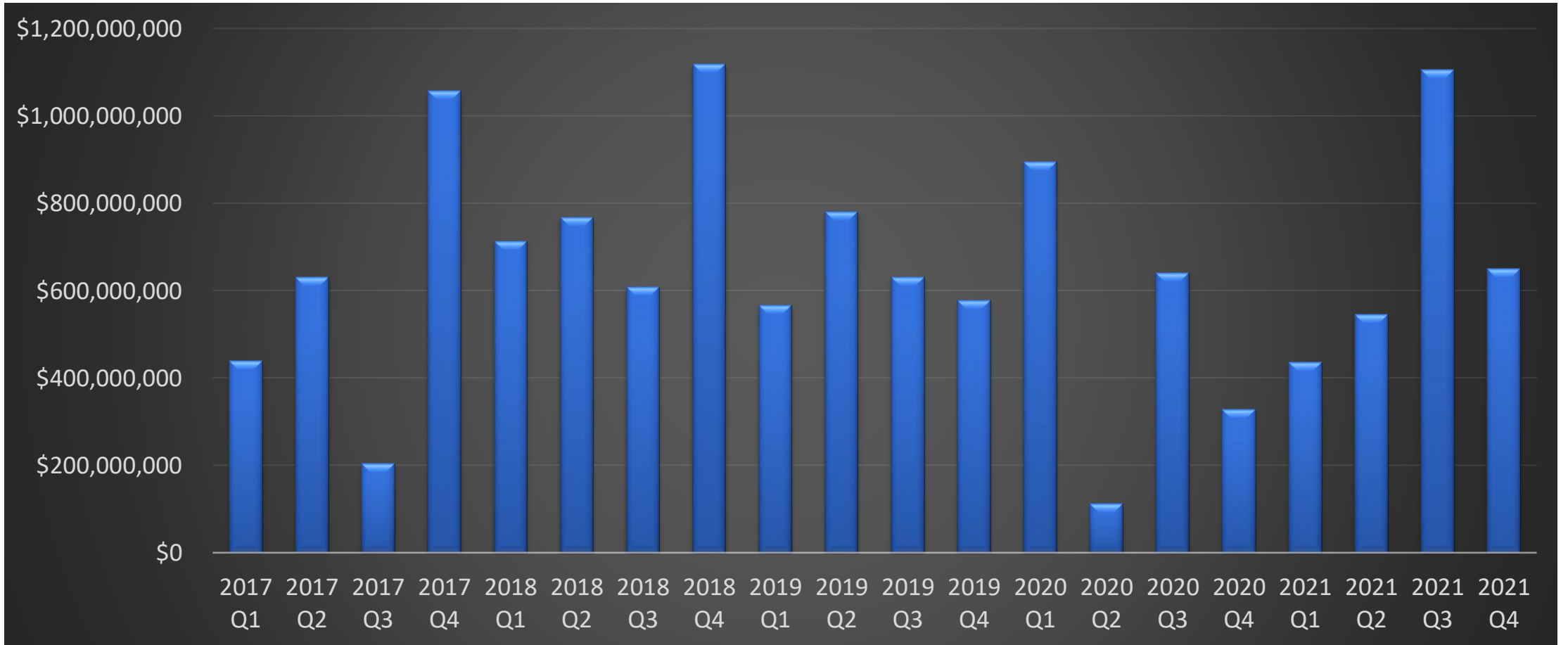


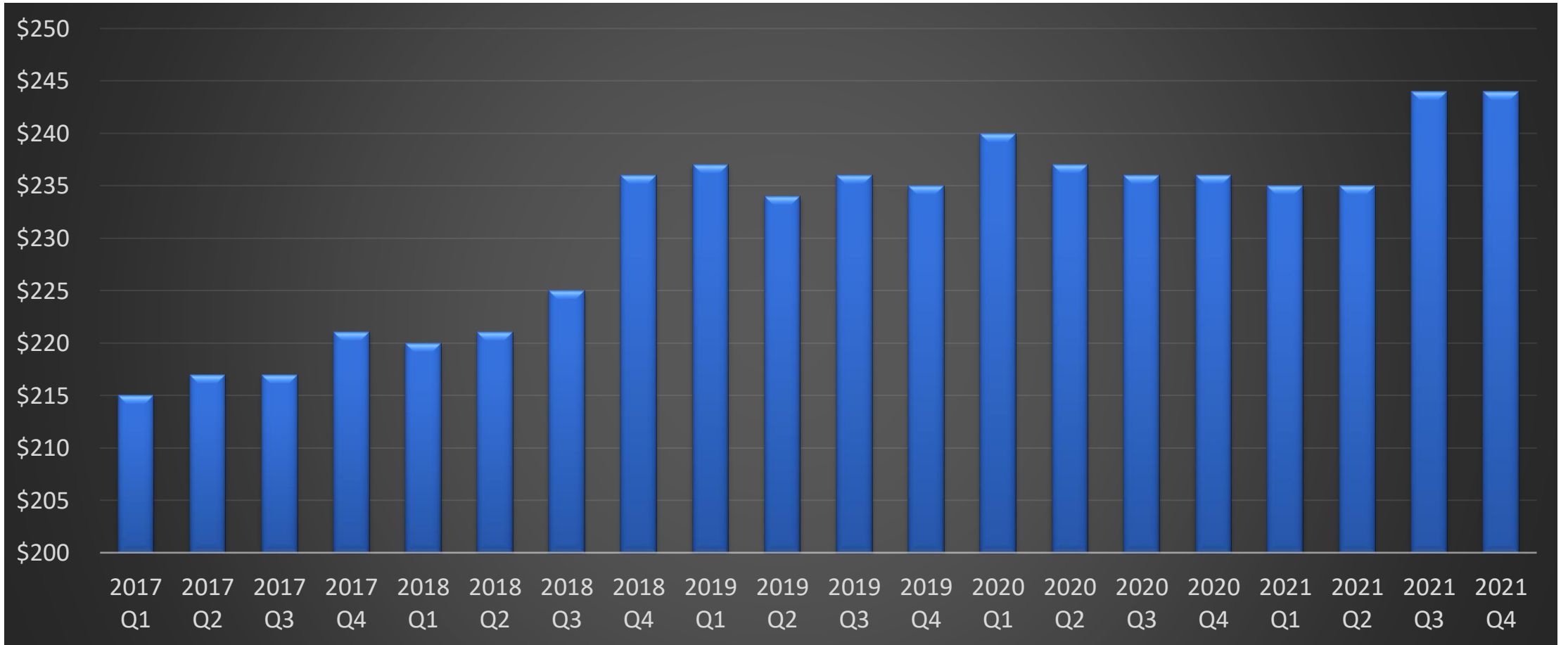


Denver Metro Market Update
Office Q4 2021

Sales Volume



