

## CBD &amp; Suburban Office Submarket Statistics: 4Q17

## Class A Market Statistics

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net	YTD	Under	Quoted
	# Blds	Total RBA	Direct SF	Total SF	Vac %	Absorption	Deliveries	Const SF	Rates
CBD	45	29,204,763	6,442,482	7,072,743	24.2%	131,021	92,237	704,914	\$26.38
Suburban	557	124,197,837	17,314,630	18,890,471	15.2%	6,471,814	7,053,396	7,400,658	\$29.34
<b>Totals</b>	<b>602</b>	<b>153,402,600</b>	<b>23,757,112</b>	<b>25,963,214</b>	<b>16.9%</b>	<b>6,602,835</b>	<b>7,145,633</b>	<b>8,105,572</b>	<b>\$28.59</b>

Source: CoStar Property®

## Class B Market Statistics

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net	YTD	Under	Quoted
	# Blds	Total RBA	Direct SF	Total SF	Vac %	Absorption	Deliveries	Const SF	Rates
CBD	95	12,287,090	1,242,992	1,289,637	10.5%	5,380	0	0	\$21.18
Suburban	5,716	157,178,237	22,294,281	23,494,763	14.9%	(770,247)	1,942,834	1,054,843	\$21.60
<b>Totals</b>	<b>5,811</b>	<b>169,465,327</b>	<b>23,537,273</b>	<b>24,784,400</b>	<b>14.6%</b>	<b>(764,867)</b>	<b>1,942,834</b>	<b>1,054,843</b>	<b>\$21.58</b>

Source: CoStar Property®

## Class C Market Statistics

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net	YTD	Under	Quoted
	# Blds	Total RBA	Direct SF	Total SF	Vac %	Absorption	Deliveries	Const SF	Rates
CBD	120	4,087,346	273,921	277,321	6.8%	(51,421)	0	0	\$17.45
Suburban	6,042	43,728,101	3,605,911	3,639,388	8.3%	(227,526)	0	0	\$18.83
<b>Totals</b>	<b>6,162</b>	<b>47,815,447</b>	<b>3,879,832</b>	<b>3,916,709</b>	<b>8.2%</b>	<b>(278,947)</b>	<b>0</b>	<b>0</b>	<b>\$18.78</b>

Source: CoStar Property®

## Class A &amp; B Market Statistics

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net	YTD	Under	Quoted
	# Blds	Total RBA	Direct SF	Total SF	Vac %	Absorption	Deliveries	Const SF	Rates
CBD	140	41,491,853	7,685,474	8,362,380	20.2%	136,401	92,237	704,914	\$25.62
Suburban	6,273	281,376,074	39,608,911	42,385,234	15.1%	5,701,567	8,996,230	8,455,501	\$25.40
<b>Totals</b>	<b>6,413</b>	<b>322,867,927</b>	<b>47,294,385</b>	<b>50,747,614</b>	<b>15.7%</b>	<b>5,837,968</b>	<b>9,088,467</b>	<b>9,160,415</b>	<b>\$25.43</b>

Source: CoStar Property®

## Total Office Market Statistics

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net	YTD	Under	Quoted
	# Blds	Total RBA	Direct SF	Total SF	Vac %	Absorption	Deliveries	Const SF	Rates
CBD	260	45,579,199	7,959,395	8,639,701	19.0%	84,980	92,237	704,914	\$25.50
Suburban	12,315	325,104,175	43,214,822	46,024,622	14.2%	5,474,041	8,996,230	8,455,501	\$24.92
<b>Totals</b>	<b>12,575</b>	<b>370,683,374</b>	<b>51,174,217</b>	<b>54,664,323</b>	<b>14.7%</b>	<b>5,559,021</b>	<b>9,088,467</b>	<b>9,160,415</b>	<b>\$25.01</b>

Source: CoStar Property®

# DALLAS

## Total Office Submarket Statistics: 4Q17

### Class A Market Statistics

Year-End 2017

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2017 4q	602	153,402,600	23,757,112	25,963,214	16.9%	2,440,853	7	2,181,883	34	8,105,572	\$28.59
2017 3q	595	151,220,717	24,292,610	26,222,184	17.3%	1,148,766	4	829,359	39	9,685,140	\$28.73
2017 2q	589	150,308,953	24,701,168	26,459,186	17.6%	1,591,367	9	2,180,937	41	8,902,904	\$28.13
2017 1q	580	148,128,016	24,125,835	25,869,616	17.5%	1,421,849	9	1,953,454	46	10,463,860	\$28.13
2016 4q	571	146,174,562	23,631,996	25,338,011	17.3%	135,921	5	535,259	49	11,754,633	\$27.79
2016 3q	566	145,639,303	23,153,422	24,938,673	17.1%	1,292,195	5	1,126,329	50	11,406,002	\$27.76
2016 2q	561	144,512,974	23,821,485	25,104,539	17.4%	163,357	7	1,005,770	46	11,076,737	\$27.51
2016 1q	554	143,507,204	23,089,381	24,262,126	16.9%	131,281	5	1,302,535	45	9,946,821	\$27.35
2015	549	142,204,669	21,904,727	23,090,872	16.2%	3,906,043	23	5,042,399	40	8,608,619	\$26.91
2014	524	137,129,137	20,354,279	21,921,383	16.0%	3,078,038	15	2,161,895	30	7,023,277	\$25.02
2013	506	134,678,558	21,219,288	22,548,842	16.7%	1,825,612	12	1,291,786	29	5,673,797	\$23.43
2012	492	133,228,772	21,889,853	22,924,668	17.2%	1,387,882	6	813,709	14	1,449,786	\$22.41
2011	486	132,415,063	22,760,351	23,498,841	17.7%	1,196,769	0	0	10	1,337,130	\$22.16
2010	486	132,415,063	23,820,508	24,695,610	18.7%	2,081,982	7	2,097,364	1	139,291	\$22.14
2009	478	129,948,682	22,818,473	24,311,211	18.7%	39,142	13	1,906,397	6	2,245,222	\$22.76
2008	462	127,801,200	20,851,942	22,202,871	17.4%	2,179,785	19	3,590,974	19	3,696,499	\$23.71

