

01

# CENTRAL EXPY

The Central Expressway submarket is located along the North Central Expressway between downtown and Interstate 635. The submarket is bifurcated into Lower and Upper segments. The Lower segment is adjacent to Dallas' premier office leasing market, Uptown. As a result, the lower portion of the market typically reports higher average rental rates when compared with the upper segment. In turn, tenants seeking rate relief from Uptown will typically turn to the Central market given the proximity. The tightening Uptown and Preston Center submarkets are driving substantial rental and occupancy growth within the Central office market.



Q4 2020 MARKET SNAPSHOT



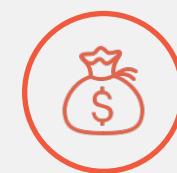
**30,000 SF**  
CONSTRUCTION



**82%**  
OCCUPANCY



**- 358,351**  
YTD ABSORPTION



**\$31.14**  
GROSS AVG  
RENTAL RATE



## CENTRAL EXPY

## MARKET CHARACTERISTICS &amp; TRENDS

- The emergence of Preston Hollow Village and The Hill have brought a needed amenity base to the upper section of Central Expressway. In conjunction with the areas transit options, the upper segment of Central has become a dynamic live, work, play environment.
- Severe weather in October 2019 resulted in the condemnation of a number of small office buildings near Forest Lane and Central Expressway. Now available for development, those sites are poised to be utilized for Multi-Family and will further diversify the Central market.

## NOTABLE TRANSACTIONS

- **Istation**, 8150 N Central, 6/1/20, 50,000 SF, Renewal
- **Social Security Administration**, 10824 N Central, 4/1/20, 27,200 SF, Renewal
- **Texas Retinas Associates**, 10740 N Central, 6/1/20, 14,930 SF, New
- **Valiant Residential**, 6060 at The Crossing, 9/1/20, 12,766 SF, Sublease
- **Starr Companies**, 8401 N Central, 3/1/20, 11,247 SF, Renewal

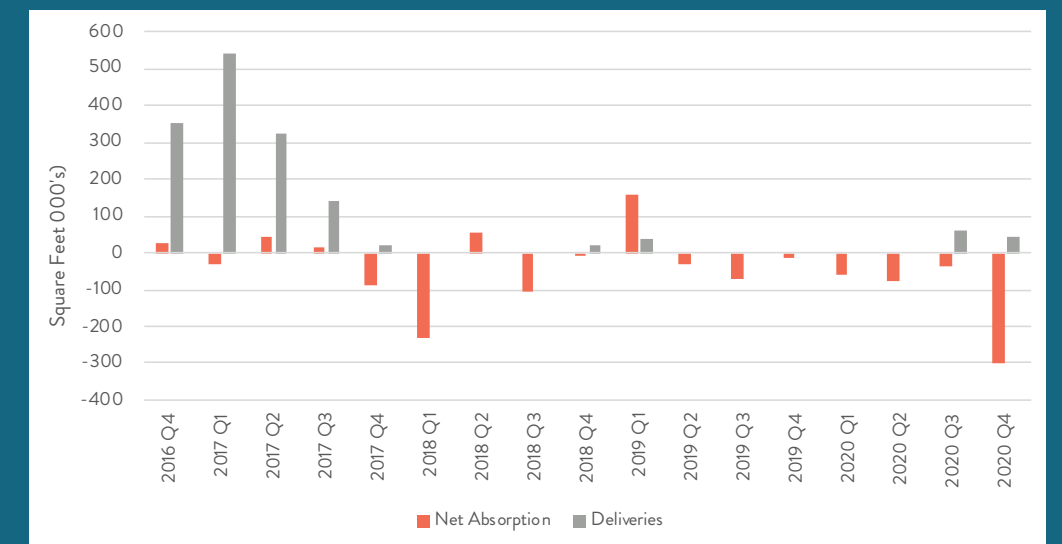
## TENANTS IN THE MARKET

- **Lockton** (75,000 SF)