Sales Price Per SF



Office Inventory Analysis

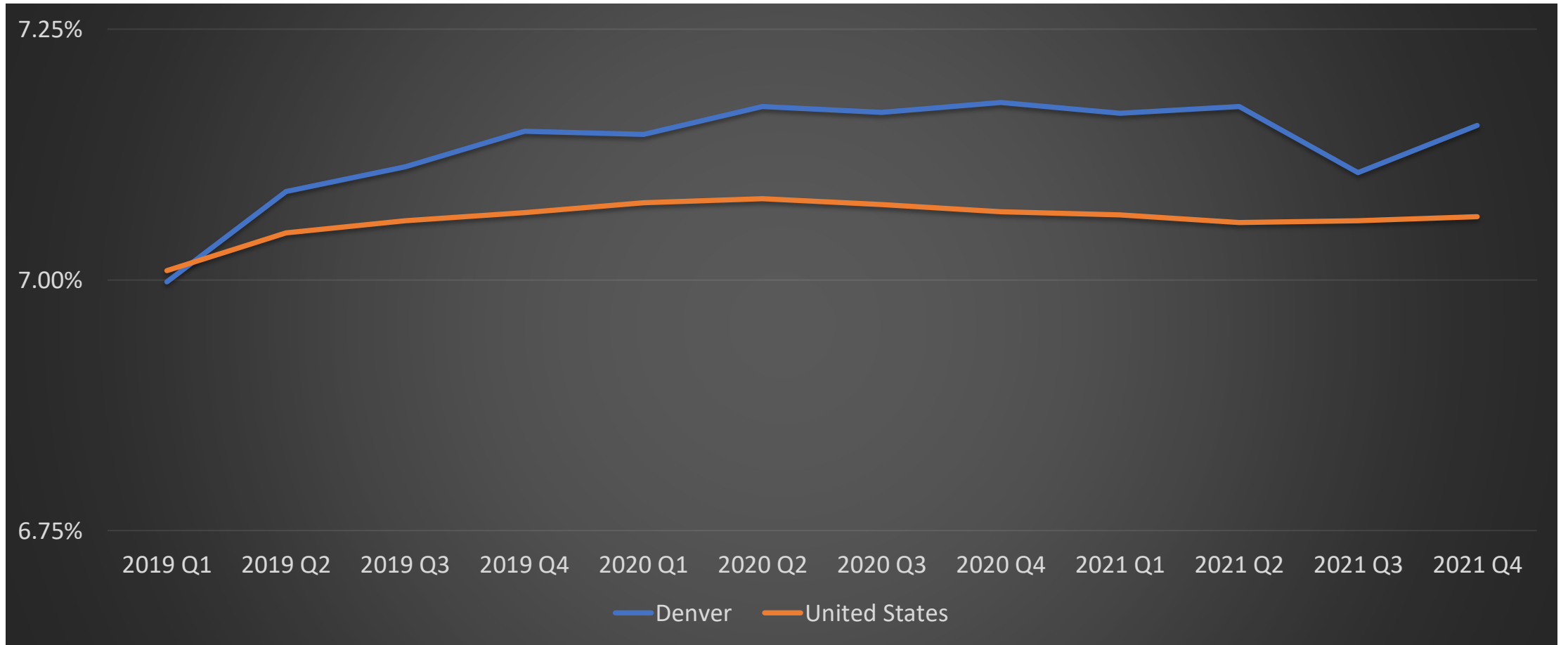
Total # of Comparable Sales (Settled) – 185

