

01

MARKET OVERVIEW

YOUNGER
PARTNERS

DALLAS-FORT WORTH MARKET



Q2 2021

AT A GLANCE

DFW OFFICE SUBMARKETS

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OUR APPROACH



Younger Partners is a full-service commercial real estate firm focused on leasing, sales and property management services. We also specialize in the acquisition and disposition of land, multifamily, office, industrial, and retail properties. Our experienced team of brokers and associates are dedicated to meeting the diverse needs of investors, property owners and tenants.

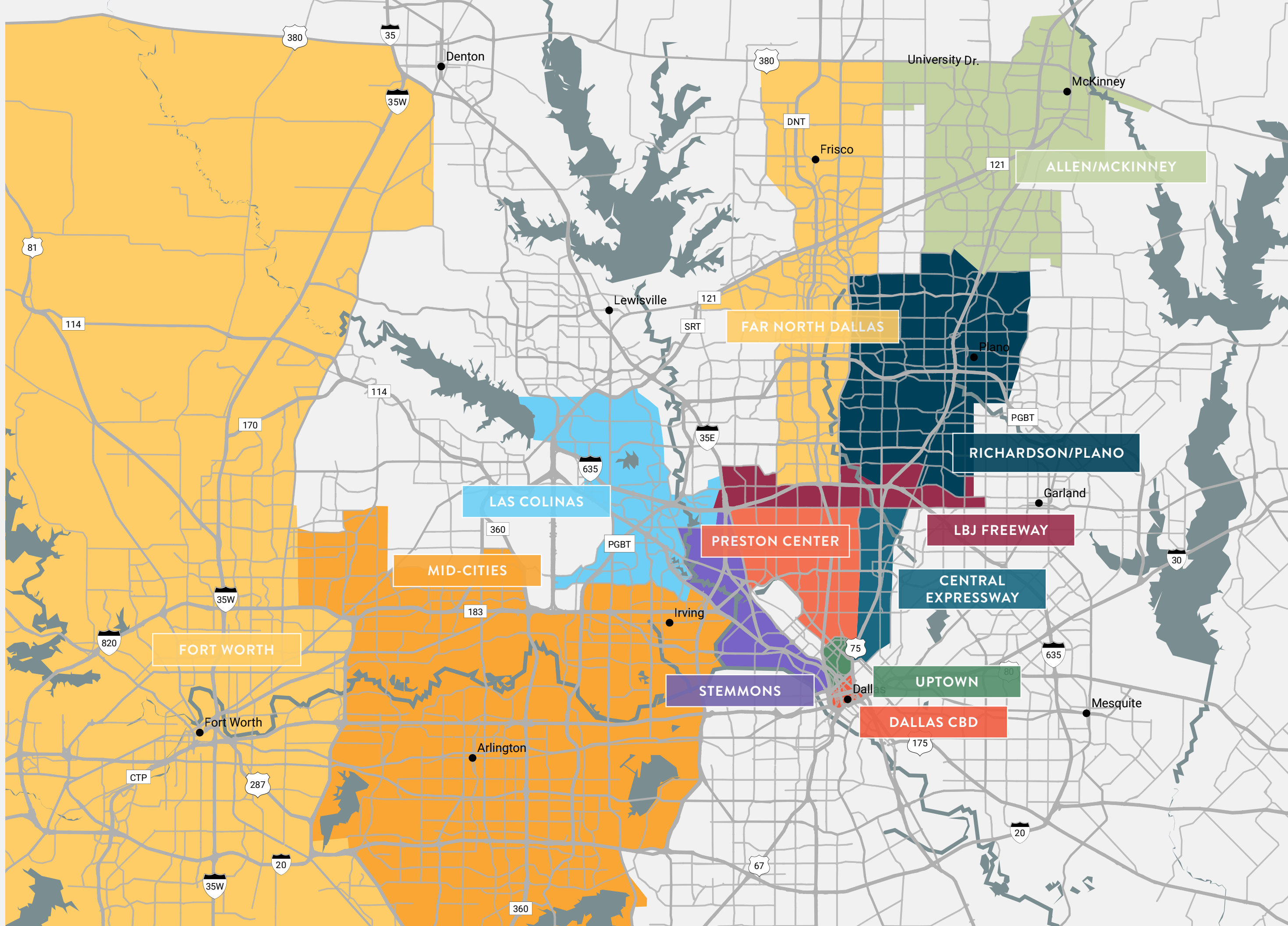
Founded in 2012, our mission is to provide our clients with the highest quality of brokerage services available and to bring a value-added and highly qualified team of real estate professionals to the table for all of our clients from the smallest to the largest. Our client services are enhanced by providing extensive market analysis, marketing support and expertise that fosters innovative solutions and unparalleled real estate opportunities.

OUR SERVICES

- Office Leasing
- Industrial Leasing
- Investment Services
- Land Disposition
- Tenant Representation Services
- Multifamily Investment
- Property Management
- Analytics and Marketing

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SELECT SUBMARKETS	INVENTORY		VACANCY		NET ABSORPTION		COMPLETIONS		UNDER CONSTRUCTION	ASKING RENT
	# of Bldgs.	Total SF	Total SF	Rate	Current Quarter	YTD	Current Quarter	YTD	At End of Current Quarter	Wtd. Avg. (FS/G)
Central Expressway	99	11,915,708	2,399,445	20.1%	-171,507	-237,614	30,000	30,000	0	\$30.93
Dallas CBD	94	32,055,251	8,425,930	26.3%	-206,418	-474,892	0	0	284,600	\$26.05
East Dallas	141	6,023,312	823,902	13.7%	76,546	78,516	280,127	372,741	469,000	\$27.90
Far North Dallas	439	58,155,130	13,571,927	23.3%	-41,957	-326,448	458,727	671,750	1,750,022	\$31.68
Fort Worth CBD	70	10,000,446	1,724,959	17.2%	248,249	-85,133	0	0	0	\$27.68
Las Colinas	300	41,951,548	8,467,147	20.2%	-43,705	-432,284	261,805	261,805	756,000	\$26.14
LBJ Freeway	149	19,714,624	4,370,401	22.2%	-62,598	-193,778	0	0	0	\$23.85
Lewisville/Denton	129	5,777,141	609,418	10.5%	-26,275	-9,749	0	0	69,247	\$24.99
Mid-Cities	373	26,931,996	4,666,611	17.3%	163,764	74,143	0	32,058	781,585	\$25.14
North Fort Worth	51	3,746,818	127,335	3.4%	23,764	-3,906	20,000	20,000	54,000	\$25.19
Northeast Fort Worth	52	3,809,734	474,843	12.5%	-596	49,555	0	0	0	\$20.99
Preston Center	52	5,861,201	656,815	11.2%	24,813	-29,872	0	0	688,368	\$39.49
Richardson/Plano	325	32,249,766	6,151,508	19.1%	248,357	11,330	31,468	31,468	389,178	\$23.95
South Fort Worth	178	10,155,911	1,453,141	14.3%	-276,430	-25,409	0	21,600	15,000	\$24.56
Southwest Dallas	75	3,754,681	577,654	15.4%	4,075	-5,568	28,314	28,314	30,000	\$23.31
Stemmons Freeway	117	9,981,555	2,282,929	22.9%	-9,933	-41,530	0	0	65,000	\$20.58
Uptown/Turtle Creek	103	14,895,056	2,578,938	17.3%	-232,430	-376,622	0	0	1,016,688	\$41.69
TOTAL	2,747	296,979,878	59,362,903	20.0%	-282,281	-2,029,261	1,110,441	1,469,736	6,368,688	\$27.53
CLASS A	575	161,932,473	36,298,386	22.4%	-130,959	-74,908	985,446	1,236,483	5,984,669	\$30.91
CLASS B	1,684	118,744,028	21,611,960	18.2%	-126,314	-1,830,387	124,995	233,253	384,019	\$22.61
CLASS C	488	16,303,377	1,452,557	8.9%	-25,008	-123,966	0	0	0	\$18.96
TOTAL DFW	2,747	296,979,878	59,362,903	20.0%	-282,281	-2,029,261	1,110,441	1,469,736	6,368,688	\$27.53

ALLEN/MCKINNEY

Allen/McKinney is a rapidly growing suburban submarket in northeast Dallas. Both Allen and McKinney are ranked among the best places to live in the country for their high-quality schools, low crime rates, and relatively affordable homes. As the corporate center of gravity continues to migrate northward in the metroplex, Allen/McKinney should continue to see significant office construction along with large mixed-use developments near the intersection of the Sam Rayburn Tollway and North Central Expressway.



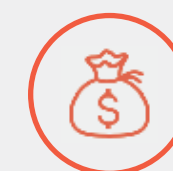
389,178 SF
CONSTRUCTION



89.7%
OCCUPANCY



114,019 SF
YTD ABSORPTION



\$26.26
GROSS AVG
RENTAL RATE

ALLEN/MCKINNEY

MARKET CHARACTERISTICS & TRENDS

- Over 50 Fortune 500 companies have a presence in the area. Major employers are predominantly technology and financial services firms. These include CVE Technology Group, Experian, Frontier Communications, PFSWeb, and Photronics.
- Vacancies in Allen/McKinney typically trend well below the metro average. However, with rapid growth in the housing market developers are planning new speculative development which should increase the supply. Rental rates for Class A product continue to remain strong due to lack of inventory and quality of buildings.

NOTABLE TRANSACTIONS

- **MD7**, One Bethany, 1/1/22, 25,675 SF, New
- **Robin AutoPilot**, Square at Craig Ranch, 7/1/21, 6,573 SF, New
- **Undisclosed**, McKinney Green, 5/1/21, 9,126 SF, New
- **My Telemedicine**, 610 Elm Street, 5/1/21, 6,000 SF, New
- **Micron Technology**, One Bethany West, 2/1/21, 36,634 SF, New

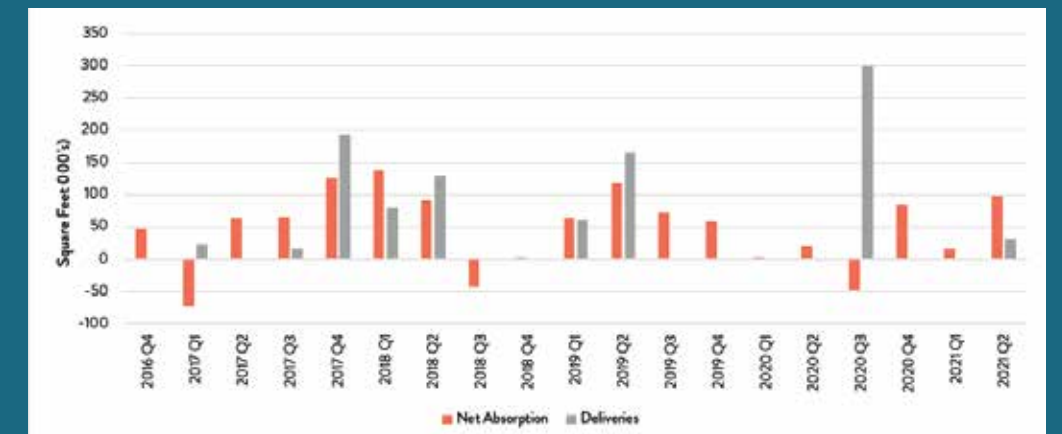
TENANTS IN THE MARKET

- **PFS Web** (100,000 SF)
- **Project Bridge** (50,000 SF)

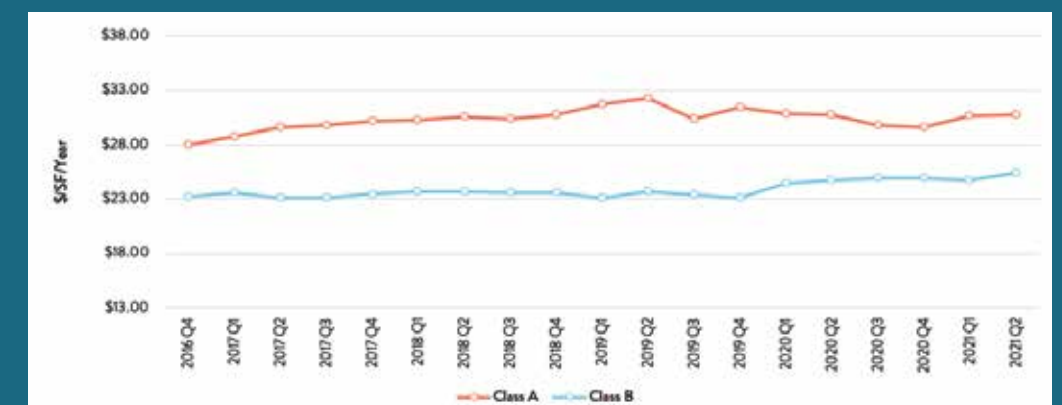
BLOCKS OF SPACE

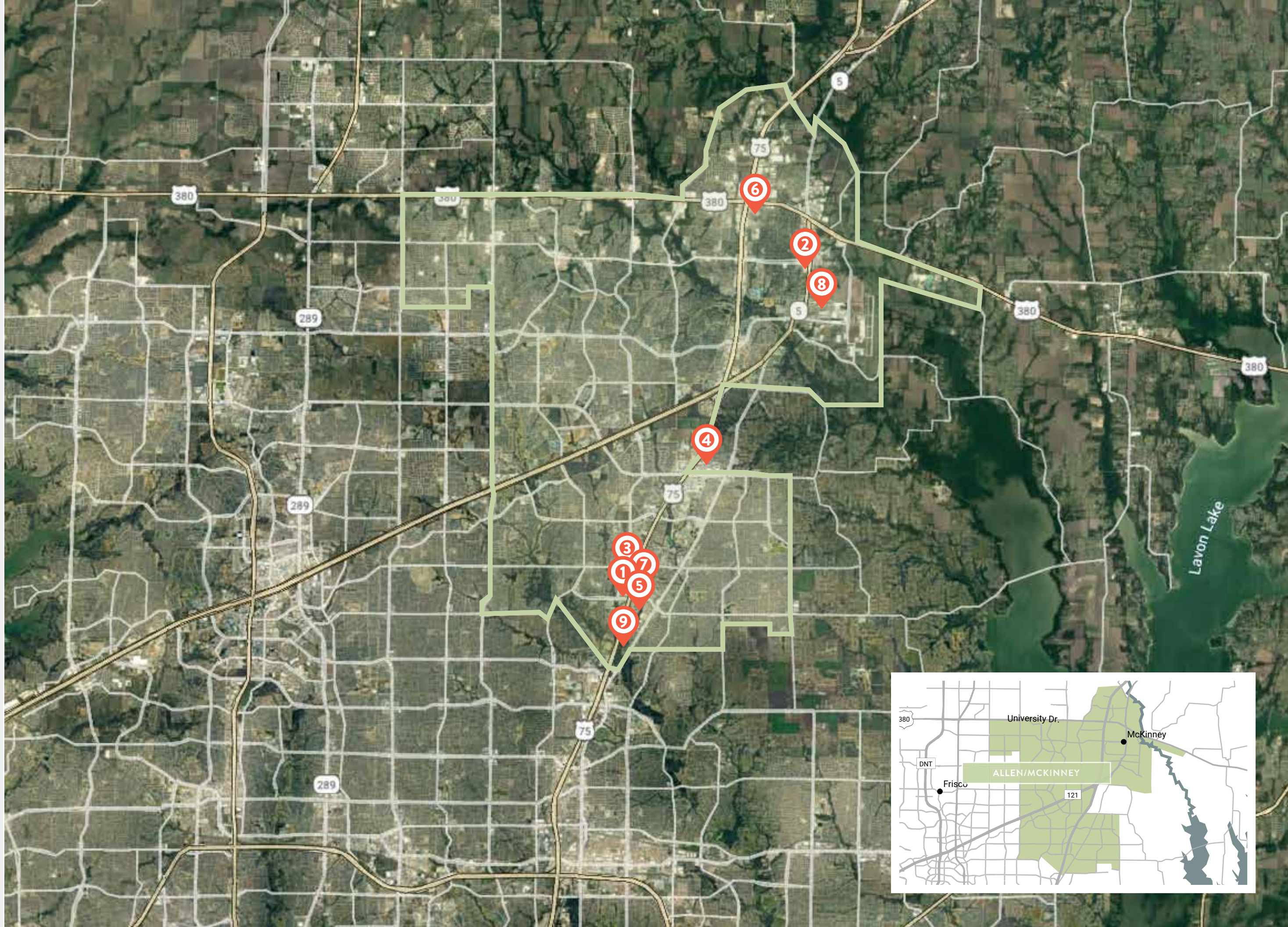
20-50K SF	_____	04
50-100K SF	_____	04
100K SF	_____	01

NET ABSORPTION & DELIVERIES







CLASS RENTAL RATES





SIGNIFICANT VACANCIES

ALLEN/MCKINNEY

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	01 950 W Bethany Dr	One Bethany West	A	112,928	102,700	\$26.50 Triple Net	Kaizen Development Partners
	02 300 E Davis St	300 E Davis St	A	58,373	55,364	Withheld	Workplace Hospitality Management
	03 700 Central Expy S	One Allen Center	A	75,315	30,772	\$21.83 Triple Net	Accesso Partners
	04 195 Murray Farm Rd	195 Murray Farm Rd	B	98,772	98,772	\$21.25 Triple Net	Lincoln Property Company
	05 805 S Central Expy	Allen Office Center	B	88,960	88,960	\$13.50 Triple Net	Gladstone Commercial Corporation
	06 1600 N Redbud Blvd	Independent Bank Building	B	63,552	63,552	\$18.00 Triple Net	Relianse Global
	07 500 W Bethany Dr	Allen Tech Center	B	77,556	38,778	\$12.00 Triple Net	New Montgomery Partners LLC
	08 610 Elm St	The Cotton Mill	B	123,546	33,000	\$24.62 + Elec & Clean	The Cotton Mill
	09 1301 Central Expy S	The Office Campus at Allen - Building 1	B	18,656	22,438	\$20.50 Plus Electric	Triad Real Estate Consulting Group, LLC

DALLAS CBD

(CENTRAL BUSINESS DISTRICT)

With over 32 million square feet of multi-tenant office space, primarily Class A, Dallas CBD is one of the largest employment and tax base in North Texas. CBD is attracting employers in technology/innovation, financial services, government & law. Some of the largest skyscrapers have seen an increase in available space as companies have downsized their footprint. The most recent blocks of space include seven full floors of JPMorgan Chase space at Chase Tower, CBRE leaving 5 floors at 2100 Ross and never occupied DLA Piper sublease space at 1900 Pearl. Still, Dallas CBD has been revitalized over recent years with the evolution of the arts, parks, schools, transportation and services.



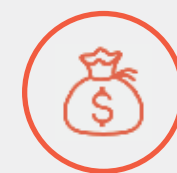
284,600 SF
CONSTRUCTION



73.7%
OCCUPANCY



-474,892 SF
YTD ABSORPTION



\$26.05
GROSS AVG
RENTAL RATE

DALLAS CBD

(CENTRAL BUSINESS DISTRICT)

MARKET CHARACTERISTICS & TRENDS

- The downtown CBD submarket is comprised of over 32 million square feet of office space, and with almost 30 million square feet of Class A office space. Downtown offers Class A office space at competitive rates.
- Downtown Dallas is one of the largest employment center in North Texas with over 135,000 daytime workers.
- Residential population growth has outpaced any other locality over the last decade. Over 12,000 residents call Downtown home up from 200 residents in 1996.
- Adaptive reuse of CBD buildings have been a common theme over the last decade.
- Downtown is consistently within the top three national markets for fiber connectivity.
- One of the first 5G launch cities.
- More than 30 schools serve the CBD.
- Four new downtown parks scheduled by 2022: Pacific Plaza (open), West End Square, Carpenter Park and Harwood Park.
- Several CBD skyscrapers (Bryan Tower, Renaissance Tower, 1700 Pacific, Bank of America Plaza, Fountain Place, Comerica Bank Tower and Energy Plaza all have 500,000 SF or more of available space for lease).

NOTABLE TRANSACTIONS

- **Integrity Marketing Group**, Fountain Place, 6/1/21, 104,379 SF, New, Relocation from Las Colinas
- **FDIC**, Plaza of the Americas, 6/1/21, 163,005 SF, New, Moved from Energy Plaza (downsized by ~50K SF)
- **Saville Dodgen**, Plaza of the Americas, 5/1/21, 30,000 SF, Renewal
- **Bradley**, Fountain Place, 4/1/21, 30,000 SF, New
- **Merrill Lynch**, 2100 Ross, 2/1/21, 47,000 SF, Renewal
- **Calvetti Ferguson**, Chase Tower, 11/1/20, 11,289 SF, New
- **Thompson Coburn**, 2100 Ross, 10/1/20, 23,177 SF, New
- **RevTech Ventures**, 311 N Market, 9/1/20, 10,181 SF, New
- **Vincent Serafino**, Comerica, 8/1/20, 26,698 SF, New
- **Hilltop Securities**, 717 N Harwood, 7/1/20, 95,469 SF, New (Relocation from Renaissance Tower)

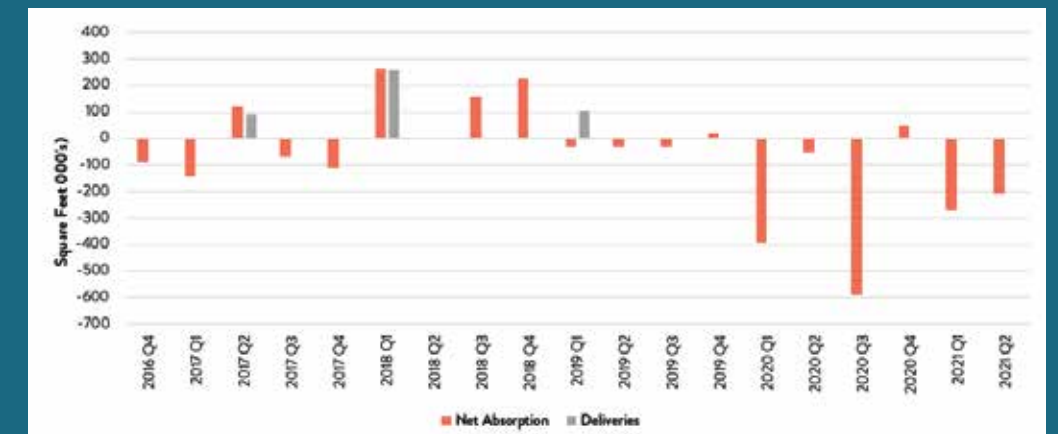
TENANTS IN THE MARKET

- **Goldman Sachs** (1,000,000 SF)
- **Bank of America** (225,000 SF)
- **JP Morgan Chase** (160,000 SF)
- **Neiman Marcus** (100,000 SF)
- **Beneficient** (78,000 SF)
- **Munsch Hardt** (50,000 SF)
- **PMG Digital** (45,000 SF)
- **Worldwide Express** (40,000 SF)
- **Saville Dodgen** (30,000 SF)
- **ParkHub** (20,000 SF)
- **Preston Hollow Capital** (20,000 SF)

