Dallas

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Due to Dallas' diversified industry base, market dynamics have been less impacted by the pullback in demand from the tech sector and overall leasing activity was resilient in 2023. Venture capital (VC) funding for tech companies with headquarter locations in Dallas saw the largest amounts raised within FinTech, Health Tech or Life Sciences, and LOHAS and Wellness.

Key Stats

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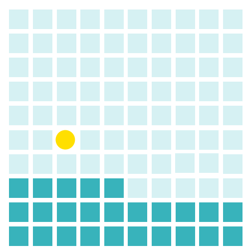
30.1% Availability	+540 bps (28.6%)
$29.14 Overall Asking Rent ($/SF)	+9.5% ($26.61)
2.9 msf Quarterly Leasing Activity	+0.1 msf (2.8 msf)
9.3 msf Sublease Space	+0.2 msf (9.1 msf)

Percentage of Sublet Space from Tech

BY SQUARE FEET

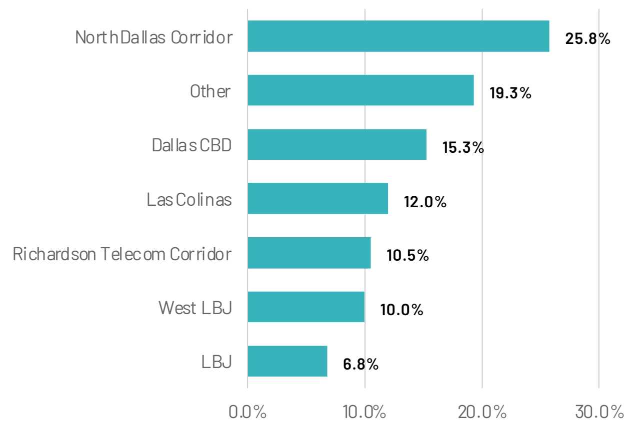
24.5%



Average Across Savills Top Tech Hubs: **43.4%**

Allocation of Sublet Space by Submarket

Q4 2023

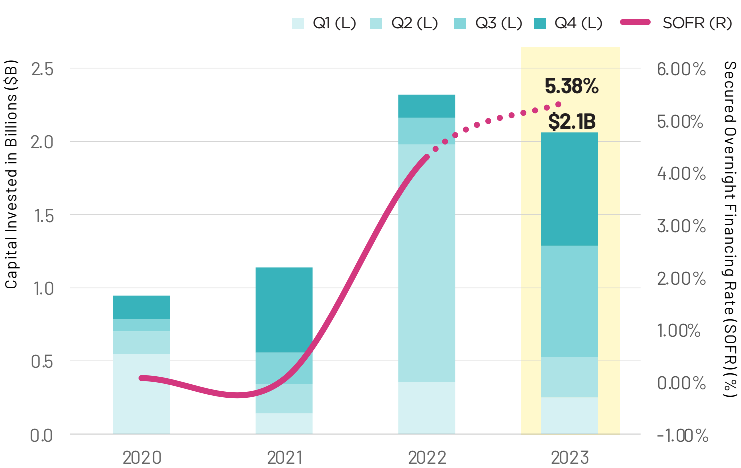


TECH VENTURE CAPITAL ACTIVITY

Historical VC Activity

2023

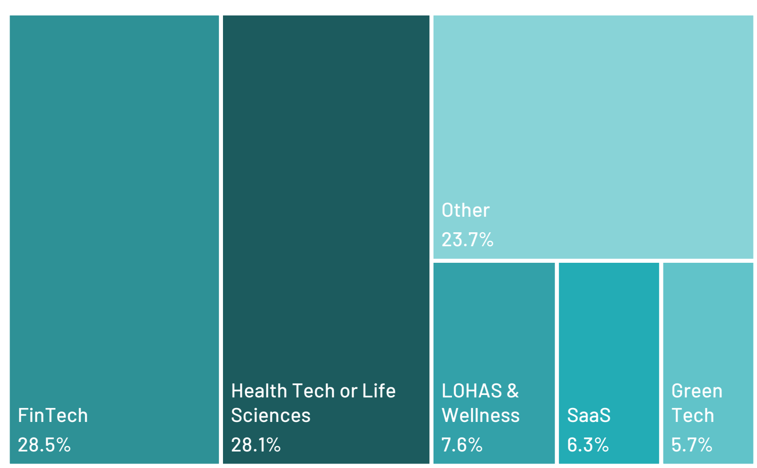
Source: PitchBook, SOFR, Savills Research



