Kidder Mathews

3Q 2026

MARKET TRENDS

DALLAS/ FORT WORTH *OFFICE*

↓ VACANCY	↓ ABSORPTION
↑ RENTAL RATES	↓ CONSTRUCTION DELIVERIES

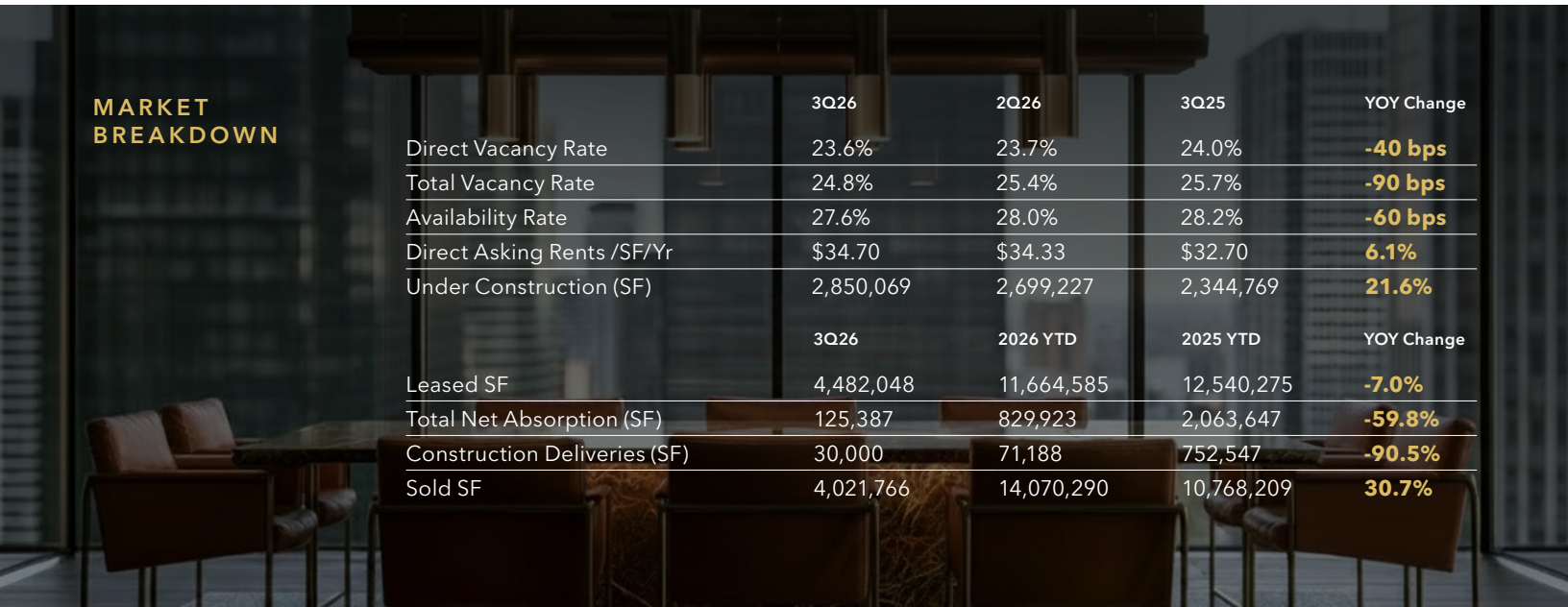
Year-Over-Year Change

SIGNIFICANT LEASE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Transaction Type	Tenant
2401 McKinney Ave	Uptown/Turtle Creek	708,000	New Lease	Morgan Stanley
2201 Lakeside Blvd	Richardson/Plano	183,242	New Lease	AT&T
9001 Cypress Waters Blvd	Las Colinas	133,786	New Lease	Depository Trust & Clearing Corp.
1445 Ross Ave	Dallas CBD	123,913	New Lease	Morgan Stanley
2950 N Harwood St	Uptown/Turtle Creek	88,291	Renewal	Frost Bank

SIGNIFICANT DEVELOPMENT PROJECTS

Property	Submarket	SF	Status	Delivery Date
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
2626 McKinney	Uptown/Turtle Creek	180,842	Under Construction	1Q 2028



