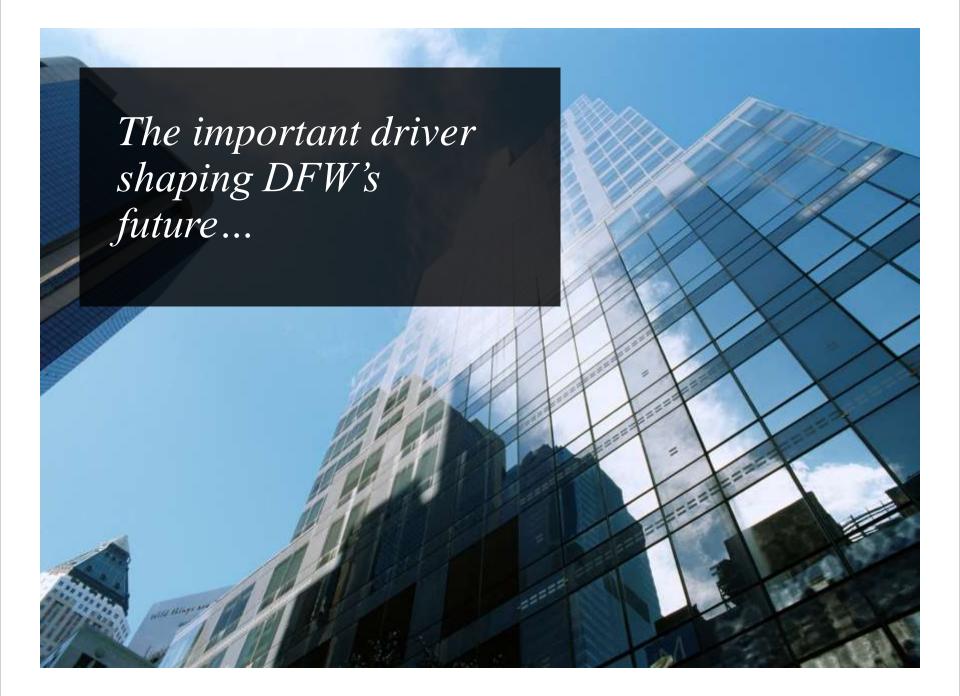




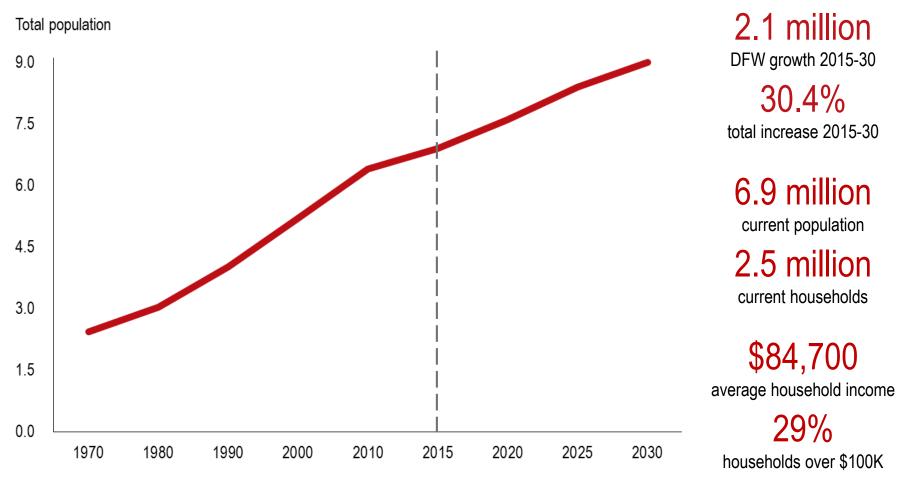
Dallas – Fort Worth Association for Business Economics (DABE)

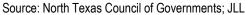
November 19, 2015

Dallas office market – exceptionally strong fundamentals will dominate the story into 2016



Growth is inevitable, as 2.0+ million new residents fuel demand across all property types for the foreseeable future

