



JONES LANG
LASALLE®

Real value in a changing world

2011 Market Forecast Tarrant County *office* market

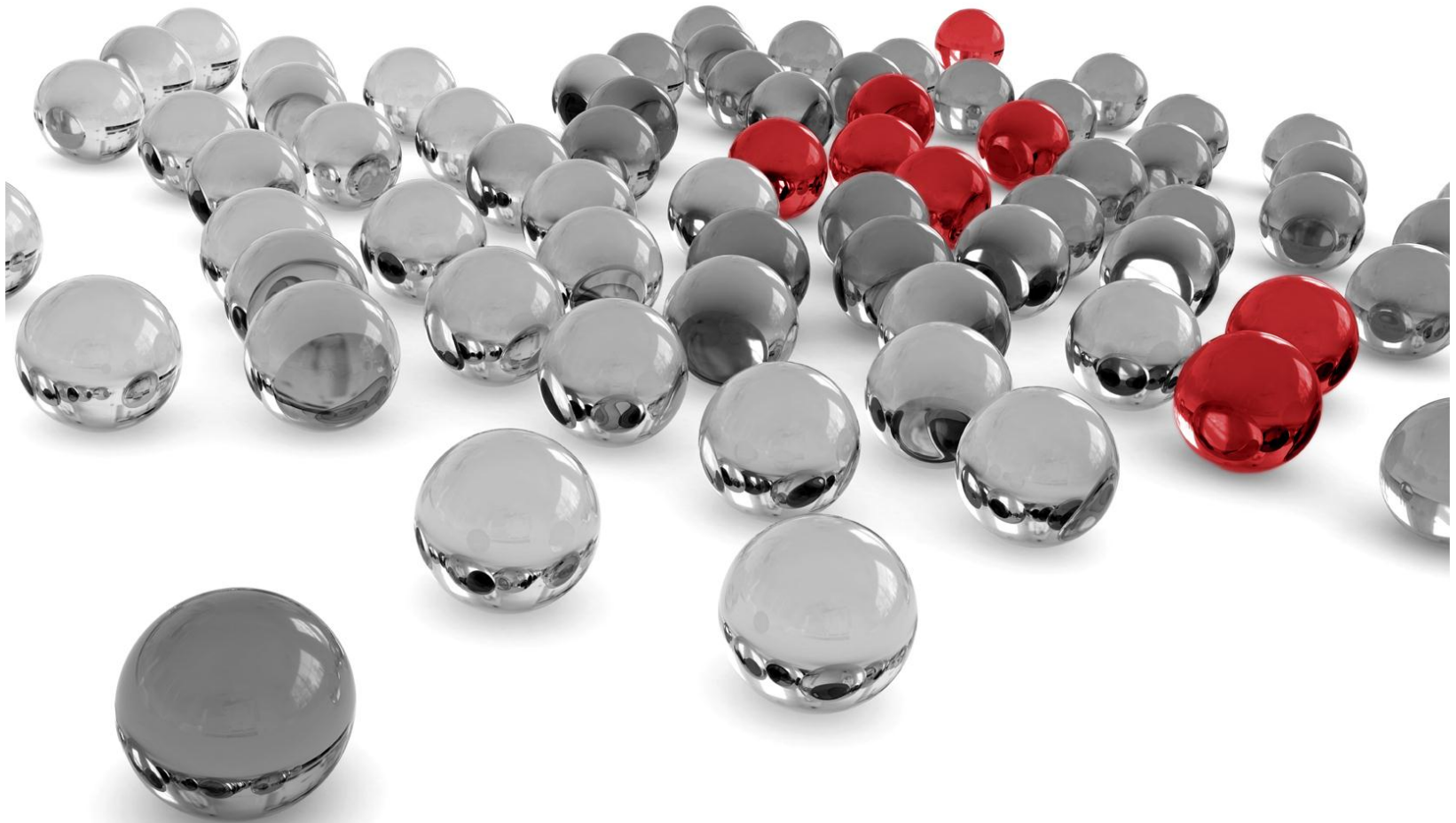


David Walters
Executive Vice President
Regional Director

Agenda

- I. Time to bounce
- II. Facts to impress your friends
- III. Back to the future
- IV. Scattershooting
- V. Don't get left out of conference realignment
- VI. What does all this mean?

