

Dallas/Fort Worth

3rd Quarter 2015

Office Market Report

Xceligent[®]

In partnership with

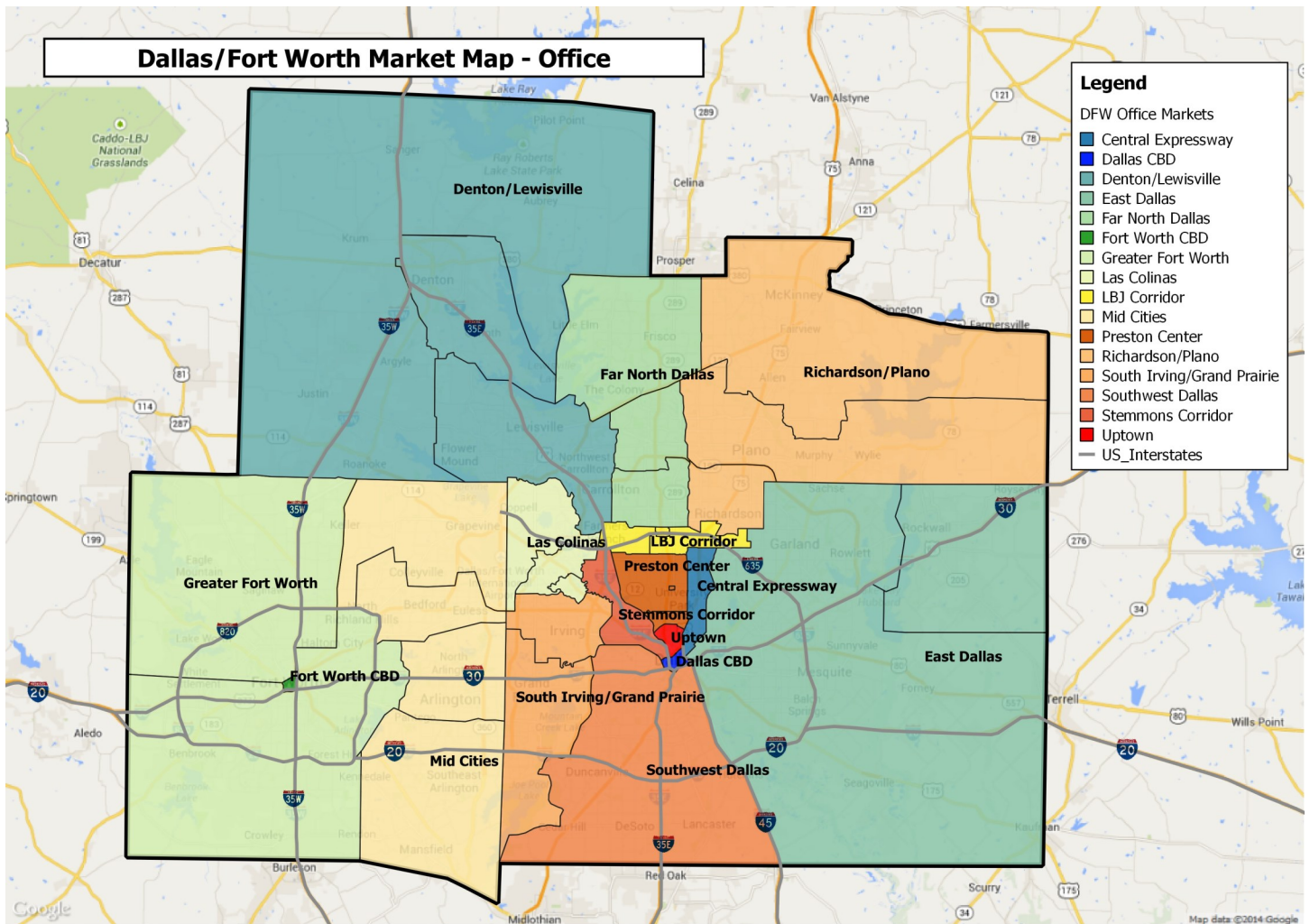


Xceligent is a leading provider of verified commercial real estate information which assists real estate professionals, appraisers, owners, investors and developers that make strategic decisions to lease, sell, buy and develop commercial properties.

Table of Contents/Methodology of Tracked Set	2
Office Market Map	3
Dallas-Fort Worth Office Overview	4-5
3rd Quarter 2015 - By Market	6-7
Historical Vacancy Rates & Asking Rates	8-10
New Construction	11
Office Leasing Activity	12
Advisory Board Members	13
DFW Xceligent Team	14

