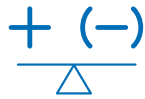


DALLAS-FORT WORTH

OFFICE MARKET | Q4 2025



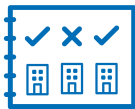
285.7M SF
Inventory



(856.0K) SF ↓
Net Absorption
Q3 2025 1.7M SF
5 YR Avg 114K SF



19.6% ↑
Direct Vacancy
Q3 2025 19.4%



25.5% ↓
Total Availability
Q3 2025 25.7%



1.78M SF —
Under Construction
Q3 2025 1.78M SF
5 YR Avg 5.1M SF



\$38.61 PSF ↓
Asking Rent
Q3 2025 \$38.74

Absorption Hits 3-YR High; Investment Sales Score New Prices

Market Observations

- Absorption topped nearly 2.2 million square feet this year even as the final quarter saw move-outs bring the final 90-days into the red. During 2025, Dallas-Fort Worth recorded more than 4.3 million square feet of transactions with a variety of large, new leases such as Toyota Financial Services for 241,452 SF in Upper Tollway/West Plano, the sublease by PennyMac for 300,000 SF in Upper Tollway/West Plano and renewals such as Lockheed Martin for 455,364 SF in Northeast Fort Worth.
- Robust leasing activity, combined with tightening new construction and a steady stream of corporate relocations—both new to and within the Metroplex—fueled investor interest, culminating in record sales prices per square foot, including The Link at Uptown (\$746.61/PSF) purchased by Cousins Properties and 2000 McKinney (\$649.12/PSF) purchased by Crescent Real Estate, both in the Uptown submarket.
- Dallas-Fort Worth is unique from other office markets nationwide in that leasing activity are being driven by companies moving into the region and expanding their local presence. Over the past three years, this trend pushed absorption as high as 2.9 million square feet. At the same time, the amount of new office construction underway has dropped to its lowest point in ten years. These two factors, strong leasing and less new supply, have helped keep vacancy rates steady. As of year-end, direct vacancy is 19.6% and total availability is 25.5%, both down 50 basis points from the end of 2024.

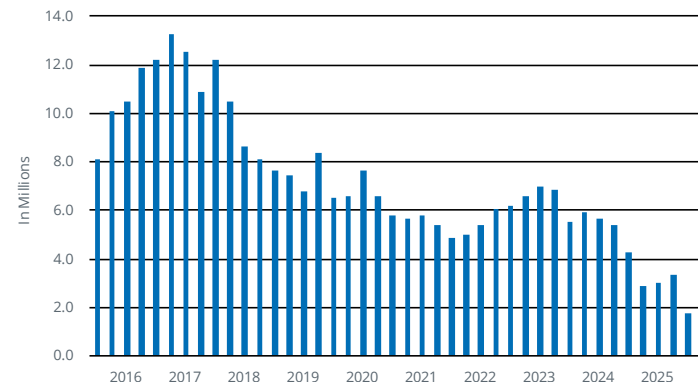
* Arrows indicate higher or lower QoQ change



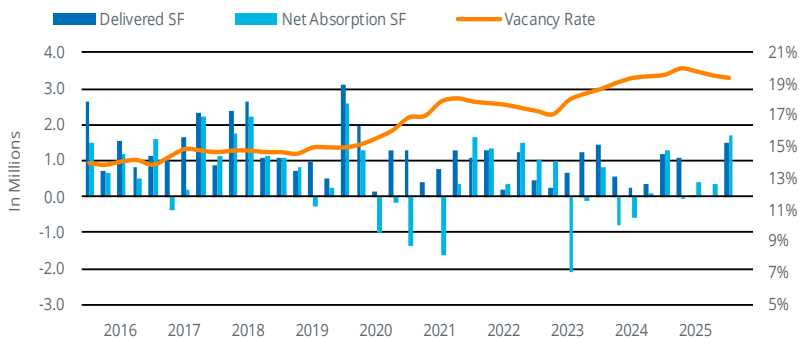
DALLAS-FORT WORTH OFFICE MARKET | Q4 2025

