



Oklahoma City

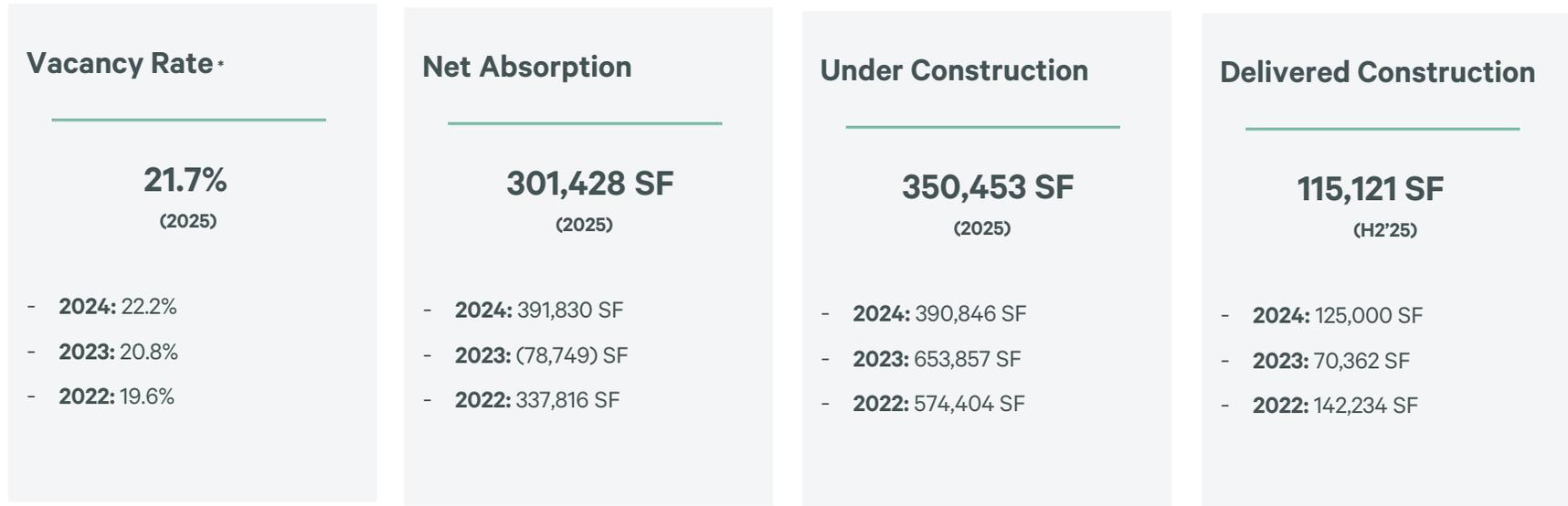
H2 2025

Office Insights

- Fundamentals across all data points remain stable year-over-year but reflect a softening in demand. Leasing activity totaled 744,000 square feet in the second half of the year, with leased space averaging 2,400 square feet per transaction. Forecasts predict net market fundamentals to remain largely unchanged over the next 12 months.
- Class A properties make up 57% of the total new projects set to hit the market soon. The CBD and Northwest submarkets house the largest Class A properties delivering in 2026 and 2027, with Berry-Rock and the office for Variety Care among the most notable projects.
- Investment sales located in suburban areas account for 89% of the total sales volume for 2025. Private buyers make up 66% of the pool of buyers and represent 60% of the seller type. The market sale price per square foot for office properties traded at \$128, up \$3 psf from the prior year.