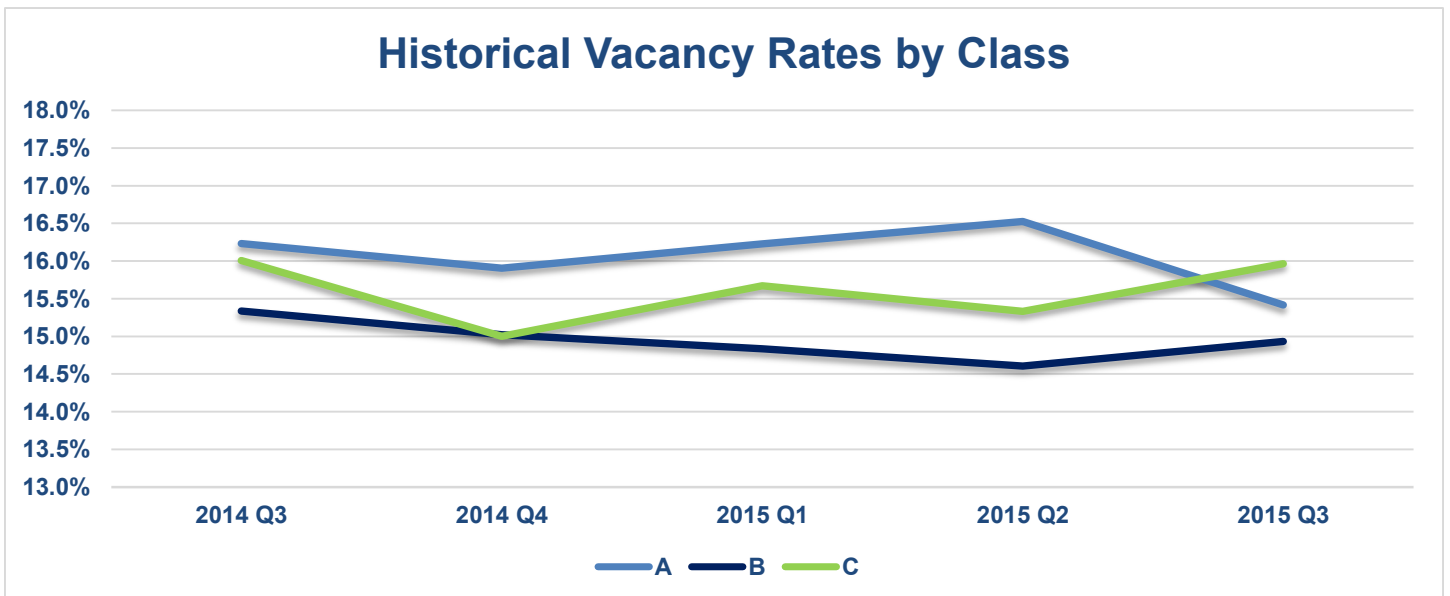
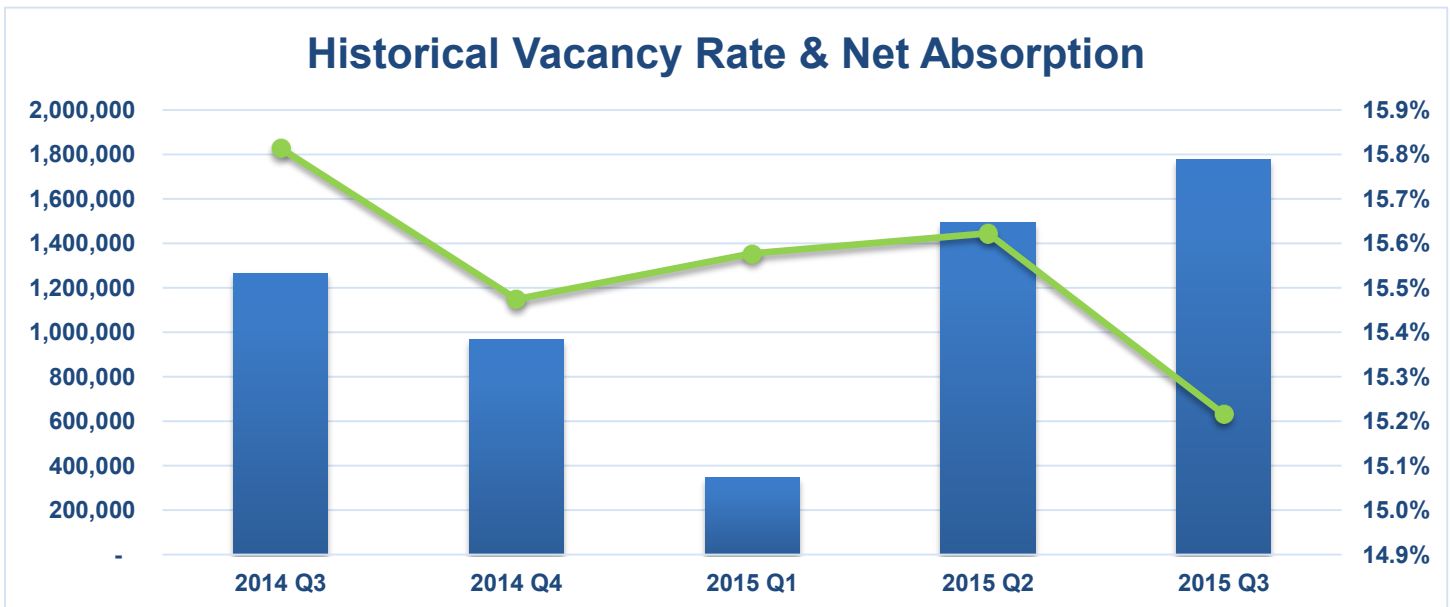
The Dallas-Fort Worth tracked set consists of an inventory of buildings considered to be competitive within the brokerage community. All buildings within the competitive tracked set have been reviewed and verified by members of the Advisory Boards for each market area.