- Pioneer Natural Resources' 1,098,000 SF move-out in the Dallas CBD dominated fourth-quarter activity and single-handedly pushed net absorption to roughly (856,000) SF. Without this outlier, the market would have recorded nearly 245,000 SF of positive growth. Notable Q4 leases were led by Yardi 70,106 SF at Liberty Mutual Building in Upper Tollway/West Plano, followed by Fujitsu's 69,226 SF at Galatyn Commons C in the Richardson submarket and Unleashed Brands 59,445 SF at 600 ELC in the Las Colinas/Urban Center submarket.
- Vacancy inched mainly sideways by 20 basis points this quarter from 19.4%. The overall market's structural rate remains consistently in the high-teens – especially since 2020 when it first topped 15.1% - and appears to be a remnant of the 1980s building boom. Buildings completed before 2000 currently have an overall vacancy of 23% (inventory is 195.7M SF) compared to those finished afterwards at only 13% (inventory is 95.7M SF). While occupancy losses among these older assets have slowed, they consequently remain uncompetitive for large tenants seeking newer, more efficient space, keeping the Dallas-Fort Worth overall vacancy structurally elevated. And for the nearly 50 million SF completed since 2015, it tightens even further to 10.5%.
- Rounding out the quarter, Dallas - Fort Worth average rents held firm at \$38.61/SF and are expected to remain in the high-\$30s throughout 2026, with moderate growth forecasted in several submarkets as new high-quality projects deliver such as Goldman Sachs' 450,000 SF build-to-suit building, North End, and the 488,000 SF, Parkside Uptown, half-leased by Bank of America, both in Uptown scheduled to deliver midyear 2026 and early-2027.

UNDER CONSTRUCTION



DELIVERY ON KEY INDICATORS



NOTABLE NEW LEASES

TENANT	ADDRESS	SUBMARKET	TYPE	SF LEASED
Yardi	7900 Windrose	Upper Tollway/West Plano	Direct	70,106
Fujitsu	2380 Performance Dr	Richardson	Direct	69,226
Unleashed Brands	600 E Las Colinas Blvd	Las Colinas/Urban Center	Direct	59,445
CEC	2380 Performance Dr	Richardson	Direct	45,050
Hospitality Solutions	5525 Granite Pky	Upper Tollway/West Plano	Direct	40,967
Sirius XM	350 Highland Dr	Lewisville	Direct	40,000



DALLAS-FORT WORTH OFFICE MARKET | Q4 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	226,786	10.9%	3.7%	12.2%	10.0%	3,855	(3,235)	-	-	\$23.23
Southeast Dallas	564,942	20,722	3.7%	-	3.7%	3.5%	6,297	9,779	-	-	\$18.62
South Dallas Total	2,655,053	247,508	9.3%	3.7%	10.1%	8.6%	10,152	6,544	-	\$23.00	\$21.95
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
Upper Tollway/Frisco	7,078,048	1,376,492	19.2%	21.3%	19.9%	16.4%	25,217	155,154	98,168	\$46.37	\$37.79
Plano	7,269,691	1,167,262	16.0%	30.8%	8.3%	11.3%	56,263	(60,058)	21,050	\$35.54	\$29.54
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	26,524,820	6,891,623	25.9%	27.5%	23.6%	18.2%	7,127	67,475	41,188	\$44.36	\$25.58
West LBJ Freeway	3,922,989	1,376,902	35.1%	22.2%	25.7%	24.2%	(30,096)	(31,124)	-	\$34.08	\$19.10
Allen/McKinney	4,953,814	885,548	17.9%	16.2%	19.8%	15.3%	(19,290)	118,980	-	\$41.63	\$29.68
East LBJ Freeway	6,848,256	2,123,917	31.0%	30.8%	31.1%	28.8%	(59,027)	(128,298)	-	\$31.17	\$31.17
Outlying Denton County	81,008	2,535	3.1%	-	3.1%	0.0%	0	0	-	-	-
Outlying Collin County	206,888	6,850	3.3%	4.1%	3.0%	1.7%	(616)	2,031	-	-	\$37.57
North Dallas Total	109,642,802	28,046,155	25.5%	26.6%	23.7%	18.8%	259,751	2,208,695	160,406	\$41.89	\$30.19