Source: CoStar Property®

### Class B Market Statistics

Year-End 2017

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2017 4q	5,811	169,465,327	23,537,273	24,784,400	14.6%	(905,362)	50	521,523	78	1,054,843	\$21.58
2017 3q	5,756	169,124,485	22,444,649	23,533,616	13.9%	18,713	43	450,349	121	1,493,774	\$21.40
2017 2q	5,703	168,621,536	22,246,336	23,057,380	13.7%	469,387	36	590,910	140	1,572,970	\$21.09
2017 1q	5,656	168,363,847	22,572,579	23,337,333	13.9%	(347,605)	33	380,052	146	1,816,764	\$20.88
2016 4q	5,622	167,978,782	22,022,128	22,614,463	13.5%	486,908	31	407,385	129	1,606,685	\$20.49
2016 3q	5,586	167,573,332	22,172,305	22,695,921	13.5%	761,512	55	590,534	123	1,609,278	\$20.38
2016 2q	5,529	167,603,270	23,005,357	23,487,371	14.0%	(204,329)	21	197,744	140	1,902,720	\$20.08
2016 1q	5,503	167,980,593	22,935,056	23,660,365	14.1%	164,517	47	512,785	133	1,534,404	\$19.86
2015	5,458	167,520,112	22,261,575	23,364,401	13.9%	3,078,809	125	1,964,870	118	1,457,164	\$19.55
2014	5,323	165,728,627	23,472,590	24,651,725	14.9%	4,117,614	123	1,689,337	103	1,843,127	\$18.56
2013	5,189	165,151,933	27,155,182	28,192,645	17.1%	1,317,482	72	1,162,788	109	1,520,491	\$17.83
2012	5,117	165,079,520	28,253,113	29,437,714	17.8%	988,082	59	736,082	64	1,338,129	\$17.34
2011	5,053	164,424,161	28,406,237	29,770,437	18.1%	1,741,163	61	968,818	48	751,750	\$17.22
2010	4,984	163,939,801	30,271,385	31,027,240	18.9%	290,427	65	833,108	63	1,053,102	\$17.11
2009	4,905	162,941,677	29,425,870	30,319,543	18.6%	(161,625)	128	1,885,730	76	1,371,698	\$17.73
2008	4,745	160,833,429	27,321,975	28,049,670	17.4%	3,273,798	185	3,428,404	138	2,244,429	\$18.30

Source: CoStar Property®

### Total Office Market Statistics

Year-End 2017

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2017 4q	12,575	370,683,374	51,174,217	54,664,323	14.7%	1,567,153	57	2,703,406	112	9,160,415	\$25.01
2017 3q	12,513	368,160,649	50,655,661	53,704,171	14.6%	726,118	47	1,279,708	160	11,178,914	\$25.02
2017 2q	12,455	366,748,161	50,445,321	53,025,801	14.5%	2,025,185	45	2,771,847	181	10,475,874	\$24.59
2017 1q	12,399	364,309,535	50,161,810	52,680,615	14.5%	1,240,565	42	2,333,506	192	12,280,624	\$24.44
2016 4q	12,357	362,021,816	49,319,554	51,643,261	14.3%	523,301	36	942,644	178	13,361,318	\$24.07
2016 3q	12,318	361,096,177	48,896,152	51,240,923	14.2%	2,173,226	60	1,716,863	173	13,015,280	\$23.94
2016 2q	12,260	360,091,723	50,620,936	52,409,695	14.6%	37,061	28	1,203,514	186	12,979,457	\$23.61
2016 1q	12,234	359,510,829	49,947,382	51,865,862	14.4%	238,396	52	1,815,320	178	11,481,225	\$23.48
2015	12,188	357,816,356	48,100,384	50,409,785	14.1%	7,165,661	148	7,007,269	158	10,065,783	\$23.12
2014	12,051	351,458,643	48,435,260	51,217,733	14.6%	7,218,930	138	3,851,232	133	8,866,404	\$21.51
2013	11,911	348,607,558	53,181,952	55,585,578	15.9%	2,974,571	84	2,454,574	139	7,198,248	\$20.20
2012	11,836	347,378,597	55,088,659	57,331,188	16.5%	2,621,841	66	1,567,791	78	2,787,915	\$19.36
2011	11,773	346,212,728	56,672,683	58,787,160	17.0%	2,943,910	64	1,111,223	59	2,106,880	\$19.22
2010	11,713	345,768,210	59,628,107	61,286,552	17.7%	2,262,093	76	2,954,373	67	1,334,798	\$19.17
2009	11,623	342,320,421	57,690,493	60,100,856	17.6%	(537,316)	155	3,918,833	91	3,779,472	\$19.77
2008	11,430	337,955,926	53,066,992	55,199,045	16.3%	5,476,965	218	7,092,486	176	6,100,520	\$20.47