Tracked Inventory (Office)	The total square feet of all single and multi-tenant buildings greater than 10,000sf, including owner occupied facilities. Medical, government, data centers and obsolete/remediation properties are excluded.
Total Available SF	All of the available leasable space within a building, whether it is occupied or vacant, for direct lease or sublease space. Space can be available but not vacant, for example, if the landlord, or his agent, is marketing space that will be coming available at a future date because a tenant is planning to move.
Total Vacant SF	The total of the vacant square footage in a building that is being marketed by an agent representing the landlord.
Net Absorption	The net change in occupied square feet from quarter to quarter, expressed in square feet.
Note	This report reflects Direct Vacancy and Absorption, Sublease space is excluded

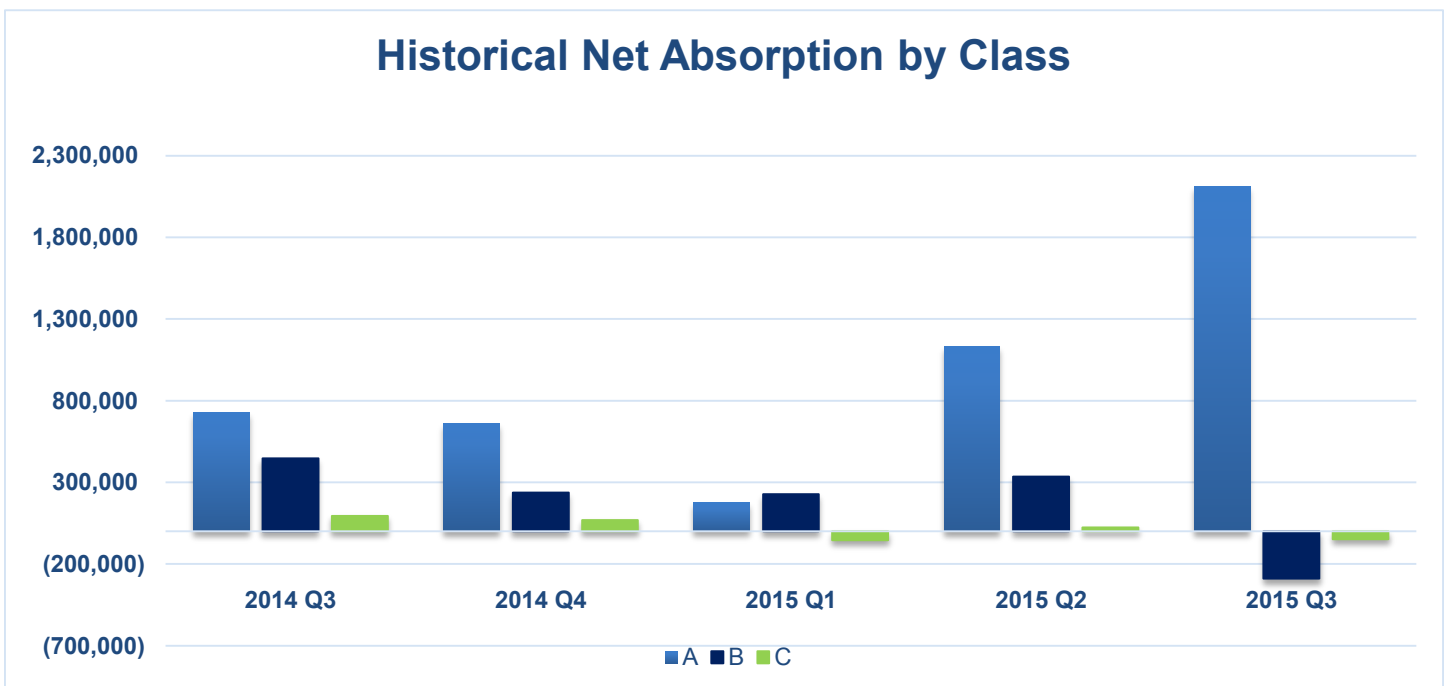


Overview

- Through three quarters of 2015 the Dallas-Fort Worth office market has absorbed over 3.6 million square feet of office space bringing the vacancy rate down to 15.2%.
- Far North Dallas, Richardson/Plano and Preston Center markets saw the most absorption this quarter. Fort-Worth and the Mid Cities also had a strong quarter absorbing over half a million square feet.
- Due to the increasing amount of activity it is reported that larger deals are taking even longer to close while the 15-30 thousand square foot deals become more scarce.
- Overall the Dallas-Fort Worth market has absorbed close to 6 million square feet since third quarter last year and vacancy rates are the lowest they have been since the 1980's.



