

Dallas/Fort Worth Office Market Statistics

Fourth Quarter 2007 (Page 1 of 2)

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	Dallas/ Fort Worth Metroplex	Alliance	Central Expressway	Dallas CBD	Denton	East Dallas	Far North Dallas	Far Northeast Dallas	Fort Worth CBD	Grapevine/ Southlake	Hurst/ Euleess/ Bedford	Las Colinas/ Irving
Number of Buildings												
Class A	361	3	16	20	-	4	40	5	6	14	8	52
Class B	981	9	42	17	6	49	117	3	20	14	31	128
Class C	257	3	6	23	2	16	22	-	24	1	24	13
Total	1,599	15	64	60	8	69	179	8	50	29	63	193
Leasable Area												
Class A	90,715,229	234,710	6,071,005	18,830,032	-	258,970	9,161,621	344,198	3,770,564	1,877,629	578,679	11,982,887
Class B	77,927,592	522,338	4,057,722	5,943,505	271,879	1,691,575	8,644,726	71,898	1,716,376	805,844	1,654,194	11,072,346
Class C	11,183,211	173,555	410,023	2,029,472	54,500	441,132	709,926	0	1,674,285	28,000	809,267	723,418
Total	179,826,032	930,603	10,538,750	26,803,009	326,379	2,391,677	18,516,273	416,096	7,161,225	2,711,473	3,042,140	23,778,651
Vacant Space												
Class A	15,791,211	114,710	1,378,511	4,320,508	-	99,401	1,300,780	148,471	58,733	338,670	126,013	2,077,350
Class B	17,590,809	22,406	566,973	1,886,640	53,108	281,028	1,897,448	14,789	84,390	150,803	378,406	2,497,380
Class C	2,137,766	33,084	102,803	542,143	0	63,901	217,123	0	130,467	0	182,275	147,248
Total	35,519,786	170,200	2,048,287	6,749,291	53,108	444,330	3,415,351	163,260	273,590	489,473	686,694	4,721,978
Percent Vacant												
Class A	17.4%	48.9%	22.7%	22.9%	-	38.4%	14.2%	43.1%	1.6%	18.0%	21.8%	17.3%
Class B	22.6%	4.3%	14.0%	31.7%	19.5%	16.6%	21.9%	20.6%	4.9%	18.7%	22.9%	22.6%
Class C	19.1%	19.1%	25.1%	26.7%	0.0%	14.5%	30.6%	-	7.8%	-	22.5%	20.4%
Total	19.8%	18.3%	19.4%	25.2%	16.3%	18.6%	18.4%	39.2%	3.8%	18.1%	22.6%	19.9%
4Q07 Net Absorption												
Class A	310,456	0	82,794	(224,000)	-	(3)	67,634	1,423	7,695	(166,853)	(21,394)	192,561
Class B	37,401	15,494	29,286	(286,567)	(19,011)	(24,103)	59,952	1,197	(25,932)	1,938	(11,172)	57,698
Class C	70,504	(4,435)	7,903	6,660	-	(3,430)	(6,174)	-	3,019	-	2,566	35,771
Total	418,361	11,059	119,983	(503,907)	(19,011)	(27,536)	121,412	2,620	(15,218)	(164,915)	(30,000)	286,030
YTD Net Absorption												
Class A	1,323,962	0	(274,715)	239,877	-	17,454	152,069	21,258	86,920	(100,238)	(26,536)	93,202
Class B	903,458	27,937	162,689	(184,047)	(9,089)	(6,506)	(51,926)	36,397	28,793	20,924	(78,751)	139,091
Class C	117,809	(8,701)	2,669	58,890	-	6,678	(22,953)	-	49,397	0	614	42,474
Total	2,345,229	19,236	(109,357)	114,720	(9,089)	17,626	77,190	57,655	165,110	(79,314)	(104,673)	274,767
Under Construction												
Class A	4,990,656	0	98,001	0	0	0	0	88,780	358,679	0	0	291,865
Class B	724,510	0	0	0	0	0	0	0	0	22,500	0	228,090
Class C	0	0	0	0	0	0	0	0	0	0	0	0
Total	5,715,166	0	98,001	0	0	0	0	88,780	358,679	22,500	0	519,955
Weighted Avg Expenses												
Class A	\$7.81	-	\$7.59	\$7.52	-	\$5.87	\$7.68	\$5.49	\$6.50	\$7.97	\$6.75	\$8.89
Class B	\$6.68	\$4.74	\$7.51	\$6.90	\$3.95	\$5.91	\$7.18	\$5.88	\$5.64	\$5.84	\$5.97	\$6.49
Class C	\$5.44	\$8.27	\$6.38	\$5.13	-	\$5.52	\$6.18	-	\$5.59	-	\$4.85	\$4.61
Total	\$7.23	\$6.02	\$7.51	\$7.27	\$3.95	\$5.84	\$7.40	\$5.53	\$6.15	\$7.56	\$5.87	\$7.94
Weighted Avg Rent												
Class A	\$25.11	\$20.95	\$23.65	\$24.04	-	\$17.53	\$26.30	\$22.22	\$29.03	\$26.50	\$19.17	\$25.43
Class B	\$18.28	\$16.73	\$18.49	\$16.91	\$18.15	\$14.69	\$19.30	\$28.88	\$18.37	\$20.34	\$17.88	\$19.23
Class C	\$14.82	\$17.77	\$15.32	\$16.14	-	\$12.59	\$12.75	-	\$17.56	-	\$14.01	\$13.94
Total	\$21.76	\$18.13	\$21.40	\$22.27	\$18.15	\$14.83	\$22.56	\$22.69	\$24.12	\$25.40	\$17.20	\$22.62
Sublease Space												
Class A	3,583,902	0	108,960	963,746	0	0	471,793	3,000	209,356	0	32,825	336,330
Class B	1,093,287	1,441	11,862	25,005	820	2,325	102,613	0	2,923	34,727	16,704	173,072
Class C	203,735	0	5,410	17,722	0	0	2,272	0	3,808	0	0	172,638
Total	4,880,924	1,441	126,232	1,006,473	820	2,325	576,678	3,000	216,087	34,727	49,529	682,040

