

SUPPLY (A&B) **14.2M SF**

VACANCY **10.6%** ↓

AVG RENT **\$25.95/SF** ↑

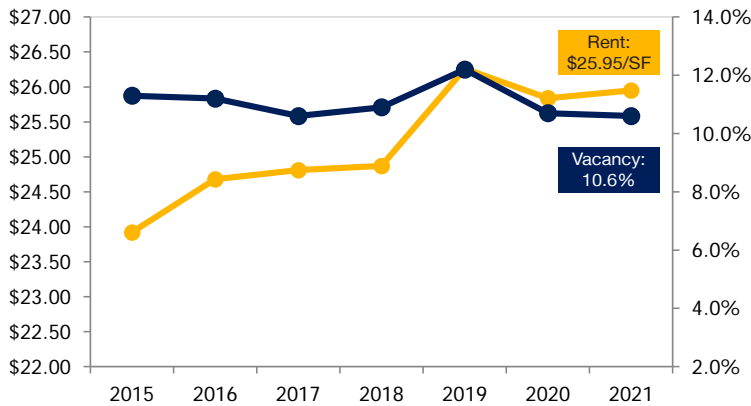
YTD ABSORPTION **90,206 SF**

BUILDINGS **190**

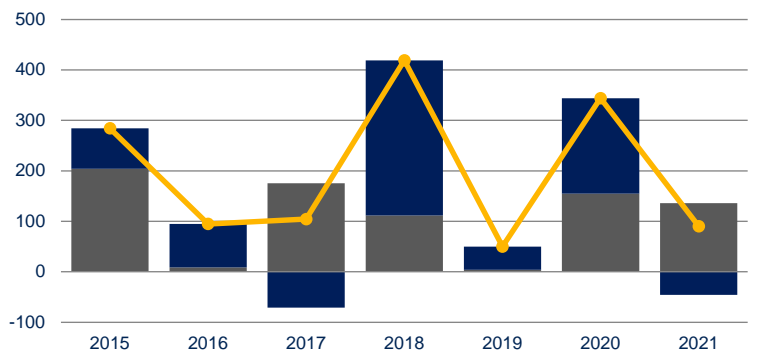
UNDER CONSTRUCTION **1 BLDG | 90,000 SF**

Q3 DELIVERIES **0 BLDGS**

### RATES vs. VACANCY



### ABSORPTION (000s)



### LIABILITY OR ASSET? REAL ESTATE IN A POST-PANDEMIC WORLD

The past year-and-a-half has been marked with significant business challenges, business disruptions, strains on technology platforms, and shifts in work styles. Despite these challenges, there have been some positive takeaways.

Both employers and employees found new ways to maintain business continuity in a strikingly different work environment. Employers learned that remote work can and does work for much of the workforce. Knowledge workers of all generations rapidly embraced technology, which resulted in a boom in productivity. Now, as more employees contemplate a return to the office, many are left with a dilemma.



