# Positive net absorption YTD edges down vacancy, boosts average asking rate

| ▼ 13.2% | ▲ 92K | ▶ 0K | ▲ $18.21 |
|---|---|---|---|
| Vacancy Rate | SF Net Absorption (000s) | SF Completed (000s) | Avg. Asking Rent (FSG) |

Note: Arrows indicate change from previous quarter.
Source: CBRE Econometric Advisors, Q2 2026.

## MARKET HIGHLIGHTS

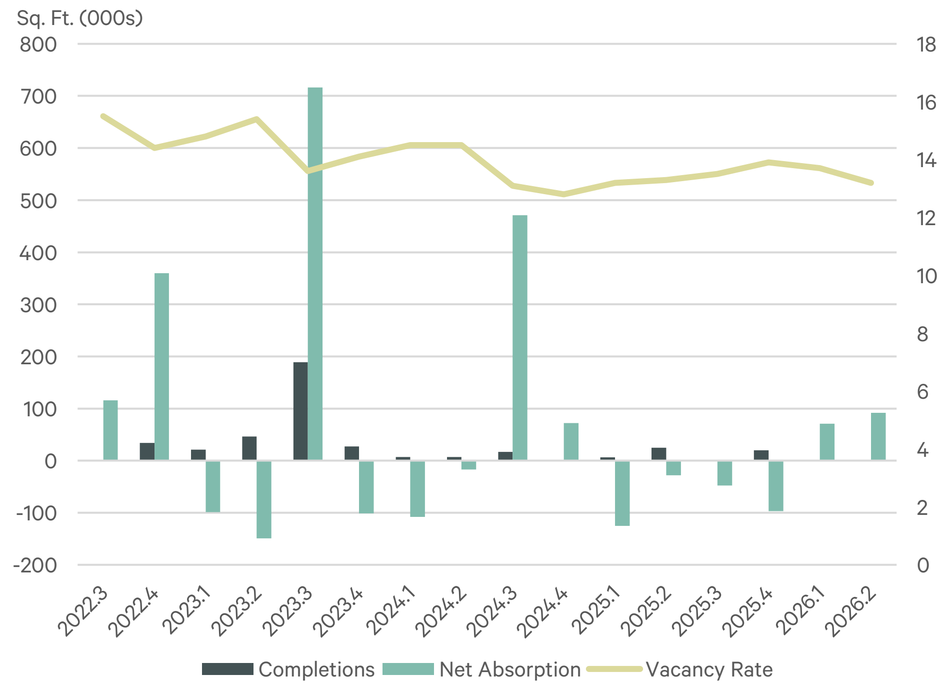
— The Tulsa office market closed Q2 2026 with an vacancy rate of 13.2%. This represented a -.5% decrease from Q1 2026.

— The total office sq. ft. absorbed in Q2 2026 was positive 92,000 sq. ft., compared to positive 71,000 sq. ft. in Q1 2026.

— No properties delivered in Q1 2026, compared to no properties in Q1 2026.

— The overall average gross asking rent for office in Tulsa ended Q2 2026 at $18.21, which was up $0.46 from Q1 2026.

FIGURE 1: Completions, Net Absorption, and Availability Rate




Source: CBRE Econometric Advisors, Q2 2026.

