

SUPPLY (A&B) **14.3 SF**

VACANCY **13.0%** ↑

AVG RENT **\$25.98/SF** ↑

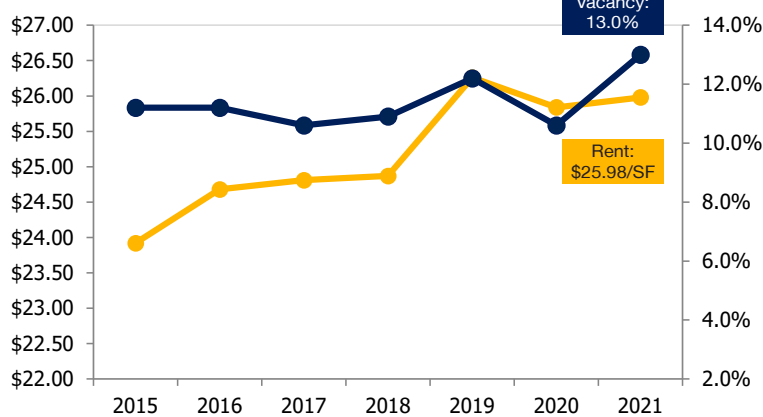
YTD ABSORPTION **(252.8K)SF**

BUILDINGS **191**

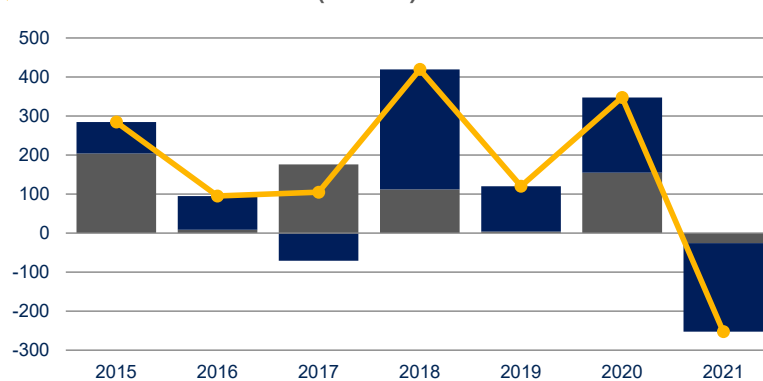
UNDER CONSTRUCTION **3 BLDGS | 443,000 SF**

Q4 DELIVERIES **0 BLDGS**

▶ RATES vs. VACANCY



▶ ABSORPTION (000s)



▶ THE COST OF INACTION: INTRODUCING WORK + PLACE

Much has been upended by the COVID-19 pandemic, but one of the most significant and lasting changes is our relationship with work.

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— Jamie Grossman
Managing Principal
Cresa Toronto