MARKET BREAKDOWN

	3Q26	2Q26	3Q25	YOY Change
Direct Vacancy Rate	23.6%	23.7%	24.0%	**-40 bps**
Total Vacancy Rate	24.8%	25.4%	25.7%	**-90 bps**
Availability Rate	27.6%	28.0%	28.2%	**-60 bps**
Direct Asking Rents /SF/Yr	$34.70	$34.33	$32.70	**6.1%**
Under Construction (SF)	2,850,069	2,699,227	2,344,769	**21.6%**

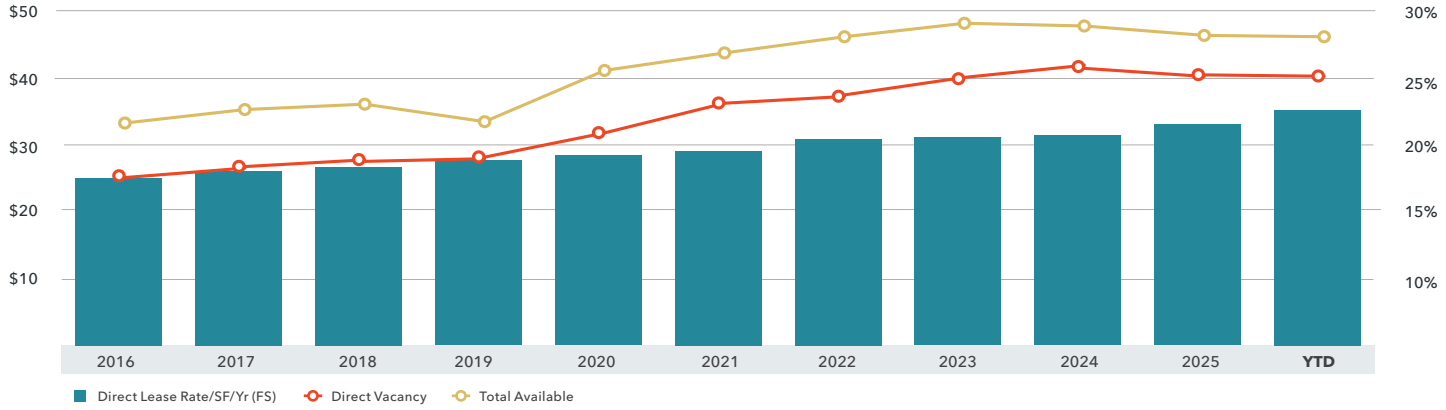
	3Q26	2026 YTD	2025 YTD	YOY Change
Leased SF	4,482,048	11,664,585	12,540,275	**-7.0%**
Total Net Absorption (SF)	125,387	829,923	2,063,647	**-59.8%**
Construction Deliveries (SF)	30,000	71,188	752,547	**-90.5%**
Sold SF	4,021,766	14,070,290	10,768,209	**30.7%**

