



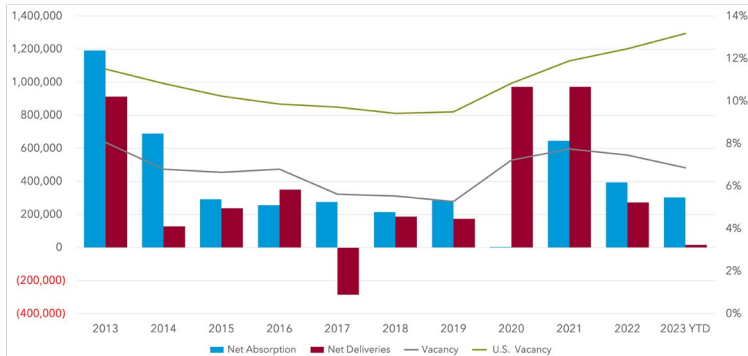
OFFICE MARKET OVERVIEW

BENJAMIN PEARSON, *Principal*

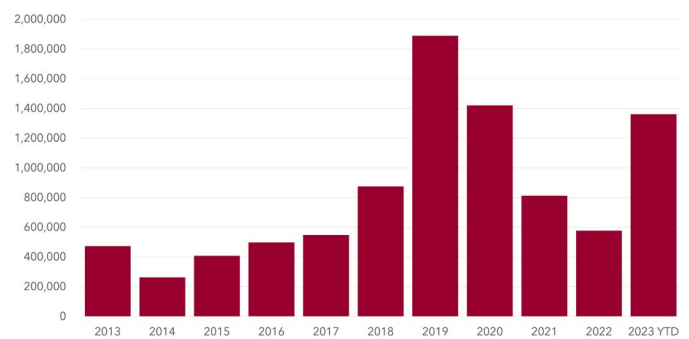
Vacancy in the Omaha office market is 7.3% and has decreased 0.7% over the past 12 months. Meanwhile, the national average increased by 1.0%. Total availability, which includes sublease space, is 9.3% of all inventory. Approximately 1.4 million SF is under construction representing a 2.8% increase in inventory. Medical office had the largest absorption this past quarter with a healthy amount of class B office space being leased.

MARKET INDICATORS	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022
▼ 12 Mo. Net Absorption SF	172,698	288,060	393,470	734,932	786,782
▲ Vacancy Rate	7.3%	7.2%	7.5%	7.2%	7.6%
▲ Avg NNN Asking Rate PSF	\$24.08	\$24.03	\$24.00	\$23.98	\$23.62
▲ SF Under Construction	1,361,935	561,935	577,503	553,866	569,606
◀ ▶ Inventory SF	48,455,594	48,455,594	48,440,026	48,339,328	48,427,468

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
112 S. 20th Street Omaha, NE	86,016 SF	\$3,400,000 \$39.53 PSF	Community Health Access Elevator	Class B
444 Regency Pkwy Drive Omaha, NE	48,861 SF	\$7,700,000 \$157.59 PSF	The Lund Company Gordman	Class A
910 N. 96th Street Omaha, NE	48,405 SF	\$4,350,000 \$89.87 PSF	American National Bank Banyan Medical Systems	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
18010 Burt Street Omaha, NE	101,283 SF	Office Properties Income Trust	Primetime Healthcare	Medical
1919 Aksarben Omaha, NE	58,532 SF	Rainwood Development Partners	IPG	Marketing
10250 Regency Circle Omaha, NE	15,647 SF	Lund Company	Pansing Hogan Ernst & Bachman	Law Firm

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