

DENVER FLEX MARKET WATCH

AUGUST 2016



RATES
\$10.51/NNN

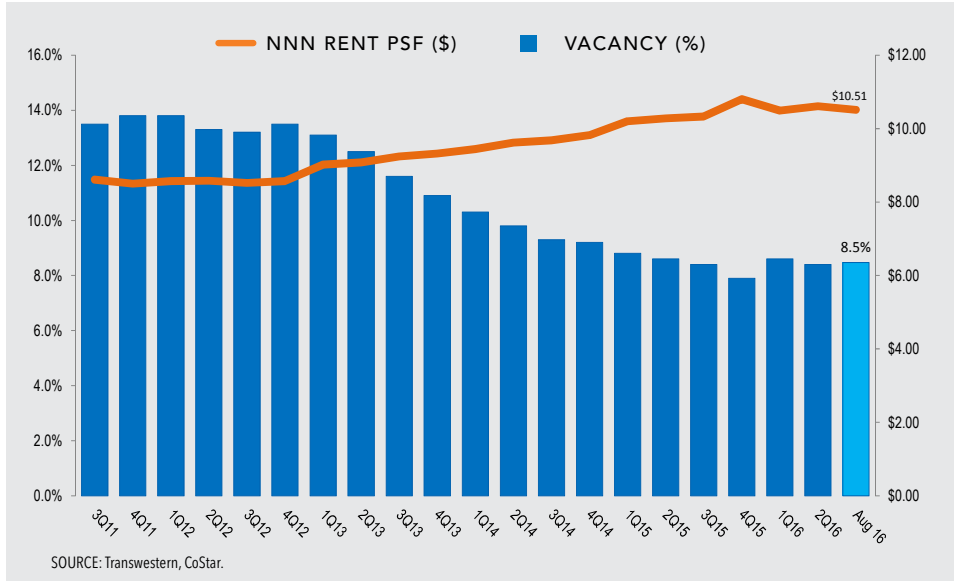


DIRECT VACANCY
8.47%



Y.T.D DIRECT ABSORPTION
(98,880 SF)

FLEX STATISTICS :: VACANCY & GROSS RENTAL RATE



* Arrow indicators represent change from previous month

Flex Market Statistics By Submarket - August 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 MONTH
Aurora	1,610,245	51	15.22%	15.60%	245,061	(28,883)	\$8.24/nnn	▲
Boulder	7,018,362	183	4.63%	4.65%	325,195	78,011	\$13.53/nnn	▼
Broomfield	986,481	35	4.72%	4.72%	46,518	41	\$10.49/nnn	↔
Central	425,293	38	4.94%	4.94%	21,015	(515)	\$10.35/nnn	↔
East I/70 Montbello	2,123,101	85	3.05%	3.05%	64,791	26,260	\$9.13/nnn	▲
Ft Collins & Loveland	6,029,264	189	15.51%	15.51%	935,344	52,863	\$9.75/nnn	▼
Glendale	1,027,687	48	2.65%	3.93%	27,220	13,367	\$9.06/nnn	▲
Longmont	2,773,797	63	25.64%	25.64%	711,241	(397,306)	\$9.06/nnn	▲
North Central	889,524	50	0.41%	0.41%	3,626	1,315	\$18.98/nnn	↔
North	1,686,394	43	18.29%	18.29%	308,490	40,382	\$12.25/nnn	▼
Northeast	790,368	38	2.35%	2.35%	18,538	(3,706)	\$11.32/nnn	↔
Northwest	4,530,441	170	4.76%	4.95%	215,423	29,635	\$10.76/nnn	▼
Parker/Castlerock	238,726	15	7.77%	7.77%	18,553	1,073	\$13.34/nnn	▲
South Central	767,311	67	1.21%	1.21%	9,300	4,900	\$10.51/nnn	↔
Southeast	8,703,851	283	7.20%	7.35%	627,077	45,707	\$11.61/nnn	▼
Southwest	3,959,631	151	3.80%	6.58%	150,358	21,775	\$10.81/nnn	▲
Weld County	2,311,550	100	16.98%	16.98%	392,416	5,290	\$6.98/nnn	▲
West	4,140,154	146	2.67%	2.70%	110,499	10,911	\$10.49/nnn	↔
Flex All	50,012,180	1,755	8.47%	8.77%	4,230,666	(98,880)	\$10.51/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

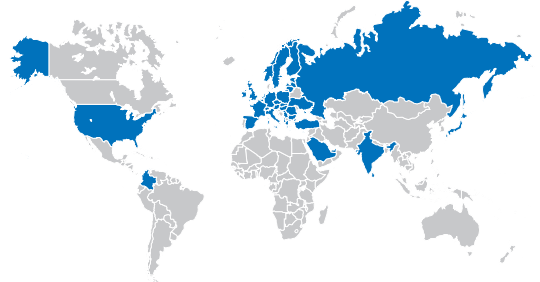
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*Source

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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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