Note: Buildings included are all completed multi-tenant and single tenant buildings above 20,000 sf.

Net Absorption is the net change in PHYSICALLY occupied space (regardless of whether it is direct or sublease space) between the current measurement period and the last measurement period.

Please be aware that leasing activity is not used for statistical purposes until physical occupancy occurs. This may reflect differently when comparing with statistics of other firms.

Weighted Average Rents are Full Service/Gross annual rents weighted by Rentable Area.

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	LBJ Freeway	Lewisville/ Flower Mound	N. Arlington/ N. Grand Prairie	Northeast Fort Worth	Preston Center	Richardson/ Plano/ Allen	South Arlington/ Grand Prairie	South Dallas	Southeast Fort Worth	Stemmons	Uptown/ Turtle Creek	West Fort Worth	West Plano/ Frisco
Number of Buildings													
Class A	29	2	11	1	13	26	11	5	-	8	34	11	42
Class B	124	32	47	15	12	110	24	20	3	38	33	29	58
Class C	9	-	13	1	3	17	26	4	1	23	16	9	1
Total	162	34	71	17	28	153	61	29	4	69	83	49	101
Leasable Area													
Class A	10,096,198	147,000	1,521,944	103,938	2,175,794	4,971,006	1,127,875	309,441	-	2,100,623	6,273,931	1,399,538	7,377,646
Class B	12,828,228	2,241,478	2,223,754	786,758	1,001,232	7,415,068	873,238	971,761	143,000	3,649,169	3,381,950	2,034,808	3,924,745
Class C	440,058	-	618,825	20,000	77,216	494,144	421,184	178,542	30,000	1,050,789	491,222	284,653	23,000
Total	23,364,484	2,388,478	4,364,523	910,696	3,254,242	12,880,218	2,422,297	1,459,744	173,000	6,800,581	10,147,103	3,718,999	11,325,391
Vacant Space													
Class A	1,681,303	5,060	100,772	3,845	198,539	710,276	308,512	23,987	-	695,679	457,894	85,742	1,556,455
Class B	3,239,128	632,013	433,506	164,667	99,562	1,957,480	109,975	145,830	27,083	1,735,505	483,129	263,371	466,189
Class C	76,808	-	75,482	-	0	146,114	59,776	28,420	0	308,826	10,000	10,129	3,167
Total	4,997,239	637,073	609,760	168,512	298,101	2,813,870	478,263	198,237	27,083	2,740,010	951,023	359,242	2,025,811
Percent Vacant													
Class A	16.7%	3.4%	6.6%	3.7%	9.1%	14.3%	27.4%	7.8%	-	33.1%	7.3%	6.1%	21.1%
Class B	25.3%	28.2%	19.5%	20.9%	9.9%	26.4%	12.6%	15.0%	18.9%	47.6%	14.3%	12.9%	11.9%
Class C	17.5%	-	12.2%	-	0.0%	29.6%	14.2%	15.9%	-	29.4%	2.0%	3.6%	13.8%
Total	21.4%	26.7%	14.0%	18.5%	9.2%	21.8%	19.7%	13.6%	15.7%	40.3%	9.4%	9.7%	17.9%
4Q07 Net Absorption													