TOP LEASES

1 Crocs



126,408 SF
500 Eldorado Blvd

2 Honeywell



64,382 SF
310 Interlocken Pky

3 GenapSys



48,682 SF
10385 Westmoor Drive

1 2100 30th Street



\$97.8M = \$658.59/SF
Alphabet

2 385 Interlocken Crescent



\$94.7M = \$318.74/SF
Ascendis, LLC

3 105 Edgeview Drive



\$59.1M = \$317.35/SF
Keppel Pacific Oak US REIT

TOP SALES

SUPPLY (A&B) **9.0M SF**

VACANCY **13.2%** ↑

AVG RENT **\$27.81/SF** ↑

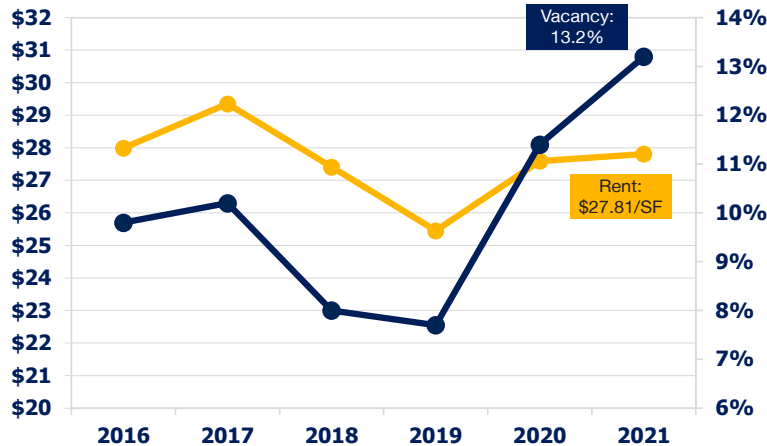
YTD ABSORPTION **99,800 SF**

BUILDINGS **164**

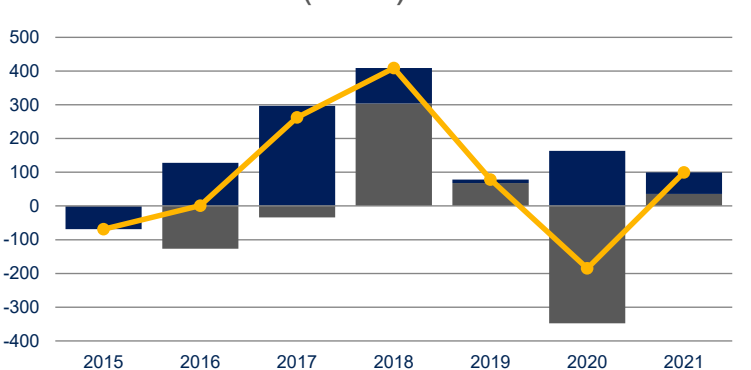
UNDER CONSTRUCTION **0 BLDGS**

Q4 DELIVERIES **1 BLDG | 148,500 SF**

▶ RATES vs. VACANCY



▶ ABSORPTION (000s)



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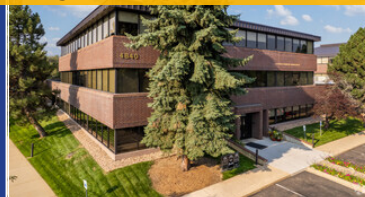
TOP LEASES