Source: CoStar Property®

# DALLAS

## Total Office Submarket Statistics: 4Q17

### East Dallas

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Central Expressway	26	7,572,759	938,781	970,105	12.8%	(15,976)	0	0	\$28.50
Dallas CBD	28	23,375,243	5,676,175	6,277,140	26.9%	9,284	92,237	424,425	\$26.04
East Dallas	6	665,057	97,003	100,895	15.2%	(14,899)	0	294,820	\$41.34
Far North Dallas	169	36,595,836	3,682,035	4,262,759	11.6%	4,300,221	4,552,255	2,787,327	\$31.30
Ft Worth CBD	17	5,829,520	766,307	795,603	13.6%	121,737	0	280,489	\$29.46
Las Colinas	82	19,854,405	2,416,593	2,681,087	13.5%	1,138,831	685,402	1,821,000	\$28.49
LBJ Freeway	37	10,686,425	2,181,373	2,352,167	22.0%	271,840	0	0	\$25.70
Lewisville/Denton	4	230,755	2,210	2,210	1.0%	10,392	0	0	\$28.39
Mid-Cities	45	8,732,501	1,633,967	1,656,393	19.0%	228,742	871,934	555,000	\$26.30
North Fort Worth	5	889,475	180,215	180,215	20.3%	(155,189)	0	0	\$18.12
Northeast Ft Worth	2	415,921	307,135	307,135	73.8%	30,882	0	0	\$21.39
Preston Center	23	4,346,506	482,129	528,113	12.2%	(39,950)	171,583	119,000	\$41.00
Richardson/Plano	72	14,636,861	3,218,011	3,515,081	24.0%	284,238	348,441	420,000	\$27.70
South Ft Worth	24	3,806,295	351,206	386,974	10.2%	33,505	160,781	98,497	\$29.00
Southwest Dallas	3	352,607	31,041	31,041	8.8%	(15,541)	0	0	\$30.77
Stemmons Freeway	13	4,545,285	830,287	837,552	18.4%	149,991	63,000	0	\$18.68
Uptown/Turtle Creek	46	10,867,149	962,644	1,078,744	9.9%	264,727	200,000	1,305,014	\$40.28
<b>Totals</b>	<b>602</b>	<b>153,402,600</b>	<b>23,757,112</b>	<b>25,963,214</b>	<b>16.9%</b>	<b>6,602,835</b>	<b>7,145,633</b>	<b>8,105,572</b>	<b>\$28.59</b>

Source: CoStar Property®

### Class B Market Statistics

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Central Expressway	104	6,204,800	545,013	574,640	9.3%	(93,578)	0	0	\$25.16
Dallas CBD	43	7,035,884	928,970	965,177	13.7%	(38,328)	0	0	\$21.26
East Dallas	369	7,507,802	593,218	611,605	8.1%	(36,412)	27,255	75,300	\$21.73
Far North Dallas	766	23,576,402	3,323,180	3,529,152	15.0%	16,762	342,385	84,965	\$23.23
Ft Worth CBD	52	5,251,206	314,022	324,460	6.2%	43,708	0	0	\$20.97
Las Colinas	313	19,096,831	2,761,935	3,061,346	16.0%	(243,952)	352,590	125,913	\$20.95
LBJ Freeway	152	11,152,256	2,512,822	2,593,974	23.3%	(112,408)	0	0	\$18.94
Lewisville/Denton	503	9,975,723	1,295,538	1,453,501	14.6%	(550,670)	178,533	69,369	\$22.20
Mid-Cities	1,301	23,095,079	3,098,676	3,189,966	13.8%	(36,778)	224,543	128,555	\$21.10
North Fort Worth	290	4,445,503	314,656	374,411	8.4%	(1,690)	104,588	92,406	\$24.73
Northeast Ft Worth	95	3,579,833	1,448,220	1,448,220	40.5%	53,777	0	0	\$20.43
Preston Center	43	1,133,059	100,834	100,834	8.9%	(938)	4,506	8,034	\$32.38
Richardson/Plano	836	23,313,428	2,726,694	2,784,710	11.9%	420,264	478,664	361,085	\$21.87
South Ft Worth	518	9,450,501	806,298	839,673	8.9%	28,007	100,733	97,192	\$23.37
Southwest Dallas	243	4,142,302	390,402	396,336	9.6%	173,731	114,272	12,024	\$21.39
Stemmons Freeway	120	8,134,121	2,083,684	2,103,776	25.9%	(51,194)	0	0	\$16.13
Uptown/Turtle Creek	63	2,370,597	293,111	432,619	18.2%	(335,168)	14,765	0	\$32.42
<b>Totals</b>	<b>5,811</b>	<b>169,465,327</b>	<b>23,537,273</b>	<b>24,784,400</b>	<b>14.6%</b>	<b>(764,867)</b>	<b>1,942,834</b>	<b>1,054,843</b>	<b>\$21.58</b>

