

Oklahoma City 2018 Year-End Office Market Summary



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Oklahoma City 2018 Year-End Office Market Summary



2018 was a year of mixed results for the Oklahoma City office market. While vacancies increased, so did absorption of space. That is a rare occurrence, but the amount of space added outpaced the rate it could be absorbed. Although the market absorbed almost 395,000 square feet of space, over 800,000 square feet was added to the market. For now at least, the market isn't moving forward or backward, instead it seems to be stuck in neutral. The market is actually quite active, with several large leases being signed in 2018 and several more to come in 2019. In fact, it might be more apropos to say the market is not only stuck in neutral but racing its engine. The market's overall vacancy rate stood at 20.8% at year-end, which is up from 18.0% in the previous year

The Central Business District is currently 21.8% vacant compared to 18.1% vacant at the end of 2017. The biggest news in the CBD during the past year was the addition of the 690,000 SF BOK Park Plaza which was completed in January. The building's first tenant was Bank of Oklahoma, who leased app. 100,000 SF and obtained naming rights. That lease was followed in mid-year by the 155,000 SF lease with Enable Midstream Services, who will move from Leadership Square this summer, creating a large vacancy in an historically popular building.

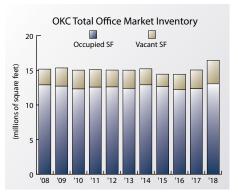
Two new buildings will be added to inventory in 2019, but they are both mostly full. The 606 N. Broadway build-to-suit project will be approximately 111,000 SF when completed, but over 90% of the building has been leased to Heartland Payment Systems and the space remaining is largely retail in nature. The other building to be added to the CBD inventory this year is The Monarch on the northern edge of the downtown submarket. The 53,000 SF building is set for a mid-year completion and is already 100% leased, with the majority to be occupied by Ackerman McQueen.

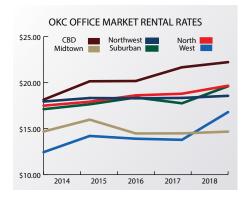
The success of those two buildings speaks volumes about the current state of the market. While there is significant vacancy creating intense competition among existing buildings, some tenants are willing to pay up for new construction with modern features, systems and amenities that can't always be found in older buildings. It's worth noting that of the approximately 150 buildings we track in our report, 77% were built after 1979, but only 18% were constructed post-2000. Nearly 40% of all buildings tracked in our report were built in the boom period between 1979 and 1984. Some of those buildings have undergone substantial renovation, but the majority are showing their age, which leads to a flight to quality for those who can afford the considerably higher rents required for new construction. Landlords who own those early 1980's buildings will be faced with significant capital expense requirements to replace aging systems or risk losing tenants to buildings that are either newly constructed or recently renovated.

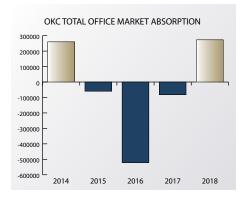
The biggest hits were once again felt in the North and Northwest submarkets which have historically been popular with energy companies. Since the peak oil price in June 2014, these submarkets have experienced negative absorption of over a half million square feet, and that amount does not include sublease vacancy, which is difficult to accurately track. However, much of the sublease vacancy has or is about to burn off and we are seeing a clearer picture of where these markets stand. The North submarket experienced negative absorption of 36,000 SF and saw its vacancy rate rise from 11% to 15% during 2018, largely due to the addition of 140,000 SF of space on the Chesapeake Energy campus. If that building is successfully leased it is likely Chesapeake may open additional buildings to lease by others. The Northwest submarket had 59,000 SF of positive absorption and its vacancy rate decreased from 19.1% to 18.0%. Despite the mediocre results, these two submarkets were actually quite active with several new companies leasing space and many existing companies choosing to relocate - usually to more modern buildings within these submarkets, but also to take advantage of excellent sublease opportunities.

Although the Oklahoma economy is more diverse than ever, energy companies are still the office market's largest user industry. With energy prices sliding back considerably in the last quarter of 2018, it could begin to weigh on the market again unless prices rebound. Should prices recover, the office market should recover as well. If not, we could experience significant downward pressure on the market in the coming year.







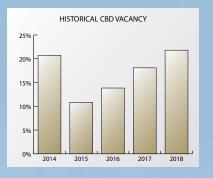


RSF Vacant SF 16,460,080 3,30<u>1,454</u>

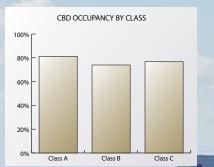
Vacant % 20.1%

% Rate \$19.61

2018 Year-End Oklahoma City Office Market Summary CENTRAL BUSINESS DISTRICT SUBMARKET







2018 YEAR-END CENTRAL BUSINESS DISTRICT REVIEW

- Aggregate vacancy rates increased from 18.1% to 21.8% due to the addition of BOK Park Plaza
 - Class A vacancy increased from 14.6% to 18.8%
 - Class B vacancy increased from 22.7% to 26%
 - Class C vacancy increased from 12.4% to 23.3%
- Aggregate rental rates increased from \$21.30 per SF to \$22.23 per SF.
 - Class A rates increased from \$24.61 per SF to \$25.20 per SF.
- Class B rates increased from \$17.86 per SF to \$18.50 per SF.
- Class C rates increased from \$15.89 per SF to \$16.94 per SF.
- The CBD experienced absorption of 96,000 SF during 2018.

2019 CENTRAL BUSINESS DISTRICT FORECAST

- Vacancy rates will level off.
- Average rental rates will rise due to the addition of higher rent buildings.

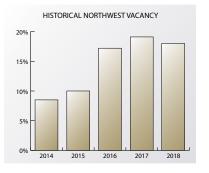


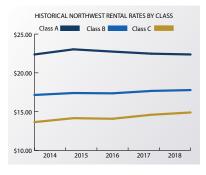
2018 Year-End Oklahoma City Office Market Summary CENTRAL BUSINESS DISTRICT SUBMARKET

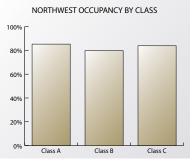
CBD	Year Built	Floors	RSF	Vacant SF	Vacant %	Rate	CAF
100 Park Ave Building	1923/64	12	99,752	47,205	47%	\$14.50	16%
100 Park Ave							
101 Park Avenue Building	1936	14	197,042	32,604	17%	\$16.50	16.3%
101 Park Ave.							
20 N. Broadway	1981	19	307,388	0	0%	\$20.00	20%
20 N Broadway							
201 RSK	1972	16	212,816	86,468	41%	\$18.00	20%
201 Robert S. Kerr							
701 N. Broadway	1930/1999	5	51,288	0	0%	\$22.00	15%
701 N. Broadway							
BancFirst Tower	1971	36	507,038	228,176	45%	\$18.00	15%
100 N. Broadway							
BOK Park Plaza	2017	27	690,000	300,000	43%	\$30.00	13%
499 W. Sheridan							
Braniff Building	2013	10	90,000	0	0%	\$24.00	20%
324 N. Robinson							
Buick Building	1924/2015	4	59,500	0	0%	\$27.50	15%
1101 N. Broadway							
Century Center Building	2014	2	98,000	6,750	7%	\$18.00	20%
100 W Main							
City Place	1931/85	33	251,449	59,262	24%	\$20.00	14%
204 N. Robinson							
Corporate Tower	1980	14	277,849	27,823	10%	\$20.00	17.6%
101 N. Robinson							
Court Plaza	1923/79	10	78,244	35,301	45%	\$15.00	14%
228 Robert S. Kerr						• ·	
Federal Reserve Building	1922/97	4	71,616	0	0%	\$18.00	20%
226 Dean A. McGee Avenue	1000	10	107.150	7 000	70/		450/
Hightower Building	1929	10	107,152	7,826	7%	\$18.00	15%
105 N. Hudson	1984	01	705 514	00 5 40	3%	¢04.00	20%
Leadership Square	1964	21	735,514	20,540	3%	\$24.00	20%
211 N. Robinson Metropolitan Building	1929/2011	3	69,560	16,352	23%	\$17.50	10%
	1929/2011	3	69,560	10,352	23%	\$17.50	10%
400 N Walker							
Oklahoma Tower	1982	31	568,960	58,653	10%	\$24.00	20%
210 Park Ave.							
Parkside Building	2015	6	76,413	13,000	17%	\$30.00	0%
120 Robert S. Kerr							
Robinson Plaza	1992	10	195,702	20,000	10%	\$18.00	17.8%
55 N. Robinson				_0,000			
Robinson Renaissance	1007/00	10	17/ 0/0	61 070	250/	¢10.00	0E0/
	1927/88	12	174,840	61,978	35%	\$18.00	25%
119 N. Robinson							
Sandridge Center	1973/2008	30	493,185	175,000	35%	\$24.00	0%
123 Robert S. Kerr							
Sonic Building	2003	4	100,654	0	0%	\$26.00	8%
300 Johnny Bench Drive			·				
The Candy Factory	1914/2009	7	67,600	2,012	3%	\$25.00	0%
	1314/2009	1	07,000	2,012	070	ψ20.00	070
1 E. Sheridan							
The Heritage	1923/2017	6	102,740	39,925	39%	\$25.00	20%
621 N. Robinson							
Totals			5,684,302	1,238,875	21.8%	\$22.23	

