Kidder Mathews

2Q 2026

MARKET TRENDS

DALLAS *OFFICE*

↓ VACANCY	↑ ABSORPTION
↑ RENTAL RATES	↓ CONSTRUCTION DELIVERIES

Year-Over-Year Change

SIGNIFICANT LEASE TRANSACTIONS 2Q 2026

Property	Submarket	SF	Transaction Type	Tenant
6655 N Macarthur Blvd	Las Colinas	172,089	New Lease	Mercury One
8300 Douglas Ave	Preston Center	140,519	New Lease	Welltower
155 Riveredge Dr	Stemmons	127,092	New Lease	Blue Yonder
8020 Park Ln	Central Expressway	120,923	Renewal	Sunoco
919 Hidden Ridge Dr	Las Colinas	83,278	New Lease	Stellantis Financial Services

SIGNIFICANT DEVELOPMENT PROJECTS

Property	Submarket	SF	Status	Delivery Date
Village On The Parkway - Bldg 900	Far North Dallas	41,188	Delivered	June 2026
Goldman Sachs	Uptown/Turtle Creek	800,000	Under Construction	1Q 2028
Bank of America Tower at Parkside	Uptown/Turtle Creek	500,126	Under Construction	1Q 2027
Fields West	Frisco/The Colony	451,036	Under Construction	2Q 2027
The Knox	Preston Center	206,000	Under Construction	4Q 2026

MARKET BREAKDOWN

	2Q26	1Q26	2Q25	YOY Change
Direct Vacancy Rate	23.5%	23.8%	23.9%	**-40 bps**
Total Vacancy Rate	25.1%	25.4%	26.0%	**-90 bps**
Availability Rate	27.8%	28.3%	29.1%	**-130 bps**
Direct Asking Rents /SF/Yr	$33.86	$33.77	$31.77	**6.6%**
Under Construction (SF)	2,935,637	2,578,267	1,996,503	**47.0%**

	2Q26	2026 YTD	2025 YTD	YOY Change
Leased SF	3,256,316	7,182,537	7,882,406	**-8.9%**
Total Net Absorption (SF)	640,341	704,536	369,418	**90.7%**
Construction Deliveries (SF)	41,188	41,188	727,047	**-94.3%**
Sold SF	5,862,992	10,491,154	6,816,512	**53.9%**