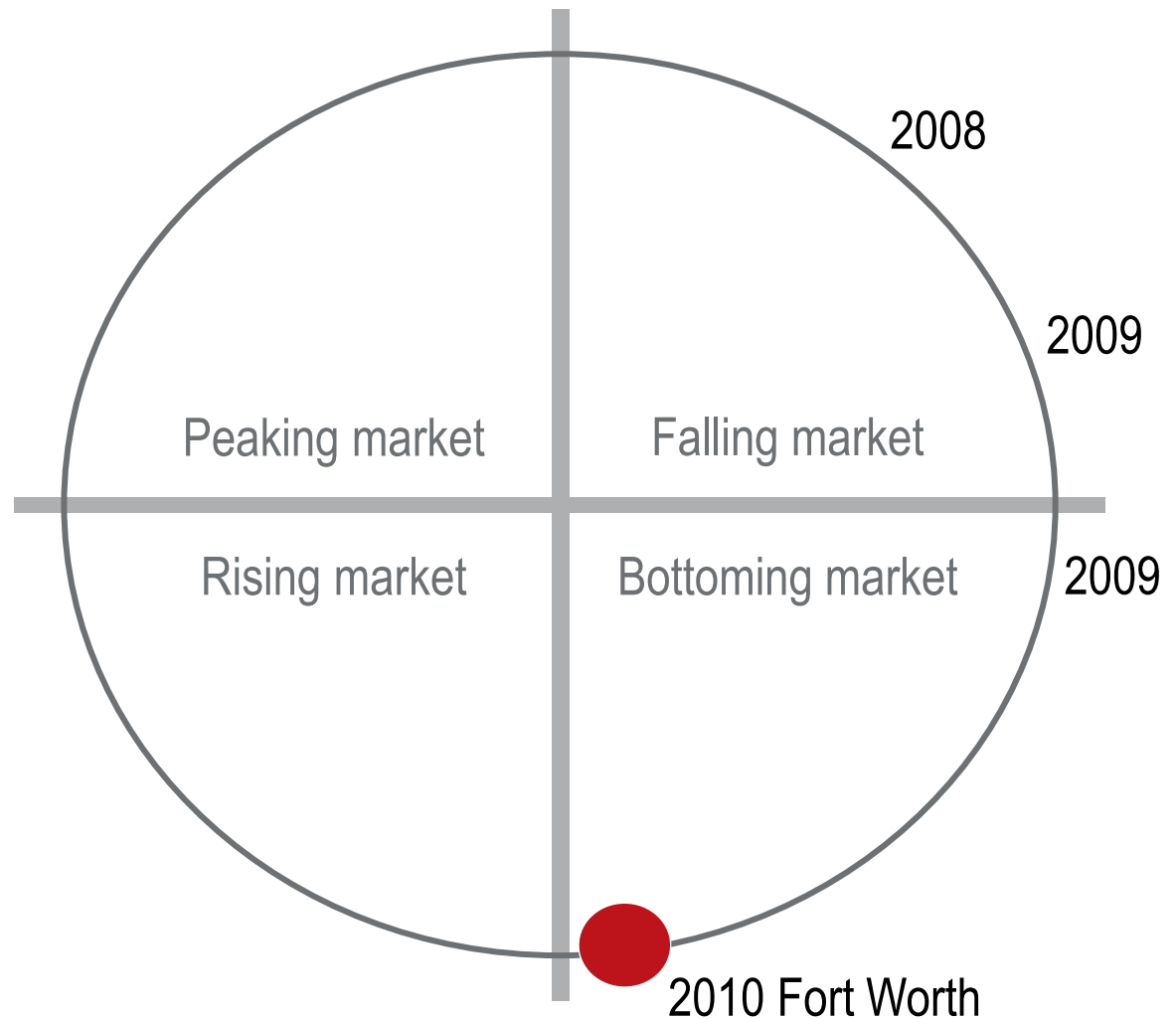
I. Time to Bounce



Tarrant County Office Property Clock 2010 Year End

“The first step toward the solution to any problem is optimism.”

-John Baines



“I don’t measure a man’s success by how high he climbs but how he bounces when he hits bottom.”

