

OFFICE CLUSTERS

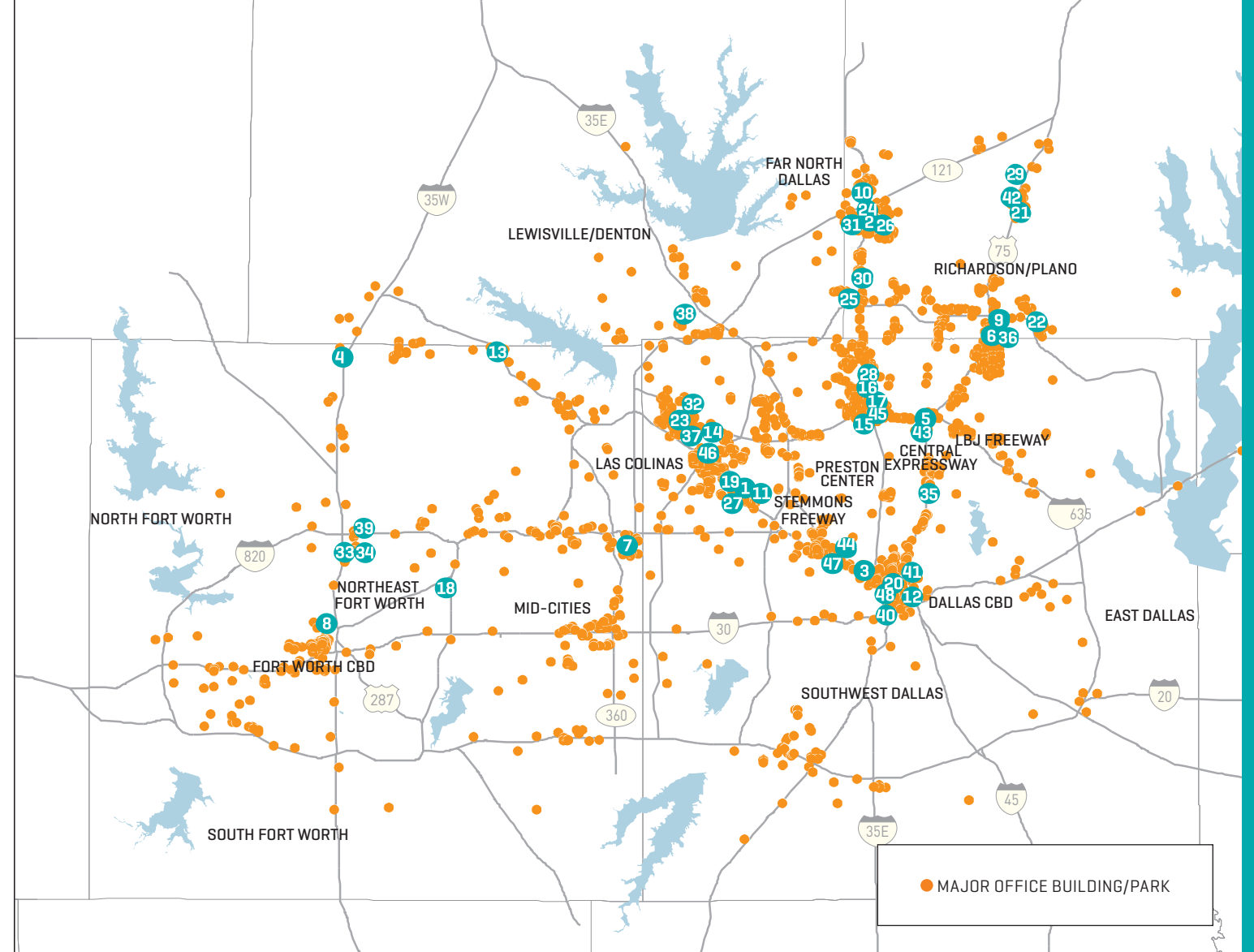
Office space is concentrated in key areas, including downtown Dallas and Fort Worth, along the Interstate 35E, North Central Expressway and Dallas North Tollway corridors between downtown Dallas and its northern suburbs, and in Irving's Las Colinas master-planned development. The Dallas-Fort Worth office market slowed with the economic recession, but like many other parts of the regional economy, didn't reach the depths of market weakness experienced in other major U.S. metropolitan areas. As a result, the market has recovered more quickly than elsewhere in the nation, and has continued to add hundreds of thousands of high quality square footage.

