

TULSA VIBRANCY REPORT



\$1B | ENEL PLANT

Type	Manufacturing 2M SF
Deliver Year	2025
Location	Inola, OK
Developer	Enel North America

Solar cell and panel manufacturing facility



\$320M | CANOO

Type	Vehicle Manufacturing
Deliver Year	2024
Location	OKC Pryor
Developer	Canoo

Battery manufacturing plant at MidAmerica Industrial Park



\$270M | NORTHERN DATA

Type	Office
Deliver Year	2025
Location	Pryor, OK
Developer	Northern Data

North American headquarters for German technology company



\$171M | TULSA VA HOSPITAL

Type	Hospital
Deliver Year	2025
Location	Downtown Tulsa
Developer	City of Tulsa

58-bed U.S. Department of Veterans Affairs hospital



\$132M | SCHEELS SPORTING

Type	Retail 240K SF
Deliver Year	2024
Location	Woodland Hills Mall
Developers	Scheels Simon Property Group

Sporting goods store, aquarium, ferris wheel



\$125M | SANTA FE SQUARE

Type	Mixed-Use
Deliver Year	2024
Location	Downtown Tulsa
Developer	Elliot Nelson

Class A office, retail, and apartments



\$114M | WESTERN SUPPLY

Type	Multifamily 320 Units
Deliver Year	2025
Location	Downtown Tulsa
Developer	GKFF

7-story multifamily development in the Tulsa Arts District



\$80M | TULSA OUTLETS

Type	Retail
Deliver Year	2024
Location	Jenks, OK
Developer	Simon Property Group

Outlet mall with 100+ retailers



\$60M | NOMA

Type	Multifamily 256 Units
Deliver Year	2024
Location	Downtown Tulsa
Developer	Chris Ellison

Include curated retail and a neighborhood gathering space



\$28M | CROWN AT SEVEN OAKS

Type	Multifamily 356 Units
Deliver Year	2024
Location	South Tulsa
Developer	Leinbach Company

Class A Property



\$20M | TULSA OILERS FACILITY

Type	Entertainment
Deliver Year	2024
Location	Promenade Mall
Developers	Andy Scurto, Perkins & Will

Ice rinks, pro shop, sports bar, banquet rooms



\$15M | SINCLAIR LOFTS

Type	Multifamily 80 Units
Deliver Year	2024
Location	Downtown Tulsa
Developer	Ross Group

Office to apartment conversion

TULSA VIBRANCY REPORT

238.9M SF

80K UNITS

Total
Inventory

12.5K SF

510 UNITS

Total
Under Renovation

1.4M SF

1,833 UNITS

Total
Under Construction

INDUSTRIAL

Inventory (SF)	114,077,292
Under Construction (SF)	448,000
Under Renovation (SF)	12,500
Proposed (SF)	0
12-Month Net Absorption (SF)	150,415
Vacancy Rate	2.8%

RETAIL

Inventory (SF)	71,981,537
Under Construction (SF)	893,000
Under Renovation (SF)	0
Proposed (SF)	0
12-Month Net Absorption (SF)	-133,892
Vacancy Rate	3.7%

OFFICE

Inventory (SF)	52,861,728
Under Construction (SF)	81,600
Under Renovation (SF)	0
Proposed (SF)	0
12-Month Net Absorption (SF)	-97,369
Vacancy Rate	10.8%

MULTIFAMILY

Inventory (Units)	80,386
Under Construction (Units)	1,833
Under Renovation (Units)	510
Proposed (Units)	0
12-Month Net Absorption (Units)	880
Vacancy Rate	7.9%

**Includes data for seven county Tulsa MSA; all square footage accounted for.
Source: 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