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## TOP LEASES

#### 1 Honeywell



64,382 SF  
310 Interlocken Pky

#### 2 Peaksware



46,654 SF  
285 Century Place

#### 3 NuVasive



28,401 SF  
12101 Airport Way

#### 1 385 Interlocken Crescent



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

#### 2 105 Edgeview Drive



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

#### 3 2300 55th Street



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

## TOP SALES

SUPPLY (A&B) **9.2M SF**

VACANCY **12.7%** ↑

AVG RENT **\$27.44/SF** ↑

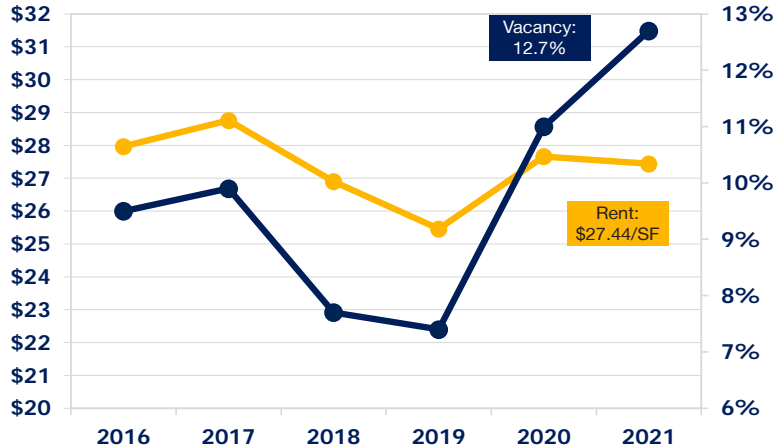
YTD ABSORPTION **(24,618) SF**

BUILDINGS **165**

UNDER CONSTRUCTION **1 BLDG | 148,500 SF**

Q3 DELIVERIES **0 BLDGS**

### RATES vs. VACANCY



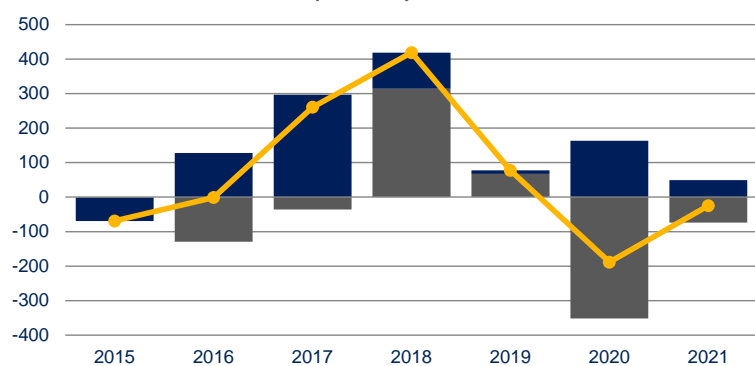
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### ABSORPTION (000s)



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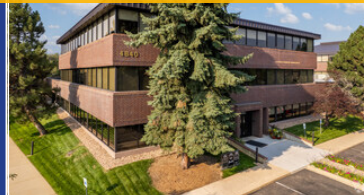
### TOP LEASES

#### 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 5665 Flatiron Parkway



\$13.5M = \$324.09/SF  
Gibbons-White, Inc

### TOP SALES



SUPPLY (A&B) 40.2M SF

VACANCY 20.6% ↓

AVG RENT \$37.10/SF

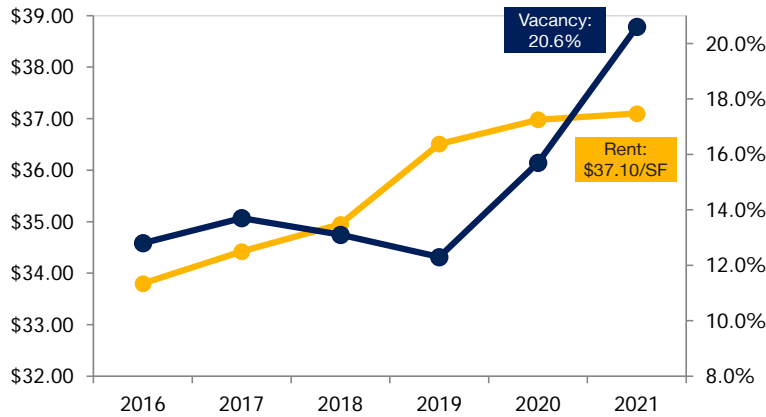
YTD ABSORPTION (1.2M) SF

BUILDINGS 226

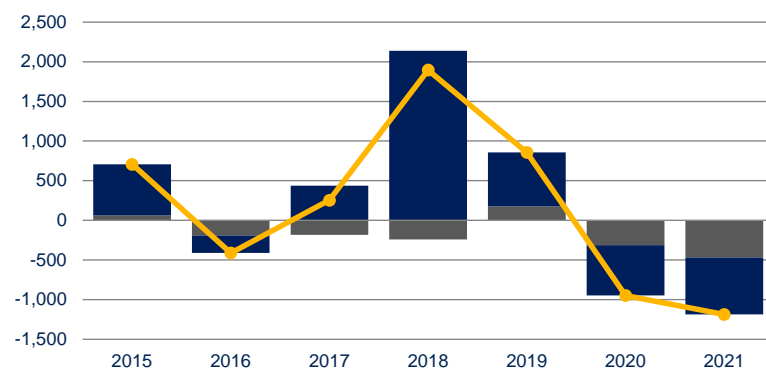
UNDER CONSTRUCTION 3 BLDGS | 573,875 SF

Q3 DELIVERIES 0 BLDGS

### RATES vs. VACANCY



### ABSORPTION (000s)



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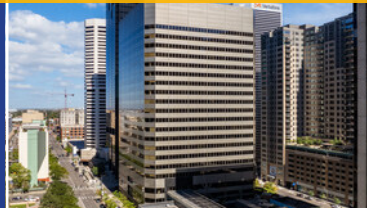
## TOP LEASES

