

# OFFICE Market Charts



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- ◆ Omaha's overall vacancy rate is 17.6%. Downtown vacancy is only slightly more, 18.1%. The rate is about the same as 6 months ago, after having had sizeable declines in vacancy the previous year. The Lakeside-Legacy submarket has the lowest vacancy, 2%. The Millard submarket has the highest, 24.3%.
- ◆ There are 198 multi-tenant office buildings with space available for lease, out of the 321 total buildings represented in our survey. Refer to the following charts to see the distribution of available space among submarkets.
- ◆ Sublease space accounts for 5.5% of the total available space for lease, a decreasing percent that affects only half of the submarkets.
- ◆ The distribution of office space by Class type (A, B, or C) is non-uniform across submarkets, with some submarkets missing an entire Class type.

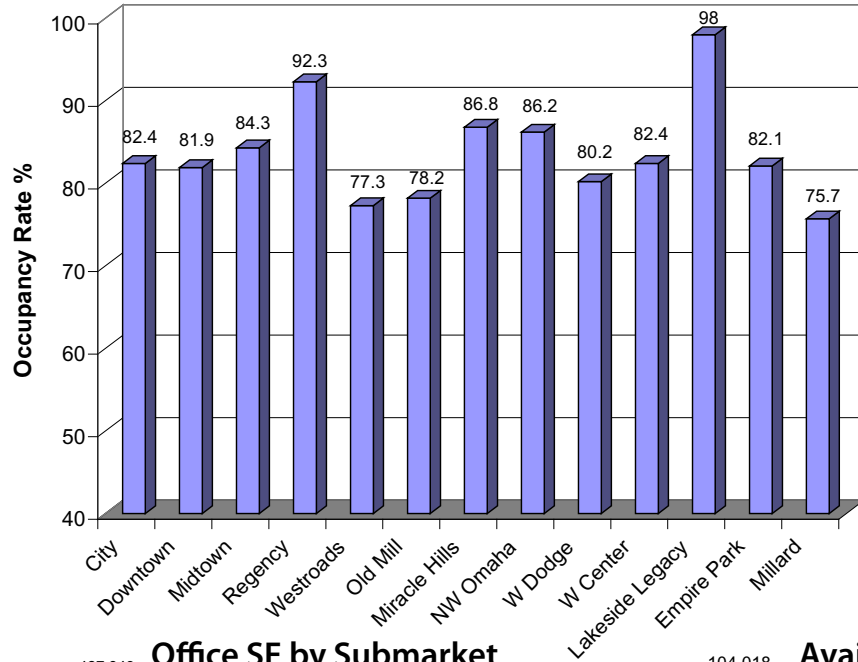
Refer to the following charts to see segmentation of Class types among submarkets.

- ◆ Planned projects totaling 313,500 square feet will add additional office space for the Old Mill, NW Omaha, W. Dodge, and Lakeside -Legacy submarkets.
- ◆ Although not included in this particular study, Sarpy County was included in our research. The Sarpy County office market represents a departure from Douglas County in its inventory of office space. The total supply is less than that of the smallest Omaha submarket, with no Class A structures and extremely high vacancy, over 50%. We want to recognize office markets in adjacent areas, but to remove its distortion in summarizing office market data our study concentrates on just the Omaha market. See the submarket map and survey criteria on the last page.

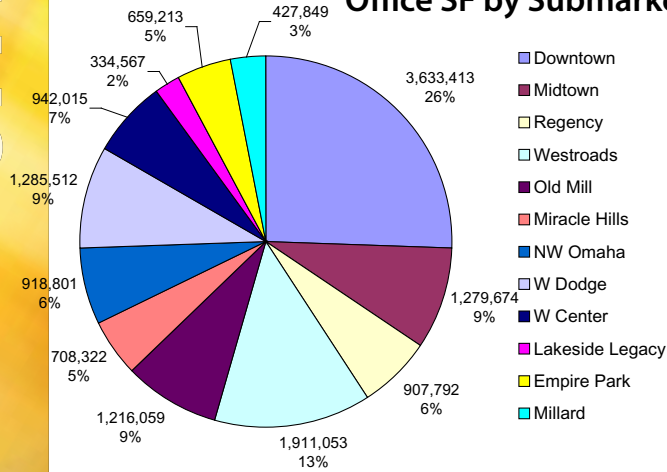
## Office Building Market Summary For Omaha Submarkets

