

TRENDS

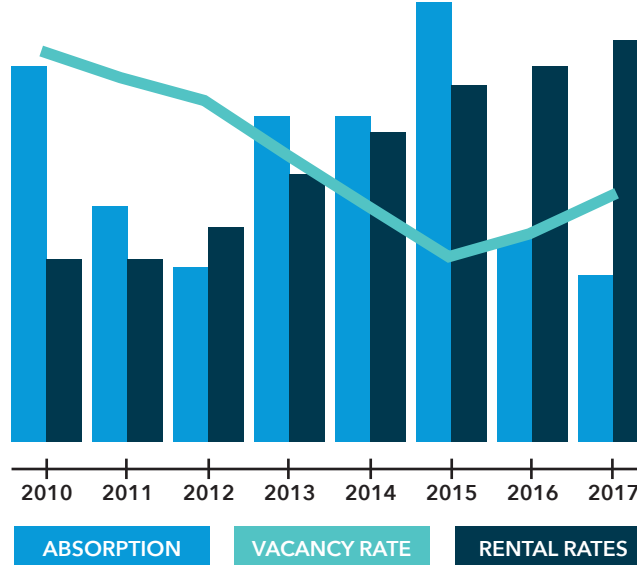
INCREASING
REAL ESTATE TAXES








RETURN OF THE
ENERGY SECTOR?

RISING
CONSTRUCTION COSTS

DENVER GREEN
ROOF INITIATIVE

THE MARKET



-  **10.5%**
VACANCY
-  **\$26.32 / SF**
AVERAGE RENTAL RATES
-  **1,173,349 SF**
NET ABSORPTION
-  **202,018,262 SF**
OFFICE INVENTORY
-  **5,233,168 SF**
UNDER CONSTRUCTION
-  **2.2%**
DENVER UNEMPLOYMENT
-  **4.2%**
EMPLOYMENT GROWTH

Q4 TOP LEASE TRANSACTIONS



**1144 15TH ST
DENVER, CO 80202**
Tenant: Chipotle
Submarket: Downtown
Size: 126,540 SF



**7979 E TUFTS AVE
DENVER, CO 80237**
Tenant: Western Union
Submarket: Southeast
Size: 84,547 SF



**11030 CIRCLE POINT
WESTMINSTER, CO 80020**
Tenant: Epsilon
Submarket: Northwest
Size: 68,155 SF



**188 INVERNESS DR W
ENGLEWOOD, CO 80112**
Tenant: Performance Food Group
Submarket: Southeast
Size: 66,808 SF

Q4 TOP SALE TRANSACTIONS



**1401 LAWRENCE ST
DENVER, CO 80202**
Buyer: Heitman
Seller: First Gulf Corporation
Submarket: Downtown
Size: 311,015 SF
Price: \$225M (\$724/SF)



**ARROW BUILDING
CENTENNIAL, CO 80112**
Buyer: Kennedy Associates
Seller: Miller Global Properties
Submarket: Southeast
Size: 227,000 SF
Price: \$87M (\$383/SF)



**GRANITE PLACE AT VILLAGE CENTER
GREENWOOD VILLAGE, CO 80111**
Buyer: Crestone Partners
Seller: Granite Properties
Submarket: Southeast
Size: 299,702 SF
Price: \$127M (\$424/SF)



**PRENTICE POINT
GREENWOOD VILLAGE, CO 80111**
Buyer: Rialto Capital Management
Seller: Alliance Bernstein
Submarket: Southeast
Size: 206,937 SF
Price: \$35M (\$169/SF)