Absorption Rate (Total Sales/Months) – 61.7

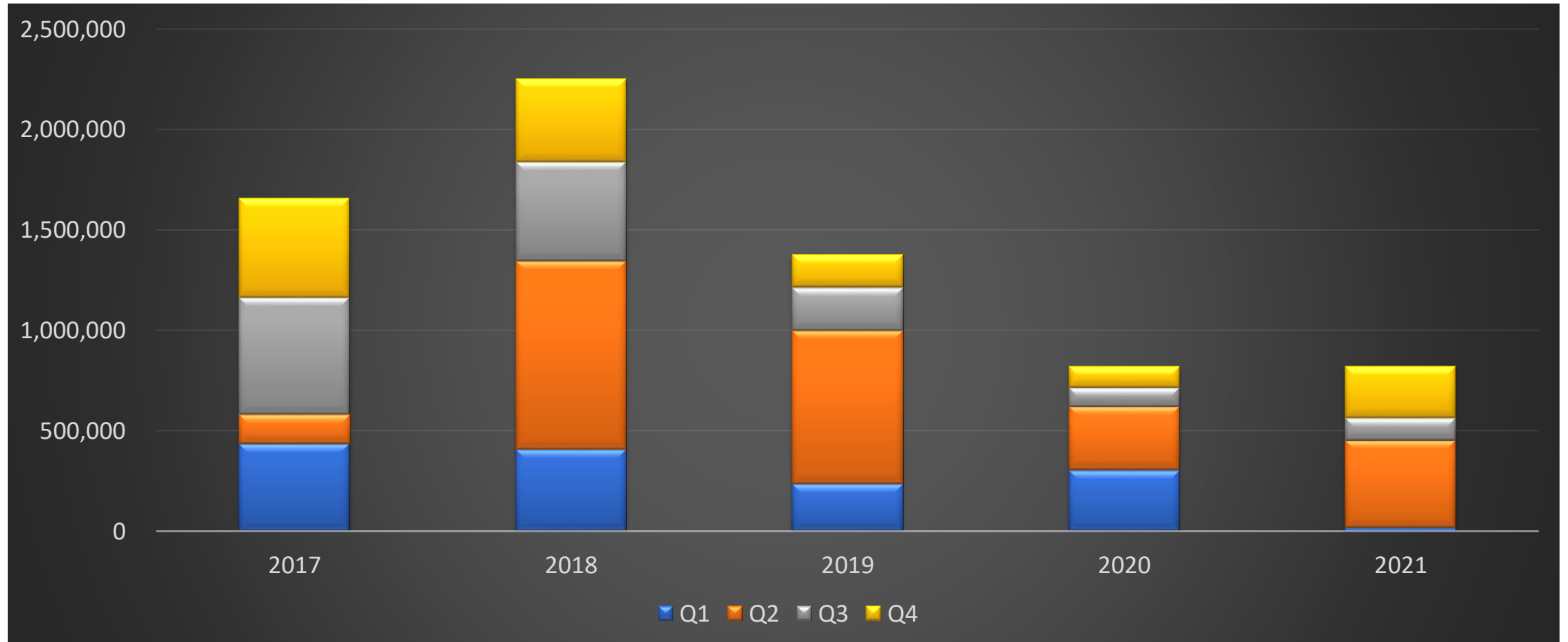
Total # of Comparable Active Listings – 213

