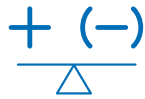


DALLAS-FORT WORTH

OFFICE MARKET | Q3 2025



286.1M SF
Inventory



1.72M SF ↑
Net Absorption
Q2 2025 374K SF
5 YR Avg 248K SF



19.4% ↓
Direct Vacancy
Q2 2025 19.6%



25.7% ↓
Total Availability
Q2 2025 26%



1.78M SF ↓
Under Construction
Q2 2025 3.3M SF
5 YR Avg 5.1M SF



\$38.74 PSF ↑
Asking Rent
Q2 2025 \$38.72

Financial Sector Extends its Strong Momentum as TXSE Gains Approval

Market Observations

- The Dallas-based Texas Stock Exchange (TXSE) crossed its latest milestone this quarter toward becoming a direct competitor to the New York Stock Exchange and the Nasdaq as the U.S. Securities and Exchange Commission approved its operation as a national exchange. Dallas' financial sector is a powerful catalyst for sustained long-term growth. Financial services firms for example accounted for more than 500K SF of leasing this quarter led by PennyMac's 300K SF sublease at 5025 Plano Parkway in the Upper Tollway/West Plano submarket and Toronto-based Scotiabank signing for a 100K SF at 2061 Victory Avenue in Uptown, establishing its U.S. headquarters.
- As a result of the expansion strides in banking and finance, Dallas now ranks as a standout among major U.S. office markets by recording net absorption exceeding 1.7M SF during the third quarter driven largely by the delivery of Wells Fargo's two build-to-suit projects, North Shore 1 and 2, totaling 858K SF while the newly delivered 23Springs added another 642K SF of inventory, 67% of which was released.
- In addition to the robust leasing performance, Dallas-Fort Worth recorded two of the largest U.S. office sales of the year during the quarter. The Link at Uptown sold for \$218M, or \$746PSF, to Cousins Properties, while 2000 McKinney traded to Crescent Real Estate for over \$295M, exceeding \$646PSF, and puts into sharp focus the prolonged investor confidence for well-positioned Dallas-based Class A office buildings often anchored by tenants in the financial, legal and professional services industries.

* Arrows indicate change QoQ

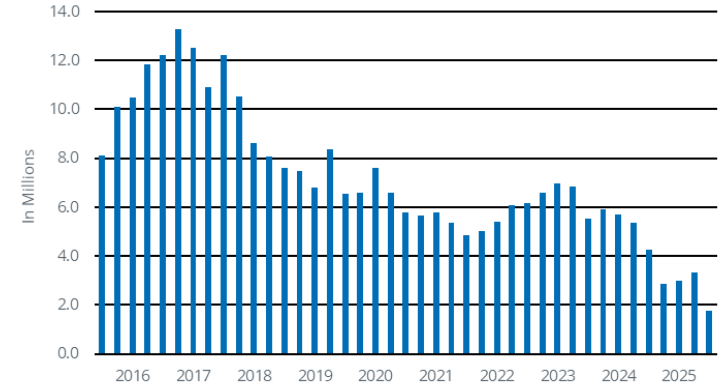




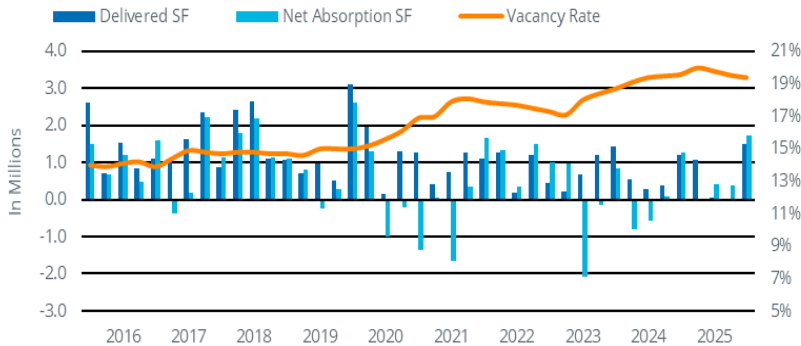
DALLAS-FORT WORTH OFFICE MARKET | Q3 2025

