

# COLORADO SPRINGS OFFICE MARKET WATCH

OCTOBER 2016



**RATES**  
**\$17.09/FS**



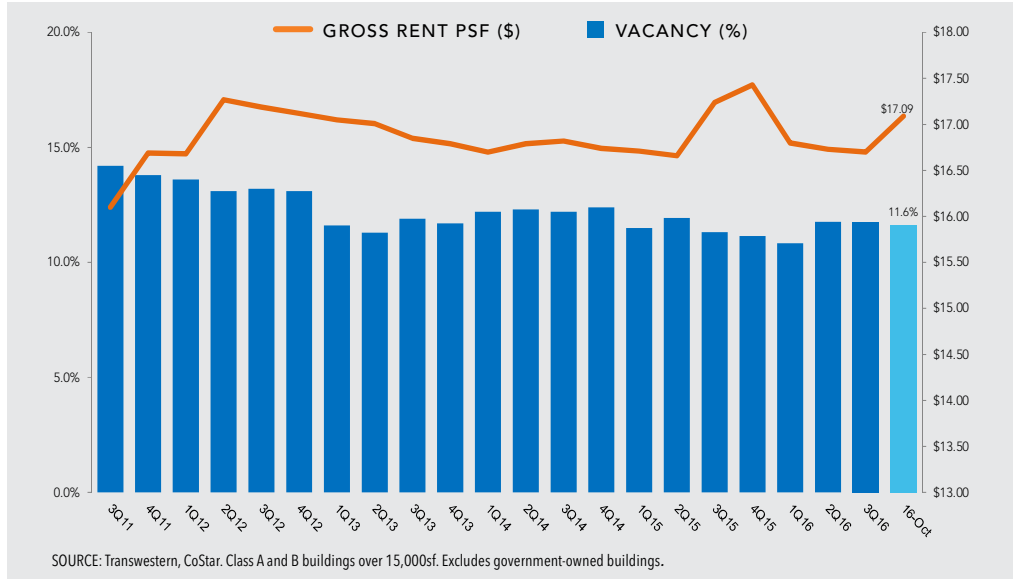
**DIRECT VACANCY**  
**11.63%**



**Y.T.D DIRECT ABSORPTION**  
**(103,277 SF)**

\* Arrow indicators represent change from previous month

## OFFICE LEASE STATISTICS :: VACANCY & GROSS RENTAL RATE



## Office Market Statistics By Submarket - October 2016

SUBMARKET	INVENTORY	NO. OF BLDGS	DIRECT VACANCY RATE	OVERALL VACANCY RATE	DIRECT VACANT & AVAILABLE SF	SUBLEASE TOTAL AVAILABLE SF	YTD DIRECT ABSORPTION	YTD NET ABSORPTION	YTD COMPLETIONS	UNDER CONSTRUCTION	ASKING DIRECT RATE PER COSTAR	TREND FROM PREVIOUS MONTH
<b>CBD</b>												
Class A	944,827	6	5.06%	5.34%	47,844	9,044	28,487	31,757	0	0	\$26.20/fs	▲
Class B	2,190,626	60	9.75%	9.75%	213,631	14,000	(8,527)	(8,527)	0	0	\$21.17/fs	▲
<b>Totals</b>	<b>3,135,453</b>	<b>66</b>	<b>8.34%</b>	<b>8.42%</b>	<b>261,475</b>	<b>23,044</b>	<b>19,960</b>	<b>23,230</b>	<b>0</b>	<b>0</b>	<b>\$22.72/fs</b>	▲
<b>Greater CBD</b>												
Class A	71,000	1	6.48%	6.48%	4,600	0	1,390	1,390	0	0	\$21.00/fs	↔
Class B	1,794,888	152	8.05%	8.05%	147,968	0	(14,521)	(17,963)	0	0	\$15.00/fs	▼
<b>Totals</b>	<b>1,865,888</b>	<b>153</b>	<b>8.18%</b>	<b>8.18%</b>	<b>152,568</b>	<b>0</b>	<b>(13,131)</b>	<b>(16,573)</b>	<b>0</b>	<b>0</b>	<b>\$15.28/fs</b>	▼
<b>North</b>												
Class A	252,890	4	13.48%	13.48%	34,101	0	12,893	15,696	0	0	\$25.47/fs	▼
Class B	1,882,840	117	17.21%	17.21%	323,948	1,142	(73,145)	(72,049)	0	0	\$13.91/fs	▲
<b>Totals</b>	<b>2,135,730</b>	<b>121</b>	<b>16.76%</b>	<b>16.76%</b>	<b>358,049</b>	<b>1,142</b>	<b>(60,252)</b>	<b>(56,353)</b>	<b>0</b>	<b>0</b>	<b>\$16.83/fs</b>	▲
<b>Northeast</b>												
Class A	2,394,435	20	4.59%	4.69%	109,937	37,003	34,528	32,556	0	0	\$20.93/fs	▲
Class B	5,285,959	226	11.37%	11.37%	603,162	26,768	83,440	85,287	20,000	2,640	\$15.54/fs	▲
<b>Totals</b>	<b>7,680,394</b>	<b>246</b>	<b>9.28%</b>	<b>9.32%</b>	<b>713,099</b>	<b>63,771</b>	<b>117,968</b>	<b>117,843</b>	<b>20,000</b>	<b>2,640</b>	<b>\$16.55/fs</b>	▲

