

OFFICE MARKET REPORT

Omaha, Nebraska | Q1 2015

Omaha Office Market Conditions and Trends

Omaha's Office Market Shows Wins in Class B Space



- Q1 2015, overall the Omaha Market absorption was a positive 73,174 sq. ft.; **Class A** absorbed -49,806 sq. ft.; **Class B** absorbed 119,342 sq. ft.; and **Class C** absorbed 3,628 sq. ft.
- Overall, the Omaha Market vacancy rate decreased from 12.6% to 12.3% for Q1 2015, but is flat from one year ago.
- For the quarter, average asking rental rates are basically unchanged for the suburban market, but down \$0.63 per sq. ft. for the downtown market.
- Four Class B transactions brokered by Investors Realty represented over 100,000 sq. ft., including: NEI Global Relocation; E&A Consulting; Video King; and Methodist Health Systems.

Quarterly Absorption, Increase or Decrease in Square Footage, Leased by Building Class

Building Class	2014 Q1	2014 Q2	2014 Q3	2014 Q4	2015 Q1
A	69,136	195,140	25,909	58,102	-49,806
B	25,749	-33,019	-89,928	-48,099	119,342
C	-14,993	8,014	-8,782	10,533	3,638
Total Omaha Market	79,892	170,135	-72,801	20,536	73,174

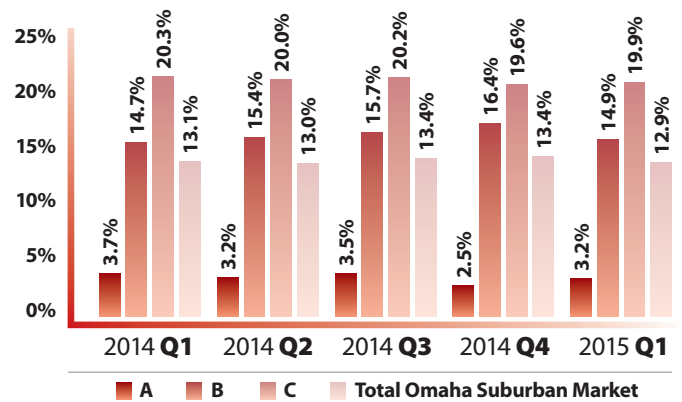
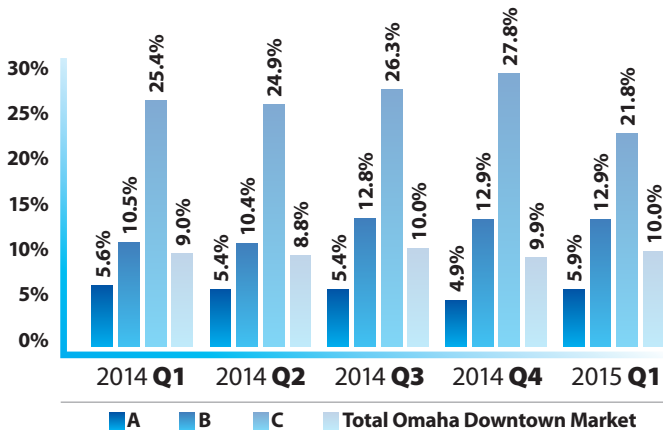
CELEBRATING **40** years IN 2015



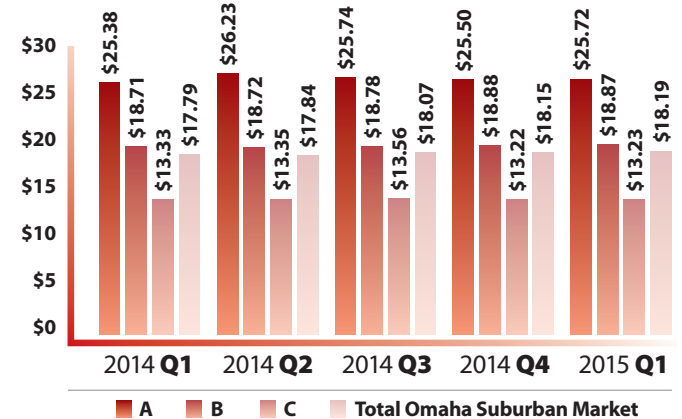
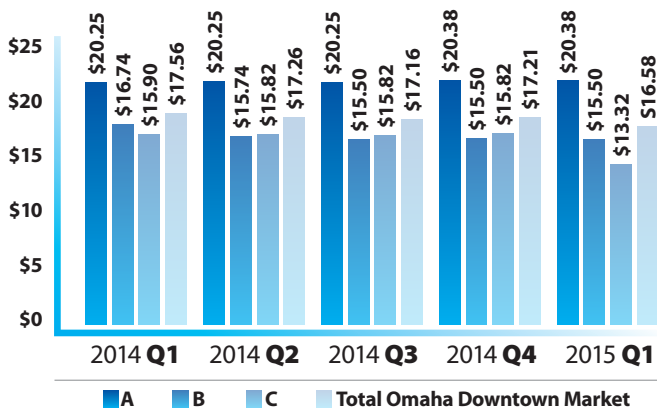
11301 Davenport St. | Omaha, NE 68154
402-330-8000 | www.investorsomaha.com



Omaha Downtown and Suburban Vacancy Rates by Building Class



Rental Asking Rates for Downtown and Suburban Markets Per Square Foot by Building Class



Notable Transactions for Q1 2015

Company (Tenant/Buyer)	Transaction Type	Size (SF)	Submarket Area
NEI Global Relocation*	Leased	69,699	Northwest
E&A Engineering*	Leased	36,716	Central West Dodge
Spirit of Faith Church	Sold	25,122	Suburban West Dodge
Methodist Health Systems*	Leased	8,808	Central West Dodge
Video King*	Leased	8,529	Miracle Hills
Solutinary Inc.	Leased	8,135	Central West Dodge
Transitions Group	Leased	8,030	South Central
Bevin Painting, Access System	Leased	8,000	Sarpy West

* Transaction involved Investors Realty, Inc.

Investors Realty Office Team:

Tim Kerrigan, CCIM
 J.P. Raynor, JD
 John Dickerson, CPM
 Brian Farrell
 Steve Farrell, CCIM, SIOR
 Jerry Huber, CCIM
 Brian Kuehl
 Mike Rensch
 Jeanette Weber, CPM
 Ryan Zabrowski, CCIM, SIOR