

DALLAS / FORT WORTH



WHITEBOX

REAL ESTATE

Q2 2022

OFFICE
MARKET BEAT



NEAR OR FAR, WE'RE WHERE YOU ARE.



WHITEBOX

REAL ESTATE

400 S Record Street
Suite 1100
Dallas, TX 75202
(214) 380-4540

420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102
(817) 502-1140

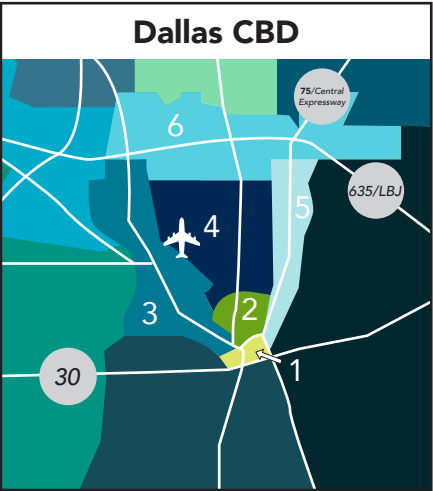
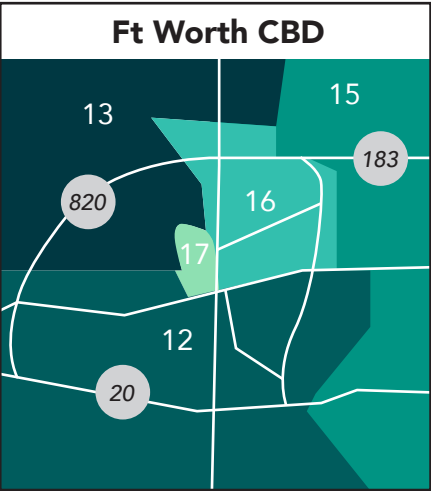
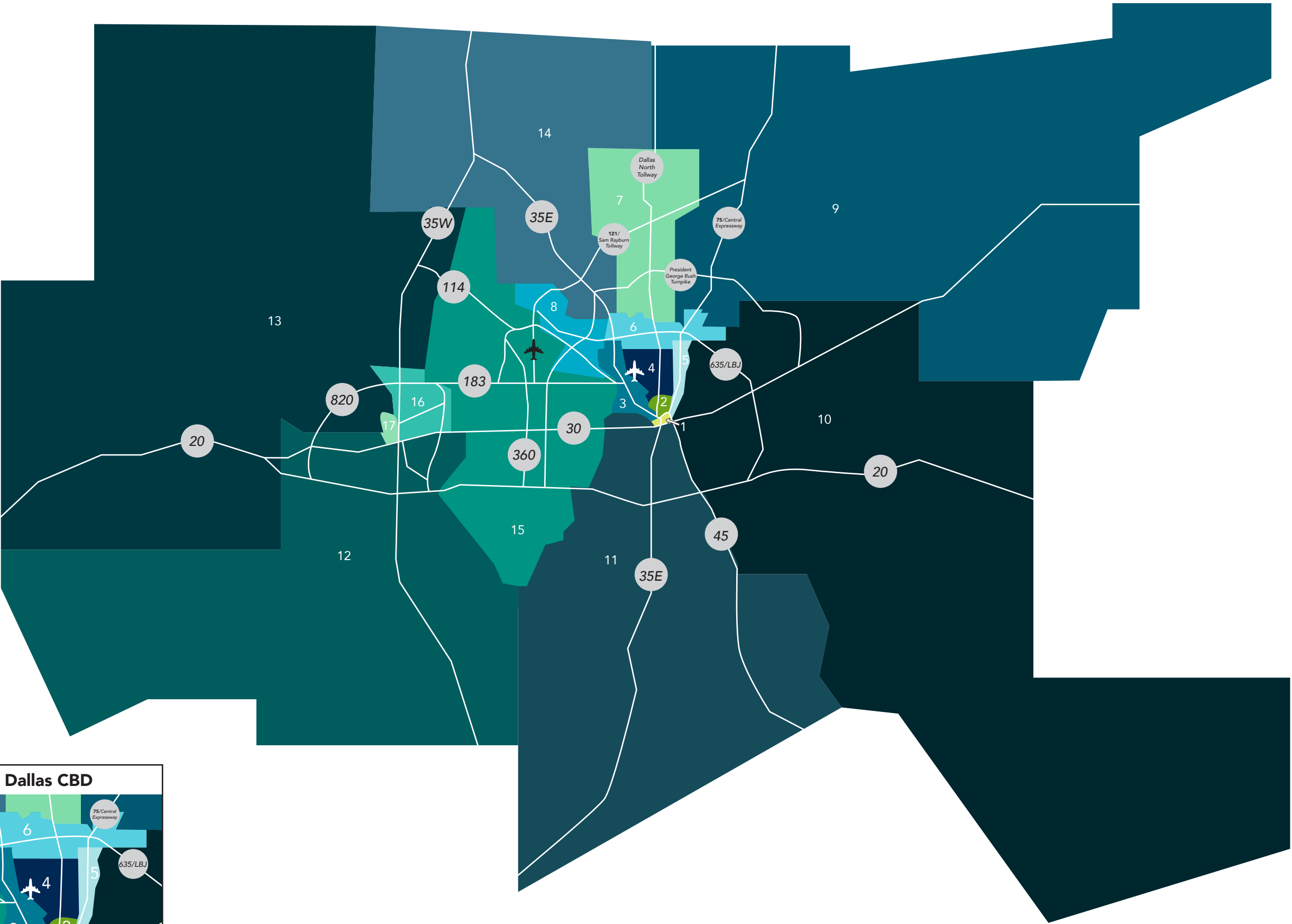
www.whiteboxrealestate.com

DFW
Office
Market
Overview

Legend

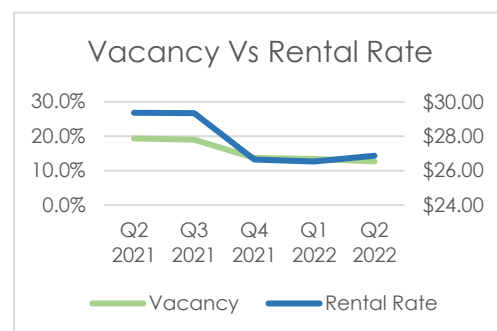
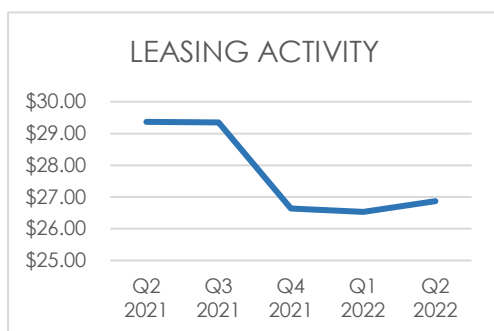
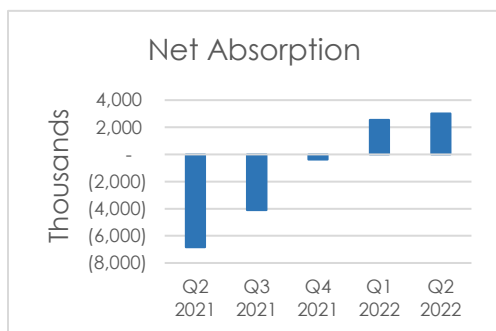
- 1 - Dallas CBD
- 2 - Uptown/Turtle Creek
- 3 - Stemmons Freeway
- 4 - Preston Center
- 5 - Central Expressway
- 6 - LBJ Freeway
- 7 - Far North Dallas
- 8 - Las Colinas
- 9 - Richardson/Plano
- 10 - East Dallas
- 11 - Southwest Dallas
- 12 - South Ft Worth
- 13 - North Ft Worth
- 14 - Lewisville/Denton
- 15 - Mid-Cities
- 16 - Northeast Ft Worth
- 17 - Ft Worth CBD