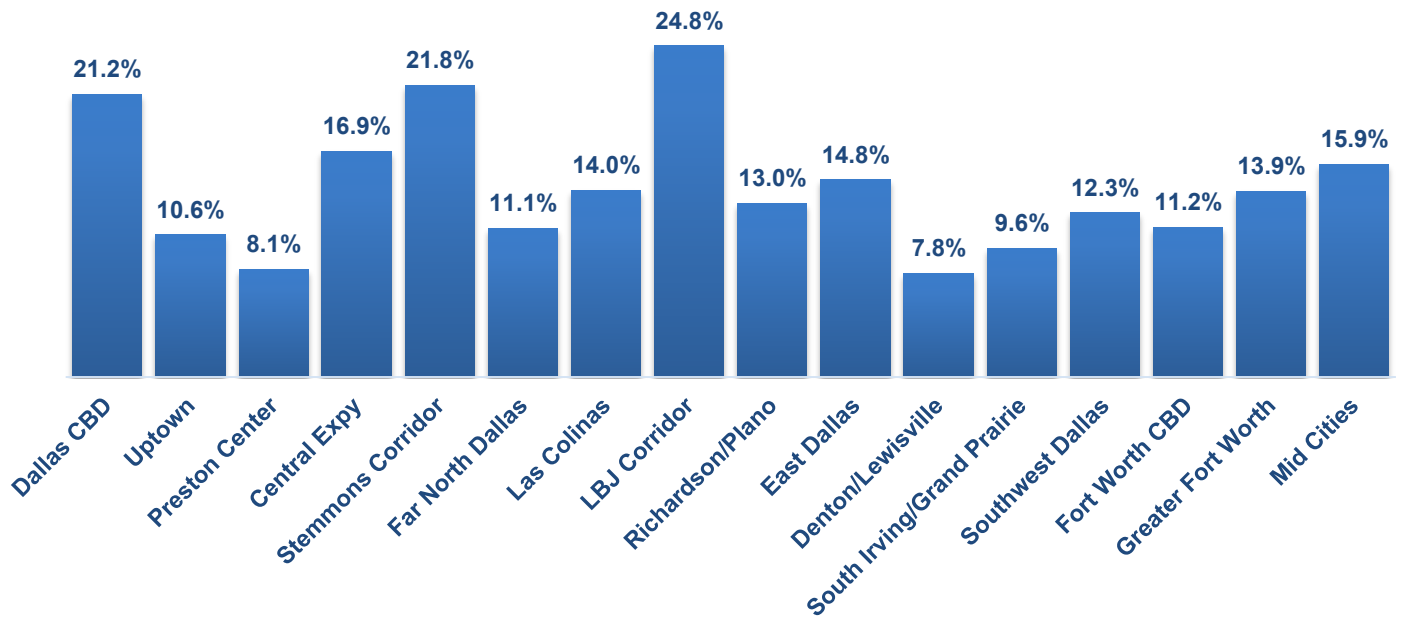
3rd Quarter 2015						
	# of Bldgs	Inventory (SF)	Available Sublease (SF)	Vacancy Rate (%)	Net Absorption (SF)	YTD Net Absorption
A	537	128,835,485	2,791,230	15.4%	2,113,525	3,407,730
B	1,272	111,021,452	1,520,304	14.9%	(289,723)	323,280
C	225	7,333,214	5,410	16.0%	(47,995)	(73,370)
Grand Total	2,034	247,190,151	4,316,944	15.2%	1,775,807	3,657,640



	# of Bldgs	Inventory (SF)	Total Available (SF)	Available Sublease (SF)	Vacancy Rate (%)	Net Absorption (SF)	YTD Net Absorption
Dallas CBD	65	29,756,131	7,310,479	306,975	21.2%	(31,253)	334,713
A	25	21,118,625	6,200,975	291,177	24.8%	(46,413)	215,525
B	32	8,342,420	1,084,406	11,632	12.5%	15,160	110,208
C	8	295,086	25,098	4,166	7.1%	-	8,980
Uptown	70	10,952,635	1,784,760	192,411	10.6%	155,497	70,889
A	47	9,489,332	1,514,742	187,717	9.8%	161,978	80,720
B	20	1,374,255	238,533	4,694	14.9%	(6,481)	(9,831)
C	3	89,048	31,485	-	35.4%	-	-
Preston Center	33	4,217,391	467,982	38,735	8.1%	185,925	203,137
A	20	3,330,084	338,134	38,735	6.2%	219,302	241,846
B	11	819,629	118,125	-	14.7%	(25,428)	(34,164)
C	2	67,678	11,723	-	17.3%	(7,949)	(4,545)
Central Expy	59	10,888,015	2,109,258	144,489	16.9%	111,947	460,026
A	21	6,716,795	1,648,080	118,310	21.5%	17,357	341,556
B	34	3,891,001	456,280	26,179	10.0%	95,785	114,303
C	4	280,219	4,898	-	1.7%	(1,195)	4,167
Stemmons Corridor	105	10,941,113	2,786,530	94,873	21.8%	66,972	188,707
A	12	3,970,178	904,797	25,000	18.4%	51,439	182,902
B	65	6,000,503	1,584,278	69,873	24.1%	37,171	31,472
C	28	970,432	297,455	-	22.1%	(21,638)	(25,667)
Far North Dallas	377	47,692,411	7,120,274	895,640	11.1%	398,979	926,371
A	145	27,957,243	4,121,074	610,283	10.3%	340,324	733,811
B	222	18,897,052	2,931,905	285,357	12.4%	57,481	192,380
C	10	838,116	67,295	-	8.0%	1,174	180
Las Colinas	243	33,726,949	7,315,559	667,964	14.0%	120,502	200,384
A	79	19,014,849	4,045,690	526,101	12.5%	496,765	448,797
B	155	14,402,886	3,188,230	141,863	15.7%	(376,263)	(189,019)
C	9	309,214	81,639	-	26.4%	-	(59,394)
LBJ Corridor	145	20,695,971	5,763,841	331,966	24.8%	25,438	136,408
A	29	9,542,205	2,631,560	262,243	23.1%	75,281	159,489
B	91	10,211,758	2,836,273	69,723	26.0%	(35,232)	(19,834)
C	25	942,008	296,008	-	28.1%	(14,611)	(3,247)
Richardson/Plano	249	25,744,905	4,523,385	457,800	13.0%	258,335	414,518
A	59	11,488,577	2,027,920	283,654	11.7%	268,430	517,115
B	170	13,740,467	2,409,132	174,146	14.0%	7,477	(96,771)
C	20	515,861	86,333	-	13.8%	(17,572)	(5,826)
Denton/Lewisville	77	4,989,057	493,436	83,223	7.8%	3,258	60,616
A	9	874,360	71,325	-	6.9%	5,160	9,616
B	60	3,885,445	373,073	83,223	7.2%	(1,403)	72,776
C	8	229,252	49,038	-	21.4%	(499)	(21,776)

