

DENVER FLEX MARKET WATCH

NOVEMBER 2016



RATES
\$10.44/NNN

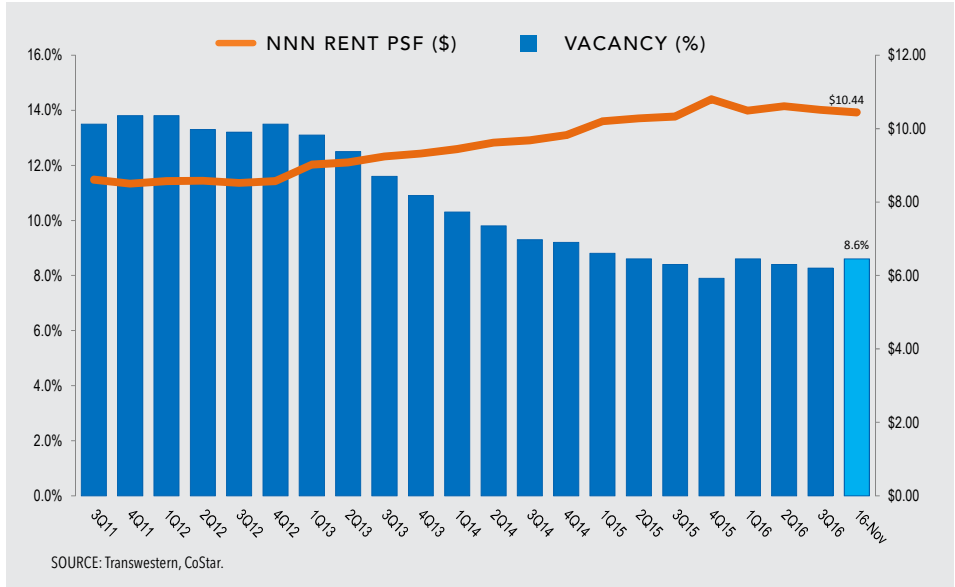


DIRECT VACANCY
8.60%



Y.T.D DIRECT ABSORPTION
(10,623 SF)

FLEX STATISTICS :: VACANCY & GROSS RENTAL RATE



* Arrow indicators represent change from previous month

Flex Market Statistics By Submarket - November 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%	227,266	(11,088)	\$8.37/nnn	▼
Boulder	6,888,316	182	3.22%	3.22%	221,909	206,297	\$15.22/nnn	▲
Broomfield	986,481	35	6.96%	7.67%	68,668	(22,109)	\$10.58/nnn	↔
Central	425,293	38	4.19%	4.19%	17,826	2,674	\$11.28/nnn	▲
East I/70 Montbello	2,123,101	85	3.91%	3.91%	82,945	8,106	\$9.29/nnn	▲
Ft Collins & Loveland	6,029,264	189	15.58%	15.58%	939,619	48,588	\$9.56/nnn	▼
Glendale	1,022,246	48	2.23%	2.23%	22,799	6,201	\$8.97/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%	3,002	4,829	\$15.78/nnn	↔
North	1,686,394	43	16.85%	16.85%	284,200	64,672	\$12.80/nnn	▲
Northeast	790,368	38	2.35%	2.35%	18,605	(3,773)	\$11.69/nnn	↔
Northwest	4,530,441	170	4.60%	4.96%	208,604	36,454	\$11.15/nnn	▼
Parker/Castlerock	238,726	15	8.17%	8.17%	19,504	122	\$13.79/nnn	↔
South Central	767,311	67	2.55%	2.55%	19,549	(5,349)	\$11.10/nnn	▲
Southeast	8,431,888	278	9.12%	9.15%	769,056	(102,910)	\$11.86/nnn	▼
Southwest	3,959,631	151	3.61%	6.39%	142,879	29,254	\$10.75/nnn	↔
Weld County	2,318,155	101	18.32%	18.40%	424,596	(20,285)	\$7.16/nnn	▲
West	4,259,567	148	3.75%	3.75%	159,537	81,286	\$10.65/nnn	▲
Flex All	49,730,748	1,752	8.60%	8.89%	4,278,091	(10,623)	\$10.44/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

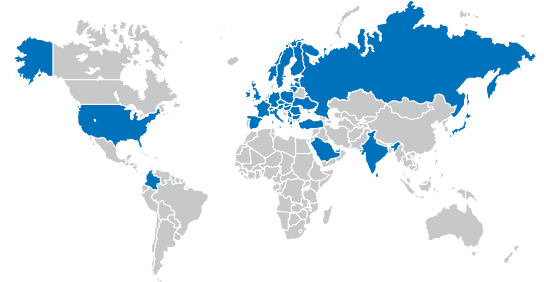
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Net absorption occurs when a lease is signed, not when physically occupied, pre-leased space counts as net absorption when a building delivers. Vacant space that is not available for direct lease is excluded, sublease space is excluded.



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