



BURNS
COMMERCIAL
PROPERTIES

20
25

OFFICE MARKET SURVEY

A comprehensive overview of office property
statistics and market trends in Tyler, TX.

FALL EDITION



110 N. COLLEGE AVE TYLER, TX

PLAZA TOWER

TYLER OFFICE MARKET SURVEY

FALL - 2025

The annual Burns Commercial Properties Office Market Survey indicates that the Tyler office market is stable and remains strong over the past 12 months. It has taken several years since the impact of Covid for the Tyler office market to stabilize.

The survey provides occupancy rate and lease rate data from seventy-two buildings in the Tyler area. These properties contain a total of 2,428,992 square feet. According to the information provided by building owners and property managers, the overall occupancy rate in the Tyler market is in excess of ninety percent. This is relatively flat compared to 2024 (90.3%) vs. 2025 (90.5%), but it remains significantly up from 2022 when the overall office occupancy was 86.8%. Tyler has realized a consistent and stable increase in occupancy over the past 3 years. The total amount of vacant space in the market increased slightly, moving from 192,555 vacant square feet in 2024 to 208,428 square feet this year. However, some of this increase may be contributed to additional buildings and square footage included in the 2025 Office Market Survey that were not included in the 2024 survey.

Class A buildings (25 buildings) have seen a decrease in occupancy even as the market has still seen steady leasing activity for these buildings. The occupancy rate in these properties decreased from 94.8% last year to 90.3% in 2025. This points to a continued migration of office users from leased office space to new builds of owner-occupied space. Class A space will continue to be in demand, and the availability of vacant space will remain limited. The average rental rate for Class A properties has decreased slightly to \$19.65 per square foot, which is off last year's historic high of this survey of \$21.96.

Class B structures (34 buildings) continue to be strong in the Tyler market. The occupancy rate for these properties decreased slightly from 91.0% in 2024 to 89.7% this year. Class C buildings have increased from 9 to 13 buildings in this year's survey and these buildings have seen the largest increase in occupancy, from 68.4% in 2024 to 92.0% in 2025, and lease rates from \$11.98 per square foot to \$14.06 per square.

Continued demand for office space has come from the medical sector and local companies expanding in their existing buildings. The Tyler economy continues to be strong, there continues to be very little construction of speculative office space, consequently the supply of available space has remained somewhat limited across all sectors of the office market. There has been several notable repurposing of call centers buildings in past year as those businesses continue to see their workforce decline or work from home since Covid. These local buildings have been absorbed/remodeled for medical and engineering uses. This is a trend we expect to continue in the near future for the Tyler office market.

As the Tyler economy continues to grow, it is likely that office lease rates and occupancy will continue to rise and stabilize as supply of available space will be limited until we see new office construction.

Thanks to all the property owners and building managers who shared the data necessary to complete this survey, and special thanks to Kyllia Byrd and Kimberly Mobley of the Burns Commercial staff for their diligent work in compiling all the information contained in this report.

A handwritten signature in black ink that reads "Mark Whatley". The script is fluid and cursive, with the first letter of each word being capitalized and larger than the others.

