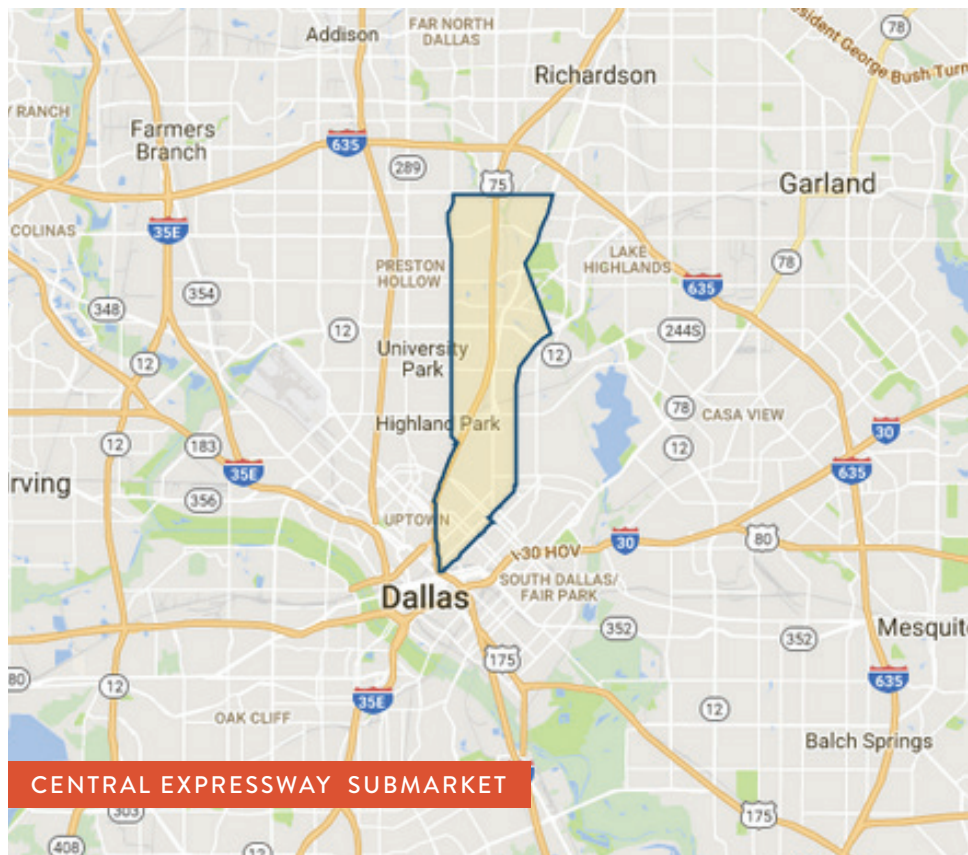


CENTRAL EXPRESSWAY

2nd Quarter 2017

OFFICE
Market Snapshot



synopsis
trends
occupancy
rental rates
transactions
market highlights

youngerpartners.com
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YOUNGER
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CENTRAL EXPRESSWAY

2nd Quarter 2017

SYNOPSIS

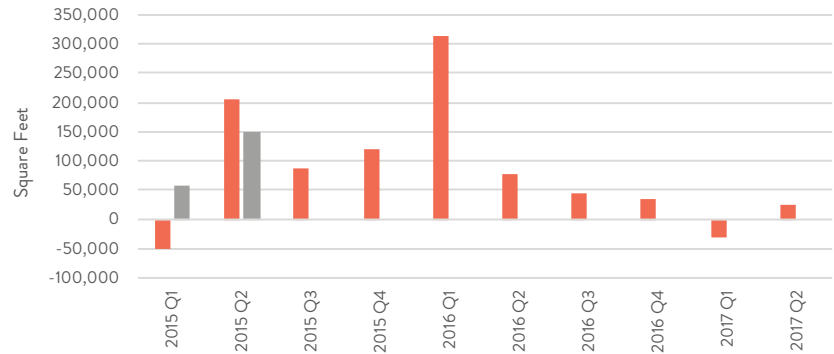
The Central Expressway submarket posted positive net absorption of 26,045 square feet this quarter. The overall occupancy rate increased 20 basis points to 88.8%. The overall rental rate decreased \$0.13 to \$26.79 during the quarter. No new space was delivered this quarter and there were no new buildings under construction.