#### 1 Robinhood



119,811 SF  
1701 Platte Street

#### 2 Centennial Resource Develop.



67,856 SF  
1001 17th Street

#### 3 Ares Management



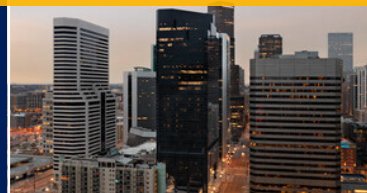
67,633 SF  
1200 17th Street

#### 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) **24.3M SF**

VACANCY **11.2%** ↑

AVG RENT **\$24.68/SF** ↑

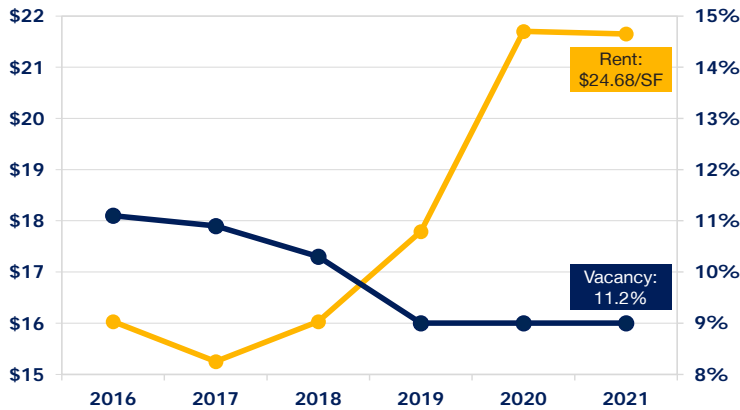
YTD ABSORPTION **11,816 SF**

BUILDINGS **728**

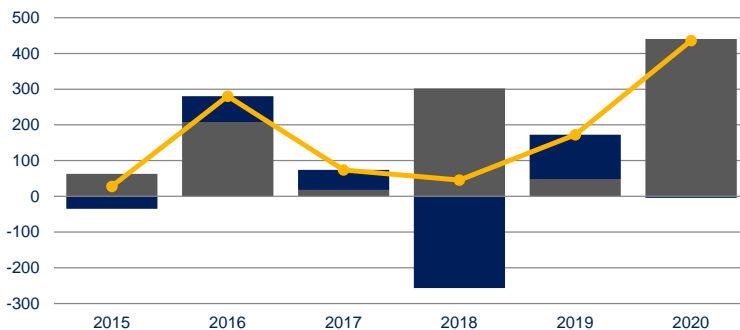
UNDER CONSTRUCTION **3 BLDGS | 134,404 SF**