Mark Whatley

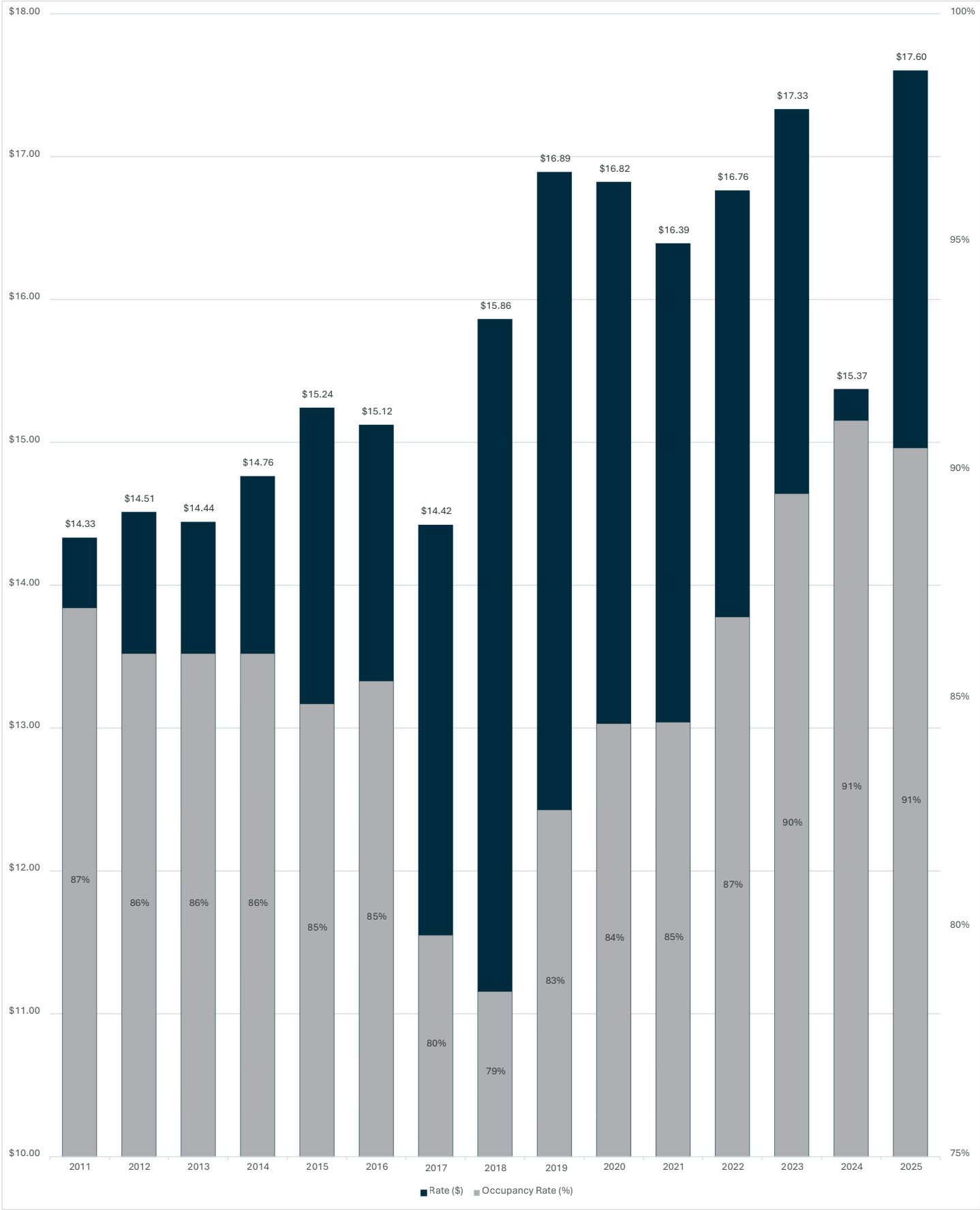


6101 S. BROADWAY AVE TYLER, TX

GRANDE CENTRE

OFFICE MARKET TRENDS

RATES & OCCUPANCY





5234 OLD JACKSONVILLE HWY TYLER, TX

MILLENNIUM PLAZA

Office Market Survey
Presented by Burns Commercial Properties
Tyler, TX - Fall 2025

Total Office Market Statistics

Number of Buildings: 72

Total Square Feet:	2,428,992
Total Vacant Square Feet:	208,428
Overall Occupancy Rate:	90.5%
Average Annual Rental Rate Per SF:	\$17.60

Tyler CBD (Downtown) Office Market Statistics

Number of Buildings: 16

Total Square Feet:	834,178
Total Vacant Square Feet:	50,788
Occupancy Rate:	90.9%
Average Annual Rental Rate Per SF:	\$16.93

Tyler Suburban (South Tyler) Office Market Statistics

Number of Buildings: 56

Total Square Feet:	1,594,814
Total Vacant Square Feet:	157,640
Occupancy Rate:	90.1%
Average Annual Rental Rate Per SF:	\$18.27



3901 MANHATTAN DR. TYLER, TX

SHELLEY DRIVE

Office Market Survey
Presented by Burns Commercial Properties
Tyler, TX - Fall 2025

