

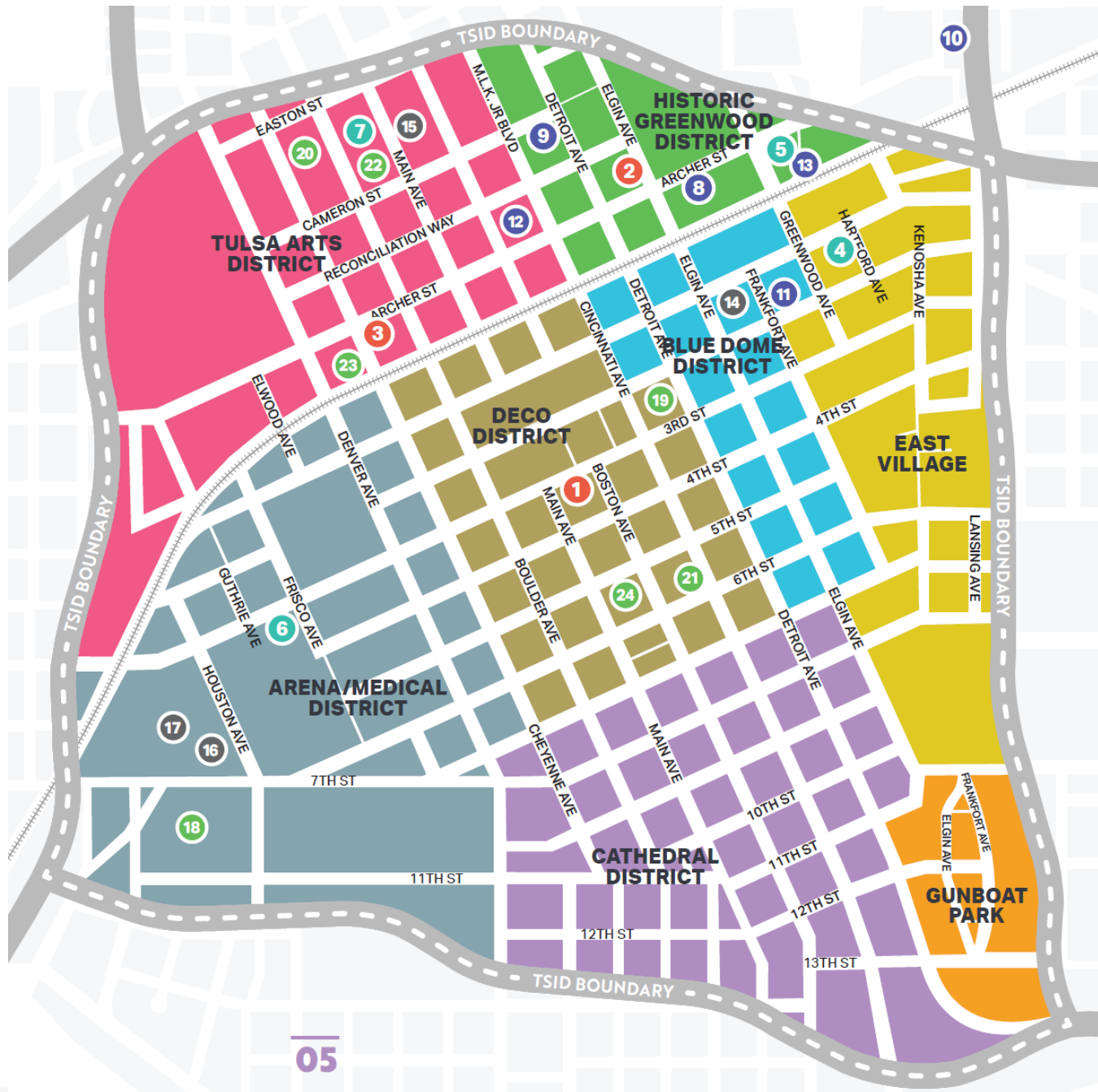
INAUGURAL EVENT

STATE OF DOWNTOWN

TULSA



DOWNTOWN
TULSA
PARTNERSHIP



- **\$200+ Million**
New projects
completed in 2022

- **\$600+ Million**
pipelined
investment

- **\$1.56B**
Invested since
2010

Historical Investment Catalyzes Growth



Downtown Employment Snapshot

34,000+
Employees work
Downtown

70% Return to In-
