

Dallas/Ft. Worth



Market Insights for Tenants: At Exis, our loyalties aren't compromised; because we do not represent landlords, we are 100% focused on providing market conditions and strategies that can benefit tenants in each marketplace – leveraging this information for your economic advantage. We're pleased to provide the below in-depth information; contact us for ways we can help you get the BEST deal on your commercial space needs.

OVERVIEW

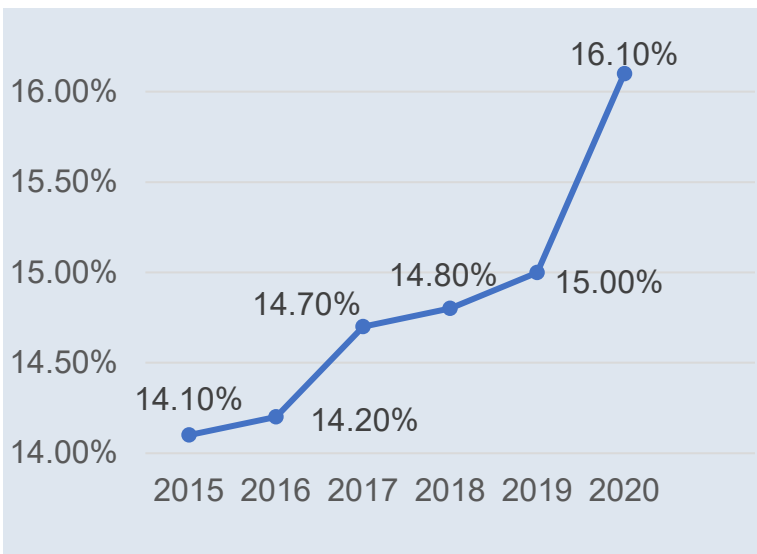
Prior to the COVID-19 pandemic, Dallas/Ft. Worth (DFW) was one of the fastest growing economies in the U.S. Population and employment were on the rise which prompted demand for new office space. In 2019, 130,100 people relocated to DFW and over 81,000 new jobs were created. Uber announced a new 3,000-employee regional hub in Dallas' Deep Ellum submarket. DFW absorbed 1.6 million SF. Construction activity remained very solid at 6.6 million SF delivered, with 8.3 million SF under construction. Big users helping with this positive absorption were American Airlines with its 1.7 million SF new campus and Charles Schwab taking 580,000 SF in Westlake, Texas. Despite the positive momentum prior to COVID-19, the office market will look much different going forward as it shifts to tenant favored market conditions which will provide tenants with lower rental rates and more concessions across most submarkets.

FUNDAMENTALS

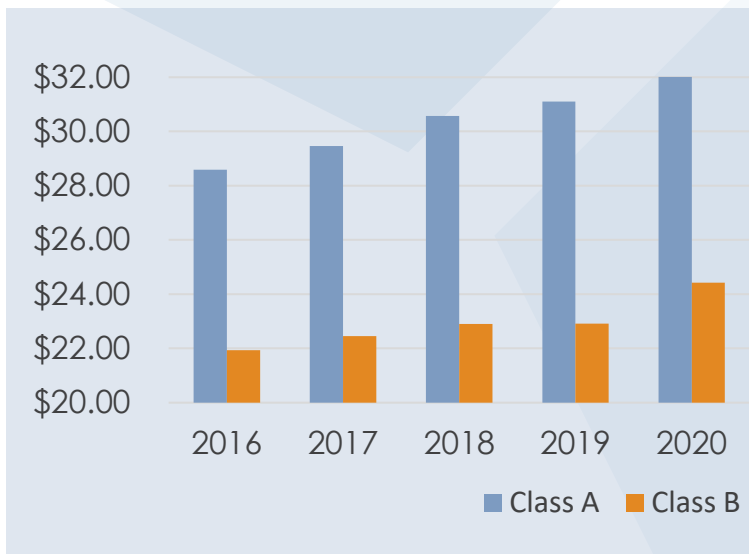
Forecast

YTD net absorption	(-1,310,749) ▼	
Under construction	8,328,422 ▲	
Average asking rent (gross)	\$27.31 ▲	
Concessions	Small Increase ▲	
Market Size	Largest Office Deal	Total Vacancy
396 MSF	175,192 RSF	16.1%

TOTAL VACANCY



AVERAGE ASKING RENTS



Metrics used: Feet, US Dollars

For more information, please contact:



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WHAT THIS MEANS FOR TENANTS

- 5% +/- reduction in rental rates
- More flexible lease terms
- Increased landlord concessions
- Increased inventory of options
- Increased sublease inventory
- Slightly lower construction costs
- Less competition for desirable options

KEY LEASE TRANSACTIONS

Tenant	Building Address	Submarket	Type	Sq Feet
Oncor Electric Delivery	777 Main	Ft. Worth	Office	175,192
Trinity Industries	International Plaza	Quorum/Bent Tree	Office	155,200
Varsity Brands	Corporate Technology Park	Quorum/Bent Tree	Office	139,290
USAA	5543 Legacy	Upper Tollway	Office	124,366
Addus Home Care	Frisco Station	Frisco/The Colony	Office	74,824
Crawford & Co	830 S Greenville Ave	Allen/ McKinney	Office	72,915
Global Medical Response	The Realm at Castle Hills	Upper Tollway/ West Plano	Office	60,742
Chewy	930 E Campbell Rd	Richardson	Office	57,000
Sheppard Mullin	Chase Tower	Dallas/ CBD	Office	51,804

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