Market View

Historical Market Statistics



Notable Construction



VARIETY CARE ADMINISTRATION
1315 W Vandament Ave
Canadian County Submarket
Broke Ground Jun. 2025
Class A Office
73,013 SF



NATIONAL RETAIL CHAIN-FINANCE & TECH. EXPANSION
7700 SW 44th St
Southeast Submarket
Broke Ground Jan. 2025
Class A Office
45,458 SF



BERRY ROCK
616 N Walnut Creek Ave
CBD Submarket
Broke Ground Sept. 2025
Class A Office
60,000 SF



PENNFLEX
15517 Pennsylvania Ave
North Submarket
Broke Ground Jun. 2025
Class B Office
48,000 SF

Notable Deliveries



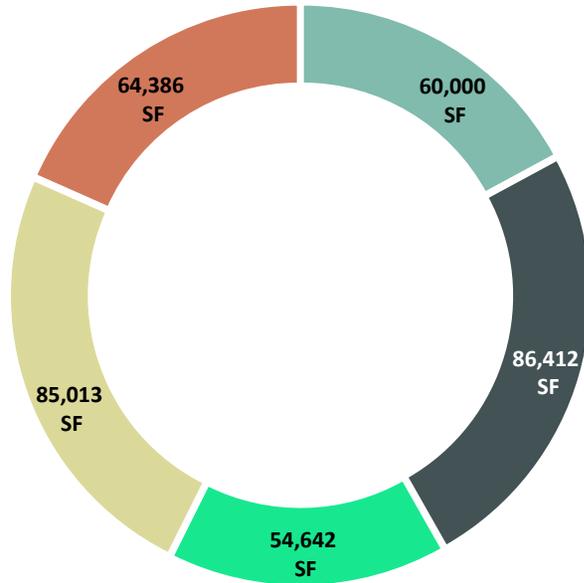
SINGLE TENANT
116 N Saints Blvd
North Submarket
Delivered Q4 2025
Class B Office
13,924 SF



SINGLE TENANT
832 NW 70th St
North Submarket
Delivered Q2 2025
Class B Office
13,320 SF

Submarket View

Construction Pipeline
2025



■ CBD ■ Midtown ■ North ■ Northwest ■ Southeast

Over half of the current construction pipeline is pre-leased at a rate of 60%, leaving 139,000 square feet of space available for lease. Class A office space is set to deliver almost 200,000 sf over the next two years, while Class B accounts for 43% of the pipeline delivering in the same timeframe. Currently, there is no Class C office space slated for the market, as a shift towards flight-to-quality and mixed-use assets remain attractive to office users in Oklahoma City. As such, Alley North—a district offering 90,000 sf of Class B office, retail and dining, hotel, and multi-family units with 15,000 sf of community greenspace—will deliver phase one in the coming spring. Environmental, Social, and Governance (ESG) considerations are key drivers in new developments and leasing trends—a result of the post-pandemic demand for eco-friendly spaces with social components.

VACANCY RATE – H2'25

CBD:	14.6%
Midtown:	6.0%
North:	8.4%
Northwest:	24.7%
Southeast:	10.8%
Southwest:	3.5%

ASKING RENT – H2'25

CBD:	\$23.01
Midtown:	\$20.87
North:	\$21.51
Northwest:	\$18.16
Southeast:	\$20.48
Southwest:	\$20.21

