3,046	3,046	0	3,046	\$19.26	3,046	0	0
Southwest Dallas	12	472,233	9,887	2.1%	0	4.0%	0.0%	4.0%	-1,669	0	-1,669	1,755	0	1,755	\$13.52	3,424	0	0
Stemmons Freeway	30	1,324,397	315,291	23.8%	0	25.0%	0.0%	25.0%	17,371	0	17,371	57,146	0	57,146	\$12.38	31,067	0	0
Upper Tollway/West Plano	-	-	-	-	-	-	-	-	-	-	-	0	0	-	-	-	0	0
Uptown/Turtle Creek	8	284,334	25,536	9.0%	2,364	9.4%	0.8%	10.2%	0	2,453	2,453	1,667	-2,364	-697	\$26.53	2,453	0	0
West Southwest Ft Worth	25	833,450	35,180	4.2%	0	4.3%	0.0%	4.3%	-10,820	0	-10,820	26,554	0	26,554	\$18.54	19,305	0	0
Westlake/Grapevine	5	252,167	43,255	17.2%	0	17.2%	0.0%	17.2%	-11,525	0	-11,525	-11,525	-1,000	-12,525	\$24.52	0	0	0
White Rock	16	720,936	53,703	7.4%	9,000	9.2%	1.2%	10.4%	-5,948	0	-5,948	-11,340	0	-11,340	\$13.00	21,777	0	0
Total	338	15,822,843	1,855,453	11.7%	34,958	15.7%	0.2%	15.9%	-433,361	-13,751	-447,112	-220,226	-18,443	-238,669	\$18.19	267,227	0	0