Class A

Number of Buildings: 25

Total Square Feet:	1,143,846
Total Vacant Square Feet:	83,984
Occupancy Rate:	90.3%
Average Annual Rental Rate Per SF:	\$19.65

Class B

Number of Buildings: 34

Total Square Feet:	1,001,036
Total Vacant Square Feet:	92,510
Occupancy Rate:	89.7%
Average Annual Rental Rate Per SF:	\$16.63

Class C

Number of Buildings: 13

Total Square Feet:	284,110
Total Vacant Square Feet:	31,287
Occupancy Rate:	92.0%
Average Annual Rental Rate Per SF:	\$14.06



102 N. COLLEGE AVE TYLER, TX

PEOPLE'S PETROLEUM

Office Market Survey

Presented by Burns Commercial Properties

Tyler, TX - Fall 2025

Central Business District (Downtown)

Property	Contact	Total Size	Number of Floors	Current Occupancy	Current Vacant	Largest Contiguous Available	Annual Base Rent	CAM Add-On Factor	Expense Stop	Building Class
122 South College Bldg 122 S. College Whitehurst & Smith	Austin Luce The Means Companies (903) 630-9180	7,000 SF	2	60%	2,800 SF	500 SF	\$10.00 /SF	N/A	N/A	C
210 South Broadway Building 210 S. Broadway Ave Broadway Rusty Nail, Ltd	Andy Bergfeld Bergfeld Realty (903) 592-1032	13,357 SF	2	79%	2,763 SF	2,763 SF	\$18.36 /SF	15.0%	Base Year	B
320 South Broadway Building 320 S. Broadway Ave Metro Asset Management, LLC	Andy Bergfeld Bergfeld Realty (903) 592-1032	19,202 SF	2	100%	0 SF	0 SF	\$13.50 /SF	5.0%	Base Year	B
777 Building 777 S. Broadway 777 Freedom, LLC	OFF MARKET	8,007 SF	2	100%	0 SF	0 SF	\$11.00 /SF	9.9%	N/A	C
Asher Park 1011-1058 Asher Way Asher Park, LLC	Cole Ihrig Patterson Commercial Property Group (903) 597-1803	19,984	1	100%	0 SF	0 SF	\$22.00 /SF	NNN	N/A	A
Austin Bank Building 305 S. Broadway Briarwood Group, Ltd	Martin Heines Real Estate Services (903) 593-2367	46,800 SF	12	97%	1,400 SF	1,400 SF	\$13.75 /SF	N/A	None	C
Azalea Park Plaza 641-649 S. Broadway HGW Properties, LLC	Russell Patterson Patterson Commercial Property (903) 597-1800	12,698	1	65%	4,414 SF	2,902 SF	\$16.00 /SF	N/A	NNN	B
Blackstone Building 315 N. Broadway Tyler Chamber of Commerce	Cole Ihrig Patterson Commercial Property Group (903) 597-1801	27,343 SF	6	100%	0 SF	0 SF	\$15.00 /SF	20.9%	\$6.70	B
Energy Center, The 719 W. Front Briarwood Group, Ltd	Martin Heines Real Estate Services (903) 593-2367	41,560 SF	3	99%	380 SF	380 SF	\$17.50 /SF	N/A	None	C
Fair Building Tyler 121 S Broadway Ave Tyler, TX 75703	Sam Scarborough & Stewart Garrett Scarborough CRE (903) 707-8560	91,236 SF	8	94%	5,217 SF	1,108 SF	\$14.50 /SF	Full Service	N/A	B
First Place 100 E. Ferguson Crest Properties, Ltd	Cole Ihrig Patterson Commercial Property Group (903) 597-1800	174,578 SF	12	84%	27,210 SF	6,452 SF	\$23.50 /SF	11.3%	N/A	A
Fountain Square 401 E. Front Briarwood Group, Ltd	Martin Heines Real Estate Services (903) 593-2367	29,484 SF	2	92%	2,390 SF	1,115 SF	\$13.00 /SF	N/A	None	C
People's Petroleum Building 102 N. College People's Petroleum Building, LLC	Andy Bergfeld Bergfeld Realty (903) 592-1032	76,305 SF	15	100%	0 SF	0 SF	\$19.00 /SF	N/A	Base Year	A
Plaza Tower 110 N. College Ave Patriots Tower, LLC	Andy Bergfeld Bergfeld Realty (903) 592-1032	218,478 SF	19	99%	1,575 SF	1,575 SF	\$22.00 /SF	8.0%	Base Year	A
Tyler Office Center 120 S. Broadway Wessbecher	OFF MARKET	17,000 SF	2	84%	2,639 SF	948 SF	\$13.50 /SF	N/A	None	B
Waddel-Connally 112 E. Line St. Monsour Family, Ltd	Cole Ihrig Patterson Commercial Property Group (903) 597-1802	31,146 SF	3	100%	0 SF	0 SF	\$16.00 /SF	17.3%	\$5.62	B
TOTAL/AVERAGES:		834,178 SF		91%	50,788 SF		\$16.93 /SF			



