

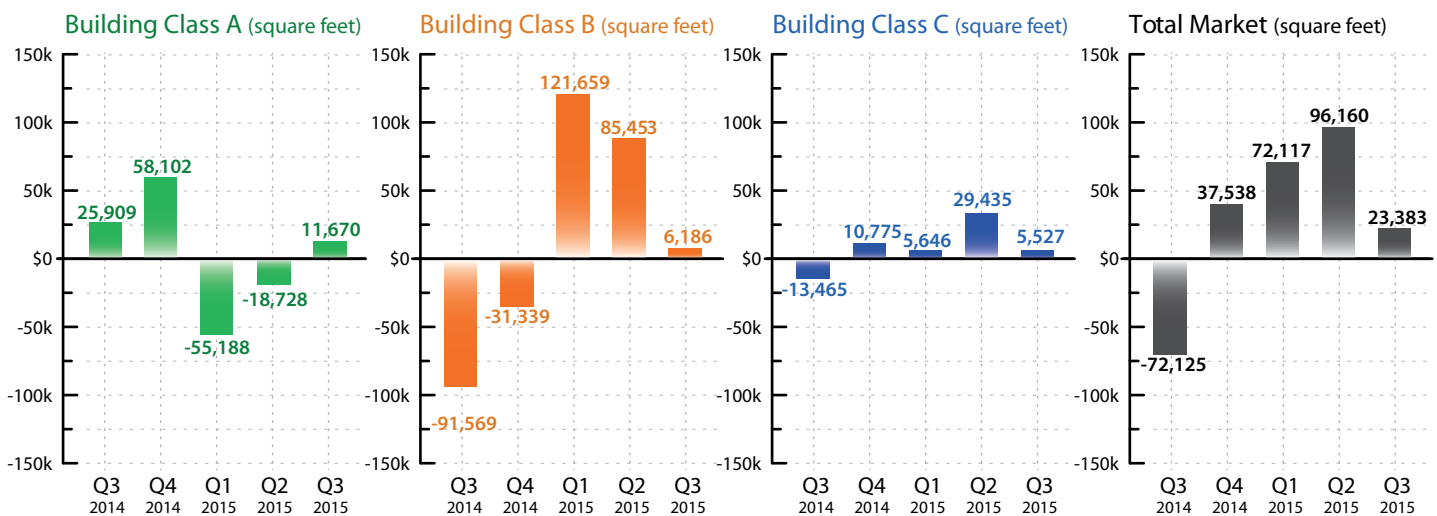
## Omaha Office Market Conditions and Trends

By Tim Kerrigan, CCIM, SIOR & J.P. Raynor, JD

### Omaha's Office Market has Continued Steady Improvement

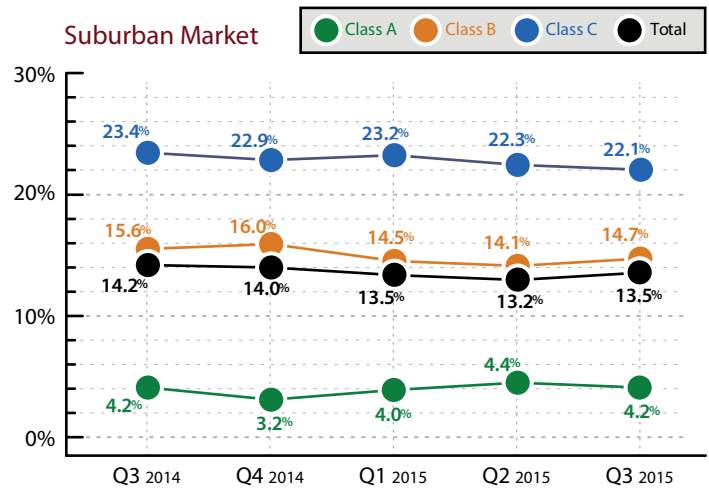
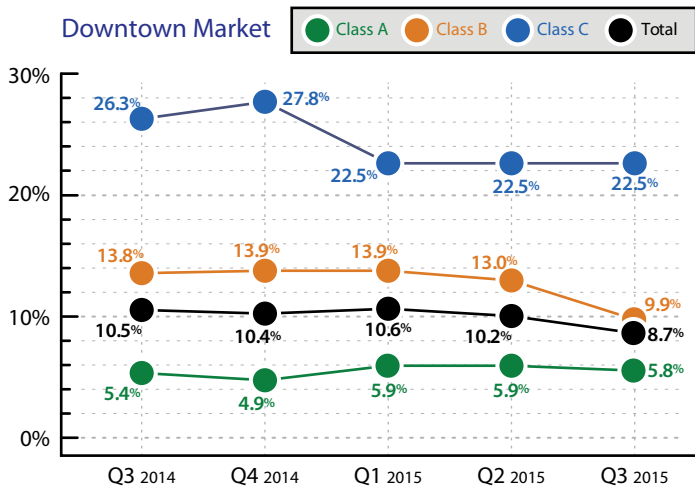
- 23,383 sq. ft. of positive absorption in the 3rd Quarter. This is a nominal amount but it is positive in all Classes (A, B and C).
- 144,211 sq. ft. of positive absorption YTD through 3rd Quarter. Annual absorption typically ranges between 150,000 – 250,000 sq. ft. The market is seeing good activity so 2015 absorption should be typical.
- Vacancy rates along West Dodge show the strength of the corridor. Year over year rates are down from 6.4% to 2.5% in the Suburban West Dodge submarket, from 8.1% to 3.2% in Miracle Hills and from 9.1% to 5.8% in the Central West Dodge submarket.
- Average Asking Rental Rates are down \$.47 psf from one year ago. A closer look reveals this notable reduction is due to Class C asking rates.
- Construction continues to be busy but the 3rd Quarter didn't bring any significant new project announcements.