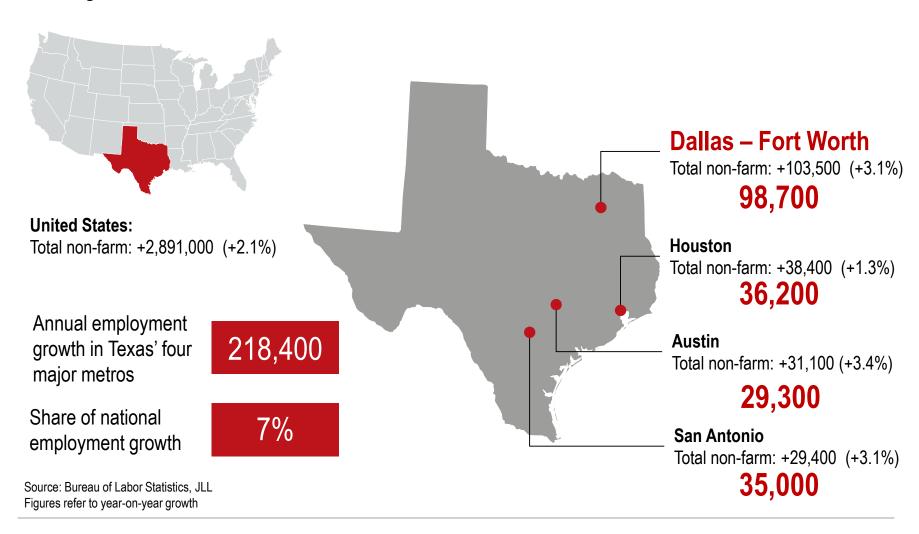






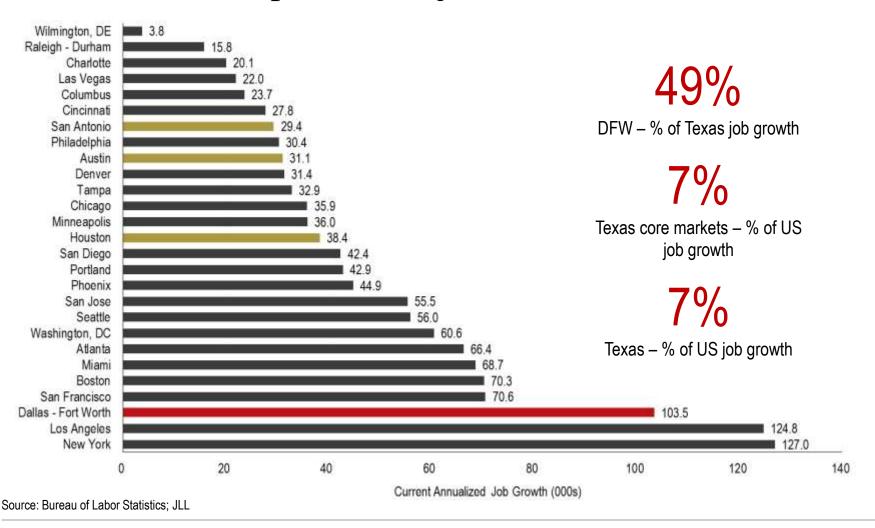


Despite slow down in the oil patch, Texas markets still lead job creation nationwide



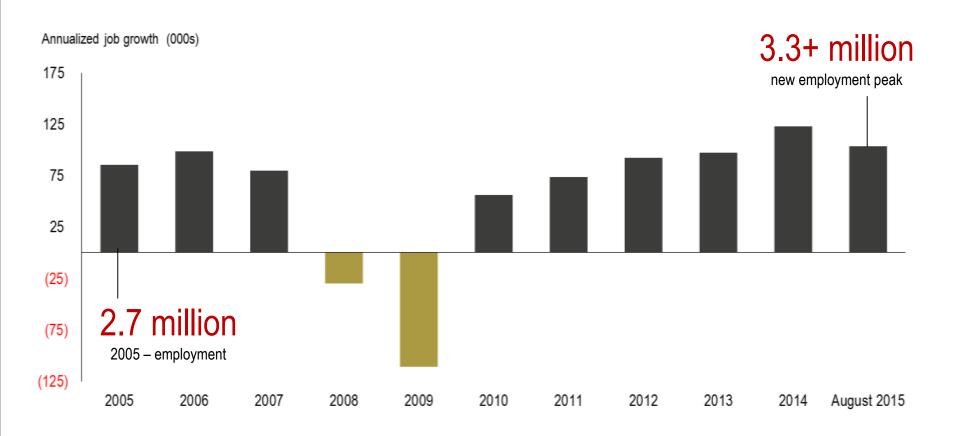


DFW job growth remains strong despite Texas energy woes and at the top of the major markets





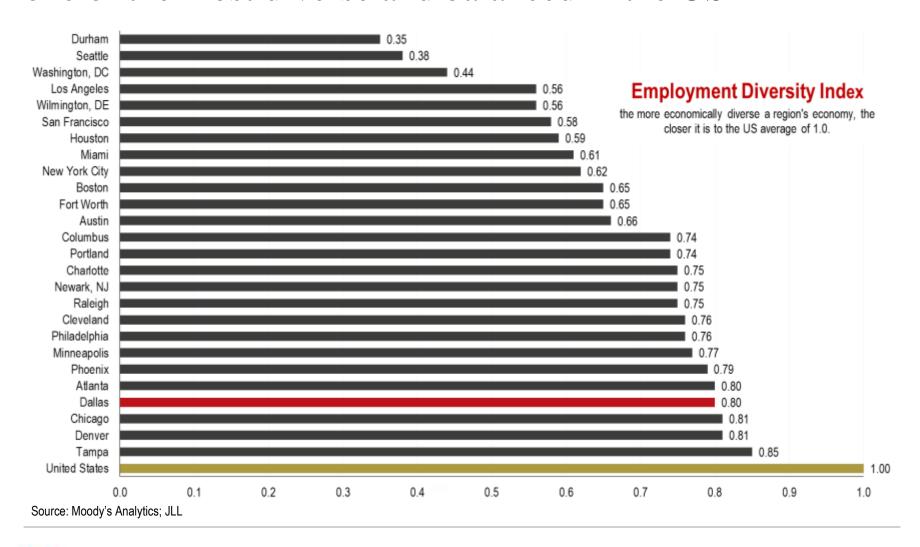
Another DFW employment peak – 534,000 new jobs added since 2010 – or almost 19% job growth!



