Tulsa Office MARKET

Spring • 2007

WIGGIN PROPERTIES, LLC

PROPERTY MANAGEMENT • LEASING AND MARKETING
BROKERAGE • CONSULTING • REDEVELOPMENT

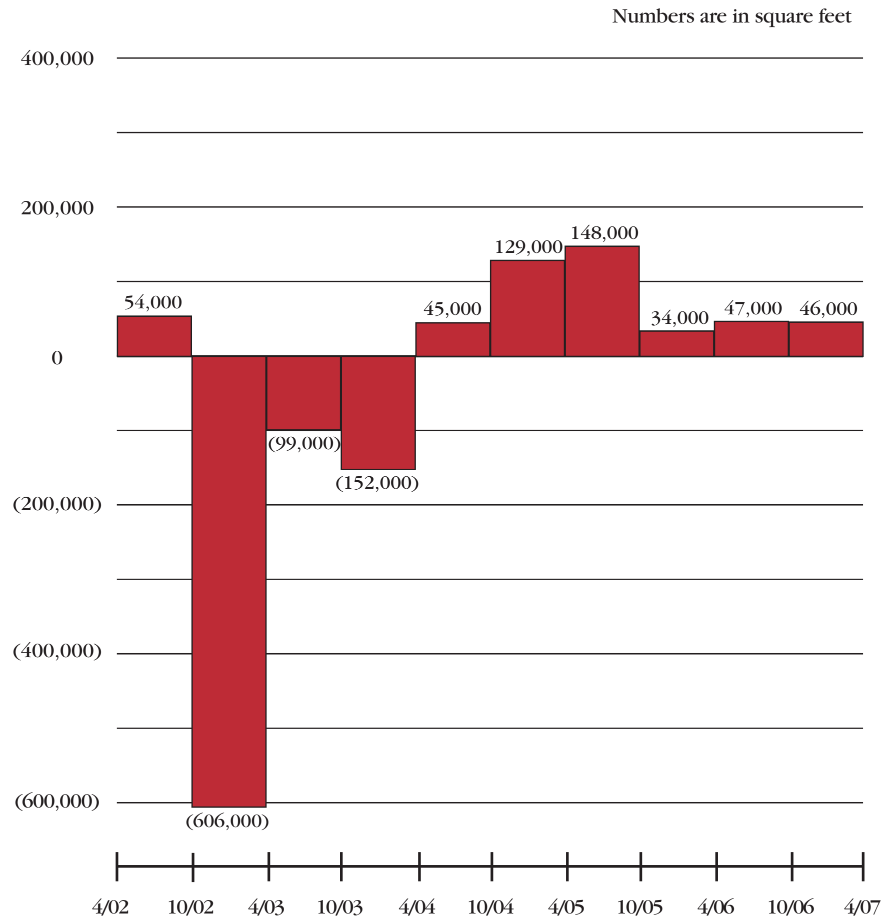
MARKET CONDITIONS IN TULSA, APRIL 2007

Tulsa's office market continues its gradual improvement, with an overall net absorption of 46,000 square feet since our last survey, six months ago. For the past three years, absorption has been consistently positive, with gains in occupancy totaling 450,000 square feet.

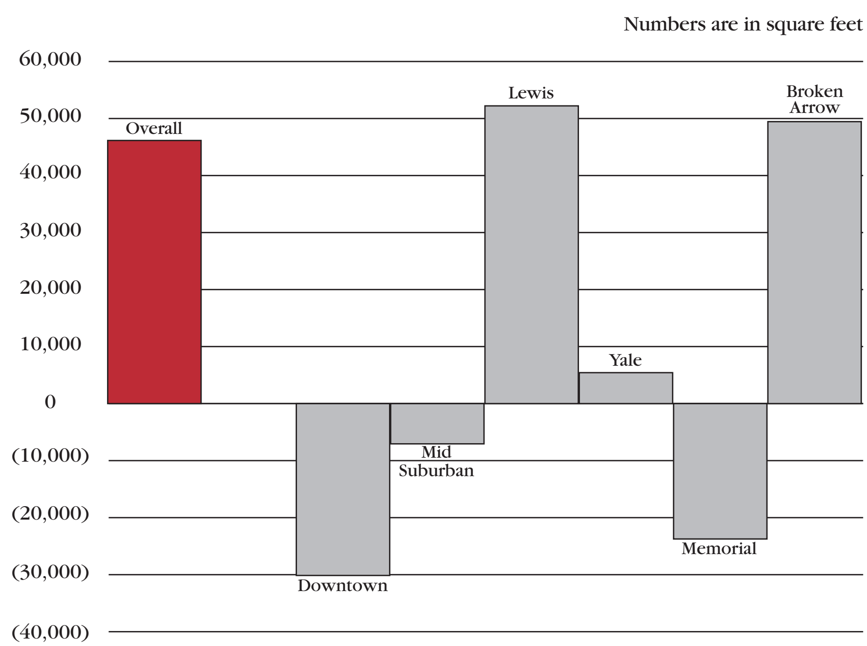
Leasing activity varies by submarket, with the Lewis and Broken Arrow corridors each gaining approximately 50,000 square feet, and the Downtown and the Memorial submarkets losing 30,000 and 24,000 square feet, respectively. The Midsuburban submarket lost 7,000 square feet, and the Yale corridor gained 5,000 square feet. Vacancy rates in the suburbs range from 12.5% in the Yale corridor, up to 18% in the Memorial corridor, and average 13.7% overall. Downtown's vacancy rate stands at 28.9%, including all ages of buildings, or if class C buildings are excluded, at 23.4%. The largest block of class A space is currently in One Technology Center (the former WilTel building), and if Mayor Taylor's plans come to fruition, to consolidate City offices by acquiring the building, the class A vacancy rate will come down to 19% or less.