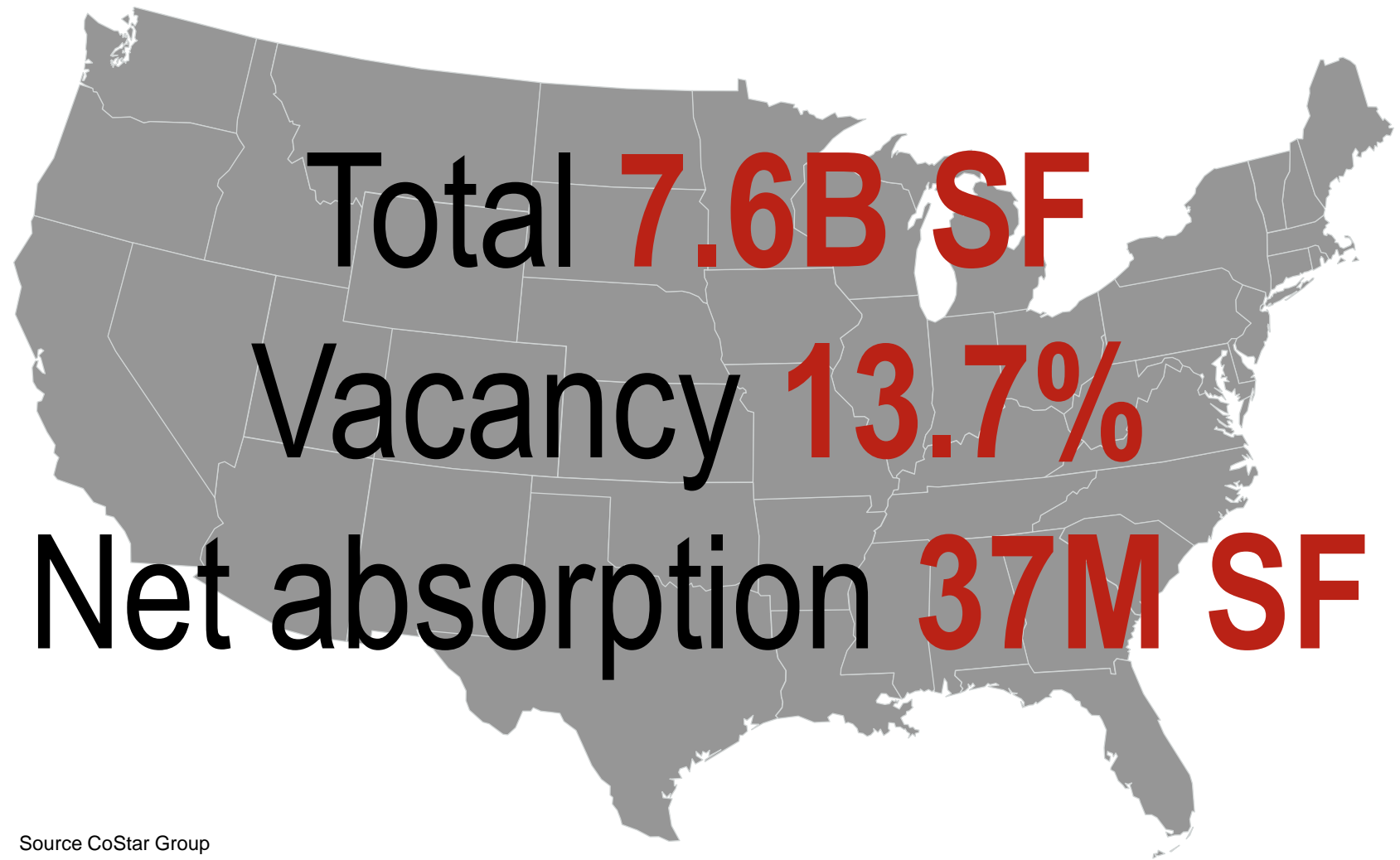
-General George S. Patton



II. Facts to Impress Your Friends



National Class “A” & “B” Office Market



Source CoStar Group

State of Texas Class “A” & “B” Office Market

