

From Remote to Addison: Office Return Trends

BI-WEEKLY REPORT

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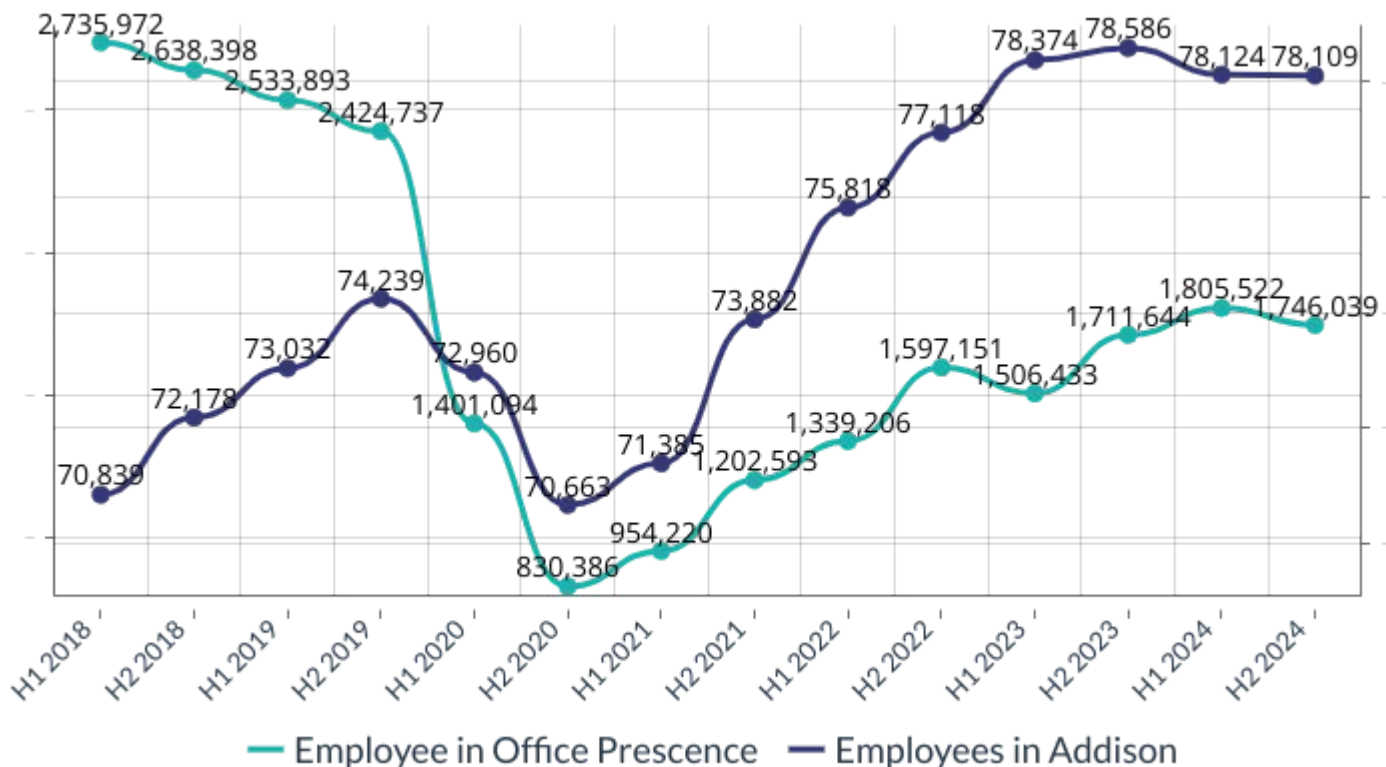
Office Revival: Employment & Attendance Up

There is little doubt that the main reason for the increase in office space availability rates in recent years is the COVID-19 pandemic and the resulting surge in remote and hybrid work models. Many companies shifted to flexible work arrangements, reducing the need for physical office space. This report examines employee presence in office buildings and total employment in Addison using data Placer.ai to better understand these trends. Placer.ai tracks foot traffic using aggregated mobile location data, allowing us to measure how often employees visit office buildings over time.

