

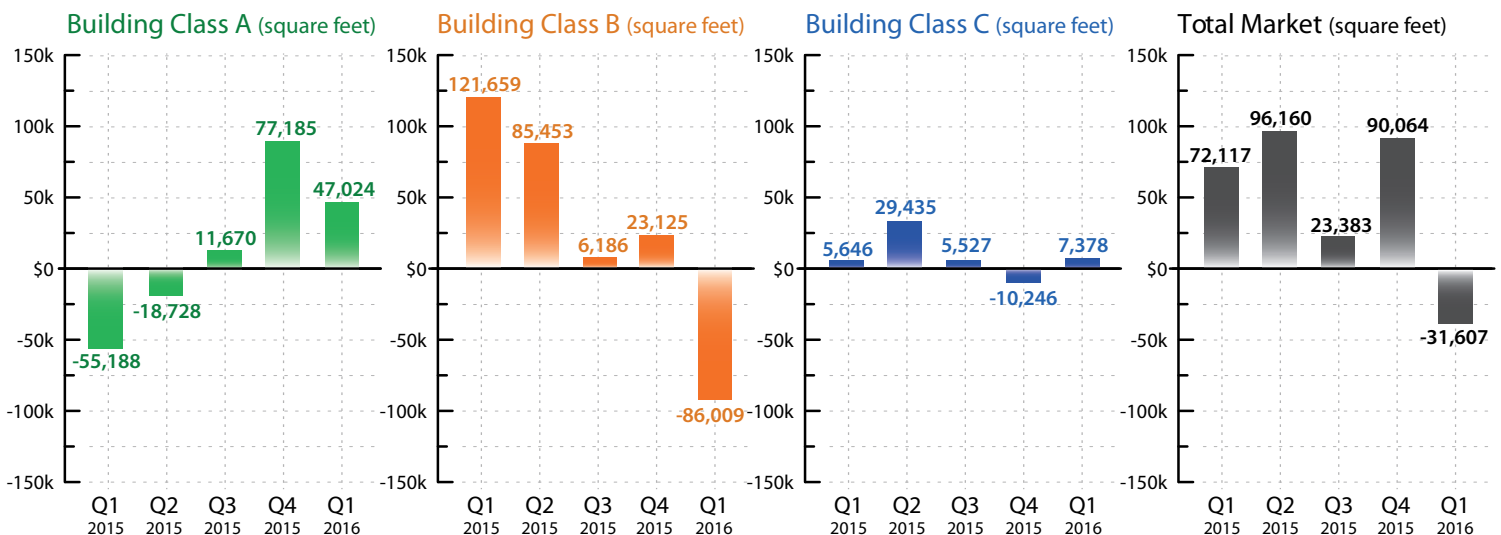
## Omaha Office Market Conditions and Trends

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

### Continued Stability in the Omaha Office Market

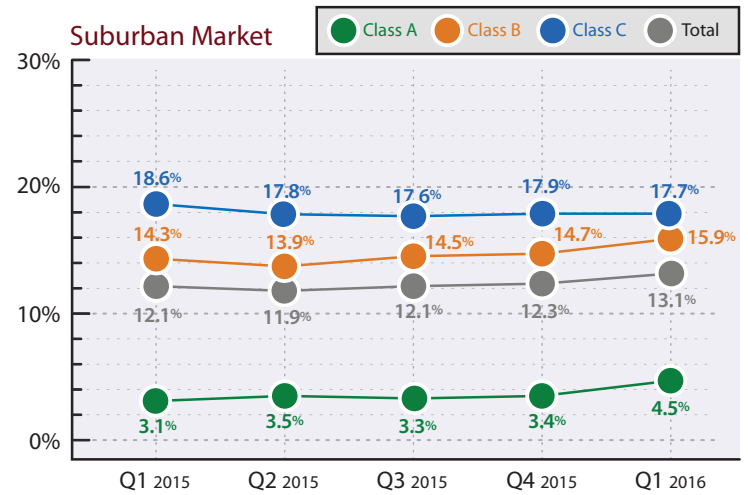
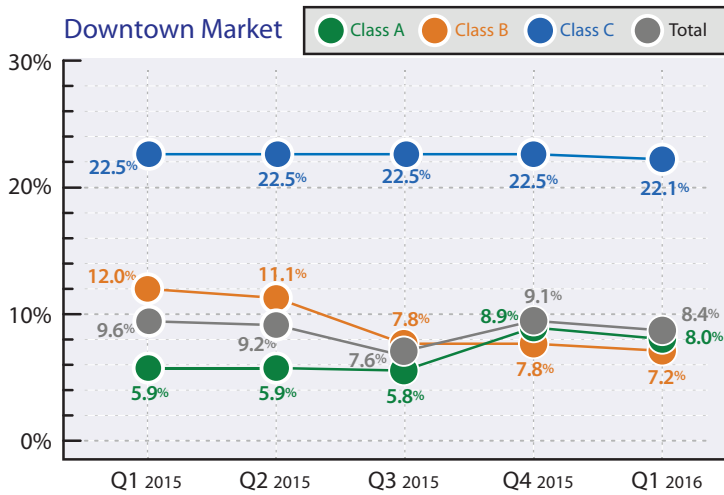
- Through the first quarter of 2016, the Omaha office market absorbed -31,607 square feet and the total vacancy rate climbed .5% from last quarter to 12.0%
- The average asking rate is \$18.34 per square foot, up \$.11 per square foot over last quarter and \$.16 per square foot over last year.
- The Downtown market experienced the largest positive absorption of the quarter with 33,140 square feet absorbed, while the Old Mill market experienced the largest negative absorption with -84,332 square feet absorbed.
- Class A office space out performed class B and class C this quarter, with 47,024 square feet, -86,009 square feet, and 7,378 square feet absorbed, respectively.
- Berkshire Hathaway Home Services Ambassador Real Estate vacated 25,297 square feet at 13340 California Street and relocated to 57,000 square feet at its newly completed office building at 331 Village Pointe Plaza, for 31,703 square feet of net absorption.