3300 S. BROADWAY AVE TYLER, TX

OAK PLAZA

Office Market Survey

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Tyler, TX - Fall 2025

Suburban District

Property	Contact	Total Size	Number of Floors	Current Occupancy	Current Vacant	Largest Contiguous Available	Annual Base Rent	CAM Add-On Factor	Expense Stop	Building Class
2072 Three Lakes Pkwy Tyler, TX 75703 Three Lakes Holdings, LLC	Marc Ivy Bridgewater Realty Group (903) 881-3171	3,634 SF	1	100%	0 SF	0 SF	\$19.00 /SF	NNN	N/A	A
2307 Dueling Oaks, Tyler, TX 75703	OFF MARKET	1,500 SF	1	100%	0 SF	0 SF	\$20.00 /SF	NNN	N/A	A
2341 Dueling Oaks Dr Tyler, TX 75703 Ivy Family Properties, LLC	Marc Ivy Bridgewater Realty Group (903) 881-3171	3,184 SF	1	59%	1,321 SF	1,321 SF	\$19.00 /SF	NNN	N/A	A
2383 Oak Alley, Tyler, TX 75703	Greg Caton & John Landes Caton Property Group (903) 939-9850	1,885	1	0%	1,885 SF	1,885 SF	\$19.00 /SF	NNN	N/A	A
4550 Kinsey Dr Dovetail Properties, LLC	OFF MARKET	2,376 SF	1	100%	0 SF	0 SF	\$16.00 /SF	NNN	N/A	B
6775 Old Jacksonville AG JAX, LTD	Greg Caton & John Landes Caton Property Group (903) 939-9849	5,147	1	71%	1,500 SF	4,380 SF	\$19.20 /SF	Gross	N/A	A
Alpha Centre 3200 Troup Hwy Aberfeldy, Ltd	Russell Patterson Patterson Commercial Property (903) 597-1800	45,632 SF	3	100%	0 SF	0 SF	\$14.50 /SF	20.0%	Base Year	B
Atriums 1820 Shiloh Rd Aberfeldy, Ltd	Russell Patterson Patterson Commercial Property (903) 597-1800	39,086 SF	1	94%	2,430 SF	2,017 SF	\$14.00 /SF	15.0%	Base Year	B
Broadway Commons 8288 S. Broadway Andres Alarcon	Robert Means The Means Companies (903) 594-8880	16,000 SF	1	100%	0 SF	0 SF	\$16.00 /SF	N/A	N/A	B
Broadway Hills Plaza 7925 S. Broadway Bldg. 9 CEP Properties, LLC	OFF MARKET	14,013 SF	1	100%	0 SF	0 SF	\$16.00 /SF	NNN	N/A	B
Broadway Hills Plaza Bldg 11 7925 S Broadway Ave Metric Holdings, LLC	Hagan Baker Drake Real Estate & Investments (903) 581-3738	15,810 SF	2	100%	0 SF	0 SF	\$5,325.00 /MO	NNN; Full Service	N/A	A
Bullard Rd Square 5604 Old Bullard Rd Harbor Properties	Barbara Horchler Harbor Properties (888) 792-0308	13,857 SF	1	100%	0 SF	0 SF	\$16.00 /SF	N/A	\$5.33	C
Colonial, The 5935 Old Bullard Rd Harbor Properties	Barbara Horchler Harbor Properties (888) 792-0308	10,300 SF	1	100%	0 SF	0 SF	\$15.00 /SF	N/A	N/A	B
Commerce Square 3334 SSW Loop 323 Wynne Interests	OFF MARKET	73,165 SF	1	100%	0 SF	0 SF	\$12.10 /SF	N/A	None	B
Corporate Green Office Park 5751-5767 Eagles Nest Blvd Gencore, LLC	Hagan Baker Drake Real Estate & Investments (903) 581-3737	19,945 SF	1	100%	0 SF	2,985 SF	\$17.50 /SF	NNN	N/A	A