Source: Bureau of Labor Statistics; JLL

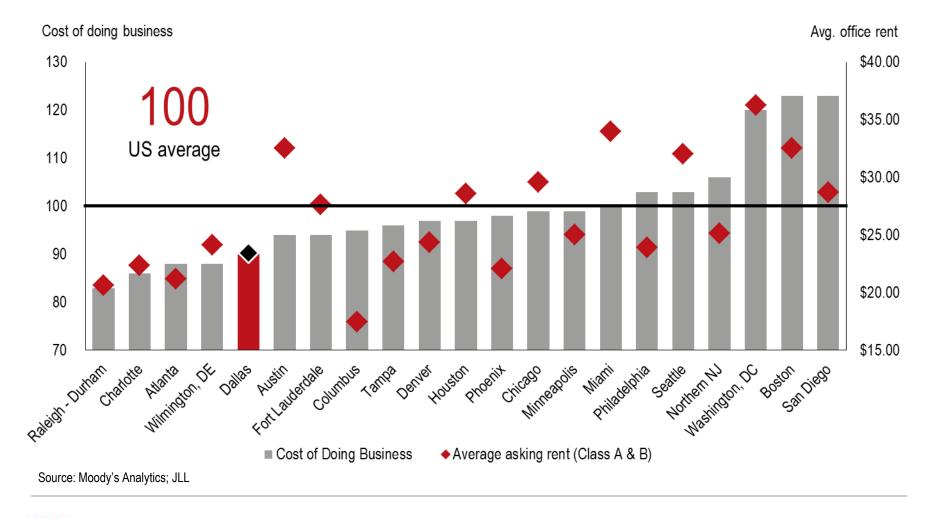


Over the last 20 years, DFW's economy has evolved into one of the most diverse and balanced in the US





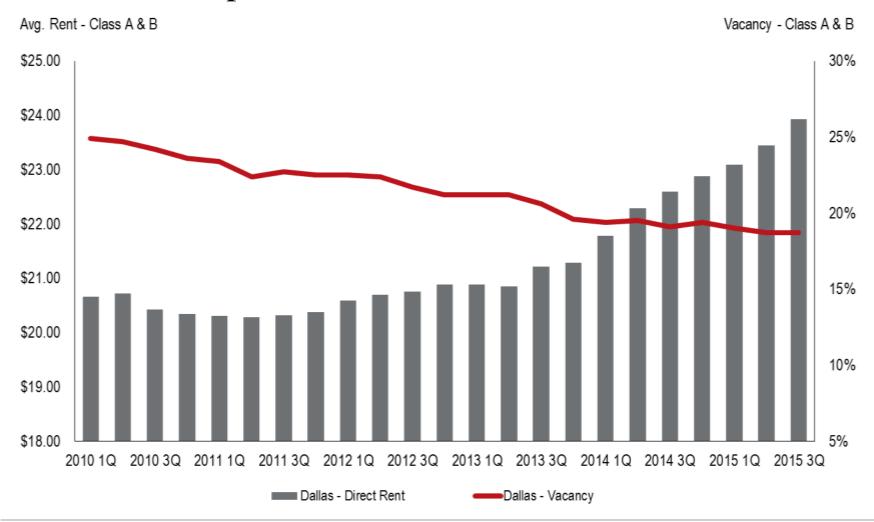
Dallas' low business costs and affordable office rents allow companies to focus on their core business





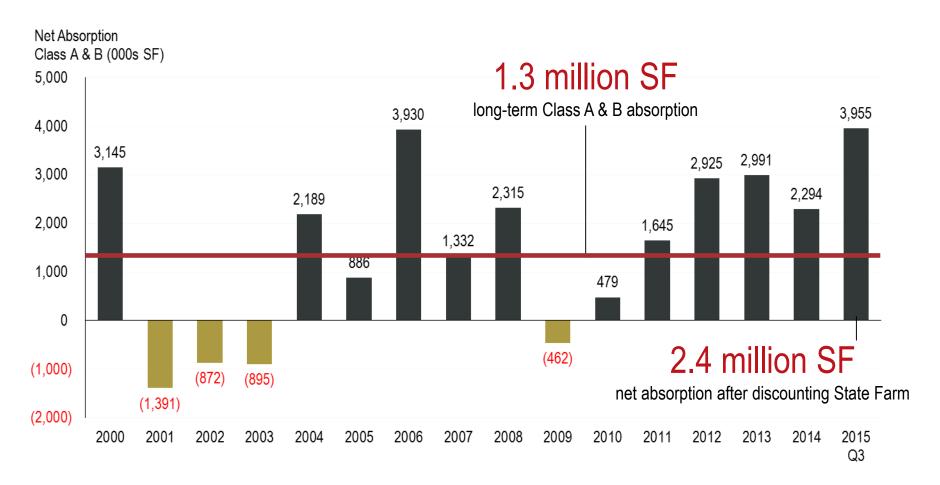


Dallas – office fundamentals at their best in years, but submarket and product differences exist





