

DENVER FLEX MARKET WATCH

APRIL 2017



RATES
\$11.06/NNN



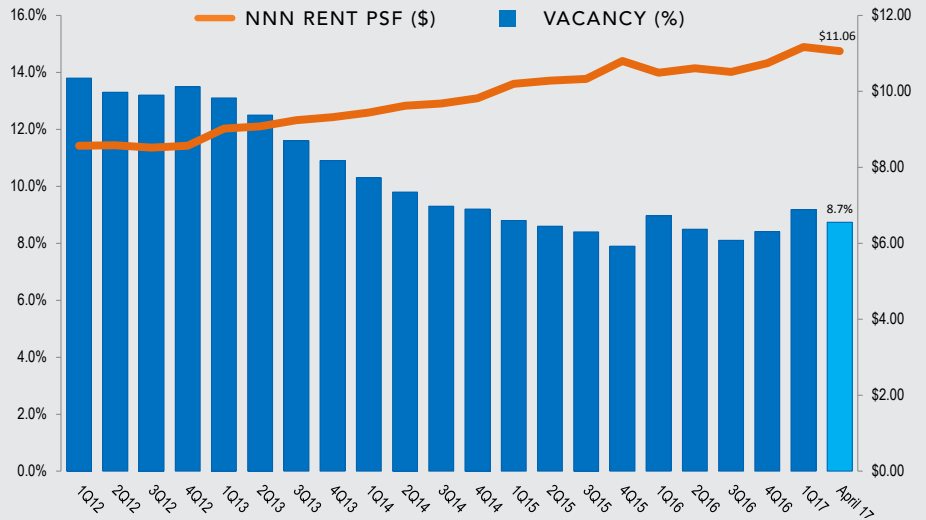
DIRECT VACANCY
8.74%



Y.T.D DIRECT ABSORPTION
474,649 SF

* Arrow indicators represent change from previous month

FLEX STATISTICS :: VACANCY & NNN RENTAL RATE



SOURCE: Transwestern, CoStar.

Flex Market Statistics By Submarket - April 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	10.04%	10.42%	161,746	73,562	\$8.55/nnn	▲
Boulder	9,830,205	257	4.88%	5.00%	480,150	93,872	\$14.30/nnn	▼
Broomfield	986,481	35	5.49%	5.49%	54,134	4,534	\$10.96/nnn	▲
Central	424,927	38	4.92%	4.92%	20,921	(17,561)	\$12.61/nnn	▲
East I/70 Montbello	2,123,101	85	2.40%	2.58%	50,895	25,220	\$10.75/nnn	▲
Ft Collins & Loveland	5,973,857	189	14.87%	14.88%	888,038	(34,003)	\$9.83/nnn	▼
Glendale	1,013,639	48	2.85%	2.85%	28,879	(5,092)	\$9.44/nnn	▼
Longmont	2,774,285	63	22.40%	22.40%	621,445	21,396	\$10.03/nnn	▲
North Central	881,319	48	0.82%	0.82%	7,187	(4,187)	\$16.94/nnn	▲
North	1,725,570	44	20.28%	20.28%	350,022	(43,619)	\$12.10/nnn	▲
Northeast	901,779	40	3.25%	3.25%	29,330	97,208	\$13.88/nnn	↔
Northwest	2,239,252	104	6.77%	6.91%	151,542	114,847	\$10.82/nnn	▼
Parker/Castlerock	250,967	16	10.80%	10.80%	27,114	(6,610)	\$11.31/nnn	▼
South Central	790,403	69	2.84%	2.84%	22,486	1,301	\$10.83/nnn	▲
Southeast	8,527,773	279	9.15%	9.15%	780,025	75,240	\$12.58/nnn	▲
Southwest	3,948,647	152	3.19%	3.56%	125,837	104,007	\$10.58/nnn	▼
Weld County	2,363,287	101	21.23%	21.32%	501,799	(72,872)	\$8.02/nnn	▼
West	4,267,292	149	2.87%	2.87%	122,488	47,407	\$11.52/nnn	▲
Flex All	50,633,575	1,768	8.74%	8.82%	4,424,039	474,649	\$11.06/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

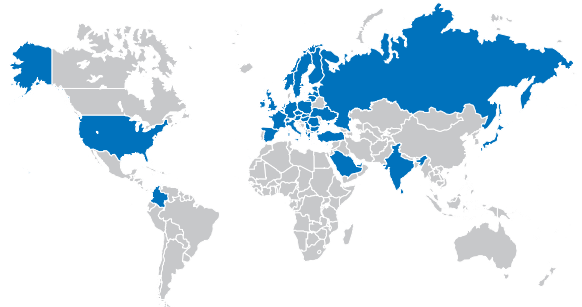
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*Source

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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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