

# OFFICE MARKET REVIEW

## Q2 2016

Denver, Colorado

**1st** Best place to live  
- U.S. News and World Report, 2016

**1st** Best city for business and careers  
- Forbes, 2016

**1st** Best city for College Graduates  
- Simply Hired, 2016

**3rd** Best city for entrepreneurial growth  
- U.S Chamber of Commerce, 2016

**3rd** Best state for business  
- CNBC, 2016

**4th** Best city for young entrepreneurs  
- Nerd Wallet, 2016

**9.3%**  
VACANCY

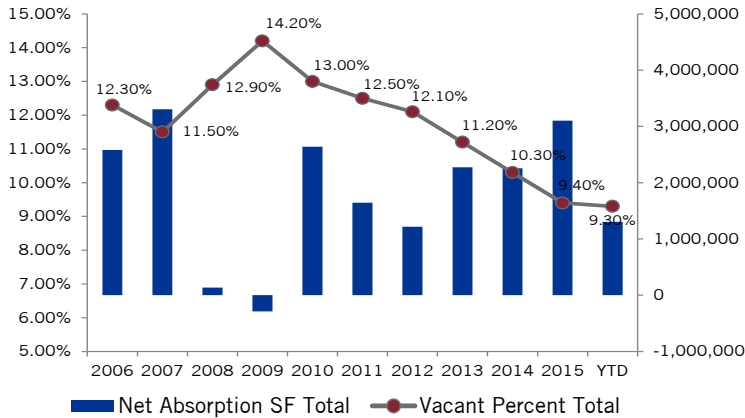
**\$25.11/SF**  
AVERAGE RENTAL RATES

**631,964 SF**  
NET ABSORPTION

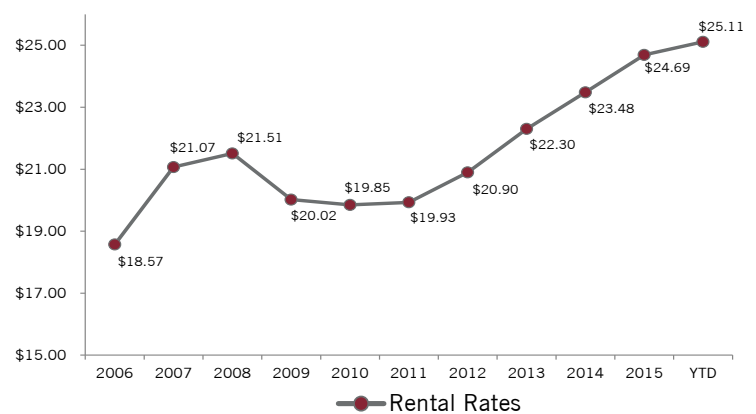
**195,899,146 SF**  
OFFICE INVENTORY

**4,175,717 SF**  
UNDER CONSTRUCTION

### ABSORPTION / VACANCY



### RENTAL RATES



### TOP LEASE TRANSACTIONS Q2 2016

COMPANY	PROPERTY	SIZE	LOCATION
TIAA	1670 Broadway	346,081 SF	Central Business District
Comcast	INOVA Dry Creek	211,579 SF	Southeast Suburban
CoBiz Financial	Colorado Business Bank	67,279 SF	Central Business District
SendGrid	1801 California	52,124 SF	Central Business District
Husch Blackwell Sanders	Union Tower West	42,459 SF	LoDo
Whole Foods	3012 Huron	38,126 SF	LoDo

### TOP SALE TRANSACTIONS Q2 2016

BUYER	SELLER	PROPERTY	LOCATION	SIZE	PRICE
Investcorp Group	Unico Properties	Centerpoint I & II	Colorado Blvd	387,606 SF	\$159 / SF
Alliance Bernstein	SteelWave	Legacy Cascades	Southeast Suburban	366,946 SF	\$122 / SF
Accesso Partners	Broadreach Capital Partners	Stanford Place I	Southeast Suburban	273,963 SF	\$158 / SF
Alliance Bernstein	SteelWave	Prentice Point	Southeast Suburban	206,937 SF	\$145 / SF
Unico Properties	DPC Development	1875 Lawrence	Central Business District	194,013 SF	\$329 / SF
Undisclosed	Toma West	700 17th Street	Central Business District	180,702 SF	\$177 / SF

For more information contact:

**JR Bitzer**  
jrbitzer@lee-associates.com  
D 303-501-8778

**LEE & ASSOCIATES DENVER**  
1610 Wynkoop Street, Suite 450  
Denver, Colorado 80202

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