Class A	66,247	2,443	1,619	0	(270)	53,009	(8,579)	3,250	-	(18,290)	(2,540)	(16,535)	290,245
Class B	283,871	(27,696)	10,742	(4,349)	(12,218)	12,511	(245)	(7,609)	(14,376)	(128,480)	7,049	(15,183)	134,604
Class C	(5,737)	-	14,406	0	0	26,281	(3,493)	(6,310)	-	2,760	0	717	-
Total	344,381	(25,253)	26,767	(4,349)	(12,488)	91,801	(12,317)	(10,669)	(14,376)	(144,010)	4,509	(31,001)	424,849
YTD Net Absorption													
Class A	83,485	28,940	95,368	(1,395)	106,547	154,126	69,619	4,565	-	121,226	38,495	17,061	396,634
Class B	377,063	235,838	185,253	45,341	(10,481)	75,428	(26,940)	(44,088)	(2,307)	(342,444)	58,896	50,596	215,791
Class C	7,117	0	23,233	0	0	(20,622)	(32,051)	1,968	0	(10,878)	16	17,169	2,789
Total	467,665	264,778	303,854	43,946	96,066	208,932	10,628	(37,555)	(2,307)	(232,096)	97,407	84,826	615,214
Under Construction													
Class A	0	0	0	0	230,047	1,153,724	0	0	0	0	1,935,186	249,749	584,625
Class B	0	277,720	0	0	0	0	0	0	0	0	0	0	196,200
Class C	0	0	0	0	0	0	0	0	0	0	0	0	-
Total	0	277,720	0	0	230,047	1,153,724	0	0	0	0	1,935,186	249,749	780,825
Weighted Avg Expenses													
Class A	\$7.87	-	\$8.20	-	\$9.90	\$7.35	\$6.61	\$4.99	-	\$6.35	\$8.88	\$6.92	\$7.17
Class B	\$7.05	\$5.75	\$6.40	\$4.02	\$7.15	\$6.13	\$6.41	\$6.48	\$4.05	\$7.00	\$5.02	\$6.90	\$6.27
Class C	\$6.10	-	\$4.35	-	-	\$4.80	\$5.95	\$7.00	-	\$5.56	\$4.70	\$2.00	\$6.00
Total	\$7.43	\$5.75	\$6.78	\$4.02	\$9.05	\$6.38	\$6.48	\$6.06	\$4.05	\$6.66	\$7.54	\$6.78	\$6.67
Weighted Avg Rent													
Class A	\$24.95	\$24.50	\$21.30	\$22.75	\$30.77	\$22.18	\$19.21	\$17.02	-	\$16.68	\$32.87	\$20.34	\$26.04
Class B	\$17.26	\$21.33	\$18.37	\$14.85	\$26.89	\$17.88	\$16.53	\$15.98	\$13.04	\$14.09	\$22.39	\$17.78	\$22.30
Class C	\$12.98	-	\$13.20	-	-	\$16.16	\$13.17	\$16.13	-	\$13.94	\$17.85	\$15.01	\$18.65
Total	\$20.76	\$21.46	\$18.81	\$16.07	\$29.57	\$18.89	\$17.13	\$16.30	\$13.04	\$14.91	\$29.27	\$18.66	\$24.77
Sublease Space													
Class A	198,706	0	12,567	0	58,564	296,010	13,144	0	0	36,534	426,341	6,004	410,022
Class B	165,953	17,189	19,198	5,250	6,081	165,025	1,588	0	0	27,550	144,409	78,141	91,411
Class C	0	0	0	0	0	1,885	0	0	0	0	0	0	-
Total	364,659	17,189	31,765	5,250	64,645	462,920	14,732	0	0	64,084	570,750	84,145	501,433

Note: Buildings included are all completed multi-tenant and single tenant buildings above 20,000 sq. ft.

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