

# OFFICE CLUSTERS

Office space in the DFW area is concentrated in key areas. These include:

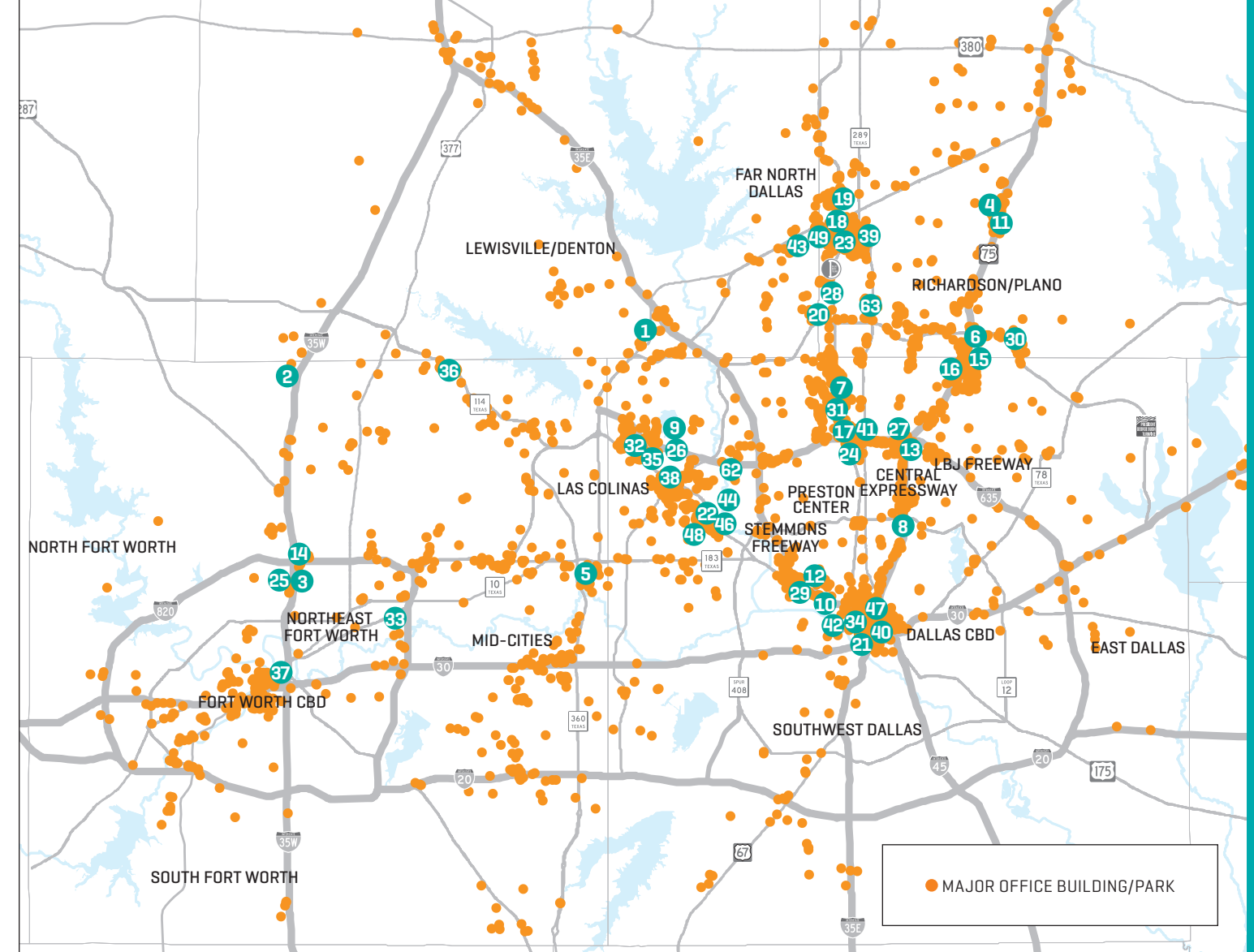
- > The Dallas and Fort Worth Central Business Districts;
  - > Along the Interstate 35E, North Central Expressway, and Dallas North Tollway corridors, between downtown Dallas and its northern suburbs; and
  - > Master-planned developments, including Irving's Las Colinas, Plano's Legacy West, and Richardson's CityLine.
- The Dallas-Fort Worth office market slowed with the economic recession, but it didn't suffer from the weakness experienced in other major U.S. metropolitan areas. As a result, the market recovered more quickly than elsewhere in the nation and continued to add hundreds of thousands of high-quality square footage.