	City	Downtown	Midtown	Regency	West-roads	Old Mill	Miracle Hills	NW Omaha	W Dodge	W Center	Lakeside Legacy	Empire Park	Millard
Total Building SF	14,224,270	3,633,413	1,279,674	907,792	1,911,053	1,216,059	708,322	918,801	1,285,512	942,015	334,567	659,213	427,849
Total Number of Buildings	321	33	33	15	39	32	21	25	23	42	14	26	18
Occupancy Rate %	82.4%	81.9%	84.3%	92.3%	77.3%	78.2%	86.8%	86.2%	80.2%	82.4%	98.0%	82.1%	75.7%
Total Leaseable Available SF	2,497,239	658,570	200,612	70,014	433,718	264,994	93,148	126,512	254,722	166,160	6,773	117,998	104,018
Available Sublease SF	138,286	37,084	0	0	45,090	15,850	0	20,000	0	0	0	20,262	0
Sublease as % of Total Avail.	5.5%	5.6%	0.0%	0.0%	10.4%	6.0%	0.0%	15.8%	0.0%	0.0%	0.0%	17.2%	0.0%
# Buildings with 20,000+ SF Available	33	7	2	1	7	4	0	2	5	2	0	2	1
# Buildings with 10,000-19,999 SF Avail.	41	5	3	1	9	7	3	3	3	3	0	2	2
# Buildings with 5,000-9,999 SF Avail.	44	8	5	3	2	3	4	3	0	8	0	6	2
# Buildings with < 5000 SF Available	80	5	16	3	7	3	7	5	8	12	2	2	10
# Buildings with space available (subtotal)	198	25	26	8	25	17	14	13	16	25	2	12	15
Planned Office Projects	313,500					105,000		65,000	98,000		45,500		

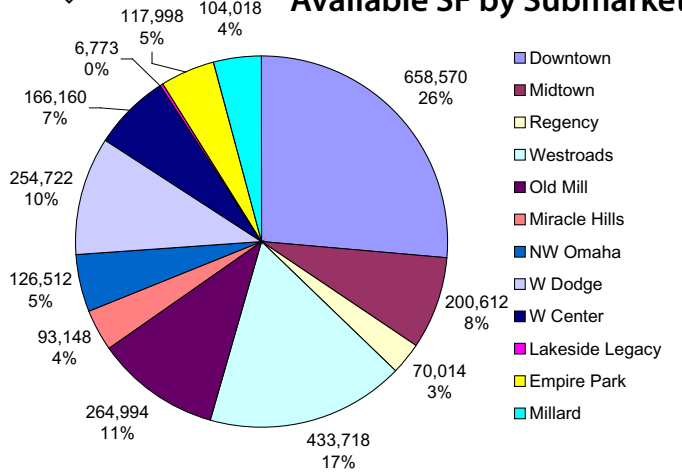
## Omaha Office Occupancy Rates By Submarket (as percent )



