

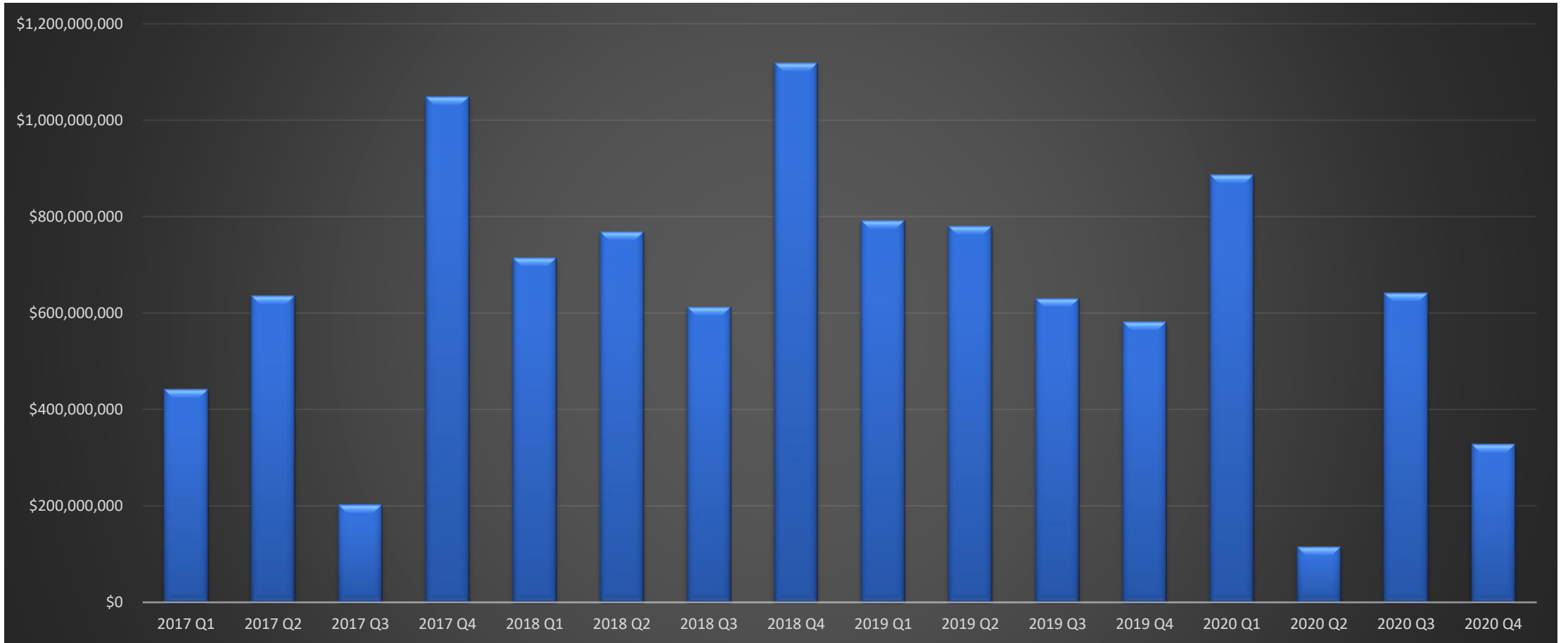


www.beaconrealestateservices.com

Denver Metro Market Update

Office Q4 2020

Sales Volume



