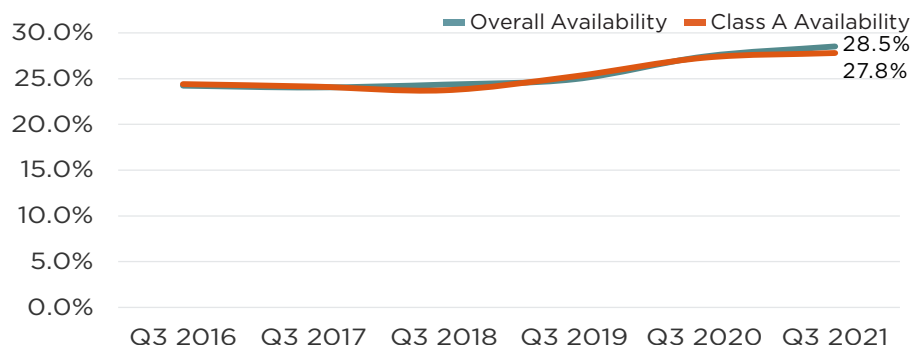
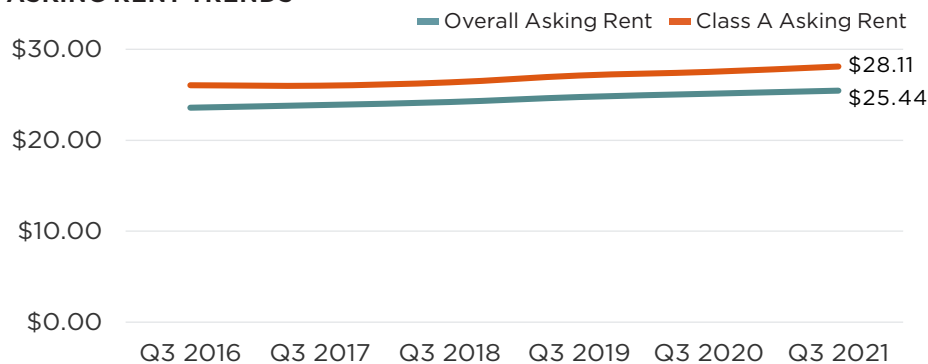


DALLAS/FORT WORTH

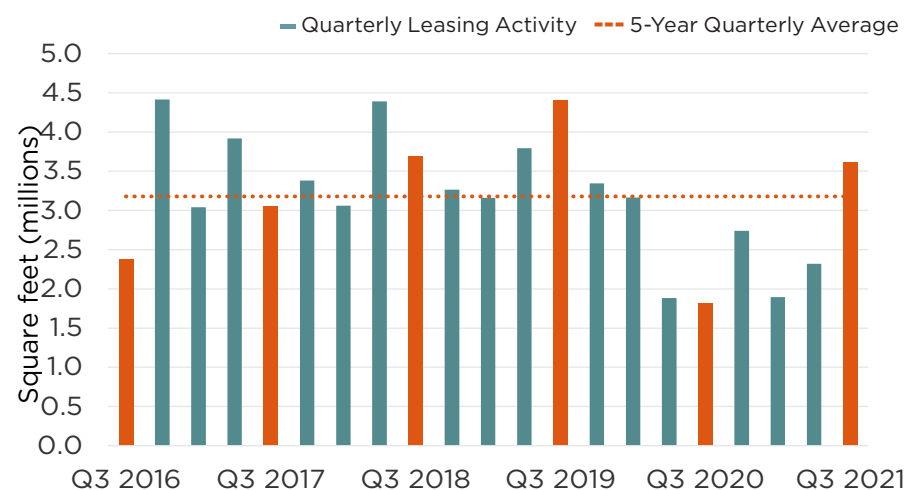
AVAILABILITY TRENDS



ASKING RENT TRENDS



QUARTERLY LEASING ACTIVITY



NOTABLE TRANSACTIONS

TENANT	SF
MultiView, Inc. - 7701 Las Colinas Ridge	82,093 SF
Rushmore Mortgage - 8616 Freeport Parkway	81,045 SF
Octane Lending - 4851 Regent Boulevard	77,991 SF
DeGolyer and MacNaughton - 5001 Spring Valley Road	65,543 SF
Trintech, Inc. - 5600 Granite Parkway	64,582 SF

KEY STATISTICS

	Q3 2020	Q3 2021	Y-o-y Change
Overall Availability Rate (%)	27.4%	28.5%	▲
Sublease Availability (MSF)	8.2 MSF	8.7 MSF	▲
Overall Asking Rent (\$/SF)	\$25.10	\$25.44	▲
Class A Asking Rent (\$/SF)	\$27.51	\$28.11	▲
Quarterly Leasing Activity	1.8 MSF	3.6 MSF	▲

TAKEAWAYS

- Despite growing concerns over the acceleration of the COVID-19 Delta variant, the Dallas-Fort Worth (DFW) office market showed signs of stability in Q3.
- Quarterly leasing volume increased significantly to 3.6 million square feet (msf), its highest since the pandemic began. As a result, overall availability declined by 90 basis points (bps) over the quarter and average asking rents are holding flat at \$25.44 per square foot (psf).
- According to the Bureau of Labor Statistics (BLS), DFW-area employment rose 5.4% locally over the year in August, compared to the 4.4% national increase.
- Notably, MultiView, Inc. renewed 82,903 square feet (sf) at 7701 Las Colinas Ridge in the Las Colinas submarket. Meanwhile, in the West LBJ submarket, Rushmore Mortgage relocated its office from 1755 Wittington Place to 8616 Freeport Parkway, leasing 81,045 sf.

For more information, please contact us:

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