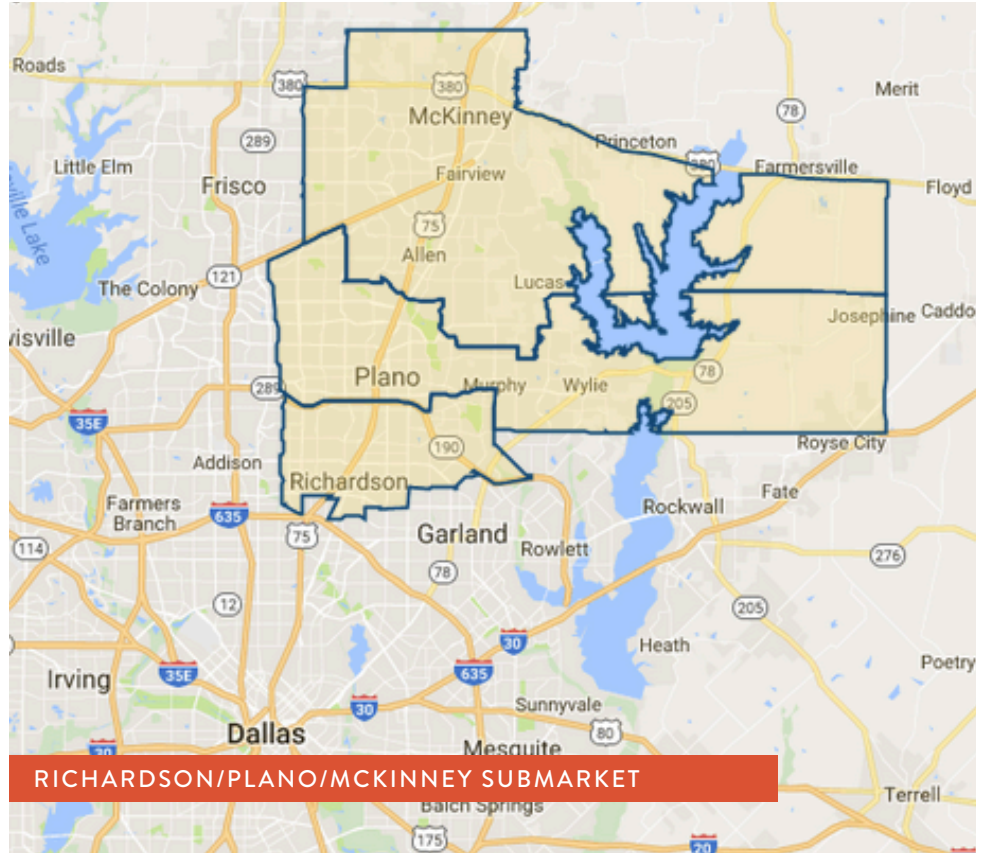


# RICHARDSON/PLANO

3rd Quarter 2017



**OFFICE**  
Market Snapshot



synopsis  
trends  
occupancy  
rental rates  
transactions  
market highlights



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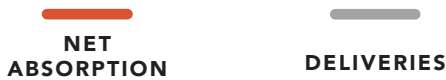
3rd Quarter 2017

## SYNOPSIS

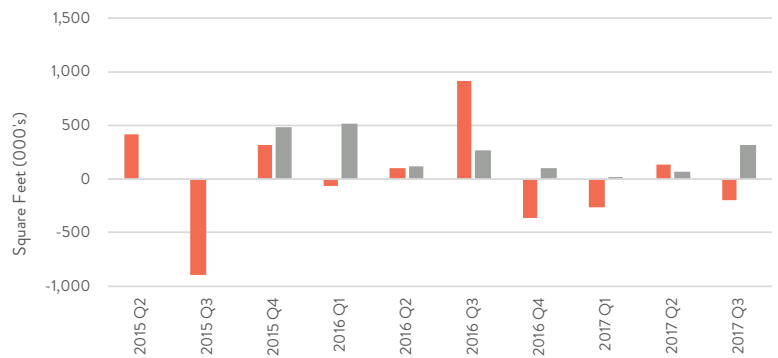
The Richardson-Plano submarket, which includes the Richardson, Plano, and Allen/McKinney micro-markets, posted negative net absorption of 199,084 square feet this quarter. The overall occupancy rate decreased 150 basis points to 80.8%. The overall rental rate increased \$0.38 to \$24.35 during the quarter. Two new buildings, containing 316,400 square feet, were delivered this quarter. One of the buildings, located at 2901 Commerce Drive, contains 16,400 rentable square feet and was 100% leased at the end of the third quarter. The other building, located at 3400 N. Central Expressway, contains 300,000 rentable square feet and was 0% leased. There were four new buildings containing 236,441 square feet under construction under construction at the end of the third quarter, which were 28.4% pre-leased.