Sales Price Per SF



Office Inventory Analysis

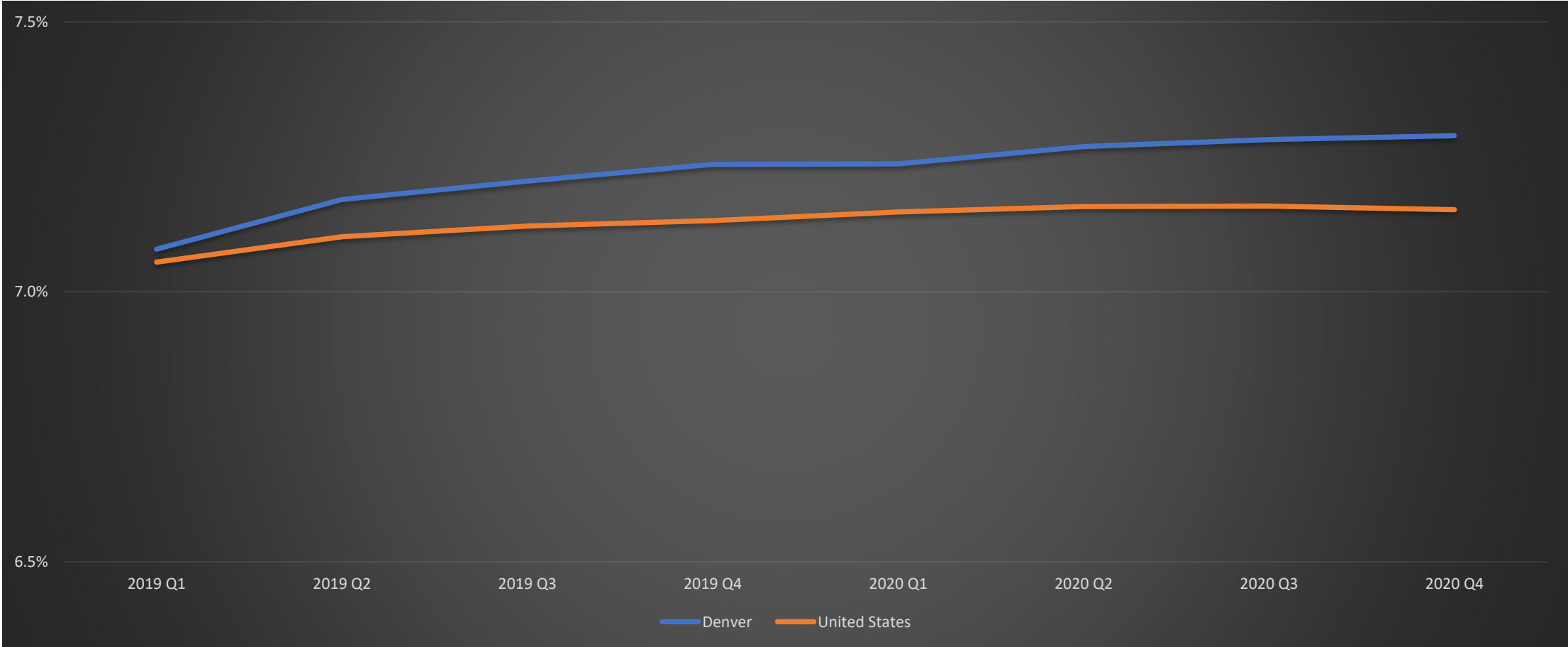
Total # of Comparable Sales (Settled) – 97

