



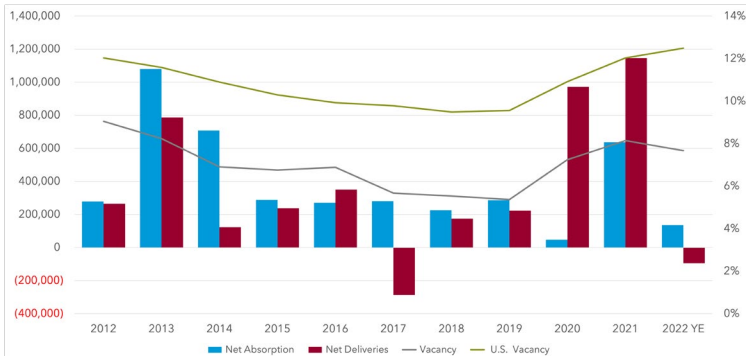
### OFFICE MARKET OVERVIEW

BENJAMIN PEARSON, *Principal*

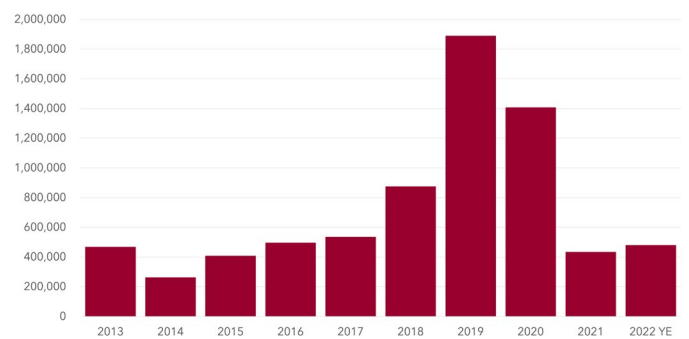
Omaha experienced a vacancy rate of 7.7% at the end of 2022 which is 2% higher than prepandemic levels. It is still significantly lower than the national average 12.5%. While most major US office markets are projecting increased vacancy, Omaha is one of a few metros forecasted to tighten over the next 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<br>Omaha, NE       | 94,252 SF | \$19,700,000<br>\$209.01 PSF | Dale Scott<br>Project Harmony         | Class A        |
| 12325 Port Grace Boulevard<br>La Vista, NE | 81,424 SF | \$24,686,104<br>\$303.18 PSF | R& R Realty<br>Lund Southport 14, LLC | Class A        |
| 12325 Port Grace Boulevard<br>La Vista, NE | 67,100 SF | \$15,410,000<br>\$229.72 PSF | R& R Realty<br>Lund southport 14, LLC | Class A        |

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