## NET ABSORPTION & DELIVERIES

- Quarterly Net Absorption: -199,084 SF
- Quarterly Deliveries: 316,400 SF
- FYE 3Q17 Net Absorption: -677,193 SF
- FYE 2Q17 Deliveries: 514,670 SF



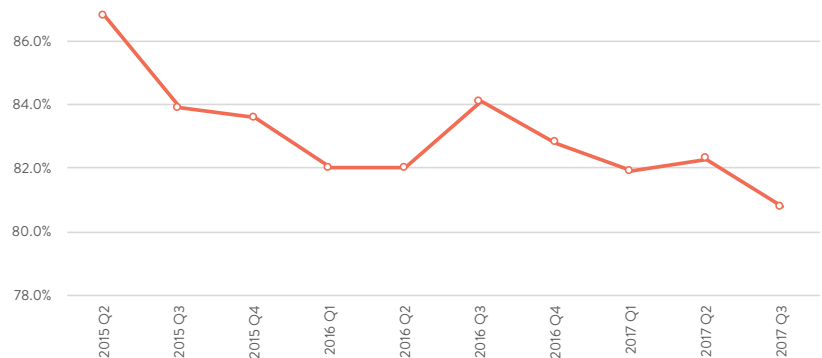
## Net Absorption & Deliveries



## OCCUPANCY TRENDS

- Occupancy fell 150 basis points this quarter.
- The submarket posted an occupancy rate of 80.8%.

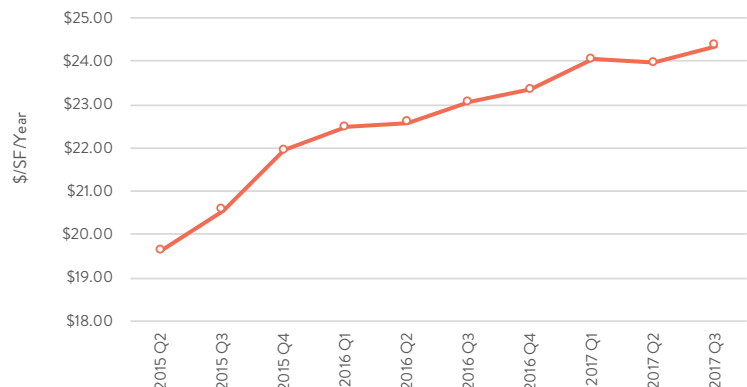
## Occupancy Trends



## RENTAL RATES

- Rental Rates rose to \$24.35.
- Rates were up \$0.38 since last quarter.

## Rental Rate Trends



# RICHARDSON/PLANO

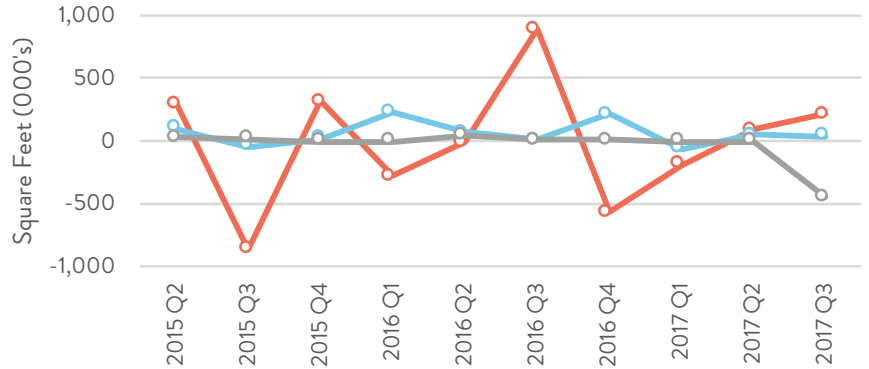
3rd Quarter 2017

## CLASS ABSORPTION TRENDS

- Class A posted 209,968 SF of positive net absorption.
- Class B posted 38,462 SF of positive net absorption.
- Class C posted 447,514 SF of negative net absorption.



