

DENVER FLEX MARKET WATCH

JULY 2017



RATES

\$11.12/NNN



DIRECT VACANCY

8.87%

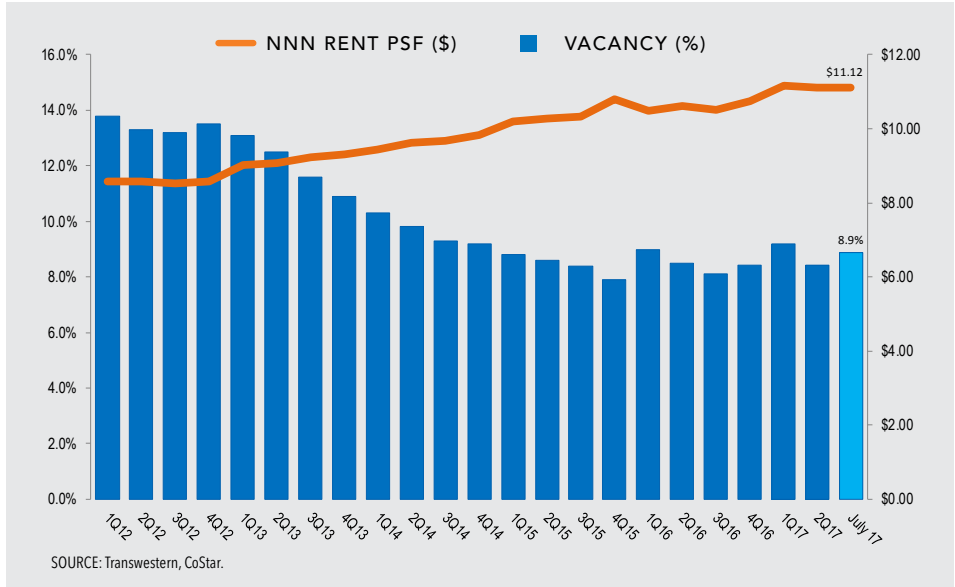


Y.T.D DIRECT ABSORPTION

286,982 SF

* Arrow indicators represent change from previous month

FLEX STATISTICS :: VACANCY & NNN RENTAL RATE



Flex Market Statistics By Submarket - July 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	10.54%	10.92%	169,751	65,557	\$7.69/nnn	▲
Boulder	9,830,205	257	4.92%	5.12%	483,478	90,544	\$14.65/nnn	▲
Broomfield	986,481	35	5.14%	5.14%	50,747	7,921	\$10.94/nnn	▼
Central	424,927	38	0.41%	0.41%	1,741	1,619	\$16.19/nnn	▲
East I/70 Montbello	2,123,101	85	2.44%	2.63%	51,897	24,218	\$11.38/nnn	▲
Ft Collins & Loveland	6,002,009	190	15.98%	15.99%	959,089	(76,902)	\$10.00/nnn	▲
Glendale	1,013,639	48	2.33%	2.55%	23,604	183	\$9.87/nnn	▲
Longmont	2,774,285	63	24.67%	25.36%	684,336	(41,495)	\$11.20/nnn	▲
North Central	881,319	48	2.04%	2.04%	17,962	(14,962)	\$18.18/nnn	▼
North	1,725,570	44	20.27%	20.85%	349,810	(43,407)	\$12.15/nnn	▲
Northeast	901,779	40	3.05%	3.05%	27,529	99,009	\$13.60/nnn	↔
Northwest	2,093,561	102	6.40%	6.54%	133,888	(13,190)	\$11.15/nnn	▲
Parker/Castlerock	250,967	16	5.13%	5.13%	12,863	7,641	\$11.64/nnn	▼
South Central	790,403	69	3.02%	3.02%	23,889	(102)	\$10.86/nnn	▼
Southeast	8,527,773	279	8.55%	8.55%	729,459	125,806	\$12.62/nnn	▲
Southwest	3,948,647	152	5.39%	6.13%	212,819	17,025	\$10.43/nnn	▼
Weld County	2,363,287	101	17.86%	17.86%	422,142	6,785	\$6.96/nnn	▼
West	4,267,292	149	3.26%	3.26%	139,161	30,734	\$11.74/nnn	▲
Flex All	50,516,036	1,767	8.87%	9.06%	4,494,167	286,982	\$11.12/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

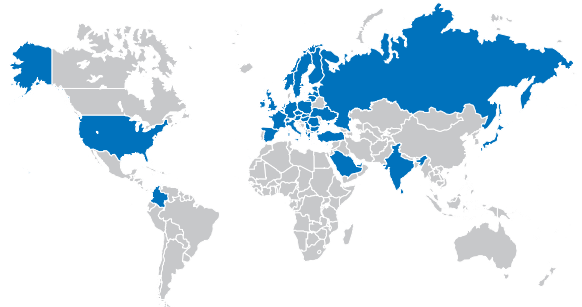
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*Source

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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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