Source: CoStar Property®

# DALLAS

## Total Office Submarket Statistics: 4Q17

### Class C Market Statistics

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Central Expressway	147	1,390,825	58,828	58,828	4.2%	14,561	0	0	\$22.89
Dallas CBD	71	3,285,441	266,245	269,645	8.2%	(43,745)	0	0	\$17.31
East Dallas	696	4,888,163	343,510	348,510	7.1%	(46,293)	0	0	\$16.42
Far North Dallas	177	1,630,792	161,942	180,055	11.0%	(32,544)	0	0	\$18.98
Ft Worth CBD	49	801,905	7,676	7,676	1.0%	(7,676)	0	0	\$18.98
Las Colinas	45	1,149,811	95,685	95,685	8.3%	20,354	0	0	\$17.27
LBJ Freeway	77	849,898	79,349	79,349	9.3%	87,442	0	0	\$17.85
Lewisville/Denton	431	2,965,898	143,268	143,268	4.8%	(38,161)	0	0	\$18.79
Mid-Cities	1,275	9,330,330	833,055	836,148	9.0%	30,029	0	0	\$16.99
North Fort Worth	306	1,551,479	77,189	77,189	5.0%	37,931	0	0	\$18.33
Northeast Ft Worth	246	1,425,371	117,992	117,992	8.3%	(6,079)	0	0	\$17.45
Preston Center	82	610,076	21,989	21,989	3.6%	52,107	0	0	\$29.80
Richardson/Plano	526	4,149,283	696,895	697,995	16.8%	(468,105)	0	0	\$21.69
South Ft Worth	1,115	6,951,397	374,270	376,017	5.4%	68,005	0	0	\$19.16
Southwest Dallas	574	3,221,099	122,413	122,413	3.8%	11,780	0	0	\$17.56
Stemmons Freeway	152	2,414,743	393,875	393,875	16.3%	59,526	0	0	\$14.30
Uptown/Turtle Creek	193	1,198,936	85,651	90,075	7.5%	(18,079)	0	0	\$30.36
<b>Totals</b>	<b>6,162</b>	<b>47,815,447</b>	<b>3,879,832</b>	<b>3,916,709</b>	<b>8.2%</b>	<b>(278,947)</b>	<b>0</b>	<b>0</b>	<b>\$18.78</b>

Source: CoStar Property®

### Total Office Market Statistics

Year-End 2017

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Central Expressway	277	15,168,384	1,542,622	1,603,573	10.6%	(94,993)	0	0	\$27.09
Dallas CBD	142	33,696,568	6,871,390	7,511,962	22.3%	(72,789)	92,237	424,425	\$25.35
East Dallas	1,071	13,061,022	1,033,731	1,061,010	8.1%	(97,604)	27,255	370,120	\$25.38
Far North Dallas	1,112	61,803,030	7,167,157	7,971,966	12.9%	4,284,439	4,894,640	2,872,292	\$27.96
Ft Worth CBD	118	11,882,631	1,088,005	1,127,739	9.5%	157,769	0	280,489	\$26.51
Las Colinas	440	40,101,047	5,274,213	5,838,118	14.6%	915,233	1,037,992	1,946,913	\$24.74
LBJ Freeway	266	22,688,579	4,773,544	5,025,490	22.1%	246,874	0	0	\$22.37
Lewisville/Denton	938	13,172,376	1,441,016	1,598,979	12.1%	(578,439)	178,533	69,369	\$21.86
Mid-Cities	2,621	41,157,910	5,565,698	5,682,507	13.8%	221,993	1,096,477	683,555	\$21.83
North Fort Worth	601	6,886,457	572,060	631,815	9.2%	(118,948)	104,588	92,406	\$21.26
Northeast Ft Worth	343	5,421,125	1,873,347	1,873,347	34.6%	78,580	0	0	\$20.37
Preston Center	148	6,089,641	604,952	650,936	10.7%	11,219	176,089	127,034	\$39.33
Richardson/Plano	1,434	42,099,572	6,641,600	6,997,786	16.6%	236,397	827,105	781,085	\$24.69
South Ft Worth	1,657	20,208,193	1,531,774	1,602,664	7.9%	129,517	261,514	195,689	\$22.83
Southwest Dallas	820	7,716,008	543,856	549,790	7.1%	169,970	114,272	12,024	\$20.86
Stemmons Freeway	285	15,094,149	3,307,846	3,335,203	22.1%	158,323	63,000	0	\$16.88
Uptown/Turtle Creek	302	14,436,682	1,341,406	1,601,438	11.1%	(88,520)	214,765	1,305,014	\$38.01
<b>Totals</b>	<b>12,575</b>	<b>370,683,374</b>	<b>51,174,217</b>	<b>54,664,323</b>	<b>14.7%</b>	<b>5,559,021</b>	<b>9,088,467</b>	<b>9,160,415</b>	<b>\$25.01</b>