- DFW Airport
- Love Field



DFW OFFICE OVERVIEW | Q2 2022

	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
DFW	401,810,338 SF	62,364,641 SF	13.4%	2,557,495 SF	6,126,994 SF	7,900,805 SF	\$26.53/SF
Texas	1,146,611,032 SF	99,755,159 SF	7.2%	8,247,712 SF	14,083,972 SF	26,169,693 SF	\$21.63/SF
United States	8,287,847,393 SF	1,326,032,162 SF	12.4%	15,101,646 SF	64,411,052 SF	141,324,479 SF	\$34.99/SF



Under Construction

Delivered

Absorption

Sale Price PSF



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

MARKET BEAT

TOTAL OFFICE STATISTICS

WHITEBOX

REAL ESTATE

Market	Total Inventory	Vacancy		12 Month Total		Construction	Quoted
		Vacant SF	Vac %	Net Absorption	Net Deliveries	Current SF	Rates
Preston Center	7,327,466	682,114	9.31%	298,856	297,000	329,066	\$ 41.14
Central Expressway	14,518,379	2,678,641	18.45%	(221,416)	2,548	-	\$ 30.03
Uptown/Turtle Creek	17,515,624	2,907,418	16.60%	435,473	656,453	833,691	\$ 44.36
Dallas CBD	35,052,447	9,261,558	26.42%	(371,498)	254,902	-	\$ 27.44
Allen/McKinney	10,876,120	1,114,041	10.24%	271,356	190,507	858,560	\$ 30.92
Plano	10,888,257	1,757,038	16.14%	243,563	61,281	252,200	\$ 26.03
Richardson	23,826,967	4,338,176	18.21%	(118,974)	-	8,000	\$ 25.19
Frisco/The Colony	9,807,164	1,138,121	11.61%	579,762	453,785	1,006,630	\$ 35.92
Upper Tollway/West Plano	37,432,014	9,285,385	24.81%	553,017	1,168,342	776,277	\$ 35.55
Quorum/Bent Tree	25,509,779	5,085,885	19.94%	35,395	-	-	\$ 27.49
West LBJ Freeway	5,195,780	1,000,759	19.26%	96,778	-	20,000	\$ 20.89
East LBJ Freeway	17,691,670	4,712,176	26.64%	(460,135)	107,000	-	\$ 27.10
DFW Freeport/Coppell	16,635,211	3,628,639	21.81%	426,647	331,061	836,877	\$ 26.59
Office Ctr/West LBJ Ext	17,861,668	2,812,320	15.75%	29,751	167	-	\$ 27.09
Urban Center/Wingren	9,896,220	2,487,415	25.14%	(388,116)	-	512,269	\$ 29.91
Ft Worth CBD	11,258,761	1,614,281	14.34%	114,095	-	-	\$ 27.94
Totals	401,810,338	50,986,740	12.69%	3,010,925	5,655,206	7,686,563	\$ 26.87

Source: CoStar Property®

420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-454

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

The market terms, definitions, and statistics in this report are based on CoStar Group, Inc. statistics. The information contained is gathered from multiple sources considered to be reliable. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. © 2022 Whitebox Real Estate, LLC | Data from CoStar, Inc

WHITEBOX

REAL ESTATE

YOUR GOALS

OUR EXPERTISE



FOCUS IN ON YOUR GOALS

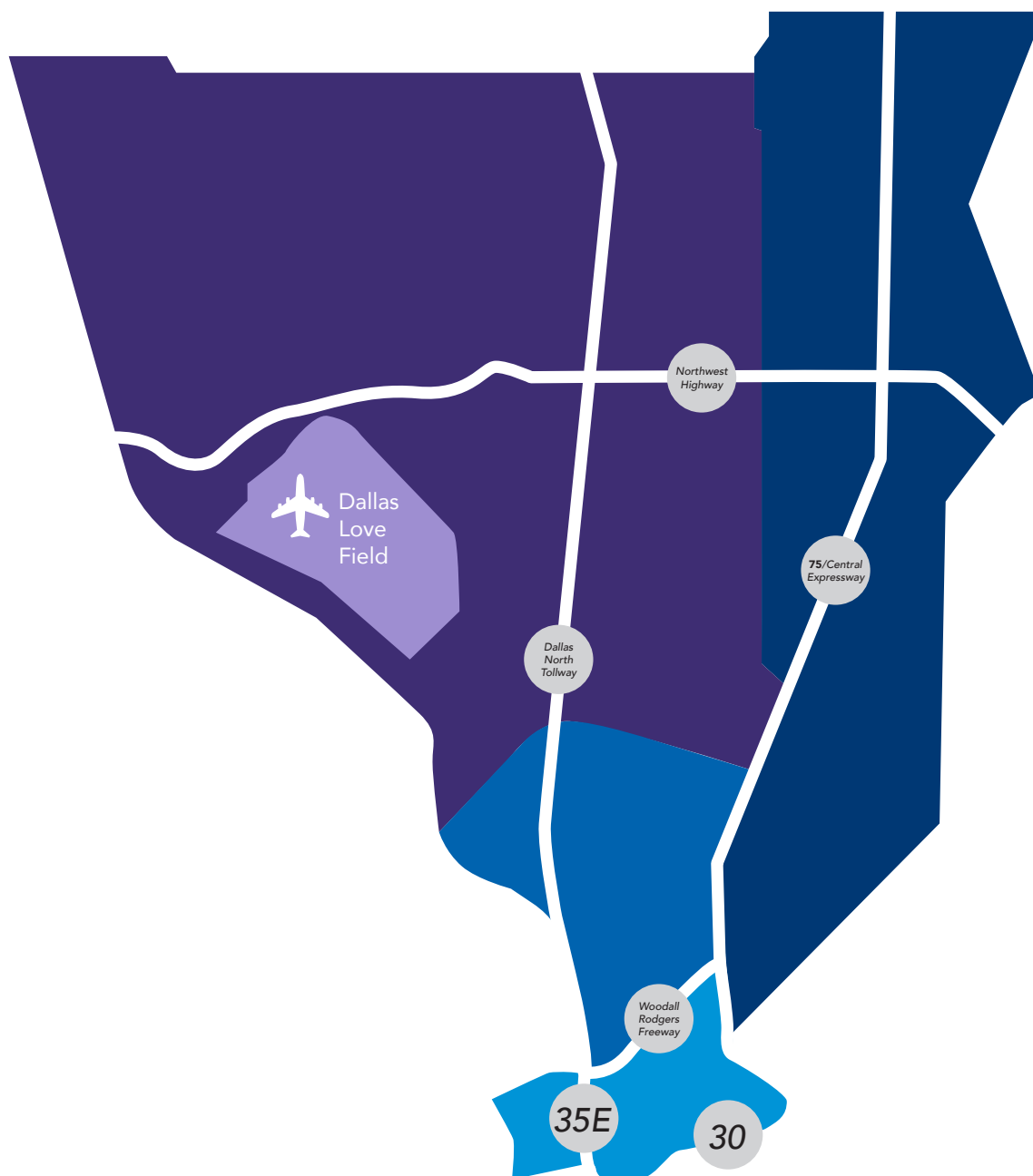
W H I T E B ☐ X

R E A L E S T A T E

www.whiteboxrealestate.com | contact@whiteboxrealestate.com

DALLAS 400 S Record Street, Suite 1100, Dallas, TX 75202 | 214.380.4540 **FORT WORTH** 420 Throckmorton Street, Suite 200, Fort Worth, TX 76102 | 817.502.1140

Dallas Central Core



Legend

- Preston Center
- Central Expressway Submarket
- Uptown/Turtle Creek
- Dallas CBD



Preston Center | Q2 2022

Market Insights:

The Preston Center Submarket ended the second quarter of 2022 with a vacancy rate of 9.31%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 298,856 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$41.14/SF across all classes, increasing from \$40.61/SF in the previous quarter. 12-month new construction deliveries are at 297,000 SF, and there is currently 329,066 SF under construction in the submarket.