CBD Construction	Year Built	Floors	RSF	Vacant SF	Vacant %	Rate	CAF
606 N. Broadway	2019	7	111,530	10,000	9%	\$32.00	0%
606 N. Broadway							
Monarch Building	2019	4	53,347	0	0%	\$32.50	10%
1133 N. Robinson							
			164,877	10,000	6%	\$32.16	

2018 Year-End Oklahoma City Office Market Summary NORTHWEST SUBMARKET







2018 YEAR-END NORTHWEST SUBMARKET REVIEW

- Aggregate vacancy rates decreased from 19.1% to 18.0%
 - Class A vacancy decreased from 23.1% to 14.7%
 - Class B vacancy increased from 18.2% to 20.2%
 - Class C vacancy increased from 15.5% to 16.1%
- Aggregate rental rates increased from \$18.49 per SF to \$18.57 per SF.
 - Class A rental rates decreased from \$22.47 per SF to \$22.37 per SF.
 - Class B rental rates increased from \$17.67 per SF to \$17.78 per SF.
 - Class C rental rates increased from \$14.60 per SF to \$14.89 per SF.
- The Northwest Oklahoma City submarket experienced absorption of 59,000 SF during 2018.

2019 NORTHWEST SUBMARKET FORECAST

- Vacancy rates should continue to shrink as the worst seems behind us in this submarket.
- Rental rates level off as landlords reduce rent concessions due to a shrinking supply of large blocks of space.



2018 Year-End Oklahoma City Office Market Summary NORTHWEST SUBMARKET



Quail Springs Parkway Plaza

Northwest	Year Built	Floors	RSF	Vacant SF	Vacant %	Rate	CAF
14101-14201 Wireless Way	2001	3	147,492	31,489	21%	\$22.50	17%
14101-14201 Wireless Way							
14701 Quail Springs Parkway	2015	4	108,000	0	0%	\$21.00	17%
14701 Hertz Quail Springs Parkway							
2525 Expressway	1974	6	72,960	9,000	12%	\$14.00	15%
2525 Northwest Expressway							
3121 Quail Springs Parkway	1999	2	40,000	8,699	22%	\$20.00	12%
3121 Quail Springs Parkway							
3250 Parkway Center	2015	2	38,405	0	0%	\$26.00	15%
3250 Quail Springs Parkway							
4100 Perimeter Center	1982	3	47,317	13,140	28%	\$13.00	15%
4100 Perimeter Center Dr.							
4101 Perimeter Center	1982	3	47,317	595	1%	\$13.00	15%
4101 Perimeter Center Dr.							
4141 Northwest Expressway	1982	3	46,464	0	0%	\$16.00	16%
4141 Northwest Expressway							
4200 Perimeter Center	1982	2	61,327	0	0%	\$13.00	15%
4200 Perimeter Center Dr.							
4700 Gaillardia	2007	2	42,970	0	0%	\$25.00	15%
4700 Gaillardia Parkway							
4727 Gaillardia	2009	2	37,624	0	0%	\$25.00	18%
4727 Gaillardia Parkway							
4747 Gaillardia	2009	2	26,016	0	0%	\$22.50	18%
4747 Gaillardia Parkway							
4801 Gaillardia	2000	3	74,432	20,267	27%	\$25.00	18.4%
4801 Gaillardia Parkway							
4811 Gaillardia	2008	3	41,450	0	0%	\$24.00	15%
4811 Gaillardia Parkway							

2018 Year-End Oklahoma City Office Market Summary **NORTHWEST SUBMARKET**

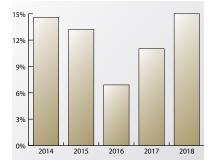
Northwest	Year Built	Floors	RSF	Vacant SF	Vacant %	Rate	CAF
5100 Brookline	1974	10	107,496	11,086	10%	\$17.50	15%
5100 Brookline							
56 Expressway Place	1982	3	58,340	21,704	37%	\$17.00	11%
5601 N.W. 72nd							
5909 NW	1982	7	101,146	24,504	24%	\$15.00	15%
5909 Northwest Expressway	1002	•	101,110	2 1,00 1	2.70	\$10100	1070
6303 Portland	1976	4	54,793	4,877	9%	\$17.50	15%
6303 N Portland Ave	1370	4	54,735	4,077	370	ψ17.50	1370
	1000		25.000	05.000	1000/	¢10.00	00/
7720 NW 84th St	1998	1	35,862	35,862	100%	\$19.00	0%
7720 NW 84th St							
7800 NW 85th Terrace	1999	1	100,000	0	0%	\$19.00	0%
7800 N.W. 85th Terrace							
AAA Operations Center	2009	3	145,635	0	0%	\$20.00	0%
3100 Quail Springs Parkway							
American Cancer Society	2001	1	45,000	0	0%	\$17.50	0%
8400 Silver Crossing							
Atrium Towers	1980	6	156,106	19,289	12%	\$17.50	16%
3501-3503 N.W. 63rd							
Avaya Building	1998	1	57,000	12,500	22%	\$22.50	0%
	1330		57,000	12,000		Ψ_2.00	070
14400 Hertz Quail Springs Parkway	1004		20.000	1 000	20/	¢16.00	0.0/
Bradley Square	1984	1	30,000	1,000	3%	\$16.00	0%
2932 N.W. 122nd						.	
Brookline Offices	1972/2011	1	38,359	2,557	7%	\$14.00	12%
6051 N. Brookline							
Caliber Park One & Two	2007	6	83,206	1,626	2%	\$22.00	17.2%
14201-14301 Caliber Drive							
Center 3000	1972	2	115,800	16,455	14%	\$13.00	12%
3000 United Founders Blvd.			-				
Chase Park	1981	2	30,281	11,167	37%	\$13.50	16.5%
4323 NW 63rd St	1301	2	50,201	11,107	5170	φ.0.00	10.070
	1000		65.057	00.040	440/	¢10.00	110/
Commerce Center	1982	3	65,857	29,043	44%	\$18.00	11%
9520 N. May						A	
Cross Rock I	1984	3	61,289	0	0%	\$22.00	15%
13801 Wireless Way							
Cross Rock Place	1992	2	60,049	15,379	26%	\$22.50	12.3%
3600 NW 138th							
Enterprise Plaza	1981	3	92,180	47,319	51%	\$18.50	15%
5600 N. May						-	
FBI Building	1999	1	110,000	0	0%	\$24.00	0%
3301 W. Memorial	1000		110,000	0	070	Ψ= 1.00	0,0
	1000	2	40.496	0	00/	¢17 50	150/
Five Corporate Plaza	1980	3	49,486	0	0%	\$17.50	15%
3625 N.W. 56th							
Grand Centre	1979	5	101,217	7,416	7%	\$17.00	15%
5400 N.W. Grand Blvd.							
IBC Center	1983	10	278,843	13,113	48%	\$23.00	15%
3817 Northwest Expressway							
Jamestown Office Park	1972/79	2	74,000	14,151	19%	\$14.00	12%
3037 N.W 63rd			,	.,			
Lake Park Tower	1983	6	103,200	79,501	77%	\$18.00	15%
	1900	U	100,200	79,001	1170	ψ10.00	1070
6525 N. Meridian	1001		100.000	100 000	700/	¢10.00	450/
Lakepointe Towers	1981	6	183,600	132,832	72%	\$18.00	15%
4005-4013 Northwest Expressway							
Lakepointe West	1982	6	85,246	10,686	13%	\$15.25	15%
4045 N.W. 64th							
Lakeshore Tower	1982	3	33,900	5,289	16%	\$14.00	15%
4301 N.W. 63rd							
Landmark Towers	1969/72	10	306,960	61,265	20%	\$16.55	12%
3535-3545-3555 NW 58th				,200			
Mercury Insurance Building	1986	2	100,103	10,000	10%	\$15.50	12.5%
	1900	2	100,103	10,000	1070	φ13.30	12.370
7301 Northwest Expressway				4 007	001	405 33	1001
North Shore Office Plaza	2000	5	56,248	1,927	3%	\$25.00	16%
10900 Hefner Drive							
Northwest Office Center	1973	2	85,833	10,558	12%	\$14.50	15%
4334 Northwest Expressway							
Oil Center	1973/1994	12	249,657	67,494	27%	\$17.00	13%
			,	, -	-		