1 Outside Interactive Inc.



42,191 SF
1600-1612 Pearl Street

2 Cogent Biosciences Inc.



38,075 SF
4840 Pearl East Circle

3 Undisclosed



34,080 SF
2300 Central Ave

1 2100 30th Street



\$97.8M = \$658.59/SF
Alphabet

2 2300 55th Street



\$21M = \$343.60/SF
Tritower Financial Group

3 285 Century Place



\$20M = \$289.23/SF
Big Sur Campgrounds, Inc

TOP SALES

SUPPLY (A&B) 40.1M SF

VACANCY 20.5%

AVG RENT \$37.18/SF

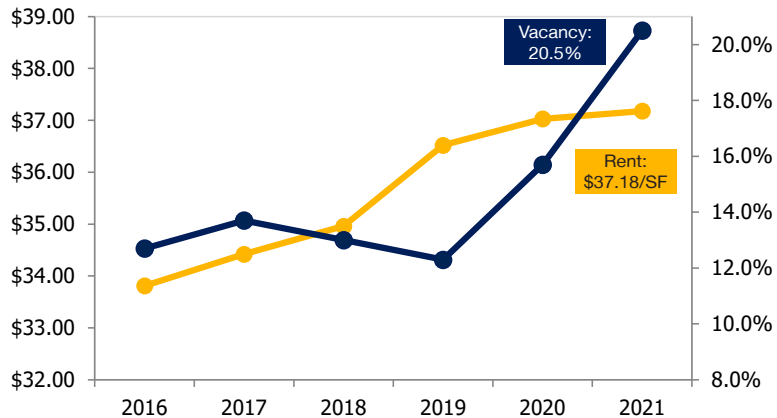
YTD ABSORPTION (1.2M) SF

BUILDINGS 223

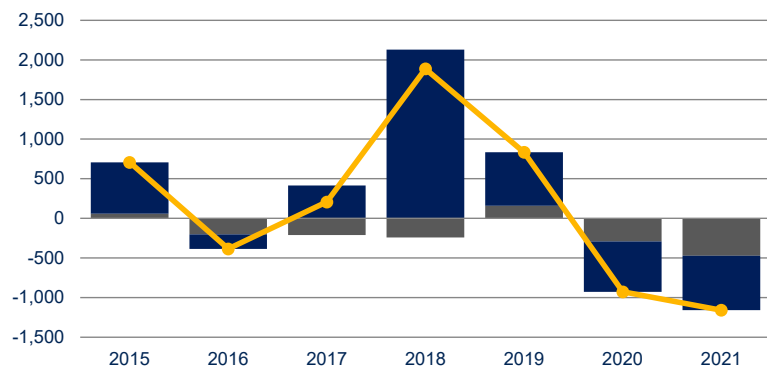
UNDER CONSTRUCTION 4 BLDGS | 847,235 SF

Q4 DELIVERIES 0 BLDGS

RATES vs. VACANCY



ABSORPTION (000s)