### Omaha Market Quarterly Absorption, Increase or Decrease in Square Footage Leased

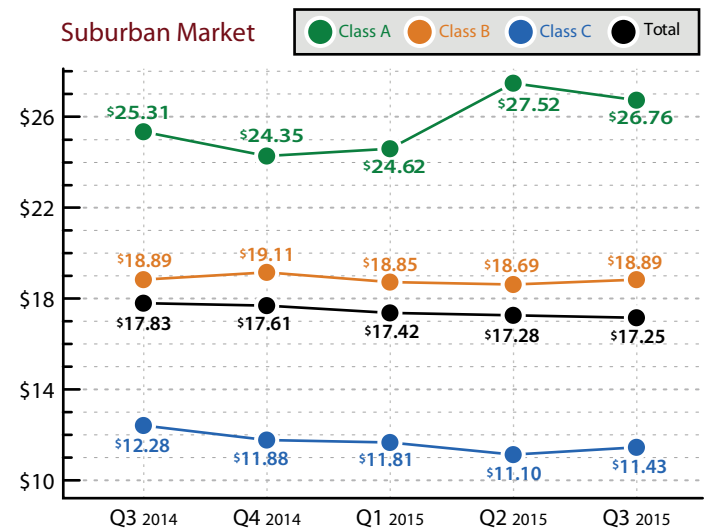
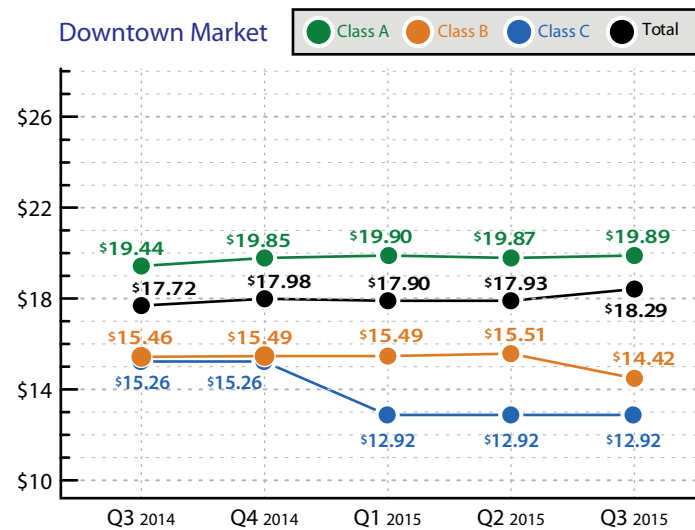


# Market Conditions and Trends

## Omaha Downtown and Suburban Vacancy Rates by Building Class



## Rental Asking Rates for Downtown and Suburban Markets FSG Weighted Rate psf by Building Class



## Notable Transactions of Q3 2015

Company (Tenant/Buyer)	Transaction Type	Size (SF)	Submarket Area
National Indemnity	Leased	69,054	Downtown
LinkedIn	Leased	28,021	Central West Dodge
<b>ENT Specialists, PC*</b>	<b>Leased</b>	<b>16,000</b>	<b>Suburban West Dodge</b>
<b>Regus*</b>	<b>Leased</b>	<b>12,456</b>	<b>Midtown</b>
<b>Northwestern Mutual*</b>	<b>Leased</b>	<b>8,928</b>	<b>Central West Dodge</b>

\* transaction involved Investors Realty, Inc.