Strong job gains and State Farm occupying their campus in 1Q has 2015 shaping up to be a banner year...



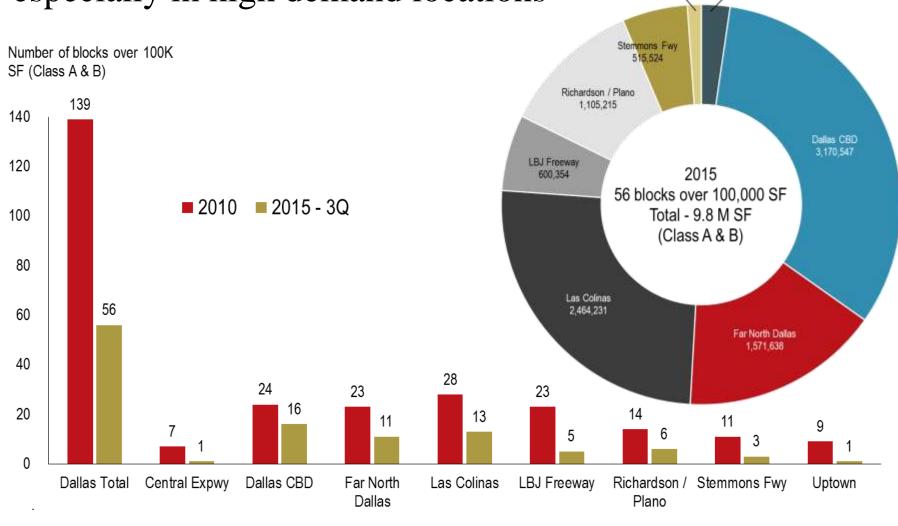
Note – from 2000 to 2011, the annual average was 1.0M SF



Large blocks of available space continue to decrease, especially in high demand locations

