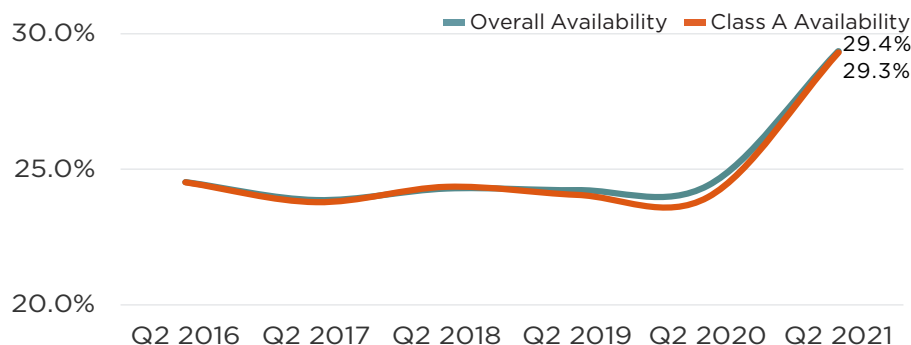
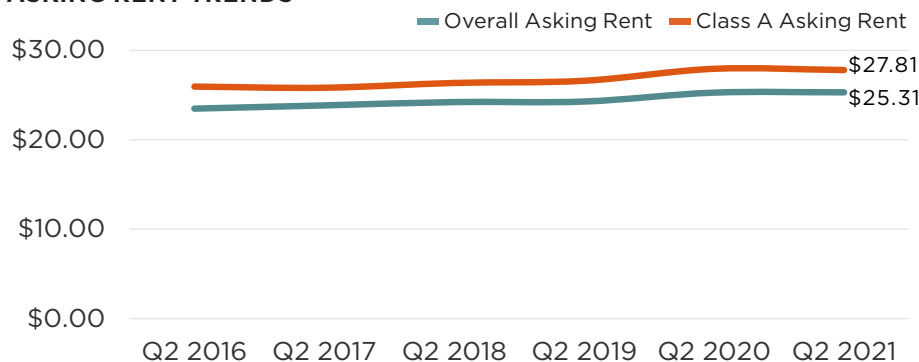


DALLAS/FORT WORTH

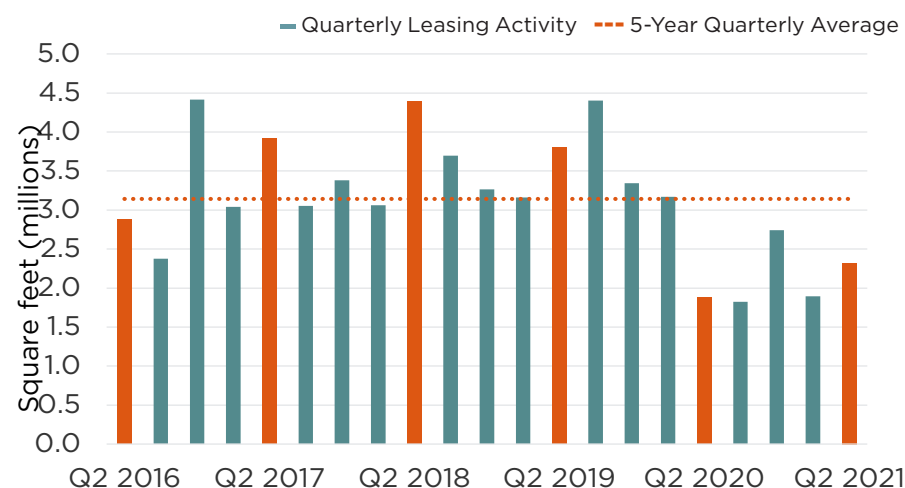
AVAILABILITY TRENDS



ASKING RENT TRENDS



QUARTERLY LEASING ACTIVITY



NOTABLE TRANSACTIONS

TENANT	SF
FDIC - 600 N Pearl Street	163,005 SF
American Honda Finance Corporation - 3625 W Royal Lane	99,788 SF
Caterpillar, Inc. - 5205 N O'Connor Boulevard	81,509 SF
Integrity Marketing Group - 1445 Ross Avenue	67,928 SF
Omni Logistics - 3200 Olympus Boulevard	51,000 SF

KEY STATISTICS

	Q2 2020	Q2 2021	Y-o-y Change
Overall Availability Rate (%)	24.4%	29.4%	▲
Sublease Availability (MSF)	6.0 MSF	8.5 MSF	▲
Overall Asking Rent (\$/SF)	\$25.28	\$25.31	▲
Class A Asking Rent (\$/SF)	\$27.94	\$27.81	▼
Quarterly Leasing Activity	1.9 MSF	2.3 MSF	▲

TAKEAWAYS

- While the Dallas-Fort Worth office market presented some improvement in the second quarter, availability continued to increase due to ongoing pandemic leasing challenges, the delivery of new office developments and increasing sublease availabilities.
- More employers are beginning to refocus on real estate needs as the Centers for Disease Control and Prevention (CDC) COVID-19 data tracker shows that more than half of vaccine-eligible populations have now been fully vaccinated nationwide.
- Leasing activity ticked up in the second quarter with 2.3 million square feet (msf) leased, which is likely to hold pace through the remainder of the year as more organizations are back in the office.
- Notably, Federal Deposit Insurance Corporation signed a long-term lease at 600 North Pearl Street in the Dallas CBD submarket. In the West LBJ submarket, American Honda Finance Corporation renewed at 3625 West Royal Lane.

For more information, please contact us:

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