Sports Themed Urban Revitalization

Newly released renderings of the OKC Thunder Arena



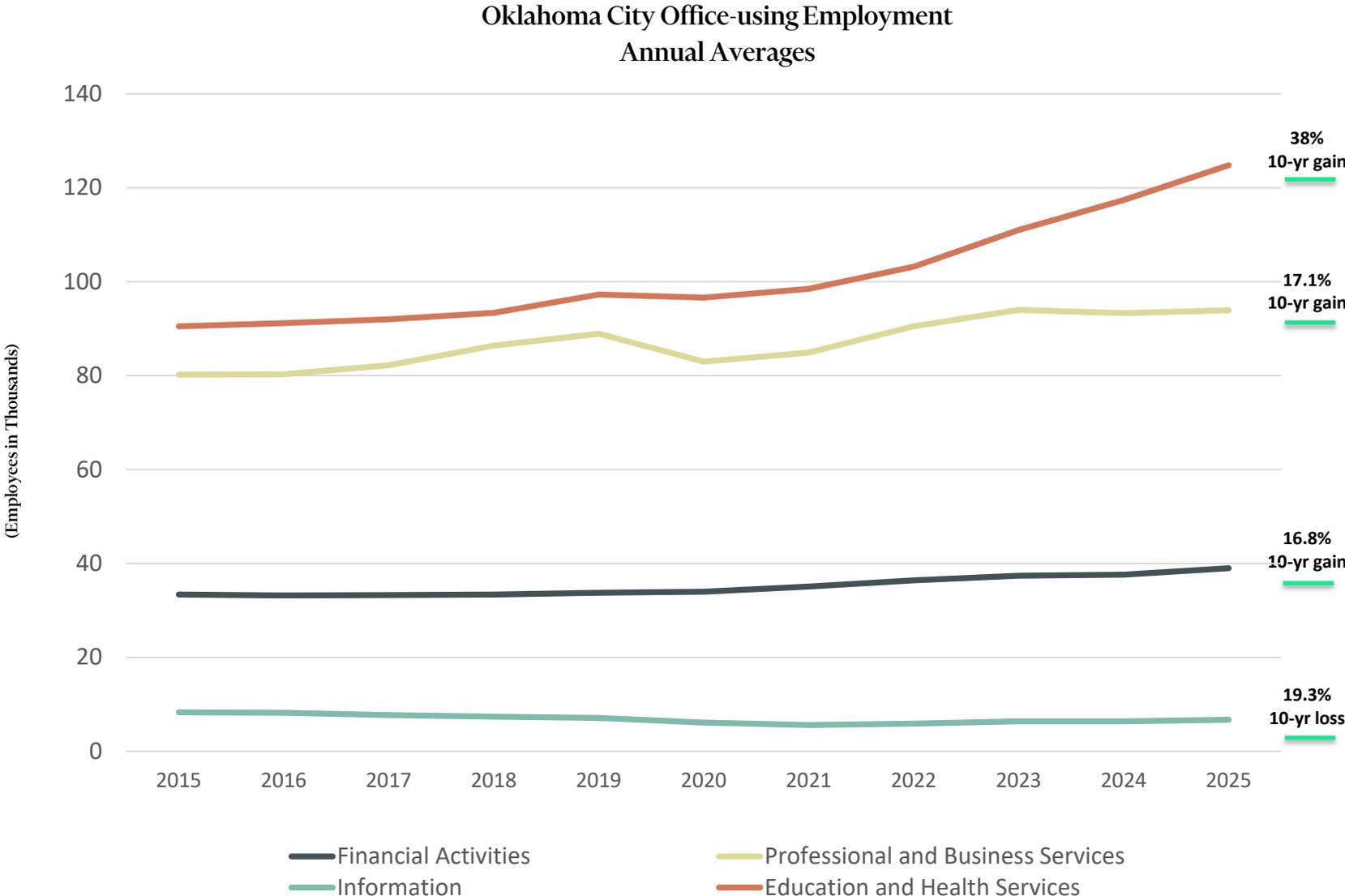
In the third quarter of the year, an announcement from the city unveiled renderings for the new multi-use sports venue for the local professional sports league, the OKC Thunder, which is reported to open by late summer 2028. The new arena will remain in City Center, developed on the former convention center site across the street from Paycom Center, and is uniquely positioned adjacent to Myriad Botanical Gardens—a 15-acre greenspace in the center of downtown.

Studies on new sporting-arena impacts with mixed-use components do, in fact, show revitalization in urban areas—albeit with a lag on commercial real estate development of a few years and for certain property types. Retail and hotel users typically see immediate and significant effects due to the heavy foot traffic, dwell times, and tourism a multi-use sports facility such as the OKC Thunder Arena can draw in. Subsequently, property types of retailers and hoteliers grow at scale. Multi-family properties also follow suit as residents seek the live-work-play model with high walkability, all creating viable neighborhoods in urban corridors.