Q3 DELIVERIES **2 Bldgs | 24,737 SF**

### RATES vs. VACANCY



### ABSORPTION (000s)



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### TOP LEASES

#### 1 Ent Credit Union



64,800 SF  
1180 Interquest Parkway

#### 2 Jacobs Technology Inc



51,572 SF  
2221 E Bijou Street

#### 3 Cobham



25,530 SF  
1357 Garden of the Gods Road

#### 1 12515 Academy Ridge View



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

#### 2 2312 N Nevada Ave



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

#### 3 655 Space Center Drive



\$24.3M = \$233.24/SF  
Meridian Hill Advisors

### TOP SALES



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

VACANCY **12.0%** ↑

AVG RENT **\$22.17/SF** ↓

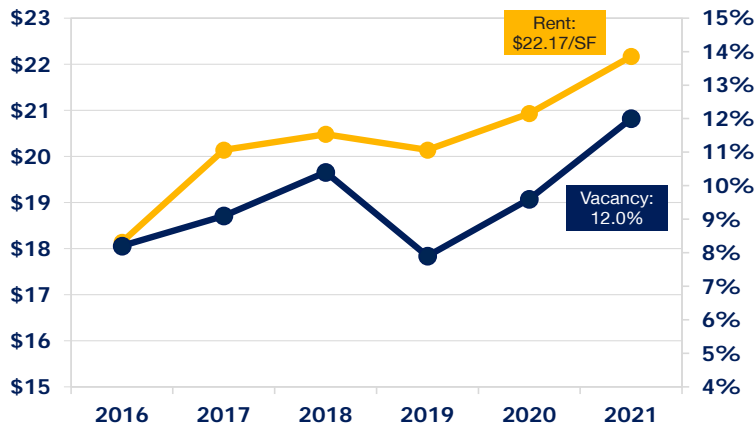
YTD ABSORPTION **(165,314) SF**

BUILDINGS **88**

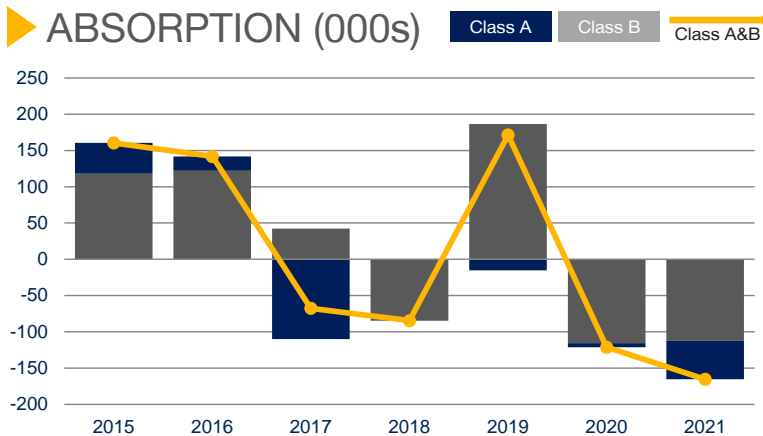
UNDER CONSTRUCTION **0 BLDGS**

Q3 DELIVERIES **0 BLDGS**

### ▶ RATES vs. VACANCY



### ▶ ABSORPTION (000s)



### ▶ LIABILITY OR ASSET? REAL ESTATE IN A POST-PANDEMIC WORLD

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### TOP LEASES

#### 1 Surgery Ctr of the Rockies



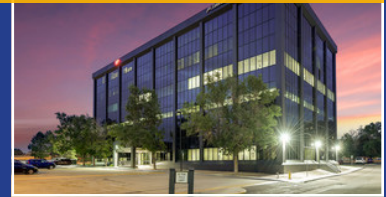
17,909 SF  
1300 S Potomac St

#### 2 Social Security Admin



15,896 SF  
14280 E Jewell Ave

#### 3 Denver Gold Group



11,216 SF  
31151 S Vaughn Way

#### 1 16601 E Centretech Pky



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

#### 2 11175 E Mississippi Avenue



\$2.4M = \$127.89/SF  
