

OKLAHOMA CITY VIBRANCY REPORT



\$1B | OKC 577

Type	Industrial 577 Acres
Deliver Year	2024 Phase I
Location	I-240/Bryant Ave
Developers	Gardner Tanenbaum; Mark Beffort

State-of-the-art industrial development, Locke Supply under construction



\$900M | NEW ARENA

Type	Entertainment
Deliver Year	2029
Location	TBD
Developer	City of OKC

The New Arena will host NBA's OKC Thunder, concerts, and events



\$400M | OKANA

Type	404-Key Resort
Deliver Year	2025
Location	First Americans Blvd
Developer	Chickasaw Nation

Indoor water park, retail



\$320M | CANOO

Type	Vehicle Manufacturing
Deliver Year	2024
Location	OKC Pryor
Developer	Canoo

Purchased former Terex plant in OKC with plans to produce 20K vehicles by YE 2024



\$255M | PRATT & WHITNEY

Type	Mixed-Use 845K SF
Deliver Year	2023-2028
Location	Near Tinker AFB
Developer	Raytheon Technologies

Sustainment depot for military engines operations



\$200M | OAK

Type	Mixed-Use 20 acres
Deliver Year	2024 Phase I
Location	NW OKC
Developer	Veritas Development

Restoration Hardware, Arhaus, Capital Grille, 132-Key Lively Hotel, William Sonoma, Pottery Barn, Tommy Bahama Marlin Bar and Mesero



\$200M | THE HALF

Type	Mixed-Use
Deliver Year	2022 Ongoing
Location	North OKC
Developers	American Fidelity; Hogan Property Co.

Dolese Bros., Chicken N Pickle, Flix Bewhouse, 323-unit BroadVue apartments



\$190M | CONVERGENCE

Type	Mixed-Use
Deliver Year	2024
Location	Innovation District
Developers	Gardner Tanenbaum; Robinson Park

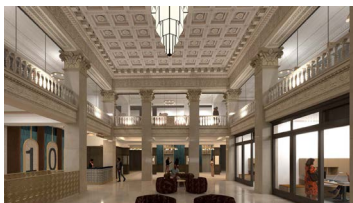
Office, Labs, Hotel, Innovation Hall



\$150M | WESTGATE PARK

Type	Mixed-Use
Deliver Year	2025
Location	Reno Ave/Sara Rd
Developer	Gardner Tanenbaum

20 Acres, 444 apartment units, office, retail, industrial



\$69M | THE HARLOW

Type	265 Multifamily Units
Deliver Year	2024
Location	Downtown OKC
Developer	Gardner Tanenbaum

Apartment conversion of two office buildings, includes retail



\$25M | SKIRVIN HILTON

Type	225-Key Hotel
Deliver Year	2024
Location	Downtown OKC
Developers	Chickasaw Nation; Mark Beffort; Andy Burnett

Renovation to 1911 historic hotel



TBD | HOBBY LOBBY

Type	Industrial
Deliver Year	2024
Location	S MacArthur Blvd/SW 36th Street
Developer	Hobby Lobby

1.9M SF distribution center at Hobby Lobby's SW OKC Campus

2.5M SF

3,429 UNITS

Total Under Construction

159K SF

1,568 UNITS

Total Under Renovation

3.3M SF

2,954 UNITS

Total Proposed

INDUSTRIAL

Inventory (SF)	139,084,094
Under Construction (SF)	1,347,501
Under Renovation (SF)	0
Proposed (SF)	1,633,572
12-Month Net Absorption (SF)	3,057,422
Vacancy Rate	4.1%

RETAIL

Inventory (SF)	102,531,418
Under Construction (SF)	580,864
Under Renovation (SF)	60,040
Proposed (SF)	1,049,158
12-Month Net Absorption (SF)	418,387
Vacancy Rate	4.1%

OFFICE

Inventory (SF)	70,891,872
Under Construction (SF)	591,094
Under Renovation (SF)	99,000
Proposed (SF)	576,057
12-Month Net Absorption (SF)	907,986
Vacancy Rate	9.3%

MULTIFAMILY

Inventory (Units)	122,259
Under Construction (Units)	3,067
Under Renovation (Units)	1,568
Proposed (Units)	2,954
12-Month Net Absorption (Units)	104
Vacancy Rate	11.1%

*Includes data for seven county OKC MSA; all square footage accounted for Sources: CoStar, Newmark Robinson Park internal survey updated as of April 2024

ABOUT

NEWMARK ROBINSON PARK

Established in 1905, Newmark Robinson Park is the most trusted name in Oklahoma commercial real estate. The firm employs more than 140 professionals with offices in the Oklahoma City and Tulsa markets that serve tenants, landlords, investors, and developers. Its integrated service platform includes leasing advisory, corporate services, investment sales and capital markets, consulting, project management, and valuation services.

6.6M

AVG TRANSACTED SF IN THE LAST 3 CONSECUTIVE YEARS

\$1.3B

AVG CONSIDERATION IN THE LAST 3 CONSECUTIVE YEARS

SINCE 1905

ESTABLISHED PRESENCE

OKC + TULSA

LOCATIONS TO FIT YOUR NEEDS

SPECIALIZED SERVICES

BROKERAGE
ASSET MANAGEMENT
INVESTMENT SERVICES
CORPORATE SERVICES
PROJECT LEASING