	# of Bldgs	Inventory (SF)	Total Available (SF)	Available Sublease (SF)	Vacancy Rate (%)	Net Absorption (SF)	YTD Net Absorption
East Dallas	62	3,153,700	491,942	4,913	14.8%	(30,105)	15,999
A	5	231,927	45,636	500	19.7%	(2,332)	(4,877)
B	39	2,329,866	376,682	4,413	15.3%	(28,094)	23,350
C	18	591,907	69,624	-	10.9%	321	(2,474)
South Irving/Grand Prairie	14	1,257,469	133,387	-	9.6%	(4,500)	(3,468)
B	12	1,194,992	126,107	-	9.5%	(4,500)	(2,168)
C	2	62,477	7,280	-	11.7%	-	(1,300)
Southwest Dallas	27	1,610,396	225,182	-	12.3%	(2,910)	(14,356)
A	2	281,695	18,403	-	6.5%	-	222
B	18	1,092,265	146,777	-	10.9%	(2,123)	(15,805)
C	7	236,436	60,002	-	25.4%	(787)	1,227
Fort Worth CBD	55	9,978,059	1,269,366	82,334	11.2%	51,424	125,342
A	12	4,937,766	982,013	82,334	17.5%	57,899	72,931
B	40	4,786,517	286,126	-	5.3%	(6,475)	51,341
C	3	253,776	1,227	-	0.5%	-	1,070
Greater Fort Worth	175	12,361,878	2,084,089	228,284	13.9%	432,296	545,896
A	27	4,298,668	455,319	145,493	6.4%	386,203	392,964
B	117	7,355,165	1,555,885	82,791	18.8%	22,429	107,182
C	31	708,045	72,885	-	8.6%	23,664	45,750
Mid Cities	278	19,224,071	3,530,718	787,337	15.9%	34,002	(7,542)
A	45	5,583,181	1,513,311	219,683	22.0%	82,132	15,113
B	186	12,697,231	1,818,990	566,410	13.2%	(39,227)	(12,140)
C	47	943,659	198,417	1,244	16.8%	(8,903)	(10,515)
Grand Total	2,034	247,190,151	47,410,188	4,316,944	15.2%	1,775,807	3,657,640

Vacancy Rate by Market



Average Asking Rates by Market



Historical Vacancy Rates & Asking Rates



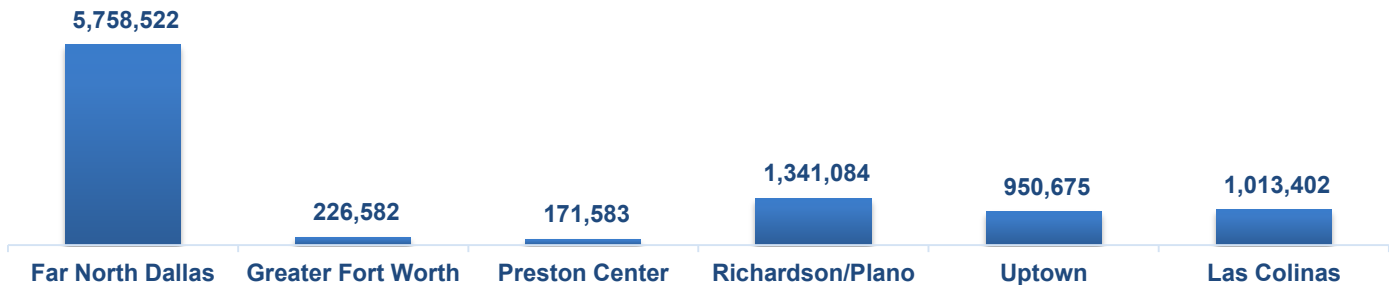
	2014 Q3	2014 Q4	2015 Q1	2015 Q2	2015 Q3		2014 Q3	2014 Q4	2015 Q1	2015 Q2	2015 Q3
Dallas CBD	22.4%	21.0%	19.9%	21.0%	21.2%		\$19.20	\$19.26	\$19.29	\$20.31	\$20.75
A	26.2%	24.0%	22.9%	24.4%	24.8%		\$20.94	\$21.79	\$22.38	\$23.84	\$24.32
B	13.9%	14.0%	12.8%	12.8%	12.5%		\$17.40	\$16.52	\$16.42	\$16.81	\$16.86
C	10.1%	10.1%	7.0%	7.1%	7.1%		\$16.50	\$15.75	\$15.17	\$15.50	\$15.17
Uptown	10.1%	9.9%	10.7%	11.8%	10.6%		\$28.39	\$28.96	\$30.34	\$31.19	\$32.23
A	9.3%	9.2%	10.2%	11.4%	9.8%		\$30.68	\$30.82	\$32.78	\$33.38	\$34.43
B	15.1%	14.2%	13.9%	14.4%	14.9%		\$24.86	\$25.54	\$26.31	\$26.56	\$27.04