Preston Center commercial sale prices ended the second quarter of 2022 at \$319/SF, increasing from \$299/SF in the previous quarter. The average commercial sale price in DFW is \$215.89/SF, and overall cap rates are 7.24%.

Q2 2022 vs Q1 2021

Rental Rates

Vacancy



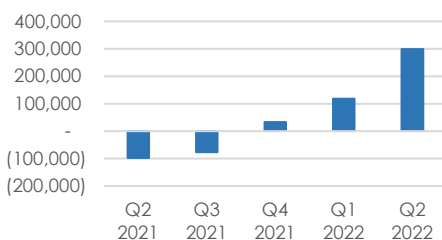
Under Construction

Absorption

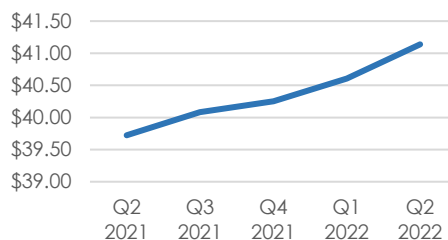


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Preston Center	7,327,466 SF	1,041,086 SF	9.31%	298,856 SF	297,000 SF	329,066 SF	\$41.14/SF
Dallas / Fort Worth Total	401,810,338 SF	50,986,740 SF	12.69%	3,010,925 SF	5,655,206 SF	7,686,563 SF	\$26.87/SF

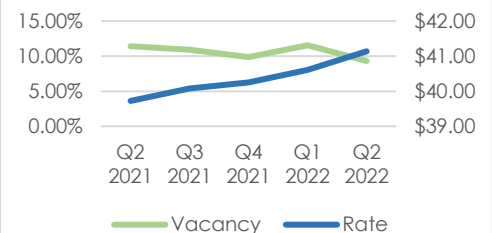
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Central Expressway | Q2 2022

Market Insights:

The Central Expressway Submarket ended the second quarter of 2022 with a vacancy rate of 18.45%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is -221,416 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$30.03/SF across all classes, increasing from \$29.71/SF in the previous quarter. 12-month new construction deliveries are at 2,548 SF, and there is currently no new construction in the submarket.

Central Expressway commercial sale prices ended the second quarter of 2022 at \$212/SF, which did not change from the previous quarter. The average commercial sale price in DFW is \$215.89/SF, and overall cap rates are 7.24%.

Q2 2022 vs Q1 2021

Rental Rates

Vacancy



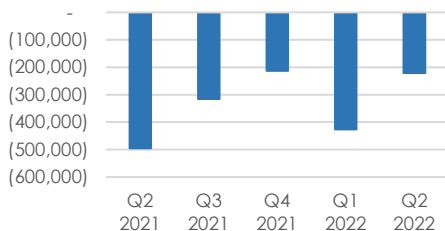
Under Construction

Absorption

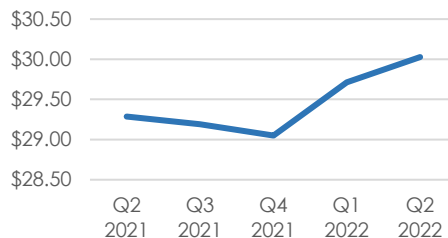


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Central Expressway	14,518,379 SF	3,054,957 SF	18.45%	-221,416 SF	2,548 SF	0 SF	\$30.03/SF
Dallas / Fort Worth Total	401,810,338 SF	50,986,740 SF	12.69%	3,010,925 SF	5,655,206 SF	7,686,563 SF	\$26.87/SF

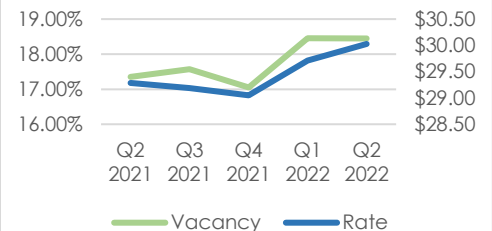
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Uptown / Turtle Creek | Q2 2022

Market Insights:

The Uptown / Turtle Creek Submarket ended the second quarter of 2022 with a vacancy rate of 16.60%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 435,473 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$44.36/SF across all classes, increasing from \$43.54/SF in the previous quarter. 12-month new construction deliveries are at 656,453 SF, and there is currently 833,691 SF under construction in the submarket.

Uptown / Turtle Creek commercial sale prices ended the second quarter of 2022 at \$357/SF, increasing from \$348/SF in the previous quarter. The average commercial sale price in DFW is \$215.89/SF, and overall cap rates are 7.24%.

Q2 2022 vs Q1 2021

Rental Rates

Vacancy



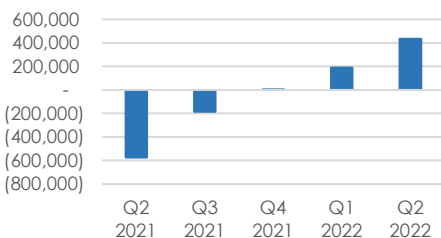
Under Construction

Absorption

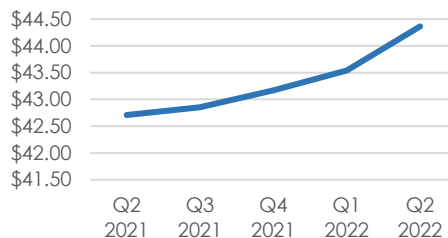


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Uptown / Turtle Creek	17,515,624 SF	4,074,309 SF	16.60%	435,473 SF	656,453 SF	833,691 SF	\$44.36/SF
Dallas / Fort Worth Total	401,810,338 SF	50,986,740 SF	12.69%	3,010,925 SF	5,655,206 SF	7,686,563 SF	\$26.87/SF

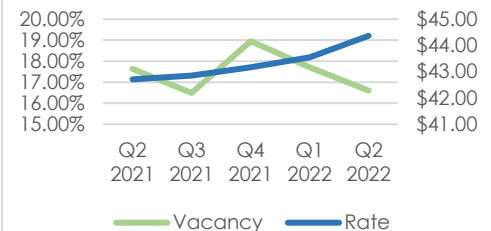
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Dallas CBD | Q2 2022

Market Insights:

The Dallas CBD Submarket ended the second quarter of 2022 with a vacancy rate of 26.42%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is -371,498 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$27.44/SF across all classes, increasing from \$27.03/SF in the previous quarter. 12-month new construction deliveries are at 254,902 SF, and there is currently no new construction in the submarket.

Dallas CBD commercial sale prices ended the second quarter of 2022 at \$289/SF, increasing from \$284/SF in the previous quarter. The average commercial sale price in DFW is \$215.89/SF, and overall cap rates are 7.24%.