- Vacancy declined 20 bps this quarter, reaching 19.4%. The ongoing flight-to-quality trend remains a key market driver, with buildings delivered since 2010 maintaining 91% occupancy, compared to 83% for those built earlier between 2000 and 2010.
- Excluding the delivery of the Wells Fargo campus this quarter, multi-tenant leasing velocity accelerated by more than 492K SF over the rate seen at midyear and pushing 12-month growth above 2.8 Million SF. Absorption was strongest in Las Colinas/Urban Center (907K SF absorbed), followed by Uptown (417K SF) and Upper Tollway/West Plano (256K SF). Meanwhile, outside of the finance sector, another major lease this quarter includes Lockheed Martin's 455K SF move-in within the Northeast Fort Worth submarket.
- Uptown Dallas continues to lead, posting 417K SF of absorption this quarter and commanding the strongest Class A rents at \$67/SF, supported by an active and well-leased construction pipeline. North Dallas and Las Colinas also recorded solid absorption and rent gains, while the Dallas CBD saw higher vacancy and negative absorption. Overall, rents are expected to stay stable through 2025, with moderate growth forecasted as new high-quality projects deliver.

UNDER CONSTRUCTION



DELIVERY ON KEY INDICATORS



NOTABLE NEW LEASES

TENANT	ADDRESS	SUBMARKET	TYPE	SF LEASED
Lockheed Martin	5555 N Beach St	East Northeast Ft Worth	Direct	455,364
PennyMac	5025 Plano Pky	Upper Tollway/West Plano	Sublease	300,000
Scotiabank	2601 Victory Ave	Uptown/Turtle Creek	Direct	100,666
Sesami	4790 Regent Blvd	DFW Freeport/Coppell	Direct	57,048
Goldman Sachs	717 N Harwood St	Dallas CBD	Sublease	50,528
U.S. Secret Service	125 E John Carpenter Fwy	Urban Center/Wingren	Direct	47,668

= Transwestern Transaction



DALLAS-FORT WORTH OFFICE MARKET | Q3 2025

OFFICE MARKET INDICATORS - ALL SPACE

SUBMARKET	INVENTORY SF	TOTAL AVAILABLE SF	Total Available			DIRECT VACANCY	Net Absorption		U/C RENTABLE BUILDING AREA	Asking Rent (FS)	
			TOTAL %	CLASS A	CLASS B		THIS QUARTER	LAST 12 MONTHS		CLASS A	CLASS B
Southwest Dallas	2,090,111	231,276	11.1%	3.9%	12.4%	10.2%	(4,212)	(7,090)	-	\$23.00	\$26.84
Southeast Dallas	564,942	28,808	5.1%	-	5.1%	4.6%	281	3,482	-	-	\$18.88
South Dallas Total	2,655,053	260,084	9.8%	3.9%	10.6%	9.0%	(3,931)	(3,608)	-	\$23.00	\$24.86
Upper Tollway/West Plano	33,658,658	9,520,866	28.3%	27.5%	32.5%	21.4%	256,096	1,079,204	-	\$45.26	\$35.33
Richardson	19,098,630	5,363,719	28.1%	32.6%	21.7%	17.6%	204,905	725,158	-	\$32.88	\$26.09
Lower Tollway	26,545,305	6,808,683	25.6%	27.2%	23.2%	18.2%	(6,235)	60,348	41,188	\$42.49	\$25.17
West LBJ Freeway	3,922,989	1,315,603	33.5%	27.3%	38.1%	23.5%	36,412	(1,028)	-	\$34.08	\$18.70
Upper Tollway/Frisco	7,078,048	1,459,945	20.3%	21.3%	16.5%	14.2%	27,285	129,937	98,168	\$45.90	\$38.04
Plano	7,269,691	1,238,128	17.0%	32.8%	8.7%	12.1%	(102,083)	(116,321)	21,050	\$36.44	\$29.06
Allen/McKinney	4,953,814	917,168	18.5%	20.4%	16.3%	15.0%	14,439	138,270	-	\$41.22	\$30.39
East LBJ Freeway	6,848,256	2,179,410	31.8%	33.1%	31.4%	28.0%	66,197	(69,271)	-	\$31.17	\$29.33
Outlying Denton County	81,008	2,535	3.1%	-	3.1%	0.0%	0	0	-	-	-
Outlying Collin County	206,888	5,050	2.4%	4.1%	1.8%	1.4%	(1,108)	2,647	-	-	\$40.00
North Dallas Total	109,663,287	28,811,107	26.2%	27.8%	23.5%	19.0%	495,908	1,948,944	160,406	\$41.59	\$29.83