Implications on office property types

In Oklahoma City, circa 2008, the arena named the Ford Center became the home venue for the NBA's OKC Thunder. Since then, 13 office properties have been added, spanning just under 3.2 million sf of space within a one-mile radius of the arena—currently named Paycom Center. In the two years prior to 2008, only 40,000 sf was added to the CBD within that same radius. To make way for newer office buildings, greenspaces, and the plethora of experiential places in downtown, almost 900,000 sf of offices were demolished or converted surrounding the arena in the last decade. The historical data for office property types reflected above confirm mixed-use stadium districts can have positive implications on the office market.

Office-using Labor Force

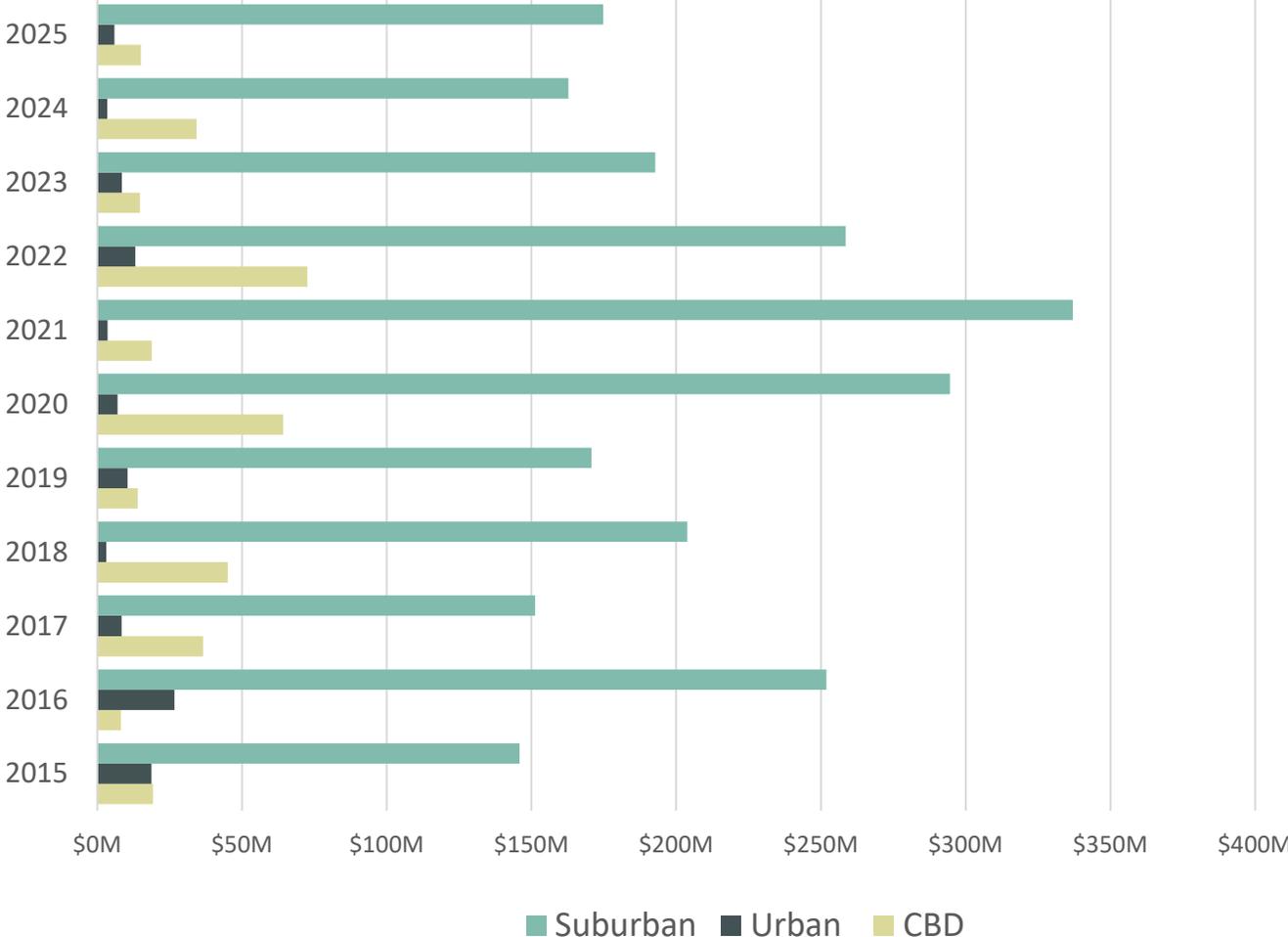


Source: CBRE Research, Bureau of Labor Statistics



Office Investment Sales

12 mo. Sales Volume by Location



Investment sales for office properties in the market declined 2.3% year-over-year. Additionally, sales have had negative growth since 2021. In 2025, sales located in urban and suburban areas did experience expansion in the 12-months prior—70% and 7.4%, respectively. Sales in the CBD had the highest 12-month growth rate in 2010 and the highest sales volume recorded in 2022, reaching almost \$73 million.

In consideration of shifting return-to-work mandates—with some companies adopting the policy at varying times since 2021—the pivot toward newer, amenitized office spaces by tenants, and broader macroeconomic factors, investors had to reallocate their capital; and at times mounting dry powder sat on the sidelines pending an investment opportunity.

Source: CBRE Research, CoStar





Notable Sale Transactions

3440 R.C. Luttrell Dr



Seller	Women's Healthcare of Norman