Person Employment

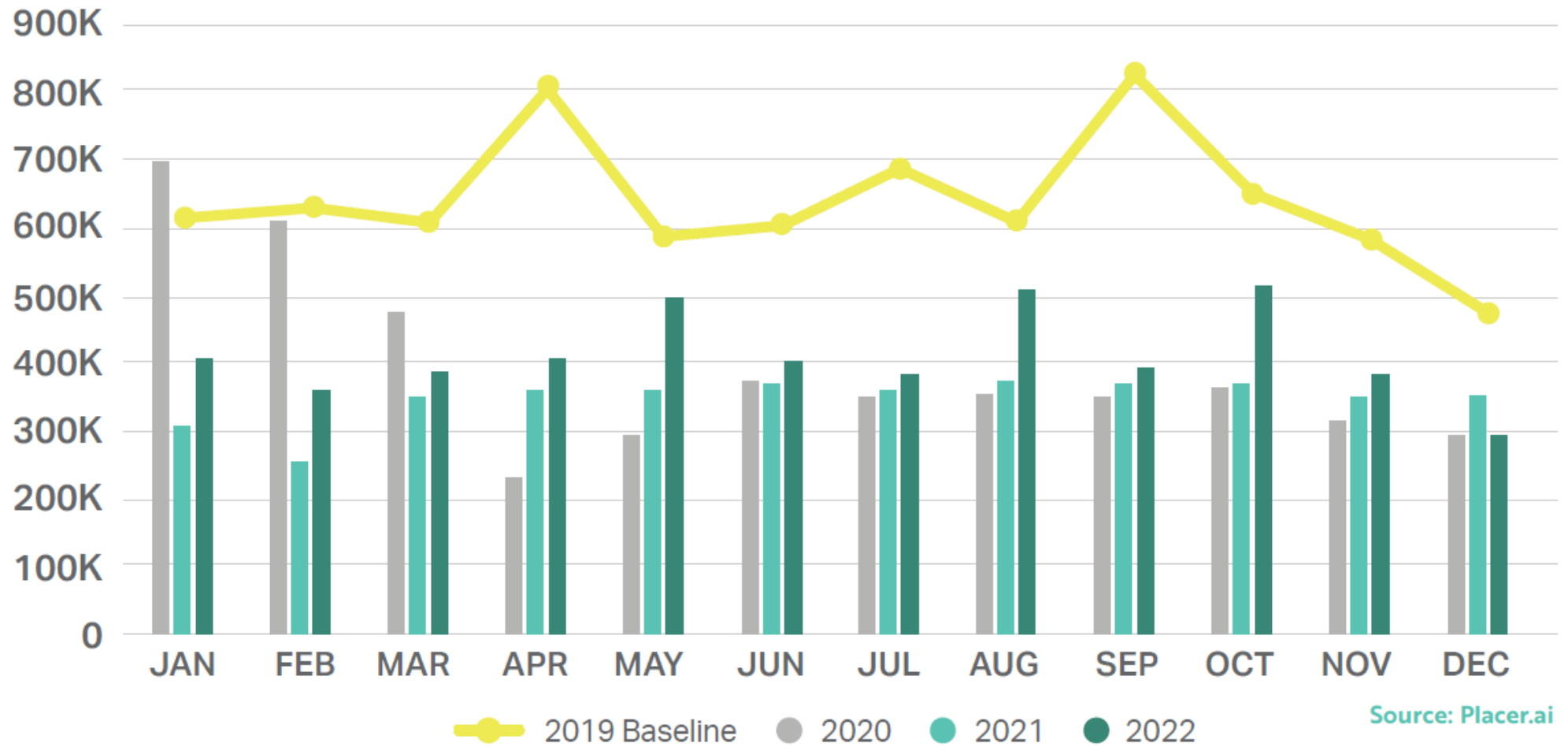
24% Growth in Tech
Jobs since 2010

24% Growth in Health
Care Jobs since
2010



Downtown Employment Recovery Continues

Total Monthly Employee Visits



Source: Placer.ai

Evolving Office Market



490,000 SF New
Class A Office
Delivered to Market
Past 16 months

-58,000 SF Average
Annual Net
Absorption Past 5
Years