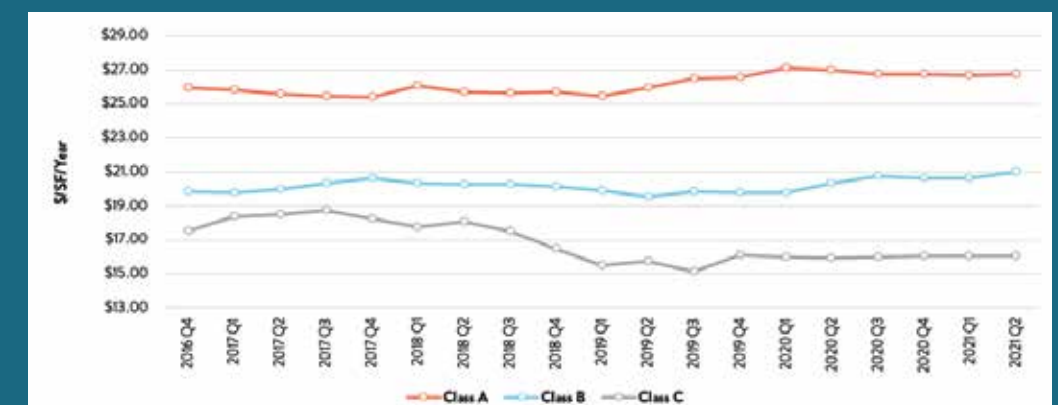
BLOCKS OF SPACE

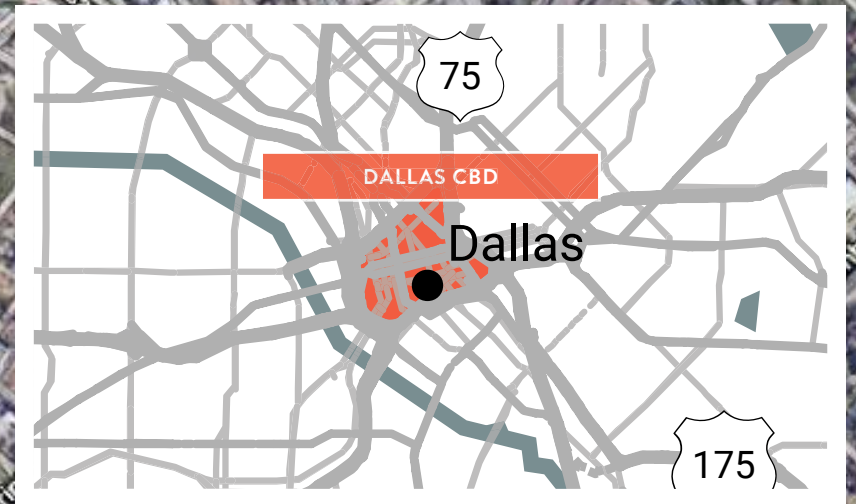
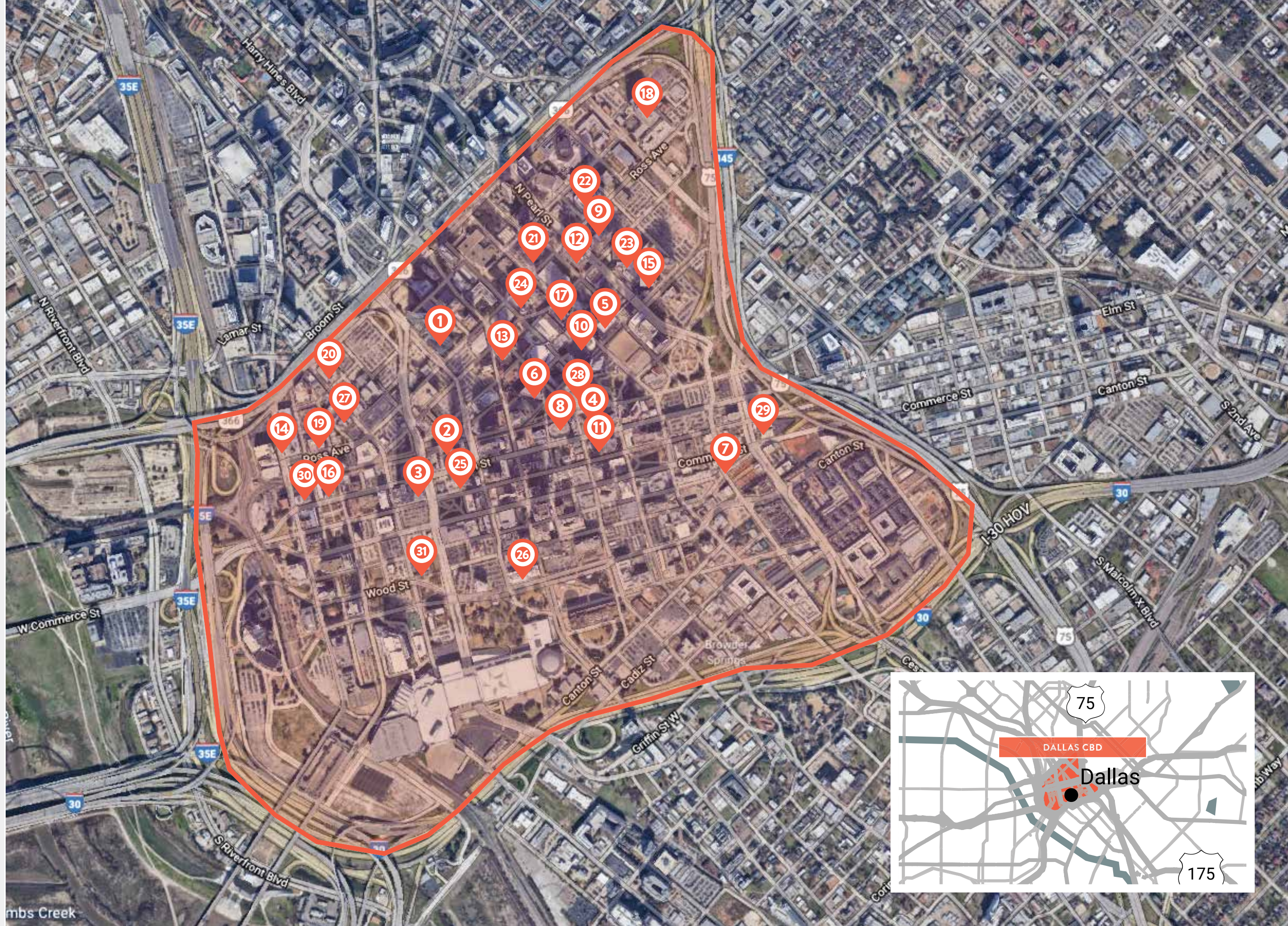
20-50K SF	12
50-100K SF	05
100K SF	14

NET ABSORPTION & DELIVERIES






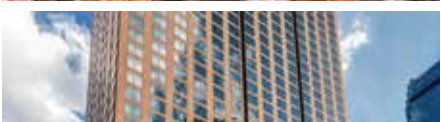
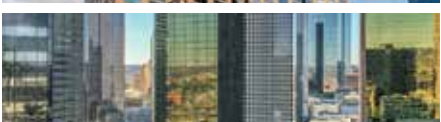







CLASS RENTAL RATES















SIGNIFICANT VACANCIES

DALLAS CENTRAL BUSINESS DISTRICT

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	01 1445 Ross Ave	Fountain Place	A	740,272	556,688	\$32.00 Triple Net	Goddard Investment Group, LLC
	02 1201 Elm St	Renaissance Tower	A	1,055,776	548,833	\$18.85 Plus Electric	Square Mile Capital
	03 901 Main St	Bank of America Plaza	A	640,695	314,729	\$23.98 Plus Electric	Metropolis Investment Holdings Inc.
	04 1700 Pacific Ave	1700 Pacific	A	884,331	262,709	\$18.20 Plus Electric	Olymbec USA LLC
	05 2001 Bryan St	Bryan Tower	A	630,349	224,916	\$16.04 Triple Net	Spire Realty Group, LP
	06 1601 Bryan St	Energy Plaza	A	570,277	206,048	\$9.57	Zurich Alternative Asset Management
	07 300 S Pearl Expy	East Quarter	A	197,065	197,065	Withheld	Todd Interests, Inc.
	08 1601 Elm St	Santander Tower	A	626,630	193,210	\$22.00 Triple Net	Woods Capital Management
	09 2200 Ross Ave	Chase Tower	A	443,973	193,102	\$29.00 Triple Net	Fortis
	10 1999 Bryan St	Harwood Center	A	370,369	148,211	\$17.50 Triple Net	Fortis
	11 1717 Main St	Comerica Bank Tower	A	576,040	148,025	\$18.00 Triple Net	TriGate Capital LLC
	12 2100 Ross Ave	2100 Ross Avenue	A	437,638	136,335	\$25.00 Triple Net	Dundon Capital Partners

SIGNIFICANT VACANCIES

DALLAS CENTRAL BUSINESS DISTRICT

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	13 500 N Akard St	Ross Tower	A	365,900	123,080	\$22.92 Triple Net	Bandera Ventures
	14 409 N Houston St	The Luminary	A	81,711	81,711	\$29.03 Triple Net	Crescent Real Estate, LLC
	15 600 N Pearl St	Plaza of the Americas - South Tower	A	170,778	69,257	\$24.04 Plus Electric	M-M Properties
	16 601 Elm St	Purse Bldg	A	65,000	65,000	\$20.00 Triple Net	Tanya Ragan
	17 717 N Harwood St	717 Harwood	A	233,459	44,773	\$21.14 Plus Electric	World Class Property Company
	18 1722 Routh St	One Arts Plaza	A	97,400	39,238	\$29.46 Triple Net	Billingsley Company
	19 1701 N Market St	Market Ross Place - The New West End	A	85,955	35,875	\$24.06 Triple Net	New York Life Real Estate Investors
	20 603 Munger Ave	FACTORY SIX•03	A	63,560	35,077	\$28.00 Triple Net	Granite Properties, Inc.
	21 2001 Ross Ave	Trammell Crow Center	A	242,885	26,728	\$40.00 Triple Net	J.P. Morgan Asset Management
	22 2323 Ross Ave	KPMG Plaza at HALL Arts	A	39,318	26,016	\$36.70 Triple Net	Exan Capital LLC
	23 700 N Pearl St	Plaza of the Americas - North Tower	A	275,251	23,849	\$23.29 Plus Electric	M-M Properties
	24 750 N Saint Paul St	Saint Paul Place	A	121,179	22,599	\$24.00 Triple Net	Heitman

DALLAS CENTRAL BUSINESS DISTRICT

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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.

**0 SF**

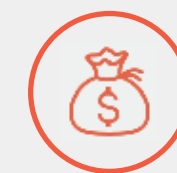
CONSTRUCTION

**79.9%**

OCCUPANCY

**-237,614 SF**

YTD ABSORPTION

**\$30.93**GROSS AVG
RENTAL RATE

CENTRAL EXPY

MARKET CHARACTERISTICS & 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 area's transit options, the upper segment of Central has become a dynamic live, work, play environment.
- With rental rates in Uptown and Preston Center holding steady, more and more tenants are looking to the Central Submarket for rate relief. Offering the same accessibility and a growing base of in-demand amenities, Central is quickly becoming a preferred office market alternative to the cost conscience tenant.

NOTABLE TRANSACTIONS

- **Meadow Central** (175,227 SF) currently listed for sale
- **Haynes & Boone**, Harwood No. 14, 8/1/20, 125,000 SF, New
- **Dairy Farmers of America**, One Lincoln Park, 4/1/21, 37,044 SF, New
- **Texas A&M Commerce**, 8750 NCX, 3/1/21, 51,517 SF, New
- **Lincoln Harris**, 8140 Walnut Hill, 2/1/21, 17,465SF, New
- **Guarantee Bank & Trust**, Premier Place, 1/24/21, 5,157 SF, New
- **Drive Shack**, Search Plaza, 1/1/21, 20,205 SF, New
- **Valiant Residential**, 6060 at The Crossing, 9/1/20, 12,766 SF, Sublease
- **Istation**, 8150 N Central, 6/1/20, 50,000 SF, Renewal

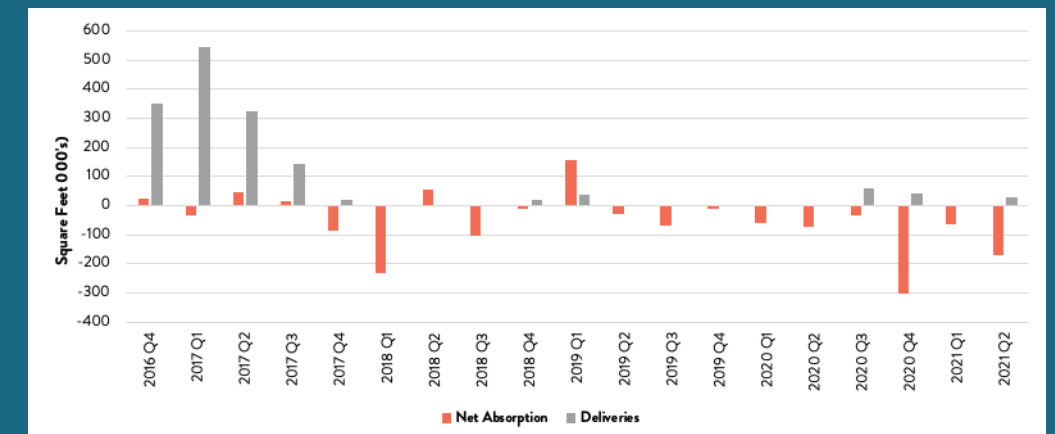
TENANTS IN THE MARKET

- **Preston Hollow Capital** (20,000 SF)
- **Turner Construction** (16,000 SF)

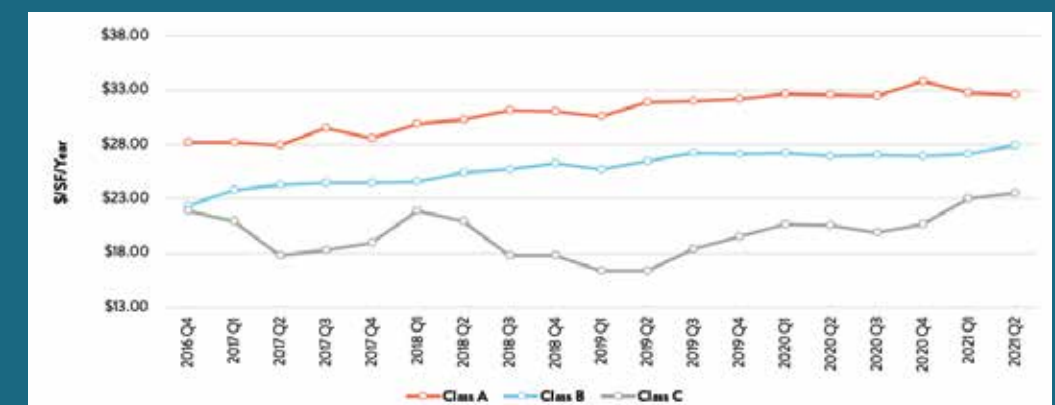
BLOCKS OF SPACE

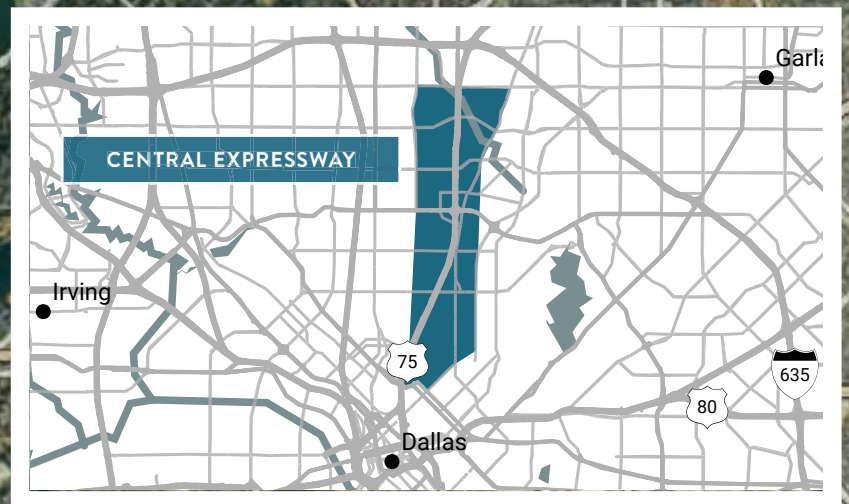
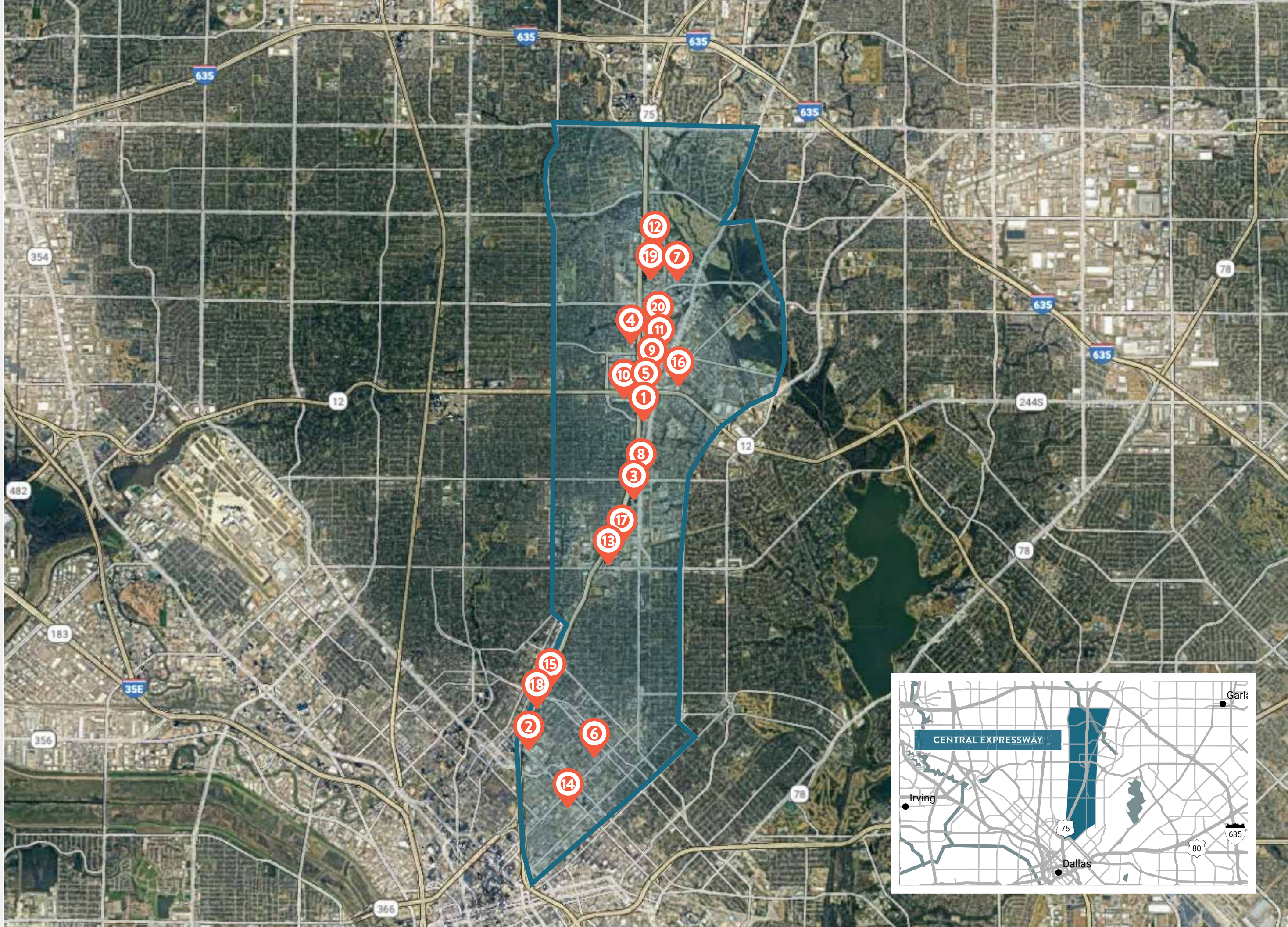
20-50K SF	_____	16
50-100K SF	_____	03
100K SF	_____	01

NET ABSORPTION & DELIVERIES



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	8080 NCX	A	130,107	101,019	\$25.40 Triple Net	Foundry
	02 2711 N Haskell Ave	Cityplace Tower	A	347,839	95,408	\$26.79 Triple Net	NexPoint Advisors
	03 4849 Greenville Ave	Two Energy Square	A	99,882	71,078	\$22.22 Triple Net	Glenstar Properties, LLC
	04 9201 N Central Expy	The Pyramids at Park Lane - North Tower	A	50,016	50,016	Withheld	Healthcare Realty Trust, Inc.
	05 8150 N Central Expy	Campbell Centre - South Tower	A	138,338	48,888	\$27.00 Plus Electric	Waterfall Asset Management
	06 4621 Ross Ave	The Bogart	A	44,220	44,220	Withheld	M2G Ventures
	07 8144 Walnut Hill Ln	Walnut Glen Tower	A	133,745	43,209	\$20.35 Triple Net	Intercontinental Real Estate Corp.
	08 6688 N Central Expy	Three Energy Square	A	84,051	41,404	\$30.61 Triple Net	Glenstar Properties, LLC
	09 8350 N Central Expy	Campbell Centre III - North Mezzanine	A	48,578	30,037	\$23.00 Plus Electric	Waterfall Asset Management
	10 8401 N Central Expy	One Lincoln Park	A	68,106	27,122	\$29.93 Triple Net	Piedmont Office Realty Trust
	11 8750 N Central Expy	8750 NorthPark Central	A	112,433	26,556	\$28.00 Triple Net	CBRE Global Investors, Ltd.
	12 10000 N Central Expy	10000 NCX	A	83,042	21,299	\$28.16 Plus Electric	Westdale Real Estate

SIGNIFICANT VACANCIES

CENTRAL EXPRESSWAY

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	13 5910 N Central Expy	Premier Place	A	120,134	20,800	\$32.30 Triple Net	Glenstar Properties, LLC
	14 3320 Live Oak St	Live Oak on the Park	B	41,320	41,320	\$29.00 Triple Net	Nayeb Group
	15 4040 N Central Expy	4040 NCX	B	82,965	35,608	\$21.39 Triple Net	Clarity Real Estate
	16 6730 Shadybrook Ln	6730 Shadybrook Lane - Bookmark Center	B	30,000	30,000	\$27.00 Triple Net	Bookmark, LLC
	17 6060 N Central Expy	6060 at The Crossing	B	147,393	28,535	\$22.00 Triple Net	Triten Real Estate Partners
	18 4144 N Central Expy	Uptown Tower	B	80,124	28,004	\$25.65 Plus Electric	Whitestone REIT
	19 9840-9850 N Central Expy	Building D - The Hill	B	83,812	25,175	\$23.50 Triple Net	Cypress Equities Managed Services, LP
	20 8080 Park Ln	The Offices at Park Lane	B	62,234	20,491	\$22.00 Triple Net	Northwood Investors, LLC

FAR NORTH DALLAS

The Far North Dallas submarket is the largest submarket in DFW with over 60 million square feet of office space and is bisected into the Lower Tollway and Upper Tollway. The strategic location of the Tollway has been a catalyst for continued growth North. Far North Dallas is well situated between Uptown/ Park Cities and Frisco/McKinney, a prime suburban market that consistently garners much of its activity from companies seeking rate relief from Preston Center and Uptown. The easy access to Far North Dallas via Dallas North Tollway, I-35E, President George Bush Turnpike, and LBJ Freeway, along with the deep pool of well-educated talent are the core reasons this market has been one of the largest growing submarkets in Dallas/Fort Worth.



Q2 2021 MARKET SNAPSHOT



1,750,022 SF
CONSTRUCTION



76.7%
OCCUPANCY



-326,448 SF
YTD ABSORPTION



\$31.68
GROSS AVG
RENTAL RATE

FAR NORTH DALLAS

MARKET CHARACTERISTICS & TRENDS

- Far North Dallas has been gaining traction on bringing large tenants to the submarket over the last few years and will continue to see this trend as new construction continues. Despite the Covid outbreak, the submarket saw 2.5 million square feet of leasing activity in 2020.
- Although rent growth has cooled from earlier highs, office asking rates continue to look unchanged from one year ago. Since 2015, the Lower Tollway has seen its average gross rent increase from \$24.00 to \$27.00. The Upper Tollway has seen average gross rent increase from \$30.00 to \$35.00 in that same time period.
- The Far North Dallas is heating up from a capital markets perspective. Several deals are currently on the market or will be coming to the market including: Frisco Station, International Place, Park Ventura and the Campus at Legacy West.

NOTABLE TRANSACTIONS OVER THE PAST 12 MONTHS

- **Hilton**, Colonnade III, 6/1/21, 106,860 SF, Renewal
- **Interior Logic Group**, Office at Frisco Station Three, 6/1/21, 17,681 SF, New, UC
- **Dynata**, Post Addison Circle, 5/1/21, 10,380 SF, New
- **HNTB**, Granite Park Two, 5/1/21, 14,550 SF, New
- **Tri Pointe Homes DFW**, 6201 W Plano, 4/1/21, 14,671 SF, New
- **SoFi**, HALL Park (2601 Network), 3/1/21, 12,963 SF, New
- **Randsad**, Plaza at Legacy, 2/1/21, 31,884 SF, New
- **CarOffer**, Addison Circle One, 1/1/21, 61,826 SF, Sublease
- **Tri Global Energy**, Bent Tree Green, 1/1/21, 16,012 SF, Renewal
- **Catapult Health**, Prestonwood Place, 1/1/21, 30,657 SF, New
- **ATW**, Greenhill Towers, 12/15/20, 26,000 SF, New
- **Duff & Phelps**, The Quorum, 10/1/20, 25,041 SF, Renewal
- **Denbury Resources**, Legacy Union One, 10/1/20, 79,335 SF, Sublease
- **Prosperity Bank**, Legacy Union One, 10/1/20, 26,136 SF, Sublease
- **Haynes & Boone**, 6000 Headquarters, 9/1/20, 29,141 SF, New
- **Younger Partners**, Wellington Centre, 8/1/20, 16,567 SF, Expansion
- **nThrive**, 7950 Legacy, 7/1/20, 50,686 SF, New
- **Varsity Brands**, 14460 Varsity Brands Way, 6/1/20, 135,888 SF, Renewal
- **Aperia**, 14881 Quorum, 6/1/20, 31,112 SF, Renewal
- **First United Bank**, 3930 N Dallas Pkwy, 6/1/20, 84,479 SF, New, UC
- **Burns & McDonnell**, Galleria North Tower I, 5/1/20, 24,907 SF, Sublease
- **Global Medical Response**, The Realm, 5/1/20, 60,742 SF, New
- **Trinity Industries**, International Plaza, 4/1/20, 155,185 SF, New
- **Alto Pharmacy**, International Business Park, 4/1/20, 42,578 SF, New

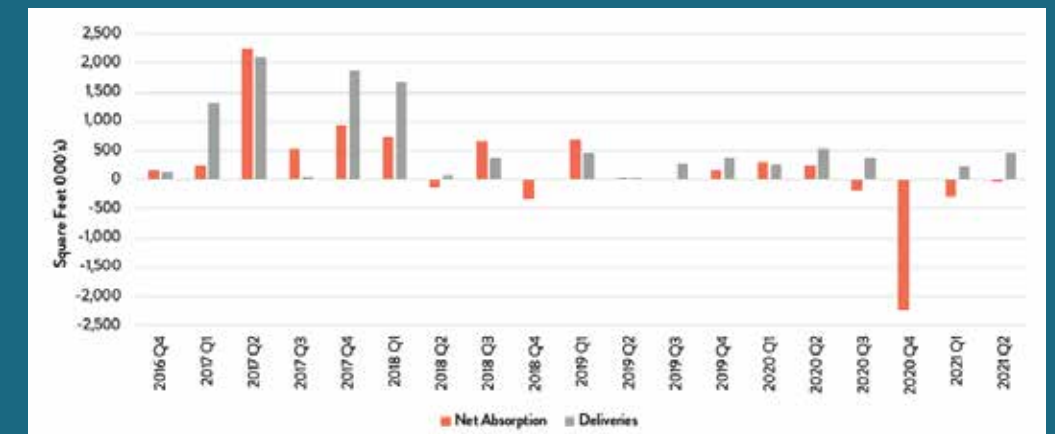
TENANTS IN THE MARKET

- **Amazon** (900,000 SF)
- **JC Penney** (300,000 SF)
- **TIAA** (250,000 SF)
- **Bank of America** (225,000 SF)
- **Fi Serv** (200,000 SF)
- **Raising Cane's** (200,000 SF)
- **Palo Alto Networks** (150,000 SF)
- **Vanguard** (100,000 SF)

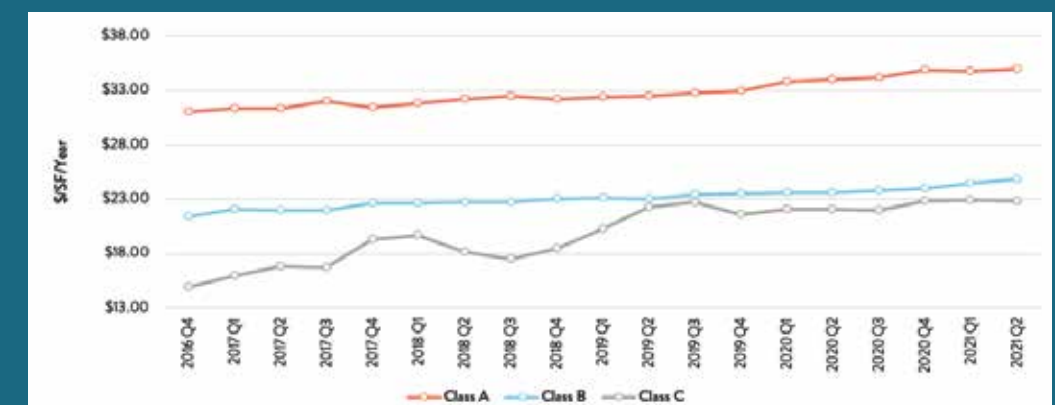
BLOCKS OF SPACE

20-50K SF	_____	59
50-100K SF	_____	23
100K SF	_____	20

NET ABSORPTION & DELIVERIES



CLASS RENTAL RATES



FAR NORTH DALLAS

UPPER TOLLWAY

The Upper Tollway has emerged as a leading contender for corporate relocations as it is home to some of the newest office assets in Dallas-Fort Worth. This segment of Far North Dallas consists of copious amounts of land suitable for large campuses as well as high-end retail. Additionally, it is extremely accessible from anywhere north of Dallas as it is conveniently located along the Dallas North Tollway and Sam Rayburn Tollway.



