



FLIX BREWHOUSE IN MANSFIELD

# SCORECARD

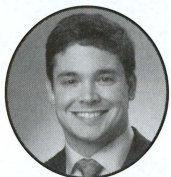
Winter 2017

The overall markets for office and industrial leases remain strong in the Dallas-Fort Worth area. Companies continued to move to Dallas-Fort Worth, many seeking amenity-rich buildings in prime locations. The retail sector saw several large lease deals throughout the area. Here, we examine the top five office, industrial, and retail leases in the past three months throughout North Texas. Data was provided by Xceligent Inc.

BY JULIA BUNCH

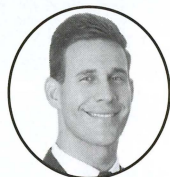
## ON-THE-GROUND INSIGHTS

### OFFICE



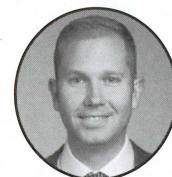
**JORDAN WADE**  
Associate, Transwestern

“As long as developers continue ‘going vertical’ with exciting, amenity-rich products, companies will continue to pursue new office space to recruit and retain the dynamic workforce that each company is striving to attract.”



**MIKE EBBITT**  
Associate, Lee & Associates

“With the overall market expected to remain healthy, some factors to watch are the continued strong regional growth and [the] market embracing new urban trends around employment centers. Also, coworking firms that are offering companies flexible, short-term arrangements along with new workplace strategies will drive prices in 2018.”



**DAVID ESEKE**  
Director, Cushman & Wakefield

“E-commerce continues to propel demand for big-box industrial space. Even more encouraging is organic growth we’re seeing in the demand for shallow-bay space. This has led to record-low vacancies at infill locations, which pushes rental rates and encourages redevelopment of obsolete product—all signs of a healthy and maturing industrial market.”



**STEVE GRAY**  
Managing Principal,  
Coldwell Banker  
Commercial Advisors

“Retail occupancy should remain stable in 2018. Retailer store downsizings and closings should be offset by the limited amount of speculative retail development. Continued positive economic news also helps. 2018 should be another solid year for retail in DFW.”