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TOP LEASES

1 Robinhood



119,811 SF
1701 Platte Street

2 Ares



67,633 SF
1200 17th Street

3 Centennial Resource Develop.



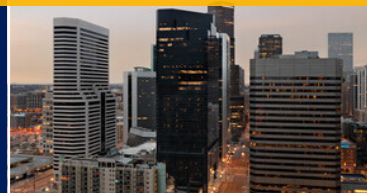
67,856 SF
1001 17th Street

1 1551 Wewatta Street



\$228M = \$799.53/SF
RFR Holding LLC

2 1099 18th Street



\$203.3M = \$342.52/SF
CP Group

3 1755 Blake Street



\$61.2M = \$541.87/SF
Unico Properties

TOP SALES

SUPPLY (A&B) **24.4M SF**

VACANCY **11.1%** ↓

AVG RENT **\$24.95/SF** ↑

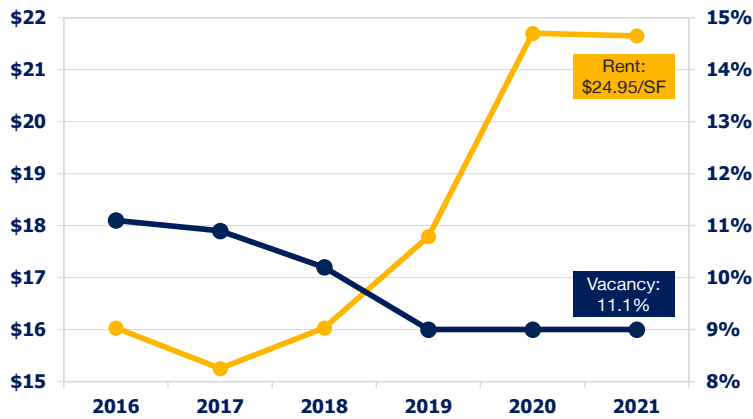
YTD ABSORPTION **11,816 SF**

BUILDINGS **734**

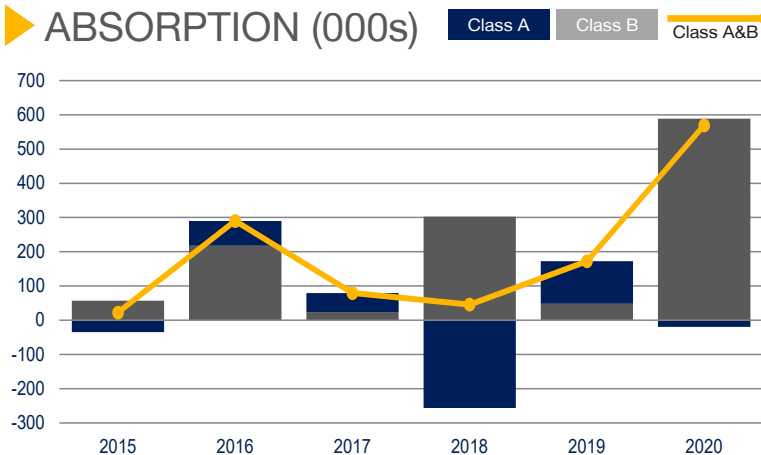
UNDER CONSTRUCTION **1 BLDG | 247,948 SF**

Q4 DELIVERIES **2 Bldgs | 20,000 SF**

RATES vs. VACANCY



ABSORPTION (000s)



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TOP LEASES

1 Ent Credit Union



64,800 SF
1180 Interquest Parkway

2 Cobham



25,530 SF
1357 Garden of the Gods Road

3 CO Learning & Literacy Ctr



22,398 SF
3115 Larkspur Drive

1 12515 Academy Ridge View



\$43.5M = \$282.82/SF
Midtown Realty Group

2 175 S Union Blvd



\$40.5M = \$179.51/SF
Altera Development

3 2312 N Nevada Ave



\$33.4M = \$483.53/SF
Healthcare Realty Trust Inc.

TOP SALES

SUPPLY (A&B) **6.9M SF**

VACANCY **11.9%** ↓

AVG RENT **\$22.26/SF** ↑

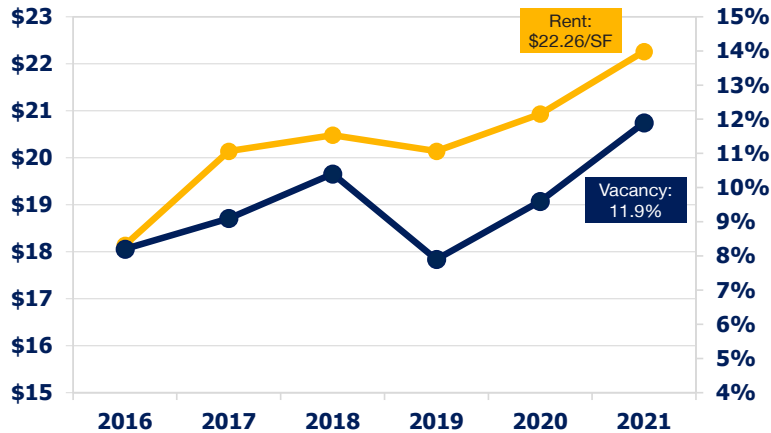
YTD ABSORPTION **(158,681) SF**

BUILDINGS **88**

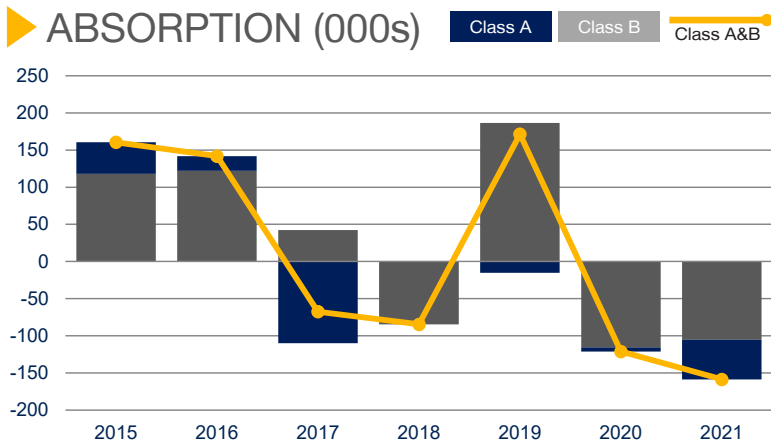
UNDER CONSTRUCTION **0 BLDGS**

Q4 DELIVERIES **0 BLDGS**

▶ RATES vs. VACANCY



▶ ABSORPTION (000s)