Absorption Rate (Total Sales/Months) – 32.3

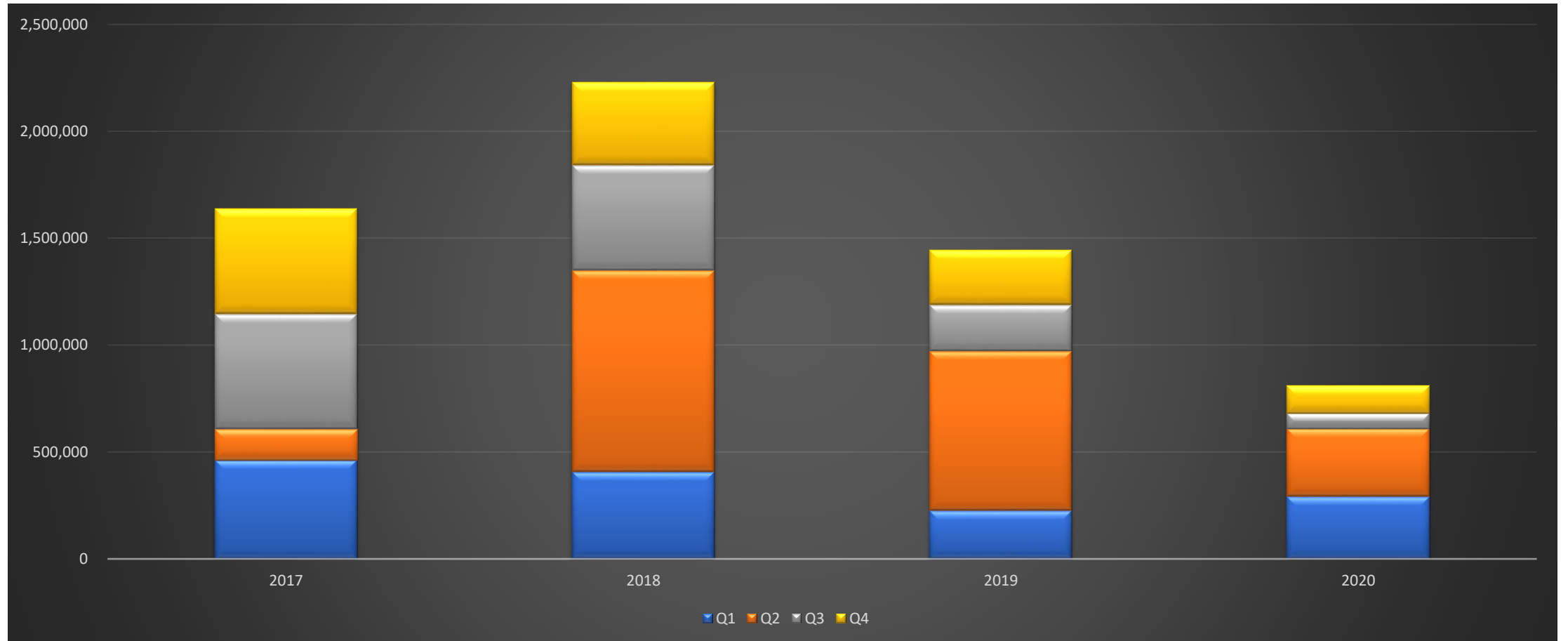
Total # of Comparable Active Listings – 308