C	15.0%	12.4%	15.1%	12.4%	35.4%		\$17.67	\$18.25	\$18.50	\$18.25	\$18.25
Preston Center	8.0%	8.6%	8.5%	8.1%	8.1%		\$28.34	\$29.27	\$31.76	\$32.19	\$31.85
A	7.3%	8.1%	7.6%	7.3%	6.2%		\$30.52	\$31.89	\$34.46	\$34.81	\$34.63
B	10.1%	10.5%	11.9%	11.6%	14.7%		\$26.70	\$27.06	\$29.10	\$29.82	\$29.34
C	17.0%	10.6%	6.2%	5.6%	17.3%		\$21.00	\$21.25	\$23.50	\$23.50	\$23.88
Central Expy	17.6%	17.6%	17.1%	17.4%	16.9%		\$19.23	\$19.44	\$19.97	\$20.57	\$21.52
A	21.3%	21.2%	20.0%	20.8%	21.5%		\$21.88	\$22.15	\$22.85	\$23.78	\$25.28
B	12.5%	12.7%	13.3%	12.7%	10.0%		\$17.49	\$17.53	\$18.12	\$18.53	\$19.10
C	5.0%	3.2%	1.3%	1.3%	1.7%		\$17.50	\$17.50	\$19.00	\$19.00	\$19.00
Stemmons Corridor	24.3%	23.7%	22.7%	22.4%	21.8%		\$13.30	\$13.62	\$14.22	\$14.82	\$14.83
B	24.1%	23.5%	23.7%	23.3%	24.1%		\$12.70	\$13.23	\$14.11	\$14.93	\$14.95
C	20.0%	19.5%	19.2%	19.9%	22.1%		\$11.17	\$11.33	\$11.13	\$12.05	\$12.66
Far North Dallas	11.7%	11.6%	10.6%	10.6%	11.1%		\$19.96	\$20.22	\$20.61	\$20.73	\$20.97
A	10.7%	10.8%	9.0%	9.4%	10.3%		\$24.65	\$25.25	\$25.66	\$25.93	\$26.15
B	13.3%	13.0%	13.0%	12.5%	12.4%		\$16.47	\$16.50	\$16.90	\$16.73	\$17.18
C	8.2%	8.0%	8.6%	8.2%	8.0%		\$13.78	\$13.96	\$13.42	\$14.14	\$14.14
Las Colinas	14.2%	14.2%	14.3%	14.0%	14.0%		\$19.12	\$19.37	\$19.42	\$19.72	\$19.74
A	13.9%	14.0%	14.3%	14.4%	12.5%		\$23.54	\$23.87	\$24.19	\$25.16	\$24.76
B	14.7%	14.6%	14.0%	13.1%	15.7%		\$16.13	\$16.21	\$16.53	\$16.84	\$16.95
C	7.2%	7.2%	26.4%	26.4%	26.4%		NA	NA	\$14.00	\$14.00	\$14.00
LBJ Corridor	24.8%	25.1%	24.6%	24.6%	24.8%		\$16.22	\$16.38	\$16.32	\$16.50	\$16.62
A	23.6%	23.9%	23.8%	23.3%	23.1%		\$19.48	\$20.61	\$20.46	\$20.59	\$20.91
B	25.6%	25.9%	25.2%	25.6%	26.0%		\$15.67	\$15.68	\$15.56	\$15.76	\$15.92
C	27.8%	27.8%	26.8%	26.6%	28.1%		\$13.54	\$13.03	\$13.03	\$13.11	\$13.11
Richardson/Plano	12.4%	12.0%	17.0%	16.5%	13.0%		\$16.76	\$16.84	\$17.19	\$16.83	\$19.50
A	11.1%	10.3%	21.7%	19.4%	11.7%		\$21.29	\$21.62	\$21.66	\$21.41	\$21.57
B	13.2%	13.2%	13.7%	14.3%	14.0%		\$15.28	\$15.48	\$15.78	\$15.81	\$19.32
C	17.3%	12.6%	12.7%	10.4%	13.8%		\$16.82	\$16.37	\$17.30	\$14.27	\$14.66