## Office SF by Submarket



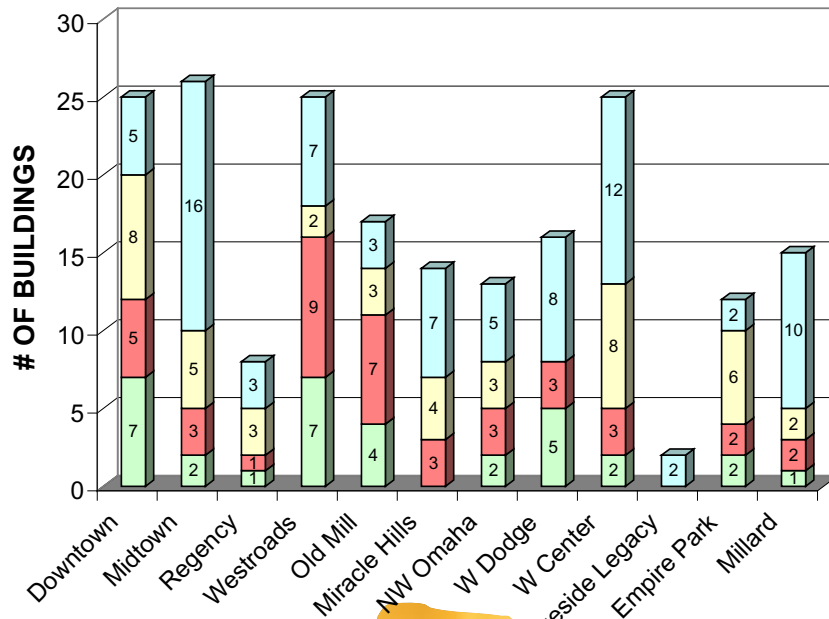
## Available SF by Submarket



## Distribution of Buildings with Available Lease Space

(A colored column segment refers to the legend category of available space per building totaling that category amount. A building with 20,000 SF could be one 20,000 SF space or multiple smaller spaces adding up to 20,000. Segment numbers indicate the number of buildings within each category.)

■ > 20,000 SF  
 ■ 10,000 to 19,999 SF  
 ■ 5,000 to 9,999 SF  
 ■ < 5,000 SF



## Class A Building Summary

	City	Down-town	Midtown	Regency	West-roads	Old Mill	Miracle Hills	NW Omaha	W Dodge	W Center	Lakeside Legacy	Empire Park	Millard
Total Building SF	4,990,827	2,144,162	0	444,365	653,249	164,288	376,155	81,600	1,009,893	90,339	26,776	0	0
Total Number of Buildings	52	5	0	6	12	4	6	4	11	3	1	0	0
Occupancy Rate %	85.6%	91.7%		94.6%	73.7%	74.2%	91.4%	59.3%	78.8%	72.9%	100%		
Total Leaseable Available SF	719,853	177,312	0	23,882	171,990	42,389	32,198	33,179	214,442	24,461	0	0	0