Professional Financial Special

#### 3 15200 E Girard Ave



\$2.05M = \$52.02/SF  
Good Signature Properties

### TOP SALES

SUPPLY (A&B) **45.5M SF**

VACANCY **18.5%** ↑

AVG RENT **\$27.53/SF** ↓

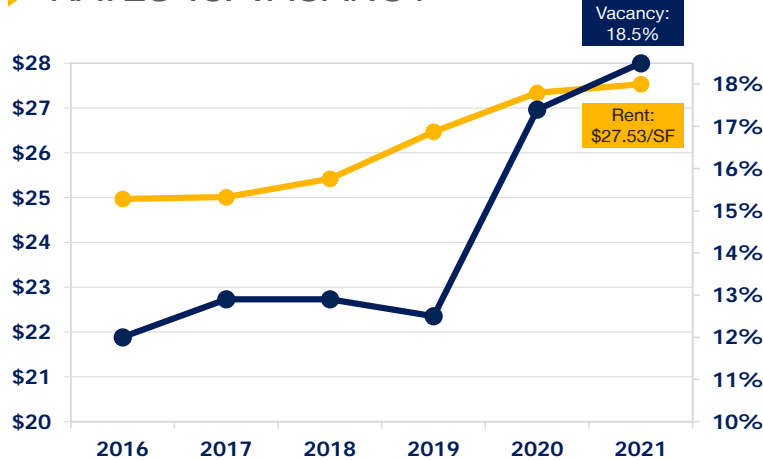
YTD ABSORPTION **(408,665) SF**

BUILDINGS **473**

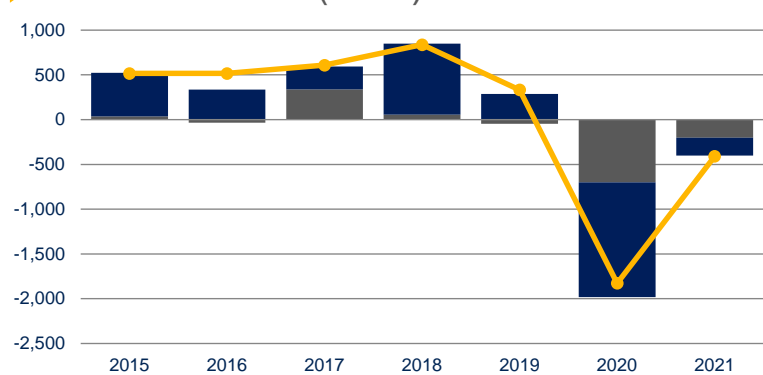
UNDER CONSTRUCTION **4 BLDGS | 626K SF**

Q3 DELIVERIES **0 BLDGS**

### RATES vs. VACANCY



### ABSORPTION (000s)



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### TOP LEASES

#### 1 Lockheed Martin



203,951 SF  
8740 Lucent Blvd

#### 2 Zynex, Inc



110,754 SF  
9655 Maroon Cir

#### 3 Quantum Corporation



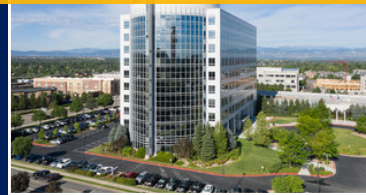
74,736 SF  
10770 E Briarwood Ave

#### 1 4600 S Syracuse Street



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

#### 2 6465 Greenwood Plaza Blvd



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

#### 3 10825 E Geddes Avenue



\$63.2M = \$286.76/SF  
Libitzky Property Companies

### TOP SALES



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

VACANCY **16.1%**

AVG RENT **\$29.90/SF**

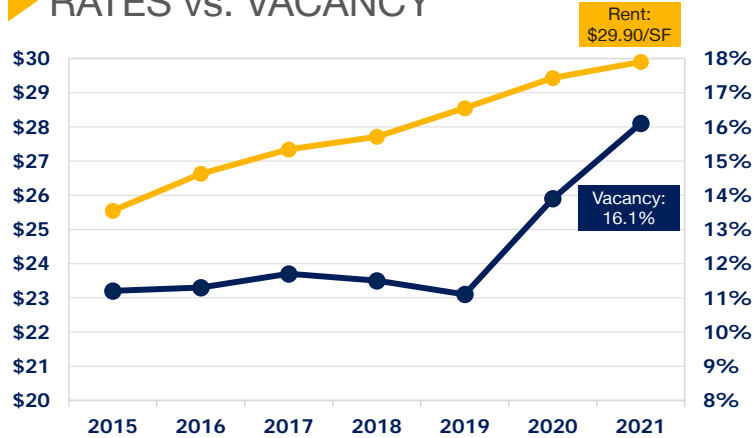
YTD ABSORPTION **(2,209,897) SF**

BUILDINGS **1,713**

UNDER CONSTRUCTION **13 BLDGS | 1,350,596 SF**

Q3 DELIVERIES **0 BLDGS**

### RATES vs. VACANCY



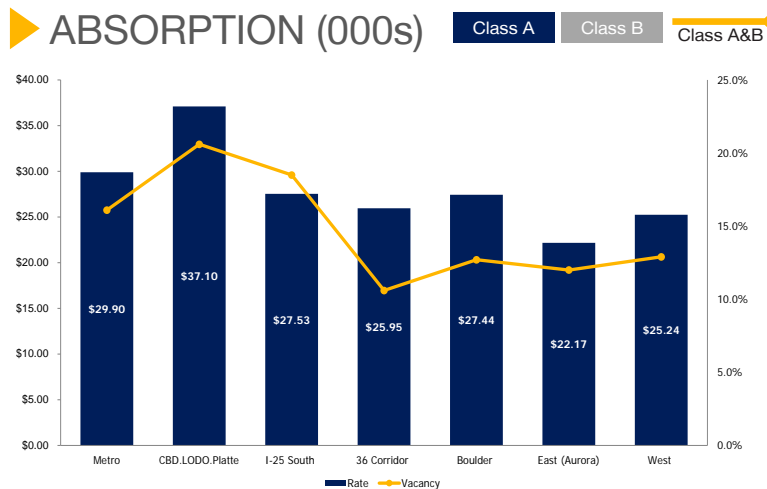
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203,951 SF  
8740 Lucent Blvd

