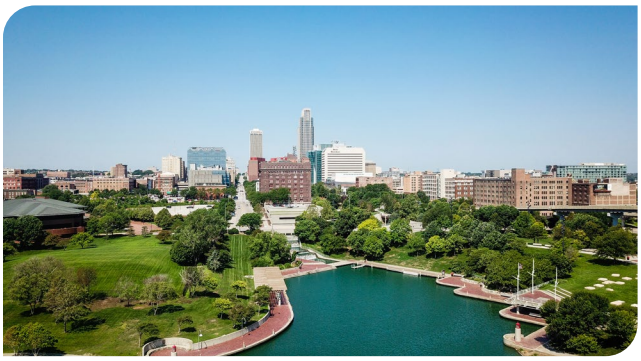
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q4 2022
OMAHA, NE



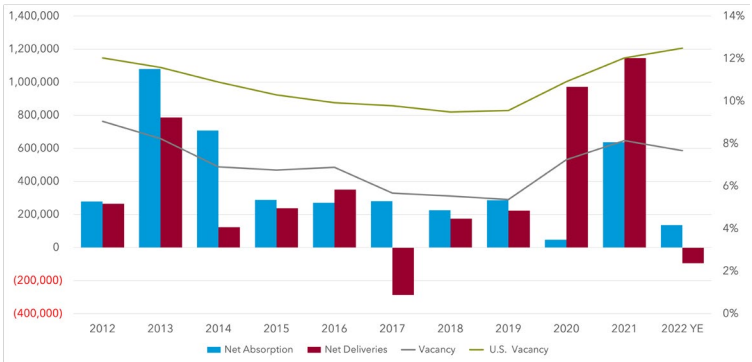
OFFICE MARKET OVERVIEW

BENJAMIN PEARSON, *Principal*

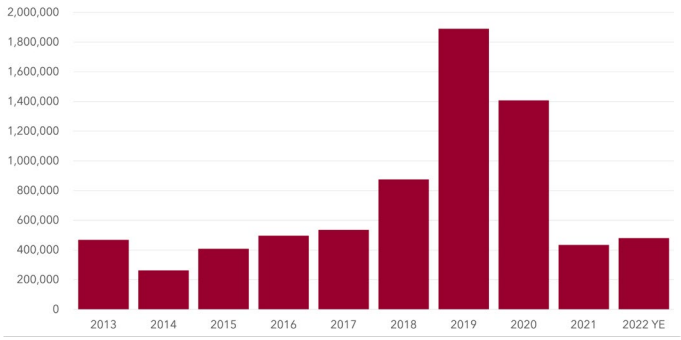
Omaha experienced a vacancy rate of 7.7% at the end of 2022 which is 2% higher than prepandemic levels. It is still significantly lower than the national average 12.5%. While most major US office markets are projecting increased vacancy, Omaha is one of a few metros forecasted to tighten over the next year. Omaha's annual asking rent growth of 1.7% also outperformed the national average and comparable markets. With "hybrid" work in which employees work from home and at the office has been seen as a preferred model. This has decreased the demand in office space and a high increase in sublease space available with a record 1M sf available. Together with sublease space and vacant space the effective available rate is 9.1%.

MARKET INDICATORS	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021
▼ 12 Mo. Net Absorption SF	136,130	446,630	494,449	910,998	636,915
▲ Vacancy Rate	7.7%	7.5%	7.8%	7.4%	8.1%
▲ Avg NNN Asking Rate PSF	$23.75	$23.71	$23.51	$23.48	$23.35
▲ SF Under Construction	479,935	461,298	477,038	460,038	434,438
▲ Inventory SF	47,552,499	47,451,801	47,539,941	47,516,941	47,647,045

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
13609 California Street Omaha, NE	94,252 SF	$19,700,000 $209.01 PSF	Dale Scott Project Harmony	Class A
12325 Port Grace Boulevard La Vista, NE	81,424 SF	$24,686,104 $303.18 PSF	R& R Realty Lund Southport 14, LLC	Class A
12325 Port Grace Boulevard La Vista, NE	67,100 SF	$15,410,000 $229.72 PSF	R& R Realty Lund southport 14, LLC	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2909 N 118th Street Omaha, NE	21,234 SF	NP78, LLC	H3C	IT Industry
6464 Center Street Omaha, NE	14,903 SF	Noddle	Swanson Russell	Marketing
8601 W Dodge Road Omaha, NE	13,962 SF	NP Dodge IV, LLC	Midwest Dermatology	Medical

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