SUBMARKET STATISTICS

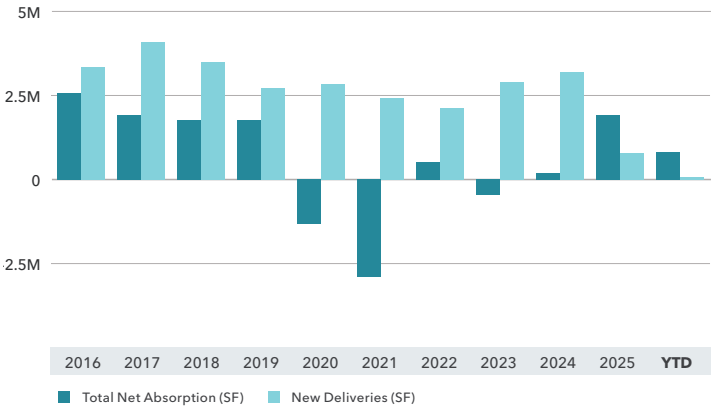
Submarket	Total Inventory	New Deliveries	Under Construction	Direct Vacancy Rate	Total Vacancy Rate	Total Availability Rate	3Q26 Total Net Absorption	YTD Total Net Absorption	3Q26 Leasing Activity	YTD Leasing Activity	Direct Asking Rents
Central Expressway	9,174,101	0	30,000	26.7%	27.2%	29.4%	45,702	-82,062	162,824	623,863	$39.96
Dallas CBD	22,973,438	0	0	32.9%	33.8%	35.8%	-107,503	-163,463	246,097	586,468	$30.93
East Dallas	3,262,981	0	0	19.3%	30.0%	34.6%	-11,693	28,556	23,621	95,801	$49.45
Far North Dallas	48,160,818	30,000	602,050	22.7%	23.6%	28.7%	251,942	517,990	828,543	2,555,169	$37.98
Fort Worth CBD	7,499,793	0	0	12.0%	12.4%	8.4%	-10,356	138,159	68,064	337,459	$35.97
Las Colinas	33,391,431	0	0	27.0%	28.4%	31.3%	335,839	389,696	626,420	1,947,684	$33.38
LBJ Freeway	17,196,103	0	0	23.4%	24.7%	27.0%	47,085	25,028	166,690	636,871	$27.16
Lewisville/Denton	3,499,053	0	66,720	17.4%	22.9%	28.4%	-594	97,307	11,005	97,858	$31.55
Mid-Cities	14,064,724	0	21,419	27.2%	28.3%	32.2%	25,587	51,094	162,869	548,161	$28.40
North Fort Worth	2,226,336	0	97,912	15.6%	26.3%	28.3%	12,637	-175,975	73,836	121,906	$26.20
Northeast Fort Worth	2,735,169	0	0	43.0%	43.0%	40.8%	-224,621	-265,621	73,470	90,439	$24.83
Preston Center	4,846,486	0	206,000	5.8%	5.8%	8.8%	-6,537	35,884	38,795	252,003	$66.84
Richardson/Plano	22,743,122	0	57,000	21.3%	22.4%	24.1%	-328,715	-383,230	470,698	1,118,747	$26.31
South Fort Worth	6,570,708	0	288,000	11.4%	12.1%	16.9%	-9,256	19,311	61,837	303,408	$26.92
Southwest Dallas	1,284,587	0	0	13.1%	13.4%	13.8%	540	-22,980	3,264	23,853	$21.63
Stemmons Freeway	7,646,187	0	0	24.9%	25.4%	23.4%	-26,966	76,418	212,012	487,033	$21.91
Uptown/Turtle Creek	15,207,469	0	1,480,968	19.6%	20.8%	23.2%	132,296	543,811	1,252,003	1,837,862	$63.02
Dallas Totals	**222,482,506**	**30,000**	**2,850,069**	**23.6%**	**24.8%**	**27.6%**	**125,387**	**829,923**	**4,482,048**	**11,664,585**	**$34.70**
Class A	138,144,104	30,000	2,771,650	24.2%	25.6%	29.2%	525,756	1,132,224	3,677,454	8,705,133	$39.27
Class B	84,338,402	0	78,419	22.4%	23.6%	24.9%	-400,369	-302,301	804,594	2,959,452	$25.37



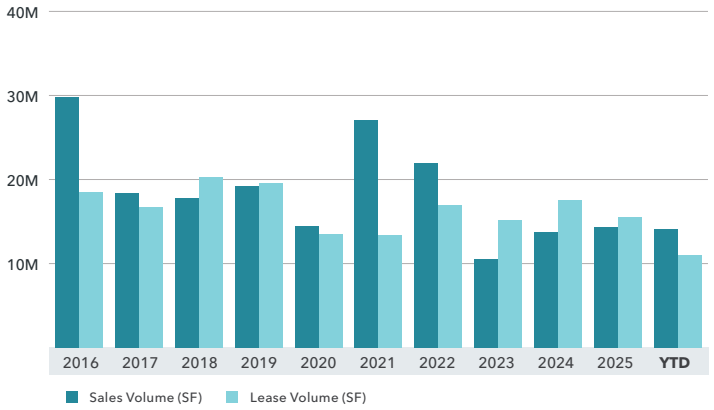
LEASE RATE, VACANCY & AVAILABILITY



NET ABSORPTION & NEW DELIVERIES



SALE VOLUME & LEASE VOLUME



Data Source: CoStar

Kidder Mathews

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 Texas. 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.

GARY BARAGONA
Vice President of Research
415.229.8925
gary.baragona@kidder.com

DARREN TAPPEN
Regional President, Brokerage
Greater LA, SoCal, Arizona & Texas
214.389.7640
darren.tappen@kidder.com

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

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