NET ABSORPTION & DELIVERIES

- Quarterly Net Absorption: 26,045 SF
- Quarterly Deliveries: None
- FYE 2Q17 Net Absorption: 73,349 SF
- FYE 2Q17 Deliveries: None

NET ABSORPTION **DELIVERIES**

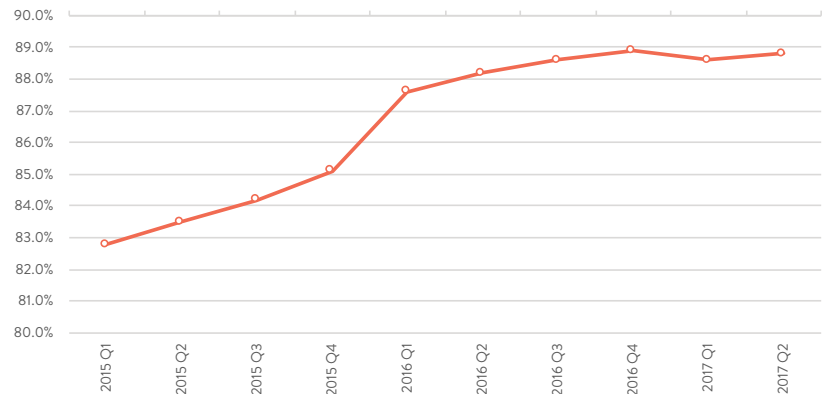
Net Absorption & Deliveries



OCCUPANCY TRENDS

- Occupancy increased 20 basis points.
- The Central Expressway submarket posted an occupancy rate of 88.8%.

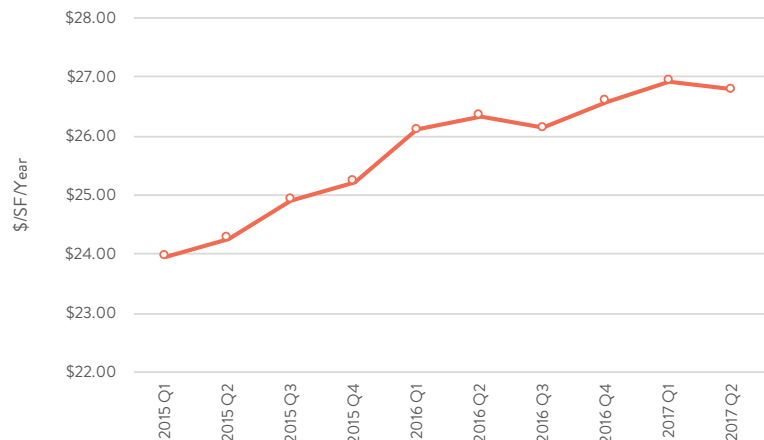
Occupancy Trends



RENTAL RATES

- Rental Rates fell to \$26.79
- Rates were down \$0.13 since last quarter

Rental Rate Trends



CENTRAL EXPRESSWAY

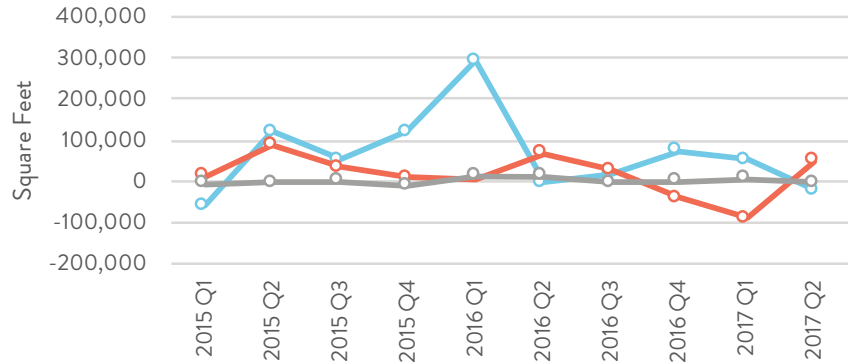
2nd Quarter 2017

CLASS ABSORPTION TRENDS

- Class A posted 20,905 SF of negative absorption
- Class B posted 48,560 SF of positive absorption
- Class C posted 1,610 SF of negative absorption



