

# COLORADO SPRINGS OFFICE MARKET WATCH

NOVEMBER 2016



**RATES**  
**\$16.95/FS**



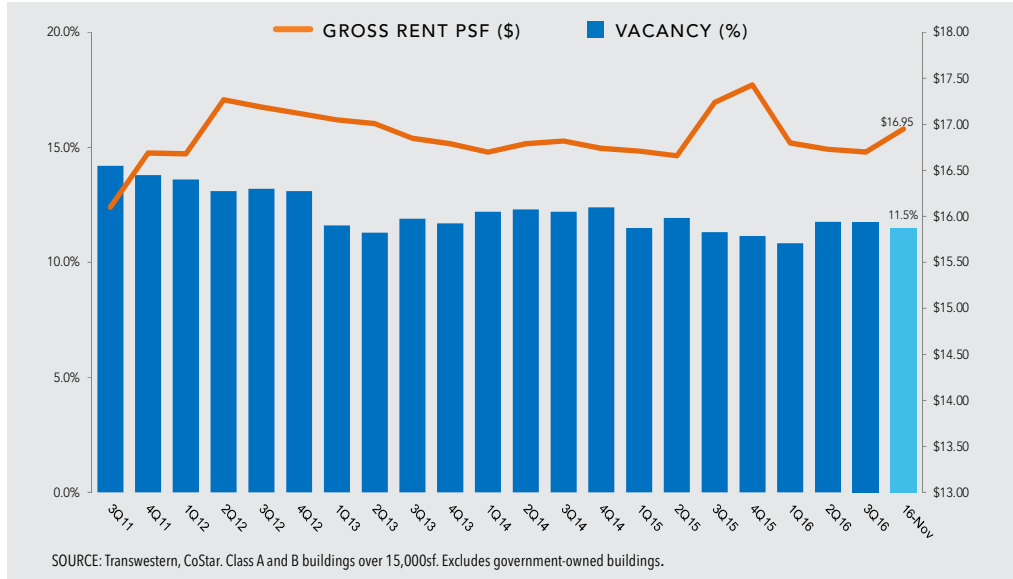
**DIRECT VACANCY**  
**11.51%**



**Y.T.D DIRECT ABSORPTION**  
**(75,254 SF)**

\* Arrow indicators represent change from previous month

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



## Office Market Statistics By Submarket - November 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	5.27%	5.55%	49,793	7,095	26,538	0	0	0	\$26.09/fs	▼
Class B	2,190,626	60	9.28%	9.28%	203,396	14,000	1,708	0	0	0	\$21.17/fs	↔
<b>Totals</b>	<b>3,135,453</b>	<b>66</b>	<b>8.08%</b>	<b>8.16%</b>	<b>253,189</b>	<b>21,095</b>	<b>28,246</b>	<b>0</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	0	0	0	\$30.84/fs	▲
Class B	1,794,888	152	7.17%	7.17%	131,345	0	1,357	(1,340)	0	0	\$15.03/fs	▲
<b>Totals</b>	<b>1,865,888</b>	<b>153</b>	<b>7.29%</b>	<b>7.29%</b>	<b>135,945</b>	<b>0</b>	<b>2,747</b>	<b>(1,340)</b>	<b>0</b>	<b>0</b>	<b>\$15.60/fs</b>	▲
<b>North</b>												
Class A	252,890	4	13.48%	14.07%	34,101	1,470	12,893	0	0	0	\$25.47/fs	↔
Class B	1,882,840	117	17.27%	17.27%	324,989	0	(74,186)	0	0	0	\$13.90/fs	▼
<b>Totals</b>	<b>2,135,730</b>	<b>121</b>	<b>16.81%</b>	<b>16.88%</b>	<b>359,090</b>	<b>1,470</b>	<b>(61,293)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$16.81/fs</b>	▼
<b>Northeast</b>												
Class A	2,394,435	20	4.59%	4.69%	109,937	37,003	34,528	0	0	0	\$20.93/fs	↔
Class B	5,285,959	226	11.35%	11.35%	602,032	26,768	84,567	0	20,000	112,440	\$15.75/fs	▲
<b>Totals</b>	<b>7,680,394</b>	<b>246</b>	<b>9.27%</b>	<b>9.30%</b>	<b>711,969</b>	<b>63,771</b>	<b>119,094</b>	<b>0</b>	<b>20,000</b>	<b>112,440</b>	<b>\$16.69/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.