Historical Vacancy Rates & Asking Rates



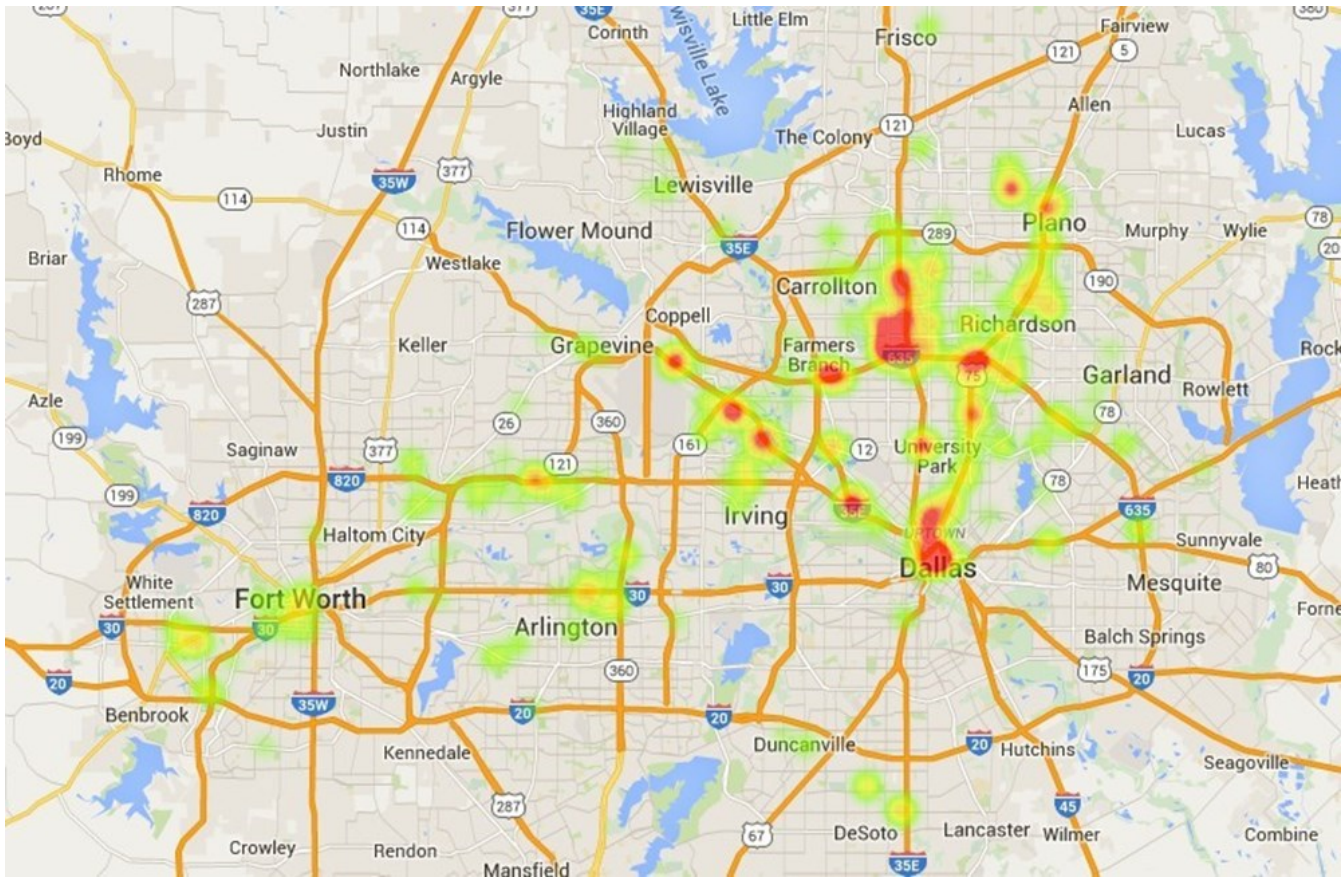
	2014 Q3	2014 Q4	2015 Q1	2015 Q2	2015 Q3		2014 Q3	2014 Q4	2015 Q1	2015 Q2	2015 Q3
East Dallas	15.6%	14.2%	14.8%	13.8%	14.8%		\$14.41	\$14.60	\$14.79	\$14.58	\$14.78
A	20.3%	17.6%	18.7%	18.7%	19.7%		\$20.75	\$20.75	\$20.75	\$20.75	\$20.33
B	15.9%	14.8%	15.4%	14.1%	15.3%		\$13.90	\$13.90	\$14.15	\$13.81	\$14.42
C	12.3%	10.5%	11.0%	11.0%	10.9%		\$12.81	\$13.17	\$13.17	\$13.17	\$13.33
Denton/Lewisville	11.8%	8.9%	9.4%	7.7%	7.8%		\$17.65	\$17.48	\$17.33	\$17.20	\$20.38
A	7.9%	7.2%	7.1%	6.7%	6.9%		\$19.79	\$19.79	\$19.33	\$19.58	\$21.65
B	12.7%	9.0%	9.2%	7.1%	7.2%		\$17.39	\$17.03	\$16.93	\$16.89	\$20.72
C	11.5%	11.9%	20.4%	21.2%	21.4%		\$16.39	\$16.85	\$16.16	\$13.24	\$13.24
South Irving/Grand Prairie	11.1%	10.0%	9.1%	9.3%	9.6%		\$14.15	\$14.25	\$14.35	\$14.35	\$14.46
A	0.0%	0.0%	0.0%	0.0%	0.0%		NA	NA	NA	NA	NA
B	11.2%	10.0%	8.8%	9.2%	9.5%		\$14.15	\$14.25	\$14.35	\$14.35	\$14.46
C	9.9%	9.6%	14.2%	11.7%	11.7%		NA	NA	NA	NA	NA
Southwest Dallas	12.0%	10.8%	11.0%	11.5%	12.3%		\$14.70	\$14.52	\$14.48	\$15.33	\$15.77
A	6.6%	6.6%	6.5%	6.5%	6.5%		\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
B	9.9%	8.5%	8.6%	9.8%	10.9%		\$14.36	\$13.58	\$14.42	\$15.43	\$16.05
C	27.4%	25.9%	26.6%	25.0%	25.4%		\$14.43	\$15.12	\$13.25	\$14.20	\$14.20
Fort Worth CBD	13.9%	12.6%	12.2%	11.9%	11.2%		\$21.92	\$21.49	\$21.44	\$21.82	\$21.72
A	19.9%	19.2%	18.5%	18.6%	17.5%		\$27.53	\$27.53	\$27.41	\$27.41	\$27.41
B	8.3%	6.4%	6.4%	5.6%	5.3%		\$19.69	\$18.93	\$19.16	\$19.09	\$19.08
C	2.9%	0.9%	0.5%	0.5%	0.5%		\$20.00	\$20.00	\$18.00	\$18.00	\$18.00
Greater Fort Worth	13.9%	14.9%	14.3%	14.5%	13.9%		\$17.26	\$17.49	\$17.84	\$17.96	\$18.50
A	2.8%	6.6%	6.1%	6.0%	6.4%		\$21.83	\$21.02	\$21.84	\$22.27	\$22.89
B	19.3%	19.3%	18.8%	19.2%	18.8%		\$16.97	\$17.19	\$17.65	\$17.72	\$18.18
C	16.6%	15.6%	13.5%	12.0%	8.6%		\$15.52	\$16.19	\$15.81	\$15.45	\$14.72
Mid Cities	16.0%	16.0%	16.1%	16.2%	15.9%		\$16.23	\$16.53	\$16.66	\$16.65	\$17.04
A	21.7%	21.9%	22.8%	23.4%	22.0%		\$19.62	\$19.80	\$20.34	\$19.21	\$19.24
B	13.2%	13.2%	13.0%	13.0%	13.2%		\$16.11	\$16.52	\$16.54	\$16.78	\$16.64
C	18.4%	17.7%	17.9%	18.3%	16.8%		\$13.41	\$13.42	\$13.57	\$13.90	\$16.51
Grand Total	15.8%	15.5%	15.6%	15.6%	15.2%		\$18.27	\$18.48	\$18.86	\$19.03	\$19.66