Q2 2022 vs Q1 2021

Rental Rates

Vacancy



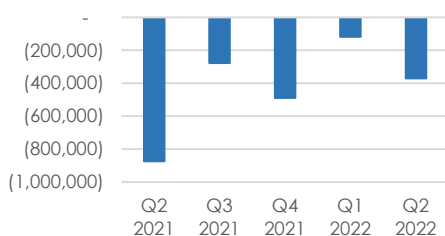
Under Construction

Absorption

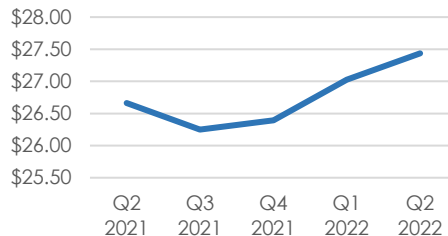


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Dallas CBD	35,052,447 SF	10,758,297 SF	26.42%	-371,498 SF	254,902 SF	0 SF	\$27.44/SF
Dallas / Fort Worth Total	401,810,338 SF	50,986,740 SF	12.69%	3,010,925 SF	5,655,206 SF	7,686,563 SF	\$26.87/SF

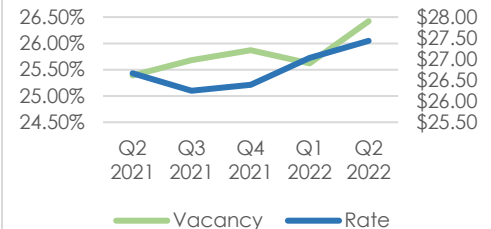
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

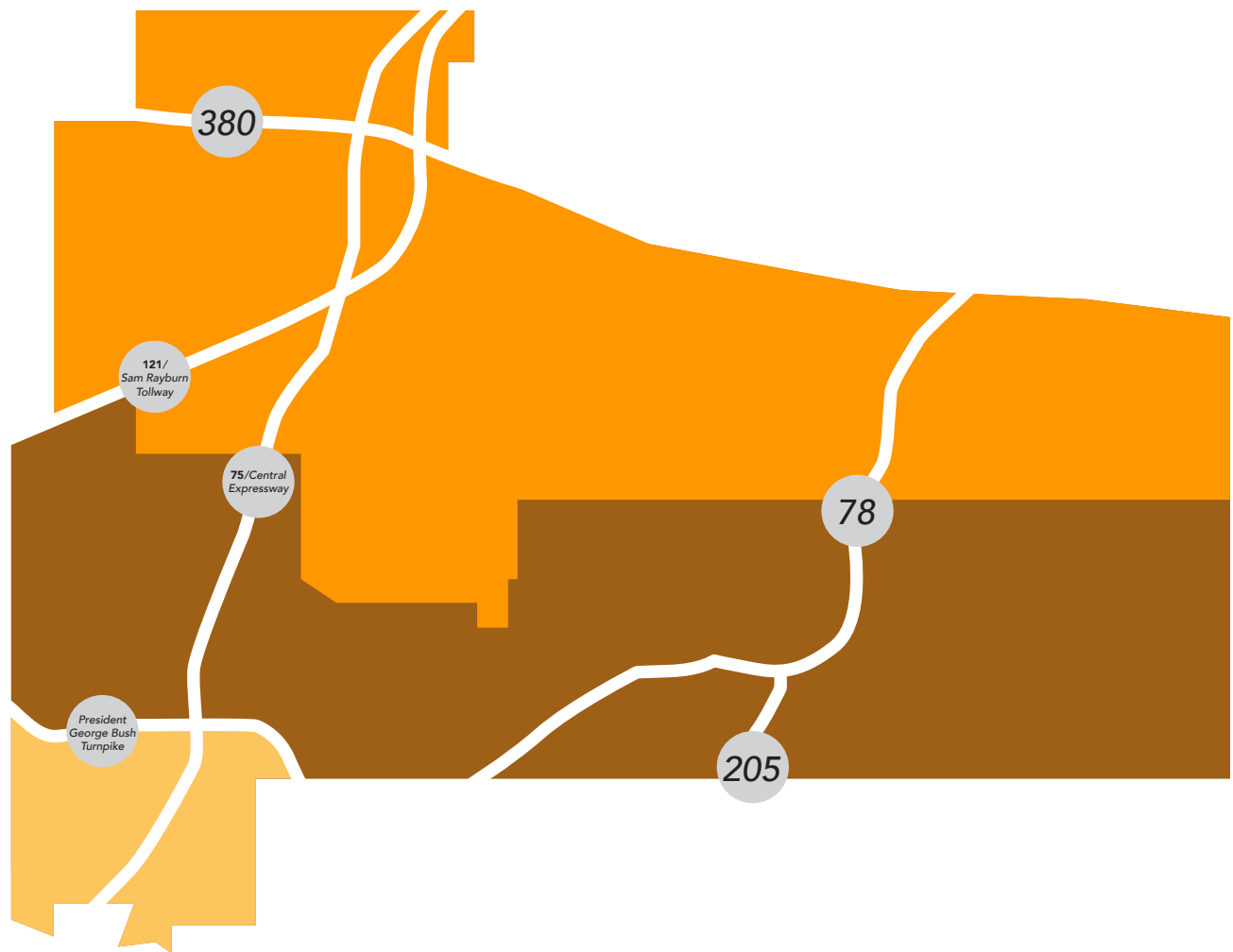
400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Upper Central Expressway



Legend

- Allen/McKinney
- Plano
- Richardson



Allen / McKinney | Q2 2022

Market Insights:

The Allen / McKinney Submarket ended the second quarter of 2022 with a vacancy rate of 10.24%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 271,356 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$30.92/SF across all classes, increasing from \$30.33/SF in the previous quarter. 12-month new construction deliveries are at 190,507 SF, and there is currently 858,560 SF under construction in the submarket.

Allen / McKinney commercial sale prices ended the second quarter of 2022 at \$257/SF, increasing from \$252/SF in the previous quarter. The average commercial sale price in DFW is \$215.89/SF, and overall cap rates are 7.24%.

Q2 2022 vs Q1 2021

Rental Rates



Vacancy



Under Construction

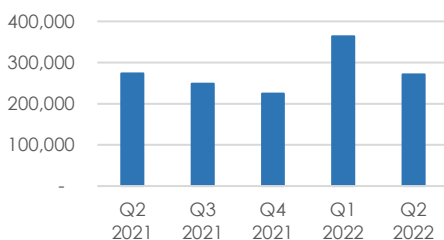


Absorption

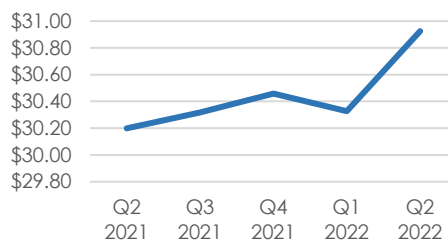


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Allen / McKinney	10,876,120 SF	1,736,264 SF	10.24%	271,356 SF	190,507 SF	858,560 SF	\$30.92/SF
Dallas / Fort Worth Total	401,810,338 SF	50,986,740 SF	12.69%	3,010,925 SF	5,655,206 SF	7,686,563 SF	\$26.87/SF

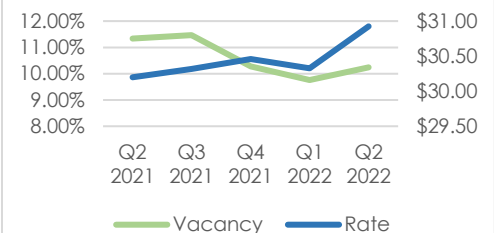
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Plano | Q2 2022

Market Insights:

The Plano Submarket ended the second quarter of 2022 with a vacancy rate of 16.14%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 243,563 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$26.03/SF across all classes, increasing from \$25.59/SF in the previous quarter. 12-month new construction deliveries are at 61,281 SF, and there is currently 252,200 SF under construction in the submarket.

Plano commercial sale prices ended the second quarter of 2022 at \$218/SF, increasing from \$214/SF in the previous quarter. The average commercial sale price in DFW is \$215.89/SF, and overall cap rates are 7.24%.