Months of Office Supply (Lst/Ab. Rate) – 3.5 months

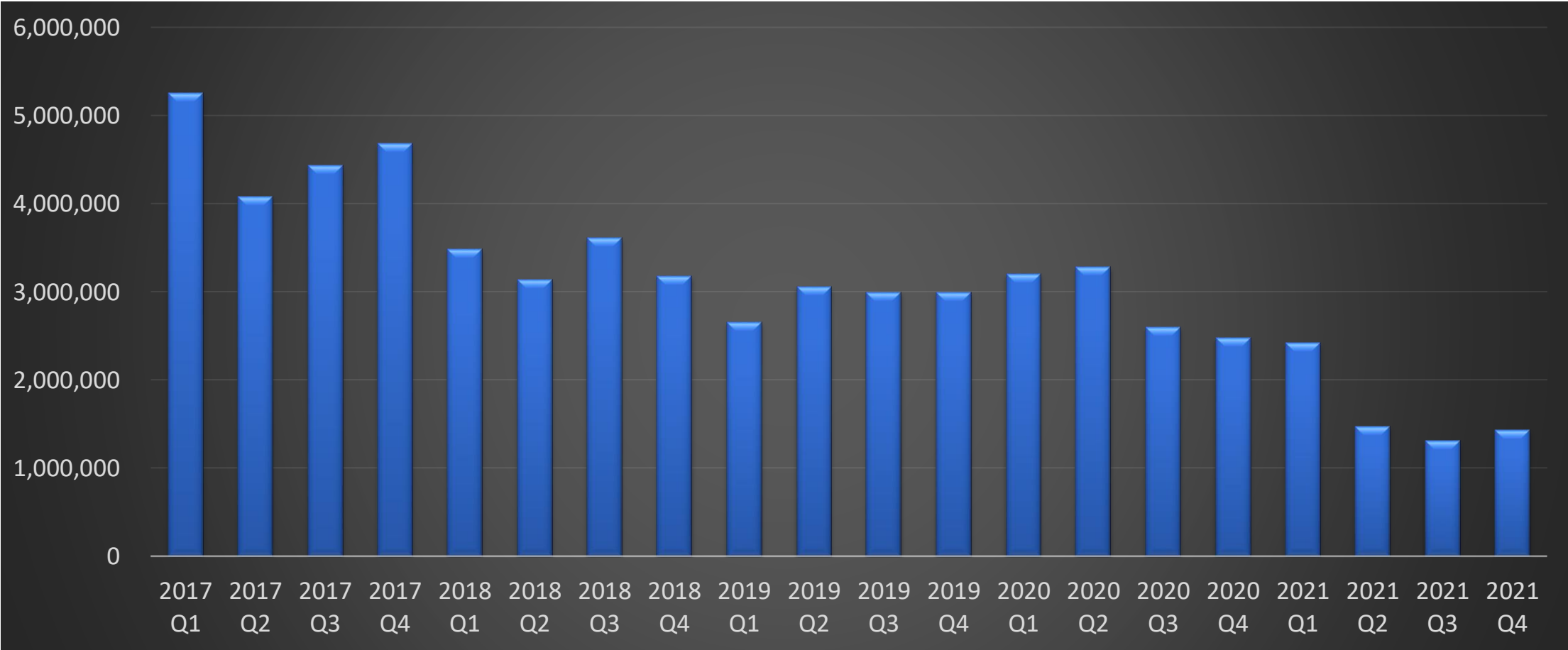
Capitalization Rates