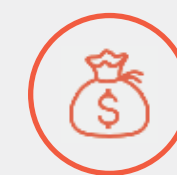
1,750,022 SF
CONSTRUCTION



78.0%
OCCUPANCY



-77,898 SF
YTD ABSORPTION



\$34.74
GROSS AVG
RENTAL RATE

FAR NORTH DALLAS

UPPER TOLLWAY

MARKET CHARACTERISTICS & TRENDS

- One of the most dynamic office submarkets in the metroplex with an emergence of some of the newest buildings in DFW as well as the location of several corporate companies such as Toyota, Liberty Mutual, AmerisourceBergen, JP Morgan Chase, and USAA.
- Construction has remained strong with 213,023 SF in progress and 730,000 SF delivered in the previous 12 months.
- The Upper Tollway saw 1.3 million sf of leasing activity in 2020 which is a strong number, yet, this is the least amount of leasing activity the market has seen since 2010.

NOTABLE TRANSACTIONS OVER THE PAST 12 MONTHS

- **Interior Logic Group**, Office at Frisco Station Three, 6/1/21, 17,681 SF, New, UC
- **HNTB**, Granite Park Two, 5/1/21, 14,550 SF, New
- **Tri Pointe Homes DFW**, 6201 W Plano, 4/1/21, 14,671 SF, New
- **SoFi**, HALL Park (2601 Network), 3/1/21, 12,963 SF, New
- **Randsad**, Plaza at Legacy, 2/1/21, 31,884 SF, New
- **Denbury Resources**, Legacy Union One, 10/1/20, 79,335 SF, Sublease
- **Prosperity Bank**, Legacy Union One, 10/1/20, 26,136 SF, Sublease
- **Haynes & Boone**, 6000 Headquarters, 9/1/20, 29,141 SF, New
- **nThrive**, 7950 Legacy, 7/1/20, 50,686 SF, New
- **First United Bank**, 3930 N Dallas Pkwy, 6/1/20, 84,479 SF, New, UC
- **Global Medical Response**, The Realm, 5/1/20, 60,742 SF, New
- **Alto Pharmacy**, International Business Park, 4/1/20, 42,578 SF, New

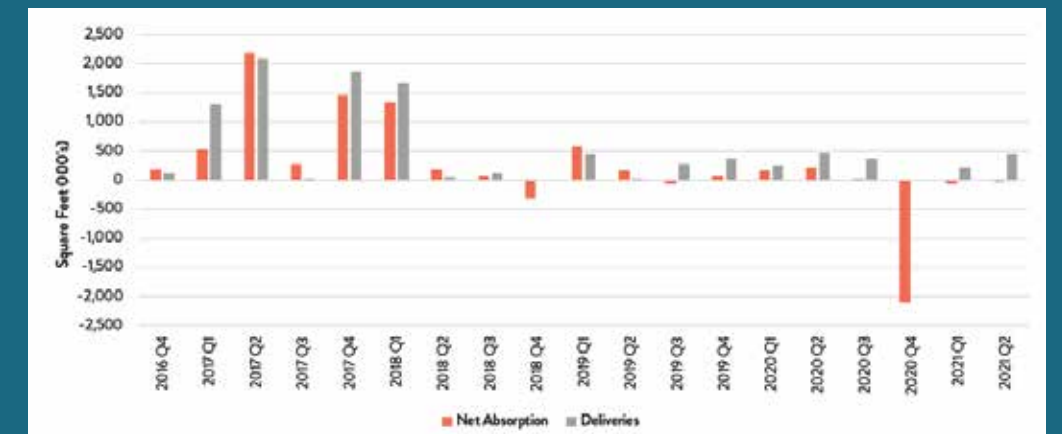
RECENT TRADES

- Libitzky Property sold 1800-1820 Preston Park Blvd. to TerraCap for approx. \$178/SF

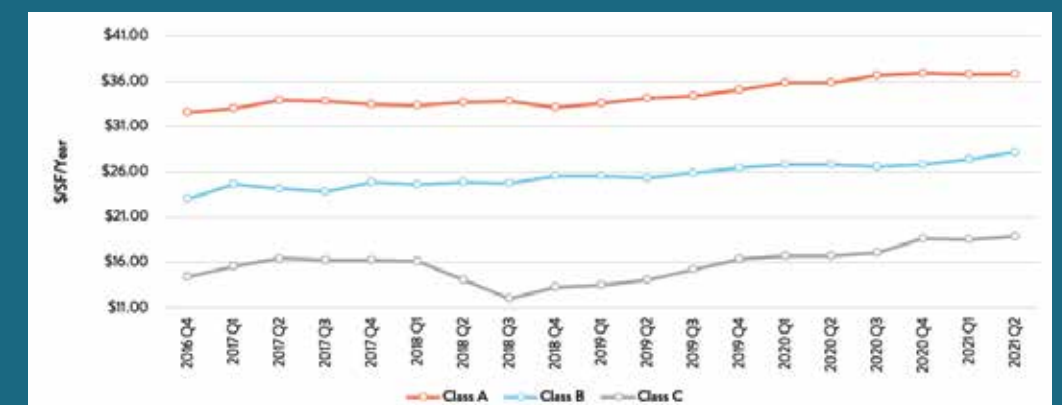
BLOCKS OF SPACE

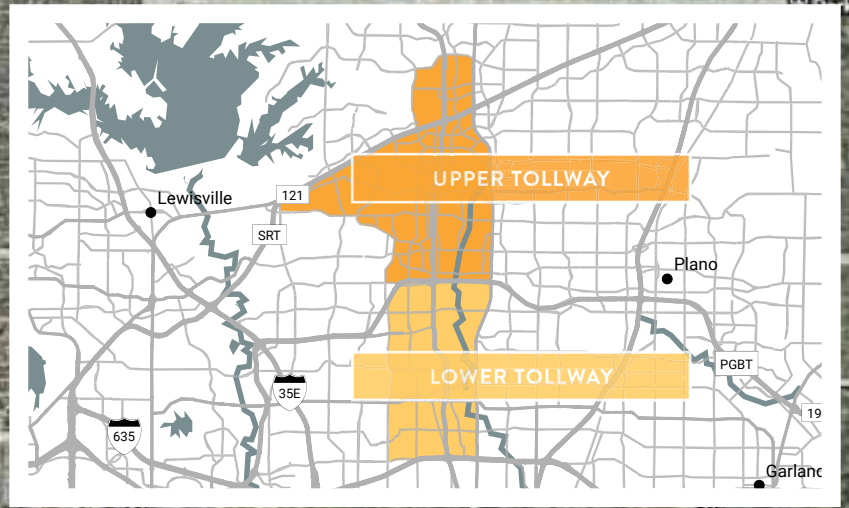
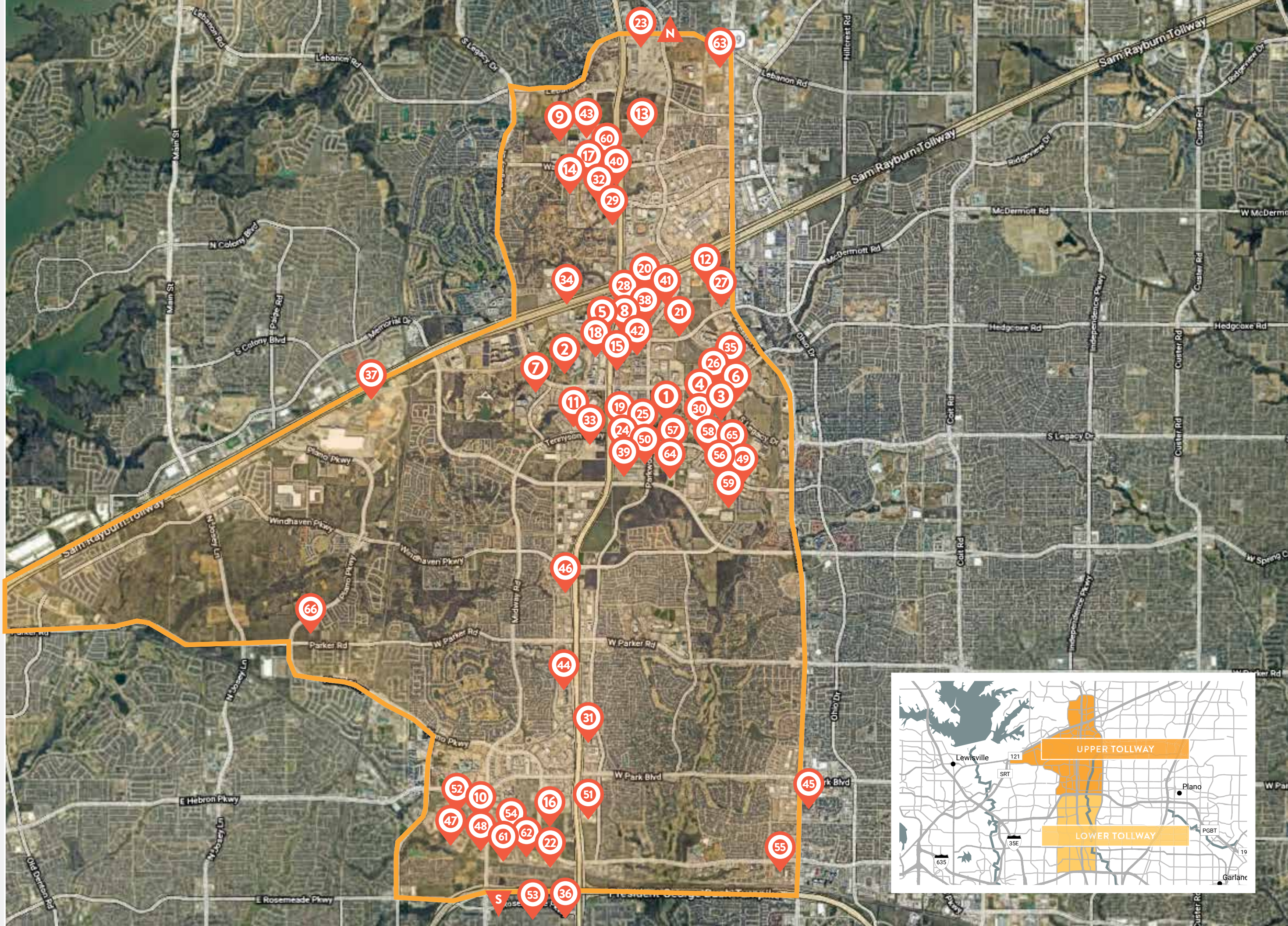
20-50K SF	_____	32
50-100K SF	_____	17
100K SF	_____	17

NET ABSORPTION & DELIVERIES



CLASS RENTAL RATES





SIGNIFICANT VACANCIES

FAR NORTH DALLAS - UPPER TOLLWAY

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	01 5400 Legacy Dr	5400 Legacy Dr	A	1,587,458	1,587,458	\$28.00 Triple Net	NexPoint Residential Trust, Inc.
	02 6501 Legacy Dr	The Campus at Legacy West	A	551,430	551,430	\$29.00 Triple Net	CXA Corporation
	03 5320 Legacy Dr	The Campus at Legacy	A	365,366	483,743	Withheld	State Farm
	04 5360 Legacy Dr	The Campus at Legacy	A	257,702	480,653	\$23.50 Triple Net	Spear Street Capital
	05 7900 Windrose Ave	Liberty Mutual Campus - Legacy West	A	357,500	357,500	\$44.50 Full Service Gross	Liberty Mutual Holding Company Inc
	06 5301 Legacy Dr	Legacy Commons	A	296,433	296,433	\$28.00 Triple Net	Champion Partners
	07 6400 Legacy Dr	Legacy Business Park	A	226,835	226,835	\$27.00 Triple Net	Capital Commercial Investments, Inc.
	08 5801 Headquarters Dr	The Apex - Legacy Town Center	A	206,420	198,415	\$35.00 Triple Net	Monarch Alternative Capital LP
	09 5844 John Hickman Pky	The Offices Three - Frisco Station	A	192,649	192,649	\$36.17 Triple Net	VanTrust Real Estate LLC
	10 4000 International Pky	Bldg V - International Business Park	A	159,830	159,830	\$28.00	Strategic Realty Trust, Inc.
	11 6105 Tennyson Pky	The Tennyson	A	175,000	140,000	\$31.00 Triple Net	Spear Street Capital
	12 8261 Belleview Dr	Village 121	A	126,448	126,448	\$21.25 Net	Tb Phase Iv Llc

SIGNIFICANT VACANCIES

FAR NORTH DALLAS - UPPER TOLLWAY

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	13 7624 Warren Pky	Duke Bridges II	A	125,900	125,900	\$28.50	Griffin Capital Essential Asset REIT, Inc.
	14 3011 Internet Blvd	Hall Park - G4	A	137,013	97,823	\$22.00 Triple Net	Hall Financial Group
	15 7500 Dallas Pky	One Legacy Circle	A	93,438	93,438	\$29.00 Triple Net	Franklin Street Properties Corporation
	16 6201 W Plano Pky	International Business Park	A	77,170	77,170	\$25.00 Triple Net	Billingsley Company
	17 3000 Internet Blvd	Hall Park - C3	A	94,009	76,774	\$27.21 Triple Net	Hall Financial Group
	18 6000 Headquarters Dr	Block H - Legacy West	A	75,251	75,251	\$35.71 Triple Net	The Karahan Companies, Inc.
	19 5801 Tennyson Pky	Legacy Town Center III	A	90,601	74,106	\$30.50 Triple Net	KBS REIT III, Inc.
	20 5600 Granite Pky	Granite Park VII	A	71,732	71,732	\$43.50	Union Investment Real Estate GmbH
	21 5501 Headquarters Dr	5501 Headquarters Dr	A	70,260	70,260	\$27.56 Triple Net	Cawley Management, LLC
	22 6100 W Plano Pky	International Business Park	A	84,517	66,115	\$22.00 Triple Net	Billingsley Company
	23 7330 Stonebrook Pky	The Offices at Chapel Creek	A	32,772	64,772	\$28.75 Triple Net	John Thakkar
	24 5800 Tennyson Pky	Legacy Place West	A	87,445	53,621	\$29.00 Triple Net	Equus Capital Partners, Ltd.

SIGNIFICANT VACANCIES

FAR NORTH DALLAS - UPPER TOLLWAY

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	25 5700 Tennyson Pky	Legacy Place East	A	107,214	52,840	\$29.00 Triple Net	Equus Capital Partners, Ltd.
	26 5465 Legacy Dr	The Plaza at Legacy	A	66,268	50,724	\$26.00 Triple Net	MetLife, Inc.
	27 5301 Headquarters Dr	5301 Headquarters Dr	A	50,000	50,000	\$34.00	Cawley Management, LLC
	28 5830 Granite Pky	Granite Park Five	A	123,438	48,835	\$34.00 Triple Net	Granite Properties, Inc.
	29 2600 Network Blvd	Hall Park - B2	A	58,041	46,940	\$26.00 Triple Net	Cordalla Capital, LLC
	30 5340 Legacy Dr	The Campus at Legacy	A	105,900	43,590	\$23.71 Triple Net	Spear Street Capital
	31 2400 N Dallas Pky	Park Center	A	70,818	39,252	\$26.50 Triple Net	Shaddock Homes
	32 2801 Network Blvd	Hall Park - C2	A	51,006	38,429	\$26.00 Triple Net	Hall Financial Group
	33 6080 Tennyson Pky	Platinum Park	A	35,169	35,169	\$22.95	James Campbell Company LLC
	34 4400 Sam Rayburn Tollway	The Realm at Castle Hills	A	111,306	30,074	\$31.00 Triple Net	Bright Realty LLC
	35 5445 Legacy Dr	Legacy Center	A	46,408	29,435	\$25.01 Triple Net	Cawley Management, LLC
	36 19111 N Dallas Pky	Interchange Office Center	A	39,524	28,958	\$19.50 Triple Net	Brookwood Financial Partners LLC

SIGNIFICANT VACANCIES

FAR NORTH DALLAS - UPPER TOLLWAY

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	37 5752 Grandscape Blvd	5752 Grandscape Blvd	A	28,628	28,628	\$27.50	Grandscape
	38 5850 Granite Pky	Granite Park Four	A	66,232	26,417	\$34.00 Triple Net	Granite Properties, Inc.
	39 5800 Democracy Dr	5800 Democracy Dr	A	25,930	25,930	\$20.00 Triple Net	Elm Creek Real Estate, LLC
	40 3001 N Dallas Pky	Hall Park - T1	A	94,666	25,321	\$31.78 Triple Net	Hall Financial Group
	41 5700 Granite Pky	Granite Park Two	A	82,074	24,588	\$29.00 Triple Net	Granite Properties, Inc.
	42 7800 N Dallas Pky	Legacy Town Center Headquarters I	A	66,098	23,592	\$29.50 Triple Net	Randy Heady & Company Realtors
	43 1 Cowboys Way	The Star	A	34,700	23,200	\$38.00 Triple Net	Blue Star HQ
	44 2745 Dallas Pky	Parkway Centre III	A	38,598	23,106	\$29.00 Plus Electric	Wolverine Interests
	45 4965 Preston Park Blvd	Preston Park Towers East	A	55,234	21,101	\$29.50 Plus Electric	TerraCap Management, LLC
	46 3905 N Dallas Pky	Tollway Office Center II	B	200,000	160,000	\$21.00 Triple Net	Wolverine Interests
	47 4101 International Pky	International Business Park	B	205,750	148,675	\$14.50 Triple Net	Capital Commercial Investments, Inc.
	48 4001 International Pky	International Business Park	B	138,443	138,443	Withheld	Lexington Realty Trust

SIGNIFICANT VACANCIES

FAR NORTH DALLAS - UPPER TOLLWAY

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	49 5100 Tennyson Pky	Legacy Tennyson Center 1	B	107,228	107,228	\$22.25 Triple Net	Franklin Street Properties Corporation
	50 5700 Democracy Dr	5700 Democracy Dr	B	62,675	62,675	\$18.50 Triple Net	Western Securities Limited
	51 1640 Dallas Pky	Cigna	B	54,588	54,588	\$22.00 Triple Net	VEREIT, Inc.
	52 4200 International Pky	International Business Park	B	41,876	41,876	\$17.00 Triple Net	C T Corporation System
	53 18583 N Dallas Pky	Gramercy Center North	B	57,363	41,827	\$17.00 Triple Net	ATCAP Partners
	54 6404 International Pky	International Business Park	B	93,436	37,062	\$20.00 Triple Net	Billingsley Company
	55 5068 W Plano Pky	Parkway Commons	B	53,403	36,247	\$22.00 Plus Electric	CapRocq Core Real Estate Fund L.P.
	56 6700 Pinecrest Dr	Lincoln R&D in Legacy III-Building III	B	34,828	34,828	\$12.00	DRA Advisors LLC
	57 5556 Tennyson Pky	Legacy Business Park	B	33,807	33,807	\$26.00 Plus Electric	ams Sensors USA Inc.
	58 5201 Tennyson Pky	Legacy VII - Lincoln R&D in Legacy VII	B	61,594	30,797	\$21.95 Triple Net	Ramrock Real Estate LLC
	59 6501 Windcrest Dr	Tollway North Office Park	B	30,502	30,502	\$14.50	KBS
	60 3010 Gaylord Pky	Hall Park - E1	B	30,565	27,087	\$24.00 Triple Net	Hall Group

FAR NORTH DALLAS - UPPER TOLLWAY

[illegible]

FAR NORTH DALLAS

LOWER TOLLWAY

The Lower Tollway is positioned between LBJ Freeway and President George Bush Turnpike which allows tenants to tap into a highly educated and well populated workforce in Uptown/Park Cities to the south and Plano/Frisco to the north. The ease of access to this portion of the Far North Dallas submarket along with the live/work/play environment that has grown in the City of Addison has allowed the Lower Tollway to draw more attention from companies in the DFW area.



Q2 2021 MARKET SNAPSHOT



0 SF
CONSTRUCTION



77.8%
OCCUPANCY



-248,550 SF
YTD ABSORPTION



\$26.36
GROSS AVG
RENTAL RATE

FAR NORTH DALLAS

LOWER TOLLWAY

MARKET CHARACTERISTICS & TRENDS - LOWER TOLLWAY

- The Lower Tollway has seen continued multifamily development that will continue to bring more desirability to the younger demographic as well as increase the density of the area. The submarket includes the town of Addison which is home to 15,000 residents, more than 170 restaurants, 20+ hotels, and Addison Airport.
- Despite much uncertainty from the pandemic, the sales volume has remained stable as it saw roughly \$143.4 million in sales last year. The Lower Tollway has averaged nearly 2 million SF in annual turnover since 2013, making it one of the most traded submarkets in the metroplex.
- The office market is mostly comprised of 1980s buildings that have gone through recent renovations, although there has been close to 1 million sf delivered since 2010.

