

OFFICE REPORT-Mid Year 2012

Oklahoma City, Oklahoma



NAI Sullivan Group is issuing this Mid Year 2011 market report of Oklahoma City's office market, surveying 3,813 office buildings totaling 53,439,625 square feet. This survey and report are provided in conjunction with CoStar Group, Inc.

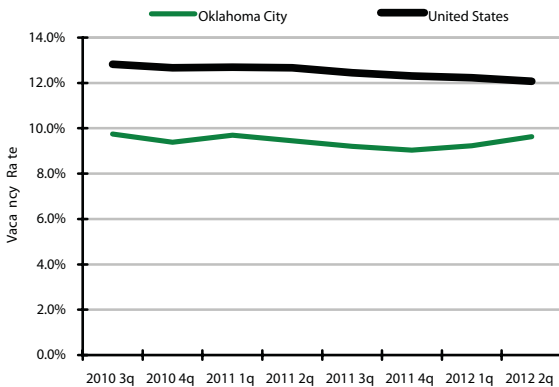
Oklahoma City's Office Market Vacancy Increases to 9.6%

The Oklahoma City Office market ended the second quarter 2012 with a vacancy rate of 9.6%. The vacancy rate was up over the previous quarter, with net absorption totaling positive 95,448 square feet in the second quarter. Vacant sublease space increased in the quarter, ending the quarter at 30,334 square feet. Rental rates ended the second quarter at \$14.17, a decrease over the previous quarter. A total of five buildings delivered to the market in the quarter totaling 336,457 square feet, with 56,401 square feet still under construction at the end of the quarter.

The office vacancy rate in the Oklahoma City market area increased to 9.6% at the end of the second quarter 2012. The vacancy rate was 9.2% at the end of the first quarter 2012, 9.0% at the end of the fourth quarter 2011, and 9.2% at the end of the third quarter 2011.

U.S. Vacancy Comparison

Past 8 Quarters



Source: CoStar Property-

NAI Sullivan Group

Commercial Real Estate Services, Worldwide.

4045 N.W. 64th Street, Suite 410
Oklahoma City, OK 73116
www.naisullivangroup.com

We can provide a full CoStar market report by requesting the report from sarah@naisullivangroup.com

(405) 840-0600 Office
(405) 840-0610 Fax

OFFICE REPORT-Mid Year 2011

Oklahoma City, Oklahoma

The survey of 3,813 office buildings comprising of 53,439,625 square feet is divided into 9 sectors.

A breakdown of the sectors, vacancy, lease rates, and net change is as follows:

Sector	Vacant SF	Vacancy %	Avg. Rate
CBD	41,819	4.2%	\$13.78
Edmond	205,468	6.9%	\$15.05
Midtown	225,722	7.1%	\$13.13
Moore	113,184	9.1%	\$12.04
Norman	140,554	5.8%	\$17.61
North OKC	576,553	6.5%	\$13.65
N. West OKC	1,061,160	7.9%	\$14.71
South OKC	108,508	3.9%	\$10.69
West/Central	393,282	15.1%	\$12.51

Norman and Edmond continue to be the strongest markets with the lowest vacancy and high rents.



NAI Sullivan Group

Commercial Real Estate Services, Worldwide.

4045 N.W. 64th Street, Suite 410
Oklahoma City, OK 73116
www.naisullivangroup.com

We can provide a full CoStar market report by requesting the report from sarah@naisullivangroup.com

(405) 840-0600 Office
(405) 840-0610 Fax