\$20.25 SF Class A
Rent SF Q422

\$14.92 SF Class B+C
Rent SF Q422

Housing Market Snapshot



4,984 Total Population

25% Population Growth
Since 2010

59% of residents ages
20-39

21% of households
work from home

16% walk to work

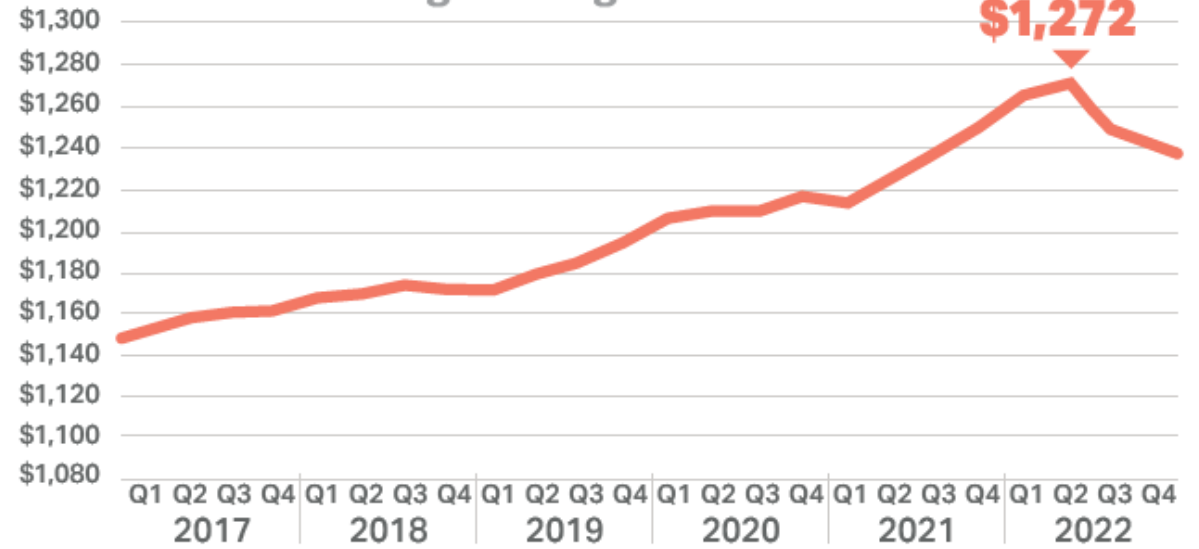
Rental Market

Average Residential Rents peak in 2022 at **\$1,272**— an 8% increase over 5 Years