Q2 2022 vs Q1 2021

Rental Rates



Vacancy



Under Construction

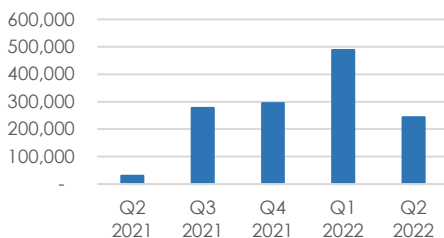


Absorption

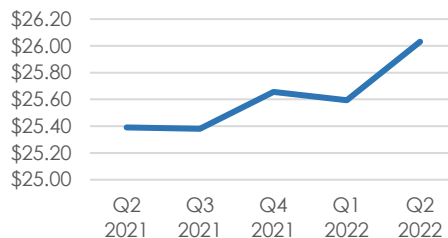


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Plano	10,888,257 SF	1,819,537 SF	16.14%	243,563 SF	61,281 SF	252,200 SF	\$26.03/SF
Dallas / Fort Worth Total	401,810,338 SF	50,986,740 SF	12.69%	3,010,925 SF	5,655,206 SF	7,686,563 SF	\$26.87/SF

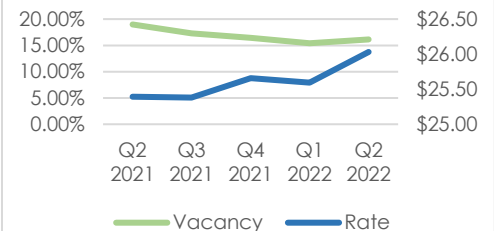
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Richardson | Q2 2022

Market Insights:

The Richardson Submarket ended the second quarter of 2022 with a vacancy rate of 18.21%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is -118,974 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$25.19/SF across all classes, increasing from \$24.91/SF in the previous quarter. There were no new construction deliveries in the last 12 months, and there is currently 8,000 SF under construction in the submarket.

Richardson commercial sale prices ended the second quarter of 2022 at \$216/SF, increasing from \$214/SF in the previous quarter. The average commercial sale price in DFW is \$215.89/SF, and overall cap rates are 7.24%.

Q2 2022 vs Q1 2021

Rental Rates

Vacancy



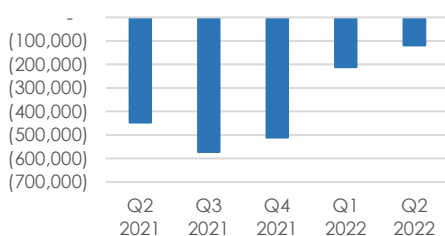
Under Construction

Absorption

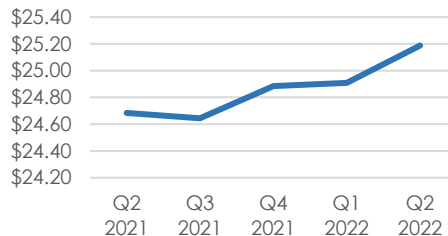


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Richardson	23,826,967 SF	4,939,569 SF	18.21%	-118,974 SF	0 SF	8,000 SF	\$25.19/SF
Dallas / Fort Worth Total	401,810,338 SF	50,986,740 SF	12.69%	3,010,925 SF	5,655,206 SF	7,686,563 SF	\$26.87/SF

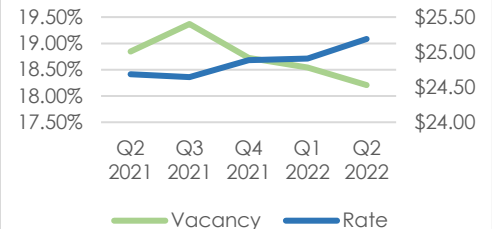
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

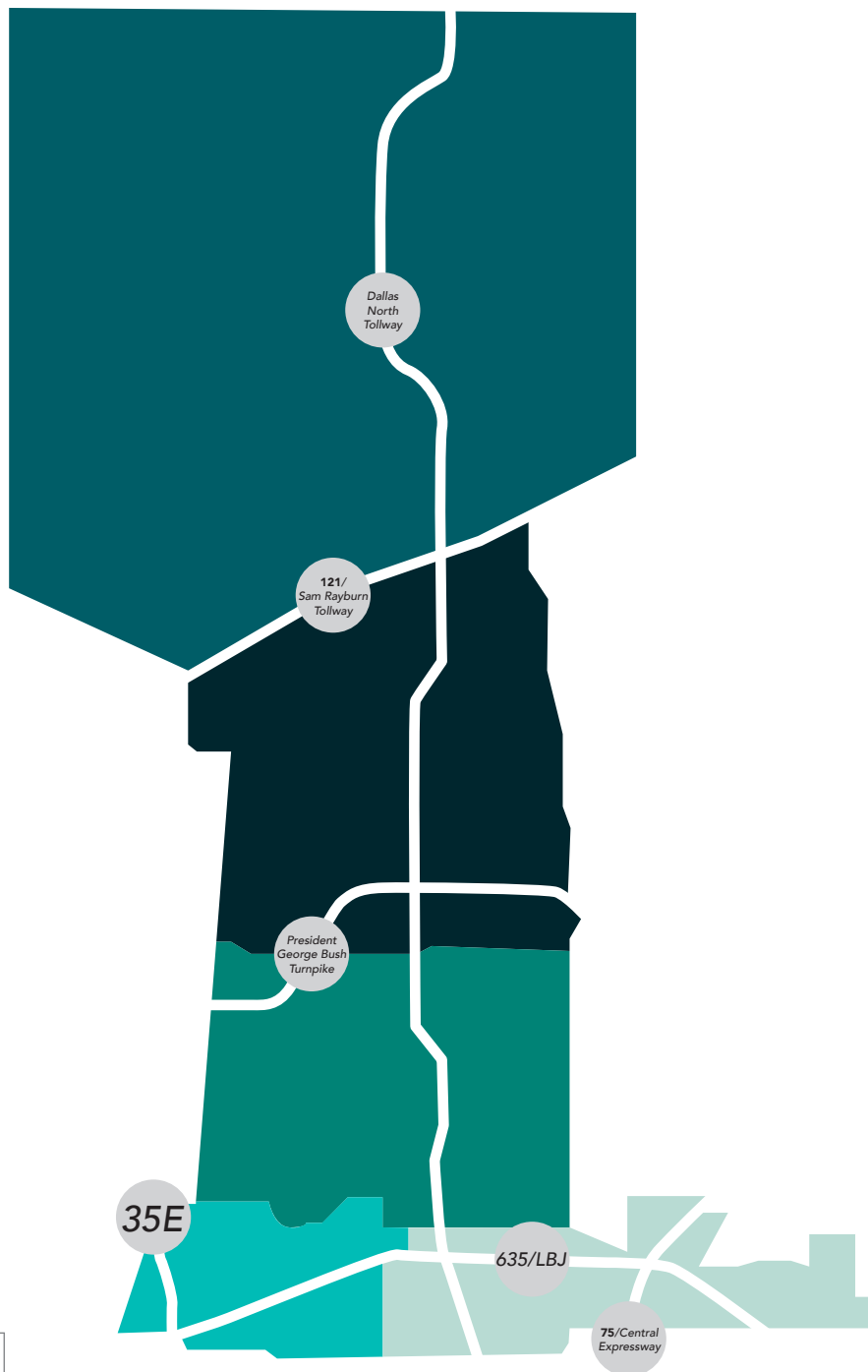
400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Far North Dallas



Legend

- Frisco/The Colony
- Upper Tollway/West Plano
- Quorum/Bent Tree
- West LBJ Freeway
- East LBJ Freeway



Frisco / The Colony | Q2 2022

Market Insights:

The Frisco / The Colony Submarket ended the second quarter of 2022 with a vacancy rate of 11.61%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 579,762 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$35.92/SF across all classes, increasing from \$35.16/SF in the previous quarter. 12-month new construction deliveries are at 453,785 SF, and there is currently 1,006,630 SF under construction in the submarket.

Frisco / The Colony commercial sale prices ended the second quarter of 2022 at \$323/SF, increasing from \$316/SF in the previous quarter. The average commercial sale price in DFW is \$215.89/SF, and overall cap rates are 7.24%.

