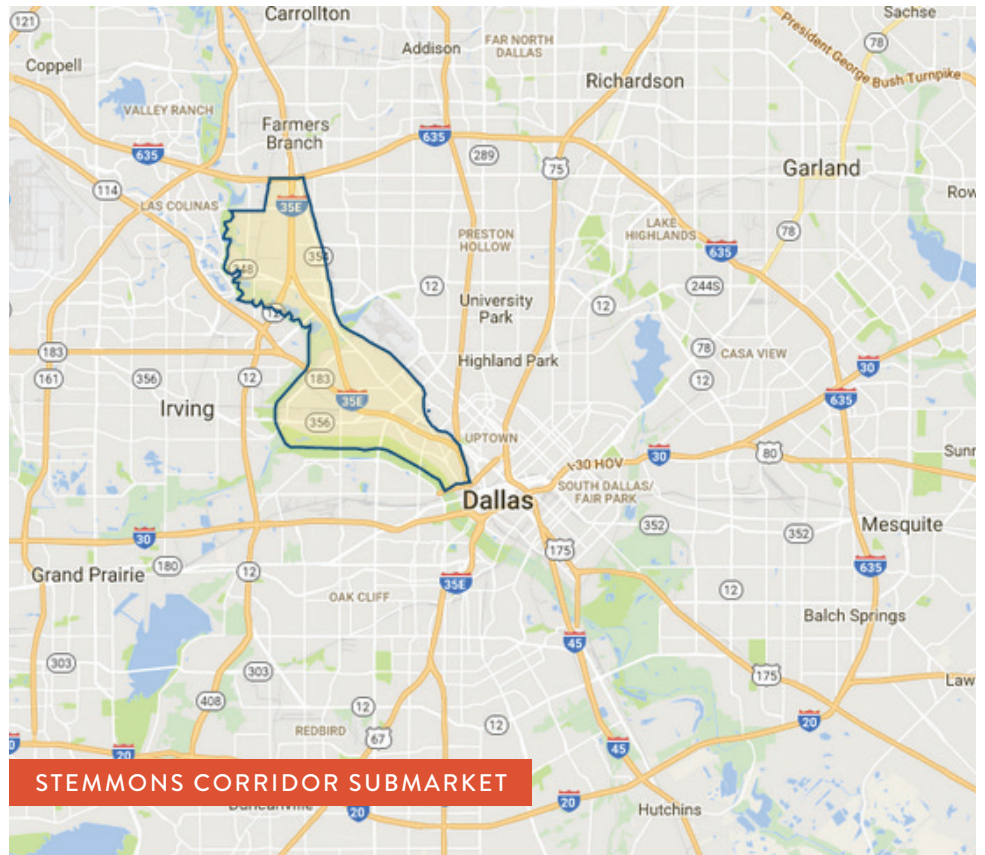


STEMMONS CORRIDOR

2nd Quarter 2017



OFFICE
Market Snapshot



synopsis
trends
occupancy
rental rates
transactions
market highlights



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2nd Quarter 2017

SYNOPSIS

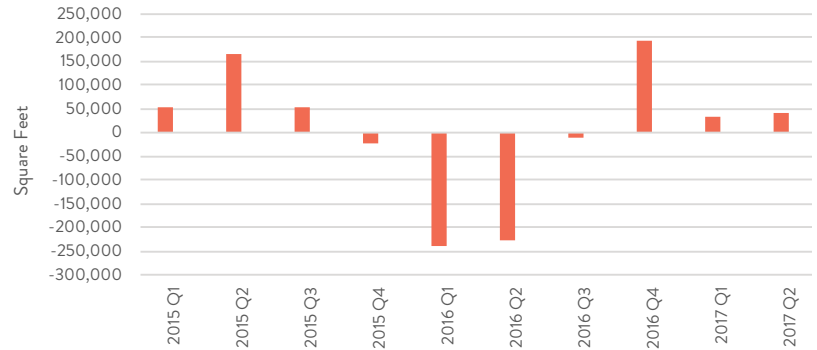
The Stemmons Freeway submarket posted positive net absorption of 40,805 square feet this quarter. The overall occupancy rate increased 40 basis points to 76.6%. The overall rental rate increased \$0.93 to \$16.82 during the quarter. No new buildings were delivered this quarter and no new buildings were under construction.

NET ABSORPTION & DELIVERIES

- Quarterly Net Absorption: 40,805 SF
- Quarterly Deliveries: None
- FYE 2Q17 Net Absorption: 256,523 SF
- FYE 2Q17 Deliveries: None

NET ABSORPTION **DELIVERIES**

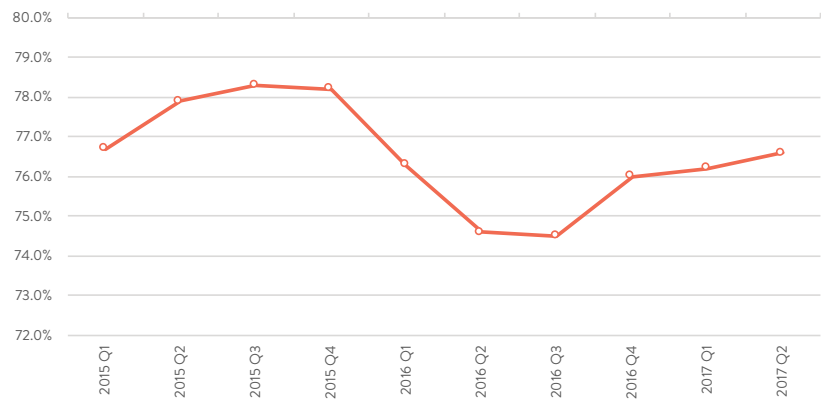
Net Absorption & Deliveries



OCCUPANCY TRENDS

- Occupancy increased 40 basis points
- The Stemmons submarket posted an occupancy rate of 76.6%.