# Buildings with 20,000+ SF Available	10	3	0	0	3	0	0	0	4	0	0	0	0
# Buildings with 10,000-19,999 SF Avail.	14	1	0	1	3	3	1	2	2	1	0	0	0
# Buildings with 5,000-9,999 SF Avail.	6	0	0	1	2	0	2	0	0	1	0	0	0
# Buildings with < 5000 SF Available	10	0	0	1	1	1	1	2	3	1	0	0	0
# Buildings with space available (subtotal)	40	4	0	3	9	4	4	4	9	3	0	0	0

## Class B Building Summary

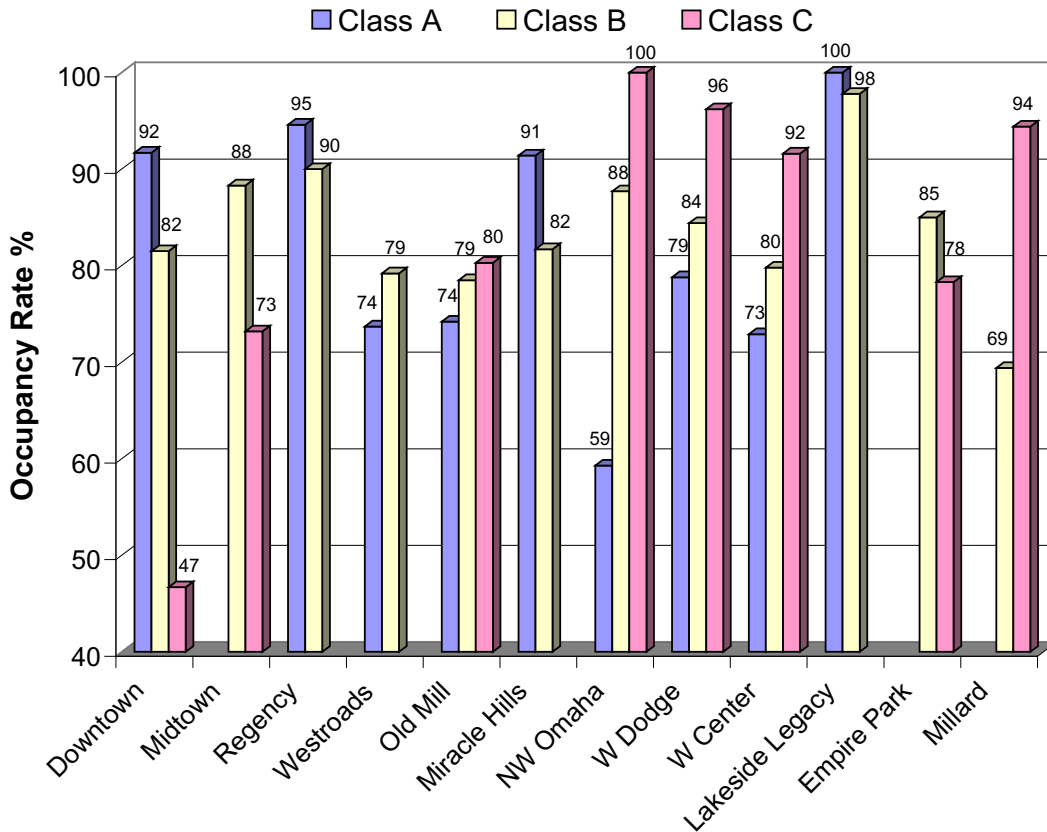
	City	Down-town	Midtown	Regency	West-roads	Old Mill	Miracle Hills	NW Omaha	W Dodge	W Center	Lakeside Legacy	Empire Park	Millard
Total Building SF	7,357,906	898,115	943,224	463,427	1,257,804	856,481	332,167	757,201	251,819	592,593	307,791	376,320	320,964
Total Number of Buildings	208	16	17	9	27	22	15	19	10	30	13	15	15
Occupancy Rate %	83.1%	81.5%	88.3%	90.0%	79.2%	78.5%	81.7%	87.7%	84.4%	79.8%	97.8%	85.0%	69.4%
Total Leaseable Available SF	1,243,574	166,147	110,401	46,132	261,728	184,201	60,950	93,333	39,380	119,971	6,773	56,490	98,068
# Buildings with 20,000+ SF Available	18	2	1	1	4	3	0	2	1	2	0	1	1
# Buildings with 10,000-19,999 SF Avail.	22	1	2	0	6	4	2	1	1	2	0	1	2
# Buildings with 5,000-9,999 SF Avail.	26	5	3	2	0	2	2	3	0	5	0	2	2
# Buildings with < 5000 SF Available	52	3	8	2	6	1	6	3	4	8	2	2	7
# Buildings with space available (subtotal)	118	11	14	5	16	10	10	9	6	17	2	6	12