2018 Year-End Oklahoma City Office Market Summary NORTHWEST SUBMARKET

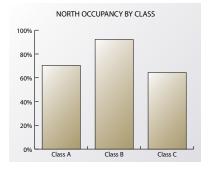
Northwest	Year Built	Floors	RSF	Vacant SF	Vacant %	Rate	CAF
One Corporate Plaza	1979	1	63,011	4,591	7%	\$17.50	15%
3525 NW. 56th							
Parkway Commons	2003	2	40,729	30,000	74%	\$20.00	15%
13900 N. Portland							
Portland Plaza	2016	3	35,426	6,289	18%	\$19.00	15%
5700 N. Portland							
Quail Commerce Center	1998	1	128,500	0	0%	\$18.50	0%
3201 Quail Springs Parkway							
Quail Creek North	1973	2	36,124	2,729	8%	\$12.61	15%
11032 Quail Creek Rd.							
Quail Ridge Tower	1975	4	49,600	12,154	25%	\$14.00	15%
11212 N. May							
Quail Springs Parkway Plaza I & II	1986	6	298,610	95,015	32%	\$22.00	14%
14000 Quail Springs Parkway							
Rees Plaza at East Wharf	2002	3	40,998	0	0%	\$26.50	16.8%
9211 Lake Hefner Parkway							
Sprint PCS Building	1999	1	89,132	0	0%	\$15.00	0%
8525 Silver Crossing							
St. Martins Building	1990	2	59,712	0	0%	\$18.50	13%
9020 N. May							
The Parkway Building	1977	6	71,619	9,732	14%	\$18.50	15%
3401 NW 63rd Street							
The Summit Building	1975	5	50,000	4,206	8%	\$12.73	13%
5929 N. May							
Three Corporate Plaza	1980	3	51,607	8,425	16%	\$17.75	15%
3613 NW. 56th							
Two Corporate Plaza	1982	3	85,551	0	0%	\$15.00	14%
5555 NW. Grand Blvd.							
Union Plaza	1982	18	246,001	53,673	22%	\$19.50	14%
3030 Northwest Expressway							
Totals			5,435,086	978,604	18.0%	\$18.57	



2018 Year-End Oklahoma City Office Market Summary **NORTH SUBMARKET**







2018 YEAR-END NORTH SUBMARKET REVIEW

- Aggregate vacancy rates increased from 11.0% to 15.0%
 - Class A vacancy increased from 9.0% to 29.6%
 - Class B vacancy decreased from 9.6% to 7.8%
 - Class C vacancy increased from 33% to 35.6%
- Aggregate rental rates increased from \$18.92 per SF to \$19.67 per SF.
 - Class A rental rates increased from \$22.23 per SF to \$23.73 per SF.
 - Class B rental rates increased from \$18.37 per SF to \$18.66 per SF.
 - Class C rental rates increased from \$13.80 per SF to \$14.89 per SF.
- The Oklahoma City North submarket experienced negative absorption of 36,000 SF

2019 NORTH SUBMARKET FORECAST

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- Vacancy rates should remain near current levels.
- Rental rates will also be fairly flat.

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North	Year Built	Floors	RSF	Vacant SF	Vacant %	Rate	CAF
1001 Wilshire	2003	4	50,376	1,867	4%	\$30.00	13%
1001 W Wilshire Blvd							
4345 N. Lincoln	2014	3	160,000	0	0%	\$15.00	0%
4345 N. Lincoln							
50 Penn Place	1973	16	178,315	26,591	15%	\$16.75	12%
5100 N. Pennsylvania							
5100 Circle Building	1981	6	74,799	0	0%	\$17.50	14%
5100 N. Classen Blvd.							
5701 N. Shartel	1982	4	97,102	0	0%	\$18.00	13%
5701 N. Shartel							
7 & 9 Broadway Executive Park	1979	1	30,505	5,177	17%	\$17.50	0%
200 NW 66th							
Broadway North	1974/2008	2	26,321	2,088	8%	\$17.00	13%
7301 N. Broadway							