Buyer	SG Property Services
Sale Date	October 2025
Sale Price	\$12,850,000 (\$338.98 psf)
SF	37,908
Submarket	Southeast

1201 Magnolia Ct - Willows Office Park



Seller	Landmark Fine Homes
Buyer	Myong O Chung (Private)
Sale Date	November 2025
Sale Price	\$2,185,820 (\$260.00 psf)
SF	8,407 SF
Submarket	Southeast

1020 NW 24th Ave NW - Quorum Office Park



Seller	Burk Collins & Co., LTD
Buyer	Joseph Stubblefield (Private)
Sale Date	July 2025
Sale Price	\$2,100,000 (\$178.50 psf)
SF	11,765 SF
Submarket	Southeast

7801 NW 85th Ter - Part of 6 Property Portfolio Sale



Seller	Bank On It LLC
Buyer	UFS Tech
Sale Date	October 2025
Sale Price	\$9,762,995 (\$271.26 psf)
SF	93,176 SF
Submarket	Northwest



Notable Lease Transactions

499 W Sheridan Ave - BOK Park Plaza



Tenant	Mewbourne Oil Company
Sign Date	September 2025
Rent PSF	Undisclosed
SF	25,907
Submarket	CBD

114000 N Quail Springs Pkwy - Quail Springs Parkway Plaza



Tenant	Power Home Remodeling
Sign Date	August 2025
Rent PSF	\$22.00 FSG
SF	25,552 SF
Submarket	Northwest

100 N Broadway Ave - BancFirst Tower



Tenant	Forvis
Sign Date	October 2025
Rent PSF	\$20.00 FS
SF	14,093SF
Submarket	CBD

105 N Hudson Ave & W Main - The Hightower



Tenant	Fabian & Young
Sign Date	August 2025
Rent PSF	\$18.00 FS
SF	3,166 SF
Submarket	CBD



Oklahoma City Office Brokers



Jim Austin
Vice President
405.607.6252
Jim.austin@cbre.com



Amy Dunn
First Vice President
405.607.6021
Amy.dunn@cbre.com



Tom Lange
Vice President
405.607.6249
Tom.lange@cbre.com



Hannah Mazur
Associate
405.607.6247
Hannah.mazur@cbre.com



Tori Meyer
Associate
405.607.6021
Tori.meyer@cbre.com

Oklahoma City Research Team



Kiama Coleman
Senior Field Research Analyst
Kiama.coleman@cbre.com



Lauren Breen
Field Research Manager – TX/OK
214.979.6587
Lauren.breen@cbre.com