DALLAS-FORT WORTH OFFICE MARKET | Q3 2025

OFFICE MARKET INDICATORS - ALL SPACE - Cont.

SUBMARKET	INVENTORY SF	TOTAL AVAILABLE SF	Total Available			DIRECT VACANCY	Net Absorption		U/C RENTABLE BUILDING AREA	Asking Rent (FS)	
			TOTAL %	CLASS A	CLASS B		THIS QUARTER	LAST 12 MONTHS		CLASS A	CLASS B
HEB/Mid-Cities	5,755,432	907,216	15.8%	5.6%	27.2%	9.7%	(6,601)	34,709	-	\$30.95	\$17.89
Westlake/Grapevine	8,121,699	1,249,883	15.3%	15.9%	13.6%	12.3%	87,509	146,161	21,419	\$38.25	\$30.21
Arlington/Mansfield	5,914,709	1,421,322	24.0%	20.6%	26.4%	17.7%	34,456	(69,149)	-	\$38.59	\$20.19
Grand Prairie	3,443,470	1,550,323	45.0%	68.4%	16.0%	43.6%	(7,486)	(5,700)	-	\$33.46	\$19.73
South Irving	1,216,097	117,467	9.7%	-	9.7%	7.5%	(16,688)	(4,406)	-	-	\$17.18
Mid-Cities Total	24,451,407	5,246,211	21.4%	21.9%	20.9%	17.2%	91,190	101,615	21,419	\$34.67	\$22.50
Lewisville	5,367,774	1,242,163	23.1%	23.3%	23.1%	18.1%	(531)	106,523	-	\$39.80	\$27.05
Denton	1,288,751	91,098	7.1%	14.7%	6.3%	5.6%	(11,018)	(45,306)	-	\$31.49	\$23.55
Lewisville/Denton Total	6,656,525	1,333,261	20.0%	22.3%	19.6%	15.7%	(11,549)	61,217	-	\$39.21	\$26.55
Las Colinas/Office Center	15,745,947	5,704,011	36.2%	41.7%	26.5%	23.9%	(135,856)	50,648	-	\$35.35	\$25.81
Las Colinas/DFW Freeport	16,034,190	4,126,626	25.7%	24.3%	27.5%	20.3%	(22,958)	53,034	-	\$36.01	\$26.97
Las Colinas/Urban Center	10,482,490	2,747,727	26.2%	26.4%	25.5%	19.5%	906,870	830,909	-	\$37.83	\$29.04
Las Colinas Total	42,262,627	12,578,364	29.8%	31.5%	26.8%	21.4%	748,056	934,591	-	\$36.23	\$26.77



DALLAS-FORT WORTH OFFICE MARKET | Q3 2025

OFFICE MARKET INDICATORS - ALL SPACE - Cont.