2018 Year-End Oklahoma City Office Market Summary NORTH SUBMARKET

Braadway Plaza (base) Plaza (ba	North	Year Built	Floors	RSF	Vacant SF	Vacant %	Rate	CAF
Beadway Skry-Fight (b) (b) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c								13%
8601 N. Branckey 1883 6 113.13 0 0% \$17.00 14% 625 Central Park Dr. 1894 6 120.286 0 0% \$17.00 14% 635 Central Park Dr. 1 1 139.585 139.585 100% \$28.00 15% 1200 W Kish GR 1 1 200 5 139.585 100% \$28.00 10% 900 M Scal Street								
Societal Park Dr. Interference Interfer		1979	4	40,000	4,028	10%	\$15.50	14%
51 S Central Park Dr. Chase Bark Building 1981 4 34,701 0 0% \$20,00 15% 1200 NV Skrit St. Chespaquek Energy Building 13 2009 5 139,885 119,885 1001% \$28,000 10% 90 NW Skrit St. Chespaquek Energy Building 13 2009 5 38,659 12,888 36% \$18,000 15% 100 NW Skrit St. First Mortage-Building 1974 3 44,000 0 0% \$22,000 17% First Mortage-Building 1974 3 44,000 0 0% \$22,000 17% St. Koradway 1982 6 97,712 0 0% \$22,000 17% St. North Strandway 1982 6 97,912 0 0% \$22,00 17% St. North Strandway 1982 6 97,912 0 0% \$22,00 0% 75 12% 71 Market Dr Market Cherter II 2005 2 50,000 0 0% \$22,00 0% 75 15% 52,426 1,700		1983	6	113,134	0	0%	\$17.00	14%
Chase Bank Building 1981 4 34,701 0 0% \$20,00 15% Chesapaske Energy Building 13 2009 5 130,585 130,585 100% \$22,00 10% Columbus Square 1982 3 38,559 12,898 35% \$18.00 15% Columbus Square 1982 3 48,700 0 0% \$22,00 12% Tori N. Broadway 1972 3 44,805 1,700 4% \$16,25 15% Gold N. Broadway 1972 3 44,805 1,700 4% \$16,25 15% Market Center I 2008 2 46,368 0 0% \$22,00 17% Market Conter II 2016 2 65,000 5,242 8% \$26,00 0% TJ St Market D 2016 2 62,000 5,242 8% \$26,00 0% TJ St Tei 120 2016 2 62,000 5,242 8% \$26,00 0%		1984	6	126,286	0	0%	\$17.00	14%
Chesapaske Energy Fulding 13 2009 5 139.885 139.885 139.885 100% \$22.00 10% Columbus Square 1982 3 36.559 12.898 35% \$18.00 15% Columbus Square 1974 3 46.700 0 0% \$22.00 12% First Moragae Building 1972 3 44.805 1.700 4% \$18.25 15% Gold NL Broadway 1972 3 44.805 1.700 4% \$18.25 15% Gold NL Broadway 1982 0 97,912 0 0% \$22.00 17% Market Corter I 2008 2 46.368 0 0% \$22.75 19% To Market Corter II 2016 2 65.000 5.242 8% \$26.00 0% \$22.100 0% \$21.00 0% \$21.00 0% \$21.00 0% \$21.00 0% \$21.00 0% \$21.00 0% \$21.00 0% \$21.	Chase Bank Building	1981	4	34,701	0	0%	\$20.00	15%
Columbus Square 1982 3 36,599 12,889 35% 18,800 197 First Microgap Building 1974 3 44,805 1.700 4% \$22,00 128 First Microgap Building 1972 3 44,805 1.700 4% \$36,25 158 Golt N. Broadway 1982 6 97,912 0 0% \$22,00 179 Market Conter I 2008 2 46,388 0 0% \$22,75 0% Market Conter I 2009 2 50,000 0 0% \$22,75 12,99 TIS Market Dr 2016 2 65,000 5,242 8% \$26,00 0% Market Conter II 2016 2 50,000 0 9% \$21,00 0% Market Conter II 1979 2 52,426 1,700 3% \$21,00 0% Market Conter II 1979 3 55,832 7,507 13% \$15,00 15%	Chesapeake Energy Building 13	2009	5	139,585	139,585	100%	\$28.00	10%
First Mortgage Building 1974 3 48,700 0 0% \$22.00 12% Five North Roadway 1972 3 44,805 1,700 4% \$16.25 15% GOI N. Broadway 1982 6 97,312 0 0% \$20.00 17% Market Canter I 2008 2 46.368 0 0% \$22.75 0% Market Canter II 2009 2 50,000 0 0% \$22.75 12% Market Canter II 2016 2 65,000 5.242 8% \$26.00 0% Market Dr 2015 2 30,000 0 9% \$21.00 0% Market Canter II 2015 2 30,000 0% \$21.00 0% Cone Bernam Place 1984 8 152,959 13.502 9% \$16.50 9% 100 Wilshire 1080 3 34,984 0 0% \$16.50 9% \$16.50 9%	Columbus Square	1982	3	36,559	12,898	35%	\$18.00	15%
Five North Broadway 1972 3 44,805 1,700 4% \$16.25 15% Harvey Parkway 1982 6 97,912 0 0% \$20.00 17% 301 NW 63rd 2008 2 46,368 0 0% \$22.75 0% 701 Market Der 2009 2 50,000 0 0% \$22.75 12% 713 Market Der 2016 2 65,000 5.242 8% \$25.60 0% 714 Market Der 2015 2 30,000 0 0% \$22.100 0% Market Certer II 2016 2 52.426 1,700 3% \$21.00 0% 1000 KW dishie 118.23 1979 2 52.426 1,700 3% \$11.00 15% 9400 N. Broadway 1980 3 34.984 0 0% \$16.50 9% 102.11 11% 14% \$19.50 15% 12% 12% 12% 12% 12% 12% 10% 12% 12% 12% 12% 12% 12%	First Mortgage Building	1974	3	48,700	0	0%	\$22.00	12%
Harvey Parkvay 1982 6 97,912 0 0% \$20.00 17% Market Center I 2008 2 46,368 0 0% \$22.75 0% Z01 Market Der 2009 2 50,000 0 0% \$22.75 0% Z15 Market Der 2009 2 50,000 0 0% \$22.75 0% Z15 Market Der 2016 2 65,000 5.242 8% \$26.00 0% Market Center II 2015 2 30,000 0 0% \$22.00 0% Nohols Hils Executive Center 1979 2 52,425 1,700 3% \$21.00 0% Nohols Hils Executive Center 1980 3 34,984 0 0% \$16.50 19% One Broadway Center 1970 3 58,832 7,507 13% \$17.50 12% One Western Plaza 1977 2 52,715 34,759 6% \$16.00 15.5		1972	3	44,805	1,700	4%	\$16.25	15%
Market Center I 2008 2 46,368 0 0% \$22.75 0% 701 Market Dr 2009 2 50,000 0 0% \$22.75 129 713 Market Dr 2009 2 50,000 0 0% \$22.75 129 713 Market Dr 2016 2 65,000 5,242 8% \$26.00 0% Market Center III 2016 2 30,000 0% \$24.00 0% Market Center IV 2015 2 30,000 0% \$24.00 0% Market Center IV 2016 2 52,426 1,700 3% \$21.00 0% Market Center II 1979 2 52,426 1,700 3% \$21.00 0% 1000 W Grad 1980 3 4,984 0 0% \$16.50 9% 1010 NV 63rd 1977 2 52,715 34,759 66% \$16.00 15.5 101 NV 63rd 1977 <		1982	6	97,912	0	0%	\$20.00	17%