Uptown 109,404

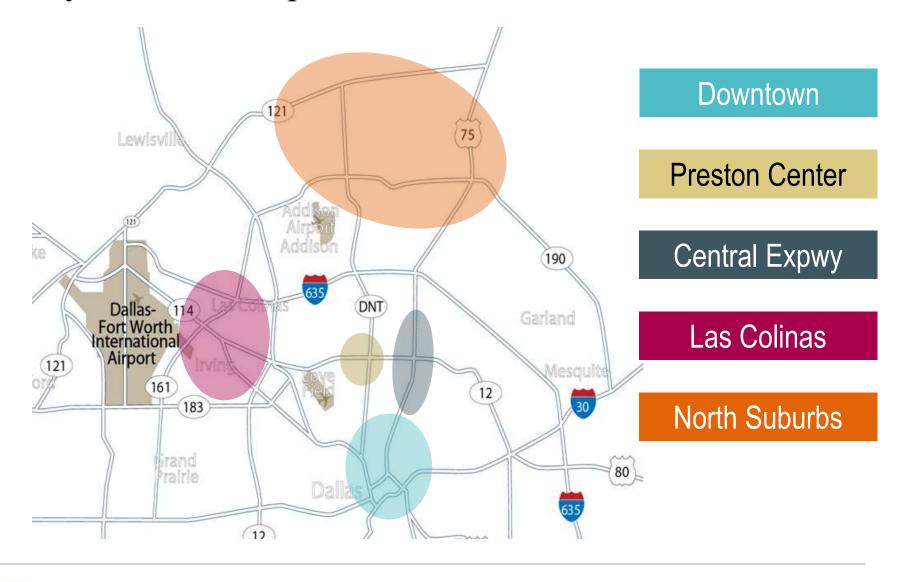
Central Expwy 233,592





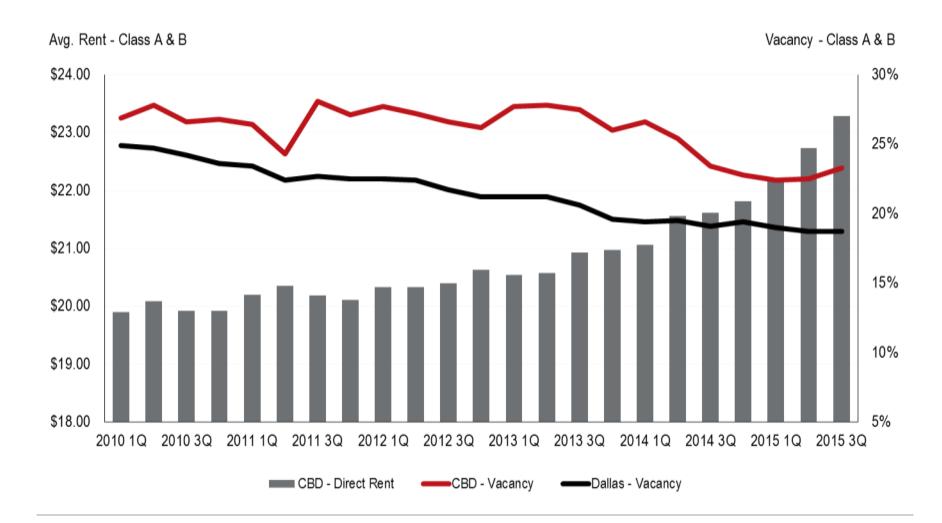


Today's office hot spots – where the action is!



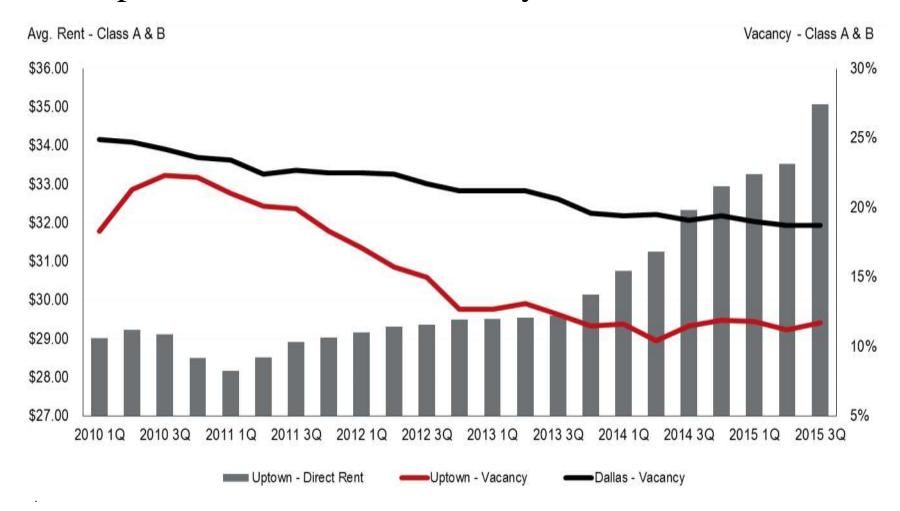


CBD – evolving submarket, although significant differences exist between the Arts District and core CBD



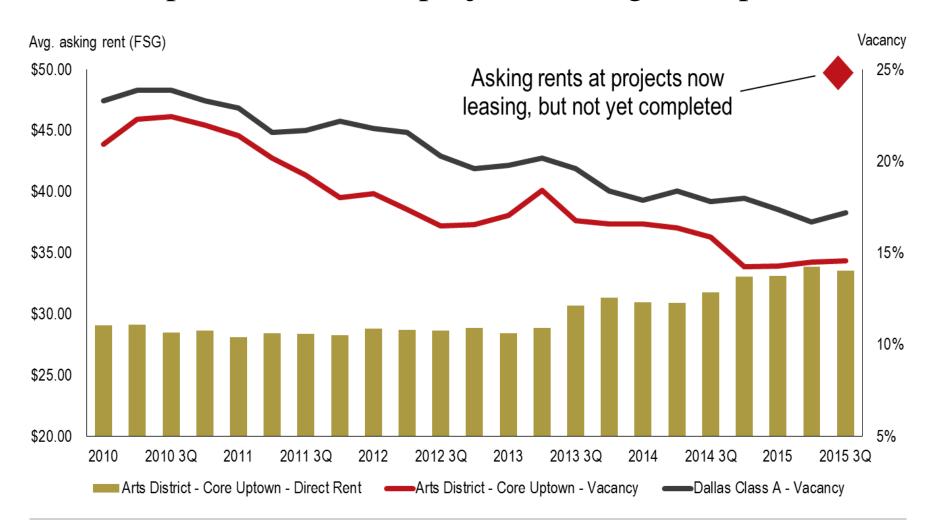


Uptown – pent-up demand priming the pump for office development that is now underway