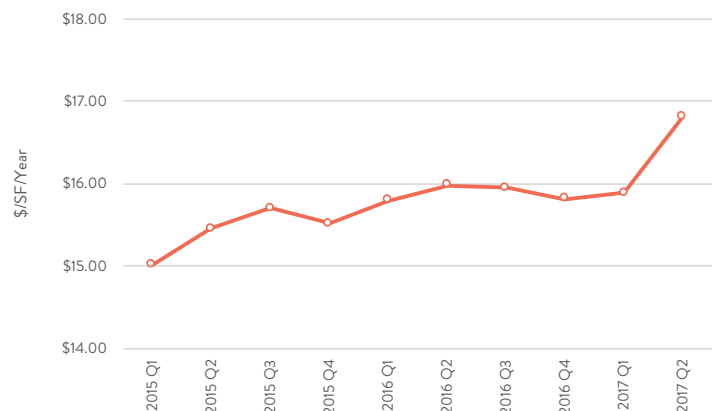
Occupancy Trends



RENTAL RATES

- Rental Rates increased to \$16.82
- Rates were up \$0.93 since last quarter

Rental Rate Trends



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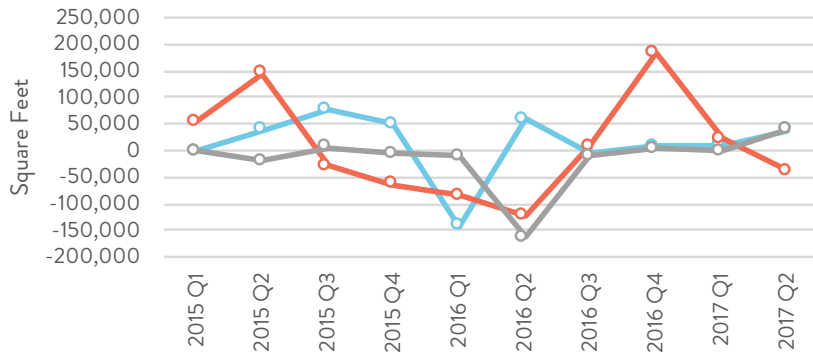
2nd Quarter 2017

CLASS ABSORPTION TRENDS

- Class A posted 38,878 SF of positive net absorption
- Class B posted 37,631 SF of negative net absorption
- Class C posted 39,558 SF of positive net absorption



Class Absorption

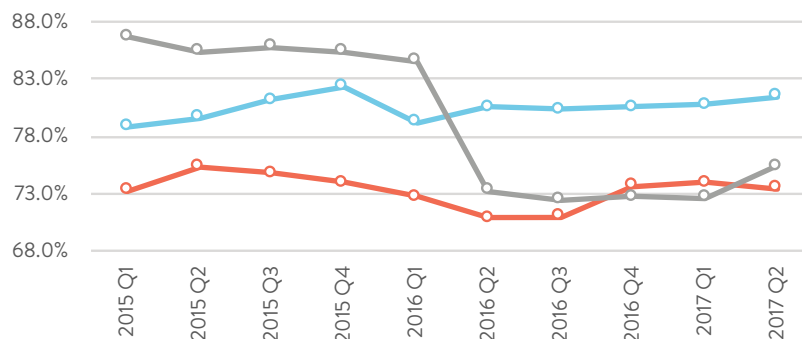


CLASS OCCUPANCY TRENDS

- The Class A occupancy rate increased 80 basis points to 81.5%
- The Class B occupancy rate fell 50 basis points to 73.4%
- The class C occupancy rate rose 280 basis points to 75.4%



Class Occupancy

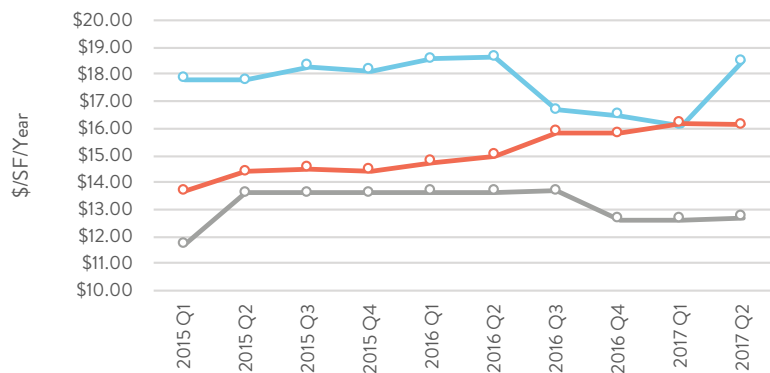


CLASS RENTAL RATES

- Class A rental rates rose \$2.40 to \$18.49 during the quarter
- Class B rental rates decreased \$0.06 to \$16.12
- Class C rental rates increased \$0.08 to \$12.72



Class Rental Rates



STEMMONS CORRIDOR

2nd Quarter 2017

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

BIG DEALS

BUILDING	TENANT	QTR	SIZE SF
8585 N Stemmons Fwy	Safeguard Business Systems	5/5/17	30,703
1341 W Mockingbird Ln	N/A	5/4/17	17,563
7700 John Carpenter Fwy	N/A	6/5/17	12,000
1420 W Mockingbird Ln	Corsicana Bedding, Inc.	6/9/17	11,562
8585 N Stemmons Fwy	Stratus Video	5/1/17	10,309
8700 N Stemmons Fwy	Petty & Associates, PLLC	4/26/17	8,109

- There were no market highlights this quarter.

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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