

Dallas City Commercial Real Estate, 2nd Qtr. 2007

Current (2nd Quarter, 2007)

Product Type	Vacancy Rate (%)	Total Inventory (Million Sq. Ft.)	Total Net Absorption (Sq. Ft.)	Rental Rate (\$/Sq. Ft./Yr)	Under Construction (Sq. Ft.)
Class A Office	19.0	57.7	-476,064	\$20.85	1,983,402
Class B Office	23.3	53.3	-170,299	\$16.60	22,843
Class C Office	14.7	13.9	-13,575	\$15.27	N/A
Industrial/Flex	7.9	199.9	-47,384	\$4.57	1,815,520
Retail	9.2	55.8	+15,853	\$16.66	285,660

Change Over Last Quarter

Product Type	Vacancy Rate (% Points)	Total Inventory (%)	Total Net Absorption (%)	Rental Rate (%)	Under Construction (%)
Class A Office	-0.8	0.0	-305.0	+5	+16.6
Class B Office	+0.6	+0.3	-564.1	+3.2	0.0
Class C Office	+0.1	0.0	-111.7	+0.7	N/A
Industrial/Flex	+0.1	+0.1	-111.0	-1.7	+43.2
Retail	+0.4	+0.3	+116.4	+1.2	+332.8

Change Over Last Year

Product Type	Vacancy Rate (% Points)	Total Inventory (%)	Total Net Absorption (%)	Rental Rate (%)	Under Construction (%)
Class A Office	-0.5	-0.6	-181.9	+1.7	+395.9
Class B Office	-0.1	+0.5	+1.7	+3.1	N/A
Class C Office	+0.2	0.0	-323.4	-2.5	N/A
Industrial/Flex	-0.3	+0.6	-109.9	+4.3	N/A
Retail	+2.0	+2.0	+80.0	+4.3	+998.7

Last updated July 2007. Source: CoStar.



City of Dallas

Office of Economic Development
214-670-1685
www.dallas-ecodev.org