

Dallas/Fort Worth

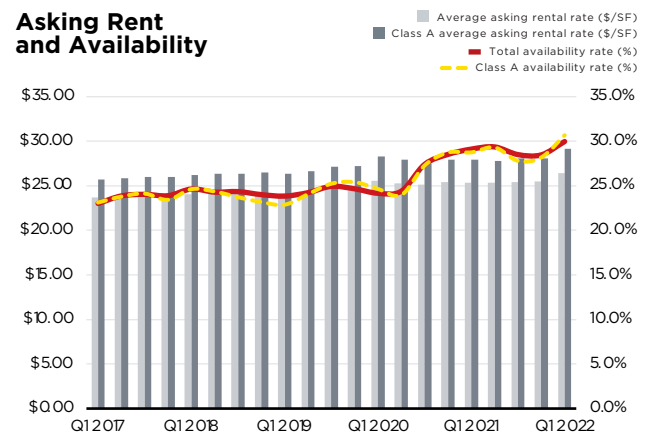
Key Statistics

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
211.1 MSF	▲	30.0 %	▲	26.44 \$/SF	▲	29.17 \$/SF	▲	2.6 MSF	▲	8.7 MSF	▲
Q1 2021: 208.7 MSF		Q1 2021: 29.1%		Q1 2021: \$25.35		Q1 2021: \$27.94		Q1 2021: 1.9 MSF		Q1 2021: 8.5 MSF	

Outlook

- The overall full service asking rent increased to \$26.44 per square foot, up by 4.3% compared to last year and 3.3% from the previous quarter, as rents are expected to slightly increase in 2022
- According to the Federal Reserve Bank of Dallas, DFW total employment count was 3.2% above pre-pandemic levels, increase of 123,840 jobs, and will continue to increase this year
- According to Kastle Systems, the office utilization of DFW market in early March of 2022 was 50.7% well above the national average rate of 40.5% and is expected to remain above the national average

Asking Rent and Availability



Top Transactions

Tenant	Square Feet	Address	Transaction Type	Industry
CVS Healthcare	176,981	750 W John Carpenter Freeway	Renewal	Healthcare
Freeman Companies	65,725	14221 N Dallas Parkway	Relocation	Professional Services
PMG	49,870	2601 Olive Street	Relocation	AEC
Newmark	46,339	2601 Olive Street	Relocation	Real Estate
McCarthy Companies	42,965	3400 N Central Expressway	Relocation	TAMI

Source: Savills Research

For more information, please contact us:

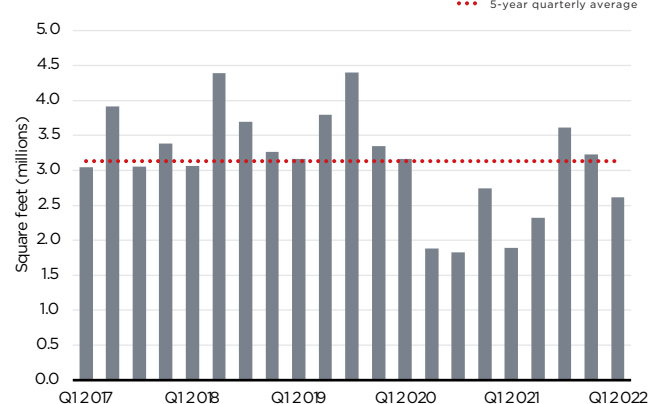
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Leasing Activity



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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.

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