Vacancy tight at roughly **11%**

600 10 YR Demand for owner-occupied Units

Downtown Avg. Asking Rent



Source: Costar

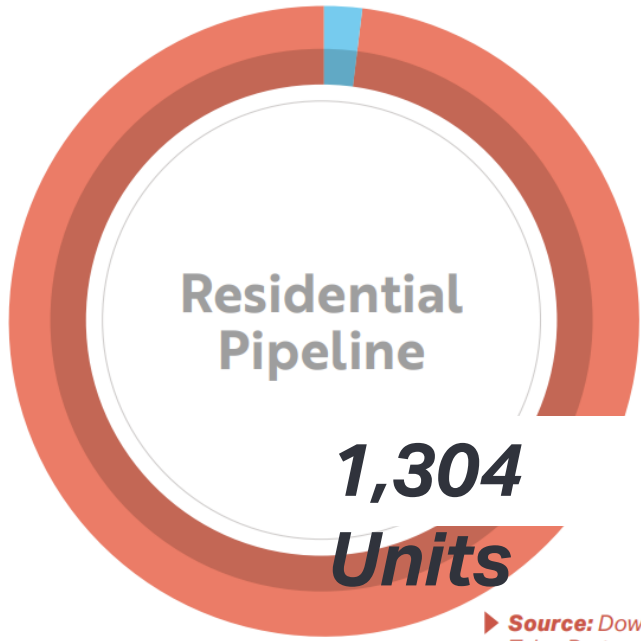
Downtown Residential Vacancy Rate



Source: Costar

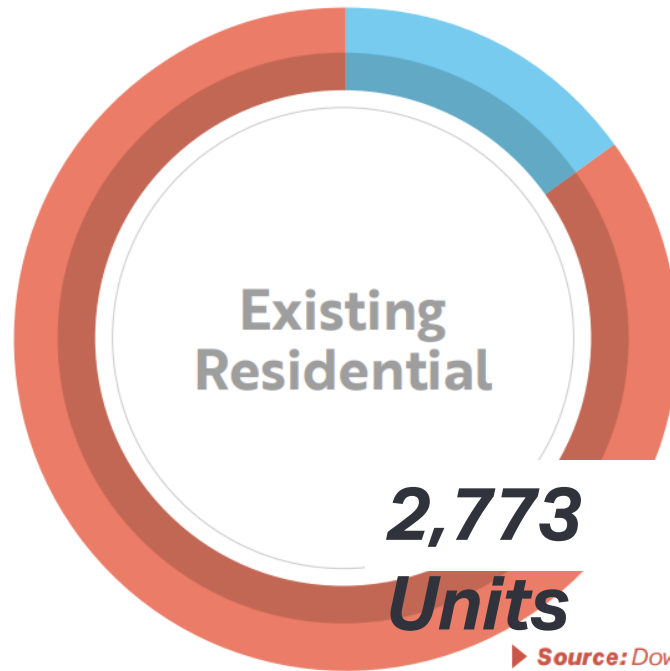
Demand for Downtown Housing is Strong

10 YR Demand: Roughly 4,000 Units



Source: Downtown Tulsa Partnership

- Owner Units (32 units)
- Rental Units (1,272 units)



Source: Downtown Tulsa Partnership

- Owner Units (422 units)
- Rental Units (2,349 units)



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DOWN TOWN TULSA PARTNERSHIP

Tourism & Visitor Snapshot

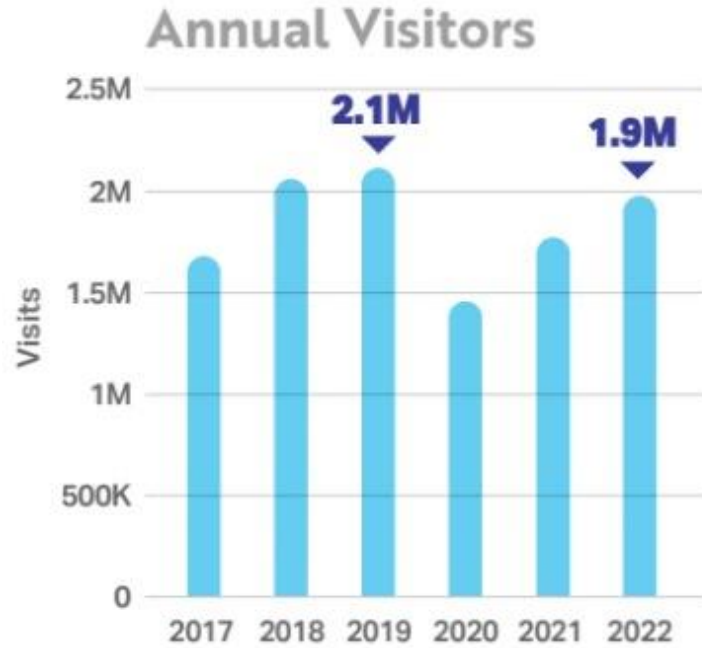
1.9+ Million
Unique Visitors to
Downtown in 2022