Source: CoStar Property®

# DALLAS

## Class A Office Market Statistics: 4Q17

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Allen/McKinney	14	1,468,676	203,741	213,516	14.5%	51,456	48,441	325,000	\$30.47
Alliance	5	889,475	180,215	180,215	20.3%	(155,189)	0	0	\$18.12
Arlington/Mansfield	15	1,953,288	210,843	233,269	11.9%	227,270	200,000	0	\$21.33
Central Expressway	26	7,572,759	938,781	970,105	12.8%	(15,976)	0	0	\$28.50
Dallas CBD	28	23,375,243	5,676,175	6,277,140	26.9%	9,284	92,237	424,425	\$26.04
Delta County	0	0	0	0	0.0%	0	0	0	\$0.00
Denton	1	45,291	0	0	0.0%	0	0	0	\$28.39
DFW Freeport/Coppell	24	4,839,129	462,106	497,510	10.3%	752,790	685,402	500,000	\$24.15
East LBJ Freeway	30	8,979,516	1,847,670	1,984,378	22.1%	215,256	0	0	\$26.69
East Northeast Ft Wo.	2	415,921	307,135	307,135	73.8%	30,882	0	0	\$21.39
Ellis County	1	72,015	0	0	0.0%	0	0	0	\$0.00
Frisco/The Colony	28	3,790,562	559,368	568,752	15.0%	275,577	237,890	656,136	\$34.76
Ft Worth CBD	17	5,829,520	766,307	795,603	13.6%	121,737	0	280,489	\$29.46
Garland	0	0	0	0	0.0%	0	0	0	\$0.00
Grand Prairie	5	1,851,880	0	0	0.0%	0	0	0	\$0.00
HEB/Mid-Cities	3	352,780	139,511	139,511	39.5%	(51,102)	0	0	\$21.02
Hood County	0	0	0	0	0.0%	0	0	0	\$0.00
Hunt County	0	0	0	0	0.0%	0	0	0	\$0.00
Johnson County	0	0	0	0	0.0%	0	0	0	\$0.00
Lewisville	3	185,464	2,210	2,210	1.2%	10,392	0	0	\$0.00
Mesquite/Forney/Terr.	2	81,406	19,419	23,311	28.6%	(1,939)	0	0	\$29.61
Northwest Ft Worth	0	0	0	0	0.0%	0	0	0	\$0.00
Office Ctr/West LBJ .	32	7,608,485	895,845	953,533	12.5%	353,081	0	1,221,000	\$26.91
Outlying Collin Coun.	0	0	0	0	0.0%	0	0	0	\$0.00
Outlying Denton Coun.	0	0	0	0	0.0%	0	0	0	\$0.00
Outlying Kaufman Cou.	0	0	0	0	0.0%	0	0	0	\$0.00
Parker County	0	0	0	0	0.0%	0	0	0	\$0.00
Plano	14	2,464,239	1,096,566	1,365,492	55.4%	13,832	0	0	\$28.21
Preston Center	23	4,346,506	482,129	528,113	12.2%	(39,950)	171,583	119,000	\$41.00
Quorum/Bent Tree	47	11,524,893	1,362,408	1,569,725	13.6%	(111,700)	0	240,000	\$28.15
Richardson	44	10,703,946	1,917,704	1,936,073	18.1%	218,950	300,000	95,000	\$27.00
Rockwall	2	195,474	18,838	18,838	9.6%	(1,656)	0	0	\$29.08
South Irving	0	0	0	0	0.0%	0	0	0	\$0.00
Southeast Dallas	0	0	0	0	0.0%	0	0	0	\$0.00
Southeast Ft Worth	1	541,630	0	0	0.0%	0	0	0	\$0.00
Southwest Dallas	2	280,592	31,041	31,041	11.1%	(15,541)	0	0	\$30.77
Stemmons Freeway	13	4,545,285	830,287	837,552	18.4%	149,991	63,000	0	\$18.68
Upper Tollway/West P.	94	21,280,381	1,760,259	2,124,282	10.0%	4,136,344	4,314,365	1,891,191	\$32.53
Uptown/Turtle Creek	46	10,867,149	962,644	1,078,744	9.9%	264,727	200,000	1,305,014	\$40.28
Urban Center/Wingren	26	7,406,791	1,058,642	1,230,044	16.6%	32,960	0	100,000	\$30.65
West LBJ Freeway	7	1,706,909	333,703	367,789	21.5%	56,584	0	0	\$20.59
West Southwest Ft Wo.	23	3,264,665	351,206	386,974	11.9%	33,505	160,781	98,497	\$29.00
Westlake/Grapevine	22	4,574,553	1,283,613	1,283,613	28.1%	52,574	671,934	555,000	\$27.93
White Rock	2	388,177	58,746	58,746	15.1%	(11,304)	0	294,820	\$43.56
Wise County	0	0	0	0	0.0%	0	0	0	\$0.00
<b>Totals</b>	<b>602</b>	<b>153,402,600</b>	<b>23,757,112</b>	<b>25,963,214</b>	<b>16.9%</b>	<b>6,602,835</b>	<b>7,145,633</b>	<b>8,105,572</b>	<b>\$28.59</b>