Q2 2022 vs Q1 2021

Rental Rates



Vacancy



Under Construction

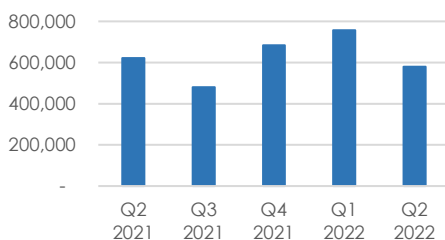


Absorption

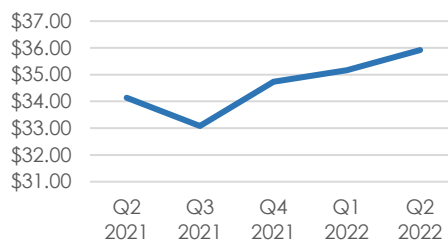


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Frisco / The Colony	9,807,164 SF	2,085,788 SF	11.61%	579,762 SF	453,785 SF	1,006,630 SF	\$35.92/SF
Dallas / Fort Worth Total	401,810,338 SF	50,986,740 SF	12.69%	3,010,925 SF	5,655,206 SF	7,686,563 SF	\$26.87/SF

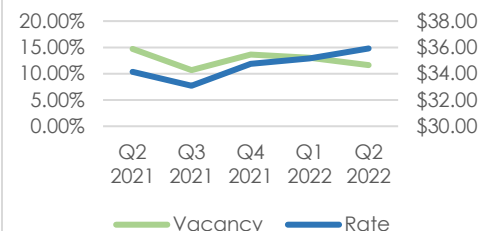
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Upper Tollway / West Plano | Q2 2022

Market Insights:

The Upper Tollway / West Plano Submarket ended the second quarter of 2022 with a vacancy rate of 24.81%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 553,017 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$35.55/SF across all classes, increasing from \$35.00/SF in the previous quarter. 12-month new construction deliveries are at 1,168,342 SF, and there is currently 776,277 SF under construction in the submarket.

Upper Tollway / West Plano commercial sale prices ended the second quarter of 2022 at \$320/SF, increasing from \$314/SF in the previous quarter. The average commercial sale price in DFW is \$215.89/SF, and overall cap rates are 7.24%.

Q2 2022 vs Q1 2021

Rental Rates

Vacancy



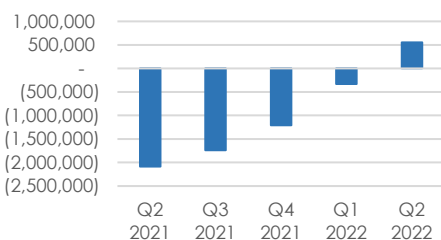
Under Construction

Absorption

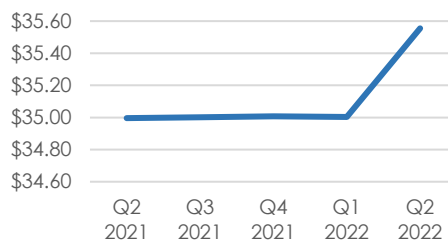


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Upper Tollway / West Plano	37,432,014 SF	10,393,747 SF	24.81%	553,017 SF	1,168,342 SF	776,277 SF	\$35.55/SF
Dallas / Fort Worth Total	401,810,338 SF	50,986,740 SF	12.69%	3,010,925 SF	5,655,206 SF	7,686,563 SF	\$26.87/SF

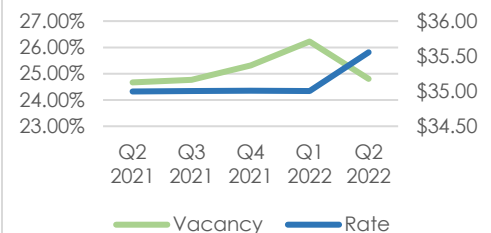
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Quorum / Bent Tree | Q2 2022

Market Insights:

The Quorum / Bent Tree Submarket ended the second quarter of 2022 with a vacancy rate of 19.94%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 35,395 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$27.49/SF across all classes, increasing from \$26.90/SF in the previous quarter. There were no new construction deliveries in the last 12 months, and there is currently no new construction in the submarket.

Quorum / Bent Tree commercial sale prices ended the second quarter of 2022 at \$213/SF, increasing from \$210/SF in the previous quarter. The average commercial sale price in DFW is \$215.89/SF, and overall cap rates are 7.24%.

Q2 2022 vs Q1 2021

Rental Rates

Vacancy



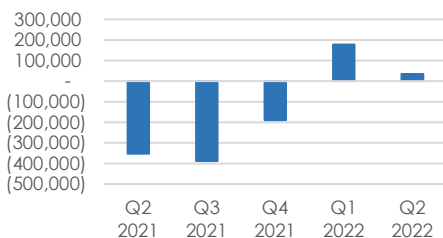
Under Construction

Absorption

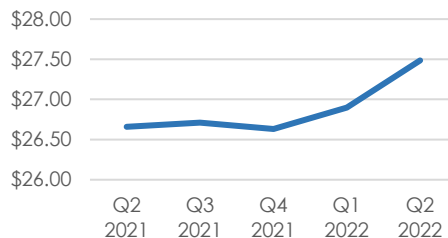


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Quorum / Bent Tree	25,509,779 SF	5,579,244 SF	19.94%	35,395 SF	0 SF	0 SF	\$27.49/SF
Dallas / Fort Worth Total	401,810,338 SF	50,986,740 SF	12.69%	3,010,925 SF	5,655,206 SF	7,686,563 SF	\$26.87/SF

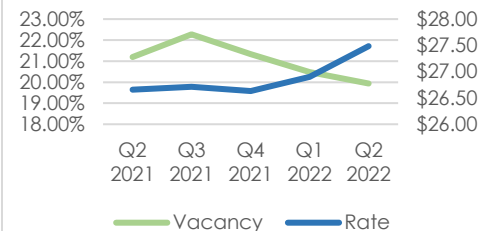
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

West LBJ Freeway | Q2 2022

Market Insights:

The West LBJ Freeway Submarket ended the second quarter of 2022 with a vacancy rate of 19.26%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 96,778 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$20.89/SF across all classes, increasing from \$20.77/SF in the previous quarter. There were no new construction deliveries in the last 12 months, and there is currently 20,000 SF under construction in the submarket.

West LBJ Freeway commercial sale prices ended the second quarter of 2022 at \$165/SF, increasing from \$160/SF in the previous quarter. The average commercial sale price in DFW is \$215.89/SF, and overall cap rates are 7.24%.

Q2 2022 vs Q1 2021

Rental Rates

Vacancy



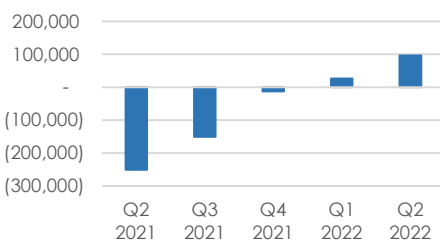
Under Construction

Absorption

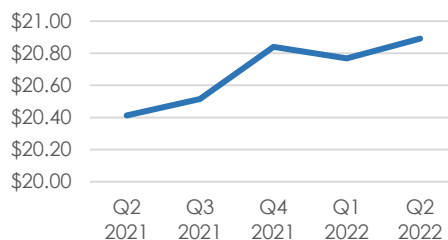


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
West LBJ Freeway	5,195,780 SF	1,186,300 SF	19.26%	96,778 SF	0 SF	20,000 SF	\$20.89/SF
Dallas / Fort Worth Total	401,810,338 SF	50,986,740 SF	12.69%	3,010,925 SF	5,655,206 SF	7,686,563 SF	\$26.87/SF

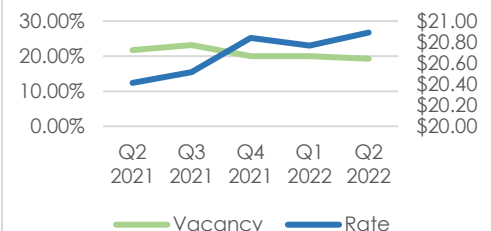
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

East LBJ Freeway | Q2 2022

Market Insights:

The East LBJ Freeway Submarket ended the second quarter of 2022 with a vacancy rate of 26.63%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is -460,135 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$27.10/SF across all classes, increasing from \$26.80/SF in the previous quarter. 12-month new construction deliveries are at 107,000 SF, and there is currently no new construction in the submarket.

