

# DENVER FLEX MARKET WATCH

THIRD QUARTER 2017



RATES  
**\$11.29/NNN**



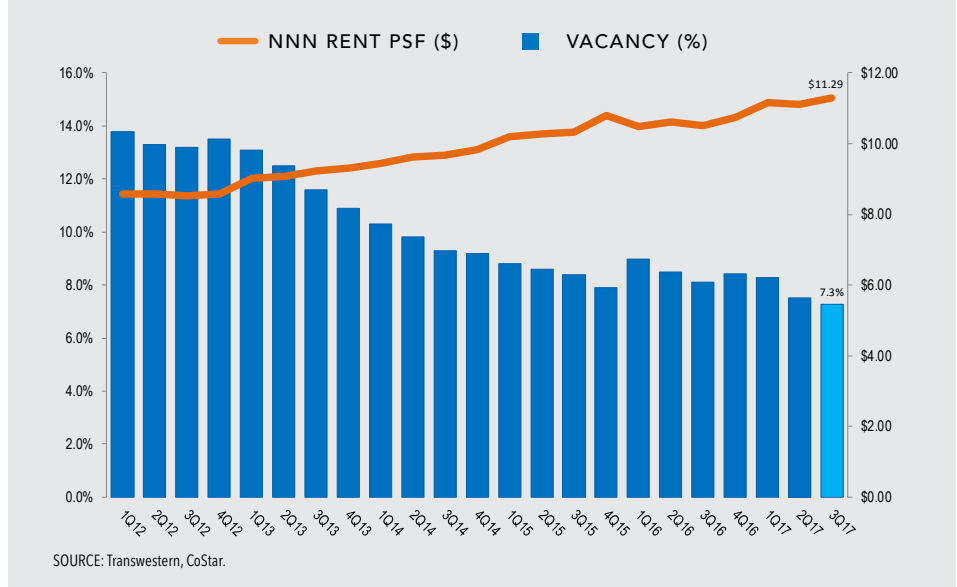
DIRECT VACANCY  
**7.27%**



Y.T.D DIRECT ABSORPTION  
**1,038,640 SF**

\* Arrow indicators represent change from previous quarter

## FLEX STATISTICS :: VACANCY & GROSS RENTAL RATE



## Flex Market Statistics By Submarket - Third Quarter 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 QUARTER
Aurora	1,610,791	51	9.11%	9.49%	146,818	88,490	\$7.44/nnn	▼
Boulder	9,918,467	259	5.11%	5.30%	506,509	155,775	\$14.72/nnn	▲
Broomfield	986,481	35	5.14%	5.14%	50,747	7,921	\$11.12/nnn	▲
Central	424,927	38	0.41%	0.41%	1,741	1,619	\$16.19/nnn	▲
East I/70 Montbello	2,123,101	85	2.98%	3.16%	63,225	12,890	\$11.38/nnn	▲
Ft Collins & Loveland	6,002,009	190	16.31%	16.40%	978,654	(96,467)	\$10.01/nnn	▲
Glendale	1,013,639	48	1.98%	2.21%	20,034	3,753	\$10.25/nnn	▲
Longmont	2,778,509	64	5.05%	5.74%	140,318	503,223	\$11.29/nnn	▲
North Central	881,319	48	1.87%	1.87%	16,516	(13,516)	\$19.23/nnn	▲
North	1,725,570	44	20.32%	20.90%	350,686	(44,283)	\$12.16/nnn	▲
Northeast	901,779	40	3.50%	3.50%	31,554	94,984	\$13.50/nnn	▼
Northwest	2,093,561	102	4.54%	4.68%	94,969	25,729	\$11.18/nnn	▲
Parker/Castlerock	250,967	16	7.08%	7.08%	17,770	2,734	\$11.95/nnn	▲
South Central	790,403	69	8.01%	8.01%	63,291	(39,504)	\$10.65/nnn	▼
Southeast	8,527,773	279	7.11%	7.11%	606,683	248,582	\$12.74/nnn	▲
Southwest	3,948,647	152	5.40%	5.65%	213,276	16,568	\$10.39/nnn	▼
Weld County	2,363,287	101	17.69%	17.69%	417,987	10,940	\$7.41/nnn	▼
West	4,272,917	150	2.72%	2.76%	116,319	59,201	\$12.44/nnn	▲
<b>Flex All</b>	<b>50,614,147</b>	<b>1,771</b>	<b>7.27%</b>	<b>7.42%</b>	<b>3,837,096</b>	<b>1,038,640</b>	<b>\$11.29/nnn</b>	<b>▲</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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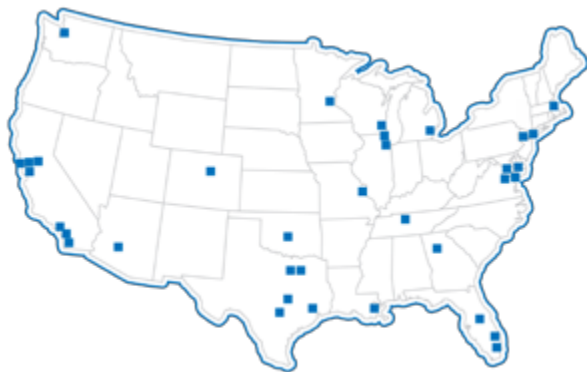
THIRD QUARTER 2017

## About Transwestern

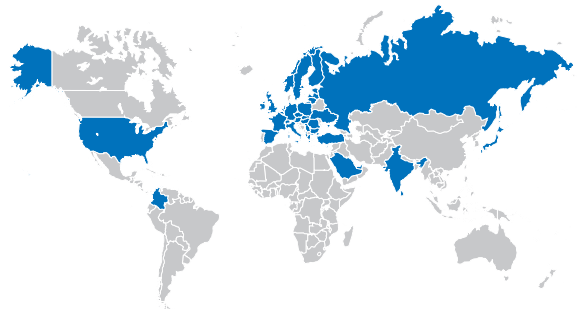
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Net absorption occurs when a lease is signed, not when physically occupied; pre-leased space counts as net absorption when a building delivers. Vacant space that is not available for direct lease is excluded; sublease space is excluded.



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