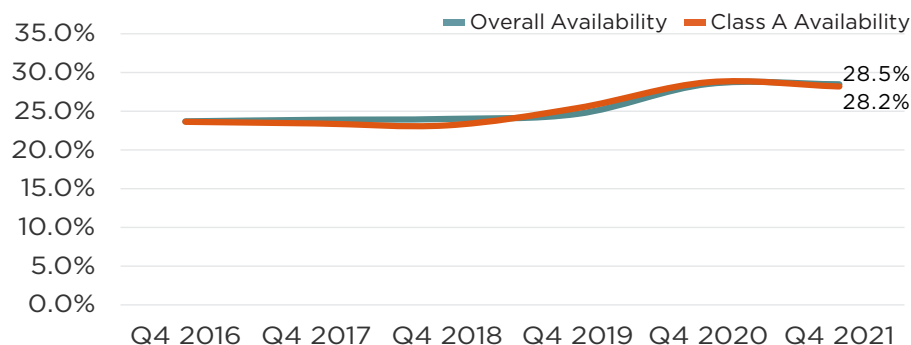
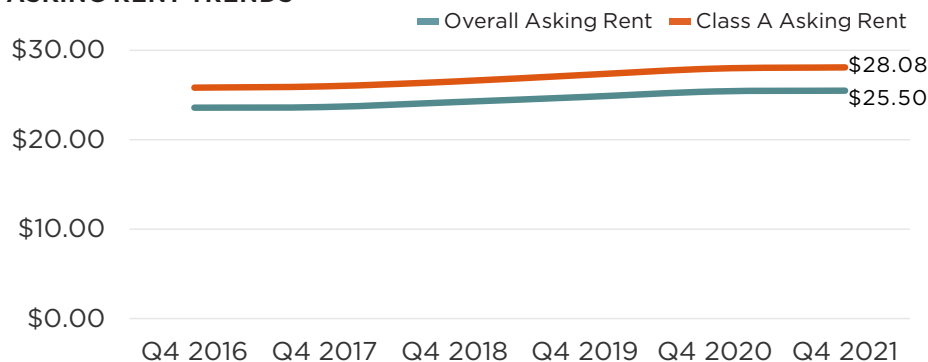


# DALLAS/FORT WORTH

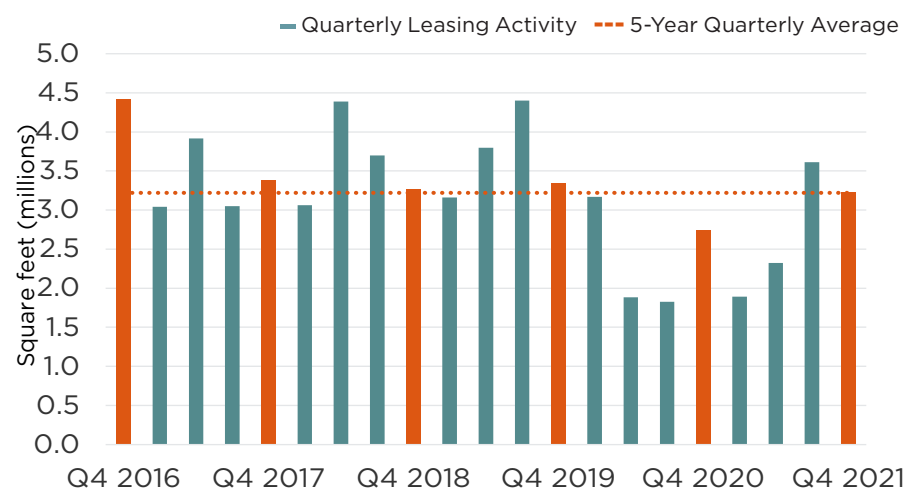
## AVAILABILITY TRENDS



## ASKING RENT TRENDS



## QUARTERLY LEASING ACTIVITY



## NOTABLE TRANSACTIONS

TENANT	SF
CBRE - 2401 McKinney Ave	200,000 SF
At Home - 9000 Cypress Waters Blvd	176,000 SF
JP Morgan Chase Bank - 1900 N Akard St	144,780 SF
PathGroup - 1111 Northpoint Dr	125,103 SF
Interstate All Battery Center - 14221 N Dallas Pky	77,439 SF

## KEY STATISTICS

	Q4 2020	Q4 2021	Y-o-y Change
Overall Availability Rate (%)	28.5%	<b>28.5%</b>	↔
Sublease Availability (MSF)	8.4 MSF	<b>8.8 MSF</b>	▲
Overall Asking Rent (\$/SF)	\$25.41	<b>\$25.50</b>	▲
Class A Asking Rent (\$/SF)	\$27.95	<b>\$28.08</b>	▲
Quarterly Leasing Activity	2.7 MSF	<b>3.2 MSF</b>	▲

## TAKEAWAYS

- Despite the concerns over the Omicron variant, the Dallas-Fort Worth (DFW) office market closed the year with strong leasing activity at 3.2 million square feet (msf). However, the market remains tenant-favorable with the total availability rate at 28.5% in the fourth quarter.
- Landlords in the DFW office market have kept their face rents high during the global pandemic. Instead, owners are offering larger concession packages consisting of free rent and additional tenant improvement allowances.
- According to the Federal Reserve Bank of Dallas, DFW employment gains during the fourth quarter puts DFW's labor market 1.7% above its pre-pandemic level.
- CBRE pre-leased for 200,000 sf and plans to relocate to 2401 McKinney Ave in Uptown. Meanwhile, in the West LBJ submarket, At Home is relocating their headquarters office from 1600 East Plano Parkway to 9000 Cypress Waters Boulevard, leasing 176,000 sf.

For more information, please contact us:

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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.

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