NOTABLE TRANSACTIONS OVER THE PAST 12 MONTHS

- **Hilton**, Colonnade III, 6/1/21, 106,860 SF, Renewal
- **Dynata**, Post Addison Circle, 5/1/21, 10,380 SF, New
- **CarOffer**, Addison Circle One, 1/1/21, 61,826 SF, Sublease
- **Tri Global Energy**, Bent Tree Green, 1/1/21, 16,012 SF, Renewal
- **Catapult Health**, Prestonwood Place, 1/1/21, 30,657 SF, New
- **ATW**, Greenhill Towers, 12/15/20, 26,000 SF, New
- **Duff & Phelps**, The Quorum, 10/1/20, 25,041 SF, Renewal
- **Younger Partners**, Wellington Centre, 8/1/20, 16,567 SF, Expansion
- **Varsity Brands**, 14460 Varsity Brands Way, 6/1/20, 135,888 SF, Renewal
- **Aperia**, 14881 Quorum, 6/1/20, 31,112 SF, Renewal
- **Burns & McDonnell**, Galleria North Tower I, 5/1/20, 24,907 SF, Sublease
- **Trinity Industries**, International Plaza, 4/1/20, 155,185 SF, New

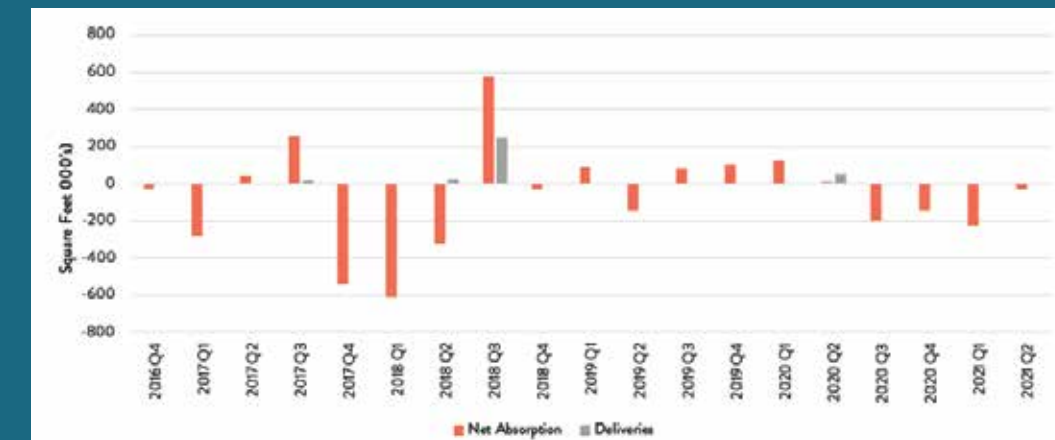
LOWER TOLLWAY RECENT TRADES

- Champion Partners sold Tollway Towers to Larson Capital for approx. \$144/SF
- Aque Investment Group sold Addison Tower to Quadrant Capital Partners for approx. \$69/SF

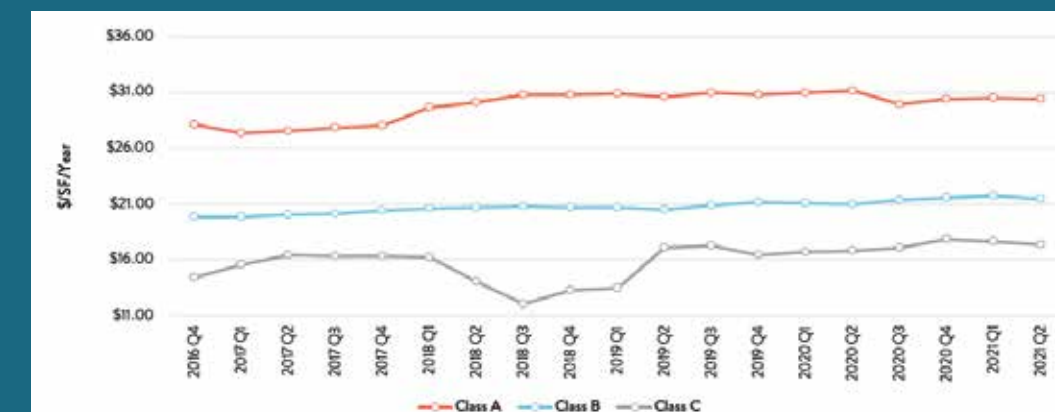
BLOCKS OF SPACE

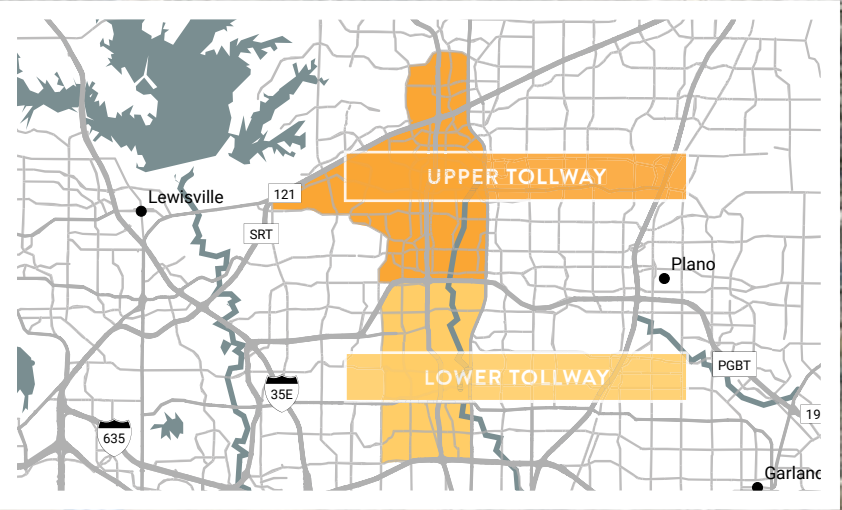
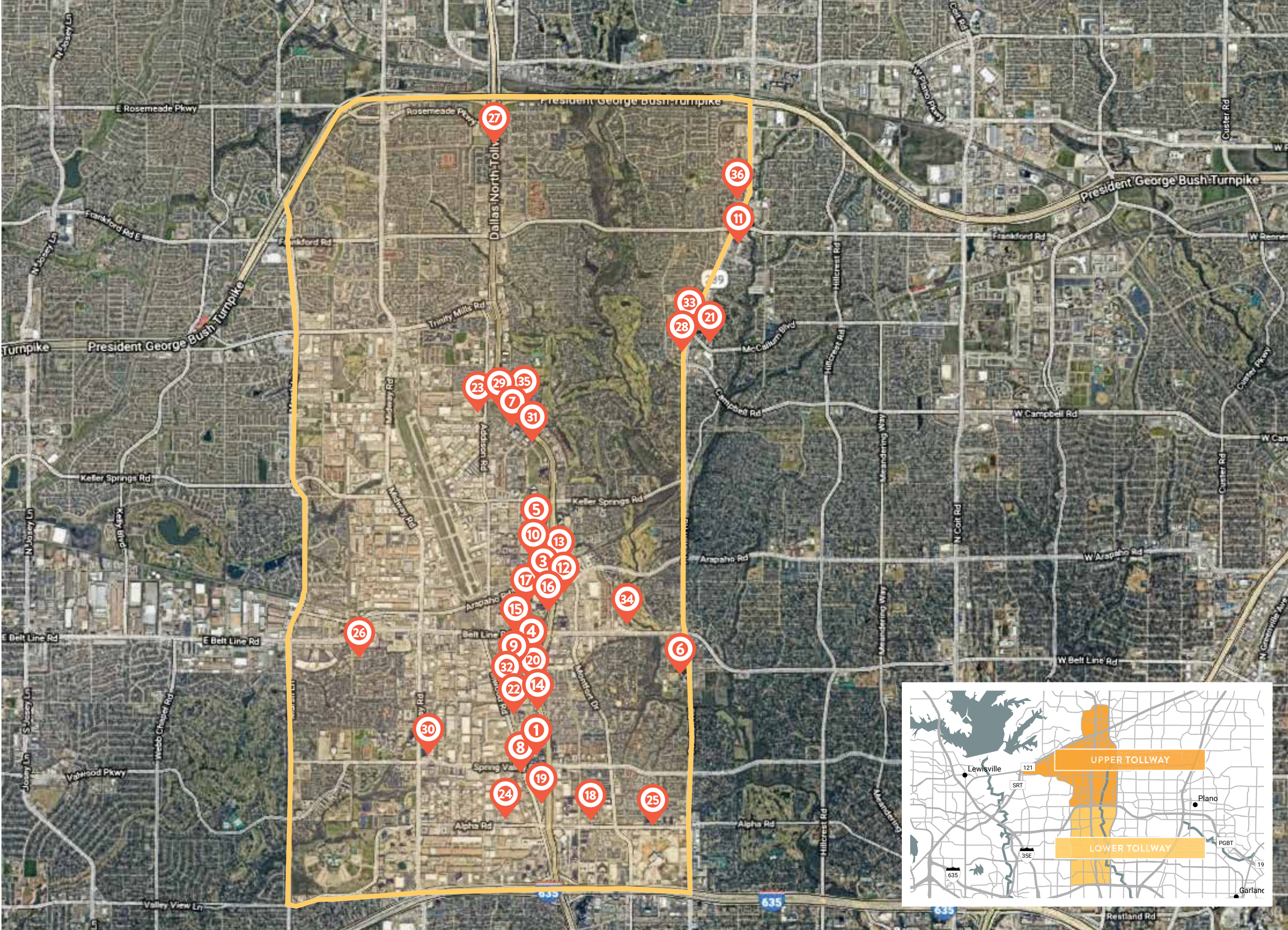
20-50K SF	_____	27
50-100K SF	_____	06
100K SF	_____	03

NET ABSORPTION & DELIVERIES









CLASS RENTAL RATES






SIGNIFICANT VACANCIES

FAR NORTH DALLAS - LOWER TOLLWAY

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	01 14221 N Dallas Pky	International Plaza II	A	233,230	233,230	\$31.00 Triple Net	Taconic Capital Advisors LP
	02 15601 Dallas Pky	Addison Circle One	A	90,137	123,652	\$22.48 Triple Net	Franklin Street Properties Corporation
	03 15305 N Dallas Pky	Colonnade III	A	266,634	79,746	\$26.50 Triple Net	Fortis
	04 14951 N Dallas Pky	The Addison	A	86,728	79,139	\$21.00 Triple Net	TerraCap Management, LLC
	05 15851 Dallas Pky	The Madison	A	129,676	44,970	\$27.00 Plus Electric	Property Advisers Realty, Inc.
	06 14755-14785 Preston Rd	Signature Exchange	A	198,582	35,687	\$28.00 Plus Electric	America's Capital Partners
	07 16633 N Dallas Pky	One Hanover Park	A	99,000	35,241	\$27.84 Plus Electric	Madison Marquette
	08 5001 Spring Valley Rd	Providence Towers	A	226,556	35,150	\$26.25 Triple Net	KBS
	09 14841 N Dallas Pky	The Aberdeen	A	108,809	34,708	\$27.00 Plus Electric	JP Aberdeen Partners, LP
	10 15725 Dallas Pky	Two Addison Circle	A	67,442	33,879	Withheld	Lincoln Property Company
	11 17950 Preston Rd	Preston Plaza	A	108,887	33,755	\$25.50 Plus Electric	Tanglewood Property Group
	12 15303 N Dallas Pky	Colonnade II	A	144,836	25,233	\$26.50 Triple Net	Fortis

SIGNIFICANT VACANCIES

FAR NORTH DALLAS - LOWER TOLLWAY

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	1315455 Dallas Pky	Millennium Tower	A	71,053	25,214	\$25.00 Triple Net	Gaedeke Group
	1414643 N Dallas Pky	Wellington Centre	A	54,391	25,196	\$24.00 Plus Electric	Fidelity Commercial Realty Mgmt
	155080 Spectrum Dr	Spectrum Center	A	180,322	24,485	\$24.00 Triple Net	Granite Properties, Inc.
	1615301 N Dallas Pky	Colonnade I	A	69,100	24,150	\$26.50 Triple Net	Fortis
	1715301 Spectrum Dr	The Spectrum	A	33,204	23,381	\$18.50 Plus Electric	DRA Advisors LLC
	1813760 Noel Rd	Stone Tower	A	61,685	23,061	\$28.50 Plus Electric	Ecom Real Estate Mgmt, Inc.
	1914001 N Dallas Pky	Stanford Corporate Centre	A	45,523	21,594	\$27.00 Plus Electric	Pillar Income Asset Management
	205050 Quorum Dr	Quorum	A	55,709	21,270	\$22.50 Plus Electric	DRA Advisors LLC
	2117304 Preston Rd	Dominion Plaza West	A	132,966	20,385	\$28.50 Plus Electric	DRA Advisors LLC
	2214651 N Dallas Pky	The Princeton	B	217,009	134,377	\$24.00 Plus Electric	Crown Sterling Properties
	2316675 Addison Rd	16675 Addison Rd	B	136,084	96,438	\$17.00	Neiss Real Estate Management
	244849 Alpha Rd	4849 Alpha Rd	B	63,000	63,000	\$26.00	Digital Realty Trust, Inc.

SIGNIFICANT VACANCIES

FAR NORTH DALLAS - LOWER TOLLWAY

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	25 5757 Alpha Rd	Northwood Tower at Midtown	B	87,415	62,320	\$18.32 Plus Electric	RTG Capital LLC
	26 4006 Belt Line Rd	Forum III	B	63,960	50,248	\$16.84 Plus Electric	Symphony Commercial LLC
	27 17230 Dallas North Tollway	Bent Tree at the Parkway	B	48,000	48,000	\$23.00 Triple Net	SHB Development- StoneBridge Ranch
	28 17111 Preston Rd	Amber Trail South	B	91,219	43,162	\$23.75 Plus Electric	Gemini Rosemont
	29 16803 N Dallas Pky	Make-A-Wish	B	42,677	42,677	\$19.00 Plus Electric	Make-A-Wish
	30 4201 Spring Valley Rd	4201 Spring Valley Rd	B	94,783	40,780	\$20.88 Plus Electric	Sooner National Property Mgmt
	31 16479 Dallas Pky	Bent Tree Tower II	B	85,376	39,739	\$15.83 Triple Net	Hudson Peters Commercial
	32 14850 Quorum Dr	The Quorum	B	37,808	30,044	\$14.00 Triple Net	Yacht Harbor Capital Advisors
	33 17177 Preston Rd	Amber Trail North	B	56,747	26,400	\$23.70 Plus Electric	Gemini Rosemont Commercial RE
	34 5495 Belt Line Rd	Workshop South	B	47,793	24,944	\$25.00 Triple Net	The Carlyle Group
	35 16980 N Dallas Pky	16980 N Dallas Pky	B	39,011	22,000	\$19.57 Plus Electric	CPR/HeartPlace
	36 18383 Preston Rd	One Stratford Park	B	47,755	20,192	\$21.00 Plus Electric	GBP Multi Property Fund LP

LAS COLINAS

Las Colinas is a 12,000-acre master planned business and residential community at the center of the Dallas/Fort Worth Metroplex. Over 2,000 companies are located within the Las Colinas submarket comprised of 35 million square feet of office space. Currently over 100,000 people work in the area and that number is expected to reach 160,000 by 2025. Las Colinas/Irving is the largest suburban sub-market in Dallas and the second largest submarket in the Metroplex.



Q2 2021 MARKET SNAPSHOT



756,000 SF
CONSTRUCTION



79.8%
OCCUPANCY



-432,284 SF
YTD ABSORPTION



\$26.14
GROSS AVG
RENTAL RATE

LAS COLINAS

MARKET CHARACTERISTICS & TRENDS

- 2021 sale volume in Las Colinas has been limited by the COVID-19 virus. A handful of small transactions have been completed with a number of notably larger deals being pulled from the market or extended.
- Acquisition demand from institutional investors has been slow to recover, while buyers accessing private capital have remained active.
- With a heavy concentration of corporate tenants, Las Colinas is likely to be one of the slower submarkets in the return to office space utilization.

NOTABLE TRANSACTIONS

- **Vivid**, Cypress Waters, 7/1/21, 26,495 SF, Sublease
- **Caterpillar**, Williams Square, 5/1/21, 81,509 SF, New
- **American Honda Financial**, Royal Ridge IV, 4/1/21, 122,910 SF, Renewal, Expansion
- **FleetPride**, The Urban Towers, 4/1/21, 46,785 SF, Renewal
- **Informative Research**, Las Colinas Commons, 4/1/21, 15,570 SF, New
- **American Honda Financial**, Royal Ridge IV, 4/1/21, 122,910 SF, Renewal, Expansion
- **Cottonwood Financial**, Cottonwood Office Center, 3/1/21, 38,660 SF, New
- **US Census Bureau**, 4500 Fuller, 3/1/21, 8,592 SF, New
- **Pasha Group**, The Urban Towers, 2/1/21, 45,228 SF, New
- **AMN Healthcare**, Cypress Waters, 1/1/21, 108,502 SF, New
- **Sony**, Cypress Waters 3501 Olympus, 1/1/21, 41,958 SF, New
- **First Source**, Cypress Waters 3100 Olympus, 1/1/21, 49,992, Sublease
- **Rocktop Partners**, The Meridian, 1/1/21, 15,570 SF, New
- **Neighborly**, 500 E John Carpenter, 11/1/20, 24,767 SF, Direct, New
- **Texas Health Resources**, Browning Place I, 10/1/20, 120,460 SF, Sublease/Direct
- **Vistra Energy**, 1925 W John Carpenter, 10/1/20, 403,150 SF, Direct, New
- **Caliber Home Loans**, Cypress Waters 3401 Olympus, 9/1/20, 159,320 SF, Direct, New
- **Michaels**, Royal Ridge III, 6/1/20, 122,807 SF, Direct, New
- **Nautilus Hyosung**, Mandalay Tower 2, 6/1/20, 31,289 SF, Direct, New

TENANTS IN THE MARKET

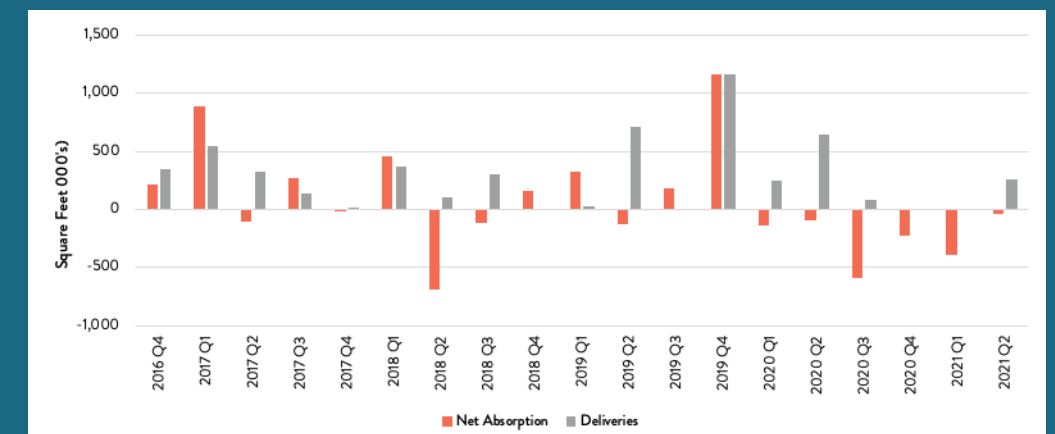
- **Wells Fargo** (500,000 SF)
- **Neiman Marcus*** (100,000 SF)
- **Flour Engineering** (100,000 SF)
- **Overhead Door Corporation** (75,000 SF)

* Also considering other submarkets.

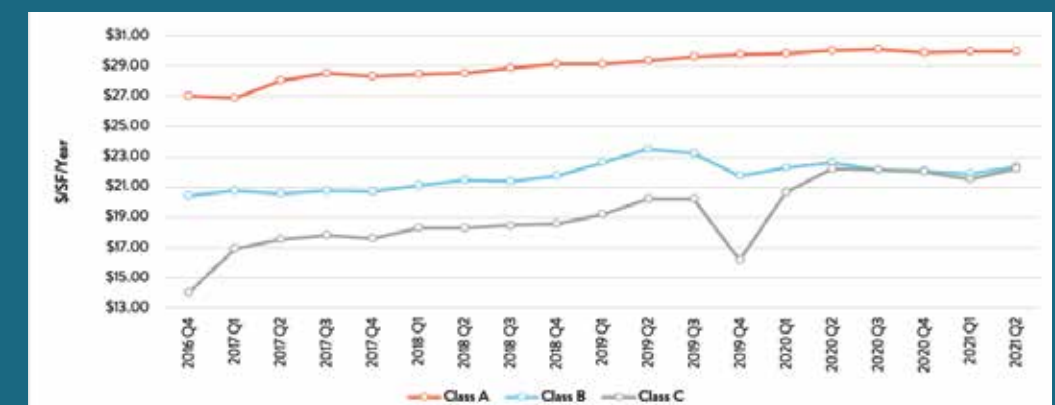
BLOCKS OF SPACE

20-50K SF	_____	47
50-100K SF	_____	26
100K SF	_____	23

NET ABSORPTION & DELIVERIES



CLASS RENTAL RATES



LAS COLINAS

OFFICE CENTER/WEST LBJ



Q2 2021 MARKET SNAPSHOT



0 SF
CONSTRUCTION



84.3%
OCCUPANCY



245,055 SF
YTD ABSORPTION



\$24.98
GROSS AVG
RENTAL RATE

LAS COLINAS

OFFICE CENTER/WEST LBJ

MARKET CHARACTERISTICS & TRENDS

- 2020 sale volume in Las Colinas has been heavily impacted by the COVID-19 virus. A handful of small transactions have been completed with a number of notably larger deals being pulled from the market or extended.
- Acquisition demand from institutional investors has been non-existent, while buyers accessing private capital have remained relatively active.
- With a heavy concentration of corporate tenants, Las Colinas is likely to be one of the slower submarkets in the return to office space utilization.

NOTABLE TRANSACTIONS

- **5601 Executive** is on the market for sale
- **Park West** is on the market for sale
- **Vistra Energy**, 1925 W John Carpenter, 10/1/20, 403,150 SF, Direct, New
- **Cottonwood Financial**, Cottonwood Office Center, 3/1/21, 38,660 SF, New

- **4441 W Airport Freeway** sold 7/2021

- **Informative Research**, Las Colinas Commons, 4/1/21, 15,570 SF, New
- **Rocktop Partners**, The Meridian, 1/1/21, 15,570 SF, New

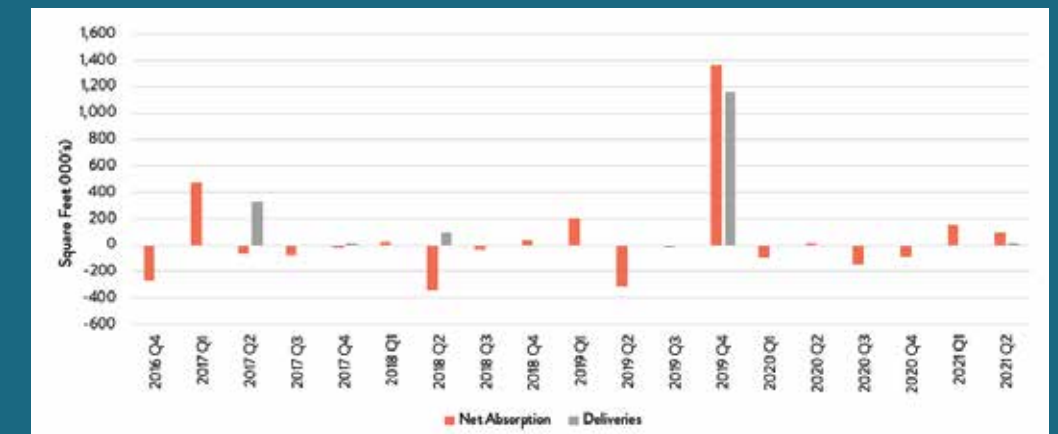
TENANTS IN THE MARKET

- **CVS** (200,000 SF)
- **Flour Engineering** (100,000 SF)
- **Orbis** (20,000 SF)

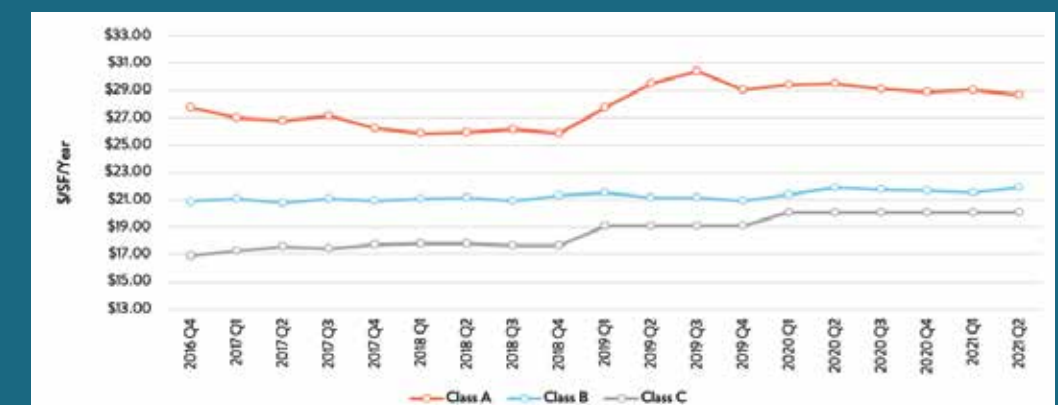
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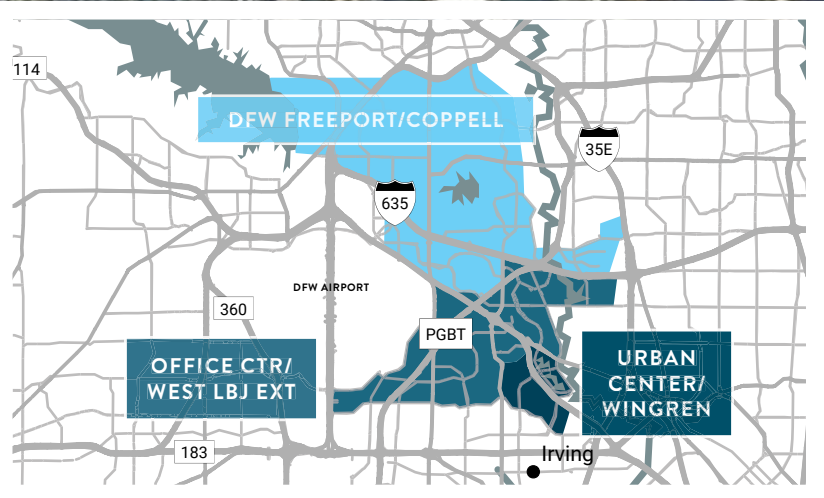
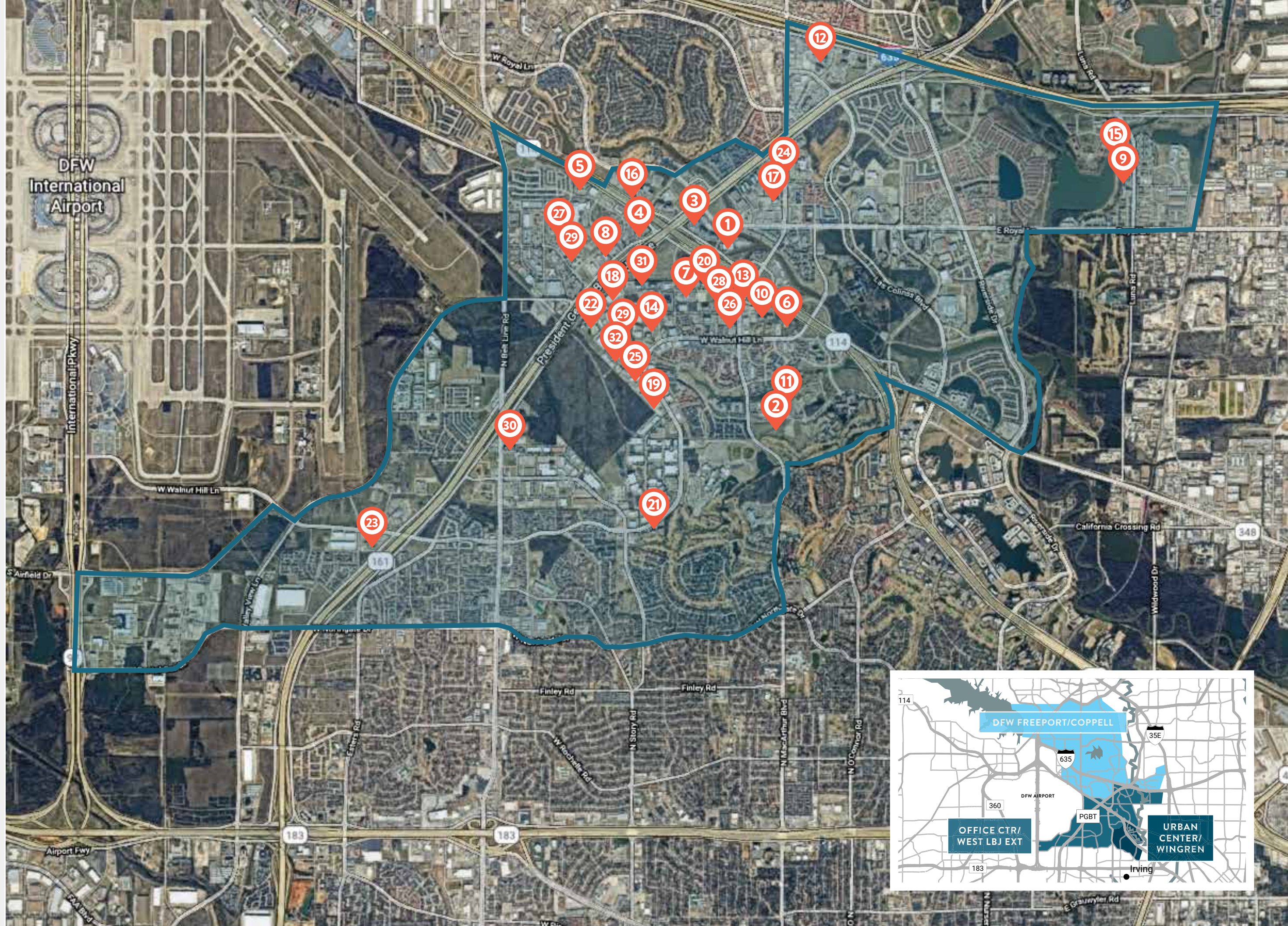
20-50K SF	_____	14
50-100K SF	_____	10
100K SF	_____	08

NET ABSORPTION & DELIVERIES





CLASS RENTAL RATES





SIGNIFICANT VACANCIES

LAS COLINAS - OFFICE CENTER/WEST LBJ

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	01 6000 Connection Dr	6000 Connection Dr	A	292,072	292,072	Withheld	Capital Commercial Investments, Inc.
	02 919 Hidden Ridge Dr	One MacArthur Ridge	A	249,838	249,838	Withheld	Griffin Realty Trust
	03 6031 Connection Dr	Las Colinas Connection	A	162,036	222,244	\$23.00 Triple Net	Piedmont Office Realty Trust
	04 6333 N State Highway 161	Las Colinas Corporate Center I	A	137,522	137,145	\$21.00 Triple Net	Piedmont Office Realty Trust
	05 2250 W John Carpenter Fwy	2250 W John Carpenter Fwy	A	127,433	127,433	Withheld	EQT Exeter
	06 750 W John Carpenter Fwy	CVS Health Tower	A	277,284	108,107	\$20.00 Triple Net	Piedmont Office Realty Trust, Inc.
	07 1320 Greenway Dr	Tower 1320	A	178,350	76,337	\$25.50 Plus Electric	Bridge Investment Group
	08 6191 N State Highway 161	Las Colinas Highlands	A	92,931	60,000	\$17.82 Triple Net	Cawley Management, LLC
	09 11511 Luna Rd	Two Colinas Crossing	A	92,836	58,413	\$20.07 Triple Net	Reserve Capital Partners
	10 901 W Walnut Hill Ln	VARISPACE Las Colinas	A	54,000	54,000	\$29.50 Triple Net	Vari
	11 909 Hidden Ridge Dr	MacArthur Ridge II	A	86,821	44,017	Withheld	Grupo Haddad US
	12 7701 Las Colinas Rdg	One Panorama Center	A	54,257	43,308	\$27.55 Plus Electric	Regent Properties, Inc.