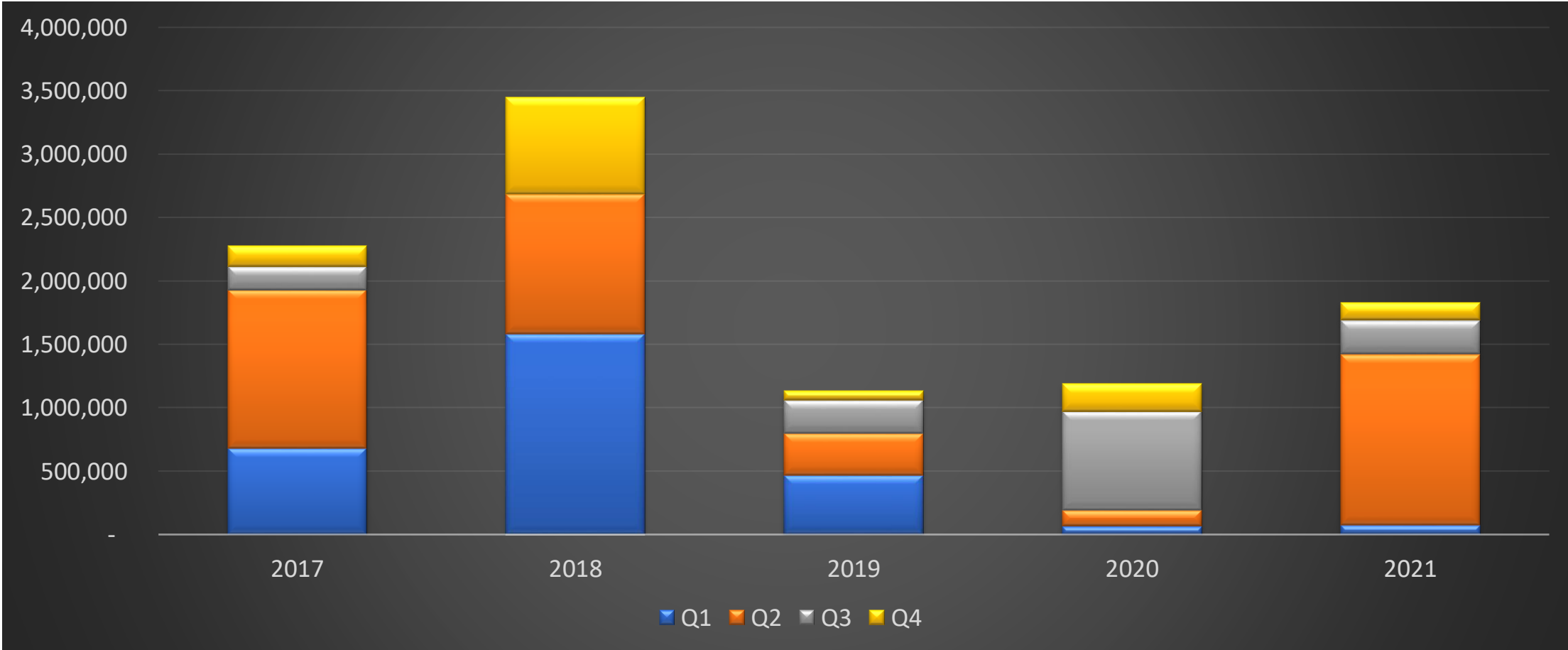
Construction Starts In SF



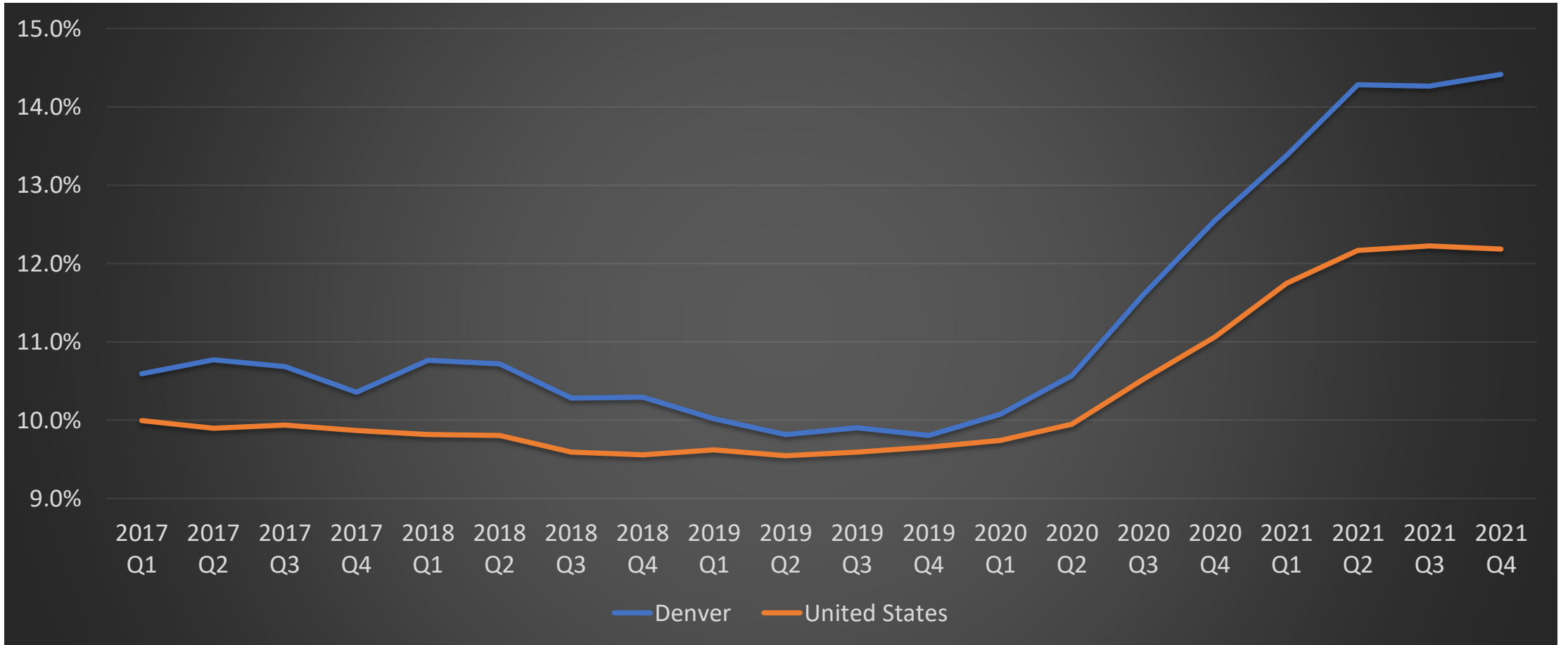
Under Construction In SF