#### 2 Robinhood



119,811 SF  
1701 Platte Street

#### 3 Zynex, Inc



110,754 SF  
9655 Maroon Circle

#### 1 1551 Wewatta Street



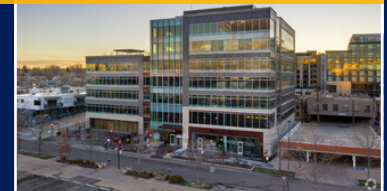
\$228M = \$799.53/SF  
RFR Holding LLC

#### 2 1099 18th St/Granite Tower



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

#### 3 250 Fillmore Street



\$108M = \$921.23/SF  
MetLife Investment Management

### TOP SALES

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

VACANCY **12.9%** ↑

AVG RENT **\$25.24/SF** ↑

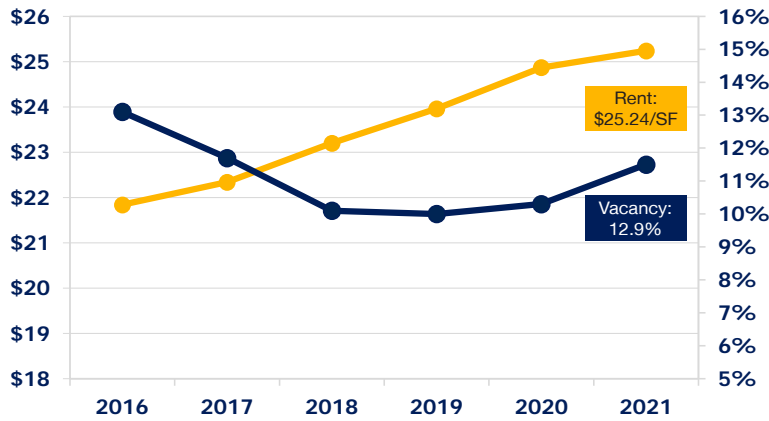
YTD ABSORPTION (**299,970**) SF

BUILDINGS **156**

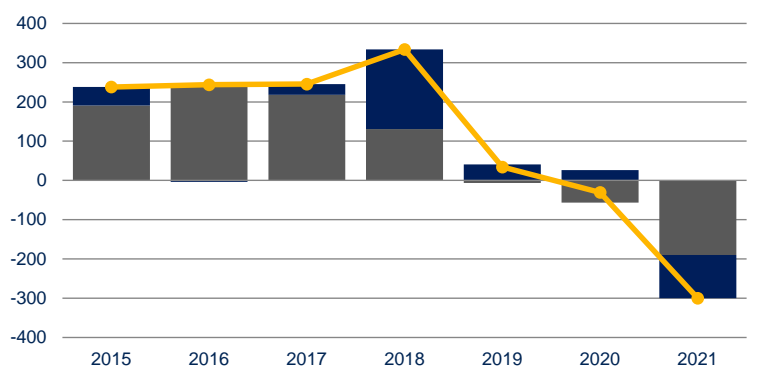
UNDER CONSTRUCTION **1 BLDGS | 42,369K SF**

Q3 DELIVERIES **0 BLDGS**

### RATES vs. VACANCY



### ABSORPTION (000s)



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TOP LEASES

#### 1 Fivetran



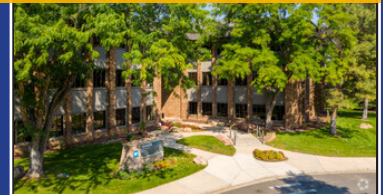
38,000 SF  
1401 Zuni Street

#### 2 Office of the CO State



29,552 SF  
560 Golden Ridge Road

#### 3 Brown & Caldwell



23,665 SF  
1527 Cole Blvd

#### 1 14143 Denver W Pky SIG CTR



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

#### 2 4800 Wadsworth Blvd



\$3.2M = \$135.27/SF  
David A Dean

#### 3 1240 W Bayaud Ave



\$3M = \$133.49/SF  
City & County of Denver

TOP SALES