SIGNIFICANT VACANCIES

LAS COLINAS - OFFICE CENTER/WEST LBJ

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	135605 N MacArthur Blvd	MacArthur Center II	A	104,380	38,394	\$24.00 Plus Electric	Brookwood Financial Partners LLC
	141410 Westridge Cir	Westridge Park	A	34,188	34,188	\$28.00 Triple Net	Natria Llc
	1511701 Luna Rd	One Colinas Crossing	A	41,724	31,724	\$23.00 Plus Electric	TIB
	166363 N State Highway 161	Las Colinas Corporate Center II	A	68,688	27,802	\$21.00 Triple Net	Piedmont Office Realty Trust
	176565 N MacArthur Blvd	Sierra Office Park	A	71,807	26,756	\$20.00 Triple Net	Piedmont Office Realty Trust
	181551 Corporate Dr	Office Center	B	167,667	167,667	Withheld	Goldenrod Capital Partners, LP
	191555 W Walnut Hill Ln	Las Colinas Commons	B	151,736	151,736	\$19.00 Plus Electric	David Tessel
	201231 Greenway Dr	Greenway Tower	B	116,050	82,766	\$24.50 Plus Electric	Taurus Investment Holdings, LLC
	212100-2120 W Walnut Hill Ln	Cottonwood Office Center	B	78,562	69,367	\$16.00 Triple Net	Capital Commercial Investments, Inc.
	221630 Corporate Ct	1630 Corporate Ct	B	134,292	67,146	\$14.00 Triple Net	Susquehanna Holdings, LTD
	234201 N State Highway 161	Airport Corporate Center	B	63,834	63,834	\$15.00 Triple Net	Sunwest Real Estate Group
	246655 N Macarthur Blvd	Sierra at Las Colinas I	B	55,269	55,269	\$21.00	VEREIT, Inc.

SIGNIFICANT VACANCIES

LAS COLINAS - OFFICE CENTER/WEST LBJ

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	251525 W Walnut Hill Ln	Las Colinas Commons	B	40,301	40,301	\$19.00 Plus Electric	David Tessel
	265525 N MacArthur Blvd	MacArthur Plaza	B	87,267	39,357	\$22.97 Plus Electric	Brookwood Financial Partners LLC
	272801 Gateway Dr	Gateway Commerce II	B	34,890	34,890	Withheld	DWS
	285601 Executive Dr	Plaza 5601	B	61,322	34,132	\$21.50 Plus Electric	Onward Investors
	295800 Campus Circle Dr E	Atrium at Campus Circle - Wingren	B	24,345	21,250	\$17.00 Plus Electric	Noel Yi
	304320 N Belt Line Rd	Building A - Colinas Business Park	B	21,216	21,216	\$13.50 Full Service Gross	DFW Best Office.com
	311431 Greenway Dr	The Embassy	B	85,932	20,193	\$23.00 Plus Electric	Brookwood Financial Partners LLC
	322000 Westridge Dr	Westridge Office Park	C	13,366	64,291	Withheld	Starwood Capital Group

LAS COLINAS

DFW FREEPORT/COPPELL



Q2 2021 MARKET SNAPSHOT



300,000 SF
CONSTRUCTION



76.8%
OCCUPANCY



-499,105 SF
YTD ABSORPTION



\$24.48
GROSS AVG
RENTAL RATE

LAS COLINAS

DFW FREEPORT/COPPELL

NOTABLE TRANSACTIONS

- **Royal Ridge I, II, III & IV** are under contract
- **Royal Tech Flex** is on the market for sale
- **Vivid**, Cypress Waters, 7/1/21, 26,495 SF, Sublease
- **American Honda Financial**, Royal Ridge IV, 4/1/21, 122,910 SF, Renewal, Expansion
- **Sony**, Cypress Waters 3501 Olympus, 1/1/21, 41,958 SF, New
- **AMN Healthcare**, Cypress Waters, 1/1/21, 108,502 SF, New
- **First Source**, Cypress Waters 3100 Olympus, 1/1/21, 49,992 SF, Sublease
- **Texas Health Resources**, Browning Place I, 10/1/20, 120,460 SF, Sublease/Direct
- **Caliber Home Loans**, Cypress Waters 3401 Olympus, 9/1/20, 159,320 SF, Direct, New
- **Michaels**, Royal Ridge III, 6/1/20, 122,807 SF, Direct, New

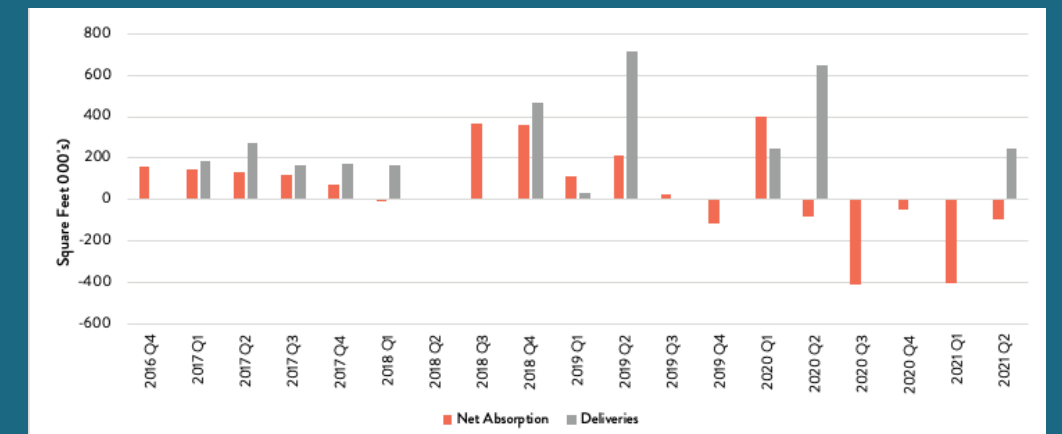
TENANTS IN THE MARKET

- **Wells Fargo** (500,000 SF)
- **Flour Engineering** (100,000 SF)
- **Multiview** (75,000 SF)
- **Curative** (60,000 SF)
- **Kiewitt** (50,000 SF)
- **Dave & Busters** (50,000 SF)

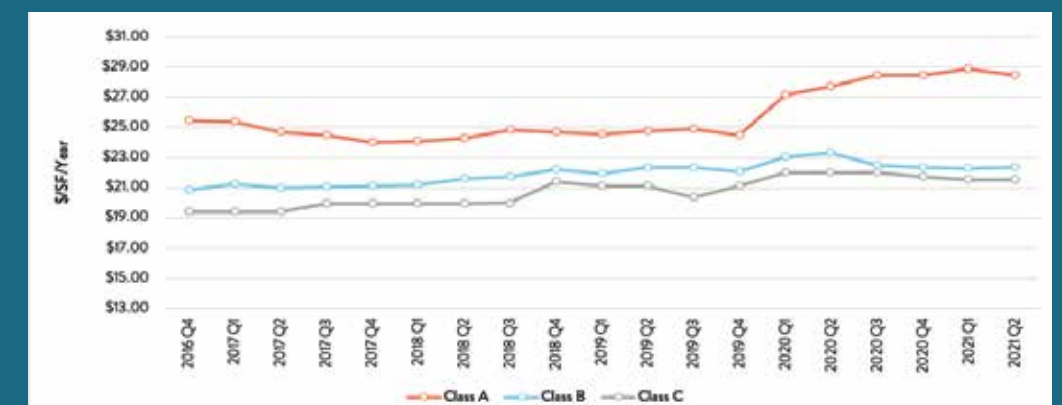
BLOCKS OF SPACE

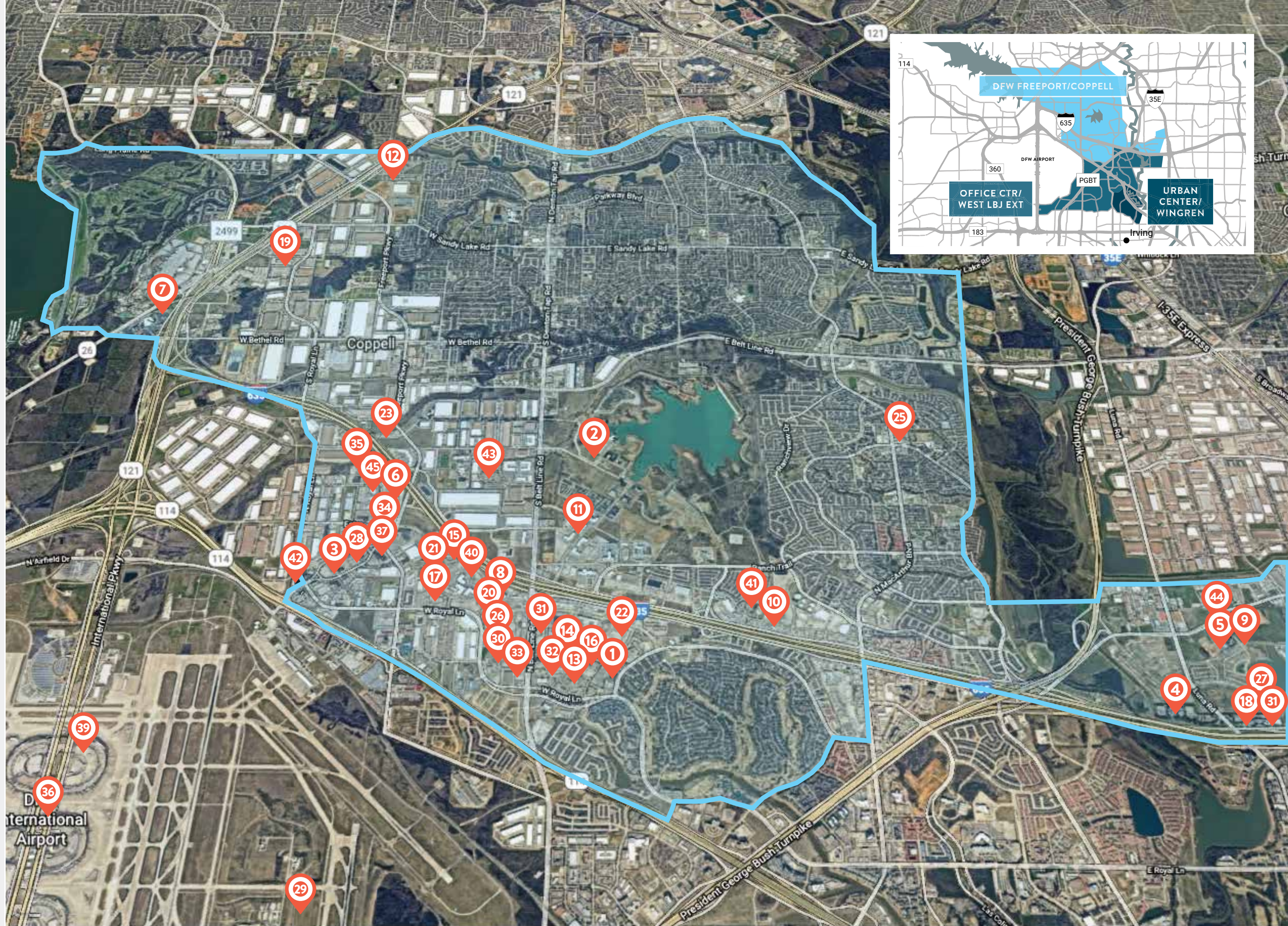
20-50K SF	_____	18
50-100K SF	_____	15
100K SF	_____	12

NET ABSORPTION & DELIVERIES



CLASS RENTAL RATES





SIGNIFICANT VACANCIES

LAS COLINAS - FREEPORT/COPPELL

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	01 2901 Kinwest Pky	2901 Kinwest Pky	A	153,173	153,173	\$15.36 Triple Net	Sunwest Real Estate Group
	02 3501 Olympus Blvd	Cypress Waters Office Park	A	145,307	145,307	\$24.78 Triple Net	Billingsley Company
	03 8616 Freeport Pky	Freeport Business Center I	A	105,261	105,261	\$16.50 Triple Net	UBS Realty Investors LLC
	04 1505-1507 Lyndon B Johnson Fwy	Park West 2	A	138,645	102,649	\$25.50 Plus Electric	NexPoint Advisors
	05 1801 Wittington Pl	Three Hickory Centre - Mercer Crossing	A	96,592	96,592	\$22.00 Plus Electric	Centurion American Development
	06 4851 Regent Blvd	Connection Park	A	100,520	64,477	\$19.95	KAWA Capital Management
	07 1785 State Highway 26	Silverlake Crossings	A	60,718	60,718	\$28.00 Triple Net	NewcrestImage
	08 3701 Regent Blvd	Intellicenter - Dallas - Regent Center	A	141,556	51,859	\$19.00 Triple Net	The Aztec Fund
	09 1755 Wittington Pl	Four Hickory Centre - Mercer Crossing	A	132,061	28,749	\$17.50 Plus Electric	Pillar Income Asset Management
	10 1501-1503 Lyndon B Johnson Fwy	Park West 1	A	91,902	27,744	\$25.51 Plus Electric	NexPoint Advisors
	11 9001 Cypress Waters Blvd	Cypress Waters Office Park	A	27,066	27,066	\$21.00	Billingsley Company
	12 750 Canyon Dr	750 Canyon Dr	A	41,824	25,546	\$17.00 Triple Net	Grupo Haddad US

SIGNIFICANT VACANCIES

LAS COLINAS - FREEPORT/COPPELL

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	13 2910 W Bend Dr	Bldg B - Royal Tech Business Park	B	76,964	296,314	\$17.50	The Aztec Fund
	14 8000 Bent Branch Dr	Bldg A - Royal Tech Business Park	B	139,808	296,312	\$17.50	The Aztec Fund
	15 4050 Regent Blvd	Regent Commons	B	214,985	214,985	Withheld	CalPERS
	16 1801 Valley View Ln	1801 Valley View Ln	B	208,593	208,593	\$16.00 Triple Net	Hager Pacific Properties
	17 4000 Horizon Way	Horizon Way Business Park	B	180,788	180,788	\$19.50 Triple Net	Champion Partners
	18 1605 Lyndon B Johnson Fwy	Browning Place III - Mercer Crossing	B	95,472	170,848	\$21.50 Plus Electric	Transcontinental Realty Investors, Inc.
	19 1111 Northpoint Dr	121 Corporate Center	B	126,596	126,596	\$15.50 Triple Net	Blackstone Real Estate Income Trust, Inc.
	20 3660 Regent Blvd	3660 Regent Blvd	B	135,996	118,993	\$17.50 Triple Net	Wedge Group Inc.
	21 4200 Regent Blvd	Buildings A & B - 4200 Regent	B	107,809	107,809	\$15.00 Triple Net	Property Income Advisors
	22 8333 Ridgpoint Dr	Royal Tech 14	B	128,772	102,200	\$13.50 Triple Net	PS Business Parks, Inc.
	23 1111 Freeport Pky	Gateway Business Park	B	96,500	96,500	\$18.50 Triple Net	Cubix Construction, Inc.
	24 8650 S Freeport Pky	Freeport Corporate Center	B	94,738	94,738	Withheld	EQT Exeter

SIGNIFICANT VACANCIES

LAS COLINAS - FREEPORT/COPPELL

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	25 10030 N MacArthur Blvd	MacArthur Plaza	B	94,136	94,136	Withheld	HCA Healthcare, Inc.
	26 8111 Royal Ridge Pky	Royal Ridge Business Center	B	62,950	90,433	\$11.00 Triple Net	Rocovich Family LLC
	27 1603 Lyndon B Johnson Fwy	Browning Place II - Mercer Crossing	B	92,367	88,220	Withheld	Transcontinental Realty Investors, Inc.
	28 8710 Freeport Pky	Freeport Business Ctr II - DFW Freeport Park	B	81,757	81,757	\$18.00 Triple Net	UBS Financial Services Inc.
	29 3200 E Airfield Dr	DFW International Airport	B	73,155	73,155	\$22.00 Plus Electric	Dallas/Fort Worth Airport Board
	30 8081 Royal Ridge Pky	Royal Ridge II - Royal Ridge Business Park	B	92,715	61,806	\$18.00 Triple Net	Accesso Partners
	31 1607 Lyndon B Johnson Fwy	Browning Place III - Annex - Mercer Crossing	B	60,827	60,827	\$19.00 Full Service Gross	Transcontinental Realty Investors, Inc.
	32 7880 Bent Branch Dr	Royal Tech 12	B	50,823	50,823	\$13.50 Triple Net	PS Business Parks, Inc.
	33 7979 N Belt Line Rd	Royal Ridge I	B	42,315	42,315	\$18.00 Triple Net	Accesso Partners
	34 4600 Regent Blvd	Freeport Office Center II	B	40,190	40,190	\$14.50 Triple Net	Libitzky Property Companies
	35 5150 Regent Blvd	Regent II Office Center	B	39,040	39,040	\$16.50 Triple Net	Yonezawa Miller Company
	36 2222 S Service Rd	DFW Business Center - South Tower	B	44,031	37,246	\$21.00 Plus Electric	Menyon Capital Partners, LLC.

SIGNIFICANT VACANCIES

LAS COLINAS - FREEPORT/COPPELL

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	37 8700 Freeport Pky	Freeport Office Center III	B	97,736	31,781	\$20.50 Plus Electric	Boyd Watterson Asset Management
	38 4929 Royal Ln W	Commerce Park II	B	29,816	29,816	\$16.27 Plus Electric	Jeffrey S. Mayer
	39 2200 S Service Rd	DFW Business Center - North Tower	B	29,558	29,558	\$21.00 Plus Electric	Menyon Capital Partners, LLC.
	40 4200 Regent Blvd	Building C	B	28,342	28,342	\$15.25 Triple Net	Property Income Advisors
	41 1707 Market Place Blvd	Westway One	B	51,863	27,789	\$13.25 Triple Net	Hartman Management, LP
	42 8445 Freeport Pky	Parkway Tower	B	35,966	27,728	\$21.00 Plus Electric	SMA Equities
	43 1322 Crestside Dr	Coppell Tech Center II	B	25,722	25,722	\$13.00 Triple Net	Libitzky Property Companies
	44 1750 Valley View Ln	Two Hickory Centre - Mercer Crossing	B	54,693	23,932	\$17.00 Plus Electric	Capital Commercial Investments, Inc.
	45 4800 Regent Blvd	Regent Center I	B	21,174	21,174	\$14.00 Triple Net	Sunwest Real Estate Group

LAS COLINAS

URBAN CENTER/WINGREN



Q2 2021 MARKET SNAPSHOT



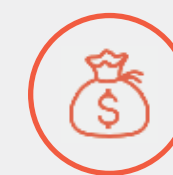
456,000 SF
CONSTRUCTION



76.9%
OCCUPANCY



-178,234 SF
YTD ABSORPTION



\$30.10
GROSS AVG
RENTAL RATE

LAS COLINAS

URBAN CENTER/WINGREN

NOTABLE TRANSACTIONS

- **600 Las Colinas** sold 8/2021 to Dominus Commercial and Convergent Capital
- **Caterpillar**, Williams Square, 5/1/21, 81,509 SF, New
- **FleetPride**, The Urban Towers, 4/1/21, 46,785 SF, Renewal
- **US Census Bureau**, 4500 Fuller, 3/1/21, 8,592 SF, New
- **Pasha Group**, The Urban Towers, 2/1/21, 45,228 SF, New
- **Neighborly**, 500 E John Carpenter, 11/1/20, 24,767 SF, Direct, New
- **Nautilus Hyosung**, Mandalay Tower 2, 6/1/20, 31,289 SF, Direct, New

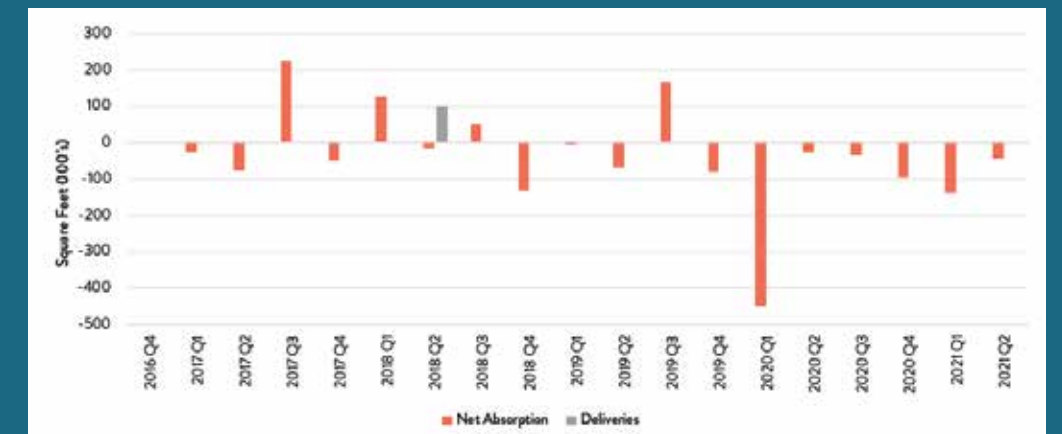
TENANTS IN THE MARKET

- **Wells Fargo** (500,000 SF)