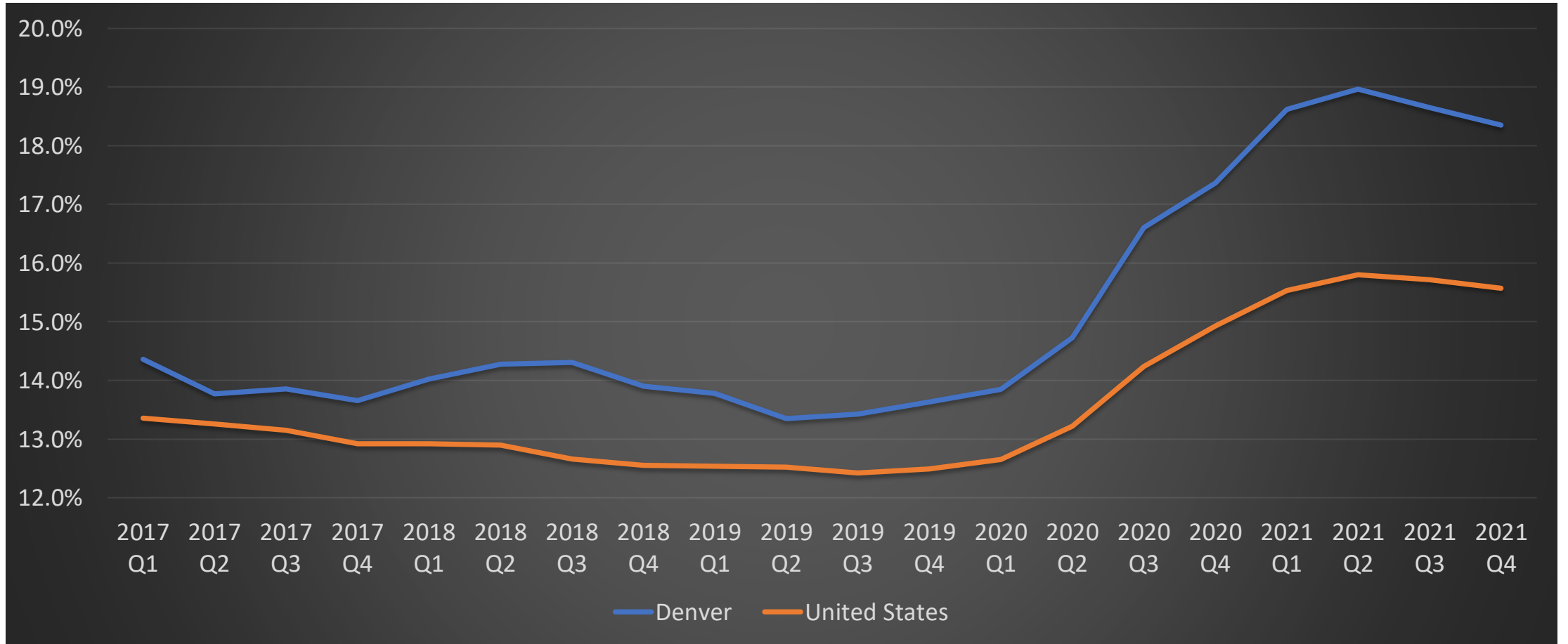
Net Deliveries



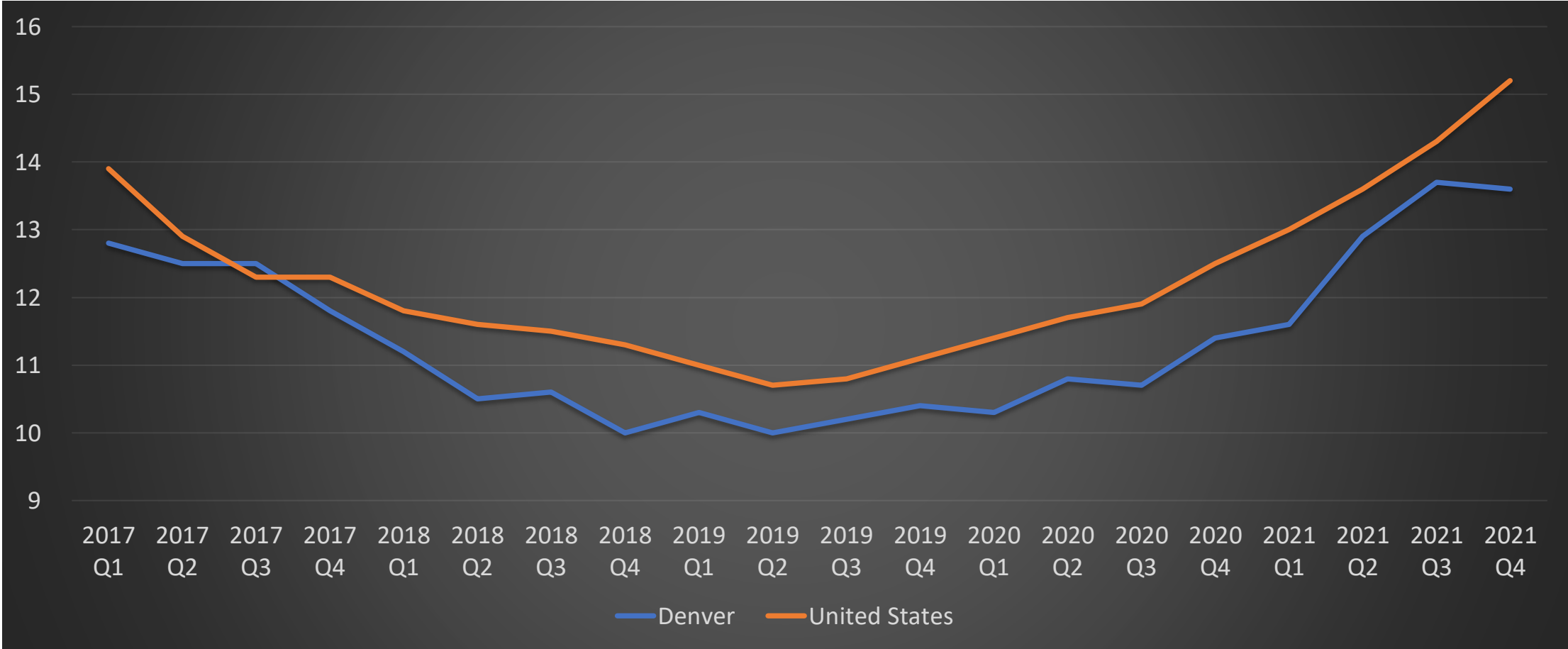
Vacancy Rate



