

DENVER FLEX MARKET WATCH

AUGUST 2017



RATES

\$11.13/NNN



DIRECT VACANCY

7.94%

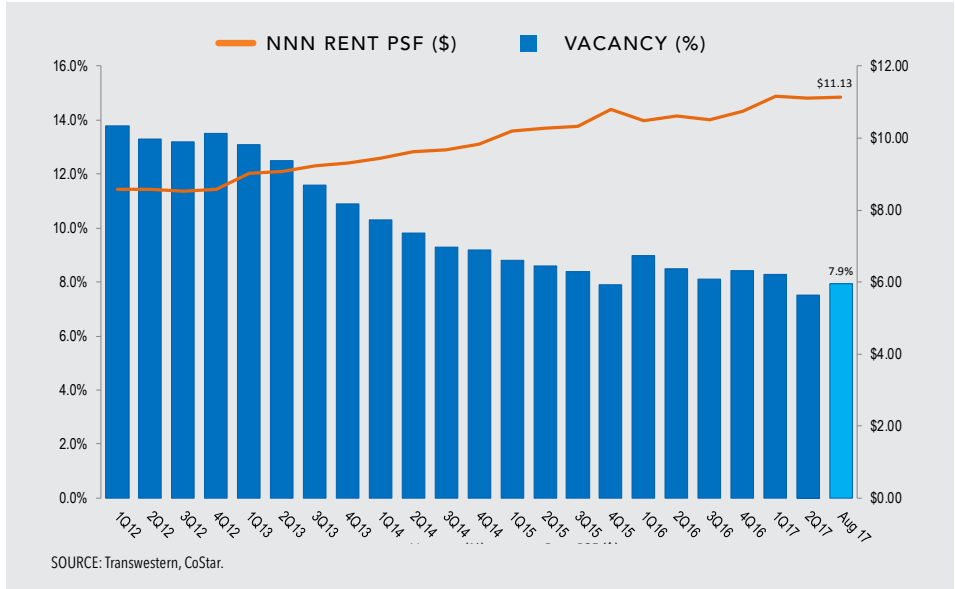


Y.T.D DIRECT ABSORPTION

780,330 SF

* Arrow indicators represent change from previous month

FLEX STATISTICS :: VACANCY & NNN RENTAL RATE



Flex Market Statistics By Submarket - August 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	9.02%	9.40%	145,343	89,965	\$7.70/nnn	▲
Boulder	9,856,067	258	4.77%	4.97%	470,103	129,781	\$14.48/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	2.57%	2.75%	54,517	21,598	\$11.38/nnn	↔
Ft Collins & Loveland	6,002,009	190	16.32%	16.36%	979,268	(97,081)	\$10.02/nnn	▲
Glendale	1,013,639	48	2.61%	2.83%	26,471	(2,684)	\$10.15/nnn	▲
Longmont	2,778,509	64	8.19%	8.88%	227,575	415,966	\$11.26/nnn	▲
North Central	881,319	48	1.87%	1.87%	16,516	(14,962)	\$17.36/nnn	▼
North	1,725,570	44	20.50%	21.08%	353,766	(47,363)	\$12.16/nnn	▲
Northeast	901,779	40	3.05%	3.05%	27,529	99,009	\$13.50/nnn	▼
Northwest	2,093,561	102	6.03%	6.18%	126,225	(5,527)	\$11.19/nnn	▲
Parker/Castlerock	250,967	16	5.13%	5.13%	12,863	7,641	\$11.64/nnn	↔
South Central	790,403	69	3.51%	3.51%	27,780	(3,993)	\$10.72/nnn	▼
Southeast	8,527,773	279	8.38%	9.62%	714,371	140,894	\$12.64/nnn	▲
Southwest	3,948,647	152	5.34%	5.59%	211,031	18,813	\$10.33/nnn	▼
Weld County	2,363,287	101	17.86%	17.86%	422,142	6,785	\$7.41/nnn	▲
West	4,267,292	149	3.70%	3.92%	157,946	11,949	\$11.77/nnn	▲
Flex All	50,546,122	1,769	7.94%	8.32%	4,025,935	780,330	\$11.13/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

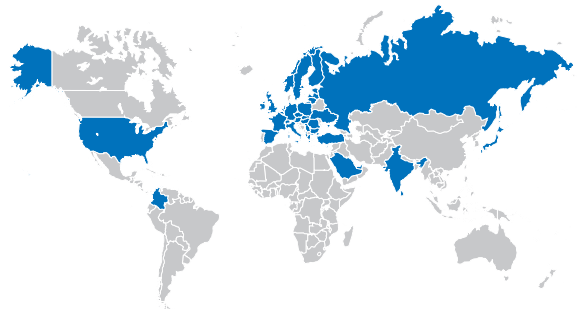
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*Source

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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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