Total **690M SF**

Vacancy **15.7%**

Net absorption **6.1M SF**

Source CoStar Group

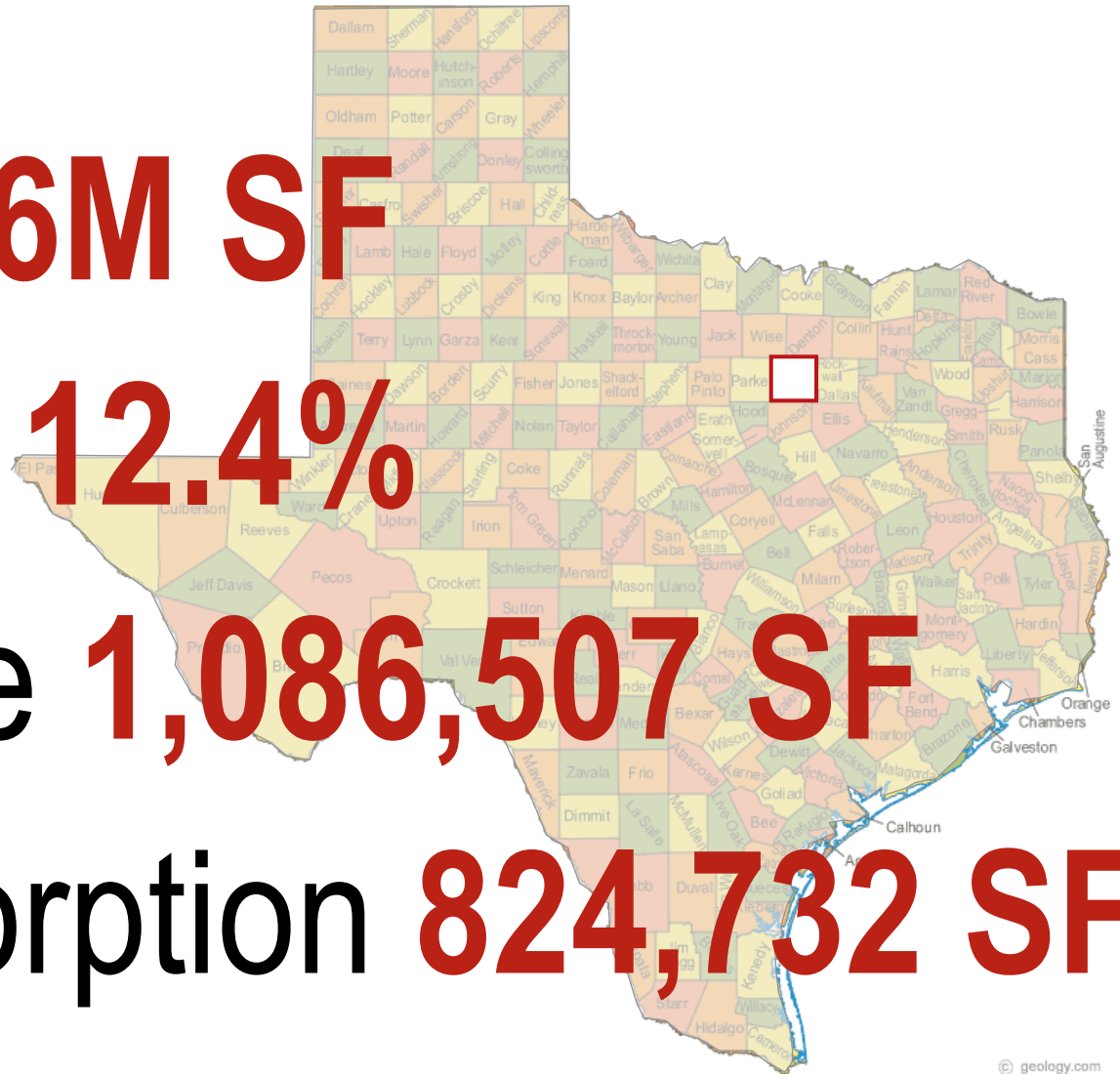
Tarrant County Class “A” & “B” Office Market