701 Market Dr Market Center II 2009 2 50,000 0 % \$22.75 129 Market Dr Market Center III 2016 2 60,000 5,242 8% \$26.00 0% Market Center III 2016 2 30,000 0 % \$224.00 0% Market Center IV 2015 2 30,000 0 % \$224.00 0% One Bendams Place 1984 8 152,959 13,502 9% \$19.50 15% Gen Broadway Center 1980 3 34,984 0 0% \$16.50 9% One Broadway Center 1980 3 34,984 0 0% \$16.50 15% One Western Plaza 1977 2 52,715 34,759 66% \$16.00 15.55 One Western Plaza 1974 3 78,643 30.024 38% \$13.50 13% Solito Stope-Solito N. Bread 1974 3 78,643 30.0		2008	2	46.368	0	0%	\$22.75	0%
713 Market Dr Market Center III 2016 2 65,000 5,242 8% \$26,00 % Market Center IV 2015 2 30,000 0 % \$24,00 % Market Center IV 2015 2 30,000 0 % \$24,00 % Market Center IV 2015 2 30,000 0 % \$21,00 % Nichols Hills Executive Center 1979 2 52,226 1,700 3% \$21,00 % One Bradaway Conservative Center 1980 3 34,994 0 0% \$15,50 9% One Bradaway Executive Park 1979 3 58,832 7,507 13% \$17,50 12% One Western Parago Building 1981 5 110,791 16,114 14% \$18,50 15% Solo N. Mesadway Penn Park 1974 3 78,643 30,024 38% \$13,50 13% Solo N. Broadway Easerve National Building 2009 3 48,830 0 0% \$15,50	701 Market Dr							12%
715 NE 122nd Market Center IV 2015 2 30,000 0 0% \$24,00 0% Sol INE 122nd Street 1979 2 52,426 1,700 3% \$21,00 0% Nichols Hills Executive Center 1979 2 52,426 1,700 3% \$21,00 0% One Broadway Center 1980 3 34,984 0 0% \$16,50 9% 100 NW 63rd 0 0% \$16,50 9% 100 \$17,50 12% One Broadway Executive Park 1979 2 52,715 34,759 66% \$16,00 15.5 S600 N. Wester 0 9% \$16,50 15% 5500 10% \$16,00 15% S610 N. Broadway 1971 2 52,715 34,759 66% \$16,00 15% S01 N. Broadway 1980 2 93,167 41,788 45% \$14,00 15% S01 S00-5009-5015 N. Penn 1 1 14% \$15,00 12% 12% Reistry 1980 2	713 Market Dr			,				
901 NE 122nd Street Nichols Hills Executive Center 1979 2 52,426 1,700 3% \$21.00 0% One Benham Place 1984 8 152,959 13,502 9% \$19.50 15% One Broadway Center 1980 3 34,984 0 0% \$16.50 9% One Broadway Center 1980 3 34,984 0 0% \$16.50 9% One Broadway Executive Park 1979 3 58,832 7,507 13% \$17.50 12% One Western Plaza 1977 2 52,715 34,759 66% \$16.00 15.5 S001 N. Western - - - - - - - - - - - - 15% 500 1.500 15% \$110,791 16,14 14% \$19.50 13% 501 - 500 13% \$14.00 15% 500 - 500 % 515 N. Penn Registry 1980 2 27,846 5,195 19%	715 NE 122nd							
1000 W. Wilshire 152,959 13,502 9% \$19,50 15% One Benadway Center 1980 3 34,984 0 0% \$16,50 9% One Broadway Center 1980 3 34,984 0 0% \$16,50 9% One Broadway Center 1980 3 34,984 0 0% \$16,50 9% One Broadway Executive Park 1979 3 58,832 7,507 13% \$17,50 129 One Western Plaza 1977 2 52,715 34,759 66% \$16,00 15.5 S001 N. Western 1981 5 110,791 16,114 14% \$19,50 159 Penn Park 1974 3 78,643 30,024 38% \$13,50 139 S001-5005-5009-5015 N. Penn 1980 2 93,167 41,798 45% \$14,00 15% S200 NW 50th 1980 2 27,846 5,195 19% \$16.00 12% <t< td=""><td>901 NE 122nd Street</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	901 NE 122nd Street							
9400 N. Broadway Ome Broadway Center 1980 3 34,984 0 0% \$16.50 9% One Broadway Center 1970 3 58,832 7,507 13% \$17.50 12% One Broadway Executive Park 1977 2 52,715 34,759 66% \$16.00 15.5 One Western Plaza 1977 2 52,715 34,759 66% \$16.00 15.5 S001 N. Western 1 1 1 1 1 4 \$19.50 15.9 S01 N. Broadway 1 5 1 10,791 1 1 1 4 \$19.50 15.9 S01 N. Broadway 1 974 3 78,643 30.024 38% \$13.50 13% S001-S005-5009-5015 N. Penn Registry 1980 2 93,167 41,798 45% \$14.00 15% 2000 Nichmond Square 1983/2006 2 27,846 5,195 19% \$16.00 12%		1979	2	52,426	1,700	3%	\$21.00	0%
100 NW 63rd 1979 3 58,832 7,507 13% \$17.50 12% One Broadway Executive Park 1977 2 52,715 34,759 66% \$16.00 15.5 S500 N. Western 1981 5 110,791 16,114 14% \$19.50 15% S601 N. Broadway 1974 3 78,643 30,024 38% \$13.50 15% S001-S005-S009-S015 N. Penn 1980 2 93,167 41,798 45% \$14.00 15% Pen Park 1980 2 93,167 41,798 45% \$14.00 15% S200 NW 50th		1984	8	152,959	13,502	9%	\$19.50	15%
One Broadway Executive Park 1979 3 58,832 7,507 13% \$17.50 12% 201 NW 63rd 1977 2 52,715 34,759 66% \$16.00 15.5 5500 N. Western 1977 2 52,715 34,759 66% \$16.00 15.5 5500 N. Western 1974 3 76,643 30.024 38% \$13.50 13% 5001 S. Dood-S015 N. Penn 1980 2 93,167 41,798 45% \$14.00 15% 200 NW 50th 1 1980 2 93,167 41,798 45% \$14.00 15% 200 NW 50th 1 1983/2006 2 27,846 5,195 19% \$16.00 12% 4900 Richmond Square 1983/2006 2 27,846 5,195 19% \$16.00 12% 11600 Broadway Executive Park 1981 4 44,000 0 0% \$15.50 14% 11600 Broadway Executive Park 1977 3 45	•	1980	3	34,984	0	0%	\$16.50	9%