3301 GOLDEN RD. TYLER, TX

SOUTHEAST CENTER

Office Market Survey

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Tyler, TX - Fall 2025

Suburban District

Property	Contact	Total Size	Number of Floors	Current Occupancy	Current Vacant	Largest Contiguous Available	Annual Base Rent	CAM Add-On Factor	Expense Stop	Building Class
East Grande Office 1537 E. Grande Blvd. K. O. Hesperia Enterprise, LLC	OFF MARKET	6,390 SF	2	100%	0 SF	0 SF	\$18.00 /SF	N/A	N/A	A
Grande Centre 6101 S. Broadway David A. Lake	Blair Swaim Burns Commercial Properties (903) 534-1200	90,704 SF	5	99%	883 SF	883 SF	\$20.50 /SF	12.2%	\$6.68	A
Grande Plaza 212 Grande Blvd Pyle Properties	Brad Donley Pyle Properties (903) 509-8161	57,500 SF	1	83%	9,559 SF	7,679 SF	\$18.50 /SF	N/A	N/A	B
Heartland Financial Center 501 Shelley Dr Hibbs Financial	Philip Humber Burns Commercial Properties (903) 534-1199	58,531 SF	2	82%	10,795 SF	9,295 SF	\$20.00 /SF	15.0%	Base Year	A
Hillside Business Park 15632 Hwy 110 South Whitehouse, TX 75791	Marc Ivy Bridgewater Realty Group (903) 881-3172	14,186	2	74%	3,679 SF	1,150 SF	\$18.00 /SF	FULL	N/A	B
Hollytree Professional Center 6770 Old Jacksonville Hwy Butler Creek Investments	Hagan Baker Drake Real Estate & Investments (903) 581-3737	19,784 SF	1	100%	0 SF	0 SF	\$16.50 /SF	NNN	N/A	B
Independence Center 100 Independence Pl The Genecov Group	The Genecov Group (903) 509-8844	54,703 SF	4	98%	1,286 SF	1,286 SF	\$15.00 /SF	13.7%	Base Year	B
Jordan Plaza 100 Jordan Plaza Blvd Seitz Family Trust of 1988 Etal	Hagan Baker Drake Real Estate & Investments (903) 581-3737	39,506 SF	1	60%	15,964 SF	5,774 SF	\$12.00 /SF	NNN	N/A	B
Kinsey Office Park 4293, 4295, 4297 Kinsey Dr Cooperative Teachers C.U.	Sam Scarborough & Stewart Garrett Scarborough CRE (903) 707-8560	10,690	1	83%	1,870 SF	168 SF	\$28.00 /SF	Gross	N/A	B
Kinsey Plaza 1420 WSW Loop 323 Cooperative Teachers C.U.	Sam Scarborough & Stewart Garrett Scarborough CRE (903) 707-8560	26,592 SF	1	73%	7,102 SF	3,941 SF	\$33.00 /SF	Gross	N/A	B
Millennium Plaza 5230 Old Jacksonville Hwy Mountain Park Holdings, LLC	Russell Patterson & Cole Ihrig Patterson Commercial Property (903) 597-1800	40,416 SF	2	96%	1,799 SF	1,799 SF	\$25.00 /SF	22.1%	Base Year	A
Oak Leaf Building 5528 Old Bullard Rd Harbor Properties	Barbara Horchler Harbor Properties (888) 792-0308	12,360 SF	1	100%	0 SF	0 SF	\$15.00 /SF	N/A	\$2.75	C
Oak Manor 2524 Oak Manor Way Griffgen Investments, LLC	OFF MARKET	6,338	2	100%	0 SF	0 SF	\$24.00 /SF	NNN	N/A	A
Oak Plaza 3300 S. Broadway Ave. Drake Oak Plaza, LP	Hagan Baker Drake Real Estate & Investments (903) 581-3737	63,960 SF	2	94%	3,751 SF	1,967 SF	\$23.18 /SF	16.8%	N/A	B
Oakglen Office Building 5620 Old Bullard Rd Harbor Properties	Barbara Horchler Harbor Properties (888) 792-0308	18,271 SF	1	96%	704 SF	704 SF	\$20.00 /SF	15.0%	Base Year	B



