

DENVER FLEX MARKET WATCH

MAY 2017



RATES
\$11.05/NNN



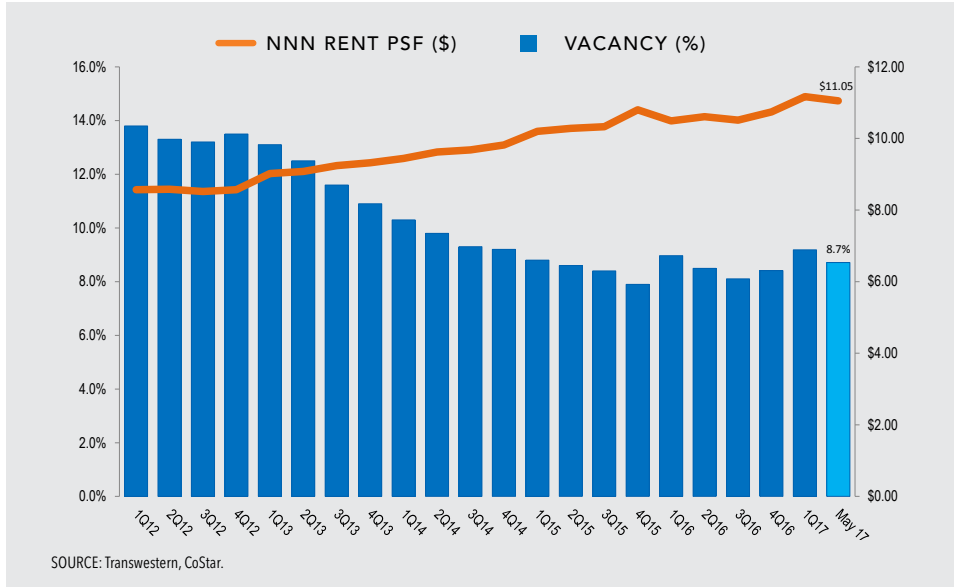
DIRECT VACANCY
8.71%



Y.T.D DIRECT ABSORPTION
479,809 SF

* Arrow indicators represent change from previous month

FLEX STATISTICS :: VACANCY & NNN RENTAL RATE



Flex Market Statistics By Submarket - May 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	10.94%	11.32%	176,226	59,082	\$7.67/nnn	▼
Boulder	9,830,205	257	5.09%	5.18%	500,548	73,474	\$14.30/nnn	↔
Broomfield	986,481	35	5.14%	5.14%	50,747	7,921	\$11.02/nnn	▲
Central	424,927	38	0.68%	0.68%	2,870	490	\$14.11/nnn	▲
East I/70 Montbello	2,123,101	85	2.78%	2.96%	58,961	17,154	\$10.90/nnn	▲
Ft Collins & Loveland	5,973,857	189	14.59%	14.60%	871,480	(17,445)	\$9.89/nnn	▲
Glendale	1,013,639	48	2.61%	2.61%	26,422	(2,635)	\$9.45/nnn	▲
Longmont	2,774,285	63	21.92%	21.92%	608,084	34,757	\$10.29/nnn	▲
North Central	881,319	48	1.20%	1.20%	10,546	(7,546)	\$18.22/nnn	▲
North	1,725,570	44	20.67%	20.67%	356,640	(50,237)	\$12.10/nnn	↔
Northeast	901,779	40	3.25%	3.25%	29,330	97,208	\$13.88/nnn	↔
Northwest	2,239,252	104	6.41%	6.55%	143,517	122,872	\$10.79/nnn	▼
Parker/Castlerock	250,967	16	10.02%	10.02%	25,151	(4,647)	\$11.67/nnn	▲
South Central	790,403	69	3.42%	3.42%	27,026	(3,239)	\$10.94/nnn	▲
Southeast	8,527,773	279	8.87%	8.87%	756,237	99,028	\$12.61/nnn	▲
Southwest	3,948,647	152	3.35%	3.73%	132,318	97,526	\$10.65/nnn	▲
Weld County	2,363,287	101	21.41%	21.50%	506,019	(77,092)	\$8.02/nnn	↔
West	4,267,292	149	3.20%	3.20%	136,756	33,139	\$11.43/nnn	▼
Flex All	50,633,575	1,768	8.71%	8.79%	4,418,879	479,809	\$11.05/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

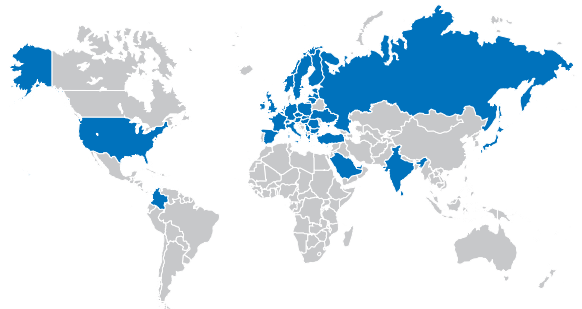
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*Source

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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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