# DALLAS

## Class B Office Market Statistics: 4Q17

Market	Existing Inventory		Vacancy			YTD Net	YTD	Under	Quoted
	# Blds	Total RBA	Direct SF	Total SF	Vac %	Absorption	Deliveries	Const SF	Rates
Allen/McKinney	316	6,398,880	632,824	651,792	10.2%	190,899	256,912	185,181	\$25.69
Alliance	118	3,089,236	209,348	266,703	8.6%	(22,058)	82,185	67,406	\$26.24
Arlington/Mansfield	352	7,363,922	746,967	767,246	10.4%	184,068	12,064	50,500	\$19.79
Central Expressway	104	6,204,800	545,013	574,640	9.3%	(93,578)	0	0	\$25.16
Dallas CBD	43	7,035,884	928,970	965,177	13.7%	(38,328)	0	0	\$21.26
Delta County	0	0	0	0	0.0%	0	0	0	\$0.00
Denton	195	3,011,098	241,087	241,087	8.0%	50,096	49,740	23,413	\$23.78
DFW Freeport/Coppell	169	8,689,059	1,173,016	1,344,980	15.5%	(203,095)	0	125,913	\$21.13
East LBJ Freeway	106	7,942,028	1,912,167	1,971,758	24.8%	(12,802)	0	0	\$19.11
East Northeast Ft Wo.	95	3,579,833	1,448,220	1,448,220	40.5%	53,777	0	0	\$20.43
Ellis County	67	723,897	42,744	42,744	5.9%	80,566	35,040	12,024	\$21.57
Frisco/The Colony	239	3,191,867	295,608	300,026	9.4%	108,482	197,080	52,457	\$29.74
Ft Worth CBD	52	5,251,206	314,022	324,460	6.2%	43,708	0	0	\$20.97
Garland	97	1,772,281	272,515	272,515	15.4%	(5,735)	10,747	75,300	\$21.28
Grand Prairie	61	2,209,846	636,538	649,293	29.4%	(277,865)	43,149	4,934	\$19.32
HEB/Mid-Cities	269	5,177,889	787,123	794,333	15.3%	96,696	16,923	12,000	\$18.70
Hood County	38	296,414	25,925	25,925	8.7%	4,061	0	0	\$23.82
Hunt County	28	301,967	17,072	17,072	5.7%	(974)	0	3,520	\$20.27
Johnson County	72	537,862	33,532	33,532	6.2%	(10,326)	16,952	29,515	\$25.38
Lewisville	293	6,793,331	1,026,509	1,184,472	17.4%	(616,957)	87,309	45,956	\$21.64
Mesquite/Forney/Terr.	76	964,056	49,476	49,476	5.1%	17,137	6,500	0	\$24.05
Northwest Ft Worth	58	547,161	33,747	33,747	6.2%	5,684	5,200	0	\$20.65
Office Ctr/West LBJ .	110	8,387,368	1,291,030	1,418,477	16.9%	(78,123)	352,590	0	\$21.05
Outlying Collin Coun.	41	325,436	56,644	56,644	17.4%	44,272	79,886	129,514	\$27.74
Outlying Denton Coun.	15	171,294	27,942	27,942	16.3%	16,191	41,484	0	\$29.75
Outlying Kaufman Cou.	3	12,520	0	0	0.0%	2,700	0	0	\$0.00
Parker County	99	682,946	61,254	63,654	9.3%	14,926	17,203	25,000	\$23.54
Plano	216	5,505,760	606,446	616,019	11.2%	(81,293)	52,800	27,420	\$22.62
Preston Center	43	1,133,059	100,834	100,834	8.9%	(938)	4,506	8,034	\$32.38
Quorum/Bent Tree	237	10,935,456	1,945,844	2,076,813	19.0%	(231,706)	8,405	0	\$20.56
Richardson	235	10,781,385	1,413,708	1,443,183	13.4%	267,360	89,066	15,450	\$19.60
Rockwall	77	869,028	72,765	78,396	9.0%	(13,468)	10,008	0	\$27.90
South Irving	52	1,754,681	181,696	181,696	10.4%	2,397	24,800	0	\$18.40
Southeast Dallas	30	619,634	44,835	46,358	7.5%	(12,588)	0	0	\$20.74
Southeast Ft Worth	38	628,856	102,762	102,762	16.3%	7,345	8,201	15,000	\$16.32
Southwest Dallas	176	3,418,405	347,658	353,592	10.3%	93,165	79,232	0	\$21.37
Stemmons Freeway	120	8,134,121	2,083,684	2,103,776	25.9%	(51,194)	0	0	\$16.13
Upper Tollway/West P.	290	9,449,079	1,081,728	1,152,313	12.2%	139,986	136,900	32,508	\$26.19
Uptown/Turtle Creek	63	2,370,597	293,111	432,619	18.2%	(335,168)	14,765	0	\$32.42
Urban Center/Wingren	34	2,020,404	297,889	297,889	14.7%	37,266	0	0	\$19.89
West LBJ Freeway	46	3,210,228	600,655	622,216	19.4%	(99,606)	0	0	\$18.34
West Southwest Ft Wo.	370	7,987,369	644,079	677,454	8.5%	26,927	75,580	52,677	\$24.06
Westlake/Grapevine	567	6,588,741	746,352	797,398	12.1%	(42,074)	127,607	61,121	\$26.79
White Rock	86	3,270,283	153,627	164,860	5.0%	(24,458)	0	0	\$19.80
Wise County	15	126,160	10,307	10,307	8.2%	(242)	0	0	\$20.75
<b>Totals</b>	<b>5,811</b>	<b>169,465,327</b>	<b>23,537,273</b>	<b>24,784,400</b>	<b>14.6%</b>	<b>(764,867)</b>	<b>1,942,834</b>	<b>1,054,843</b>	<b>\$21.58</b>