1101 E SOUTHEAST LOOP 323 TYLER, TX

WOODGATE BUILDING IV

Office Market Survey

Presented by Burns Commercial Properties

Tyler, TX - Fall 2025

Suburban District

Property	Contact	Total Size	Number of Floors	Current Occupancy	Current Vacant	Largest Contiguous Available	Annual Base Rent	CAM Add-On Factor	Expense Stop	Building Class
Omega Building, The 1901 Rickety Ln Renard Management, Inc.	OFF MARKET	11,400 SF	1	100%	0 SF	0 SF	\$13.00 /SF	15.0%	N/A	C
One American Center 909 ESE Loop 323 Mesa Loans of Athens, LP	Mark Whatley & Philip Humber Burns Commercial Properties (903) 534-1200	113,556	7	90%	10,885 SF	3,114 SF	\$20.00 /SF	12.4%	Base Year	A
Paluxy Square 3800 Paluxy Dr The Genecov Group	The Genecov Group (903) 509-8844	78,794	1	92%	6,319 SF	1,341 SF	\$16.00 /SF	N/A	Base Year	B
Paluxy Plaza 6724 Paluxy Drive Tyler, TX 75703 Harbor Properties	Barbara Horchler Harbor Properties (888) 792-0311	5,400	1	77%	1,260 SF	1,260 SF	\$17.00 /SF	N/A	N/A	B
Park Garden Offices, The 4411 Old Bullard Rd Harbor Properties	Barbara Horchler Harbor Properties (888) 792-0308	10,676 SF	1	92%	900 SF	900 SF	\$18.00 /SF	Gross	N/A	B
Pruitt Place Offices 1007 & 1011 Pruitt Place ABBY Development, LP	OFF MARKET	7,556 SF	1	100%	0 SF	0 SF	\$15.50 /SF	0.0%	\$5.46	A
Pruitt Place Offices 1014 Pruitt Place Pinstripe Properties, LLC	OFF MARKET	3,671 SF	1	100%	0 SF	0 SF	\$16.00 /SF	0.0%	\$4.38	A
Pruitt Place Offices 1015 Pruitt Place ABBY Development, LP	OFF MARKET	12,000 SF	1	100%	0 SF	0 SF	\$15.50 /SF	NNN	\$4.38	A
Regions Bank Building 1000 WSW Loop 323 WSW Loop Partners, LLC	Philip Humber Burns Commercial Properties (903) 534-1200	12,367 SF	1	100%	0 SF	0 SF	\$12.00 /SF	NNN	N/A	B
Scottish Highlands Troup Hwy & Kensington The Genecov Group	The Genecov Group (903) 509-8844	32,847	1	78%	7,227 SF	4,207 SF	\$12.50 /SF	1.4%	Base Year	B
Shelley Park 3901 Manhattan Dr Shelley Park, LLC	Philip Humber Burns Commercial Properties (903) 534-1200	29,000	2	87%	3,696 SF	3,696 SF	\$22.00 /SF	18.7%	Base Year	A
Shiloh Office Park 921 Shiloh Rd Aberfeldy, Ltd	Russell Patterson Patterson Commercial Property (903) 597-1800	22,131 SF	1	70%	6,655 SF	6,655 SF	\$14.50 /SF	N/A	Base Year	B
Southeast Center 3301 Troup Hwy Roosth Properties	Philip Humber Burns Commercial Properties (903) 534-1200	42,241	4	87%	5,378 SF	3,823 SF	\$17.00 /SF	15.0%	\$8.00	A
Southgate Office Park 722 WSW Loop 323 The Genecov Group	The Genecov Group (903) 509-8844	11,893	1	100%	0 SF	0 SF	\$15.00 /SF	N/A	Base Year	B
Southpark Centre 1828 ESE Loop 323 Negem Investments, LLC	Don Carroll Landbridge Commercial (903) 561-9527	52,600	3.5	86%	7,262 SF	4,291 SF	\$16.50 /SF	14.0%	\$6.68	B



