

OKC OFFICE MARKET PLAYBOOK

APRIL 2021

22,358,052 SF

Office 10,000+ SF
Excludes: Med., Gov., Edu., Single
Tenant Owner-Occupied

23.5%

Vacancy Rate
A: 27.7% | B: 22.6%

666,292 SF

Under Construction/Reno

100K+ SF | 2
50K-99K SF | 1
20K-49K SF | 8

Contiguous Space Available

CLASS A | \$21.20
CLASS B | \$17.75

Avg. Asking Price for New Leases

MARKET INSIGHT

With the summer months approaching, office tenants in Oklahoma City and around the country continue to assess their post-pandemic real estate needs. The Avaya Group leased 23,570 square feet at the Avaya Building, 14400 Hertz Quail Springs Parkway, in the Northwest submarket. The space previously was occupied by Heartland Payment Systems before it relocated to Downtown OKC. Also, in the northwest Submarket, Health Care Services Corporation, an independent licensee of Blue Cross Blue Shield, signed a Class A lease for 26,560 square feet at IBC Center on Northwest Expressway.

Although typically associated with the industrial market, the aviation industry has continued to expand its local office footprint in recent years. Several aerospace, engineering, and consulting firms have targeted the Oklahoma City market to complement their existing operations.

Skydweller Aero Inc., a US-Spanish aerospace company, plans to establish its engineering operations and corporate headquarters in Oklahoma City. Recently, Hawaii-based North Star Scientific Corporation announced plans to expand its research and development operations in Oklahoma City. According to the Oklahoma City Chamber of Commerce, nearly 300 public and private sector aviation companies have operations in the Oklahoma City Metropolitan Area.

RECENT HEADLINES

Oklahoma City Vitality Report

The most recent version of the Oklahoma City Vitality Report highlights several exciting developments underway in Oklahoma City.

Newmark Robinson Park

Five Days in the Office? For These Startups, the Future of Work is Old School

Many startup companies are prioritizing in-person work as a way to develop a strong workplace culture and attract top talent.

The Wall Street Journal

Aerospace Industry in OKC Has Added More Than 6,600 Jobs Since 2015

The aviation industry in Oklahoma City continues to attract new public and private sector employers, making Oklahoma one of the top 10 aerospace markets in the United States.

Oklahoma City Chamber of Commerce

Limiting Tax-Free Exchanges Could 'Freeze' Commercial Real Estate Investment, Critics Say

Many commercial real estate investors fear the elimination of the 1031 exchange could decrease investment in distressed commercial property.

The Oklahoman

CONSTRUCTION & DEVELOPMENT

UC: Under Construction | R: Renovation



Dolese



The Nicholas



BancFirst Tower

Status	Market	Property	Address	Year Built	Class	RSF	Tenants	Owner
UC	North	The Nicholas	6501 N Classen Blvd.	2021	A	40,000	N/A	NHG LLC
UC	Edmond	5400 E Memorial Rd.	5400 E Memorial Rd.	2021	A	28,000	Arch Tech. Solutions	Red Stone Resources
R	CBD	BancFirst Tower	100 N Broadway Ave.	1971	B	507,682	BancFirst	BancFirst
UC	North	Dolese HQ	9000 N Broadway Ext.	2021	B	60,000	Dolese	Dolese
R	Midtown	Chrysler Plymouth	301 NW 13th St.	1947	B	30,610	Gardner Architects	HGL Construction
Totals						666,292		

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NOTABLE LEASES/RENEWALS

CBD/Sub	Property Name	Tenant	Leased SF	Class	New Renewal	Date
CBD	LSQ	Tapstone Energy LLC	24,396	A	New Lease	May-20
Sub	IBC Center	Health Care Services Corporation	26,560	A	New Lease	Mar-21
CBD	LSQ	Merrill Lynch	18,876	A	Renewal	Sep-20
Sub	4801 Gaillardia Pky	Cornerstone Home Lending	17,638	A	New Lease	Oct-20
Sub	OKC Works	Seagate Technologies, LLC	104,277	B	New Lease	Oct-20
CBD	Mideke Building	Heartland Payment Systems	77,720	B	New Lease	Aug-20
CBD	Corporate Tower	Phillips Murrah P.C.	58,359	B	Renewal	Jan-21
Sub	Avaya Building	The Avens Group	23,750	B	New Lease	Feb-21
CBD	Benz Building	Hogan Taylor Technology	10,237	B	New Lease	Sep-20
Sub	5400 E Memorial Rd	Arch Technology Solutions	10,000	B	New Lease	Dec-20

HIGHLIGHTED MAX CONTIGUOUS AVAILABLE

Market	Property Name	Property Address	Year Built	Class	RBA	% Leased	Max Contig. Avail.	Rent/SF/Yr
CBD	BOK Park Plaza	499 W Sheridan	2018	A	663,294	39.5	305,136	\$21.50 - 24.00
CBD	Leadership Square	211 N Robinson Ave	1984	A	790,093	79.6	116,260	\$24.00
Northwest	IBC Center	3817 NW Expressway	1983	A	278,843	79.9	27,909	\$22.50
Northwest	Union Plaza Office Building	3030 NW Expressway	1980	A	250,628	58.2	26,576	\$18.00 - 21.00
North	Valliance Tower	1601 NW Expressway	1984	A	299,137	72.6	22,713	\$17.50 - 22.00
CBD		101 Park Ave	1972	B	197,042	71.1	99,705	\$16.50
North		701 Cedar Lake Blvd	2003	B	155,552	88.2	43,318	\$19.50
Northwest	Gulfport Energy Corporation	14313 N May Ave	2001	B	27,640	0	27,640	\$19.00
CBD	Corporate Tower	101 N Robinson	1980	B	277,137	85.0	21,802	\$20.00
NW	Enterprise Plaza	5600 N May Ave	1981	B	20,427	50.8	20,427	\$17.00 - \$18.00
CBD	Arvest Tower	201 Robert S Kerr Ave	1972	B	218,818	70.8	17,801	\$14.95
Northwest	Lakepointe Towers	4005-4013 NW Expressway	1982	B	177,268	46.4	14,887	18.00
CBD	BancFirst Tower	100 N Broadway Ave	1971	B	507,682	93.9	14,313	\$18.50

MARKET SUMMARY

Market	Buildings	RBA	Direct Vacancy	Vacancy Rate	YTD Absorption	Avg Asking Rent
Northwest	107	6,813,679	1,832,879	26.9%	-82,447	\$18.25
CBD	88	6,767,382	1,664,775	24.6%	-164,229	\$18.47
North	72	3,911,497	672,502	17.2%	-59,202	\$19.13
Medical	68	3,405,658	364,405	10.7%	54,732	\$19.75
West	23	1,805,490	577,756	32.0%	-9,748	\$17.42
Moore-Norman	50	1,131,564	200,286	17.7%	-31,525	\$16.08
Edmond	39	826,980	149,688	18.1%	554	\$18.12
Midtown	16	728,879	169,099	23.2%	33,089	\$17.55
South	11	372,581	60,526	22.6%	-37,075	\$14.42
Total	474	25,763,710	5,691,916	22.0%	-295,851	\$17.68