Months of Office Supply (Lst/Ab. Rate) – 9.5 months

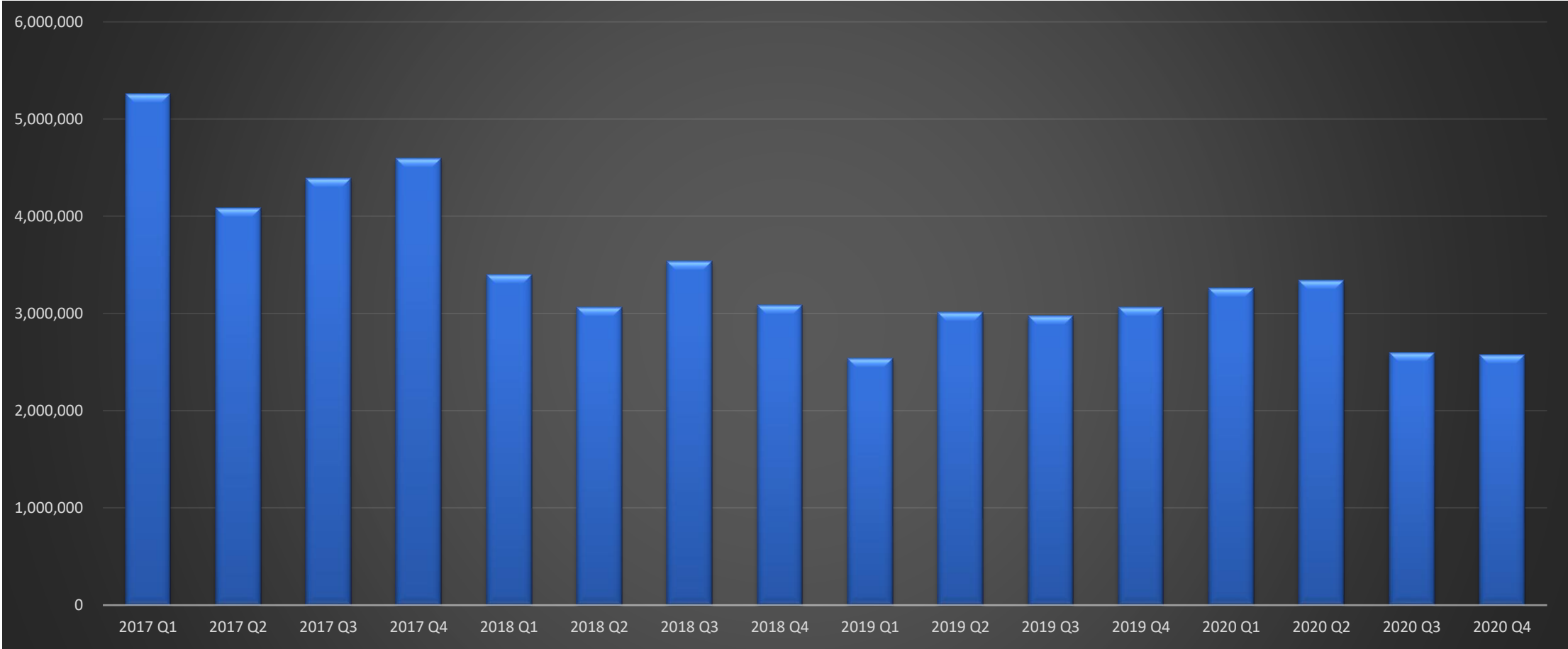
Capitalization Rates



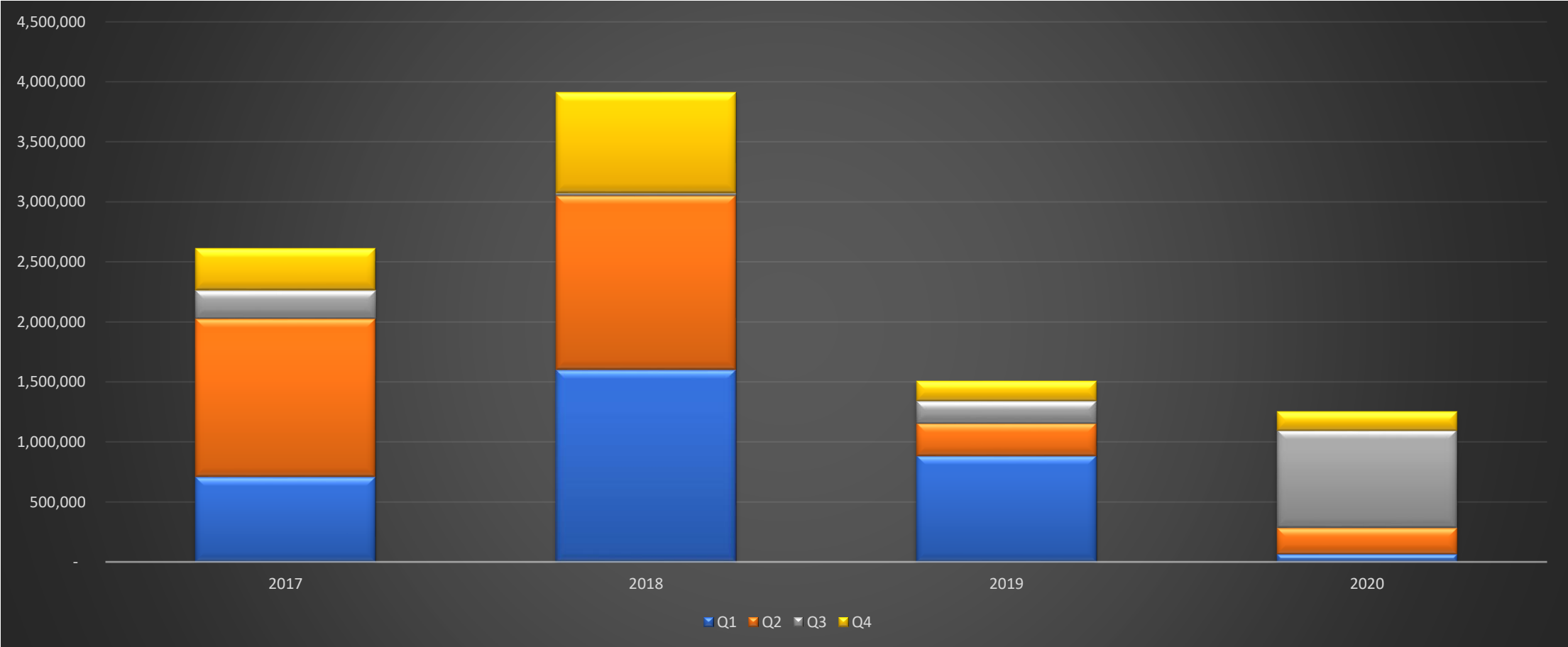
Construction Starts In SF



