MARKET IN MINUTES
Savills Research

Q3 2022 - Office

Dallas/Fort Worth

savills

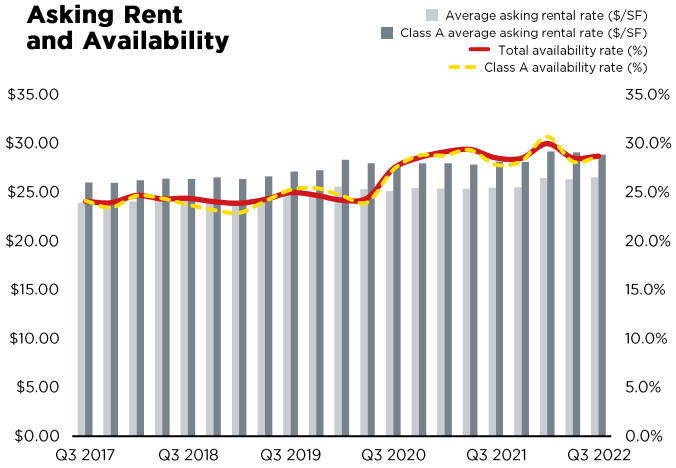
Key Statistics

Inventory	y-o-y Change	Availability Rate	y-o-y Change	Asking Rental Rate	y-o-y Change	Class A Asking Rental Rate	y-o-y Change	Quarterly Leasing Activity	y-o-y Change	Available Sublease Space	y-o-y Change
211.6 MSF	▲	28.7 %	▲	26.49 $/SF	▲	28.84 $/SF	▲	3.5 MSF	▼	9.2 MSF	▲
Q3 2021: 208.9 MSF		Q3 2021: 28.5%		Q3 2021: $25.44		Q3 2021: $28.11		Q3 2021: 3.6 MSF		Q3 2021: 8.7 MSF	

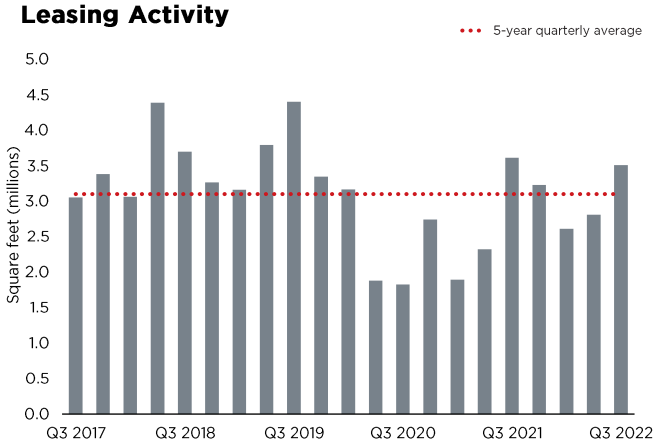
Outlook

- The Dallas-Fort Worth (DFW) office market's overall average asking rent increased to $26.49 per square foot (psf), up 4.1% year over year from $25.44 psf reported a year ago
- Leasing activity in DFW of 3.5 million square feet (msf) was the highest quarterly volume reported this year as overall tenant flight to quality continues
- Available sublease space increased to 9.2 msf this quarter, up 6% from 8.7 msf reported a year ago, as area occupiers continue to reevaluate their existing space needs amidst hybrid workplace strategies

Asking Rent and Availability



Leasing Activity



Top Transactions

Tenant	Square Feet	Address	Transaction Type	Industry
Ryan LLC	172,280	13155 Noel Road	Extension	Professional Services
Neiman Marcus	84,859	2711 N Haskell Avenue	New Location	Retail
City of Dallas	70,628	7800 N Stemmons Freeway	New Location	Government
Luminant	53,746	6555 Sierra Drive	Relocation	Energy & Utilities
Kimley-Horn And Associates	49,438	2600 N Central Expressway	Relocation	Engineering

Source: Savills Research

For more information, please contact us:

Savills
Chase Tower,
2200 Ross Avenue,
Suite 4800 East,
Dallas, TX 75201
+1 972 739 2200
savills.us

Michael Soto
Senior Director,
Head of Office Research
msoto@savills.us
+1 213 553 3833

Kelly Winn
Vice Chairman
kwinn@savills.us
+1 972 739 2206

About Savills Inc.

Savills helps organizations find the right solutions that ensure employee success. Sharply skilled and fiercely dedicated, the firm's integrated teams of consultants and brokers are experts in better real estate. With services in tenant representation, workforce and incentives strategy, workplace strategy and occupant experience, project management, and capital markets, Savills has elevated the potential of workplaces around the corner, and around the world, for 160 years and counting.

For more information, please visit Savills.us and follow us on LinkedIn, Twitter, Instagram and Facebook.

Unless otherwise noted, all rents quoted throughout this report are average asking gross (full service) rents per square foot. Statistics are calculated using both direct and sublease information. Current and historical vacancy and rent data are subject to change due to changes in inventory.

The information in this report is obtained from sources deemed reliable, but no representation is made as to the accuracy thereof. Unless otherwise noted, source for data is Savills Research.

Copyright © 2022 Savills