One Western Plaza 1977 2 52,715 34,759 66% \$16.00 15.5 5500 N. Western 1981 5 110,791 16,114 14% \$19.50 15% 5801 N. Broadway 1974 3 78,643 30,024 38% \$13.50 13% 5001-5005-5009-5015 N. Penn 1980 2 93,167 41,798 45% \$14.00 15% Registry 1980 2 93,167 41,798 45% \$14.00 15% 2000 NW 50th	One Broadway Executive Park	1979	3	58,832	7,507	13%	\$17.50	12%
Paragon Building 1981 5 110,791 16,114 14% \$19.50 15% S801 N. Broadway 1974 3 78,643 30,024 38% \$13.50 13% Penn Park 1974 3 78,643 30,024 38% \$13.50 13% S001-5005-5009-5015 N. Penn 1980 2 93,167 41,798 45% \$14.00 15% Rejstry 1980 2 93,167 41,798 45% \$14.00 15% 2200 NW 50th .	One Western Plaza	1977	2	52,715	34,759	66%	\$16.00	15.5%
Penn Park 1974 3 78,643 30,024 38% \$13.50 13% S001-5005-5009-5015 N. Penn 1980 2 93,167 41,798 45% \$14.00 15% Registry 1980 2 93,167 41,798 45% \$14.00 15% 2020 NW 50th . <td>Paragon Building</td> <td>1981</td> <td>5</td> <td>110,791</td> <td>16,114</td> <td>14%</td> <td>\$19.50</td> <td>15%</td>	Paragon Building	1981	5	110,791	16,114	14%	\$19.50	15%
Registry 1980 2 93,167 41,798 45% \$14.00 15% Reserve National Building 2009 3 48,830 0 0% \$27.50 0% Reserve National Building 2009 3 48,830 0 0% \$27.50 0% GO1 E. Britton 1983/2006 2 27,846 5,195 19% \$16.00 12% 4900 Richmond Square 1983/2006 2 27,846 5,195 19% \$16.00 12% 4900 Richmond Square 1981 4 44,000 0 0% \$15.50 14% 6 NE. 63rd 1 1981 4 44,000 0 0% \$23.25 18% 11600 Broadway Extension 1 1 1977 3 45,256 7,100 16% \$17.50 10% 6501 N. Broadway Executive Park 1980 3 52,205 8,997 17% \$17.50 11% 051 Nvdreford A 1983 22	Penn Park	1974	3	78,643	30,024	38%	\$13.50	13%
Reserve National Building 2009 3 48,830 0 0% \$27.50 0% Richmond Square 1983/2006 2 27,846 5,195 19% \$16.00 12% 4900 Richmond Square 1983/2006 2 27,846 5,195 19% \$16.00 12% 4900 Richmond Square . <td< td=""><td>Registry</td><td>1980</td><td>2</td><td>93,167</td><td>41,798</td><td>45%</td><td>\$14.00</td><td>15%</td></td<>	Registry	1980	2	93,167	41,798	45%	\$14.00	15%
Richmond Square 1983/2006 2 27,846 5,195 19% \$16.00 12% 4900 Richmond Square 1981 4 44,000 0 0% \$15.50 14% Santa Fe North 1981 4 44,000 0 0% \$15.50 14% 6 NE. 63rd	Reserve National Building	2009	3	48,830	0	0%	\$27.50	0%
Santa Fe North 1981 4 44,000 0 0% \$15.50 14% 6 NE. 63rd 1 1090 3 49,417 10,917 22% \$23.25 18% 11600 Broadway Extension 1 977 3 45,256 7,100 16% \$17.50 10% 6501 N. Broadway Executive Park 1977 3 45,256 7,100 16% \$17.50 10% 6501 N. Broadway Executive Park 1980 3 52,205 8,997 17% \$17.50 11% 205 NW 63rd 1983 22 299,137 28,248 9% \$23.00 17.8 1601 Northwest Expressway 1983 4 138,370 39,773 29% \$22.50 16% 6301 Waterford Blvd. 1983 2 33,195 6,225 19% \$22.50 16% 6303 Waterford Blvd. 1983 2 33,789 5,029 15% \$22.50 16% 6307 Waterford D 1983 2 33,78	Richmond Square	1983/2006	2	27,846	5,195	19%	\$16.00	12%
The Commons on Broadway 2009 3 49,417 10,917 22% \$23.25 18% 11600 Broadway Extension 1 1977 3 45,256 7,100 16% \$17.50 10% 6501 N. Broadway Executive Park 1980 3 52,205 8,997 17% \$17.50 11% 205 NW 63rd	Santa Fe North	1981	4	44,000	0	0%	\$15.50	14%
Three Broadway Executive Park 1977 3 45,256 7,100 16% \$17.50 10% 6501 N. Broadway Two Broadway Executive Park 1980 3 52,205 8,997 17% \$17.50 11% 205 NW 63rd		2009	3	49,417	10,917	22%	\$23.25	18%
6501 N. Broadway Two Broadway Executive Park 1980 3 52,205 8,997 17% \$17.50 11% 205 NW 63rd		1977	3	45,256	7,100	16%	\$17.50	10%
205 NW 63rd Valliance Tower 1983 22 299,137 28,248 9% \$23.00 17.8 1601 Northwest Expressway Waterford A 1983 4 138,370 39,773 29% \$22.50 16% 6301 Waterford B 1983 2 33,195 6,225 19% \$22.50 16% 6303 Waterford B 1983 2 33,195 6,225 19% \$22.50 16% 6303 Waterford Blvd. 1983 2 33,785 0 0% \$22.50 16% Waterford D 1983 2 33,789 5,029 15% \$22.50 16% 6307 Waterford Blvd. 1983 2 33,789 5,029 15% \$22.50 16%	6501 N. Broadway							11%
1601 Northwest Expressway Waterford A 1983 4 138,370 39,773 29% \$22.50 16% 6301 Waterford Blvd. 1983 2 33,195 6,225 19% \$22.50 16% 6303 Waterford Blvd. 1983 2 33,195 6,225 19% \$22.50 16% 6303 Waterford Blvd. 1983 4 84,075 0 0% \$22.50 16% 6305 Waterford D 1983 2 33,789 5,029 15% \$22.50 16% 6307 Waterford Blvd. 1983 2 33,789 5,029 15% \$22.50 16%	205 NW 63rd							17.8%
6301 Waterford Blvd. Waterford B 1983 2 33,195 6,225 19% \$22.50 16% 6303 Waterford Blvd. 1983 4 84,075 0 0% \$22.50 16% 6305 Waterford D 1983 2 33,789 5,029 15% \$22.50 16% 6307 Waterford Blvd. 1983 2 33,789 5,029 15% \$22.50 16%	1601 Northwest Expressway			-	-			
6303 Waterford Blvd. Waterford C 1983 4 84,075 0 0% \$22.50 16% 6305 Waterford Blvd. 1983 2 33,789 5,029 15% \$22.50 16% 6307 Waterford Blvd. 1983 2 33,789 5,029 15% \$22.50 16%	6301 Waterford Blvd.							
6305 Waterford Blvd. Waterford D 1983 2 33,789 5,029 15% \$22.50 16% 6307 Waterford Blvd. 16%	6303 Waterford Blvd.				-			16%
6307 Waterford Blvd.		1983	4	84,075	0	0%	\$22.50	16%
		1983	2	33,789	5,029	15%	\$22.50	16%
Totals 3,031,831 456,064 15.0% \$19.67				3,031,831	456,064	15.0%	\$19.67	