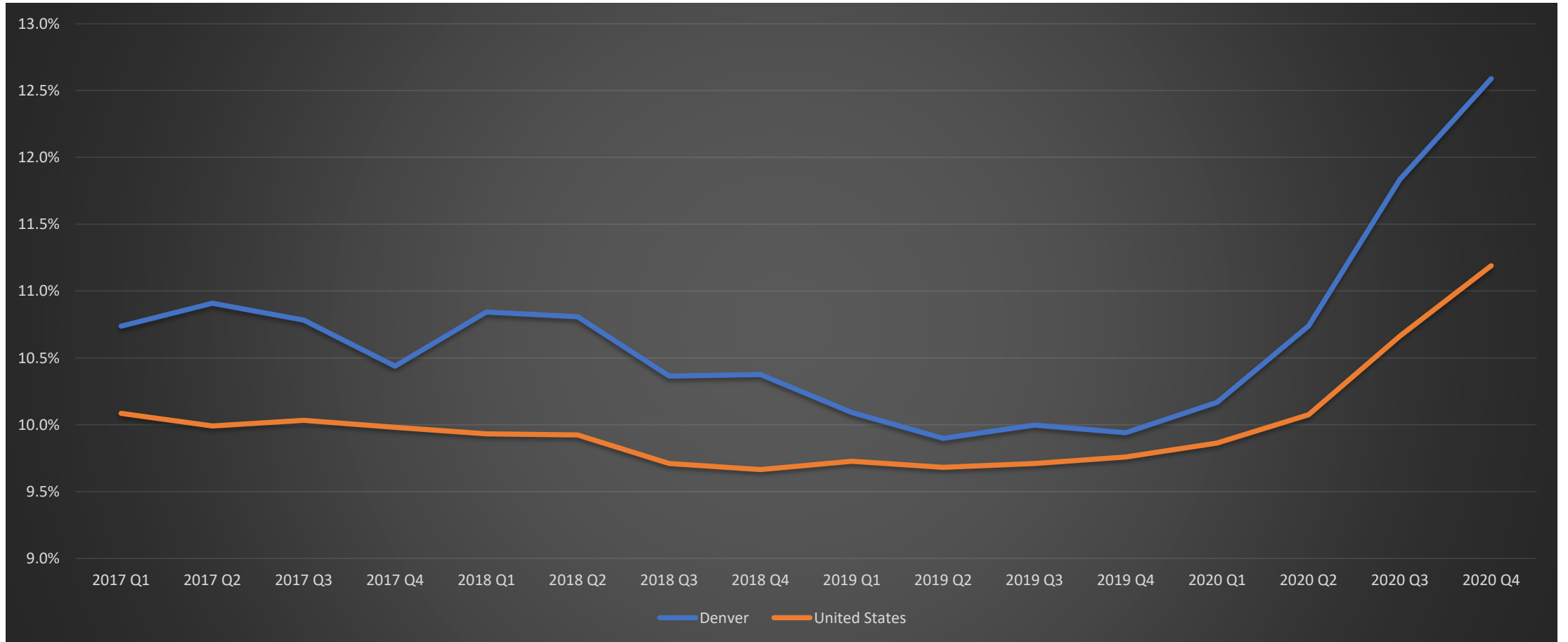
Under Construction In SF



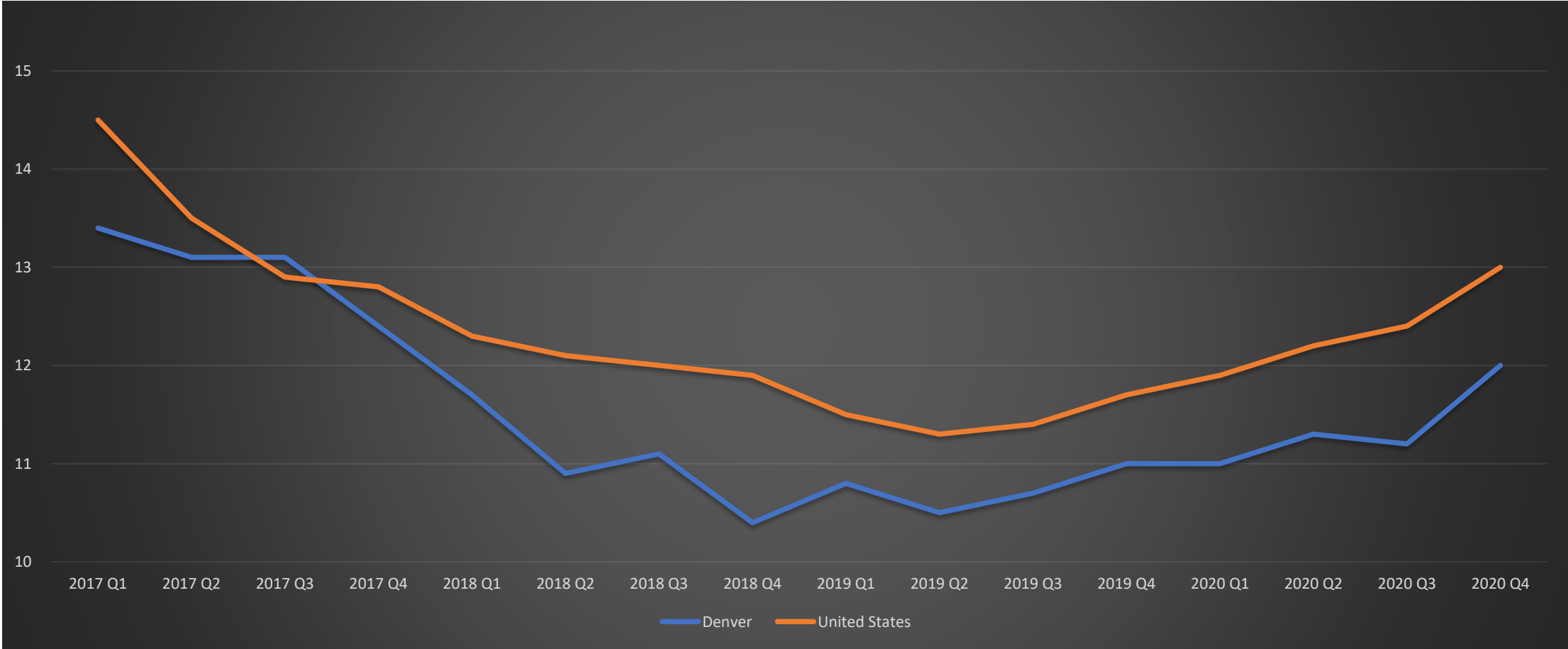
Net Deliveries



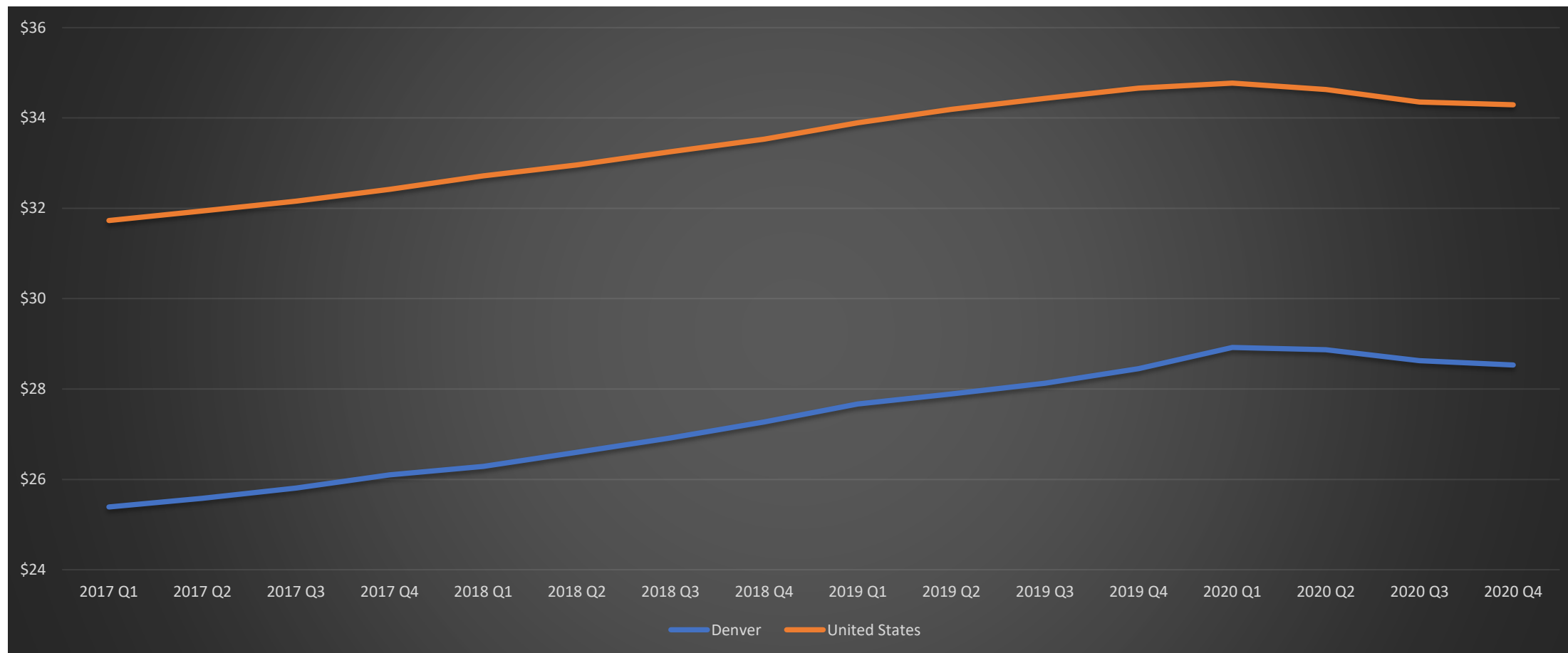
Vacancy Rate