East LBJ Freeway commercial sale prices ended the second quarter of 2022 at \$198/SF, increasing from \$197/SF in the previous quarter. The average commercial sale price in DFW is \$215.89/SF, and overall cap rates are 7.24%.

Q2 2022 vs Q1 2021

Rental Rates

Vacancy



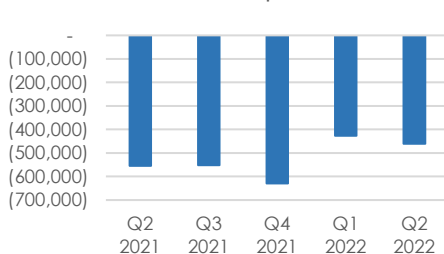
Under Construction

Absorption

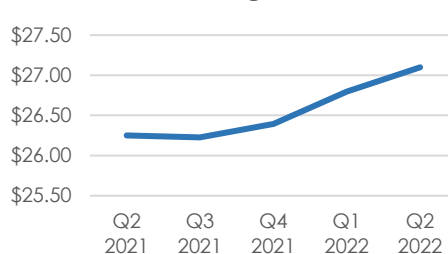


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
East LBJ Freeway	17,691,670 SF	5,301,309 SF	26.63%	-460,135 SF	107,000 SF	0 SF	\$27.10/SF
Dallas / Fort Worth Total	401,810,338 SF	50,986,740 SF	12.69%	3,010,925 SF	5,655,206 SF	7,686,563 SF	\$26.87/SF

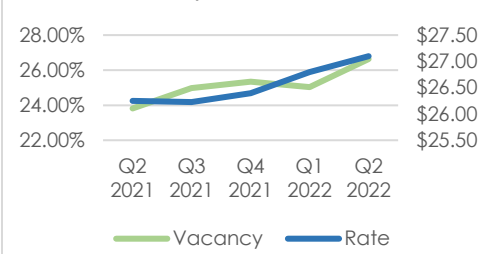
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

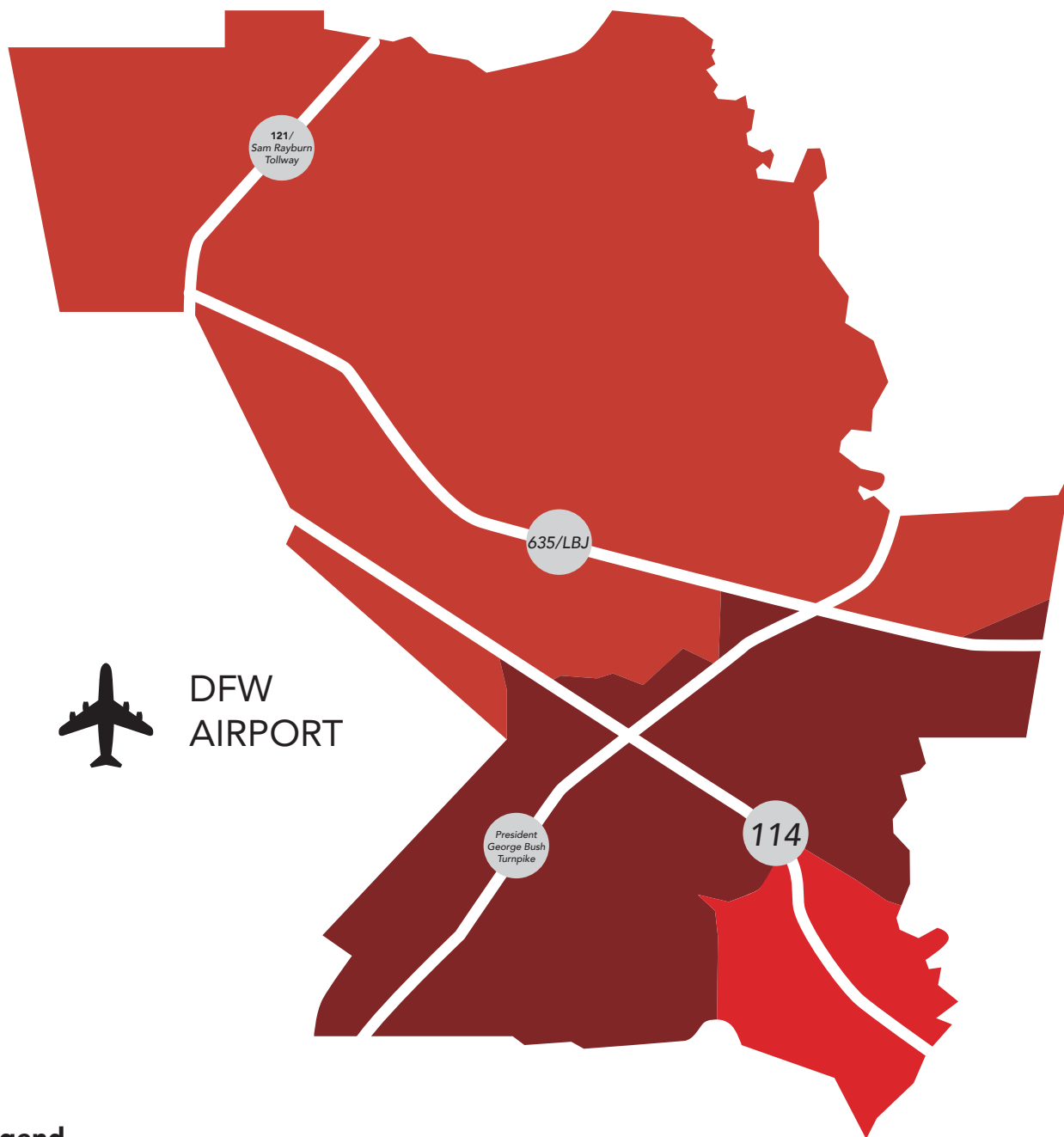
400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Las Colinas Office Market



Legend

- DFW Freeport/Coppell
- Office Ctr/West LBJ Ext
- Urban Center/Wingren



WHITEBOX
REAL ESTATE

DFW Freeport / Coppell | Q2 2022

Market Insights:

The DFW Freeport / Coppell Submarket ended the second quarter of 2022 with a vacancy rate of 21.81%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 426,647 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$26.59/SF across all classes, increasing from \$26.41/SF in the previous quarter. 12-month new construction deliveries are at 331,061 SF, and there is currently 836,877 SF under construction in the submarket.

DFW Freeport / Coppell commercial sale prices ended the second quarter of 2022 at \$231/SF, increasing from \$214/SF in the previous quarter. The average commercial sale price in DFW is \$215.89/SF, and overall cap rates are 7.24%.