2018 Year-End Oklahoma City Office Market Summary **MEDICAL OFFICE SUBMARKET**

3727 N.W. Sidd Decomess Medical North 1996 3 55.00 11.824 22% \$21.75 0% 3701 N.Portland Are 1991 0 110.726 67.004 56% \$21.75 0% 3601 N.Portland Are 2008 2 42.187 10.277 24% \$21.00 15% MonLay Physical Conter 2008 2 42.187 10.277 24% \$21.00 15% MonLay Physical Conter 1998 4 42.248 3.300 8% \$16.50 12% 13100 N. Western 1998 3 54.558 0 0% \$22.00 12% 13102 N. Western 1998 6 81.705 3.284 4% \$15.00 13.4% 1420 W.Mennial Rd 1998 2 27.000 2.200 8% \$21.00 15% 3320 NV3 Softh St 336 1990 2 4.983 0 0% \$22.00 10% 3320 NV3 Softh St 336 1550 158.68 27.719 33% \$16.50 15% 3974 Wardwy Medic	Medical	Year Built	Floors	RSF	Vacant SF	Vacant %	Rate	CAF
3727 N.W. 83rd Deconcess Medical North 1966 3 55.209 11.924 22% \$21.7 0% S701 N.Portland Ave 1991 6 119.725 67.004 56% \$21.75 0% S701 N.Portland Ave 100.277 24% \$21.00 15% 42.187 24% \$21.00 15% Stockast Street 2005 42.187 10.277 24% \$21.00 15% Stockast Street 2017 3 61.410 16.879 27% \$26.00 0% 13100 M. Meeting 1984 4 47.920 6.644 14% \$18.00 10.3% Value Stockast International Transmance 1984 4 17.05 3.264 4% \$18.00 13.4% Stockast Medical Center 1981 6 81.705 3.264 4% \$18.00 13.4% Stockast Medical Center 1980 2 44.983 0 0% \$22.100 15% Tarkway Medical Center 1980	Coppertree Centre	1982	3	26,928	4,186	16%	\$18.50	10%
Desconses Medical North 1996 3 55.09 11.824 22% \$21.75 0% Desconses Medical South 1991 6 118.726 67.004 66% \$21.75 0% Sidt N Portland Ave				-,	,			
270 H. Portland Ave 1991 6 119,726 67,004 56% \$21.75 0% 301 H. Portland Ave 2008 2 42,187 10,277 24% \$21.00 15% 302 N. Portland Ave 2008 2 42,187 10,277 24% \$21.00 15% 302 M. Mackade Building 2017 3 61,410 16,670 27% \$20.00 0% 3130 D. N. Western 1984 4 47,320 6,644 14% \$18.00 10% 31310 D. N. Western 1981 6 81,705 3,264 4% \$18.00 13.4% ViewtSchence Institute 1989 2 27,000 2,200 8% \$21.00 15% 3030 M. Western 1980 2 44,983 0 0% \$22.50 10% 314100 Parkway Vedicant Building 1959 5 3,868 27,719 3% \$18.50 15% 31111 N. Lee Ave. Preview Vedicat Center 1980 126,000 <td< td=""><td></td><td>1996</td><td>3</td><td>55 209</td><td>11,924</td><td>22%</td><td>\$21.75</td><td>0%</td></td<>		1996	3	55 209	11,924	22%	\$21.75	0%
Deacones Medical South 1991 6 118,726 67,004 56% \$21.75 0% Edgewater Medical Center 2006 2 42,187 10,277 24% \$21.00 15% OSS MV 36dt Streat 1986 4 42,246 3,300 8% \$18.50 12% McAuley Physician Offices 1986 4 42,246 3,300 8% \$18.50 12% Stol McAuley Physician Offices 1984 4 47,920 6,644 14% \$18.00 10% Stol N. Medical Draver 1984 4 47,920 6,644 14% \$18.00 13.44% 330 NW 56%1 1988 3 54,558 0 0% \$20.50 12% Vartwerk Medical Center 1981 6 81,705 3,284 4% \$16.00 13.44% 330 NW 56%1 1300 2,200 8% \$21.00 15% 111 10 63,349 11,325 17% \$16.50 14% Vartwer		1000	Ũ	00,200	11,021	LL /0	Ψ21.70	070
Valid No. Vertiling Ave Valid Name 2006 2 42.187 10.277 2466 \$21.00 15% Varia Street Monitory Markan 1986 4 42.246 3.300 8% \$18.50 12% Varia Markan 1986 4 42.246 3.300 8% \$18.50 12% Varia Markan 1984 4 47.920 6.644 14% \$18.00 10% Varia Markan 198 3 564.558 0 0% \$20.50 12% Varia Marchan 1981 6 81.705 3.264 4% \$18.00 13.4% Varia Marchan 198 2 27.000 2.200 8% \$21.00 15% Varia Varia Markan Center 1980 2 44.983 0 0% \$22.50 10% Varia Varia Markan Center 1980 2 17.000 26.607 35% \$10.00 0% \$20.00 10% \$1111		1001	6	110 726	67.004	56%	¢01 75	0%
Edgewater Medical Center 2006 2 42,187 10,277 24% \$21.00 15% MCAuley Physician Officas 1986 4 42,246 3,300 8% \$18.50 12% MCAuley Physician Officas 1986 4 42,246 3,300 8% \$18.50 12% Memoral Springs Medical Building 2017 3 61.410 16,879 27% \$26.00 0% Wernofain Ave. 1984 4 47.920 6.644 14% \$18.00 10% VerroScience Institute 1998 3 54.558 0 0% \$20.50 12% Vertwest Medical Center 1981 6 817.05 3.264 4% \$18.00 13.4% 330 NW 56h Sth 11300 20000 2.000 8% \$21.00 15% Vertwest Medical Eukliding 1980 2 44.983 0 0% \$22.50 10% Vertwest Medical Eukliding 1959 5 83.898 27.719		1991	0	119,720	07,004	30%	φ21.75	0.70
2175 SMP 829d Street 1988 4 42,246 3,300 8% \$18,50 12% 2025 Moduley Bind 2017 3 61,410 16,879 27% \$26,00 0% 2015 Moduley Divide 1984 4 47,820 6,644 14% \$18,00 10% 21310 N. Western 1984 4 47,820 6,644 14% \$18,00 10% 21321 N. Meridian Ave. 1984 4 47,820 6,644 14% \$18,00 10% 21321 N. Meridian Ave. 1988 3 54,558 0 0% \$20,50 12% 2120 W. Memorial Rd 1989 2 27,000 2,200 8% \$21,00 13,4% 3230 NW Sth St 1990 2 44,983 0 0% \$22,50 10% 320 NW Sth St 1990 5 83,888 27,719 33% \$18,50 15% 1111 N. Lea Ave. 1990 1 75,000 26,507 35% \$10,00 0% 121 M. Shartel Ave 1997 8 75,188 4,7		0000	-	40.407	10.077	0.40/		450/
McAuley Physician Offices 1986 4 42,246 3.300 9% \$18.50 12% Memorial Springs Medical Building 2017 3 61,410 16,879 2.7% \$26.00 0% Wernolan Medical Tower 1984 4 47,820 6,644 14% \$18.00 10% Wernolan Ave. 1984 4 47,820 6,644 14% \$18.00 10% Vernolan Ave. 1984 4 47,820 6,644 14% \$18.00 13.4% 3321 N. Medical Center 1986 8 17,05 3,284 4% \$18.00 13.4% 330 NW Sight St 3 94,983 0 0% \$22.50 10% Parkway Mcancia Center 1980 2 44,983 0 0% \$22.50 10% Sign Wr Sign St 3 496 11.25 17% \$10.00 0% Physiciant BL 1970 10 68,349 1.1,325 17% \$11.550 14%	0	2006	2	42,187	10,277	24%	\$21.00	15%
B205 MEAuly Bind Barry								
Wemoral Springs Medical Building 2017 3 61.410 16.879 27% \$26.00 0% Wendian Avec. 1984 4 47.920 6.644 14% \$18.00 10% Vendian Avec. 1984 4 47.920 6.644 14% \$18.00 10% Vendian Avec. 1984 6 81.705 3.264 4% \$18.00 13.4% Ventivest Medical Center 1980 2 27,000 2.200 8% \$21.00 15% 2470x0y Medical Center 1980 2 44.983 0 0% \$22.50 10% 1400 Parkway Commons Dr 1980 2 44.983 0 0% \$22.50 10% 1400 Parkway Commons Dr 1980 5 83.858 27,719 3% \$18.50 15% 1111 K. Lea Ave. 1970 10 68.349 11.325 17% \$16.50 14% 1936 MV Stift Stift 1975 8 75.158 4,719 6%	McAuley Physician Offices	1986	4	42,246	3,300	8%	\$18.50	12%
13100 N. Western 13984 4 47,820 6,644 14% \$18.00 10% 13321 N. Meridian Ave. 1998 3 54,558 0 0% \$20.50 12% NurroScience Instrute 1998 3 54,558 0 0% \$20.50 12% Variance Science Instrute 1981 6 81,705 3.264 4% \$18.00 13.4% 3330 NW 56th St 2 27,000 2.000 8% \$21.00 15% Variance Science Commons D 1980 2 44,983 0 0% \$22.50 10% Stop NW 56th St 1 1 75,000 26,507 35% \$10.00 0% Variance Science Stop Stop Stop Stop Stop Stop Stop Stop	4205 McAuley Blvd							
13100 N. Western 13984 4 47,820 6,644 14% \$18.00 10% 13321 N. Meridian Ave. 1998 3 54,558 0 0% \$20.50 12% NurroScience Instrute 1998 3 54,558 0 0% \$20.50 12% Variance Science Instrute 1981 6 81,705 3.264 4% \$18.00 13.4% 3330 NW 56th St 2 27,000 2.000 8% \$21.00 15% Variance Science Commons D 1980 2 44,983 0 0% \$22.50 10% Stop NW 56th St 1 1 75,000 26,507 35% \$10.00 0% Variance Science Stop Stop Stop Stop Stop Stop Stop Stop	Memorial Springs Medical Building	2017	3	61,410	16,879	27%	\$26.00	0%
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Sape Sape <th< td=""><td></td><td>1998</td><td>2</td><td>36.551</td><td>11,949</td><td>33%</td><td>\$18,50</td><td>14%</td></th<>		1998	2	36.551	11,949	33%	\$18,50	14%
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S08 NW 9th St 93,639 12,093 13% \$17.50 12% fower Physicians Offices 1986 11 93,639 12,093 13% \$17.50 12% 4200 W Memorial Rd 11 93,639 12,093 13% \$17.50 12%				6-				
Tower Physicians Offices 1986 11 93,639 12,093 13% \$17.50 12% 4200 W Memorial Rd 1 1 93,639 12,093 13% \$17.50 12%	St. Anthony Prof. Bldg	1987	6	83,898	4,728	6%	\$18.50	12%
4200 W Memorial Rd	608 NW 9th St							
4200 W Memorial Rd	Tower Physicians Offices	1986	11	93,639	12,093	13%	\$17.50	12%
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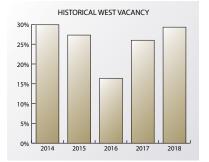
2018 Year-End Oklahoma City Office Market Summary MIDTOWN SUBMARKET



