

City of Dallas Commercial Real Estate

Product Type	Total Inventory (Sq. Ft)	Vacancy Rate (%)	Total Net Absorption (Sq. Ft)	Rental Rate (\$/SF/YR)	Under Construction (Sq. Ft)
■ Total Office Citywide					
Q4 2007	125.3 M	19.1	949,570	\$19.10	2.2 M
Q4 2006	124.2 M	19.5	681,548	\$18.37	1.9 M
Change	+1.1	-0.4 points	+268,022	+\$0.73	+253,888
■ Office Class A Citywide					
Q4 2007	58.6 M	18.1	447,010	\$21.73	2.2 M
Q4 2006	57.8 M	18.1	781,825	\$20.67	1.7 M
Change	+818,000	0	-334,815	+\$1.06	+495,218
■ Office Class B Citywide					
Q4 2007	52.8 M	22.2	431,171	\$16.56	4,440
Q4 2006	52.5 M	22.6	-37,895	\$16.23	245,770
Change	+245,770	-0.4 points	+469,066	+\$0.33	-241,330
■ Office Class C Citywide					
Q4 2007	13.9 M	11.6	71,389	\$15.59	0
Q4 2006	13.9 M	13.4	-62,382	\$15.85	0
Change	0	-1.8 points	+133,771	-\$0.26	0
■ Total Central Business District Office					
Q4 2007	34.2 M	21.9	124,647	\$19.28	0
Q4 2006	33.3 M	20.7	-43,161	\$19.03	878,000
Change	+878,000	+1.2 points	+167,808	+\$0.25	-878,000
■ Industrial/Flex Citywide					
Q4 2007	202.5 M	7.4	327,555	\$4.45	3.5 M
Q4 2006	201.4 M	8.0	924,899	\$4.36	1.0 M
Change	+1.0 M	-0.6 points	-597,344	+\$0.09	+2.5 M
■ Retail Citywide					
Q4 2007	57.3 M	9.2	20,520	\$14.66	1.5 M
Q4 2006	56.9 M	8.1	-41,650	\$15.07	1.1 M
Change	+368,120	+1.1 points	+62,170	-\$0.41	+354,166

Source: CoStar.com. Last updated January 2008.



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