New Construction by Market



Notable Projects Underway

Property Name	Building Size	Market
Toyota Headquarters	2,100,000	Far North Dallas
McKinney & Olive	530,000	Uptown
CityLine - State Farm Bldg 4	500,000	Richardson/Plano
CityLine - Raytheon - KDC	489,000	Richardson/Plano
FAA Corporate Campus - Trammell Crow Co	357,214	Greater Fort Worth
7 Eleven Corporate Headquarters	325,000	Las Colinas
Granite Park V	306,200	Far North Dallas
FedEx HQ - KDC	265,000	Far North Dallas
Legacy West Office	350,000	Far North Dallas
9001 Cypress Waters Blvd	215,000	Las Colinas
3000 Turtle Creek Plz - Hillwood	200,000	Uptown
8111 Westchester Ave	200,000	Preston Center
Tollway Center - Cawley Partners	200,000	Far North Dallas
The Star - Phase 1	180,000	Far North Dallas
The Star - Phase 2	180,000	Far North Dallas
Legacy Center - Morrison, Dilworth + Wallis	175,000	Far North Dallas
Frisco Bridges Place	170,000	Far North Dallas
Platinum Park	166,105	Far North Dallas
Mercer Park - Monitronics	165,000	Las Colinas
Frisco Square Bldg C2 - Wolverine Interests, LLC	141,500	Far North Dallas
1920 McKinney Ave - Invesco Real Estate and KDC	141,330	Uptown
Connection Park Bldg I	141,219	Las Colinas
Lincoln R&D in Legacy Phase VII	121,700	Far North Dallas
Allen Place Bldg 3 - Sentinel Capital	102,084	Richardson/Plano
Frisco Square Bldg B1	94,375	Far North Dallas
Westbend	81,000	Greater Fort Worth
2900 Lake Vista Dr - Myers & Crow Company	80,964	Denton/Lewisville
5550 Granite Pkwy	74,234	Richardson/Plano
5750 Granite Pkwy	74,234	Far North Dallas
Frisco Square Bldg B2	69,520	Far North Dallas
Frisco Square Bldg B5	61,000	Far North Dallas
Preston One Tower - Preston One, LP	60,600	Far North Dallas
Lincoln R&D in Legacy Phase VI Bldg 1	60,428	Far North Dallas
Lincoln R&D in Legacy Phase VI Bldg 2	60,428	Far North Dallas
3017 W 7th St	54,848	Greater Fort Worth
Total SF and Building Count	8,492,983	35



This map illustrates the density of office leasing activity across the metro. This is reflective of the number of leases signed not the aggregate of the total square footage. (YTD 2015)

Property Name	SF Occupied or Vacated	Tenant Name	Market	Building Class
FAA Corporate	357,214	FAA	Greater Fort Worth	A
FedEx	265,000	FedEx	Far North Dallas	A
2280 Greenville Ave	232,000	Geico	Richardson/Plano	A
Lakeside Campus	192,340	Frontier Communications	Richardson/Plano	A
Mercer Park - Monitronics	165,000	Monitronics Security	Las Colinas	A
8111 Westchester	133,831	Energy Transfer Partners	Preston Center	A
5001 Statesman Dr	(93,400)	AMN Healthcare	Las Colinas	B
One Valley View	(121,400)	Monitronics	LBJ Corridor	B
Royal Ridge 3	(123,740)	Capital One	Las Colinas	B
Turnpike Commons	(177,597)	Cisco Systems	Richardson/Plano	A
717 N Harwood St	(247,048)	KPMG	Dallas CBD	A
1915 Hurd Dr	(332,624)	Abbott Laboratories	Las Colinas	B

Dallas		Fort Worth	
CBRE	Clay Gilbert	CBRE	Blake Lloyd
	Chelby Sanders		Nanci Johnson-Plump
	David Glasscock	Transwestern	Kyle Poulson
	Dennis Barnes		Leland Prowse
Transwestern	Fletcher Cordell		Whit Kelly
	Justin Miller	Peloton	Jerry Bolz
	Nora Hogan	PM Realty Group	Kurt Cherry
Avison Young	Greg Langston	Red Oak Realty	Jack Clark
	Brett Hefton	Silver Oak	Russell Webb
Younger Partners	Sean Dalton	Coldwell Banker Alliance	Theron Bryant
	Byron McCoy	Stream Realty	Tyler Maner
Peloton	Trevor Franke		
	Barbara Houlihan		
Colliers	Michael Bowles		
PM Realty Group	Kurt Cherry		
Paladin Partners	Ben Appleby	Research	
Fobare	Rick Currey	CBRE	Lauren Paris
	Chris Doggett		Julia Burman
Lincoln Property	Chris Axley		Miller Hamrick
	Worthey Wiles	Jones Lang LaSalle	Steve Triolet
	Matt Craft		Walter Bialas
Crescent	Tony Click	Colliers	Mike Otilio
Cushman & Wakefield	JJ Leonard	Swearingen	Greg Bennett
Parmenter Realty Partners	Thom Ridnour	PM Realty Group	Ariel Guerrero
Pegasus Ablon	Mike Silliman	Henry S Miller	Doug Prude
Stream	Ramsey March	Cushman & Wakefield	Ryan Tharp
Hudson Peters	Cincha Kostman		
	Michelle Hudson		
Granite	Robert Jimenez		

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy. **For more information, please contact :**

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