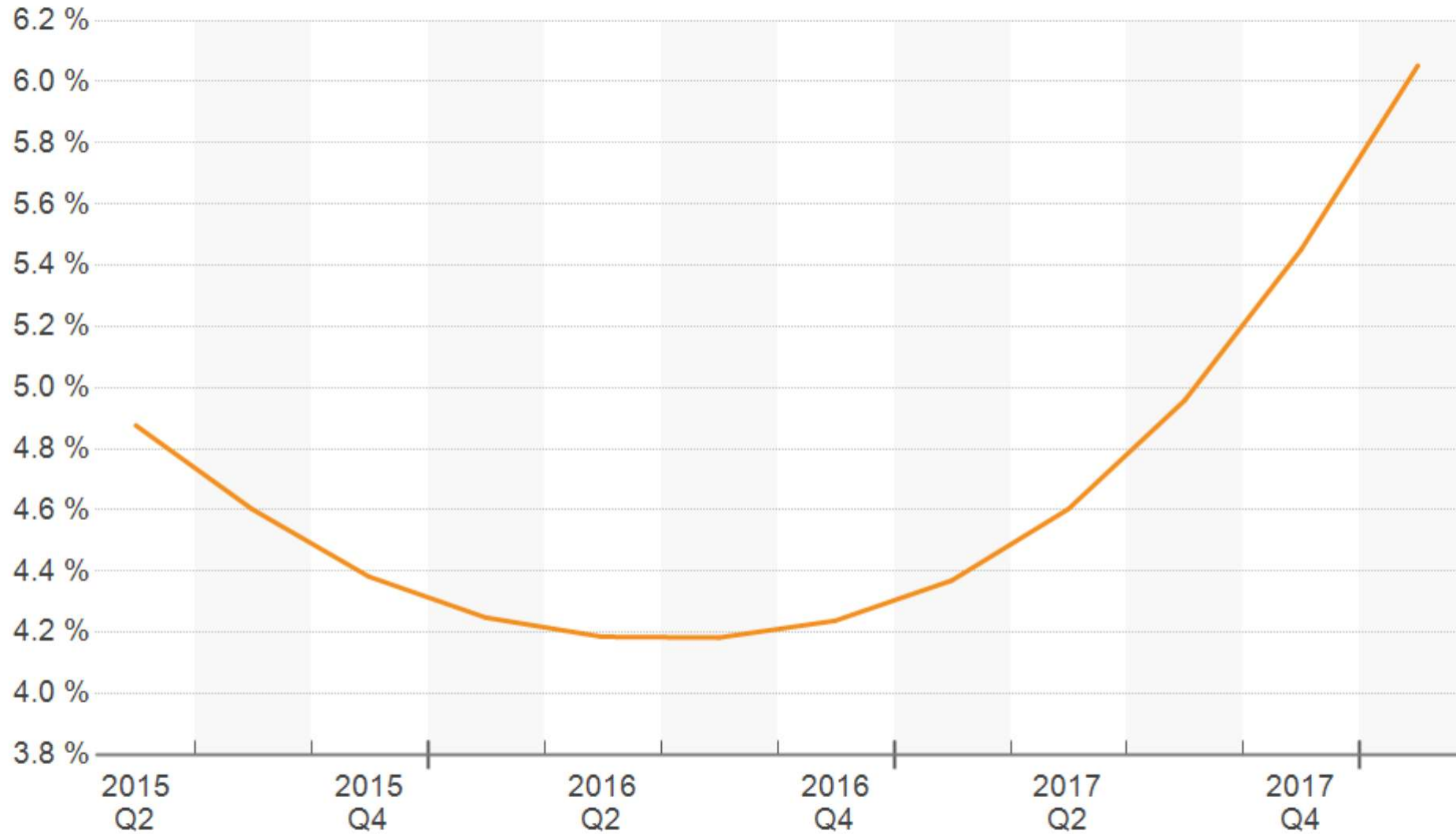


Denver County Flex Vacancy Report

Vacancy Rate



Denver County Flex Vacancy Report

Availability	Survey	5-Year Avg
Rent Per SF	\$13.28	\$10.64
Vacancy Rate	4.3%	5.9%
Vacant SF	159,130	217,382
Availability Rate	5.7%	8.6%
Available SF	210,763	317,307
Sublet SF	8,890	43,695
Months on Market	4.6	10.5

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	638	48,118
12 Mo. Leasing SF	320,089	262,802

Inventory	Survey	5-Year Avg
Existing Buildings	206	206
Existing SF	3,724,103	3,662,075
12 Mo. Const. Starts	0	35,877
Under Construction	0	43,523
12 Mo. Deliveries	0	46,640

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$99	\$97
Asking Price Per SF	\$287	\$129
Sales Volume (Mil.)	\$17	\$26
Cap Rate	7.2%	8.7%