Class Absorption

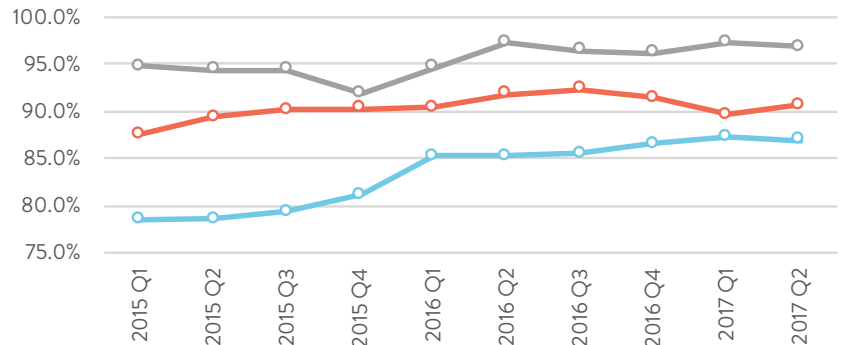


CLASS OCCUPANCY TRENDS

- The Class A occupancy rate fell 30 basis points to 87.0%
- The Class B occupancy rate increased 100 basis points to 90.7%
- The class C occupancy rate fell 40 basis points to 96.9%



Class Occupancy

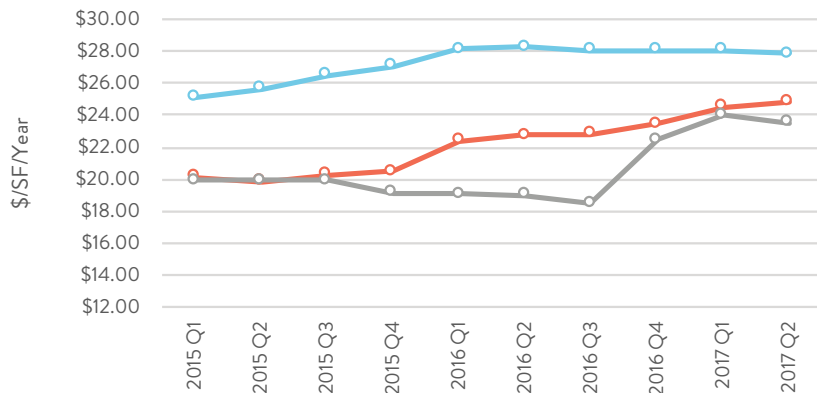


CLASS RENTAL RATES

- Class A rental rates fell \$0.25 to \$27.84 during the quarter
- Class B rental rates increased \$0.29 to \$24.82
- Class C rental rates decrease \$0.50 to \$23.51



Class Rental Rates



CENTRAL EXPRESSWAY

2nd Quarter 2017

12700 Park Central Drive,
Suite 820 | Dallas, TX 75251

BIG DEALS

BUILDING	TENANT	QTR	SIZE SF
8350 N. Central Expressway	Distribion	4/15/17	32,068
8350 N. Central Expressway	Distribion	4/15/17	14,118
8144 Walnut Hill Lane	VS Texas GP	5/5/17	13,256
4131 N. Central Expressway	N/A	5/1/17	9,389
8750 N. Central Expressway	N/A	5/26/17	9,168
8150 N. Central Expressway	Istation	6/2/17	7,433
8750 N. Central Expressway	N/A	6/3/17	6,938
8020 Park Lane	Fan United	6/13/17	5,325
3001 Knox Street	N/A	4/26/17	5,214

MARKET HIGHLIGHTS

- Orlando-based Foundry Commercial and Intercontinental Real Estate Corp. out of Boston teamed up to acquire 8080 North Central Tower in Dallas from Gemini Rosemont. Terms of the deal were not disclosed.
- Parmenter and Angelo, Gordon & Co., the owners of the 42-story, 1.35 million-square-foot, Class A Cityplace Tower, secured \$120 million in refinancing from Starwood Property Trust.
- Orlando-based commercial real estate firm Foundry Commercial secured its latest investment in Dallas, teaming up with Boston-based investment adviser Intercontinental Real Estate Corp. to acquire the 18-story Walnut Glen Tower from Prescott Realty Group for an undisclosed amount.

Younger Partners research is based on the CoStar office building database. Inventory includes office buildings containing at least 15,000 rentable square feet; single tenant, multi tenant and owner occupied; class A, B and C; existing, under construction or under renovation; excludes medical office buildings.

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