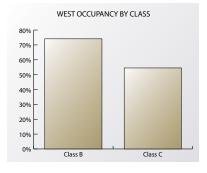
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Midtown	Year Built	Floors	RSF	Vacant SF	Vacant %	Rate	CAF
2000 Classen Center	1965	10	318,605	190,509	60%	\$17.00	13%
2000 N Classen Blvd							
4801 Classen Building	1974	2	33,151	2,254	7%	\$11.00	0%
4801 N Classen Blvd							
Cameron Building	1955/57	5	81,493	6,925	9%	\$14.00	15%
2901 Classen Blvd							
Classen Park I	1980	2	52,800	8,487	16%	\$14.00	15%
3700 N Classen Blvd							
Classen Park II	1982	3	52,800	0	0%	\$12.00	15%
3800 N Classen Blvd							
Colcord Center	1966/2007	3	77,259	0	0%	\$14.50	15%
421 NW 13th Street							
Santa Fe Building	1954/82/16	4	64,239	0	0%	\$11.00	10%
3814 N. Santa Fe Ave.							
Shepherd Mall Office Complex	1964/95	2	709,000	149,995	21%	\$14.50	0%
2401 NW 23rd Street							
Totals			1,389,347	358,170	25.8%	\$14.68	

2000 Classen

2018 Year-End Oklahoma City Office Market Summary **WEST SUBMARKET**







2018 YEAR-END WEST SUBMARKET REVIEW

- Aggregate vacancy rates increased from 26.0% to 29.3%
 - Class B vacancy totals decreased from 32.0% to 25.9%
 - Class C vacancy totals increased from 14.5% to 45.5%
- Aggregate rental rates increased from \$13.79 per SF to \$16.80 per SF due to the addition of two large Class B buildings.
 - Class B rental rates increased from \$14.69 per SF to \$18.00 per SF. .
 - Class C rental rates decreased from \$12.05 per SF to \$11.12 per SF. .
- The West Oklahoma City Office Market experienced positive absorption of 302,000 SF due to the addition of OKC30 and Westgate One.

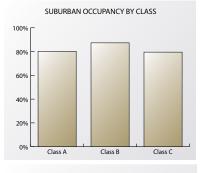
2019 WEST SUBMARKET FORECAST

- Vacancy rates should improve slightly.
- Rental rates in the submarket should remain flat.



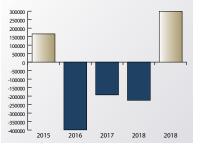
2018 Year-End Oklahoma City Office Market Summary WEST SUBMARKET

West	Year Built	Floors	RSF	Vacant SF	Vacant %	Rate	CAF
300 Meridian Place	1982	2	81,227	44,803	55%	\$12.00	11%
300 N Meridian Ave							
Bank 2 Tower	1975	7	4,158	852	20%	\$14.00	12%
909 S. Meridian							
Metro Office Park	1981	3	74,909	27,275	36%	\$10.00	0%
4300 Highline Blvd.							
OKCWorks - OKC20	1963	4	160,000	20,382	13%	\$17.50	15%
7725 W. Reno Avenue							
OKCWorks - OKC30	1963/2016	1	260,000	70,700	27%	\$17.50	15%
7725 W. Reno							
Sovereign Office Park	1983	1	42,260	0	0%	\$12.00	0%
1300 Sovereign Row							
The Parkway	1982	6	96,960	38,729	40%	\$14.50	15%
1300 S. Meridian							
Westgate One	2017	5	200,000	67,000	34%	\$22.00	10%
10401 W. Reno							
Will Rogers Office Park 2	1985	1	46,748	0	0%	\$11.50	10%
4350 Will Rogers Parkway							
Totals			919,514	269,741	29.3%	\$16.80	





HISTORICAL SUBURBAN ABSORPTION



2018 Year-End Oklahoma City Office Market Summary SUBURBAN SUBMARKET

2018 YEAR-END SUBURBAN SUBMARKET REVIEW

- Aggregate vacancy rates rose from 18.0% to 20.8%
 - Class A vacancy increased from to 18.8% to 19.8%
 - Class B vacancy increased from 18.0% to 18.7%
 - Class C vacancy increased from 16.6% to 20.5%
- Aggregate rental rates increased from \$17.83 per SF to \$19.61 per SF.
 - Class A rental rates increased from \$22.40 per SF to \$22.84 per SF.
 - Class B rental rates increased from \$17.20 per SF to \$17.57 per SF.
 - Class C rental increased from \$13.87 per SF to \$14.15 per SF.
- Suburban Oklahoma City experienced absorption of 299,000 SF during 2018.

2019 SUBURBAN SUBMARKET FORECAST

- Suburban rental rates should remain near current levels
- Suburban vacancy rates should also remain flat as the general economy has improved, but the oil & gas sector will struggle.



2018 Oklahoma City Office Sales

The year saw respectable activity with eight office buildings sold containing 25,000 square feet or more. While this is down from the more typical 12 to 15 sales transactions, the total square feet sold of just under 1.1 million was very much in line with previous years, as was the total dollar volume of almost \$62 million – so fewer transactions but larger transactions.

As in years past, local investors accounted for almost all the investment activity in the office sector. In the suburbs, the sale of Lakepointe Towers, owned by the estate of the late James Cotter, sold to an investment group out of Texas. It was the only asset sold to an out of town investor. The largest suburban office transaction involved the sale of the Harvey Parkway office building to the Oklahoma Teachers Retirement System, a fully leased 98,000 square foot building which sold for \$13.7 million.



In the Central Business District, the largest transaction involved the purchase of the 36-story, 500,000 square foot Cotter Tower by an affiliate of BancFirst. The property had been placed into bankruptcy by the Cotter estate. BancFirst will initiate a comprehensive interior and exterior renovation of the newly christened BancFirst Tower beginning in late summer 2019, and will ultimately move its operations into approximately 150,000 square feet of vacant space. In conjunction with this transaction, BancFirst partnered with Continental Resources, Inc. to purchase the adjacent Santa Fe garage; this secures long term parking for both companies as well as the tenants of BancFirst Tower.

Another key CBD transaction was the sale of the Parkside building by Sandridge to an entity controlled by Echo Energy. The roughly 87,000 square foot property offered excellent architecture and beautiful views of the renovated Kerr Park. The price of \$10,750,000 was viewed by the marketplace as an excellent price for Sandridge given the amount of shell work still needing to be completed in the building. Echo Energy will move into the property. In addition to these core-CBD transactions, there were a couple of notable sales in the immediately adjacent urban areas. The 410 Walnut office building containing approximately 36,000 square feet sold to a local investor, as did a 28,000 square foot facility on Dean McGee which will be converted to office space.

Pricing of office assets is all over the map depending on location, architecture, age and condition of the property, and whether it will be occupied primarily by the purchaser versus leased to third-party tenants. For example, the Parkside building sold for almost \$130 per square foot, even though there is still significant construction work to do, due to its location, unique architecture and the fact that it will be largely occupied by its purchaser. The pricing of BancFirst tower reflects the requirement for a complete renovation of the asset.

There are concerns about a slowing of the national economy, which of course has an impact on oil prices. The 4th quarter of 2018 saw a dramatic reduction in most commodity pricing, not just oil, but is headed back up as we start 2019. If the pricing holds, the stock market is less volatile, and there are no major surprises out of Washington DC, the Oklahoma City commercial office market should provide continued relative stability. Office buildings are capital intensive investments, so not only do investors need to understand the market, the submarket and the micro-market of any particular asset, but also have an understanding of the required cap-ex costs for both the building and the retrofitting of individual suites for new and renewing tenants. Having this knowledge and experience is critical to the proper underwriting and analysis of any office property, and is often the key determinant in achieving positive free cash flow for investors.



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