▶ THE COST OF INACTION: INTRODUCING WORK + PLACE

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TOP LEASES

1 Recovery Monitoring Sol



9,173 SF
14707 E 2nd Ave

2 Undisclosed



8,430 SF
14707 E 2nd Ave

3 Undisclosed



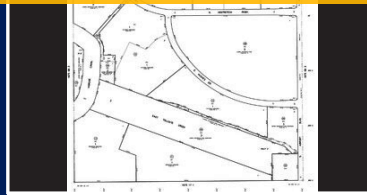
5,403 SF
2953 S Peoria Ave

1 1450 S Havana Street



\$5.4M = \$74.02/SF
Undisclosed

2 16601 E Centretech Pky



\$3.7M = \$37.82/SF
Richard Sapkin

3 10660 E Colfax Ave



\$3.1M = \$127.95/SF
Urban Land Conservancy

TOP SALES

SUPPLY (A&B) **45.8M SF**

VACANCY **18.6%** ↑

AVG RENT **\$27.53/SF**

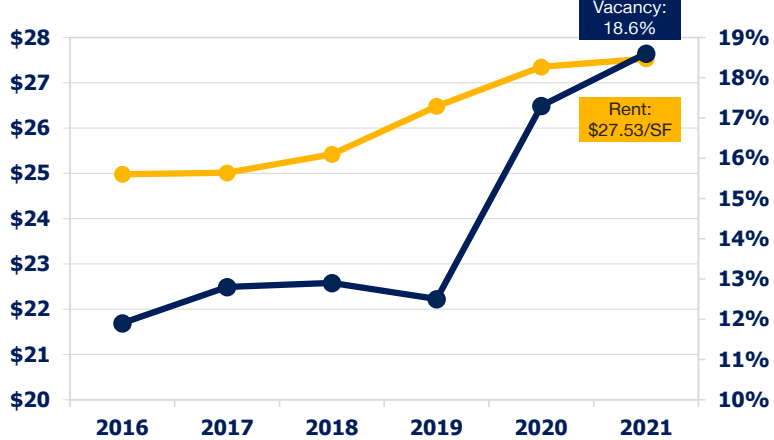
YTD ABSORPTION **(495,905) SF**

BUILDINGS **475**

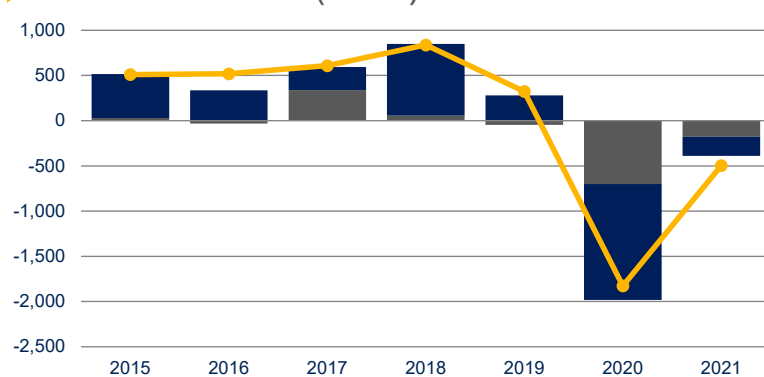
UNDER CONSTRUCTION **2 BLDGS | 237.6K SF**

Q4 DELIVERIES **0 BLDGS**

▶ RATES vs. VACANCY



▶ ABSORPTION (000s)