96% Domestic
Tourism Recovery
Rate in 2022

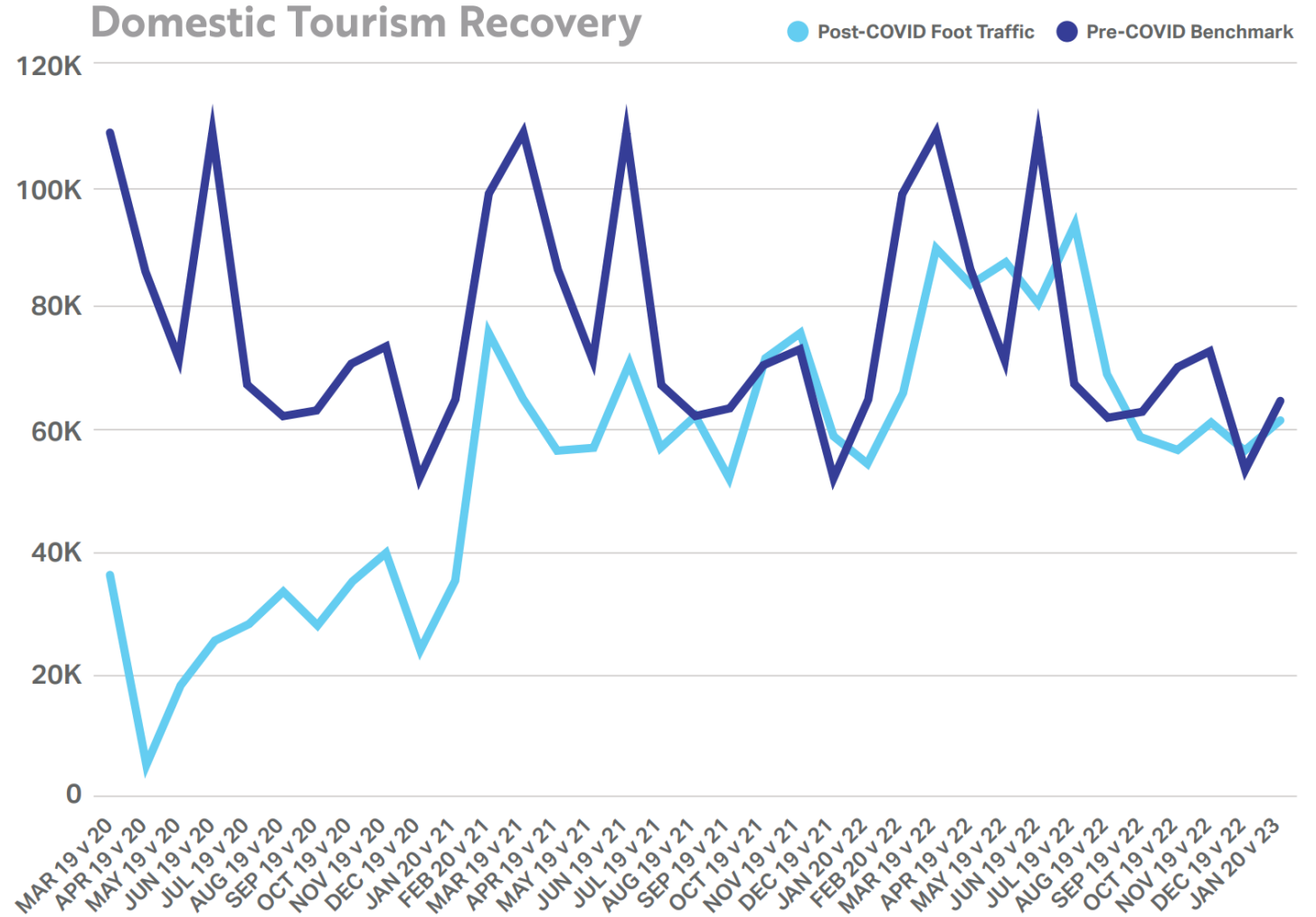
2 HRS+ Average
dwell time for
Visitors to
Downtown