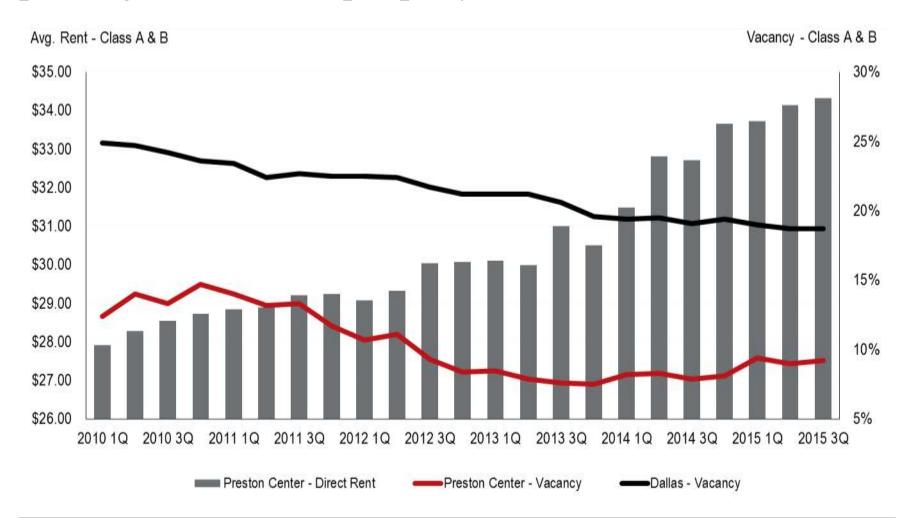


Rents changing fast in high demand Uptown and Arts District space — with new projects setting the top-end



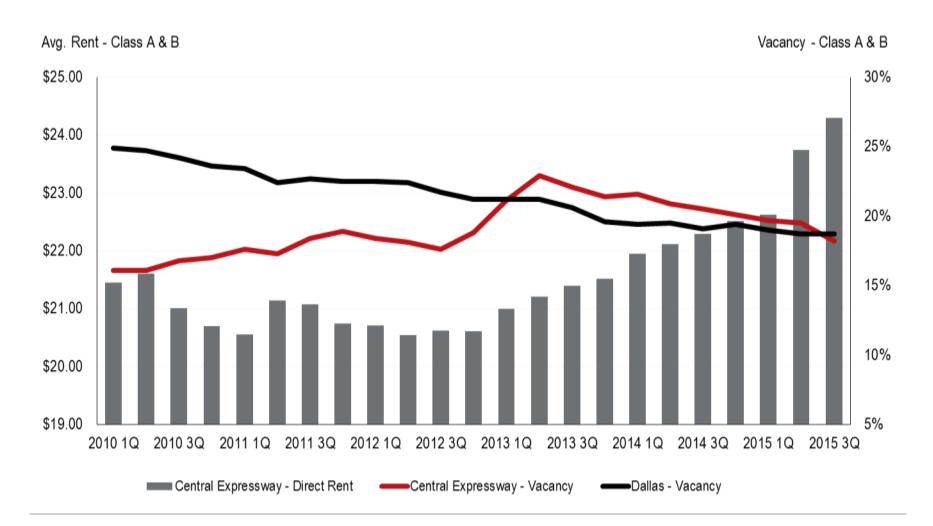


Preston Center – low vacancy and no major construction pushing office rents up rapidly



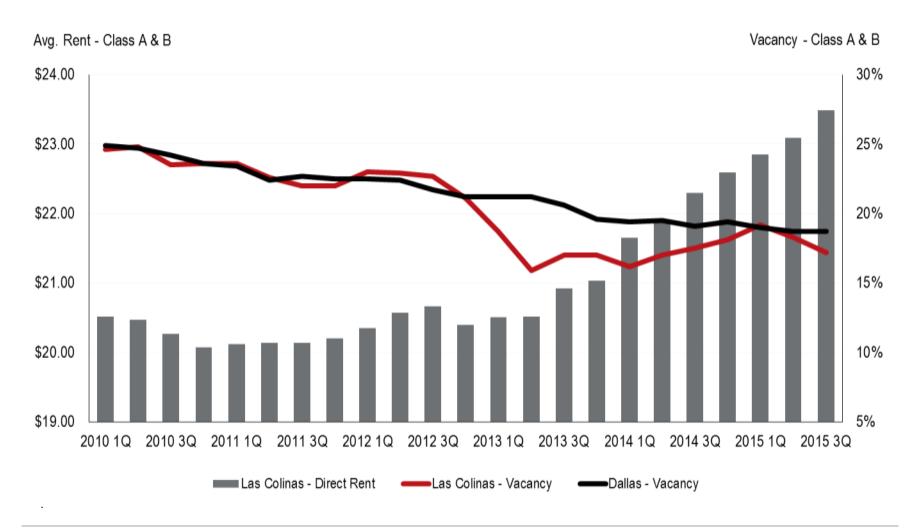


Central Expressway – rents rising as tenants attracted from higher-priced submarkets see comparable close-in location



