

DENVER FLEX MARKET WATCH

OCTOBER 2016



RATES
\$10.64/NNN

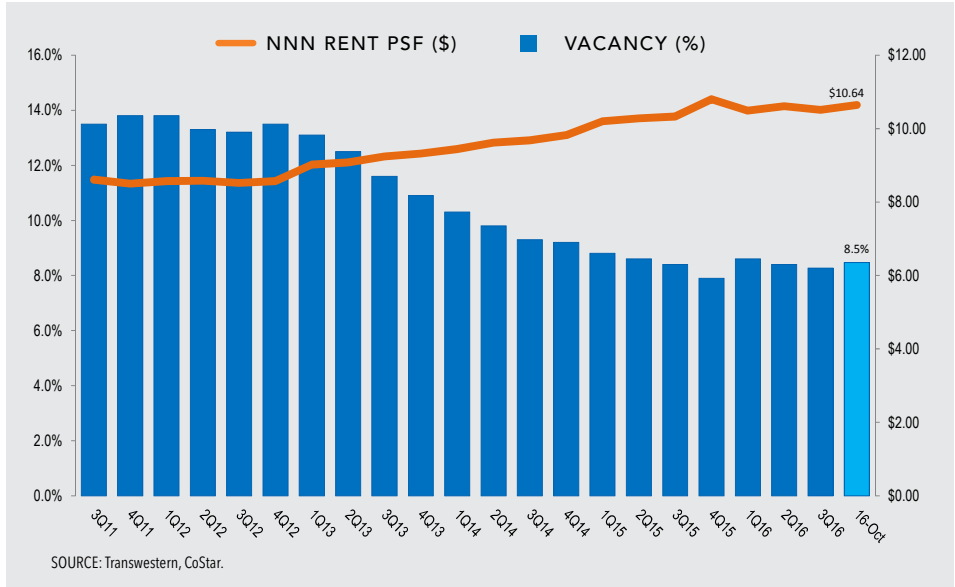


DIRECT VACANCY
8.47%



Y.T.D DIRECT ABSORPTION
(90,145 SF)

FLEX STATISTICS :: VACANCY & GROSS RENTAL RATE



* Arrow indicators represent change from previous month

Flex Market Statistics By Submarket - October 2016

SUBMARKET	INVENTORY	# OF BUILDINGS	DIRECT VACANCY RATE (AVAILABLE)	OVERALL VACANCY RATE	DIRECT VACANT AVAILABLE SQUARE FEET	YTD NET ABSORPTION	ASKING DIRECT RATE PER COSTAR	S/PSF TREND FROM PREVIOUS MONTH
Aurora	1,610,245	51	14.11%	14.49%	227,256	(11,078)	\$8.38/nnn	▲
Boulder	7,018,362	183	5.26%	5.26%	368,969	34,237	\$14.01/nnn	▲
Broomfield	986,481	35	5.66%	6.37%	55,868	(9,309)	\$10.58/nnn	▲
Central	425,293	38	3.40%	3.40%	14,457	6,043	\$10.35/nnn	↔
East I/70 Montbello	2,123,101	85	3.95%	3.95%	83,897	7,154	\$9.12/nnn	▼
Ft Collins & Loveland	6,029,264	189	15.42%	15.42%	929,498	58,709	\$9.57/nnn	▼
Glendale	1,022,246	48	2.31%	2.31%	23,599	5,401	\$9.05/nnn	▼
Longmont	2,773,797	63	23.34%	23.34%	647,527	(333,592)	\$9.87/nnn	▲
North Central	889,524	50	0.34%	0.34%	3,005	4,826	\$15.78/nnn	▼
North	1,686,394	43	17.35%	17.35%	292,571	56,301	\$12.32/nnn	▲
Northeast	790,368	38	2.35%	2.35%	18,605	(3,773)	\$11.69/nnn	▲
Northwest	4,530,441	170	4.72%	5.08%	213,704	31,354	\$11.17/nnn	▲
Parker/Castlerock	238,726	15	9.15%	9.15%	21,834	(2,208)	\$13.79/nnn	▲
South Central	767,311	67	2.57%	2.57%	19,697	(5,497)	\$10.34/nnn	▼
Southeast	8,431,888	278	8.31%	8.46%	700,299	(34,153)	\$11.87/nnn	▲
Southwest	3,959,631	151	3.79%	6.57%	150,032	22,101	\$10.75/nnn	▼
Weld County	2,318,155	101	16.37%	16.45%	379,391	24,920	\$7.01/nnn	▲
West	4,140,154	146	1.52%	1.52%	62,989	58,421	\$9.92/nnn	▼
Flex All	49,741,381	1,751	8.47%	8.78%	4,213,200	(90,145)	\$10.64/nnn	▲

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

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About Transwestern

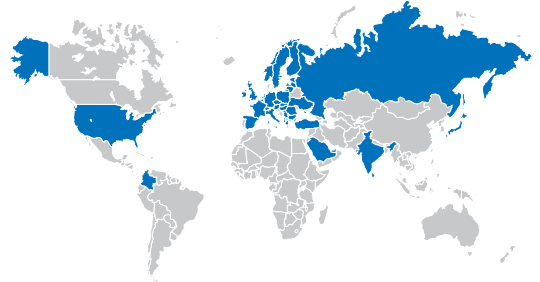
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Net absorption occurs when a lease is signed, not when physically occupied, pre-leased space counts as net absorption when a building delivers. Vacant space that is not available for direct lease is excluded, sublease space is excluded.



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