DALLAS-FORT WORTH OFFICE MARKET | Q4 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	954,816	16.6%	5.1%	29.5%	9.8%	(7,825)	26,884	-	\$30.80	\$17.41
Westlake/Grapevine	8,121,699	1,228,928	15.1%	16.0%	12.4%	11.7%	47,446	193,607	21,419	\$38.01	\$29.89
Arlington/Mansfield	5,795,100	1,210,184	20.9%	19.7%	21.7%	16.3%	(14,285)	(54,514)	-	\$38.59	\$22.33
Grand Prairie	3,443,470	1,699,324	49.3%	68.4%	25.6%	44.7%	(38,029)	(43,729)	-	\$33.46	\$16.99
South Irving	1,216,097	106,650	8.8%	-	8.8%	6.8%	8,913	4,507	-	-	\$15.58
Mid-Cities Total	24,451,407	5,246,211	21.4%	21.6%	21.0%	17.2%	91,190	101,615	21,419	\$34.93	\$22.64
Lewisville	5,367,774	1,208,824	22.5%	23.6%	22.3%	17.3%	44,736	151,259	-	\$39.95	\$26.75
Denton	1,288,751	82,663	6.4%	15.8%	5.4%	5.1%	7,066	(38,240)	-	\$32.18	\$24.54
Lewisville/Denton Total	6,656,525	1,291,487	19.4%	22.7%	18.7%	14.9%	51,802	113,019	-	\$39.36	\$26.43
Las Colinas/Office Center	15,626,590	5,426,673	34.7%	33.6%	23.2%	29.9%	(957,317)	(908,120)	-	\$35.42	\$25.72
Las Colinas/DFW Freeport	15,863,588	4,501,012	28.4%	23.2%	34.6%	21.4%	(140,762)	(87,728)	-	\$36.04	\$26.95
Las Colinas/Urban Center	10,436,138	2,621,494	25.1%	24.7%	26.7%	19.4%	1,623	839,775	-	\$37.97	\$28.81
Las Colinas Total	41,926,316	12,549,179	29.9%	29.9%	30.0%	24.1%	(1,096,456)	(156,073)	-	\$36.38	\$26.76



DALLAS-FORT WORTH OFFICE MARKET | Q4 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	9,330,633	33.8%	33.6%	35.1%	28.0%	(34,405)	(345,316)	-	\$37.05	\$30.12
Deep Ellum/East Dallas	2,398,004	993,169	41.4%	62.1%	15.4%	20.4%	6,455	(35,637)	-	\$43.78	\$25.11
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	3,277,098	22.8%	22.5%	25.5%	18.2%	(60,678)	661,944	1,502,456	\$66.42	\$39.62
Preston Center	5,770,153	706,061	12.2%	6.9%	38.0%	7.9%	(93,609)	(29,874)	-	\$63.73	\$32.92
Stemmons Freeway	8,737,041	2,281,602	26.1%	22.2%	31.2%	21.6%	(7,711)	(95,313)	-	\$50.40	\$16.52
Turtle Creek	4,451,697	984,681	22.1%	21.6%	25.9%	17.5%	29,030	137,893	-	\$52.38	\$37.93
Intown Dallas Total	76,961,767	22,007,749	28.0%	28.0%	27.9%	22.5%	(109,536)	176,886	1,581,214	\$45.01	\$31.86
Garland	878,819	93,473	10.6%	-	10.6%	7.7%	(14,495)	34,780	-	-	\$19.86
Mesquite/Forney/Terrell	343,369	37,893	11.0%	-	11.0%	11.0%	0	0	-	-	\$15.72
Rockwall	588,496	69,537	11.8%	9.1%	13.5%	5.2%	7,690	17,793	-	-	\$40.07
East Dallas Total	1,810,684	200,903	11.1%	9.1%	11.4%	7.5%	(6,805)	52,573	-	-	\$21.05