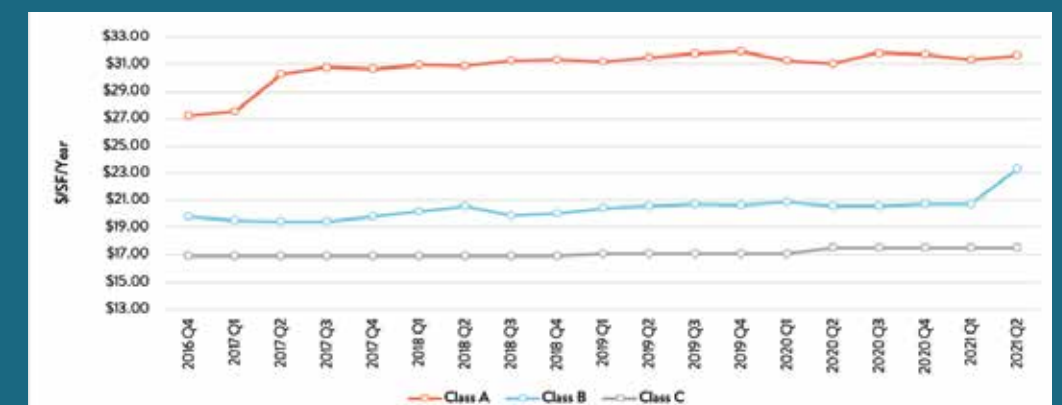
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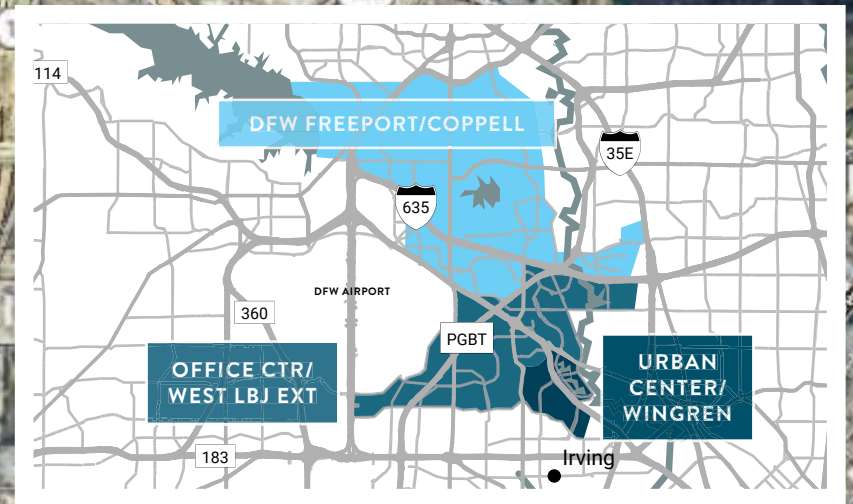
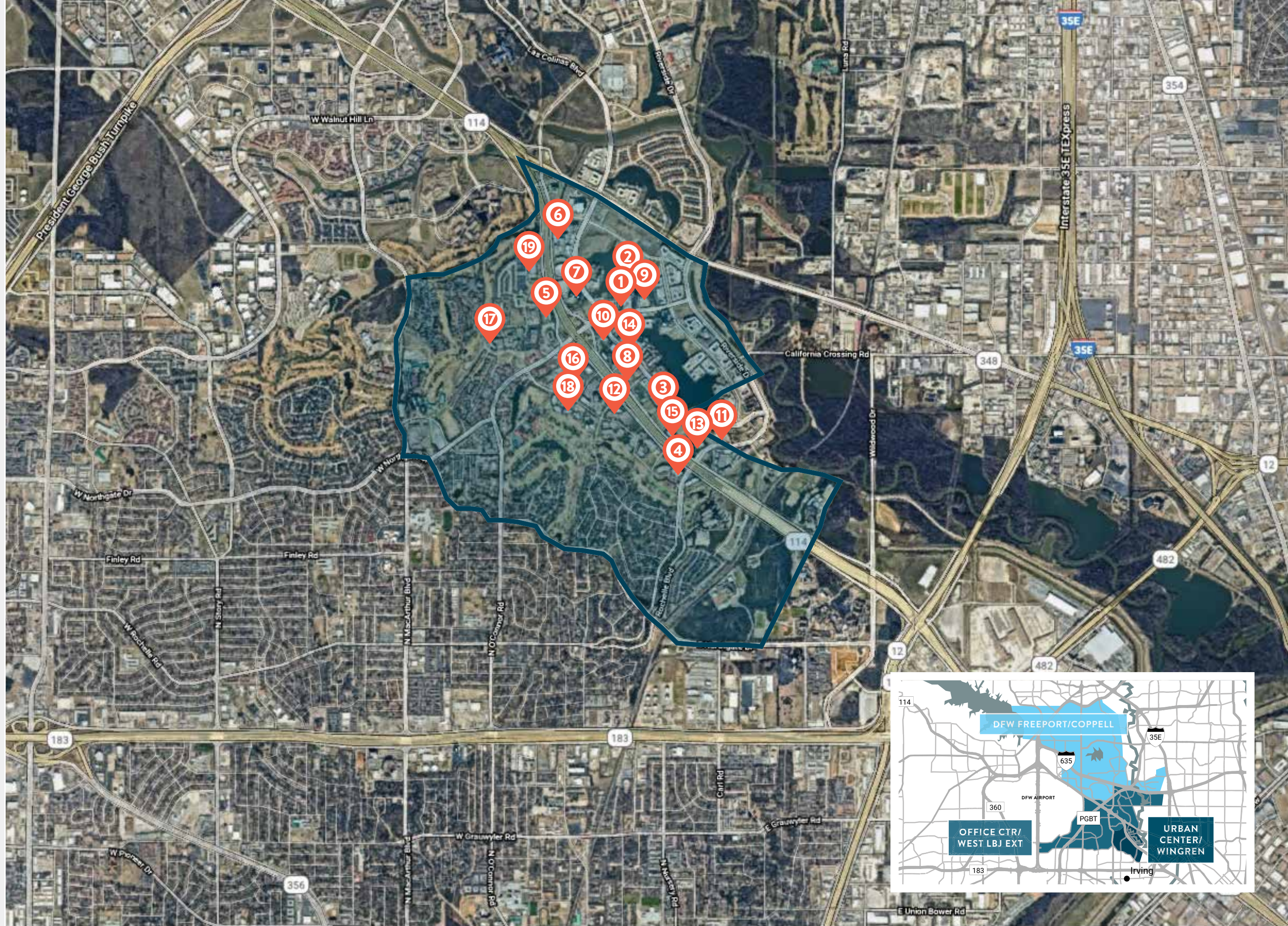
20-50K SF	15
50-100K SF	01
100K SF	03

NET ABSORPTION & DELIVERIES





CLASS RENTAL RATES





SIGNIFICANT VACANCIES

LAS COLINAS - URBAN CENTER/WINGREN

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	01 5205 N O'Connor Blvd	Williams Square - West Tower	A	237,639	237,639	\$27.23 Triple Net	Vanderbilt Office Properties
	02 5215 N O'Connor Blvd	Williams Square - Central Tower	A	308,518	174,560	\$29.69 Triple Net	Vanderbilt Office Properties
	03 400 E Las Colinas Blvd	Canal Centre - Urban Center	A	88,196	44,889	\$16.50 Triple Net	Thomas M Foley
	04 500 E John Carpenter Fwy	500 E John Carpenter Fwy	A	96,100	44,761	\$16.50 Triple Net	Koa Partners, LLC
	05 122 W John Carpenter Fwy	122 West - Wingren	A	69,206	38,489	\$26.50 Plus Electric	Property Advisers Realty, Inc.
	06 370 Las Colinas Blvd	The Music Factory	A	36,629	36,629	\$35.00	ARK Group
	07 222 W Las Colinas Blvd	The Urban Towers	A	164,770	28,423	\$33.57 Plus Electric	Parallel Capital Partners
	08 225 E John Carpenter Fwy	Mandalay Tower 2	A	55,538	25,767	\$30.00 Plus Electric	Partners Group AG
	09 5221 N O'Connor Blvd	Williams Square - East Tower	A	101,035	25,736	\$28.69 Triple Net	Vanderbilt Office Properties
	10 125 E John Carpenter Fwy	One Twenty Five	A	65,925	24,205	\$19.92 Triple Net	Pacific Oak Capital Advisors
	11 600 E Las Colinas Blvd	Urban Center	A	186,756	23,386	\$27.00 Plus Electric	Transcontinental Realty Investors, Inc.
	12 300 E John Carpenter Fwy	The Point at Las Colinas	A	66,092	22,904	\$20.00 Triple Net	Fortis

LAS COLINAS - URBAN CENTER/WINGREN

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LBJ FREEWAY

Except for a few notable properties (Lincoln Centre, Galleria and Pinnacle Tower), LBJ Freeway is a value option\lower cost alternative in a central Dallas location. LBJ has lower than average rental rates and the second lowest rental rates other than Stemmons Freeway. LBJ Freeway is divided at Midway Road into east and west portions. The buildings between the Dallas North Tollway and Central Expressway are generally the more desirable properties. While freeway construction is completed on the west side, the eastern portion east of Central Expressway is going to experience some short-term pain because of the pending freeway construction. The majority of the tenants in the area are local tenants or back-office operations (finance, insurance, real estate or business services).



0 SF
CONSTRUCTION



77.8%
OCCUPANCY



-62,598 SF
YTD ABSORPTION



\$23.85
GROSS AVG
RENTAL RATE

LBJ FREEWAY

MARKET CHARACTERISTICS & TRENDS

- LBJ may see some new energy as the Dallas Midtown project at the old Valley View Mall, one of the best redevelopment sites, is in the works. The former Sears site on Preston Road, a JV between experienced developer KDC and Seritage, is the most promising near term development.
- \$2.7 billion of highway improvement wrapped up in 2015, relieving traffic and congestion.
- No significant office deliveries since 2012. The handful of trophy buildings have undergone extensive renovations, with Lincoln Centre and Galleria asking \$30.00+ NNN rents.

NOTABLE TRANSACTIONS

- **Neurology Consultants of Dallas**, The Hightower, 2/7/21, 9,837 SF, New
- **American International Holdings Corp**, Fiori on Vitruvian Park, 2/5/21, 15,000 SF, New
- **Korn Ferry Futurestep**, The Centre, 11/1/20, 60,269 SF, New
- **Huitt Zollars**, Lincoln Centre II, 10/1/20, 32,519 SF, New
- **Lenox Financial Mortgage**, One Galleria, 8/1/20, 14,213 SF, Sublease
- **Veritex Community Bank**, Park Central, 7/1/20, 26,418 SF, Sublease
- **Gold's Gym**, Lincoln Centre Lofts, 5/1/20, 24,839 SF, New
- **Maxim Healthcare**, Heritage Two, 4/1/20, 18,048 SF, New
- **Naturally Slim**, Towers at Park Central, 3/1/20, 17,793 SF, New

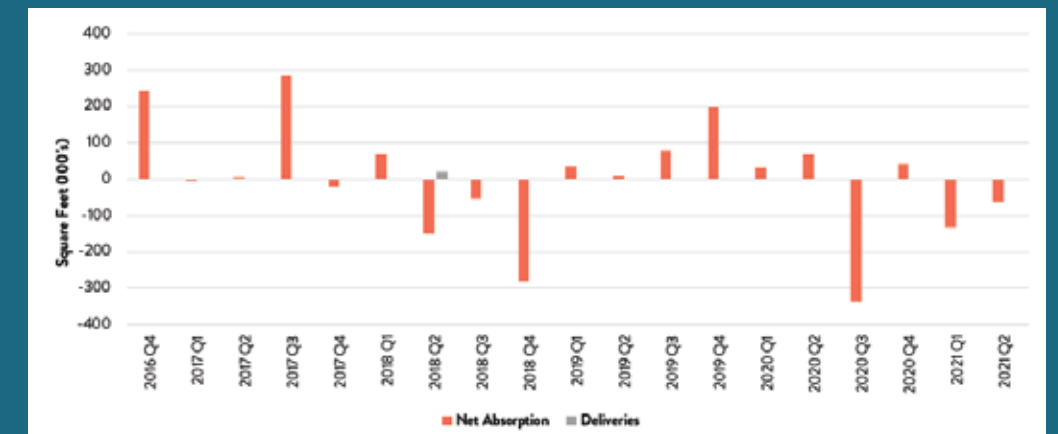
TENANTS IN THE MARKET

- **Interstate Batteries** (80,000 SF)
- **Curative** (60,000 SF)

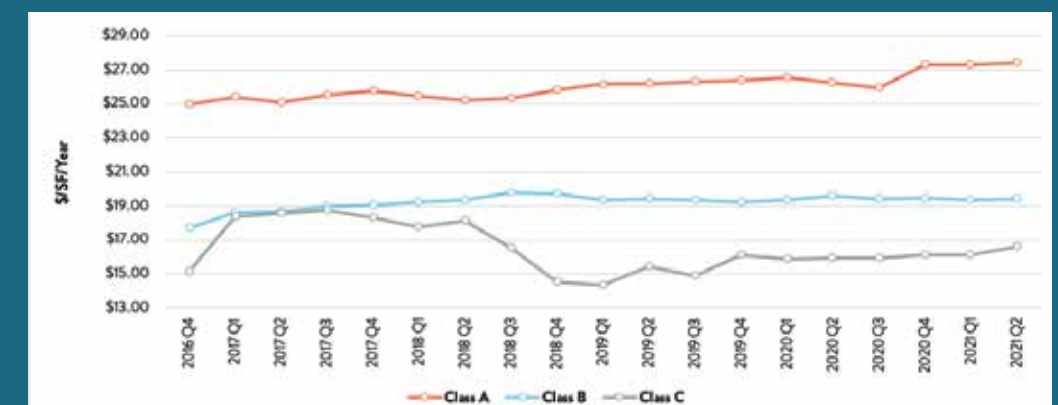
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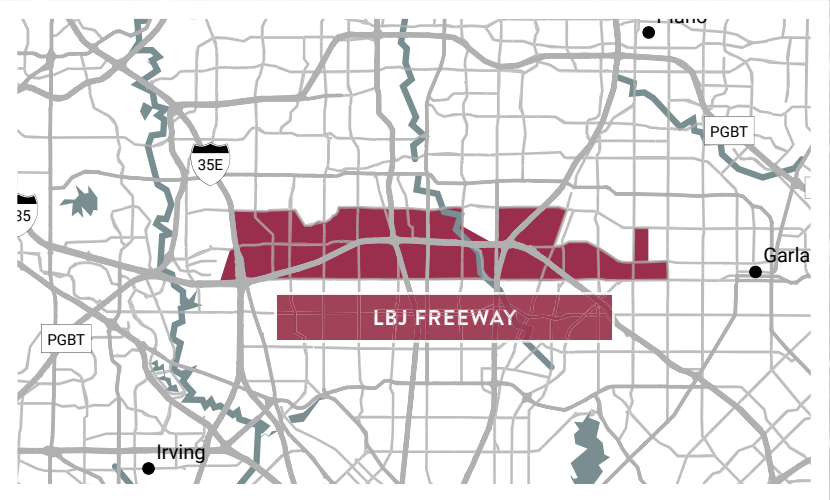
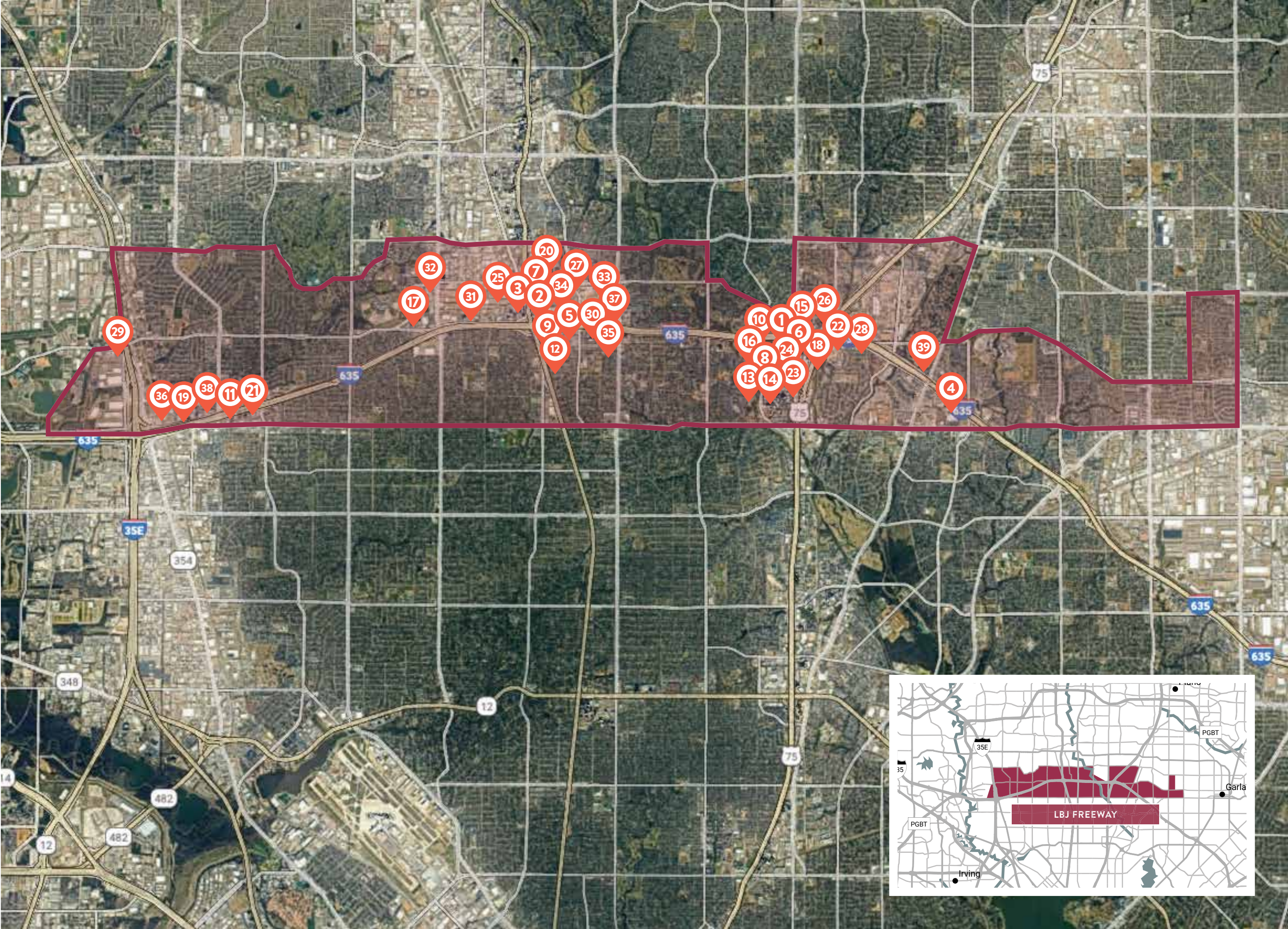
20-50K SF	_____	26
50-100K SF	_____	11
100K SF	_____	02

NET ABSORPTION & DELIVERIES



CLASS RENTAL RATES





SIGNIFICANT VACANCIES

LBJ FREEWAY

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	01 12770 Merit Dr	Park Central 8	A	237,909	225,924	\$27.00 Plus Electric	Pacific Investment Mgmt Co, LLC
	02 13155 Noel Rd	Three Galleria Tower	A	304,575	133,888	\$30.56 Triple Net	Piedmont Office Realty Trust, Inc.
	03 5005 Lyndon B Johnson Fwy	Pinnacle Tower	A	272,954	98,412	\$26.00 Triple Net	Encore Enterprises
	04 9330 Lyndon B Johnson Fwy	Lake Highlands Tower	A	148,543	74,252	\$16.96 Plus Electric	Malouf Interests, Inc.
	05 5400 Lyndon B Johnson Fwy	One Lincoln Centre	A	152,602	66,094	\$32.00 Triple Net	TIAA
	06 12770 Coit Rd	Banner Place North	A	133,968	64,674	\$22.90 Plus Electric	JP Realty Partners
	07 13355 Noel Rd	One Galleria Tower	A	131,386	57,567	\$30.89 Triple Net	Piedmont Office Realty Trust, Inc.
	08 12377 Merit Dr	Lakeside Square - Park Central	A	105,997	50,860	\$30.00 Plus Electric	Acram Group
	09 5420 Lyndon B Johnson Fwy	Two Lincoln Centre	A	74,835	39,852	\$32.00 Triple Net	Nuveen
	10 12790 Merit Dr	Park Central 9	A	56,942	36,581	\$27.00 Plus Electric	Prescott Realty Group
	11 3010 Lyndon B Johnson Fwy	Element Towers West	A	130,886	32,800	\$19.50 Plus Electric	Greenfield Partners
	12 5430 Lyndon B Johnson Fwy	Three Lincoln Centre	A	112,349	32,458	\$32.00 Triple Net	Nuveen Real Estate

SIGNIFICANT VACANCIES

LBJ FREEWAY

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	12404 Park Central Dr	Hidden Grove at 12404 - Park Central	A	99,703	30,634	\$26.09 Plus Electric	Reserve Capital Partners
	12221 Merit Dr	Three Forest Plaza	A	92,966	29,213	\$13.71 Triple Net	Hartman Management, LP
	12750 Merit Dr	Park Central 7	A	152,512	26,418	\$25.74 Plus Electric	Pacific Investment Mgmt Co, LLC
	12700 Park Central Dr	Park Central 3	A	104,097	26,199	\$22.77 Plus Electric	McKnight Realty Partners
	4055 Valley View Ln	Granite Tower	A	24,252	24,446	\$19.75 Triple Net	Larson Capital Management
	12801 N Central Expy	NCP III	A	126,229	23,426	\$21.96 Plus Electric	Hector N Marrero and Linnet Rodriguez
	2711 Lyndon B Johnson Fwy	2711 Lyndon B Johnson Fwy	A	122,188	22,966	\$16.28 Plus Electric	DFW Integrity Group Management, LLC
	13455 Noel Rd	Two Galleria Tower	A	56,924	22,811	\$30.93 Triple Net	Piedmont Office Realty Trust, Inc.
	3030 Lyndon B Johnson Fwy	Element Towers East	A	101,421	22,560	\$19.66 Plus Electric	Greenfield Partners
	8330 Lyndon B Johnson Fwy	Executive Center	A	92,302	22,066	\$17.58 Plus Electric	Boxer Property
	12222 Merit Dr	Merit Tower	A	38,524	21,913	\$24.00 Plus Electric	Adler Realty Investments, Inc.
	12400 Coit Rd	Churchill Tower - Park Central	A	69,333	21,388	\$27.00 Plus Electric	American National Insurance Company

SIGNIFICANT VACANCIES

LBJ FREEWAY

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	25 5001 Lyndon B Johnson Fwy	Heritage Two	A	42,536	20,742	\$24.29 Plus Electric	Menashe Properties
	26 8131 Lyndon B Johnson Fwy	Crosspoint Atrium	B	127,321	93,450	\$17.00 Plus Electric	SkyWalker Property Partners, Inc.
	27 5501 Lyndon B Johnson Fwy	The Crossings II	B	141,111	75,099	\$22.00 Plus Electric	Goddard Investment Group, LLC
	28 8390 Lyndon B Johnson Fwy	The Hightower	B	93,960	66,381	\$18.00 Plus Electric	BridgeView Real Estate
	29 2350 Valley View Ln	One Valley View Place	B	62,611	62,611	\$12.50 Plus Electric	Thundering Herd, Inc.
	30 5550 Lyndon B Johnson Fwy	LBJ Financial Center	B	147,411	54,178	\$16.50 Plus Electric	Denley Investment & Mgmt Company
	31 4455 Lyndon B Johnson Fwy	4455 Lyndon B Johnson Fwy	B	50,632	45,636	\$19.72 Plus Electric	AmTrust Financial Services, Inc.
	32 4100 Alpha Rd	The Centre	B	141,367	42,508	\$20.09 Plus Electric	Boxer Property
	33 5710 Lyndon B Johnson Fwy	Block 57	B	41,206	41,206	\$22.00 Plus Electric	MoxieBridge
	34 5440 Lyndon B Johnson Fwy	The Lofts at Lincoln Centre	B	47,236	24,839	\$28.00 Triple Net	TIAA
	35 5720 Lyndon B Johnson Fwy	5720 LBJ at Midtown Office Center	B	44,293	22,708	\$17.00 Plus Electric	Olymbec USA, LLC+I48
	36 2655 Villa Creek Dr	One Metro Square	B	31,402	22,576	\$13.00 Plus Electric	Houston Texas Westchase

LBJ FREEWAY

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PRESTON CENTER

Preston Center is the smallest office submarket in DFW. Strategically located close to the higher end residential areas of the Park Cities and Preston Hollow the submarket attracts higher end tenants. Comprised of only 5,850,000 square feet it is a “boutique” location. The submarket is concentrated at the southeast corner of the North Dallas Tollway and Northwest Highway. The location provides one of the best truly walkable, amenity rich locations in DFW.



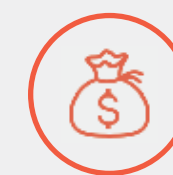
688,368 SF
CONSTRUCTION



89.3%
OCCUPANCY



-29,872 SF
YTD ABSORPTION



\$39.49
GROSS AVG
RENTAL RATE

PRESTON CENTER

MARKET CHARACTERISTICS & TRENDS

- Preston Center has historically achieved the highest rental rates of any DFW submarket and maintains the lowest vacancy rates in DFW.
- Preston Center has a large concentration of financial service companies, private equity and hedge fund groups, oil and gas companies, banks, as well as high end medical users.
- There are two new projects under construction in the submarket. Weir's Plaza at 3219 Knox Street will contain 297,000 rentable square feet. The property is 47% leased and will deliver in Q4 of '21. 8111 Douglas that is being developed by Lincoln Property Company will have 318,000 square feet of office space in a 13 -story tower. LPC and Sewell Automotive Group are the lead tenants. The project also will contain a 14- story residential component. Delivery is targeted for September of 2022.
- JLL has put their office space on the sublease market. They have 77,000 SF for sublease that expires December of 2029.
- Bluffview Plaza is currently on the market for sale.