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TOP LEASES

1 Zynex, Inc



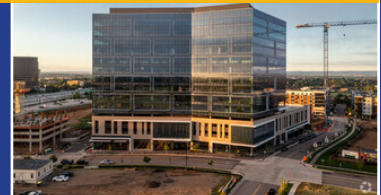
110,754 SF
9655 Maroon Cir

2 Quantum Corporation



74,736 SF
10770 E Briarwood Ave

3 DCP Midstream LLC



72,300 SF
6900 Layton Ave

1 6363 S Fiddler's Green Cir



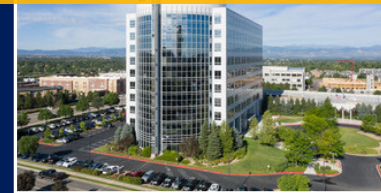
\$76.2M = \$240.38/SF
Schnitzer West

2 4600 S Syracuse Street



\$72.25M = \$242.57/SF
Miller Global Properties, LLC

3 6465 Greenwood Plaza Blvd



\$66M = \$249.86/SF
Vanderbilt Office Properties

TOP SALES

SUPPLY (A&B) **158.1M SF**

VACANCY **16.3%** ↑

AVG RENT **\$30.01/SF** ↑

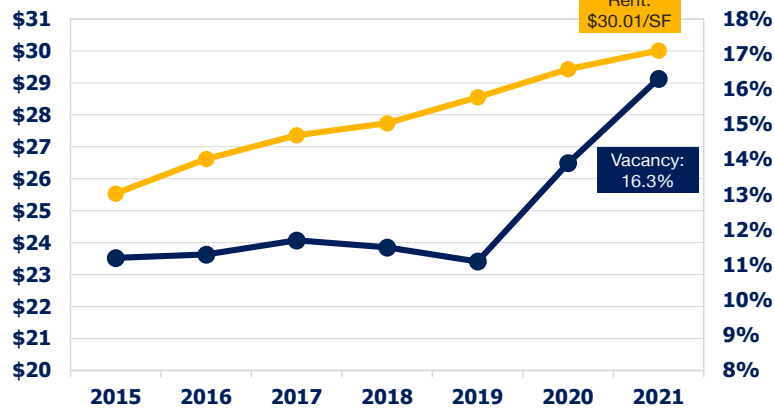
YTD ABSORPTION **(2,332,182) SF**

BUILDINGS **1,712**

UNDER CONSTRUCTION **14 BLDGS | 1,758,346 SF**

Q4 DELIVERIES **3 BLDGS | 253.5K SF**

RATES vs. VACANCY



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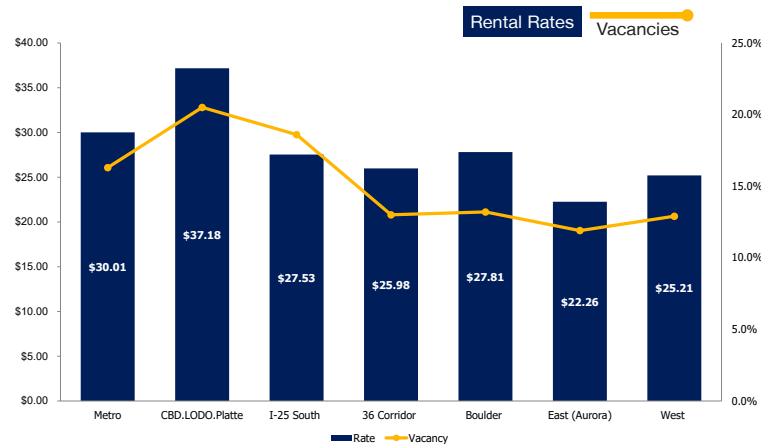
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Cresa Toronto