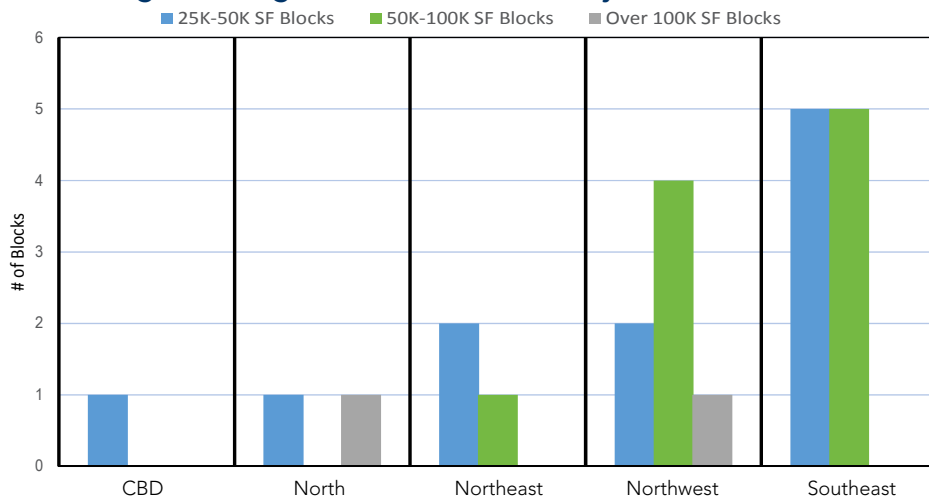
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SUBMARKET	INVENTORY	NO. OF BLDGS	DIRECT VACANCY RATE	OVERALL VACANCY RATE	DIRECT VACANT & AVAILABLE SF	SUBLEASE TOTAL AVAILABLE SF	YTD DIRECT ABSORPTION	YTD NET ABSORPTION	YTD COMPLETIONS	UNDER CONSTRUCTION	ASKING DIRECT RATE PER COSTAR	TREND FROM PREVIOUS MONTH
<b>Northwest</b>												
Class A	838,351	8	10.97%	10.97%	92,329	0	19,162	0	0	0	\$21.95/fs	▼
Class B	3,533,880	124	16.72%	16.73%	591,302	163	(46,755)	(42,875)	0	0	\$17.34/fs	▲
<b>Totals</b>	<b>4,372,231</b>	<b>132</b>	<b>15.64%</b>	<b>15.64%</b>	<b>683,631</b>	<b>163</b>	<b>(27,593)</b>	<b>(42,875)</b>	<b>0</b>	<b>0</b>	<b>\$18.06/fs</b>	▼
<b>Southeast</b>												
Class A	1,004,996	9	12.40%	12.40%	124,639	0	5,562	0	0	0	\$20.44/fs	▲
Class B	2,982,506	148	15.71%	15.71%	468,468	29,209	(172,681)	(172,681)	0	0	\$14.44/fs	▼
<b>Totals</b>	<b>3,987,502</b>	<b>157</b>	<b>14.87%</b>	<b>14.87%</b>	<b>593,107</b>	<b>29,209</b>	<b>(167,119)</b>	<b>(172,681)</b>	<b>0</b>	<b>0</b>	<b>\$15.44/fs</b>	▼
<b>Southwest</b>												
Class A	0	0	0.00%	-	0	0	0	0	0	0	NA	↔
Class B	982,081	82	5.15%	5.15%	50,351	0	31,681	31,944	0	0	\$13.23/fs	↔
<b>Totals</b>	<b>982,081</b>	<b>82</b>	<b>5.13%</b>	<b>5.13%</b>	<b>50,351</b>	<b>0</b>	<b>31,681</b>	<b>31,944</b>	<b>0</b>	<b>0</b>	<b>\$13.23/fs</b>	↔
<b>Teller County</b>												
Class A	0	0	0.00%	-	0	0	0	0	0	0	NA	↔
Class B	209,507	29	7.99%	7.99%	16,972	0	(2,947)	(3,178)	0	0	\$20.99/fs	↔
<b>Totals</b>	<b>209,507</b>	<b>29</b>	<b>8.10%</b>	<b>8.10%</b>	<b>16,972</b>	<b>0</b>	<b>(2,947)</b>	<b>(3,178)</b>	<b>0</b>	<b>0</b>	<b>\$20.99/fs</b>	↔
<b>Colorado Springs All</b>												
Class A	5,506,499	48	7.54%	7.66%	415,399	45,568	100,011	102,378	0	0	\$22.45/fs	▲
Class B	18,862,287	938	12.63%	12.63%	2,388,855	70,140	(175,265)	(173,095)	0	112,440	\$15.78/fs	▼
<b>Totals</b>	<b>24,368,786</b>	<b>986</b>	<b>11.51%</b>	<b>11.54%</b>	<b>2,804,254</b>	<b>115,708</b>	<b>(75,254)</b>	<b>(70,717)</b>	<b>0</b>	<b>112,440</b>	<b>\$16.95/fs</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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