Total **50.6M SF**

Vacancy **12.4%**

Sublease **1,086,507 SF**

Net Absorption **824,732 SF**



Source CoStar Group

© geology.com

Fort Worth CBD Class “A” & “B” Office Market



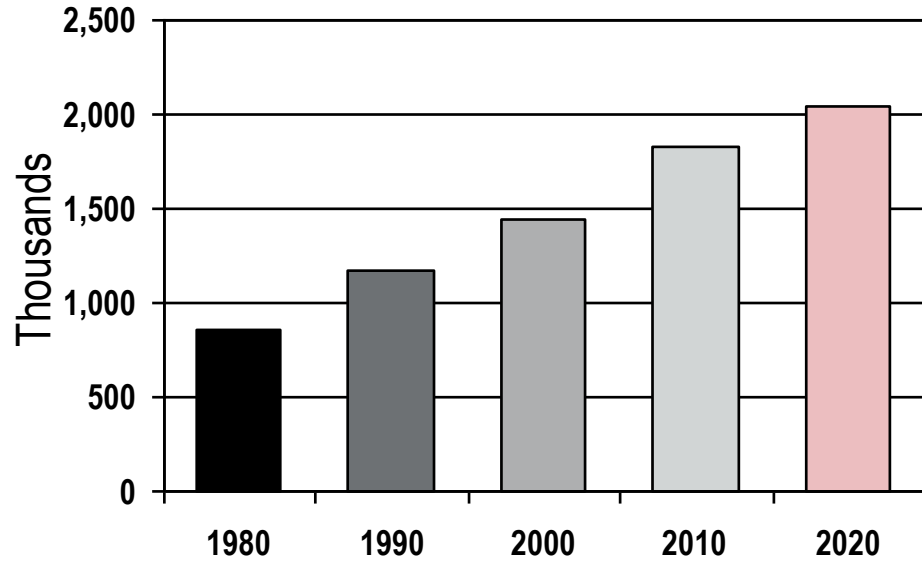
Total SF	10,007,674
Vacancy	12.1%
Sublease/Shadow SF	228,783
“A” average rent	\$24.97 + E
“B” average rent	\$17.62 + E

Source CoStar Group

III. Back to the Future

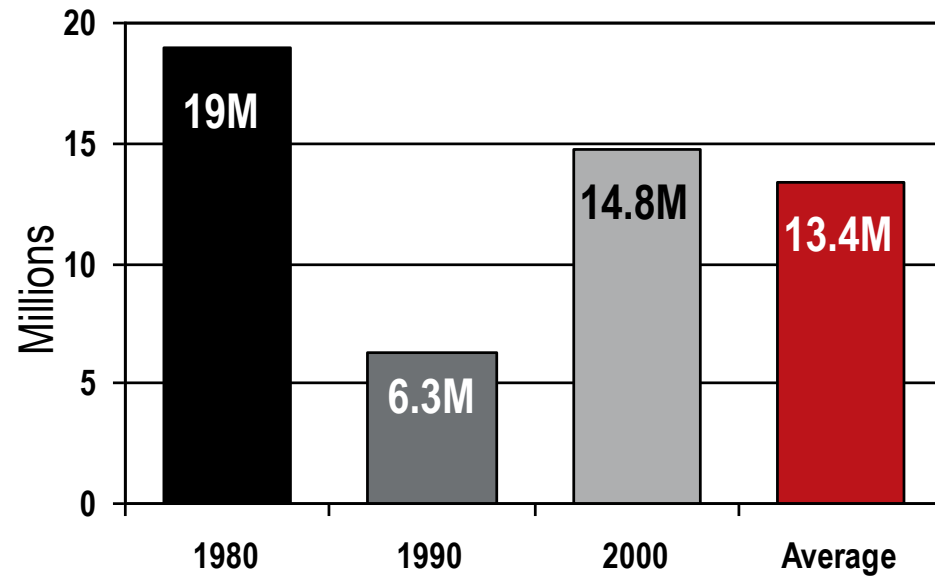


Tarrant County Population (1980 – 2020)



Average 24% population growth per decade

New Office Construction Deliveries by Decade



IV. Scattershooting



Blackie Sherrod
Noted Sports Journalist

In the News 2010



J.P. Morgan Chase & Co.



In the News 2011



V. Don't Get Left Out of Realignment



Landlords

- Property management / building upgrades
- Construction costs increasing
- Don't burn bridges
- 7th Street is The Real Deal

Tenants

- Right size your space but plan for growth
- “Fire Sale” rents are gone
- Plan ahead
- Act Now – rents will go higher

VI. What Does All This Mean?



Tarrant County Office Property Clock 2011 Year End

Current projections	2011 outlook
Stock	➡
Overall vacancy	⬇
2011 net absorption	⬆
New construction	➡
Class A average rent	⬆
Class B average rent	⬆