Primary Verticals of Top 30 VC Deals

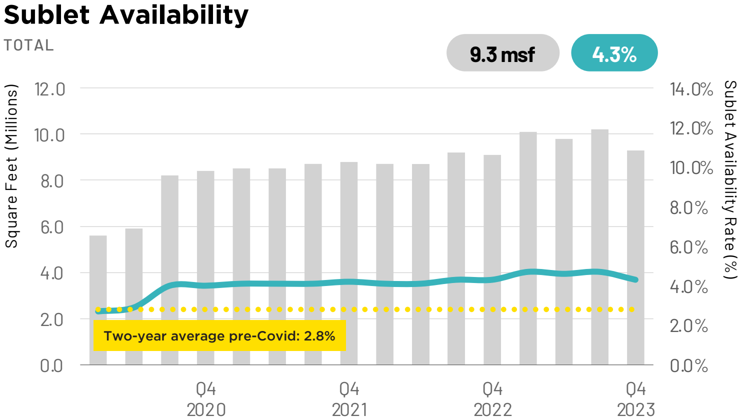
% OF TOTAL RAISED 2023

Source: PitchBook, Savills Research



Sublet Availability

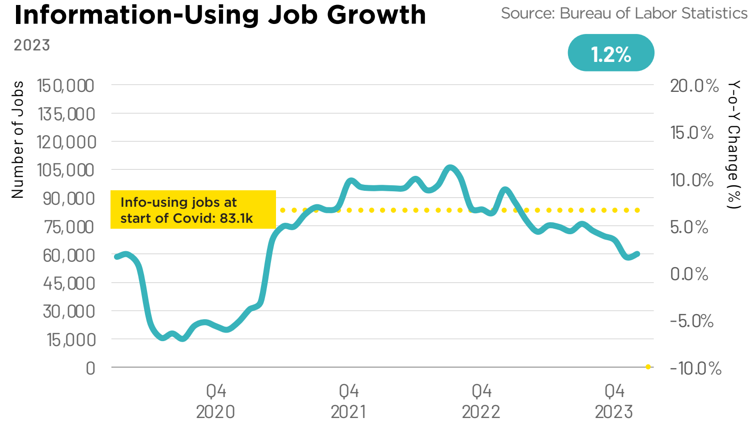
TOTAL

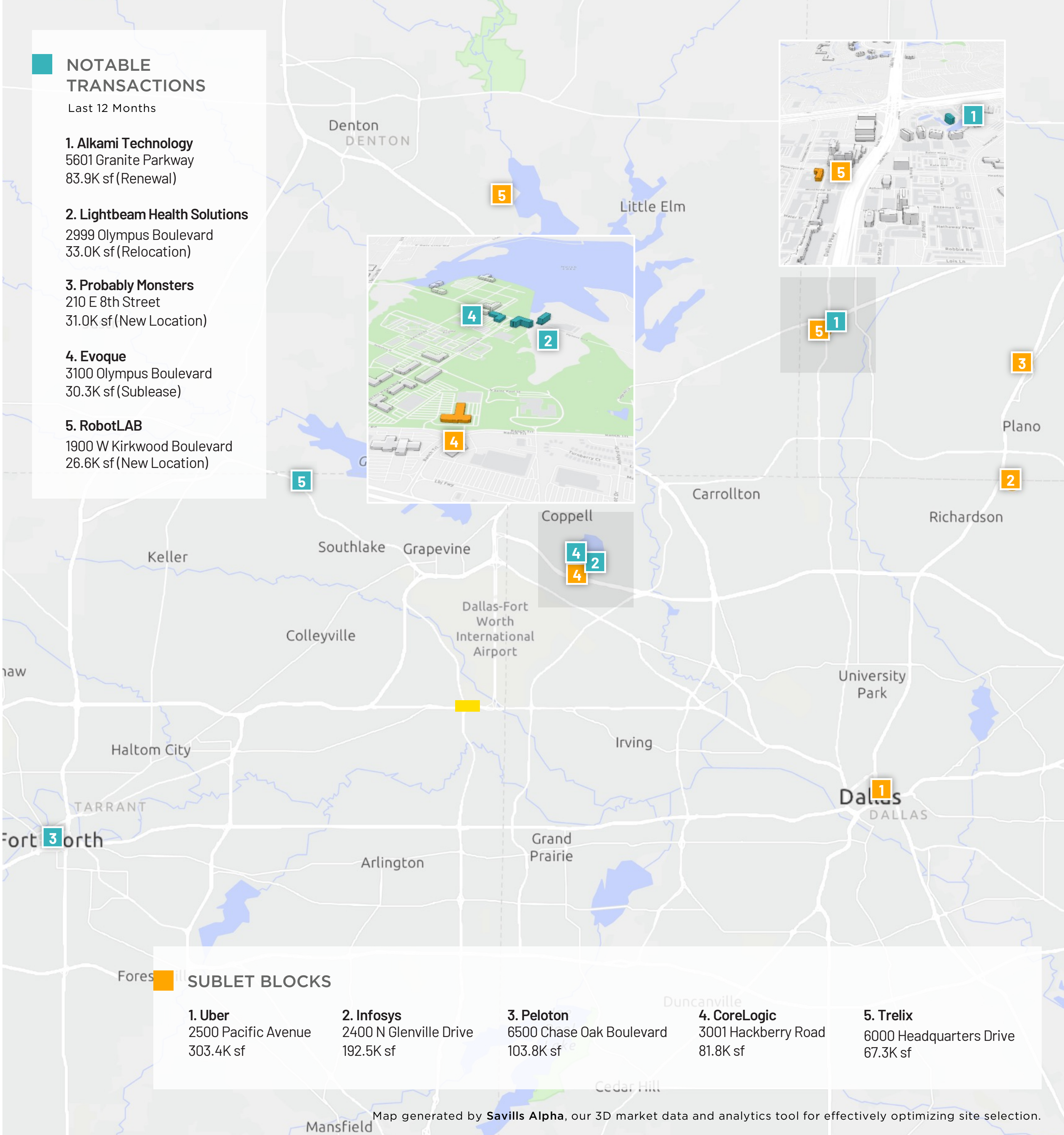


Information-Using Job Growth

2023

Source: Bureau of Labor Statistics





NOTABLE TRANSACTIONS

Last 12 Months

1. Alkami Technology
5601 Granite Parkway
83.9K sf (Renewal)

2. Lightbeam Health Solutions
2999 Olympus Boulevard
33.0K sf (Relocation)

3. Probably Monsters
210 E 8th Street
31.0K sf (New Location)

4. Evoque
3100 Olympus Boulevard
30.3K sf (Sublease)

5. RobotLAB
1900 W Kirkwood Boulevard
26.6K sf (New Location)

SUBLET BLOCKS

1. Uber
2500 Pacific Avenue
303.4K sf

2. Infosys
2400 N Glenville Drive
192.5K sf

3. Peloton
6500 Chase Oak Boulevard
103.8K sf

4. CoreLogic
3001 Hackberry Road
81.8K sf

5. Trelix
6000 Headquarters Drive
67.3K sf

Map generated by **Savills Alpha**, our 3D market data and analytics tool for effectively optimizing site selection.

Dallas Q4 2023 – The Tech Tenant

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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 availability 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.