\*Source: Transwestern, CoStar. The information in this report is the result of a compilation of information on the office properties located in the Colorado Springs metropolitan area. This report includes single tenant, multi-tenant, and owner-user office properties with no minimum size excluding properties owned and occupied by a government agency.

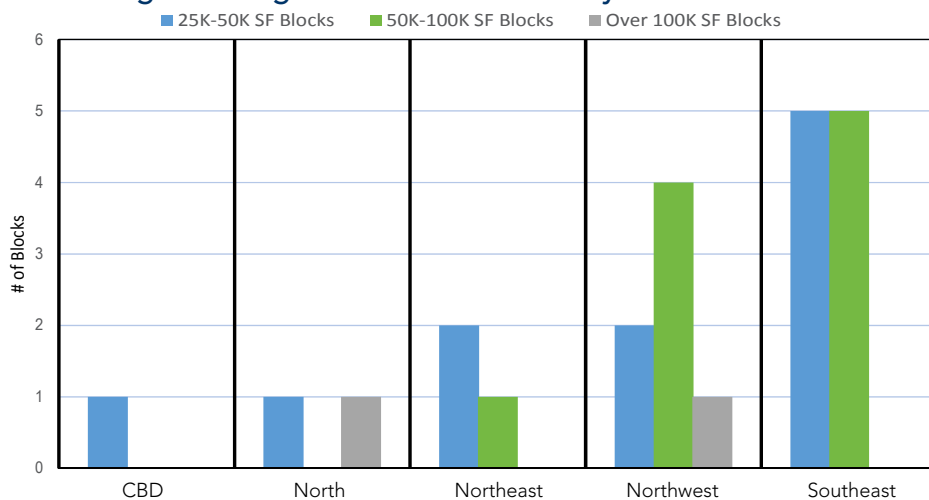
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<b>Northwest</b>												
Class A	838,351	8	11.53%	11.53%	96,990	0	14,518	14,175	0	0	\$23.24/fs	▲
Class B	3,533,880	124	17.26%	17.26%	610,276	163	(65,719)	(61,849)	0	0	\$17.31/fs	▲
<b>Totals</b>	<b>4,372,231</b>	<b>132</b>	<b>16.18%</b>	<b>16.18%</b>	<b>707,266</b>	<b>163</b>	<b>(51,202)</b>	<b>(47,674)</b>	<b>0</b>	<b>0</b>	<b>\$18.12/fs</b>	<b>▲</b>
<b>Southeast</b>												
Class A	1,004,996	9	12.40%	12.40%	124,639	0	5,562	5,562	0	0	\$20.42/fs	▲
Class B	2,982,506	148	14.99%	14.99%	447,105	29,209	(151,318)	(151,318)	0	0	\$15.12/fs	▲
<b>Totals</b>	<b>3,987,502</b>	<b>157</b>	<b>14.34%</b>	<b>14.34%</b>	<b>571,744</b>	<b>29,209</b>	<b>(145,756)</b>	<b>(145,756)</b>	<b>0</b>	<b>0</b>	<b>\$16.08/fs</b>	<b>▲</b>
<b>Southwest</b>												
Class A	0	0	0.00%	-	0	0	0	0	0	0	NA	↔
Class B	982,081	82	5.50%	5.50%	53,690	0	28,325	28,605	0	0	\$13.23/fs	▲
<b>Totals</b>	<b>982,081</b>	<b>82</b>	<b>5.47%</b>	<b>5.47%</b>	<b>53,690</b>	<b>0</b>	<b>28,325</b>	<b>28,605</b>	<b>0</b>	<b>0</b>	<b>\$13.23/fs</b>	<b>▲</b>
<b>Teller County</b>												
Class A	0	0	0.00%	-	0	0	0	0	0	0	NA	↔
Class B	209,507	29	7.12%	7.12%	15,114	0	(1,114)	(1,320)	0	0	\$20.99/fs	▲
<b>Totals</b>	<b>209,507</b>	<b>29</b>	<b>7.21%</b>	<b>7.21%</b>	<b>15,114</b>	<b>0</b>	<b>(1,114)</b>	<b>(1,320)</b>	<b>0</b>	<b>0</b>	<b>\$20.99/fs</b>	<b>▲</b>
<b>Colorado Springs All</b>												