SUBMARKET COMPARISON



TOP LEASES

1 Crocs



126,408 SF
500 Eldorado Blvd

2 Robinhood



119,811 SF
1701 Platte Street

3 Zynex, Inc



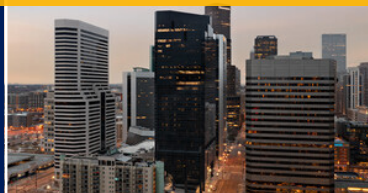
110,754 SF
9655 Maroon Circle

1 1551 Wewatta Street



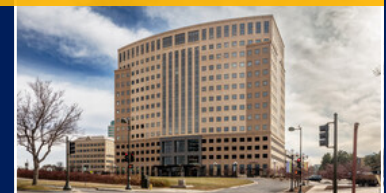
\$228M = \$799.53/SF
RFR Holding LLC

2 1099 18th St/Granite Tower



\$203.3M = \$342.53/SF
CP Group

3 6363 S Fiddler's Green Cir



\$76.3M = \$240.38/SF
Schnitzer West

TOP SALES

SUPPLY (A&B) **11.5M SF**

VACANCY **12.9%**

AVG RENT **\$25.21/SF**

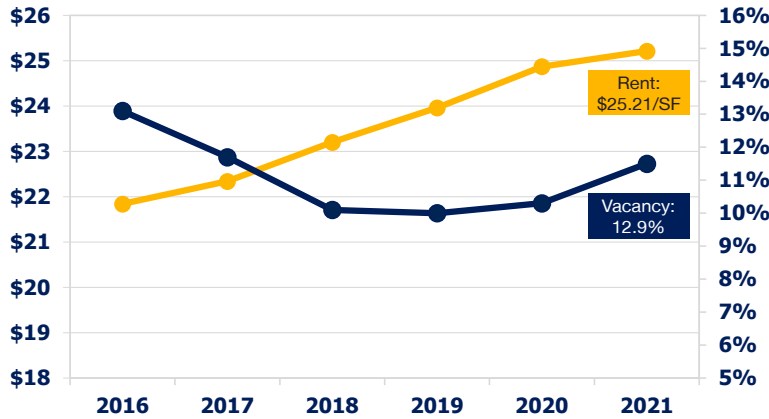
YTD ABSORPTION **(294,763) SF**

BUILDINGS **156**

UNDER CONSTRUCTION **1 BLDGS | 42,369K SF**

Q4 DELIVERIES **0 BLDGS**

RATES vs. VACANCY



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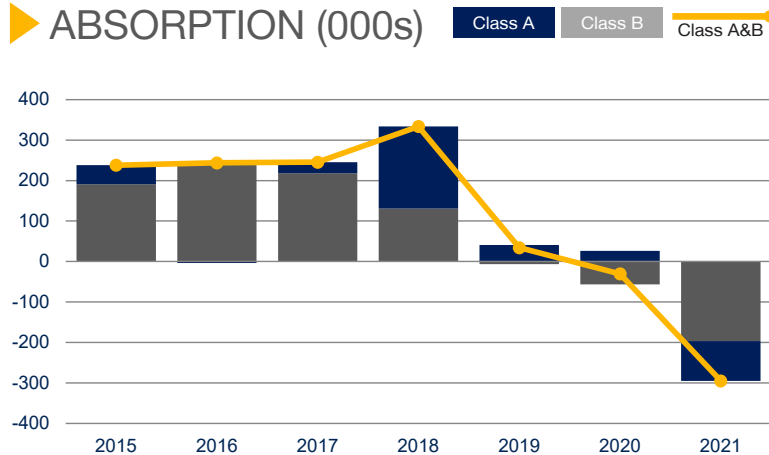
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ABSORPTION (000s)



TOP LEASES

1 The Urology Center of CO



43,034 SF
2777 Mile High Stadium Cir

2 Fivetran



38,000 SF
1401 Zuni Street

3 Office of the CO State



29,552 SF
560 Golden Ridge Road

1 14143 Denver W Pky SIG CTR



\$30.48M = \$163.91/SF
Vista Investment Group LLC

2 1617 Cole Blvd



\$12M = \$157.98/SF
Associated Financial Corp

3 14023 Denver West Pky



\$11.4M = \$172.49/SF
Flywheel Capital

TOP SALES