

# Dallas - Uptown / Turtle Creek

STRONG DEMAND SPURS SUSTAINED INCREASE IN RENT

## Takeaway

Businesses relocating from higher-cost East and West Coast markets continue to show a strong preference for Uptown. They are drawn to its amenity-rich setting, ample nearby luxury retail and residences and growing pool of top-tier buildings. Owners have been able to steadily increase negotiated rent in the last several years and further rent increases are likely in 2018.

**Negotiated Rent** **\$53.20** ▲ 5.8%  
TOTAL GROSS RENT

**Concessions** **\$68.00** ▼ -2.9%  
**\$47.50** 5.0  
IMPROVEMENT ALLOWANCE AVERAGE FREE RENT AVERAGE (MONTHS)

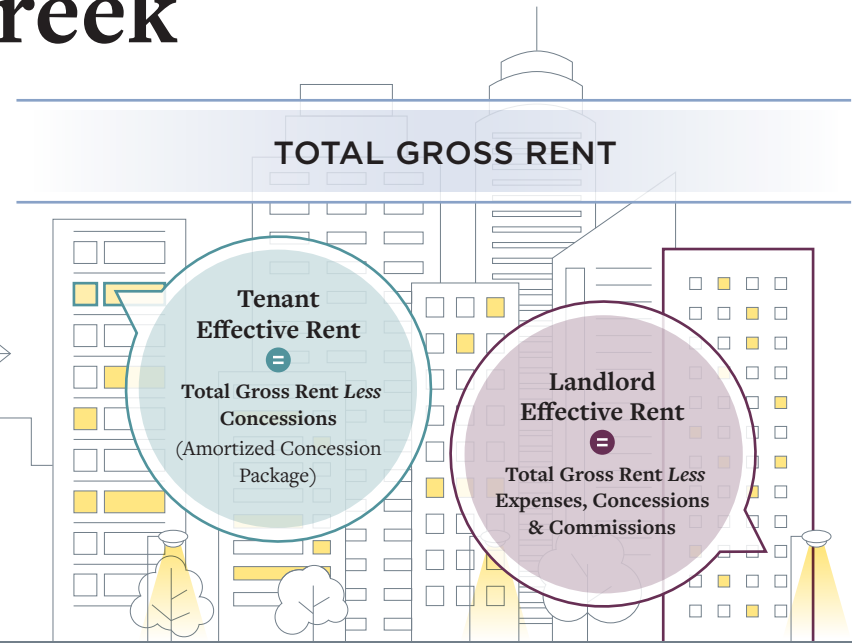
**Tenant Effective Rent** **\$44.32** ▲ 5.9%

**Building Expenses** **\$10.00** ▲ 2.6%  
OPEX  
**\$3.90** ▼ -2.5%  
RE TAXES

**Landlord Effective Rent** **\$25.54** ▲ 16.7%



**RENT SENSIBLY.**  
DO YOU KNOW WHERE YOUR RENT GOES?



## METHODOLOGY

The *Effective Rent Index* tracks what tenants truly pay for top tier Class A office space (tenant effective rent) and what landlords ultimately walk away with (landlord effective rent) once building expenses and leasing costs are deducted from net rent. Derived from negotiated office leases, the index provides critical insight into the health of each market and its position along the 'landlord-tenant favorable' spectrum. For more information about the report or detailed methodology visit: [www.savills-studley.com/research/us/effective-rent-indexes.aspx](http://www.savills-studley.com/research/us/effective-rent-indexes.aspx).