Q2 2022 vs Q1 2021

Rental Rates

Vacancy



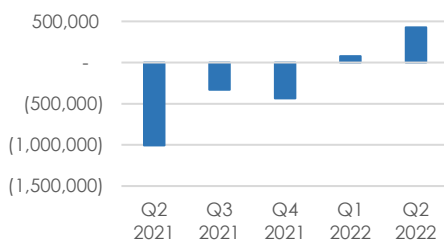
Under Construction

Absorption

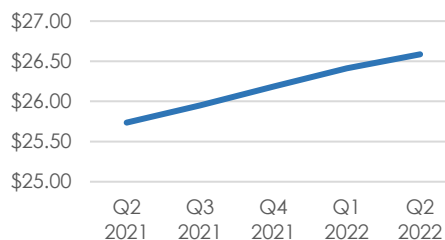


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
DFW Freeport / Coppell	16,635,211 SF	5,061,097 SF	21.81%	426,647 SF	331,061 SF	836,877 SF	\$26.59/SF
Dallas / Fort Worth Total	401,810,338 SF	50,986,740 SF	12.69%	3,010,925 SF	5,655,206 SF	7,686,563 SF	\$26.87/SF

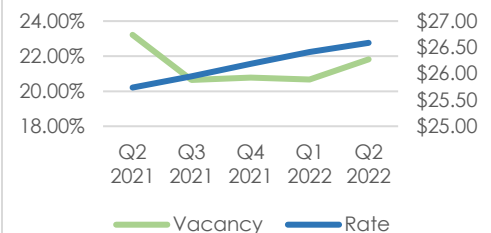
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Office Center / West LBJ Ext | Q2 2022

Market Insights:

The Office Center / West LBJ Ext Submarket ended the second quarter of 2022 with a vacancy rate of 15.75%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 29,751 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$27.09/SF across all classes, increasing from \$26.69/SF in the previous quarter. 12-month new construction deliveries are at 167 SF, and there is currently no new construction in the submarket.

Office Center / West LBJ Ext commercial sale prices ended the second quarter of 2022 at \$231/SF, increasing from \$218/SF in the previous quarter. The average commercial sale price in DFW is \$215.89/SF, and overall cap rates are 7.24%.

Q2 2022 vs Q1 2021

Rental Rates

Vacancy



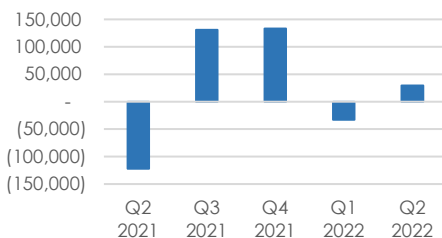
Under Construction

Absorption

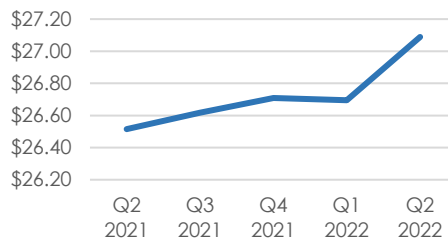


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Office Center / West LBJ Ext	17,861,668 SF	3,548,220 SF	15.75%	29,751 SF	167 SF	0 SF	\$27.09/SF
Dallas / Fort Worth Total	401,810,338 SF	50,986,740 SF	12.69%	3,010,925 SF	5,655,206 SF	7,686,563 SF	\$26.87/SF

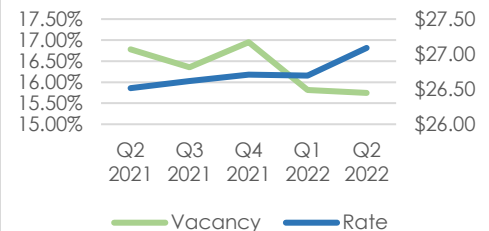
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Urban Center / Wingren | Q2 2022

Market Insights:

The Urban Center / Wingren Submarket ended the second quarter of 2022 with a vacancy rate of 25.14%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is -388,116 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$29.91/SF across all classes, increasing from \$29.54/SF in the previous quarter. There were no new construction deliveries in the last 12 months, and there is currently 512,269 SF under construction in the submarket.

Urban Center / Wingren commercial sale prices ended the second quarter of 2022 at \$208/SF, increasing from \$206/SF in the previous quarter. The average commercial sale price in DFW is \$215.89/SF, and overall cap rates are 7.24%.

Q2 2022 vs Q1 2021

Rental Rates

Vacancy



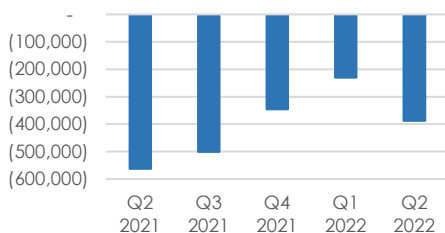
Under Construction

Absorption

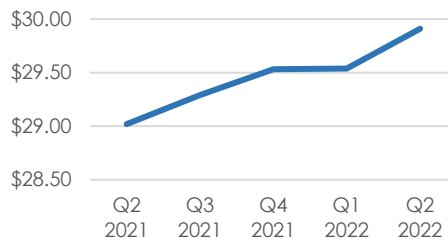


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Urban Center / Wingren	9,896,220 SF	2,526,802 SF	25.14%	-388,116 SF	0 SF	512,269 SF	\$29.91/SF
Dallas / Fort Worth Total	401,810,338 SF	50,986,740 SF	12.69%	3,010,925 SF	5,655,206 SF	7,686,563 SF	\$26.87/SF

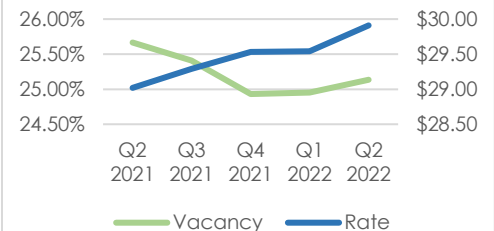
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Fort Worth CBD



Ft Worth CBD | Q2 2022

Market Insights:

The Ft Worth CBD Submarket ended the second quarter of 2022 with a vacancy rate of 14.34%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 114,095 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$27.94/SF across all classes, increasing from \$27.77/SF in the previous quarter. There were no new construction deliveries in the last 12 months, and there is currently no new construction in the submarket.

Ft Worth CBD commercial sale prices ended the second quarter of 2022 at \$193/SF, increasing from \$183/SF in the previous quarter. The average commercial sale price in DFW is \$215.89/SF, and overall cap rates are 7.24%.

Q2 2022 vs Q1 2021

Rental Rates

Vacancy



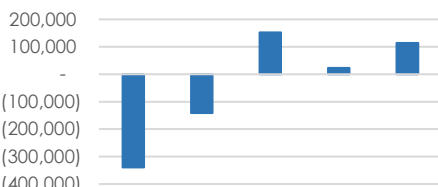
Under Construction

Absorption

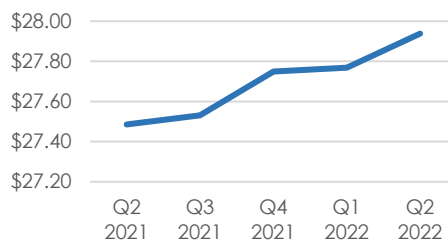


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Ft Worth CBD	11,258,761 SF	1,749,274 SF	14.34%	114,095 SF	0 SF	0 SF	\$27.94/SF
Dallas / Fort Worth Total	401,810,338 SF	50,986,000 SF			5,655,206 SF	7,686,563 SF	\$26.87/SF

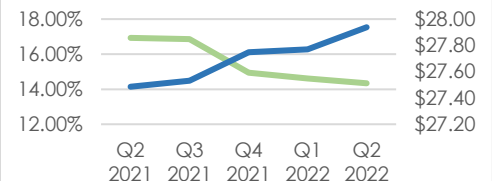
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108



Don't
get



on
your
commercial
lease.

Burned. What did you think we meant?

Failing to engage an expert to help negotiate your new lease or lease renewal could result in you getting burned. Whitebox is a complimentary full-service commercial real estate firm committed to getting you the best deal possible.

W H I T E B ☐ X

R E A L E S T A T E

W H I T E B X

R E A L E S T A T E

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

www.whiteboxrealestate.com