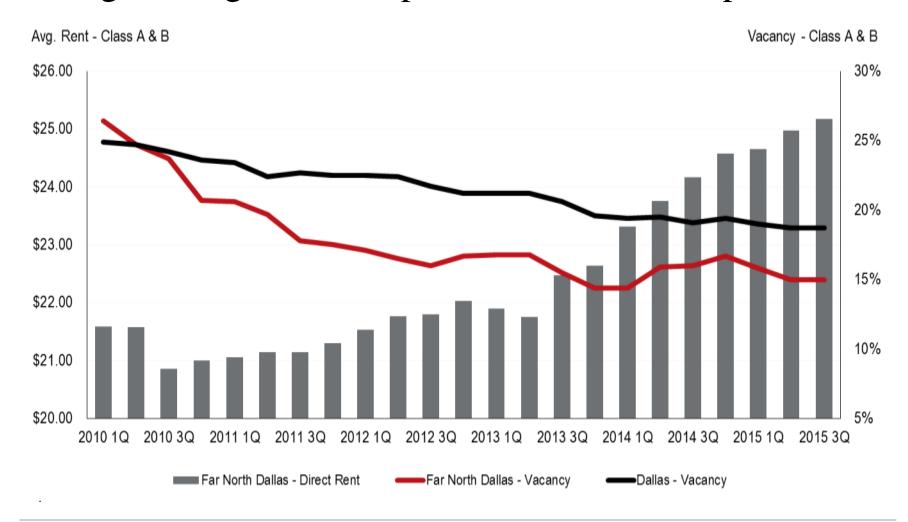


Las Colinas – steady demand continues to drive rents in this desirable submarket



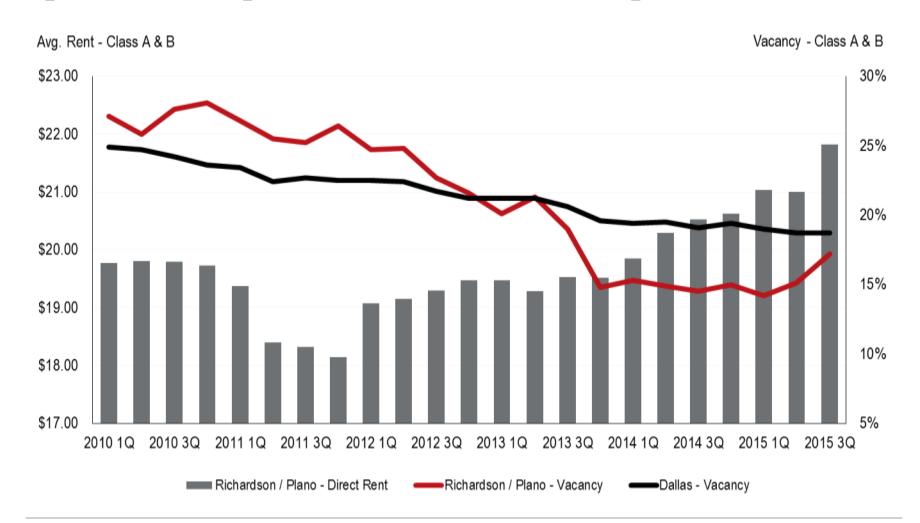


Far North Dallas – exceptionally strong fundamentals setting the stage for multiple new office developments

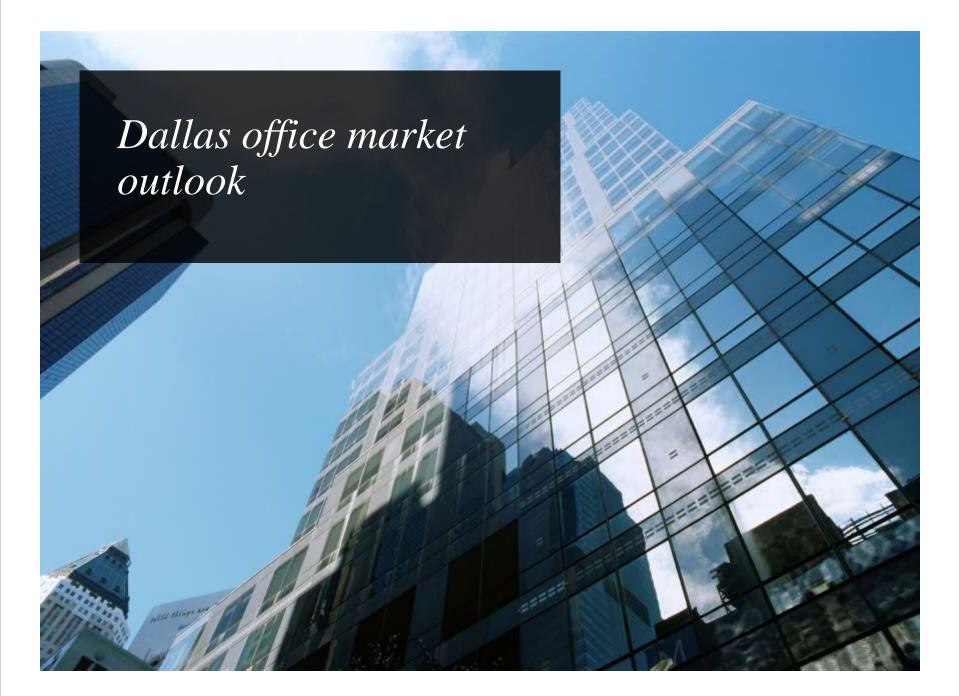




Richardson / Plano – even with low vacancy, back-office operations keep base rents lower than expected