## Class C Building Summary

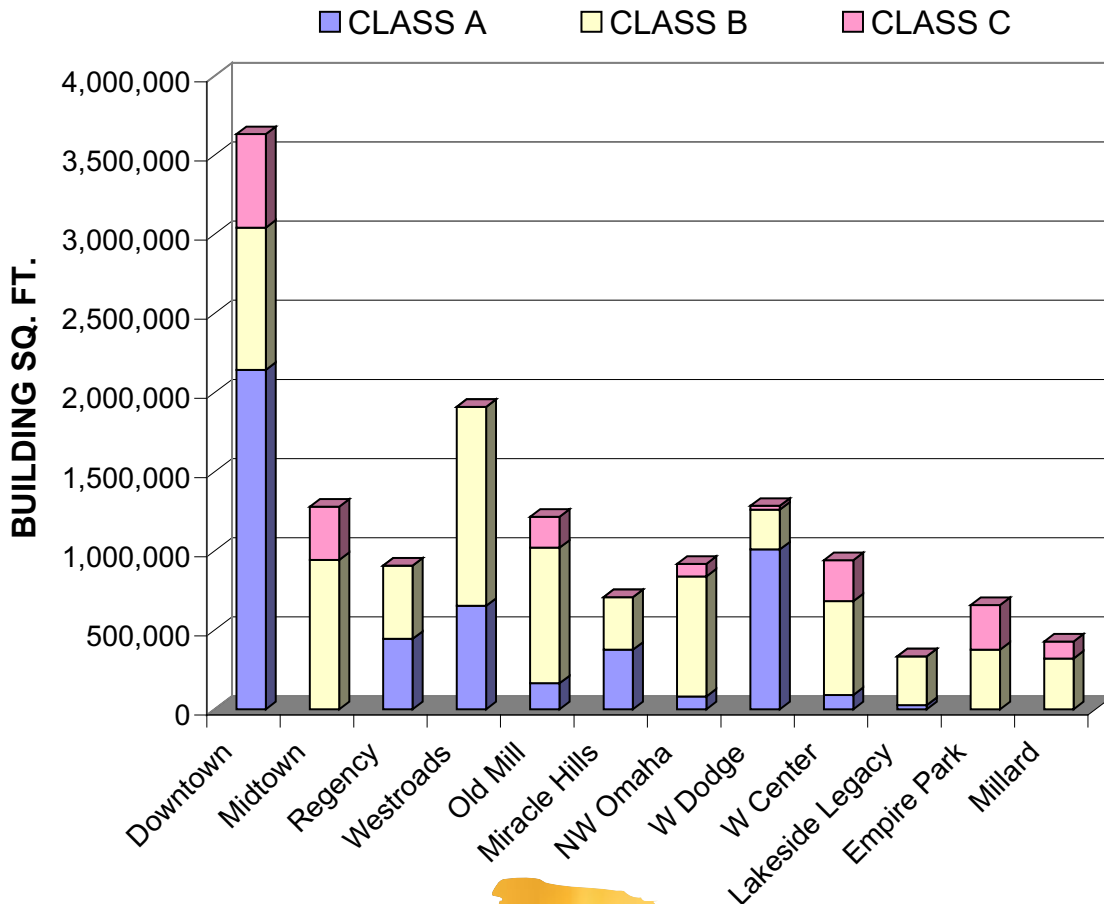
	City	Down-town	Midtown	Regency	West-roads	Old Mill	Miracle Hills	NW Omaha	W Dodge	W Center	Lakeside Legacy	Empire Park	Millard
Total Building SF	1,875,537	591,136	336,450	0	0	195,290	0	80,000	23,800	259,083	0	282,893	106,885
Total Number of Buildings	61	12	16	0	0	6	0	2	2	9	0	11	3
Occupancy Rate %	71.5%	46.7%	73.2%			80.3%		100%	96.2%	91.6%		78.3%	94.4%
Total Leaseable Available SF	533,812	315,111	90,211	0	0	38,404	0	0	900	21,728	0	61,508	5,950
# Buildings with 20,000+ SF Available	5	2	1	0	0	1	0	0	0	0	0	1	0
# Buildings with 10,000-19,999 SF Avail.	5	3	1	0	0	0	0	0	0	0	0	1	0
# Buildings with 5,000-9,999 SF Avail.	12	3	2	0	0	1	0	0	0	2	0	4	0
# Buildings with < 5000 SF Available	18	2	8	0	0	1	0	0	1	3	0	0	3
# Buildings with space available (subtotal)	40	10	12	0	0	3	0	0	1	5	0	6	3

## Occupancy Rates by Submarket & Building Class

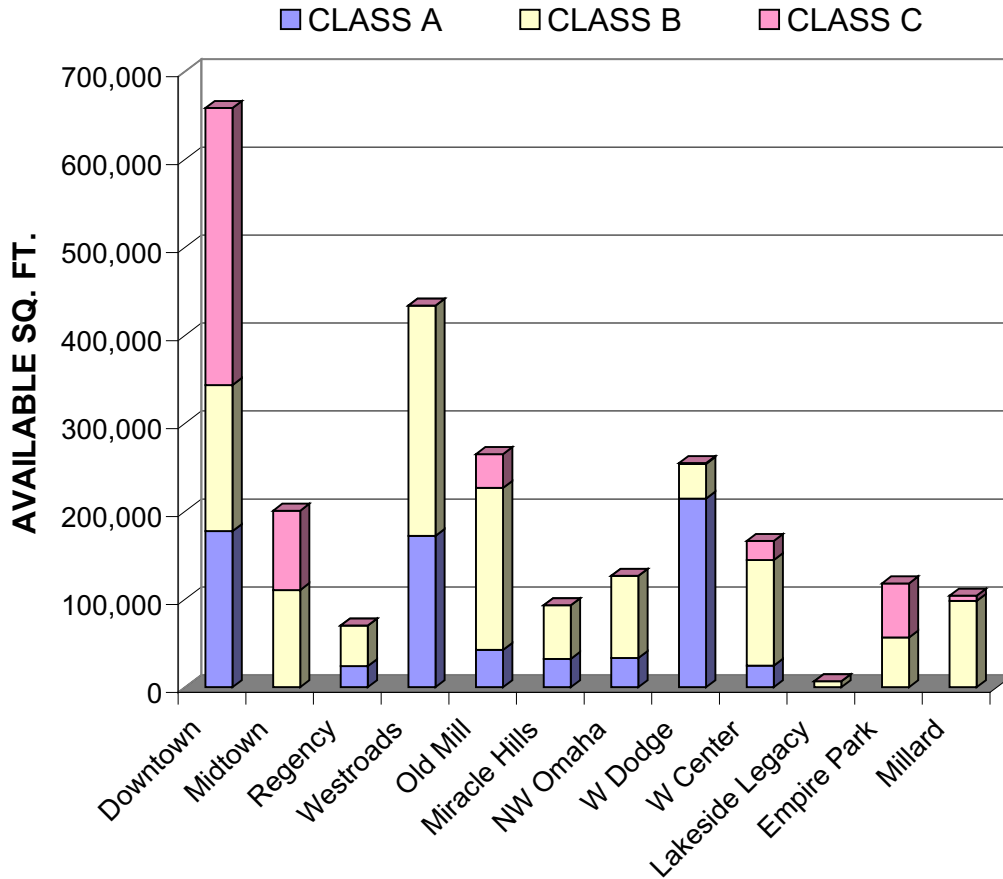
(Missing column reflects absence of building class)