121 S. BROADWAY AVE TYLER, TX

THE FAIR BUILDING

Office Market Survey

Presented by Burns Commercial Properties

Tyler, TX - Fall 2025

Suburban District

Property	Contact	Total Size	Number of Floors	Current Occupancy	Current Vacant	Largest Contiguous Available	Annual Base Rent	CAM Add-On Factor	Expense Stop	Building Class
Southside Office Building 1324 S. Beckham Pollard-Heines Buildings, LLC	Martin Heines Real Estate Services (903) 593-2367	5,837 SF	1	100%	0 SF	0 SF	\$13.50 /SF	N/A	None	C
Threlkeld Building 515 WSW Loop 323 Kenneth & Cheryl Threlkeld	Philip Humber & Luke Swanson Burns Commercial Properties (903) 534-1200	19,714	1	100%	0 SF	0 SF	\$16.00 /SF	4.5%	Base Year	B
Trails Office Park, The 5433 Donnybrook Ave SAVB, LLC	Russell Patterson Patterson Commercial Property (903) 597-1801	3,747 SF	1	28%	2,707 SF	2,707 SF	\$15.00 /SF	N/A	NNN	A
Two American Center 821 ESE Loop 323 Aberfeldy, Ltd	Russell Patterson Patterson Commercial Property (903) 597-1800	94,017 SF	5	85%	14,350 SF	8,998 SF	\$19.00 /SF	16.0%	Base Year	A
Valley Office Suites 19025 Valley Drive Flint, TX 75762	Marc Ivy Bridgewater Realty Group (903) 881-3173	3,828	2	80%	750 SF	400 SF	\$18.00 /SF	FULL	N/A	B
WEST WAY FLEX CENTER 3709 West Way Street Tyler, TX 75703	Marc Ivy Bridgewater Realty Group (903) 881-3174	10,000	1	100%	0 SF	0 SF	\$7.00 /SF	NNN	N/A	C
Winchester Office Complex 211-215 Winchester Dr Harbor Properties	Barbara Horchler Harbor Properties (888) 792-0308	14,100 SF	1	100%	0 SF	0 SF	\$16.00 /SF	N/A	N/A	C
Woodgate Building I 1121 E Southeast Loop 323 CG INVESTMENTS LP	Hagan Baker Drake Real Estate & Investments (903) 581-3740	32,948	1	89%	3,634 SF	1,663 SF	\$19.00 /SF	Full Service	N/A	C
Woodgate II 1021 ESE Loop 323 Flowers Davis, PLLC	Russell Patterson Patterson Commercial Property (903) 597-1800	33,040 SF	1	98%	759 SF	759 SF	\$14.50 /SF	N/A	Base Year	B
Woodgate IV 1101 ESE Loop 323 CG Investments, LP	Hagan Baker Drake Real Estate & Investments (903) 581-3742	50,757 SF	1	58%	21,330 SF	15,670 SF	\$19.00 /SF	N/A	\$6.68	C
Woodgate Centre 1001 ESE Loop 323 Woodgate Centre, LLC	Philip Humber Burns Commercial Properties (903) 534-1200	95,229	4	100%	0 SF	0 SF	\$17.00 /SF	N/A	Base Year	A
TOTAL/AVERAGES:		1,594,814 SF		90%	157,640 SF		\$18.27 /SF			



**BURNS
COMMERCIAL
PROPERTIES**



Mark Whatley
Broker, CCIM



Philip Humber
Associate Broker, CCIM



Luke Swanson
Sales/Leasing Agent



Hunter Stinson
Sales/Leasing Agent



Blair Swam
Sales/Leasing Agent



Aaron Uncapher
Sales/Leasing Agent



Sandey Coker
Property Manager



Lindsey Smith
Property Manager



Heather Cress
Property Manager

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