The following graph shows office presence in half-year intervals since 2018, with the highest recorded visits at **2,638,398 in the second half of 2018** and the lowest at **830,386 in the second half of 2020**, during the pandemic. In contrast, total employment measures the number of workers employed by companies in Addison. Employment in Addison peaked at **74,239 before the pandemic** and dropped to **70,663 during the pandemic**, but has since recovered to **78,109—higher than pre-pandemic levels**. Both metrics saw declines in 2020, but the drop in office visits was much steeper, and its recovery has lagged behind employment growth. This suggests that remote and hybrid work models are keeping some employees from returning to the office, or that job growth has been in industries that do not rely on office space. However, our previous report on Addison's tech sector suggests that this may not be the case, as tech companies—many of which require office space—have seen strong recent growth in the city. By looking at trends in office visits, we gain a clear understanding of why office space availability has increased.

Employee in Office Presence and Total Employment in Addison

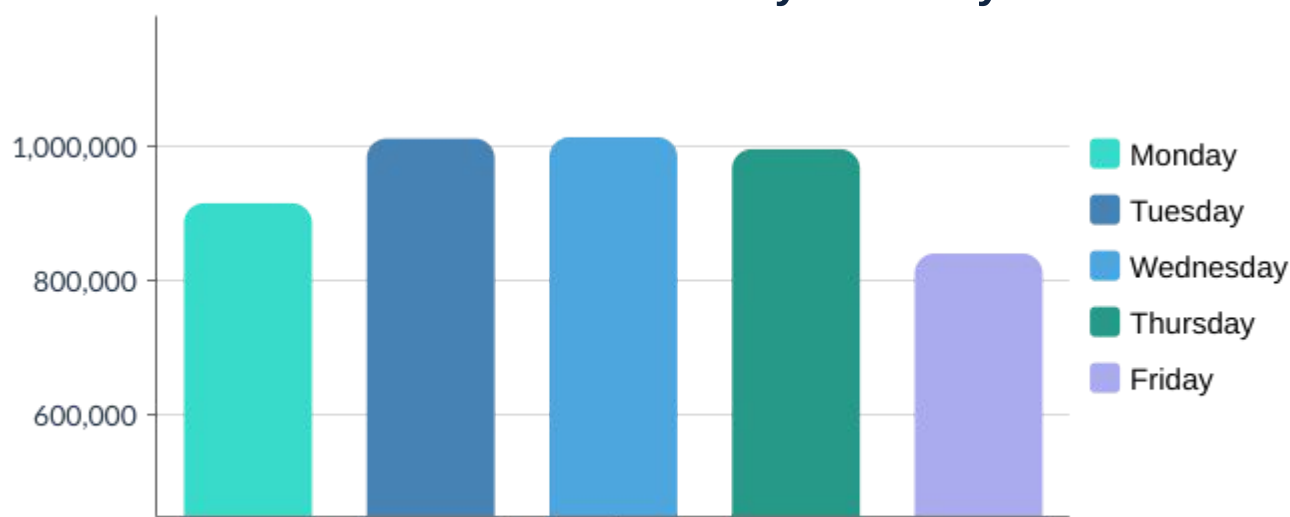
Sources: JobsEQ & Placer.ai



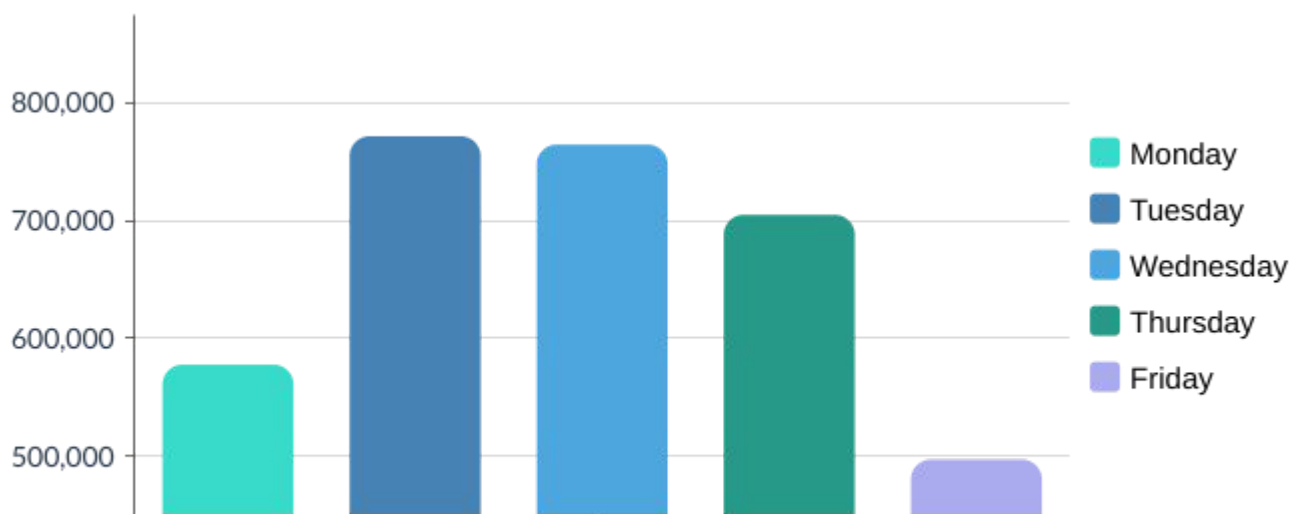
The Changing Workweek

Following the broader shift in office attendance patterns, the distribution of in-person presence across the workweek has changed significantly. The trend of lower in-person presence on Mondays and Fridays was already visible in 2019, but it has intensified significantly in 2024. In-person presence has declined across all weekdays, with **Tuesday seeing the highest attendance**, though it is still **down 24% from 2019**. However, the biggest drops are on **Fridays (-42%)** and **Mondays (-37%)**, with **Thursdays** also seeing a significant decline **(-30%)**, making it a less attended day as well. This pattern helps explain why office **availability is down only 18%** from 2019, despite **total attendance dropping 