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

The DFW 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

	SQUARE FEET	NUMBER OF BUILDINGS
1 Las Colinas	26,000,000	221
2 Legacy Business Park	15,500,000	52
3 Dallas Market Center	4,727,739	4
4 AllianceTexas	4,297,681	35
5 Park Central	3,765,935	14
6 Galatyn Park	3,739,550	16
7 CentrePort Business Park	3,000,000	113
8 Sundance Square	3,000,000	42
9 CityLine	2,585,000	7
10 Hall Office Park	2,200,000	16
11 Urban Center	2,194,013	44
12 The District of Harwood	2,000,000	6
13 Solana Office Park	1,873,542	14
14 Mercer Crossing	1,751,630	9
15 Lincoln Centre	1,586,132	3
16 Quorum	1,558,050	15
17 Galleria Office Towers	1,418,800	3
18 Riverbend Properties	1,406,846	32
19 Towers at Williams Square	1,344,022	27
20 The Crescent Office Towers	1,333,876	27
21 Enterprise Business Park	1,300,000	9
22 Plano Gateway	1,300,000	10
23 Regent Center	1,300,000	9
24 Granite Park	1,258,653	6
25 International Business Park	1,200,000	11
26 The Campus at Legacy	1,200,000	3
27 Wingren	1,105,535	22
28 Colonnade	1,079,181	3
29 Twin Creeks Business Park	995,000	34
30 Parkway Centre	974,829	5
31 The Offices of Austin Ranch	953,303	7
32 Cypress Waters Office Park	906,208	18
33 Mercantile Center (Office)	882,261	46
34 Campbell Centre	873,036	4
35 Convergence	819,000	10
36 Galatyn Commons	801,923	4
37 Royal Tech	794,000	14
38 Allen Place/Millennium Technology Park	758,399	16
39 Fossil Creek Business Park	668,018	13
40 Victory Park	662,940	13
41 International Center	606,955	12
42 Cedar Hill Business Park	564,676	10
43 Forest Plaza	562,764	11
44 Exchange Park	530,242	11
45 The Crossings	529,128	11
46 The Apex at Las Colinas Crossing	526,604	11
47 Pegasus Place	518,656	10
48 Royal Bridge Office Park	505,948	5



MARKET VIEW

MARKET	NET RENTABLE AREA SF	DIRECT VACANCY RATE (%)	AVG ASKING LEASE RATE
CENTRAL EXPRESSWAY	11,781,333	10.8%	\$25.96
DALLAS CBD	25,397,715	27.9%	\$25.97
EAST DALLAS	3,236,552	12.8%	\$16.45
FAR NORTH DALLAS	38,566,494	16.2%	\$24.46
LAS COLINAS	29,180,281	14.7%	\$24.48
LBJ FREEWAY	19,257,473	24.1%	\$18.95
LEWISVILLE/DENTON	4,426,602	9.2%	\$22.46
PRESTON CENTER	3,989,556	10.7%	\$36.53
RICHARDSON/PLANO	21,352,657	18.9%	\$22.63
SW DALLAS	1,519,515	13.8%	\$16.51
STEMMONS FREEWAY	9,328,345	29.7%	\$15.01
UPTOWN/TURTLE CREEK	11,259,935	12.6%	\$40.38
FORT WORTH CBD	8,082,765	16.3%	\$25.49
MID CITIES	14,088,975	20.0%	\$17.83
NORTH FORT WORTH	1,646,762	12.8%	\$18.06
NE FORT WORTH	2,883,153	56.5%	\$19.27
SOUTH FORT WORTH	6,606,274	13.0%	\$23.46
MARKET TOTALS	212,644,387	18.6%	\$23.86