

# DENVER FLEX MARKET WATCH

YEAR END 2016



**RATES**  
**\$10.74/NNN**

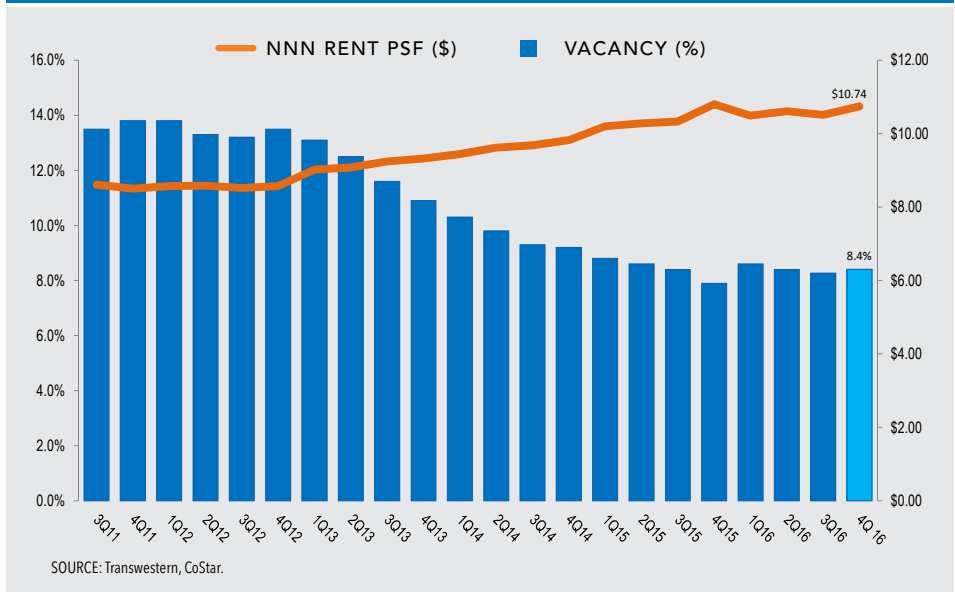


**DIRECT VACANCY**  
**8.41%**



**Y.T.D DIRECT ABSORPTION**  
**78,039 SF**

## FLEX STATISTICS :: VACANCY & GROSS RENTAL RATE



\* Arrow indicators represent change from previous quarter

## Flex Market Statistics By Submarket - Year End 2016

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	1,610,245	51	14.61%	14.99%	235,308	(19,130)	\$8.37/nnn	▲
Boulder	6,888,316	182	0.00%	3.43%	236,470	191,736	\$15.65/nnn	▲
Broomfield	986,481	35	5.95%	5.95%	58,668	(12,109)	\$10.58/nnn	▲
Central	425,293	38	0.79%	0.79%	3,362	17,138	\$11.69/nnn	▲
East I/70 Montbello	2,123,101	85	3.59%	3.66%	76,115	14,936	\$9.31/nnn	▲
Ft Collins & Loveland	6,029,264	189	15.45%	15.45%	931,814	56,393	\$9.54/nnn	▼
Glendale	1,022,246	48	2.36%	2.36%	24,120	4,880	\$9.19/nnn	▲
Longmont	2,773,797	63	23.17%	23.34%	642,728	(328,793)	\$9.86/nnn	▲
North Central	889,524	50	0.34%	0.34%	3,028	4,803	\$15.78/nnn	▼
North	1,686,394	43	15.71%	15.71%	264,873	83,999	\$11.95/nnn	▼
Northeast	790,368	38	2.35%	2.35%	18,605	(3,773)	\$11.69/nnn	▲
Northwest	4,530,441	170	4.35%	4.70%	196,899	48,159	\$11.22/nnn	▲
Parker/Castlerock	238,726	15	8.17%	8.17%	19,504	122	\$13.79/nnn	▲
South Central	767,311	67	3.01%	3.01%	23,092	(8,892)	\$11.10/nnn	▲
Southeast	8,431,888	278	8.85%	8.88%	746,604	(80,458)	\$11.82/nnn	▲
Southwest	3,959,631	151	3.47%	6.24%	137,262	34,871	\$10.43/nnn	▼
Weld County	2,311,550	100	18.00%	18.09%	416,174	(18,468)	\$7.15/nnn	▲
West	4,259,567	148	3.48%	3.48%	148,199	92,624	\$10.65/nnn	▲
<b>Flex All</b>	<b>49,724,143</b>	<b>1,751</b>	<b>8.41%</b>	<b>8.70%</b>	<b>4,182,824</b>	<b>78,039</b>	<b>\$10.74/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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## About Transwestern

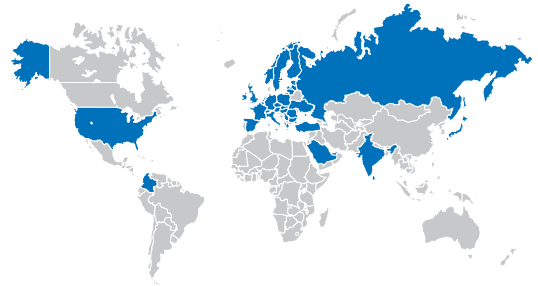
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Net absorption occurs when a lease is signed, not when physically occupied, pre-leased space counts as net absorption when a building delivers. Vacant space that is not available for direct lease is excluded, sublease space is excluded.



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