30%**. Companies still have a physical presence in Addison, but employees aren't coming in every day, which shows the shift toward hybrid work instead of fully remote work. Because of this, some companies have downsized their office space, choosing smaller locations that better fit their needs. This also makes it more affordable for businesses to move into higher-quality offices with better amenities or a more desirable location. While office space is still important, the way companies use it has fundamentally changed.

Addison Office in Person Presence by Weekday in 2019



Addison Office in Person Presence by Weekday in 2024



Addison Busiest Workplaces

Office attendance trends in Addison reveal that the most visited buildings are not necessarily the largest. This graph highlights the five office buildings in Addison with the highest employee presence in 2024, though they are not the largest buildings in the city by square footage. The largest office building in Addison, Corporate One (1.13 million square feet), ranked only #25 in employee presence in 2024. Similarly, other large buildings like the Aberdeen (655,000 sq. ft., ranked #16 in visits) and the Princeton (378,000 sq. ft., ranked #26) also did not make the top five in employee presence.

Among those with the highest office presence, the Colonnade's three buildings (1 million sq. ft.) ranked #1 in visits, aligning with their status as the second-largest office property in Addison. Despite this, all five buildings on the graph show a significant decline in employee presence compared to pre-pandemic levels, with current attendance at about half of what it was before 2020. A notable shift is Millennium Tower surpassing Tollway Center in employee presence, suggesting a flight to quality—as Millennium Tower is considered one of the highest-quality office spaces in Addison. This trend underscores how companies may be opting for premium office environments even as overall office attendance remains lower than before the pandemic.

In Office Presence for top Buildings in Addison