Weighted average asking rent rates have not changed significantly in most categories (of submarket and class) since our last survey, in October, 2006. In general, rent rates in class A suburban buildings range from about $14 to $18 per square foot. Rents in class B suburban buildings generally range from about $12 to $15 per square foot. In downtown buildings, asking rent rates average about $1.00 per square

Overall Absorption Six Month Periods



Submarket Absorption Current Period

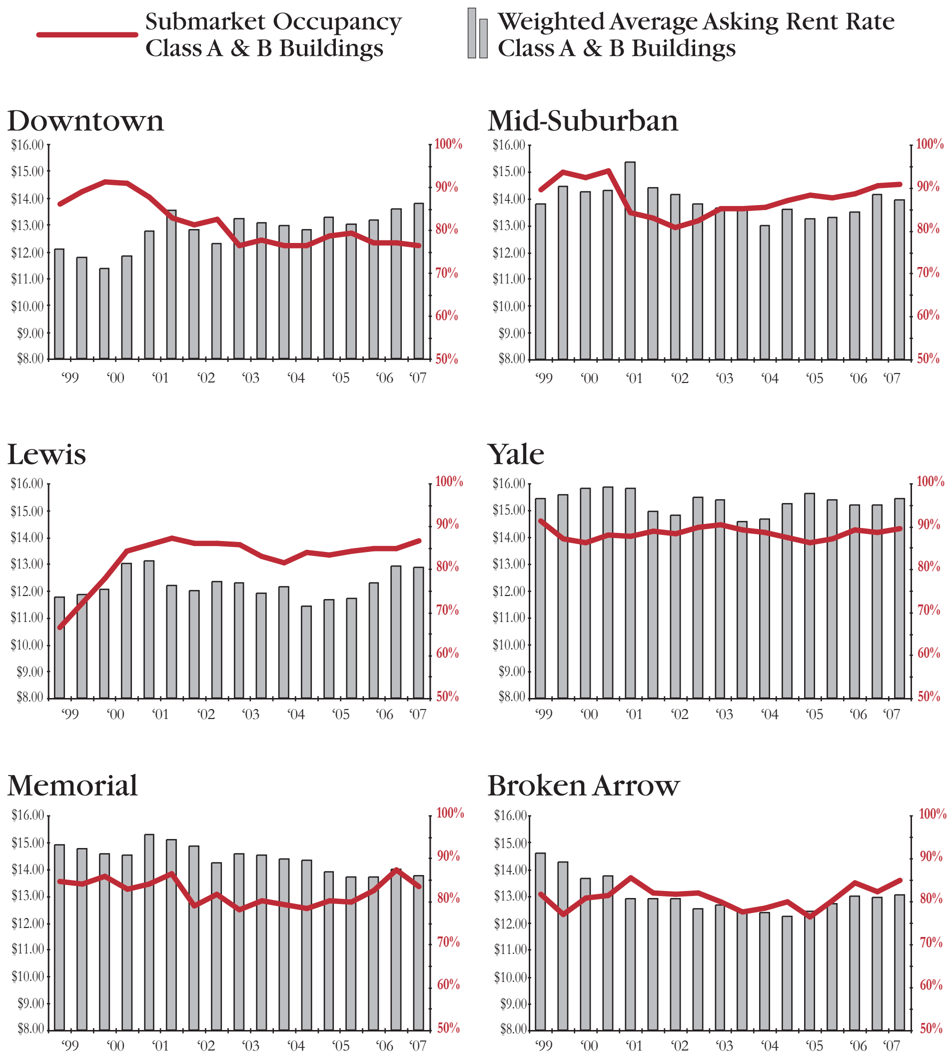


foot less. Individual buildings and spaces can deviate significantly from these averages, of course, depending on the extent of tenant improvements, the length of lease, the location, and a variety of other factors. In general, the psychology of the market is more favorable to landlords than it has been in several years.