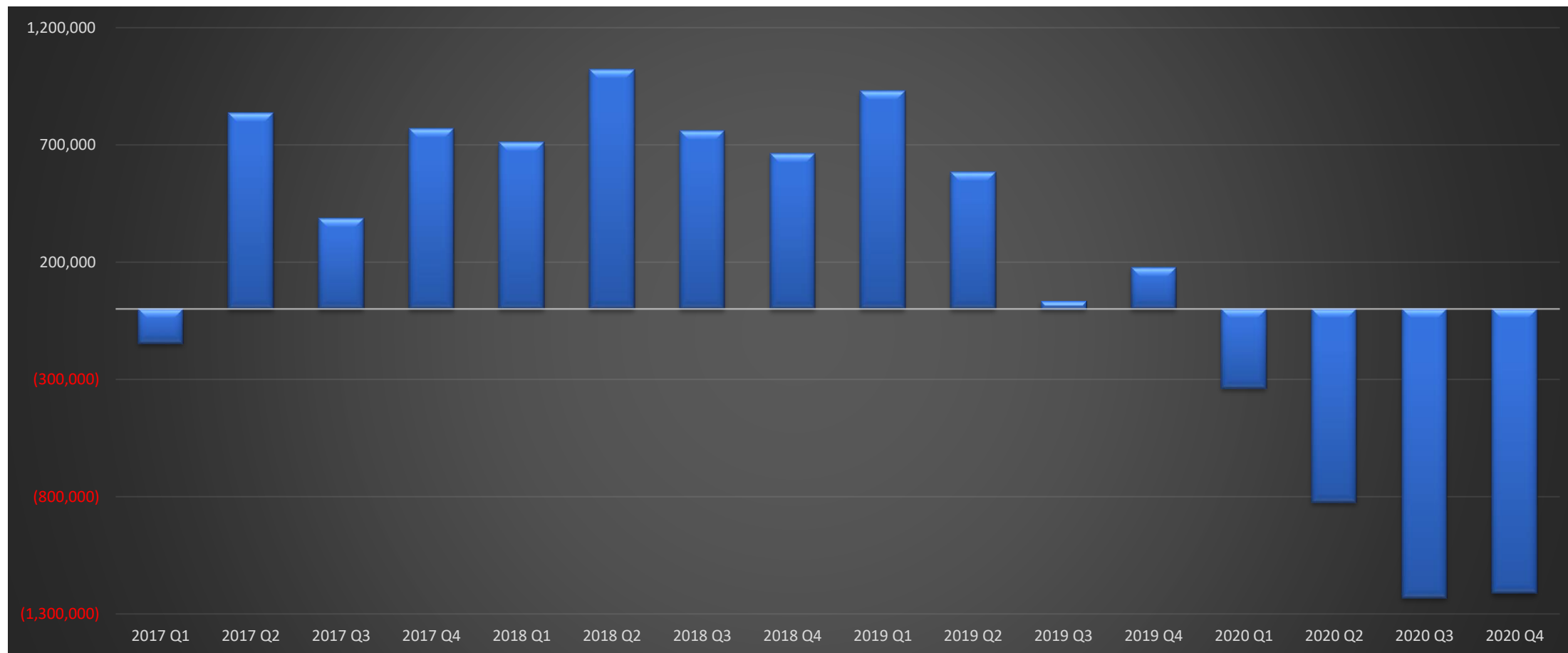
Months On Market (For Lease)



Market Rent Per SF (Gross)



Net Absorption (For Lease)



Conclusions

Sales volume for Q4 was down (43.7%) compared to Q4 2019. Total sales volume for 2020 was down (29.2%) compared to 2019.

Net absorption has been negative all year. We have lost 3.61M SF of occupancy in 2020.

Vacancy increased to 12.6%.

With nearly 2.6M SF under construction and negative net absorption all year, we expect downward pressure on rents and increased vacancy.

Data Analyzed By



www.beaconrealestateservices.com

Data Source

www.CoStar.com