Tourism Rebounds from COVID



Source: Placer.ai

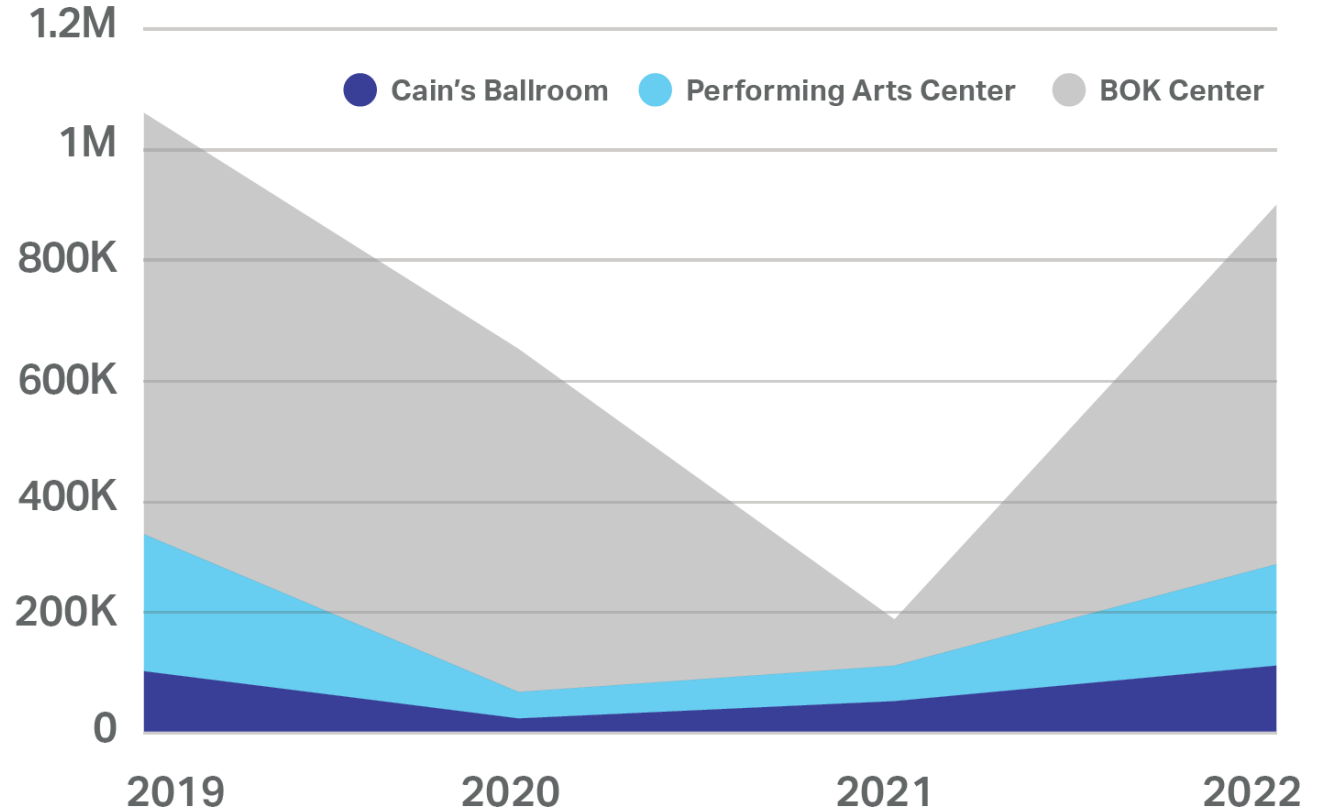


Source: Placer.ai

Live Events Are Back



Major Venue Attendance



► Sources: ASM Global, Tulsa PAC, Cain's Ballroom

Food & Beverage Boosts New Business



7 James Beard Nominations 2022-2023

110+ Restaurants and Bars

124% Increase in Food Services Jobs since 2010



- Art & Culture
- Retail & Services
- Food & Beverage

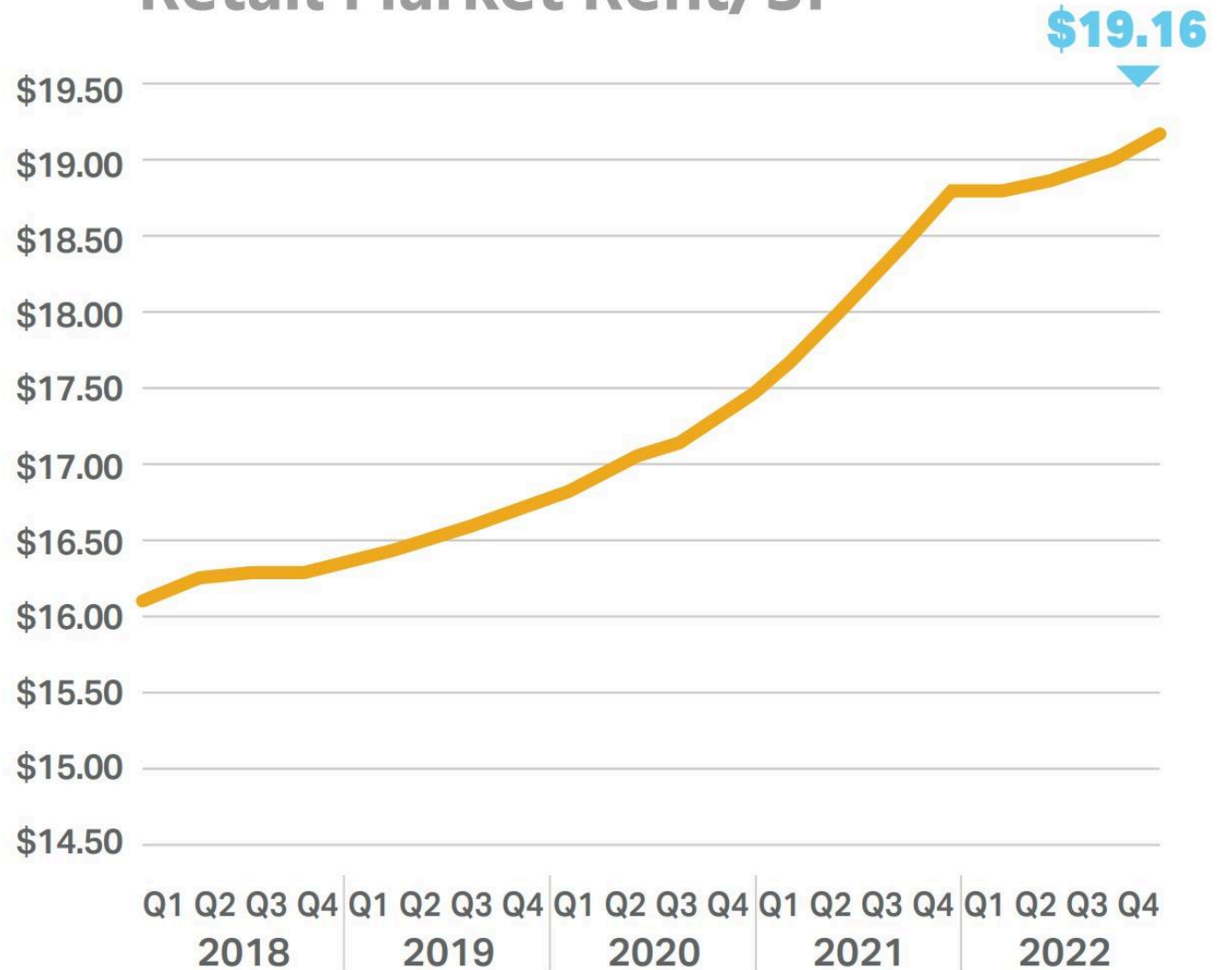
Source: Downtown Tulsa Partnership

Retail Snapshot

97% Retailers and Restaurants locally owned

98K+ SF of pipelined retail

Retail Market Rent/SF



Source: CoStar

Academic Medical District



\$250+ Million

Investment expected to bring **2,000+** jobs, students and visitors to the district

- **150+ Inpatient Beds**
- **100+ Medical Residency Positions**
- **A state-of-the-art biotechnology research and development laboratory**
- **75+ additional nursing graduates**



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DOWN TOWN TULSA
PARTNERSHIP