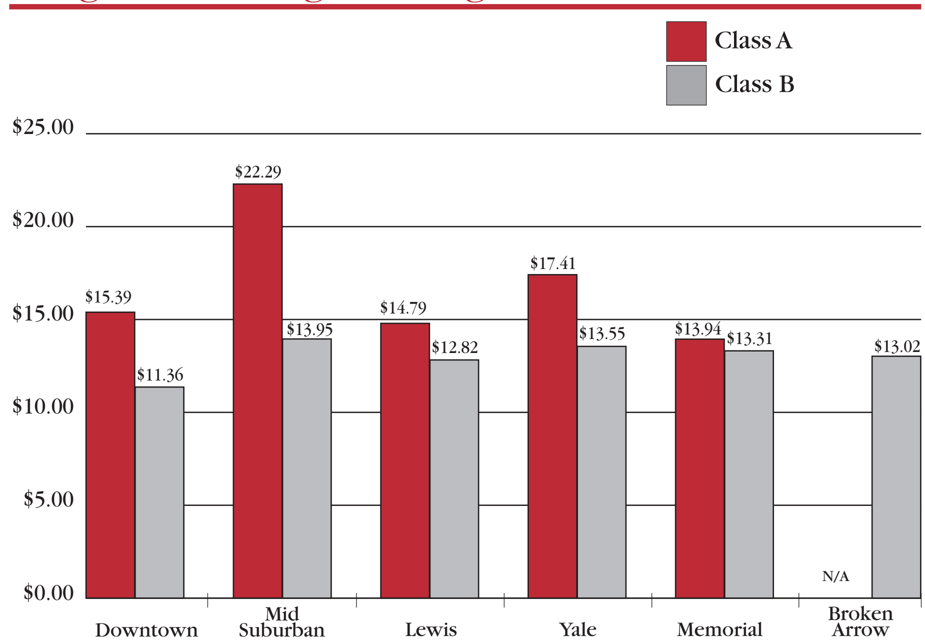
Investment sales of office buildings have slowed from the record pace of 18 months to two years ago. However, Tulsa's low prices in comparison with other parts of the country have continued to attract investors who like the risk-reward profile in comparison with markets on both coasts.

Tulsa's economy continues to benefit from a strong energy sector, fueled by elevated energy prices. While the downtown office market lags the suburbs, various private-sector and public-private proposals made for hotel, residential, and mixed-use projects suggest the beginning of a wave of new downtown redevelopment. Progress continues, as well, on many of the county's Vision 2025 projects, approved by the voters in September 2003, including the new BOk Arena downtown. In addition, development along the Arkansas River is an ongoing topic of discussion. The ambitious proposal for the Channels, floated six months ago with a request for major public funding, seems to be playing out slowly, with alternatives beginning to surface. We anticipate continued improvement in Tulsa's office market.