SUBMARKET	INVENTORY SF	TOTAL AVAILABLE SF	Total Available			DIRECT VACANCY	Net Absorption		U/C RENTABLE BUILDING AREA	Asking Rent (FS)	
			TOTAL %	CLASS A	CLASS B		THIS QUARTER	LAST 12 MONTHS		CLASS A	CLASS B
Dallas CBD	27,576,728	9,412,836	34.1%	33.9%	35.4%	27.9%	(79,031)	(310,911)	-	\$37.37	\$30.10
Deep Ellum/East Dallas	2,398,004	1,001,615	41.8%	62.3%	16.0%	20.6%	(31,703)	(42,092)	-	\$47.61	\$24.85
Central Expressway	15,145,496	4,483,338	29.4%	34.3%	18.6%	24.2%	(45,883)	(168,193)	78,758	\$36.49	\$32.19
Uptown	12,882,648	3,401,454	23.6%	23.5%	25.2%	19.5%	417,659	489,103	1,502,456	\$67.05	\$39.12
Preston Center	5,770,153	648,128	11.2%	7.4%	29.4%	6.2%	82,973	63,735	-	\$62.63	\$34.00
Stemmons Freeway	8,737,041	2,021,653	23.1%	22.4%	24.2%	21.6%	14,981	(87,602)	-	\$50.40	\$16.52
Turtle Creek	4,451,697	1,009,319	22.7%	22.6%	23.3%	18.1%	58,611	108,863	-	\$52.79	\$37.80
Intown Dallas Total	76,961,767	21,978,343	28.0%	28.6%	25.7%	22.6%	417,607	52,903	1,581,214	\$45.65	\$31.81
Garland	878,819	81,406	9.3%	-	9.3%	6.0%	(5,490)	49,275	-	-	\$14.57
Mesquite/Forney/Terrell	343,369	37,893	11.0%	-	11.0%	11.0%	0	0	-	-	\$15.72
Rockwall	577,596	66,700	11.5%	4.6%	16.0%	6.6%	19,863	10,103	-	-	\$39.93
East Dallas Total	1,799,784	185,999	10.3%	4.6%	11.2%	7.2%	14,373	59,378	-	-	\$19.60



DALLAS-FORT WORTH OFFICE MARKET | Q3 2025

OFFICE MARKET INDICATORS - ALL SPACE - Cont.

SUBMARKET	INVENTORY SF	TOTAL AVAILABLE SF	Total Available			DIRECT VACANCY	Net Absorption		U/C RENTABLE BUILDING AREA	Asking Rent (FS)	
			TOTAL %	CLASS A	CLASS B		THIS QUARTER	LAST 12 MONTHS		CLASS A	CLASS B
Southwest Fort Worth	4,255,319	758,105	17.8%	8.5%	22.8%	10.7%	8	89,410	-	\$28.50	\$19.87
West Fort Worth	1,844,654	234,209	12.7%	10.5%	18.0%	10.6%	20,503	73,805	-	\$43.68	\$25.00
Southeast Fort Worth	818,982	79,486	9.5%	0.0%	26.7%	7.0%	7,596	8,642	20,000	-	\$16.30
South Fort Worth Total	6,918,955	1,071,800	15.4%	7.9%	22.4%	10.2%	28,107	171,857	20,000	\$34.19	\$18.89
Alliance	3,059,102	639,561	20.9%	14.9%	37.9%	6.3%	24,803	31,223	-	\$29.92	\$25.97
Northeast Fort Worth	2,987,247	900,633	30.1%	56.4%	19.8%	29.8%	(130,986)	(536,229)	-	\$32.24	\$23.17
Northwest Fort Worth	214,905	9,496	4.4%	2.8%	6.5%	4.4%	12,679	12,185	-	\$31.48	\$28.22
North Fort Worth Total	6,261,254	1,549,690	24.8%	25.3%	24.1%	17.4%	(93,504)	(492,821)	-	\$31.92	\$24.08
Fort Worth CBD	8,551,868	1,131,456	13.2%	15.7%	8.5%	11.0%	38,929	(63,645)	-	\$38.00	-
Fort Worth CBD Total	8,551,868	1,131,456	13.2%	15.7%	8.5%	11.0%	38,929	(63,645)	-	\$38.00	-
Metro	286,182,527	74,146,315	25.7%	27.3%	22.9%	19.4%	1,725,186	2,770,431	1,783,039	\$41.98	\$28.15



DALLAS-FORT WORTH OFFICE MARKET | Q3 2025

Research Methodology

The information in this report is the result of a compilation of current information on office properties located in the Dallas-Fort Worth metropolitan area and may also include historical property data revision(s). This report includes single tenant, multi-tenant, and owner-user properties 20,000 SF and larger, excluding condo and those properties owned and occupied by a government agency.