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

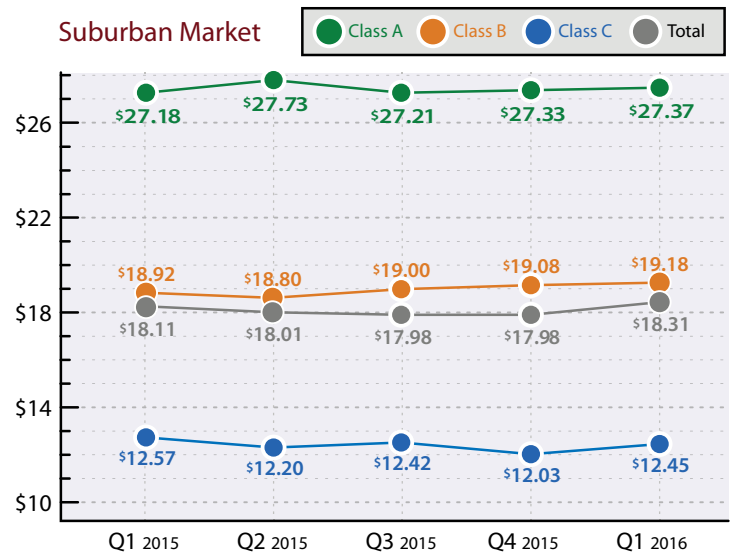
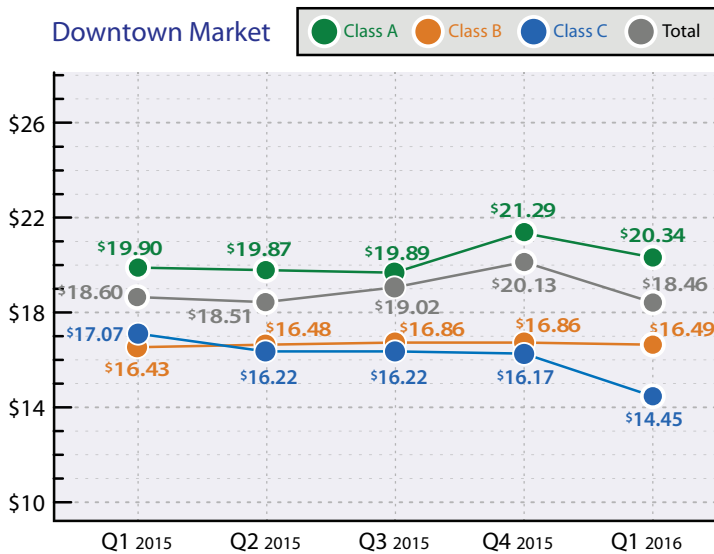


# Market Conditions and Trends

## 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 Q1 2016

Company (Tenant/Buyer)	Transaction Type	Size (SF)	Submarket Area
Berkshire Hathaway	Lease	57,000	Suburban West Dodge
Undisclosed Tenant	Lease	28,028	Downtown
Nebraska Orthopedic Hospita	Lease	11,000	Southwest
Physical therapist	Sale	8,392	Midtown
<b>NuTek Salt*</b>	<b>Lease</b>	<b>7,895</b>	<b>Old Mill</b>

\* transaction involved Investors Realty, Inc.