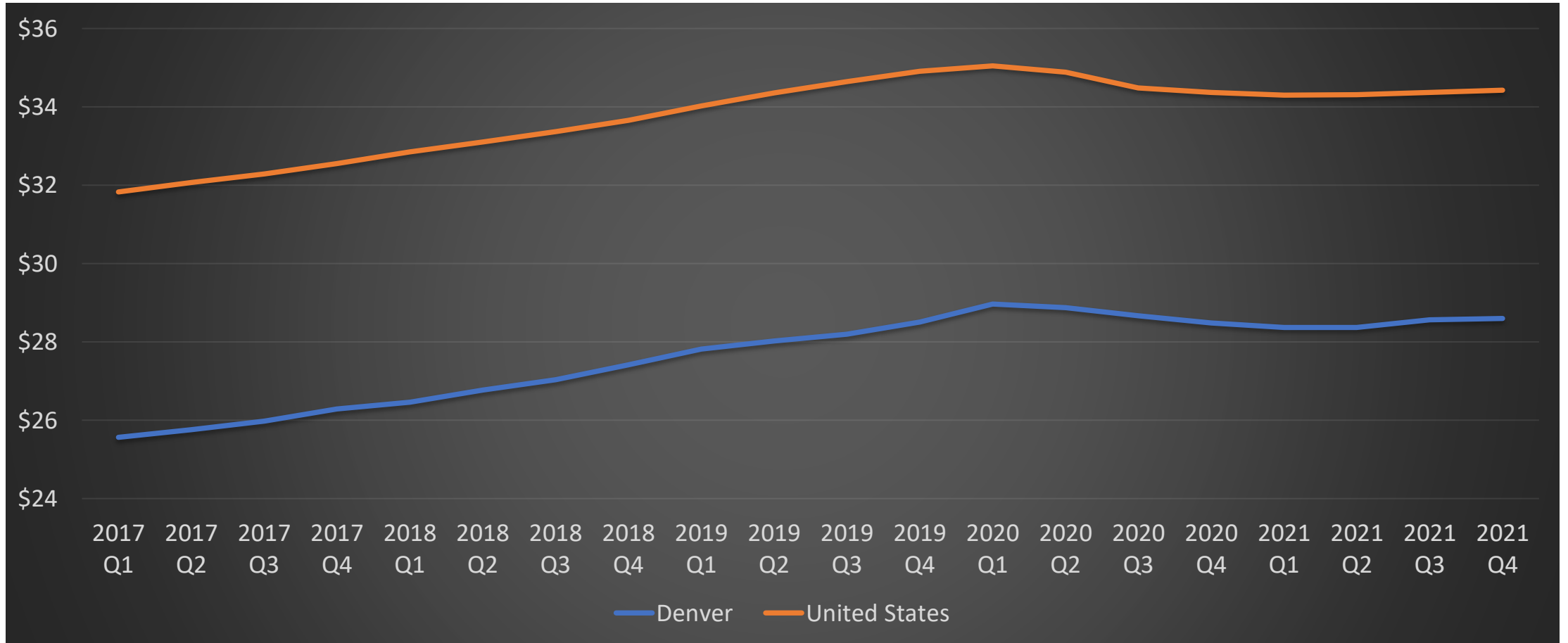
Availability Rate



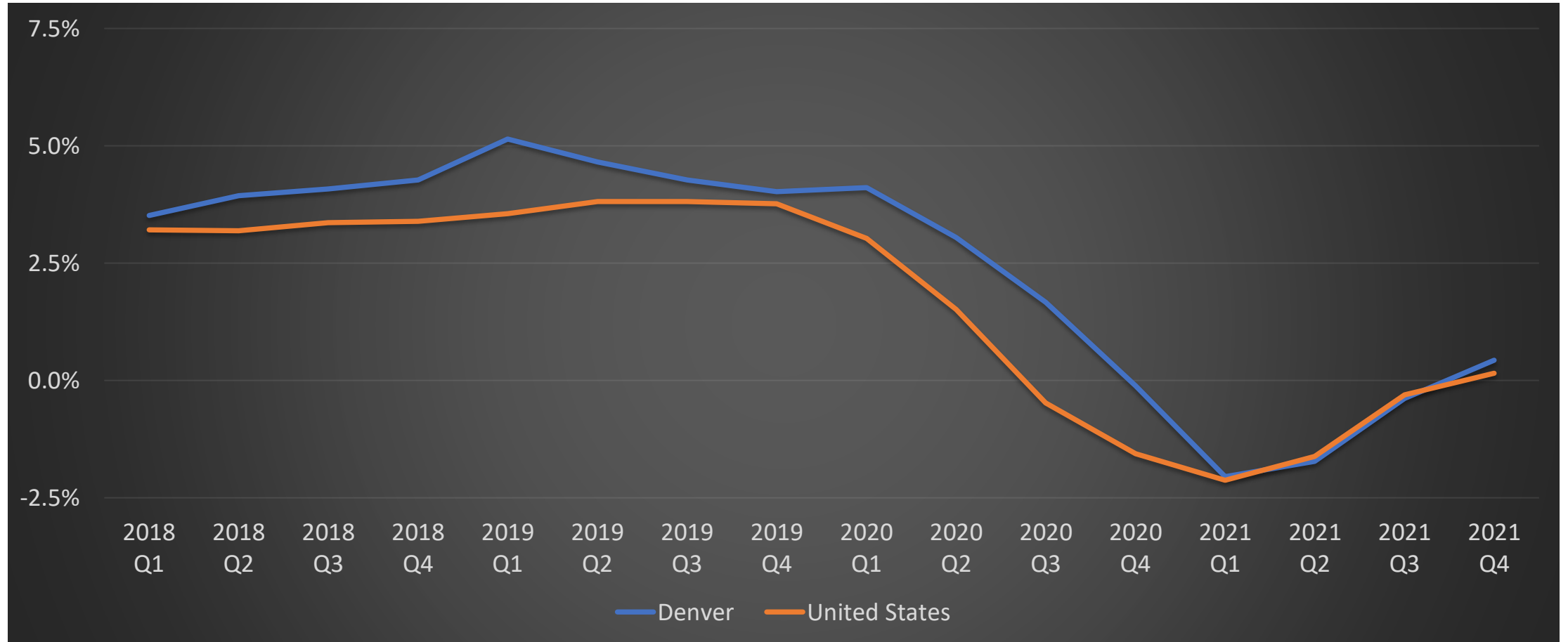
Months On Market (For Lease)