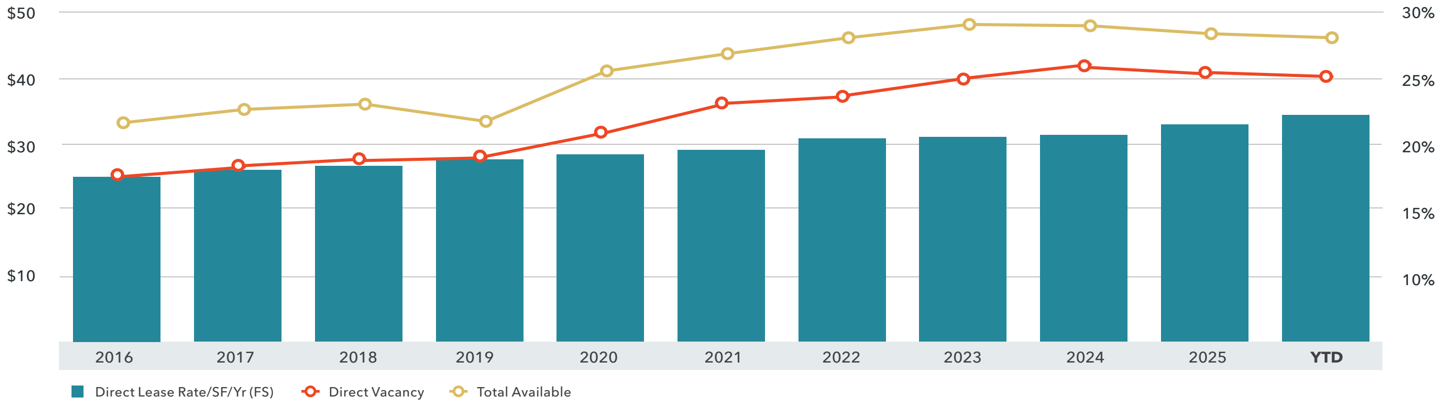
SUBMARKET STATISTICS

Submarket	Total Inventory	New Deliveries	Under Construction	Direct Vacancy Rate	Total Vacancy Rate	Total Availability Rate	2Q26 Total Net Absorption	YTD Total Net Absorption	2Q26 Leasing Activity	YTD Leasing Activity	Direct Asking Rents
Central Expressway	9,174,101	0	78,758	27.2%	27.7%	29.6%	57,358	-127,764	341,891	461,039	$40.04
Dallas CBD	23,248,518	0	0	32.2%	33.4%	35.6%	-76,352	-55,960	78,388	340,371	$31.37
East Dallas	3,200,181	0	0	19.3%	30.2%	36.4%	14,209	40,249	21,117	72,180	$49.95
Far North Dallas	47,631,832	41,188	629,070	22.5%	24.1%	29.0%	64,169	266,048	816,255	1,726,626	$37.23
Ft Worth CBD	7,486,790	0	0	11.8%	12.2%	8.9%	75,390	148,515	148,203	269,395	$35.93
Las Colinas	33,341,044	0	0	29.0%	30.6%	33.7%	-12,059	53,857	744,718	1,321,264	$33.33
LBJ Freeway	16,928,740	0	0	23.8%	25.1%	28.5%	153,634	-22,057	165,654	470,181	$26.49
Lewisville/Denton	3,517,498	0	70,008	16.7%	22.2%	23.8%	50,501	97,901	51,086	86,853	$30.93
Mid-Cities	14,181,896	0	27,419	25.7%	28.3%	32.2%	17,358	25,507	115,399	385,292	$28.16
North Fort Worth	2,226,933	0	108,062	16.1%	26.9%	27.5%	-18,319	-188,612	5,717	48,070	$26.18
Northeast Ft Worth	2,735,169	0	0	34.8%	34.8%	34.2%	2,730	-41,000	3,126	16,969	$25.11
Preston Center	4,947,636	0	206,000	5.3%	5.5%	7.8%	197	42,421	139,693	213,208	$62.11
Richardson/Plano	22,893,433	0	47,352	19.6%	20.9%	24.3%	-10,627	-54,515	135,008	648,049	$26.45
South Ft Worth	6,514,399	0	288,000	11.4%	12.0%	13.6%	-28,907	28,567	116,261	241,571	$26.39
Southwest Dallas	1,360,783	0	0	14.0%	14.3%	14.8%	-7,282	-23,520	886	20,589	$21.88
Stemmons Freeway	7,502,568	0	0	25.3%	26.1%	24.4%	157,455	103,384	24,983	275,021	$21.09
Uptown/Turtle Creek	15,198,124	0	1,480,968	20.8%	22.1%	21.4%	200,886	411,515	347,931	585,859	$61.78
Dallas Totals	**222,089,645**	**41,188**	**2,935,637**	**23.5%**	**25.1%**	**27.8%**	**640,341**	**704,536**	**3,256,316**	**7,182,537**	**$33.86**
Class A	138,029,364	41,188	2,852,828	24.3%	26.1%	29.5%	388,618	606,468	2,397,771	5,027,679	$38.03
Class C	84,060,281	0	82,809	22.2%	23.5%	25.0%	251,723	98,068	858,545	2,154,858	$25.35

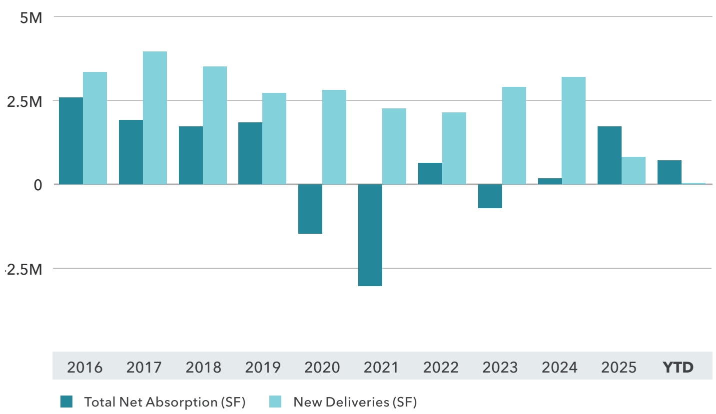
BIGGEST LEASE OF THE QUARTER

6655 N MacArthur Blvd, Irving

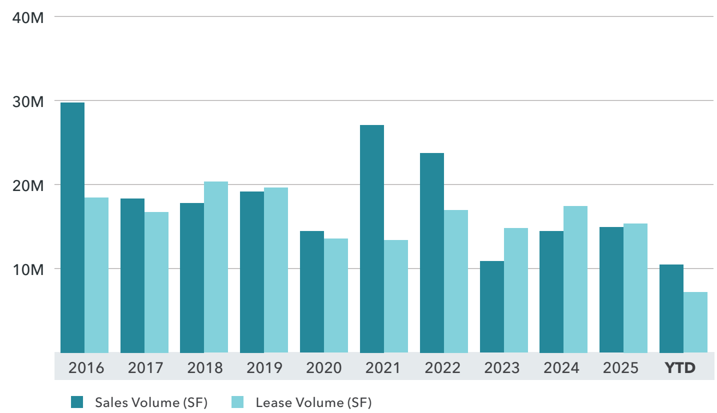
LEASE RATE, VACANCY & AVAILABILITY



NET ABSORPTION & NEW DELIVERIES



SALE VOLUME & LEASE VOLUME



Data Source: CoStar

Kidder Mathews is the largest fully independent commercial real estate firm in the Western U.S., with over 900 real estate professionals and staff in 20 offices in Washington, Oregon, California, Nevada, Arizona, and Dallas. We offer a complete range of brokerage, appraisal, asset services, consulting, and debt & equity finance services for all property types.

The information in this report was composed by the Kidder Mathews Research Group.

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COMMERCIAL BROKERAGE	$9B AVERAGE ANNUAL TRANSACTION VOLUME	32.4M ANNUAL SALES SF	32.5M ANNUAL LEASING SF
ASSET SERVICES	55M+ SF MANAGEMENT PORTFOLIO SIZE	800+ ASSETS UNDER MANAGEMENT	250+ CLIENTS SERVED
VALUATION ADVISORY	2,700+ AVERAGE ASSIGNMENTS	42 TOTAL APPRAISERS	23 WITH MAI DESIGNATIONS