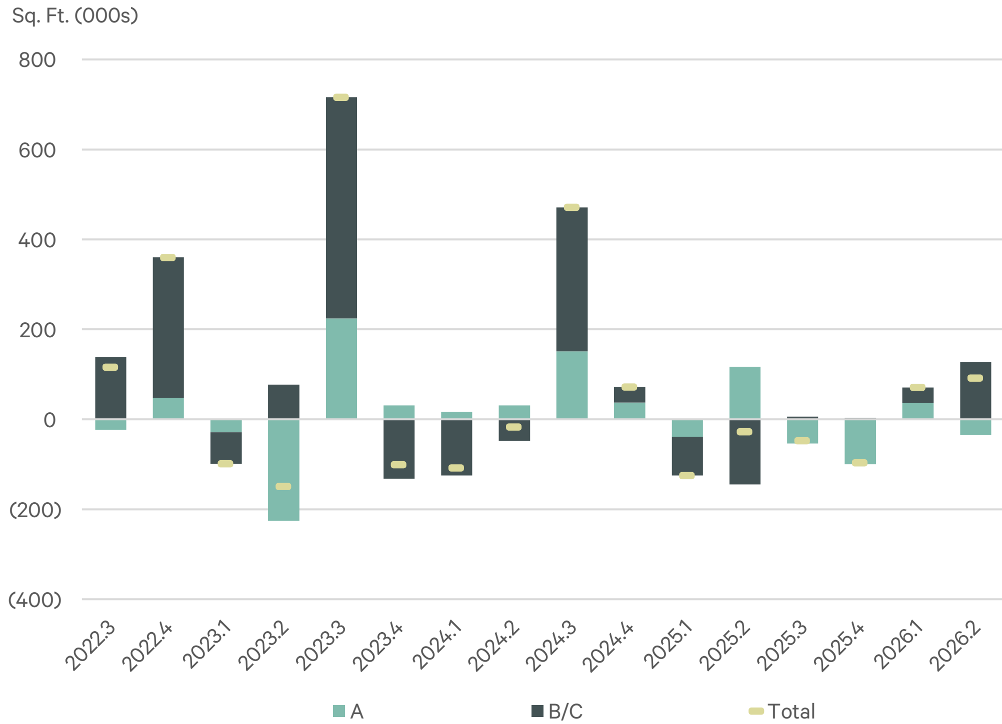
# Market Overview

FIGURE 2: Market Statistics by Product Type

| Class | Inventory (SF, 000s) | Vacancy Rate (%) | Net Absorption (SF 000s) | Completions (SF 000s) | Gross Rent |
|---|---|---|---|---|---|
| A | 8,702 | 14.4 | (35) | - | $21.78 |
| B/C | 20,900 | 12.8 | 127 | - | $15.72 |
| Total Market | 29,602 | 13.2 | 92 | - | $18.21 |

Source: CBRE Econometric Advisors, Q2 2026.

FIGURE 3: Net Absorption by Class



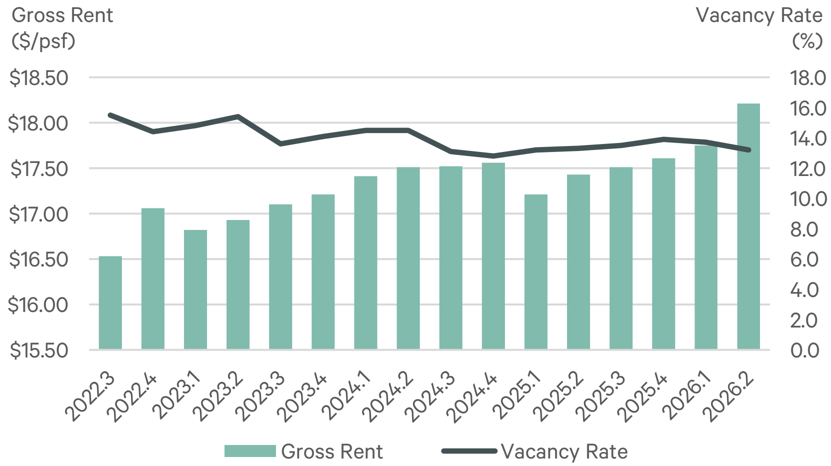

Source: CBRE Econometric Advisors, Q2 2026.

FIGURE 4: Market Statistics by Submarket

| Market | Inventory (SF, 000s) | Vacancy Rate (%) | Net Absorption (SF 000s) | Completions (SF 000s) | Gross Rent |
|---|---|---|---|---|---|
| Total Market | 29,602 | 13.2 | 92 | 0 | $18.21 |
| CBD | 8,920 | 13.3 | 14 | 0 | $19.31 |
| Mid Town | 3,762 | 11.2 | 8 | 0 | $15.40 |
| South Central | 10,121 | 19.1 | 18 | 0 | $18.66 |
| East | 3,472 | 10.0 | 63 | 0 | $15.39 |
| South | 1,570 | 1.9 | (12) | 0 | $22.27 |
| North | 1,757 | 0.3 | 1 | 0 | $17.60 |