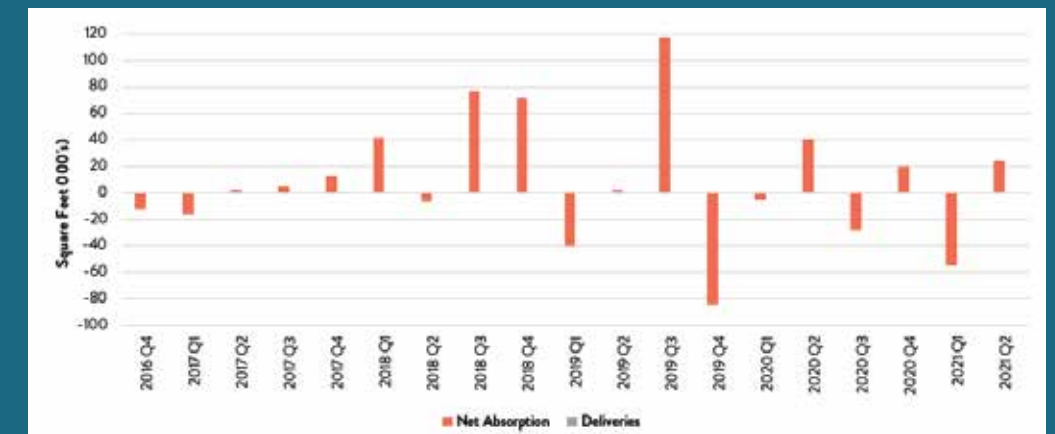
NOTABLE TRANSACTIONS

- Sale of Sherry Lane Plaza for \$132,000,000 / \$437 a square foot to CBRE Global Investors
- **Fortress Investment**, Weir's Plaza, 6/1/21, 47,850 SF, New
- **Lincoln Property Company**, 8111 Douglas, 5/1/20, 59,000 SF
- **Cantey Hanger**, Highland Park Place, 2/1/21, 15,427 SF, Sublease
- **Sewell Automotive Group**, 8111 Douglas, 5/1/20, 26,500 SF
- **Capital Southwest Corp**, 8333 Douglas, 6/1/20, 13,300 SF

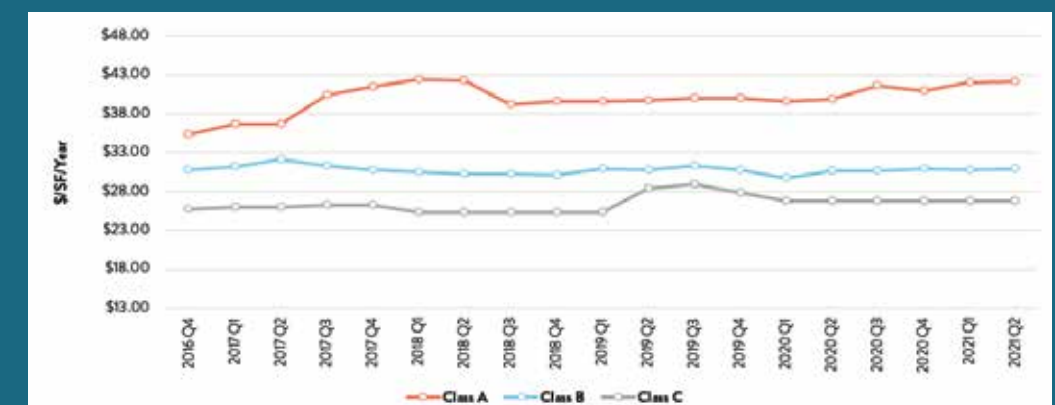
BLOCKS OF SPACE

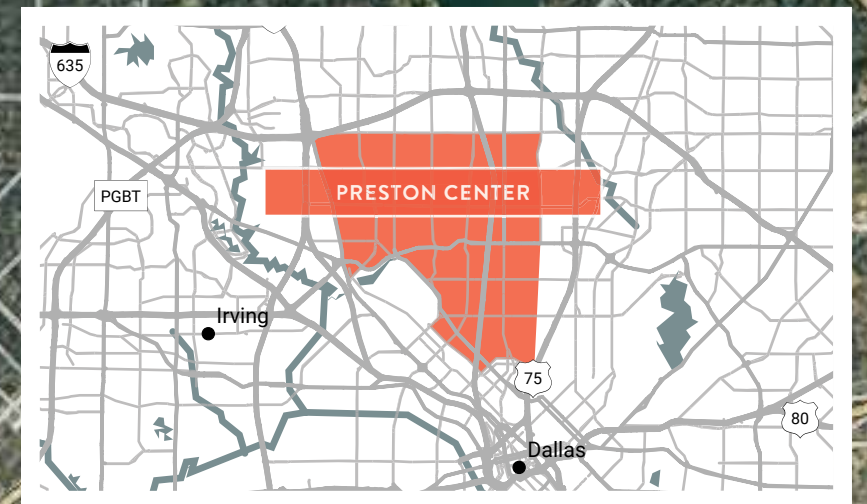
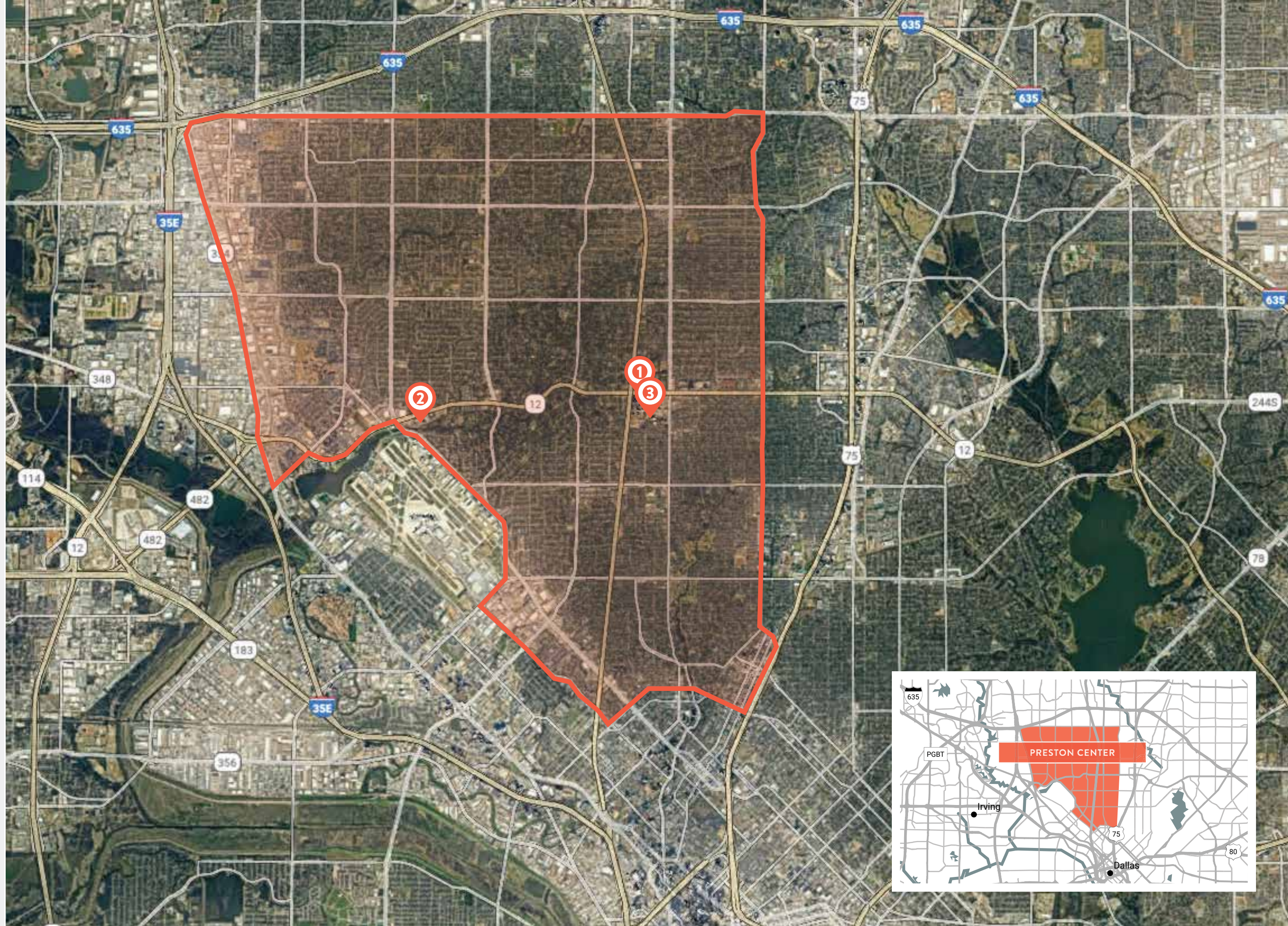
20-50K SF	_____	01
50-100K SF	_____	02
100K SF	_____	00

NET ABSORPTION & DELIVERIES



CLASS RENTAL RATES



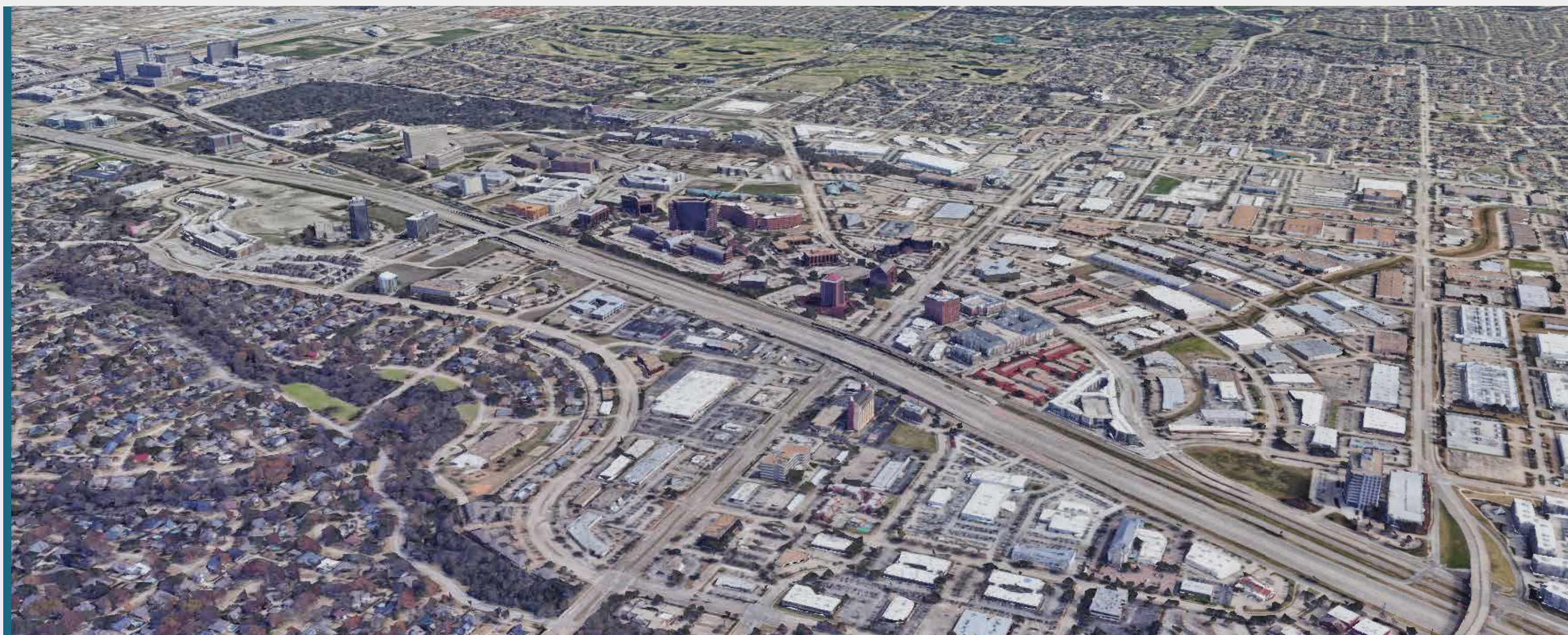


PRESTON CENTER

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RICHARDSON

The Richardson/Plano office market is a talent rich submarket strategically located just north of Dallas. It is home to corporate headquarters as well as small entrepreneurial companies. The submarket has a strong base of technology companies and labor. The submarket is the 3rd largest office submarket in DFW with 32,500,000 square feet of office space.



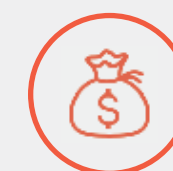
389,178 SF
CONSTRUCTION



80.9%
OCCUPANCY



11,330 SF
YTD ABSORPTION



\$23.95
GROSS AVG
RENTAL RATE

RICHARDSON

MARKET CHARACTERISTICS & TRENDS

- Known as the Telecom Corridor this submarket has a high concentration of technology companies. The area is diversifying and has a large number of insurance and financial service companies that have offices in this submarket.
- Excellent infrastructure and access is currently in place. Central Expressway (75) provides north / south access, PGBT (190) provides east / west access, along with the major arteries Spring Valley Road, Belt Line Road, Arapaho Road, Campbell Road and Renner Road. DART has 6 rail stops in the submarket providing mass transit for employees.
- The submarket location provides a 15- minute commute to over 650,000 employees. The workforce is highly educated and diverse with over 75% having either a college degree or some college hours.
- Education is a benchmark for the submarket with access to good public education for K-12 which is a draw for companies and employees. The Richardson Plano submarket also includes higher level education with The University of Texas at Dallas, Dallas County Community College -Richland Campus, Collin College, and satellite locations for Dallas Baptist University, Southern Methodist University.

NOTABLE TRANSACTIONS

- **Compscope**, Cardinal Park, 100,000 SF
- **Micron Technology**, One Bethany West, 2/1/21, 36,623 SF, New
- **Affinity Health**, Central Five Hundred, 2/1/21, 13,920 SF, New

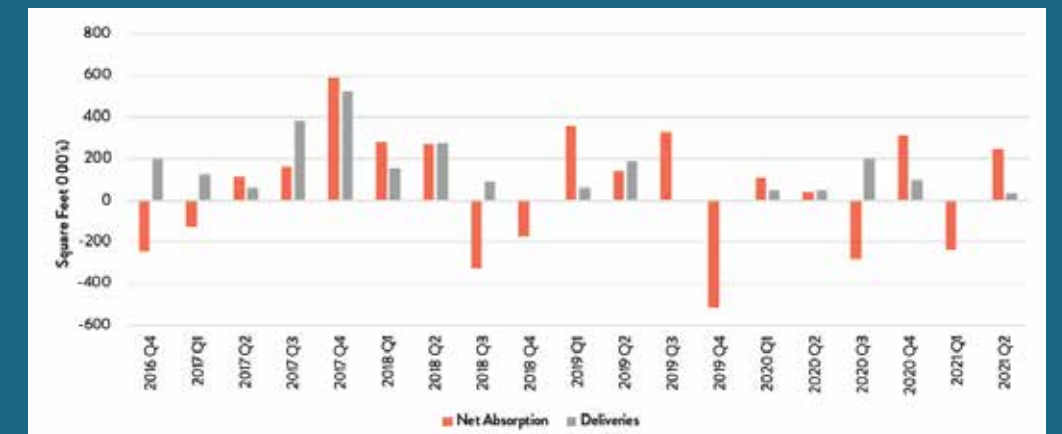
TENANTS IN THE MARKET

- **Texas Capital Bank** (250,000 SF)
- **JC Penny** (200,000 SF)
- **Interstate Batteries** (125,000 SF)
- **CVS Pharmacy** (100,000 SF)
- **Penny Mac** (60,000 SF)
- **Smart Auto** (30,000 SF)

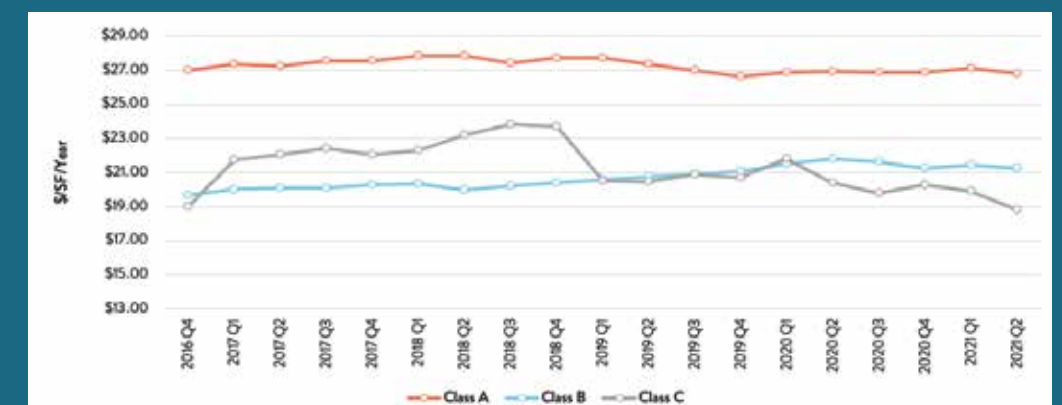
BLOCKS OF SPACE

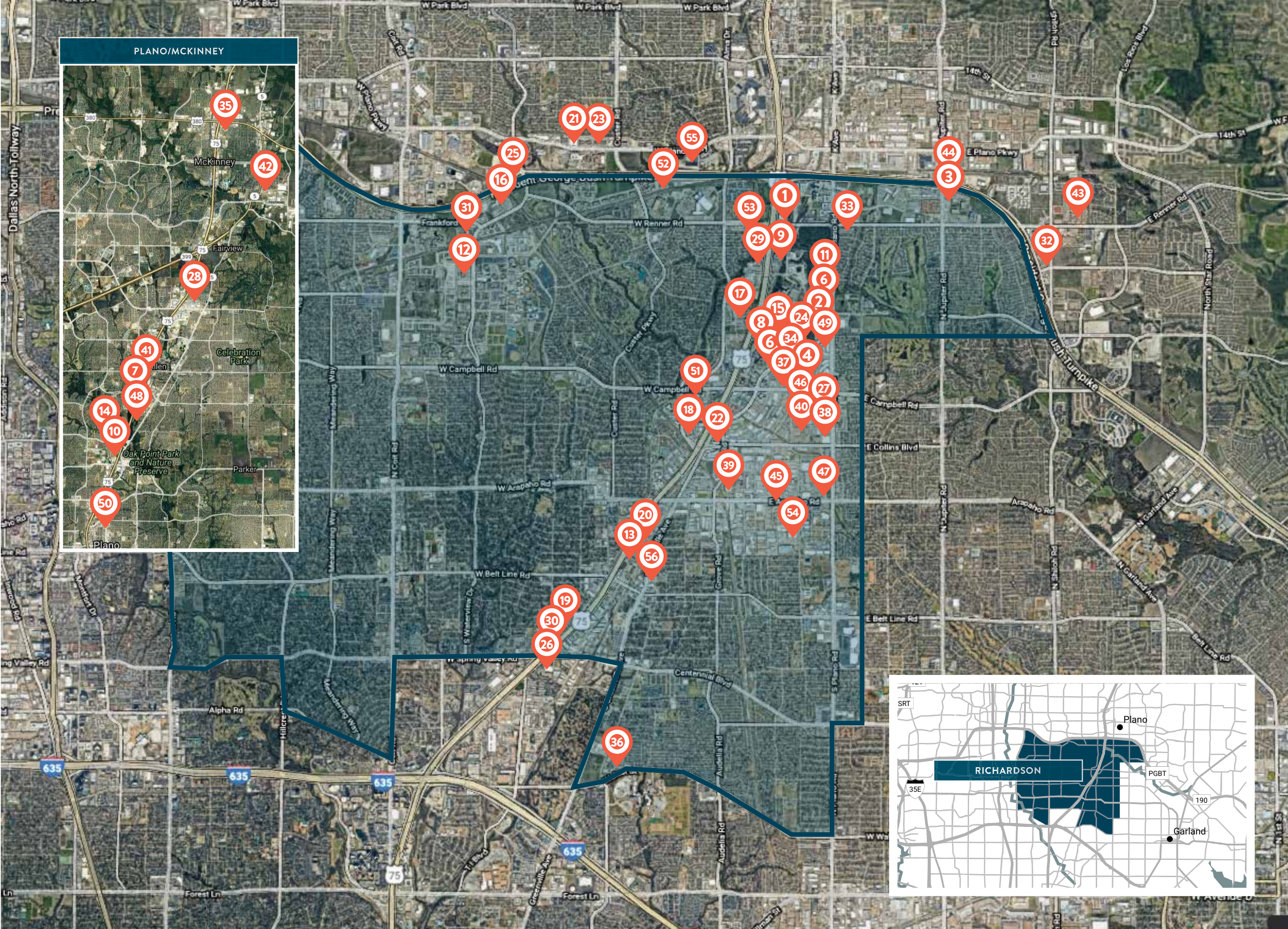
20-50K SF	_____	29
50-100K SF	_____	17
100K SF	_____	11

NET ABSORPTION & DELIVERIES



CLASS RENTAL RATES
















SIGNIFICANT VACANCIES

RICHARDSON

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	01 3400 N Central Expy	3400 CityLine	A	247,777	215,132	\$22.50	UBS
	02 1300 E Lookout Dr	Creekview II	A	151,072	209,600	\$18.00 Triple Net	EQT Exeter
	03 2200 E President George Bush Hwy	2200 George Bush - Turnpike Commons	A	176,831	176,831	\$16.75 Triple Net	Capital Commercial Investments, Inc.
	04 1125 E Campbell Rd	1125 E Campbell Rd	A	168,968	168,968	\$19.00 Triple Net	Stanton Road Capital LLC
	05 1301 E Lookout Dr	Lookout Park I	A	156,219	156,219	\$20.00 Triple Net	Grupo Haddad US
	06 2250 Lakeside Blvd	Lakeside Centre II - Greenway	A	115,583	115,583	\$16.00 Triple Net	VEREIT, Inc.
	07 950 W Bethany Dr	One Bethany West at Watters Creek	A	112,928	102,700	\$26.50 Triple Net	Kaizen Development Partners
	08 2221 Lakeside Blvd	The Tower Lakeside Campus	A	231,938	99,287	\$19.30 Triple Net	Cawley Management, LLC
	09 2600 N Central Expy	Tower 2600	A	133,101	72,135	\$19.00 Triple Net	Development Ventures Group, Inc
	10 6555 Declaration Blvd	Legacy Central 2	A	71,500	71,500	\$23.00 Triple Net	Regent Properties, Inc.
	11 2505 N Plano Rd	Lookout Park II	A	106,327	61,956	\$20.00 Triple Net	Grupo Haddad US
	12 17787 Waterview Pky	Waterview 190	A	86,924	58,194	\$10.00	CFT Development, LLC






SIGNIFICANT VACANCIES

RICHARDSON

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	13 300 E Davis St	300 E Davis St	A	58,373	55,364	Withheld	Workplace Hospitality Management
	14 6600 Chase Oaks Blvd	Legacy Central 3	A	69,231	48,171	Withheld	Regent Properties, Inc.
	15 2400 Lakeside Blvd	2400 Lakeside Blvd	A	78,439	46,304	\$23.94 Plus Electric	Pacific Oak Capital Advisors
	16 1301 W President George Bush Hwy	190 Office Center I	A	101,074	43,281	\$26.00 Plus Electric	City Office REIT, Inc.
	17 2425 N Central Expy	Palisades Central I	A	102,798	37,402	\$20.00 Plus Electric	KBS
	18 1600 N Collins Blvd	1600 North Collins	A	44,784	31,989	\$22.00 Plus Electric	Thompson Realty Capital
	19 700 Central Expy S	One Allen Center	A	75,315	30,772	\$21.83 Triple Net	Accesso Partners
	20 500 N Central Expy	Central Five Hundred	A	90,517	30,000	\$23.00 Plus Electric	MoxieBridge
	21 2301 W Plano Pky	Plano Corporate Center West	A	65,200	29,300	\$17.50 Triple Net	Andres Sevilla Moran
	22 1500 N Greenville Ave	Collins Crossing	A	78,205	28,550	\$19.44 Triple Net	Franklin Street Properties Corporation
	23 2201 W Plano Pky	Plano Corporate Center East	A	26,189	26,189	Withheld	Andres Sevilla Moran
	24 2301 N Greenville Ave	Creekview I	A	69,135	25,371	\$18.00 Triple Net	EQT Exeter


SIGNIFICANT VACANCIES

RICHARDSON

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	25 3033 W President George Bush Hwy	APEX - Wilcox Center 190	A	36,104	20,124	\$20.00 Triple Net	Champion Partners
	26 901 S Central Expy	Fossil Headquarters	B	320,000	211,195	Withheld	The Swig Company
	27 1703 N Plano Rd	Cardinal Park 8	B	48,312	142,356	\$16.00 Triple Net	EQT Exeter
	28 195 Murray Farm Rd	195 Murray Farm Rd	B	98,772	98,772	\$21.25 Triple Net	Lincoln Property Company
	29 2703 N Central Expy	2703 NCX	B	93,705	93,705	\$11.25 Triple Net	Capital Commercial Investments, Inc.
	30 805 S Central Expy	Allen Office Center	B	88,960	88,960	\$13.50 Triple Net	Gladstone Commercial Corporation
	31 18325 Waterview Pky	Waterview Plaza	B	84,000	84,000	\$17.50 Plus Electric	Prime Art & Jewel
	32 3101 E President George Bush Hwy	Richardson Office Center I	B	163,730	81,865	\$17.00 Triple Net	Pillar Commercial, LLC
	33 1410 E Renner Rd	CityLine	B	81,497	81,497	\$17.00 Triple Net	BH Properties, LLC
	34 2200 N Greenville Ave	2200 N Greenville Ave	B	70,620	70,620	\$15.00 Triple Net	Capital Commercial Investments, Inc.
	35 1600 N Redbud Blvd	Independent Bank Building	B	63,552	63,552	\$18.00 Triple Net	Relianse Global
	36 1219 Abrams Rd	Walnut Abrams Plaza II	B	56,042	56,042	\$12.00 Full Service Gross	Henley Management Company


SIGNIFICANT VACANCIES

RICHARDSON

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	37 2050 N Greenville Ave	Campbell Forum II	B	54,881	54,881	Withheld	Beltway Commercial Real Estate
	38 1705 N Plano Rd	Cardinal Park 7	B	45,732	45,732	\$16.00 Triple Net	EQT Exeter
	39 1122 N Alma Rd	Collins Technology Park	B	40,513	40,513	\$15.50 Triple Net	AGF Lewisville 16 II, Ltd.
	40 1680 Prospect Dr	Cardinal Park 4	B	40,400	40,400	Withheld	EQT Exeter
	41 500 W Bethany Dr	Allen Tech Center	B	77,556	38,778	\$12.00 Triple Net	New Montgomery Partners LLC
	42 610 Elm St	The Cotton Mill	B	123,546	33,000	\$24.62 + Elec & Clean	The Cotton Mill
	43 3320 Matrix Dr	Technology Business Campus	B	24,330	24,330	Withheld	Vantage Companies
	44 2701 E President George Bush Hwy	2701 E President George Bush Hwy	B	24,192	24,192	\$18.33 Triple Net	Endtime Inc
	45 1010 E Arapaho Rd	1010 Arapaho	B	28,192	23,616	\$15.50 Plus Electric	GBP Multi Property Fund LP
	46 1100 E Campbell Rd	1100 East Campbell - Spring Creek Bus Park V	B	38,721	23,355	\$13.23 Plus Electric	James R. Judge
	47 1303 E Arapaho Rd	Arapaho Office Park	B	34,879	23,237	\$12.50 Plus All Utilities	The Martinelli Company
	48 1301 Central Expy S	The Office Campus at Allen - Building 1	B	18,656	22,438	\$20.50 Plus Electric	Triad Real Estate Consulting Group, LLC

SIGNIFICANT VACANCIES

RICHARDSON

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	49 2360 Campbell Creek Blvd	Campbell Creek Pavilion	B	21,900	21,900	\$13.50 Triple Net	ICM Asset Management
	50 1947 K Ave	Building D - K Avenue Business Park	B	13,700	20,550	\$12.50 Modified Gross	Howard & Showalter Investments
	51 275 W Campbell Rd	University Plaza	B	43,993	20,343	\$18.00 Plus Electric	Beltway Commercial Real Estate
	52 501 W President George Bush Hwy	Custer Court	B	53,012	20,236	\$25.00 Plus Electric	Origin Investments
	53 251 Renner Pky	Renner Plaza	B	20,000	20,000	\$18.00 Plus Electric	Outreach Health Services
	54 601 Data Dr	601 Data Dr	C	423,123	423,123	\$12.75 Triple Net	Capital Commercial Investments, Inc.
	55 1600 W Plano Pky	1600 W Plano Pky	C	103,065	71,084	\$20.00 Plus Electric	1600 Plano Parkway Ltd
	56 306 N Greenville Ave	306 N Greenville Ave	C	21,926	21,926	Withheld	HowMyra LP

STEMMONS

The Stemmons office area is a diverse submarket strategically bridging the markets serving the two major airports of DFW. A short drive to both DFW and Love Field Airports and close proximity to the Park Cities makes this a natural location for companies of all sizes and types. Stemmons has a very strong medical presence with Parkland and Children's Hospitals and the UTSW Medical Center operating in symbiosis. The West Love Development near Love Field is bringing in all types of new retailers to serve the newest multifamily buildings housing those in the medical profession. The Dallas Design Center rounds out the submarket with the most attractive locations for creative groups in all of DFW. No other market in Dallas has seen the transformation currently underway in the Stemmons submarket.