About Transwestern

Four dynamic, integrated companies make up the Transwestern enterprise, giving us the perspective to think broadly, deeply and creatively about commercial real estate. Clients and investors rely on us for expertise that spans institutional and opportunistic investment, development, hospitality, and brokerage and asset services. Our award-winning, collaborative culture empowers team members with resources and independence to work across boundaries in pursuit of innovative solutions, reinforcing a reputation for service excellence that translates to measurable results. Through offices nationwide and alliance partners around the globe, we positively impact the built environment and our communities while fostering a work climate that champions career vitality for all. Learn more at transwestern.com and @Transwestern.

For more information

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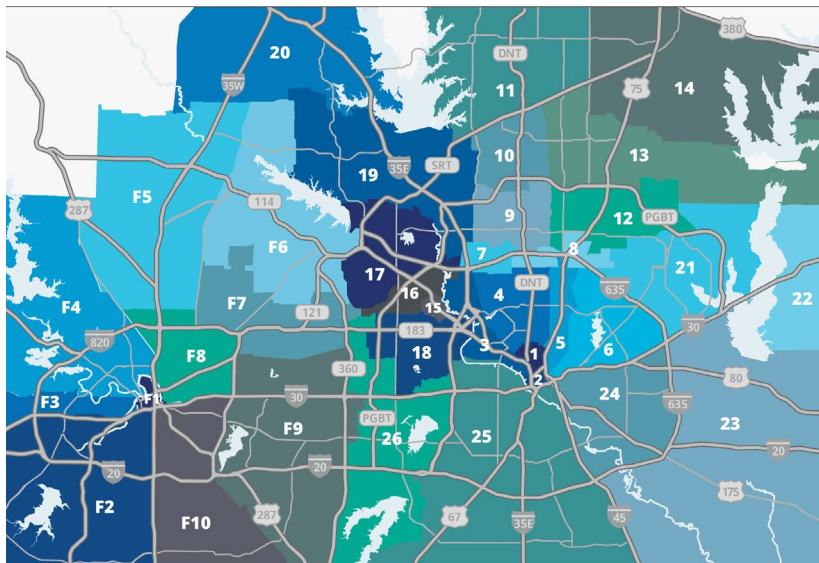
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Dallas Office Submarkets

- 1 Uptown/Turtle Creek
- 2 Dallas CBD
- 3 Design District/Stemmons
- 4 Preston Center
- 5 Central Expressway
- 6 Deep Ellum/East Dallas
- 7 West LBJ
- 8 East LBJ
- 9 Lower Tollway
- 10 Upper Tollway/West Plano
- 11 Upper Tollway/Frisco
- 12 Richardson
- 13 Plano
- 14 Allen/McKinney
- 15 Las Colinas Urban Center
- 16 Las Colinas Office Center
- 17 DFW Freeport/Coppell
- 18 South Irving
- 19 Lewisville
- 20 Denton
- 21 Garland
- 22 Rockwall
- 23 Mesquite/Forney/Terrell
- 24 Southeast Dallas
- 25 Oak Cliff/Southwest Dallas
- 26 Grand Prairie

Ft. Worth Office Submarkets

- F1 Fort Worth CBD
- F2 Southwest Fort Worth
- F3 West Fort Worth
- F4 Northwest Fort Worth
- F5 Alliance
- F6 Westlake/Grapevine
- F7 HEB/Mid-Cities
- F8 Northeast Fort Worth
- F9 Arlington/Mansfield
- F10 Southeast Fort Worth

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