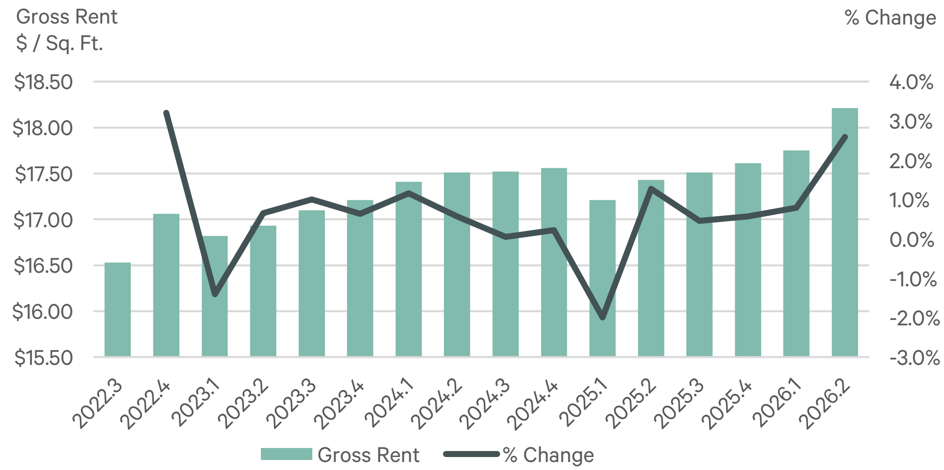
# Asking Rents & Availablity

FIGURE 5: Gross Asking Rent and Vacancy Rate



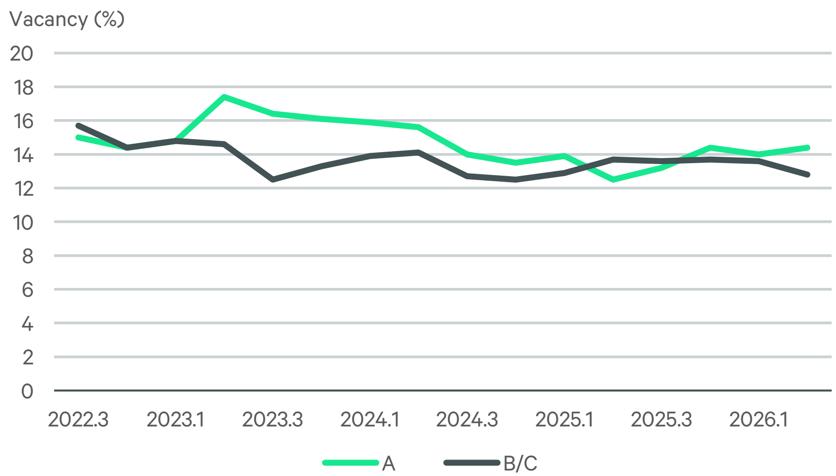

Source: CBRE Econometric Advisors, Q2 2026.

FIGURE 6: Gross Asking Rent and % Change



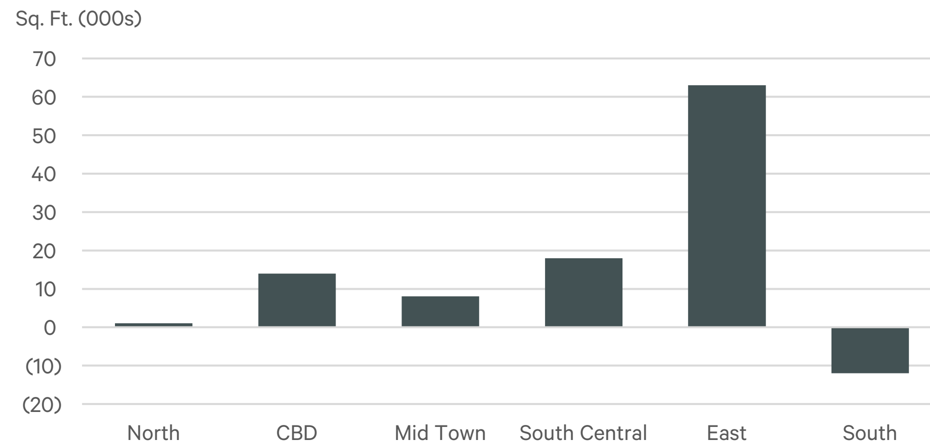

Source: CBRE Econometric Advisors, Q2 2026.

FIGURE 7: Vacancy by Class




Source: CBRE Econometric Advisors, Q2 2026.

FIGURE 8: Net Absorption by Submarket




Source: CBRE Econometric Advisors, Q2 2026.

## Contacts

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### Office Definitions

Class A
Highest-quality, investment-grade buildings with superior construction, materials, systems, and architectural distinction. Feature premium finishes, extensive amenities, excellent maintenance/management, and prime locations with strong accessibility. Typically attract prestigious tenants paying above-average rents and are favored by institutional investors willing to pay a premium. Often landmark-quality and, if older, renovated to maintain top-tier status; may include unique designs and strong market presence.

Class B/C
Class B: Functional, mid-tier buildings with standard design, average finishes, adequate systems, and good but not premium maintenance/management. Fewer amenities and less desirable locations than Class A. Attract a broad tenant base at average rents and rely more on price than prestige; considered more speculative investments.
Class C: Older, no-frills properties offering basic space, with below-average maintenance and management, lower-quality systems, and less prestigious tenants. Like Class B, they lack prestige and compete primarily on lower rents.

### Market Definition

The Tulsa market consists of Creek County, Okmulgee County, Osage County, Pawnee County, Rogers County, Tulsa County, Wagoner County.