

# DENVER FLEX MARKET WATCH

NOVEMBER 2017



RATES

**\$11.36/NNN**



DIRECT VACANCY

**7.52%**

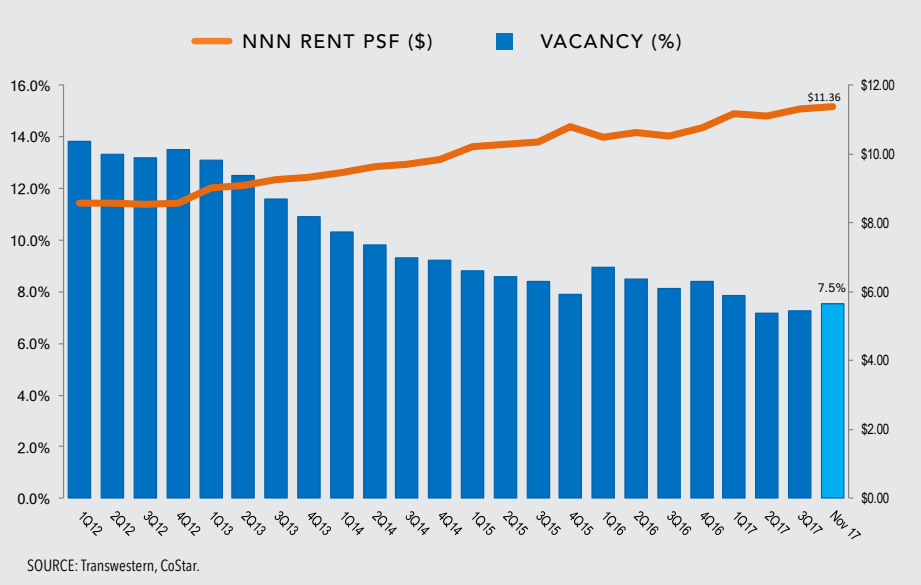


Y.T.D DIRECT ABSORPTION

**1,016,888 SF**

\* Arrow indicators represent change from previous month

## FLEX STATISTICS :: VACANCY & NNN RENTAL RATE



## Flex Market Statistics By Submarket - November 2017

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	1,610,791	51	10.11%	10.49%	162,864	72,444	\$7.20/nnn	▲
Boulder	9,918,467	259	5.44%	5.96%	539,090	123,194	\$14.64/nnn	▼
Broomfield	986,481	35	4.12%	4.12%	40,638	18,030	\$11.29/nnn	▲
Central	424,927	38	0.61%	0.61%	2,611	749	\$17.75/nnn	↔
East I/70 Montbello	2,123,101	85	2.45%	2.64%	52,099	24,016	\$11.53/nnn	↔
Ft Collins & Loveland	6,011,009	191	15.40%	15.48%	925,500	(34,313)	\$10.25/nnn	▼
Glendale	1,013,639	48	0.88%	0.88%	8,879	14,908	\$10.19/nnn	▲
Longmont	2,778,509	64	4.01%	4.71%	111,455	532,086	\$12.13/nnn	▲
North Central	881,319	48	0.40%	0.40%	3,543	(543)	\$15.95/nnn	↔
North	1,725,570	44	20.51%	20.90%	353,852	(47,449)	\$12.14/nnn	▼
Northeast	901,779	40	8.12%	8.12%	73,214	53,324	\$13.50/nnn	↔
Northwest	2,093,561	102	4.30%	4.30%	90,087	30,611	\$11.33/nnn	▼
Parker/Castlerock	250,967	16	10.61%	10.61%	26,623	(6,119)	\$12.36/nnn	▲
South Central	790,403	69	5.61%	5.61%	44,313	(20,526)	\$10.53/nnn	↔
Southeast	8,677,773	280	9.32%	9.32%	808,366	196,899	\$12.95/nnn	▼
Southwest	3,948,647	152	5.43%	5.68%	214,410	15,434	\$10.47/nnn	▲
Weld County	2,363,287	101	17.04%	17.04%	402,638	26,289	\$7.49/nnn	↔
West	7,550,431	155	2.74%	2.80%	206,976	17,852	\$12.29/nnn	▼
<b>Flex All</b>	<b>54,050,661</b>	<b>1,778</b>	<b>7.52%</b>	<b>7.72%</b>	<b>4,067,156</b>	<b>1,016,888</b>	<b>\$11.36/nnn</b>	▼

\*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

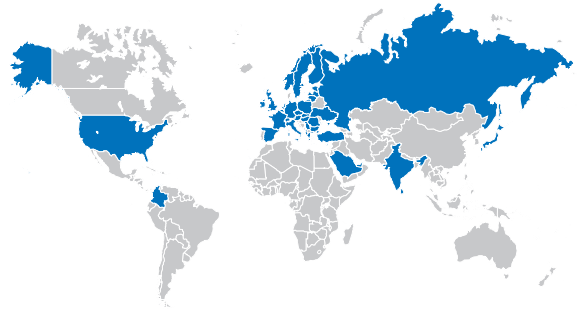
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Net absorption occurs when a lease is signed, not when physically occupied, pre-leased space counts as net absorption when a building delivers. Vacant space that is not available for direct lease is excluded, sublease space is excluded.



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