# DALLAS

## Class C Office Market Statistics: 4Q17

Market	Existing Inventory		Vacancy			YTD Net	YTD	Under	Quoted
	# Blds	Total RBA	Direct SF	Total SF	Vac %	Absorption	Deliveries	Const SF	Rates
Allen/McKinney	156	749,421	21,429	21,429	2.9%	(6,162)	0	0	\$21.69
Alliance	33	183,286	10,769	10,769	5.9%	4,775	0	0	\$22.04
Arlington/Mansfield	572	4,324,196	247,893	247,893	5.7%	78,389	0	0	\$17.54
Central Expressway	147	1,390,825	58,828	58,828	4.2%	14,561	0	0	\$22.89
Dallas CBD	71	3,285,441	266,245	269,645	8.2%	(43,745)	0	0	\$17.31
Delta County	3	6,141	0	0	0.0%	0	0	0	\$0.00
Denton	213	1,409,607	89,887	89,887	6.4%	(27,817)	0	0	\$18.63
DFW Freeport/Coppell	26	341,896	8,925	8,925	2.6%	(4,592)	0	0	\$13.07
East LBJ Freeway	31	373,897	17,519	17,519	4.7%	(230)	0	0	\$18.08
East Northeast Ft Wo.	246	1,425,371	117,992	117,992	8.3%	(6,079)	0	0	\$17.45
Ellis County	193	923,158	18,271	18,271	2.0%	9,627	0	0	\$19.16
Frisco/The Colony	47	248,232	20,571	23,051	9.3%	(20,494)	0	0	\$29.03
Ft Worth CBD	49	801,905	7,676	7,676	1.0%	(7,676)	0	0	\$18.98
Garland	181	1,221,431	81,763	81,763	6.7%	18,192	0	0	\$14.87
Grand Prairie	86	803,836	153,144	153,144	19.1%	(8,276)	0	0	\$14.23
HEB/Mid-Cities	237	1,939,003	228,428	228,428	11.8%	6,083	0	0	\$14.91
Hood County	86	338,200	16,646	16,646	4.9%	(188)	0	0	\$17.03
Hunt County	90	425,155	39,120	39,120	9.2%	(16,897)	0	0	\$18.48
Johnson County	167	710,780	69,025	69,025	9.7%	11,879	0	0	\$14.71
Lewisville	178	1,406,994	45,350	45,350	3.2%	(5,248)	0	0	\$19.52
Mesquite/Forney/Terr.	144	800,460	68,161	68,161	8.5%	(15,122)	0	0	\$17.23
Northwest Ft Worth	133	748,318	25,543	25,543	3.4%	23,207	0	0	\$18.05
Office Ctr/West LBJ .	16	557,140	73,130	73,130	13.1%	5,170	0	0	\$17.94
Outlying Collin Coun.	35	91,686	3,160	3,160	3.4%	(260)	0	0	\$16.57
Outlying Denton Coun.	40	149,297	8,031	8,031	5.4%	(5,096)	0	0	\$17.41
Outlying Kaufman Cou.	23	74,282	0	0	0.0%	0	0	0	\$0.00
Parker County	109	495,478	40,877	40,877	8.3%	4,174	0	0	\$18.44
Plano	134	1,603,957	534,698	535,798	33.4%	(464,000)	0	0	\$22.68
Preston Center	82	610,076	21,989	21,989	3.6%	52,107	0	0	\$29.80
Quorum/Bent Tree	96	1,139,604	127,315	142,948	12.5%	(8,726)	0	0	\$16.59
Richardson	108	1,272,923	98,488	98,488	7.7%	19,214	0	0	\$18.65
Rockwall	87	432,918	46,957	46,957	10.8%	(39,177)	0	0	\$21.65
South Irving	174	1,137,827	77,516	77,516	6.8%	6,058	0	0	\$14.88
Southeast Dallas	92	654,666	28,098	28,098	4.3%	4,841	0	0	\$14.81
Southeast Ft Worth	156	1,055,529	16,118	16,118	1.5%	37,352	0	0	\$13.98
Southwest Dallas	381	2,297,941	104,142	104,142	4.5%	2,153	0	0	\$16.87
Stemmons Freeway	152	2,414,743	393,875	393,875	16.3%	59,526	0	0	\$14.30
Upper Tollway/West P.	34	242,956	14,056	14,056	5.8%	(3,324)	0	0	\$24.51
Uptown/Turtle Creek	193	1,198,936	85,651	90,075	7.5%	(18,079)	0	0	\$30.36
Urban Center/Wingren	3	250,775	13,630	13,630	5.4%	19,776	0	0	\$17.49
West LBJ Freeway	46	476,001	61,830	61,830	13.0%	87,672	0	0	\$17.80
West Southwest Ft Wo.	706	4,846,888	272,481	274,228	5.7%	18,962	0	0	\$20.73
Westlake/Grapevine	206	1,125,468	126,074	129,167	11.5%	(52,225)	0	0	\$22.98
White Rock	169	1,704,406	118,531	123,531	7.2%	(15,027)	0	0	\$17.51
Wise County	31	124,397	0	0	0.0%	5,775	0	0	\$9.63
<b>Totals</b>	<b>6,162</b>	<b>47,815,447</b>	<b>3,879,832</b>	<b>3,916,709</b>	<b>8.2%</b>	<b>(278,947)</b>	<b>0</b>	<b>0</b>	<b>\$18.78</b>