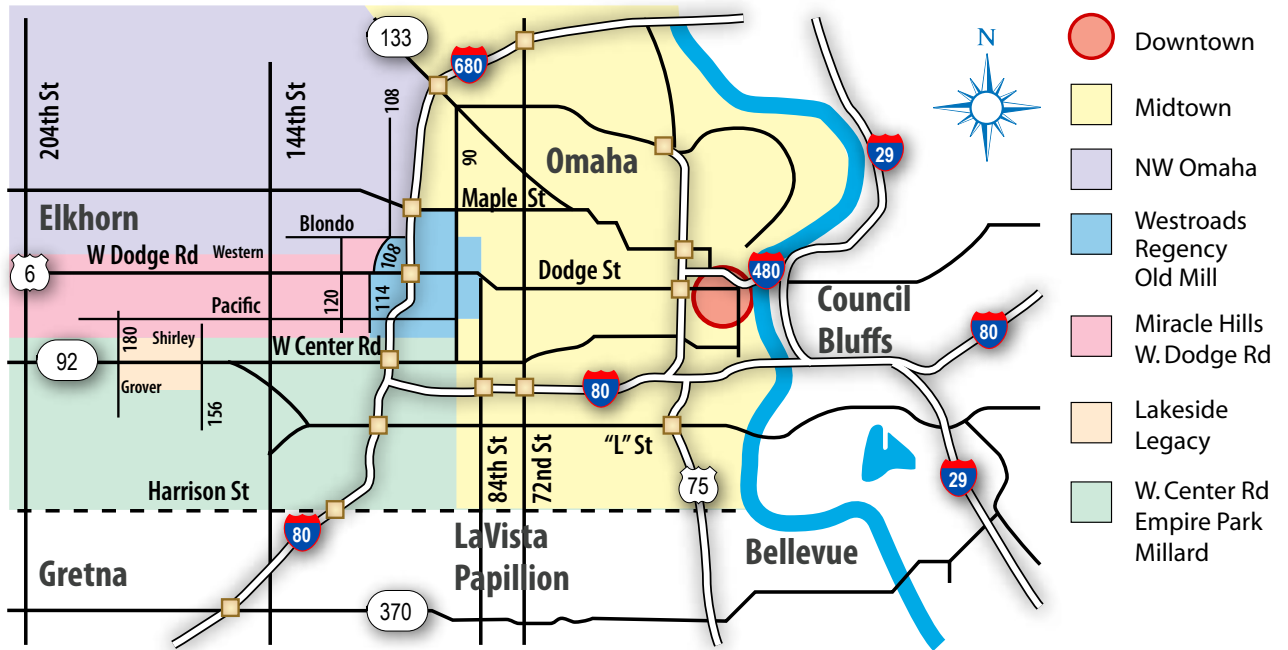
## Building SF Distribution by Submarket (Building Class Segmented)



## Available SF Distribution by Submarket (Building Class Segmented)



## Omaha Office Submarkets



### Multi-tenant office building criteria:

**Property type:** Office  
**Available for:** Lease or sublease  
**Building size:** 10,000 SF or greater

**Geographic area:** Omaha, not Sarpy County  
**Medical space:** No  
**Flex space:** No

**Owner occupied:** No  
**Planned space:** No  
**Commercial in character:** No