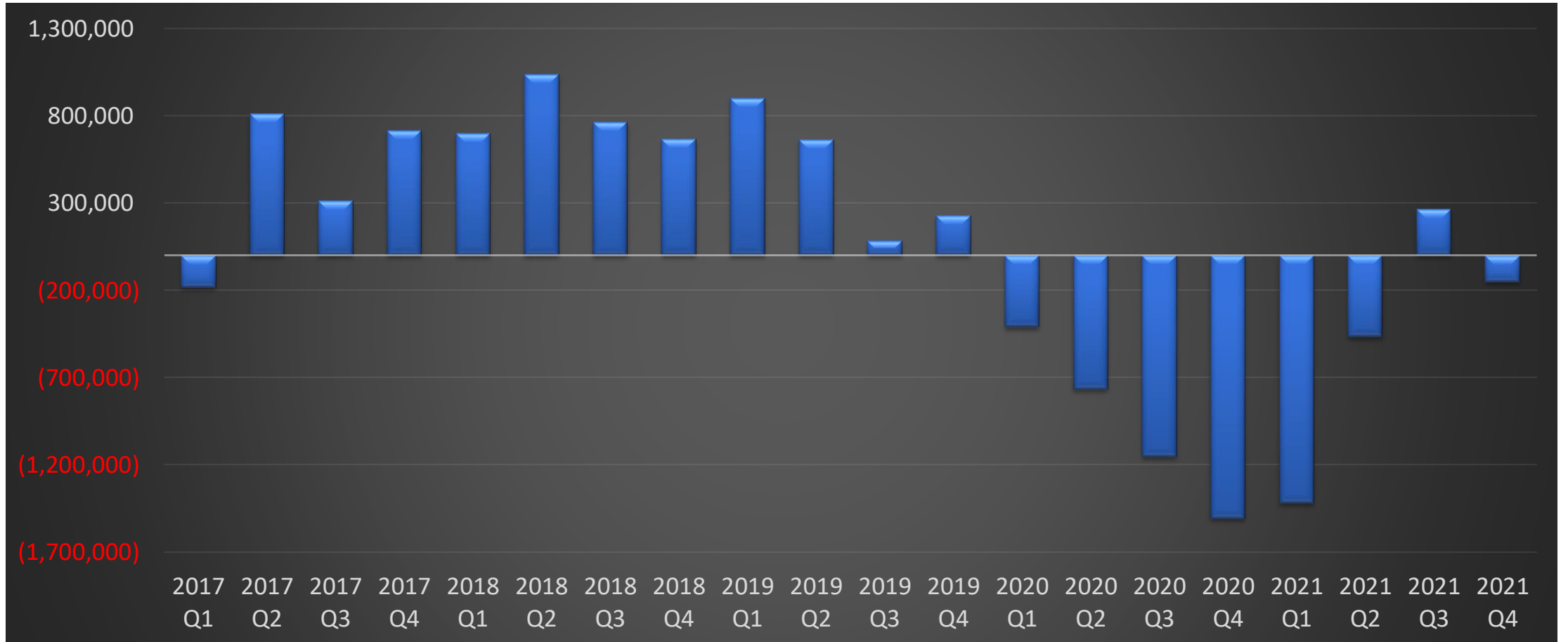
Market Rent Per SF (Gross)



Market Rent Growth YOY



Net Absorption (For Lease)



Conclusions

Office appears to have turned a corner.

Total sales volume is up 38% compared to 2020 and 7% compared to 2019.

The vacancy rate has leveled off over the last three quarters and is at 14.4% and the availability rate has started to come down at 18.3%.

Rents dipped (2%) in Q1 2021 and ended the year with 0.4% in Q4.

Net absorption was negative with (152,164) sf of occupancy in Q4. Altogether, the pandemic has caused (5.6)M SF of lost occupancy. However, the trend is looking better. Time will tell where office will go as more and more companies reassess remote and hybrid work policies.

Data Analyzed By



Data Source

www.CoStar.com