Class A	5,506,499	48	7.59%	7.68%	418,111	46,047	97,301	101,136	0	0	\$22.36/fs	▲
Class B	18,862,287	938	12.76%	12.76%	2,414,894	71,282	(200,579)	(199,134)	0	2,640	\$15.93/fs	▲
<b>Totals</b>	<b>24,368,786</b>	<b>986</b>	<b>11.63%</b>	<b>11.65%</b>	<b>2,833,005</b>	<b>117,329</b>	<b>(103,277)</b>	<b>(97,998)</b>	<b>0</b>	<b>2,640</b>	<b>\$17.09/fs</b>	<b>▲</b>

## Contiguous Large Block Availabilities by Submarket Cluster



## Top 10 Largest Contiguous Blocks

- 2424 Garden of the Gods Rd**
  - 139,000 SF Available
  - Northwest Market
- 1005 E. Woodmen Rd**
  - 128,484 SF Available
  - North Market
- 1050 N. Newport Rd**
  - 91,088 SF Available
  - Southeast Market
- 1575 Garden of the Gods Rd**
  - 90,388 SF Available
  - Northwest Market
- 7899 Lexington Dr**
  - 75,272 SF Available
  - Northwest Market
- 2424 Garden of the Gods Rd**
  - 74,000 SF Available
  - Northwest Market
- 1150 Academy Park Loop**
  - 71,279 SF Available
  - Southeast Market
- 2424 Garden of the Gods Rd**
  - 70,000 SF Available
  - Northwest Market
- 1795 Jet Wing Dr**
  - 68,932 SF Available
  - Southeast Market
- 2862 S. Circle Dr**
  - 65,856 SF Available
  - Southeast Market

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### \*Source

Transwestern, CoStar. The information in this report is the result of a compilation of information on the office properties located in the Colorado Springs metropolitan area. This report includes single tenant, multi-tenant, and owner-user office properties with no minimum size excluding properties owned and occupied by a government agency.

Net absorption occurs when a lease is signed, not when physically occupied, pre-leased space counts as net absorption when a building delivers. Vacant space that is not available for direct lease is excluded, sublease space is excluded.



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