Office tenants exploring DFW comprise a diverse set of

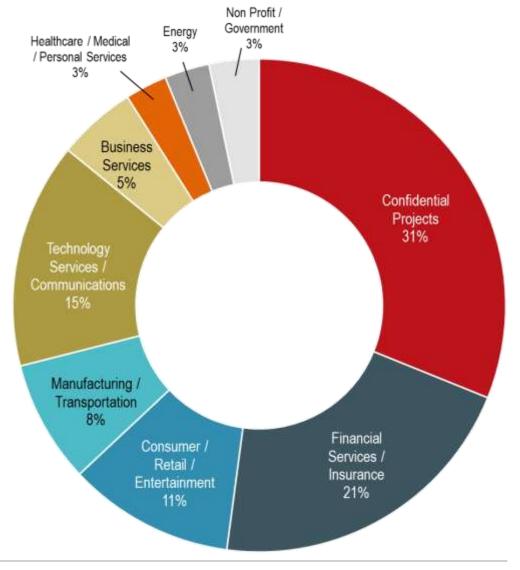
industry sectors

21.4 million

total active SF of DFW relocations / expansions being tracked by JLL

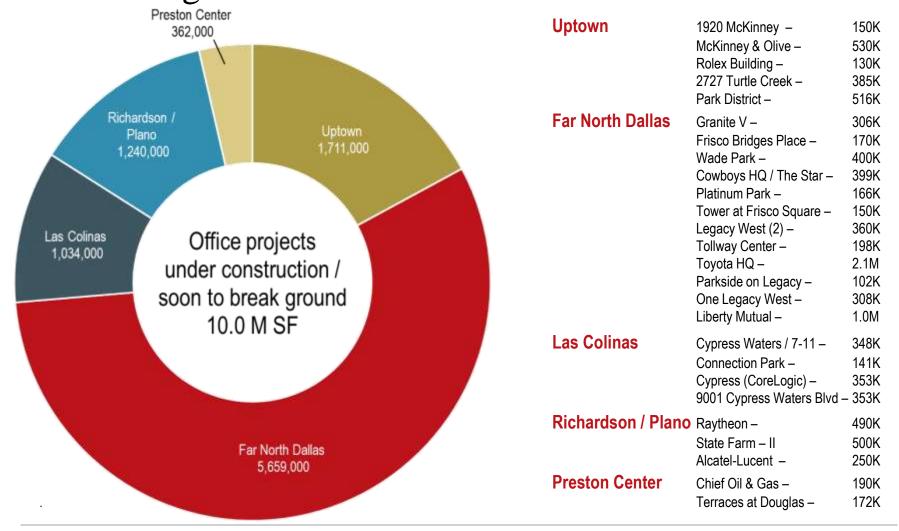
Far North Dallas Las Colinas

most in-demand locations



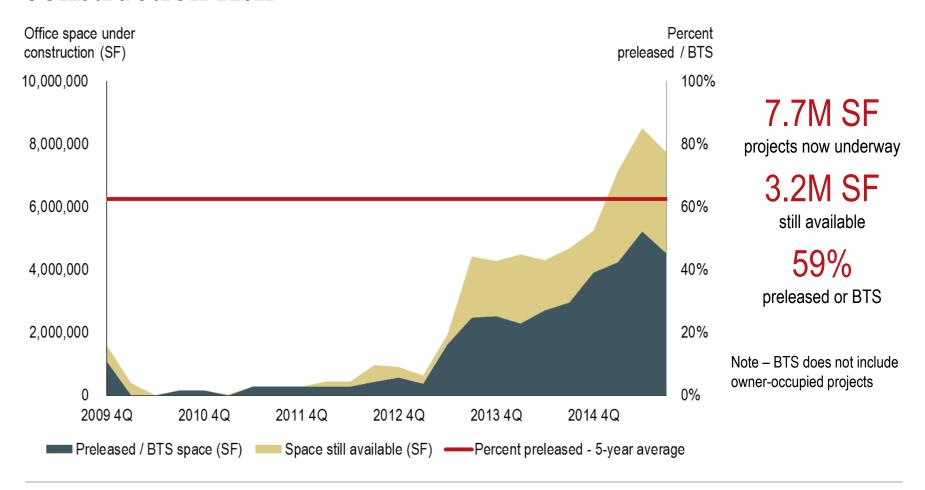


Office construction for multi- and single-users moving ahead in high demand submarkets





With Toyota underway and State Farm II breaking ground, preleasing remains high, mitigating a large portion of construction risk







For more information, please contact:

Walter Bialas

Vice President - Director Market Research Walter.Bialas@am.jll.com

Thank you