## DFW COMMERCIAL OFFICE SPACE: ATTRACTIVE RENTS WITH AN ABUNDANCE OF CHOICES

The Dallas-Fort Worth region offers a multitude of options for companies looking to operate here. From multitenant buildings in the urban core and CBDs to office parks throughout the region, many companies have discovered DFW to be a strategic and cost-effective location.

### LARGEST OFFICE PARKS

- |  |                                     |
|--|-------------------------------------|
| 1 Allen Place/Millennium Technology Park | 25 Mercantile Center                |
| 2 Alliance Texas                         | 26 Mercer Crossing                  |
| 3 Campbell Centre                        | 27 Park Central                     |
| 4 Cedar Hill Business Park               | 28 Parkway Centre                   |
| 5 CentrePort Business Park               | 29 Pegasus Place                    |
| 6 CityLine                               | 30 Plano Gateway                    |
| 7 Colonnade                              | 31 Quorum                           |
| 8 Convergence                            | 32 Regent Center                    |
| 9 Cypress Waters Office Park             | 33 Riverbend Properties             |
| 10 Dallas Market Center                  | 34 Royal Bridge Office Park         |
| 11 Enterprise Business Park              | 35 Royal Tech                       |
| 12 Exchange Park                         | 36 Solana Office Park               |
| 13 Forest Plaza                          | 37 Sundance Square                  |
| 14 Fossil Creek Business Park            | 38 The Apex at Las Colinas Crossing |
| 15 Galatyn Commons                       | 39 The Campus at Legacy             |
| 16 Galatyn Park                          | 40 The Crescent Office Towers       |
| 17 Galleria Office Towers                | 41 The Crossings                    |
| 18 Granite Park                          | 42 The District of Harwood          |
| 19 Hall Office Park                      | 43 The Offices of Austin Ranch      |
| 20 International Business Park           | 44 Towers at Williams Square        |
| 21 International Center                  | 45 Twin Creeks Business Park        |
| 22 Las Colinas                           | 46 Urban Center                     |
| 23 Legacy Business Park                  | 47 Victory Park                     |
| 24 Lincoln Centre                        | 48 Wingren                          |



### MARKET VIEW

MARKET	NET RENTABLE AREA SF	DIRECT VACANCY RATE [%]	AVG ASKING LEASE RATE
CENTRAL EXPRESSWAY	11,004,604	13.4%	\$27.32
DALLAS CBD	25,838,939	28.6%	\$26.02
EAST DALLAS	2,155,335	10.7%	\$18.01
FAR NORTH DALLAS	41,366,773	17.0%	\$26.52
LAS COLINAS	30,512,997	17.3%	\$24.43
LBJ FREEWAY	19,230,504	21.3%	\$20.92
LEWISVILLE/DENTON	3,397,794	10.8%	\$19.65
PRESTON CENTER	4,184,884	10.6%	\$40.18
RICHARDSON/PLANO	21,678,024	21.6%	\$22.08
SW DALLAS	1,503,736	14.4%	\$17.03
STEMMONS FREEWAY	9,102,749	26.3%	\$16.33
UPTOWN/TURTLE CREEK	11,175,483	12.8%	\$44.41
FORT WORTH CBD	8,408,884	12.9%	\$25.62
MID CITIES	13,567,516	22.8%	\$18.95
NORTH FORT WORTH	1,775,196	18.9%	\$20.07
NE FORT WORTH	2,745,352	56.8%	\$18.13
SOUTH FORT WORTH	6,203,357	12.8%	\$23.23
<b>MARKET TOTALS</b>	<b>213,851,653</b>	<b>19.6%</b>	<b>\$24.48</b>