Class Absorption

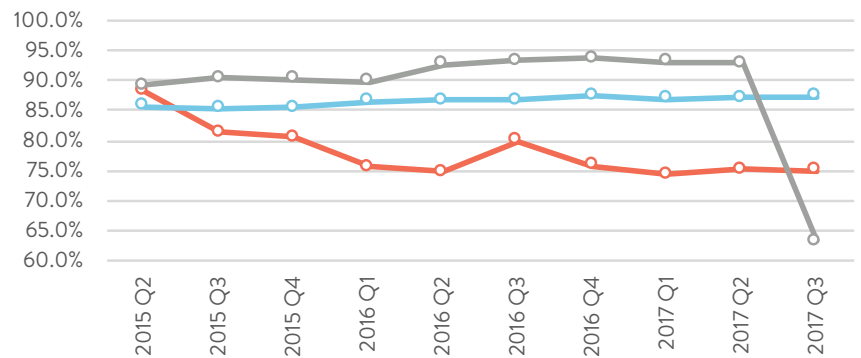


## CLASS OCCUPANCY TRENDS

- The Class A occupancy rate fell 10 basis points to 75.0% this quarter.
- The Class B occupancy rate increased 20 basis points to 87.3%.
- The Class C occupancy rate fell 29.7 percentage points to 63.3%.



Class Occupancy

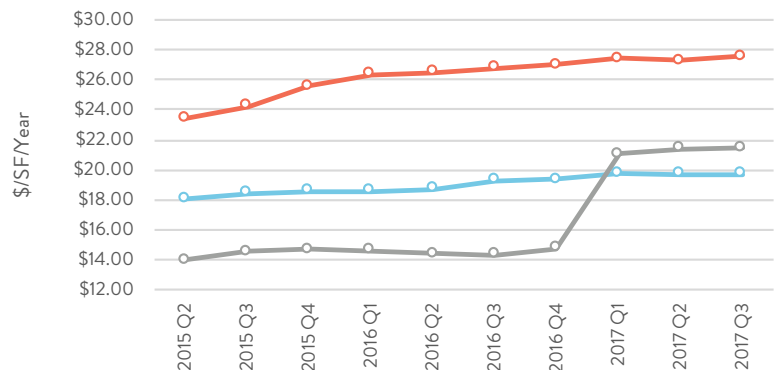


## CLASS RENTAL RATES

- Class A rental rates rose \$0.30 to \$27.59 this quarter.
- Class B rental rates decreased \$0.02 to \$19.69.
- Class C rental rates increased \$0.09 to \$21.46.



Class Rental Rates



# RICHARDSON/PLANO

3rd Quarter 2017

14643 Dallas Parkway, Suite 950, LB#58 |  
Dallas, TX 75254

## BIG DEALS

BUILDING	TENANT	QTR	SIZE SF
3300 E Renner Rd	GENPACT	7/6/17	63,603
3000-3030 Waterview Pky	The University of Texas at Dallas	7/4/17	45,642
1011 Galatyn Pky	N/A	8/8/17	44,526
17787 Waterview Pky	Convergys Corporation	7/4/17	29,524
1500 N Greenville Ave	N/A	7/10/17	28,550
1225 Alma Rd	N/A	9/27/17	23,500
1011 Galatyn Pky	N/A	8/8/17	23,307
1225 Alma Rd	N/A	9/2/17	23,289
3405 Custer Rd	Hope Community Church	9/15/17	14,270
1130 E Arapaho Rd	N/A	8/1/17	12,280
2600 N Central Expy	Crosby	7/19/17	12,113
6950 TPC Dr	N/A	9/25/17	10,407

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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