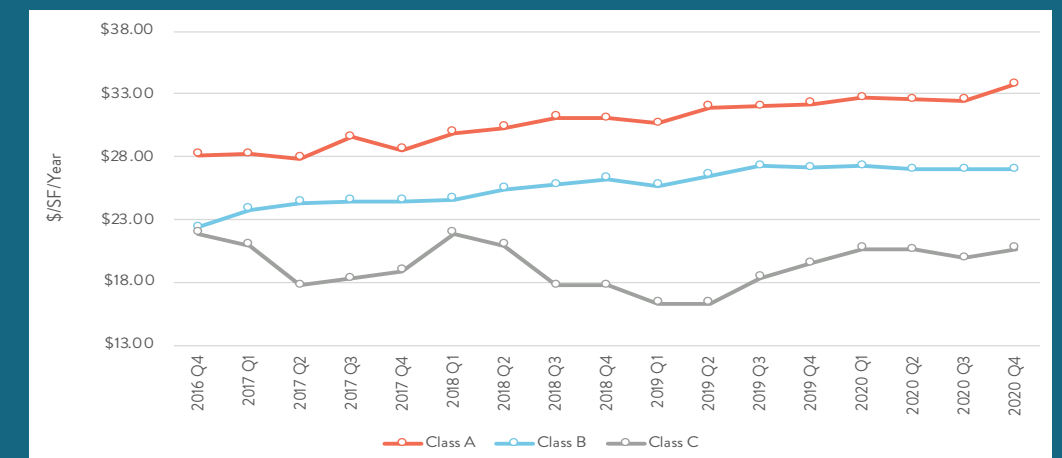
## BLOCKS OF SPACE

25-50K SF	_____	4
50-100K SF	_____	9
100K SF	_____	5

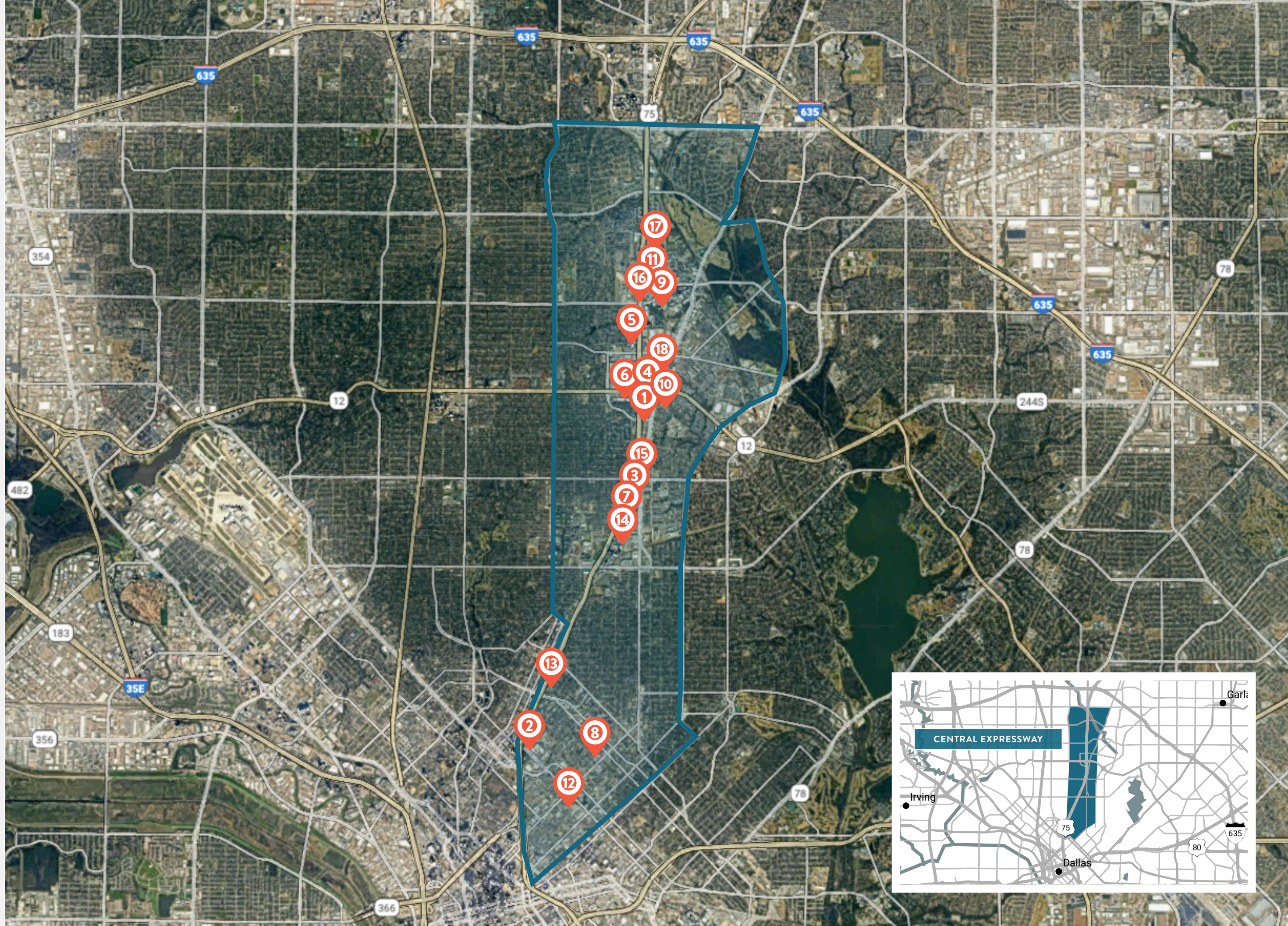
## NET ABSORPTION / VACANCY



## CLASS RENTAL RATES







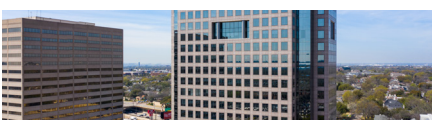
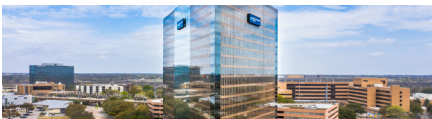

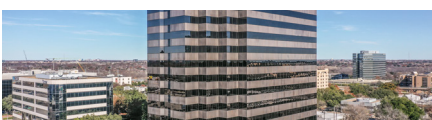







# SIGNIFICANT VACANCIES

## CENTRAL EXPRESSWAY

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	01 8080 N Central Expy	Eighty-Eighty Central	A	141,707	101,019	\$25.28 Triple Net	Foundry Commercial
	02 2711 N Haskell Ave	Cityplace Tower	A	302,294	90,265	\$26.42 Triple Net	NexPoint Advisors
	03 4849 Greenville Ave	Two Energy Square - Energy Square 2	A	88,815	70,149	\$22.25 Triple Net	Glenstar Properties, LLC
	04 8750 N Central Expy	8750 NorthPark Central	A	185,240	51,517	\$27.09 Triple Net	CBRE Global Investors Ltd
	05 9201 N Central Expy	The Pyramids at Park Lane - North Tower	A	55,497	50,016	-	Healthcare Realty Trust Incorporated
	06 8401 N Central Expy	One Lincoln Park	A	144,862	49,837	\$29.51 Triple Net	Piedmont Office Realty Trust
	07 6688 N Central Expy	Three Energy Square	A	67,523	48,591	\$31.21 Triple Net	Glenstar Properties, LLC
	08 4621 Ross Ave	The Bogart	A	44,220	44,220	-	M2G Ventures
	09 8144 Walnut Hill Ln	Walnut Glen Tower	A	93,707	43,209	\$20.47 Triple Net	Intercontinental Real Estate Corporation
	10 8350 N Central Expy	Campbell Centre III - North Mezzanine	A	40,268	30,037	\$22.00 Plus Electric	Haberman & Haberman
	11 10000 N Central Expy	10000 NCX	A	84,566	21,299	\$28.03 Plus Electric	Westdale Real Estate Investment & Mgmt
	12 3320 Live Oak St	Live Oak on the Park	B	41,320	41,320	\$29.00 Triple Net	Prevarian Companies



## CENTRAL EXPRESSWAY

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