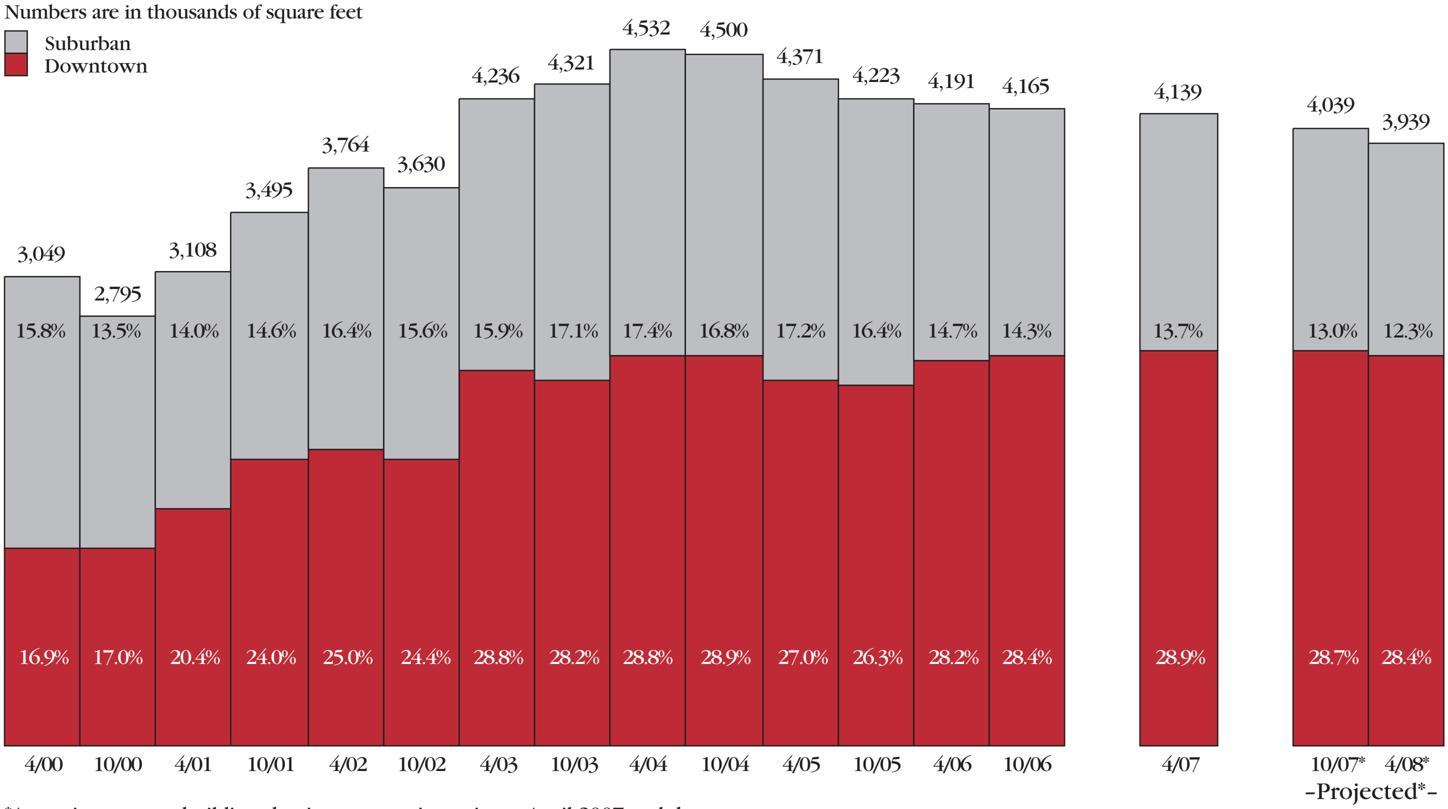
Occupancy & Rent Rate Trends by Submarket



Weighted Average Asking Rent Rates by Submarket

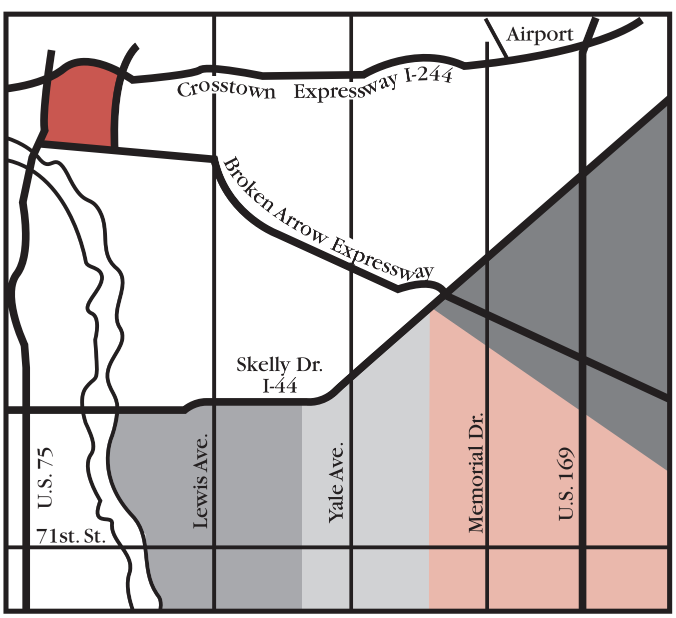


Available Space Trend Six Month Periods



*Assuming no new buildings begin construction prior to April 2007 and that 200,000 sf is leased net of additional vacancies during the next 12 months.

Available Space by Submarket April 2007



Key	Submarket	Total Area (sf)	Available (sf)	% Vacancy
	Downtown	8,964,903	2,593,810	28.9%
	Suburban			
	Mid Suburban	2,647,758	349,679	13.2%
	Lewis	3,013,856	403,154	13.4%
	Yale	3,016,759	377,078	12.5%
	Memorial	821,240	147,545	18.0%
	Broken Arrow	1,799,123	267,581	14.9%
	Total Suburban	11,298,736	1,545,037	13.7%
	Total Existing	20,263,639	4,138,847	20.4%
	Total Construction	0	0	0.0%
	Total Office Space	20,263,639	4,138,847	20.4%

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