DALLAS-FORT WORTH OFFICE MARKET | Q4 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	608,410	14.3%	6.1%	18.7%	10.2%	21,370	110,780	-	\$29.60	\$20.01
West Fort Worth	1,844,654	217,384	11.8%	9.9%	16.5%	9.9%	13,288	87,093	-	\$47.59	\$26.72
Southeast Fort Worth	818,982	86,613	10.3%	0.0%	29.1%	7.5%	(4,193)	4,449	20,000	-	\$16.28
South Fort Worth Total	6,918,955	912,407	13.1%	6.6%	19.2%	9.8%	30,465	202,322	20,000	\$39.95	\$18.82
Alliance	3,059,102	637,307	20.8%	14.6%	38.4%	6.2%	2,254	33,477	-	\$29.92	\$26.10
Northeast Fort Worth	2,987,247	905,593	30.3%	57.1%	19.7%	30.1%	(7,565)	(543,794)	-	\$32.24	\$23.27
Northwest Fort Worth	214,905	11,834	5.5%	0.0%	12.5%	4.1%	667	12,852	-	\$31.48	\$28.22
North Fort Worth Total	6,261,254	1,554,734	24.8%	25.2%	24.4%	17.5%	(4,644)	(497,465)	-	\$31.92	\$24.32
Fort Worth CBD	8,551,868	1,261,406	14.8%	18.0%	8.5%	10.8%	12,963	(50,682)	-	\$37.40	-
Fort Worth CBD Total	8,551,868	1,261,406	14.8%	18.0%	8.5%	10.8%	12,963	(50,682)	-	\$37.40	-
Metro	285,717,022	73,271,430	25.5%	26.4%	23.7%	19.6%	(856,088)	2,182,574	1,783,039	\$41.80	\$28.46



DALLAS-FORT WORTH OFFICE MARKET | Q4 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.

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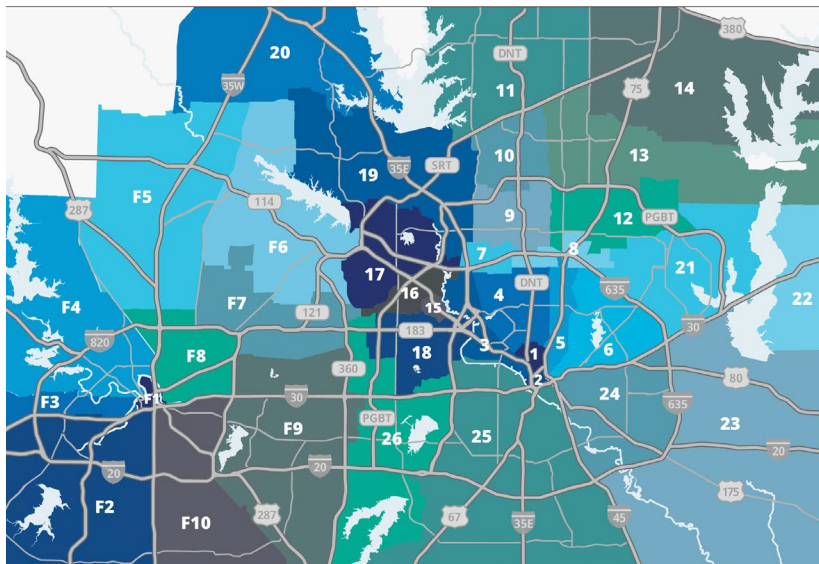
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Dallas Office Submarkets

- 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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