65,000 SF
CONSTRUCTION



77.1%
OCCUPANCY



-41,530 SF
YTD ABSORPTION



\$20.58
GROSS AVG
RENTAL RATE

MARKET CHARACTERISTICS & TRENDS

- The Stemmons submarket traditionally hovers around an occupancy rate of 70%.
- The submarket has a wide variety of tenants from engineering, legal, to medical.
- Boosted by a HUB Zone, this market is an attractive area for businesses of all kinds.
- While the submarket was once a place for back-office users, Stemmons is now a thriving destination for corporate relocations.
- The West Love Development near Love fields marks the best retail and multifamily development for Stemmons in decades.

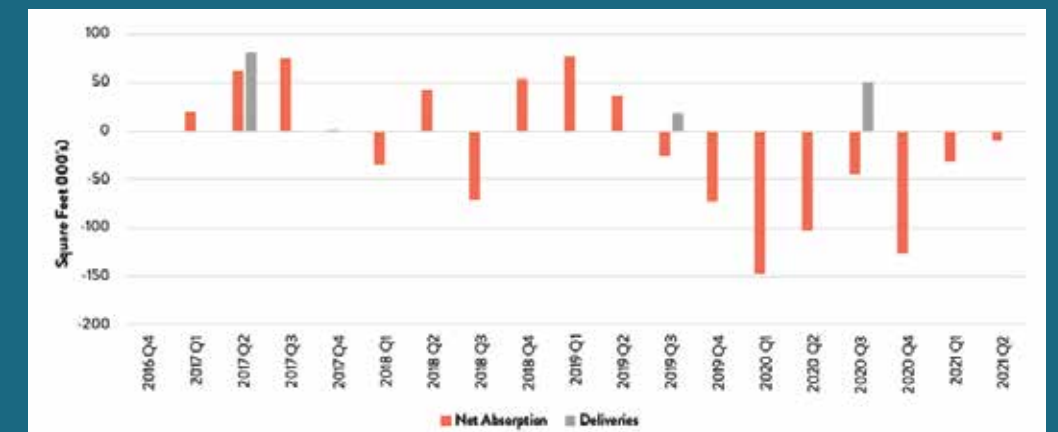
NOTABLE TRANSACTIONS

- **Manuel Diaz Law Firm**, 8100 John Carpenter, 2/1/21, 12,301 SF, New
- **UTSW**, Trinity Towers, 1/1/21, 54,500 SF, New
- **Children's Hospital**, Mockingbird Towers, 1/1/21, 51,624 SF, New
- **Continental Batteries**, Ricchi Towers, 9/1/20, 18,474 SF, New
- **UTSW**, Pegasus Park, 1/1/21, 181,424 SF, New
- **Datum Engineers**, 1420 W Mockingbird, 7/1/20, 9,400 SF, New
- **DNV GL Energy**, Trinity Towers, 5/1/20, 4,968 SF, Renewal

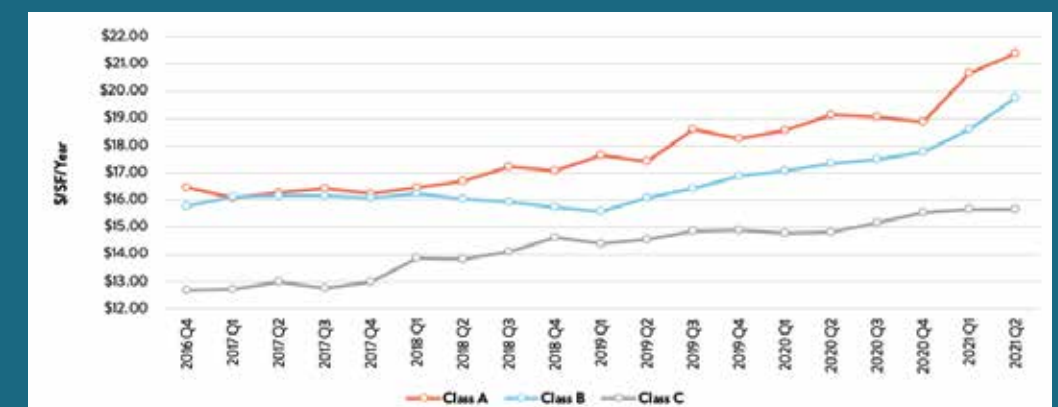
BLOCKS OF SPACE

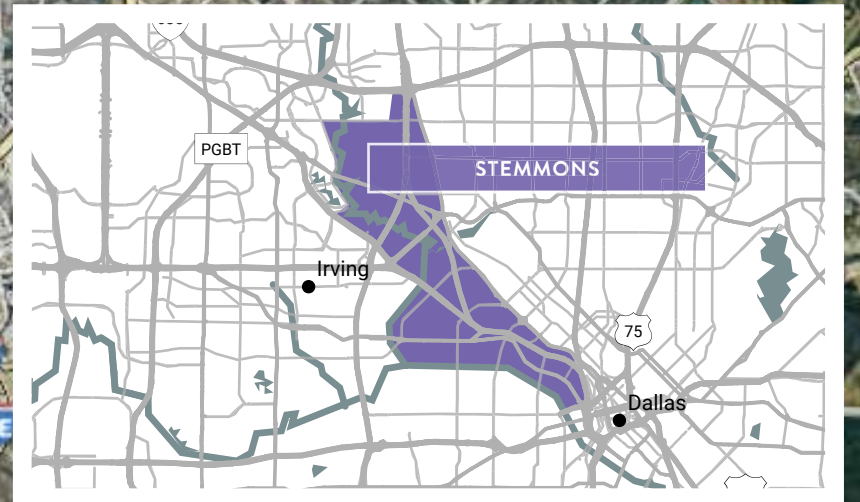
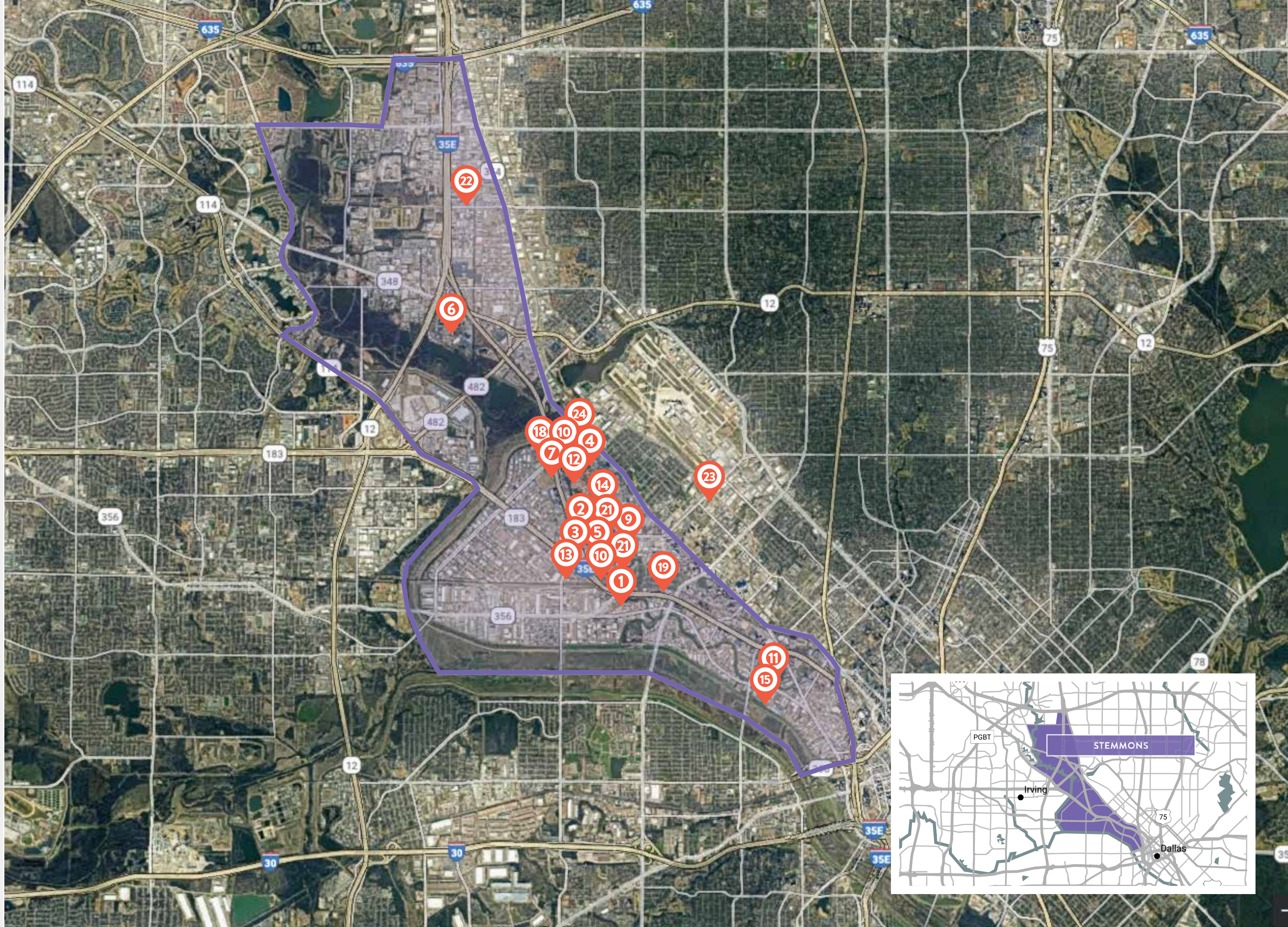
20-50K SF	_____	17
50-100K SF	_____	04
100K SF	_____	04

NET ABSORPTION & DELIVERIES




CLASS RENTAL RATES





SIGNIFICANT VACANCIES

STEMMONS

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER	
	01 3000 Pegasus Park Dr	Pegasus Park	A	152,071	152,071	\$28.99 Triple Net	Pegasus Park, LLC	
	02 7800 N Stemmons Fwy	7800 Ricchi Tower	A	156,814	69,588	\$19.00 Full Service Gross	Ricchi Group	* FOR SALE
	03 1111 W Mockingbird Ln	1111 Tower	A	72,406	34,495	\$16.05 Full Service Gross	Ricchi Group	
	04 1600 Viceroy Dr	1600 Viceroy Dr	A	29,554	24,061	Withheld	Reis	
	05 1430 Empire Central Dr	1430 Empire Central Dr	B	40,000	160,000	\$17.00 Plus Electric	EY Ventures, LLC	
	06 9999 Technology Blvd W	9999 Technology Blvd W	B	150,272	150,272	\$13.50 Triple Net	Teleperformance USA	
	07 8777 N Stemmons Fwy	Tower II - Eldorado Towers	B	91,633	76,968	\$16.00 Full Service Gross	Ricchi Group	
	08 3000 Pegasus Park Dr	Building 2 - Pegasus Park	B	70,439	70,439	\$28.00 Triple Net	Pegasus Park, LLC	
	09 1300 W Mockingbird Ln	1300 W Mockingbird Ln	B	55,061	55,061	\$16.00 Full Service Gross	Ricchi Group	
	10 8828 N Stemmons Fwy	Regal Center	B	88,417	47,550	\$11.00 Full Service Gross	Great Oaks Water Co.	
	11 141-149 Manufacturing St	Manufacturing District	B	42,056	42,056	\$30.00 Triple Net	Quadrant Investment Properties	
	12 8700 N Stemmons Fwy	8700 Stemmons	B	75,934	34,405	\$15.00 Full Service Gross	Ricchi Group	

SIGNIFICANT VACANCIES

STEMMONS

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	131010 W Mockingbird Ln	1010 W Mockingbird Ln	B	67,000	33,500	\$12.00 Plus Electric	Leverage Partners
	148303 Elmbrook Dr	8303 Elmbrook Dr	B	30,141	30,141	\$14.00 Full Service Gross	Culinaire
	15119-127 Manufacturing St	Manufacturing District	B	13,306	28,794	\$30.00	Quadrant Investment Properties
	16111 Manufacturing Blvd	Manufacturing District	B	8,328	28,794	\$30.00 Triple Net	Quadrant Investment Properties
	17115 Manufacturing St	Manufacturing District	B	7,160	28,794	\$30.00 Triple Net	Quadrant Investment Properties
	188787 N Stemmons Fwy	Tower I - Eldorado Towers	B	59,148	26,306	\$16.00 Full Service Gross	Optima International, LLC
	192930 N Stemmons Fwy	2930 N Stemmons Fwy	B	25,000	25,000	\$11.50 Plus Electric	Prime Art & Jewel
	201220 River Bend Dr	The Plaza at River Bend	B	24,000	24,000	\$16.00 Plus Electric	Elite 1 Ents Llc
	218150 Brookriver Dr	Brookriver Executive Center South Tower	B	50,310	43,775	\$17.00 Full Service Gross	Pratt Street Capital LLC
	222607 Walnut Hill Ln	Plaza at Walnut Hill	B	38,000	20,000	Withheld	Noryian & Associates
	232626 W Mockingbird Ln	2626 W Mockingbird Ln	C	45,370	45,370	\$26.00	42 Real Estate
	248625 King George Dr	Building C - Regal Garden Office Center	C	20,200	20,200	\$12.00 Plus Electric	Ronald V. Franco

UPTOWN

Uptown is Dallas' most dynamic live, work and play environment. Defined by its walkability Uptown is comprised of 592 acres of land that is densely populated and 98% built out. A favored destination for dining and entertainment, the Uptown market is the preferred destination for companies looking to recruit and retain talent. A premier market for office space, Uptown commands some of the highest rental rates in DFW and has seen a significant share of new construction in the last cycle.



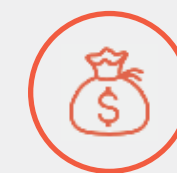
1,016,688 SF
CONSTRUCTION



82.7%
OCCUPANCY



-376,622 SF
YTD ABSORPTION



\$41.69
GROSS AVG
RENTAL RATE

UPTOWN

MARKET CHARACTERISTICS & TRENDS

- Boasting a walk score of 92, the Uptown submarket is Dallas' most walkable live-work-play community.
- The Uptown office market has benefitted from the region's flight to quality over the last few years. As a result office rents in the area average more than \$40/sf.
- The area's PD 193 and MU-3 zoning have a focus on density with an emphasis on redevelopment of the low rise developments along McKinney Avenue.

NOTABLE TRANSACTIONS

- **O'Melveny & Myers**, Saint Ann Court, 7/1/21, 25,120 SF, New
- **JLL**, 2401 Cedar Springs, 2/1/21, 95,882 SF, New
- **Fox Rothschild**, Saint Ann Court, 4/1/20, 25,191 SF, New
- **Caldwell Cassady & Curry**, PxC Tower, 3/1/20, 14,619 SF, New
- **Reed Smith**, Harwood No. 10, 1/1/20, 49,000 SF, New
- **Envy Gaming**, Victory Plaza East, 1/1/20, 20,872 SF, New
- **Omniplan**, Advancial Tower, 1/1/20, 16,413 SF, New

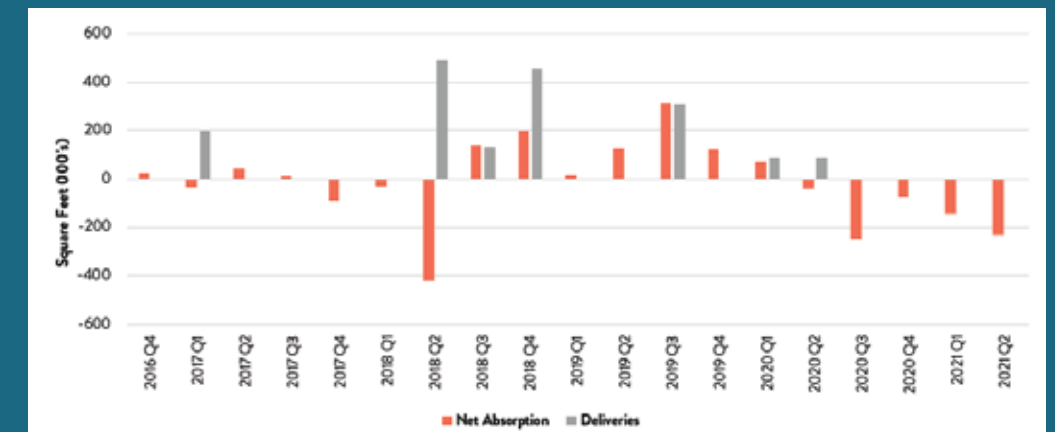
TENANTS IN THE MARKET

- **Goldman Sachs** (1,000,000 SF)
- **Western Asset Management** (250,000 SF)
- **Worldwide Express** (40,000 SF)
- **Newmark** (40,000 SF)
- **Hall Estill** (50,000 SF)
- **Tolleson Wealth Management** (40,000 SF)
- **Regions** (40,000 SF)
- **Bain** (40,000 SF)
- **PMG Digital Realty** (30,000 SF)
- **Truist** (20,000 SF)

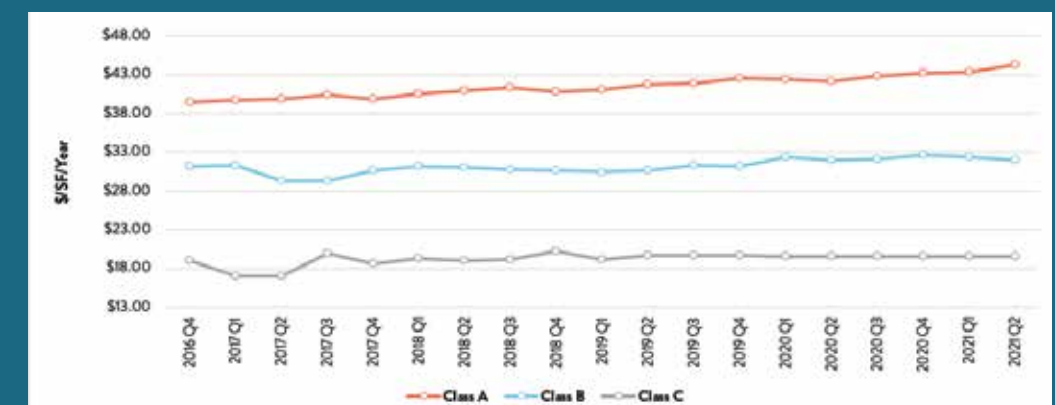
BLOCKS OF SPACE

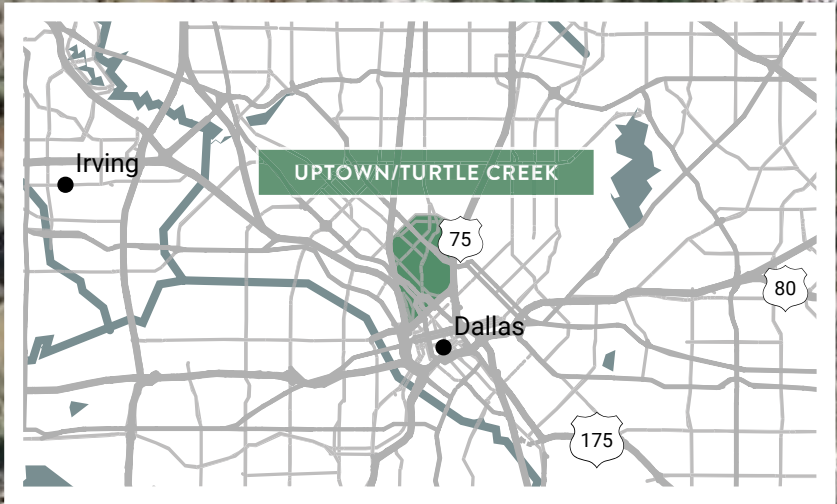
20-50K SF	_____	21
50-100K SF	_____	03
100K SF	_____	03

NET ABSORPTION & DELIVERIES



CLASS RENTAL RATES






SIGNIFICANT VACANCIES

UPTOWN / TURTLE CREEK

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	01 3500 Maple Ave	Parkside Tower	A	182,447	111,728	\$27.87 Triple Net	Lincoln Property Company
	02 3102 Oak Lawn Ave	The Centrum	A	161,032	106,523	\$35.00 Triple Net	Oaktree Capital Management
	03 2401 Cedar Springs Rd	2401 Cedar Springs Rd	A	112,255	69,471	\$35.00 Triple Net	Megatel Homes, Inc.
	04 2000 McKinney Ave	2000 McKinney Avenue	A	69,016	51,006	Withheld	Union Investment Real Estate GmbH
	05 1717 McKinney Ave	17Seventeen McKinney	A	168,728	45,799	\$40.00 Triple Net	Gaedeke Group
	06 3232 McKinney Ave	One McKinney	A	102,996	40,944	\$32.00 Triple Net	Gaedeke Group
	07 2950 N Harwood St	Harwood No. 7 Frost Tower	A	35,940	35,940	Withheld	Harwood International
	08 3102 Maple Ave	3102 Maple Ave	A	35,505	33,740	\$25.00 Triple Net	Weitzman
	09 2323 Victory Ave	One Victory Park	A	264,299	30,203	\$34.00 Triple Net	Clarion Partners
	10 2121 Pearl St	PwC Tower - Park District	A	118,225	28,423	\$40.00	MetLife, Inc.
	11 2021 McKinney Ave	McKinney & Olive	A	54,286	28,319	\$42.00 Triple Net	Crescent Real Estate, LLC
	12 3090 Nowitzki Way	Victory Plaza West	A	65,721	26,216	\$30.37 Triple Net	Asana Partners

SIGNIFICANT VACANCIES

UPTOWN / TURTLE CREEK

	ADDRESS	OFFICE/PARK NAME	CLASS	TOTAL AVAIL SF	MAX CONTIG	QUOTED RENT	OWNER
	13 2100 McKinney Ave	2100 McKinney	A	66,556	25,099	\$41.38 Triple Net	New York State Common Retirement Fund
	14 3800 Maple Ave	IBC Plaza at 3800 Maple	A	50,247	23,990	\$27.53 Triple Net	International Bancshares Corp
	15 3100 McKinnon St	Citymark on the Katy Trail	A	107,276	23,290	\$25.00	Waterfall Asset Management
	16 2828 N Harwood St	Harwood No. 4 - International Center	A	30,105	22,908	Withheld	Harwood International
	17 200 Crescent Ct	The Crescent Building 200	A	53,113	22,365	\$42.00 Triple Net	Crescent Real Estate Equities LLC
	18 1920 McKinney Ave	Parkview at 1920 McKinney	A	52,749	22,265	\$38.00 Triple Net	Invesco Advisers, Inc.
	19 100 Crescent Ct	The Crescent Building 100	A	36,597	22,196	\$42.00 Triple Net	Crescent Real Estate Equities LLC
	20 300 Crescent Ct	The Crescent Building 300	A	90,902	22,051	\$42.00 Triple Net	Crescent Real Estate Equities LLC
	21 2728 N Harwood St	Harwood No. 2 - International Center	A	20,678	20,678	Withheld	Harwood International
	22 2525 McKinnon St	2525 McKinnon	A	40,434	20,644	\$29.72 Triple Net	City Office REIT, Inc.
	23 2501 Cedar Springs Rd	2501 Cedar Springs Rd	B	117,565	110,415	\$28.00 Triple Net	Grupo Haddad US
	24 1919 McKinney Ave	1919 McKinney Ave	B	165,961	63,057	\$26.00 Triple Net	Ecom USA, Inc.

UPTOWN / TURTLE CREEK

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