# DALLAS

## Total Office Submarket Statistics: 4Q17

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Allen/McKinney	486	8,616,977	857,994	886,737	10.3%	236,193	305,353	510,181	\$26.91
Alliance	156	4,161,997	400,332	457,687	11.0%	(172,472)	82,185	67,406	\$21.56
Arlington/Mansfield	939	13,641,406	1,205,703	1,248,408	9.2%	489,727	212,064	50,500	\$19.45
Central Expressway	277	15,168,384	1,542,622	1,603,573	10.6%	(94,993)	0	0	\$27.09
Dallas CBD	142	33,696,568	6,871,390	7,511,962	22.3%	(72,789)	92,237	424,425	\$25.35
Delta County	3	6,141	0	0	0.0%	0	0	0	\$0.00
Denton	409	4,465,996	330,974	330,974	7.4%	22,279	49,740	23,413	\$22.17
DFW Freeport/Coppell	219	13,870,084	1,644,047	1,851,415	13.3%	545,103	685,402	625,913	\$21.99
East LBJ Freeway	167	17,295,441	3,777,356	3,973,655	23.0%	202,224	0	0	\$23.18
East Northeast Ft Wo.	343	5,421,125	1,873,347	1,873,347	34.6%	78,580	0	0	\$20.37
Ellis County	261	1,719,070	61,015	61,015	3.5%	90,193	35,040	12,024	\$20.62
Frisco/The Colony	314	7,230,661	875,547	891,829	12.3%	363,565	434,970	708,593	\$33.35
Ft Worth CBD	118	11,882,631	1,088,005	1,127,739	9.5%	157,769	0	280,489	\$26.51
Garland	278	2,993,712	354,278	354,278	11.8%	12,457	10,747	75,300	\$19.92
Grand Prairie	152	4,865,562	789,682	802,437	16.5%	(286,141)	43,149	4,934	\$18.72
HEB/Mid-Cities	509	7,469,672	1,155,062	1,162,272	15.6%	51,677	16,923	12,000	\$18.18
Hood County	124	634,614	42,571	42,571	6.7%	3,873	0	0	\$20.38
Hunt County	118	727,122	56,192	56,192	7.7%	(17,871)	0	3,520	\$19.12
Johnson County	239	1,248,642	102,557	102,557	8.2%	1,553	16,952	29,515	\$17.73
Lewisville	474	8,385,789	1,074,069	1,232,032	14.7%	(611,813)	87,309	45,956	\$21.56
Mesquite/Forney/Terr.	222	1,845,922	137,056	140,948	7.6%	76	6,500	0	\$22.97
Northwest Ft Worth	191	1,295,479	59,290	59,290	4.6%	28,891	5,200	0	\$19.22
Office Ctr/West LBJ .	158	16,552,993	2,260,005	2,445,140	14.8%	280,128	352,590	1,221,000	\$23.17
Outlying Collin Coun.	76	417,122	59,804	59,804	14.3%	44,012	79,886	129,514	\$26.36
Outlying Denton Coun.	55	320,591	35,973	35,973	11.2%	11,095	41,484	0	\$27.66
Outlying Kaufman Cou.	26	86,802	0	0	0.0%	2,700	0	0	\$0.00
Parker County	208	1,178,424	102,131	104,531	8.9%	19,100	17,203	25,000	\$22.30
Plano	364	9,573,956	2,237,710	2,517,309	26.3%	(531,461)	52,800	27,420	\$25.55
Preston Center	148	6,089,641	604,952	650,936	10.7%	11,219	176,089	127,034	\$39.33
Quorum/Bent Tree	380	23,599,953	3,435,567	3,789,486	16.1%	(352,132)	8,405	240,000	\$24.01
Richardson	387	22,758,254	3,429,900	3,477,744	15.3%	505,524	389,066	110,450	\$23.57
Rockwall	166	1,497,420	138,560	144,191	9.6%	(54,301)	10,008	0	\$27.25
South Irving	226	2,892,508	259,212	259,212	9.0%	8,455	24,800	0	\$16.86
Southeast Dallas	122	1,274,300	72,933	74,456	5.8%	(7,747)	0	0	\$18.93
Southeast Ft Worth	195	2,226,015	118,880	118,880	5.3%	44,697	8,201	15,000	\$15.54
Southwest Dallas	559	5,996,938	482,841	488,775	8.2%	79,777	79,232	0	\$20.89
Stemmons Freeway	285	15,094,149	3,307,846	3,335,203	22.1%	158,323	63,000	0	\$16.88
Upper Tollway/West P.	418	30,972,416	2,856,043	3,290,651	10.6%	4,273,006	4,451,265	1,923,699	\$30.55
Uptown/Turtle Creek	302	14,436,682	1,341,406	1,601,438	11.1%	(88,520)	214,765	1,305,014	\$38.01
Urban Center/Wingren	63	9,677,970	1,370,161	1,541,563	15.9%	90,002	0	100,000	\$28.82
West LBJ Freeway	99	5,393,138	996,188	1,051,835	19.5%	44,650	0	0	\$19.22
West Southwest Ft Wo.	1,099	16,098,922	1,267,766	1,338,656	8.3%	79,394	236,361	151,174	\$23.98
Westlake/Grapevine	795	12,288,762	2,156,039	2,210,178	18.0%	(41,725)	799,541	616,121	\$27.20
White Rock	257	5,362,866	330,904	347,137	6.5%	(50,789)	0	294,820	\$31.58
Wise County	46	250,557	10,307	10,307	4.1%	5,533	0	0	\$17.97
<b>Totals</b>	<b>12,575</b>	<b>370,683,374</b>	<b>51,174,217</b>	<b>54,664,323</b>	<b>14.7%</b>	<b>5,559,021</b>	<b>9,088,467</b>	<b>9,160,415</b>	<b>\$25.01</b>