

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

VACANCY **9.9%** ↓

AVG RENT **\$25.85/SF** ↓

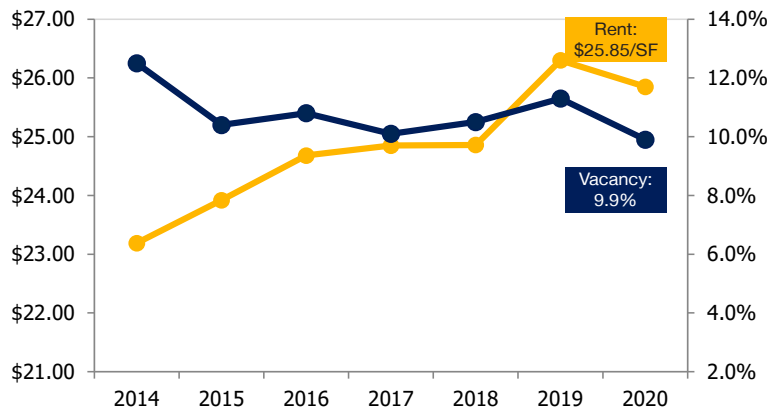
YTD ABSORPTION **340K SF**

BUILDINGS **190**

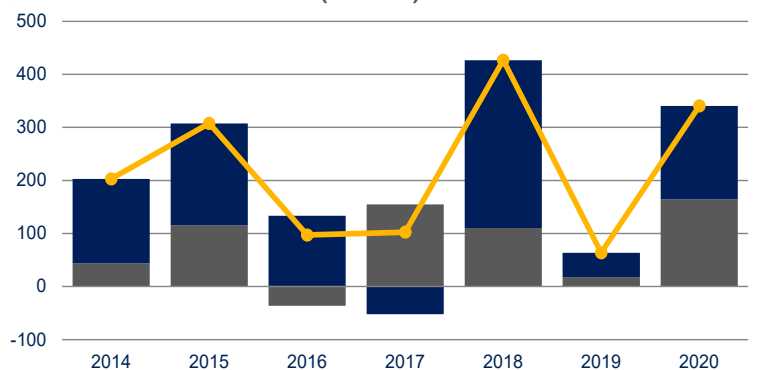
UNDER CONSTRUCTION **4 BLDGS | 186K SF**

Q4 DELIVERIES **1 BLDG | 34K SF**

▶ RATES vs. VACANCY



▶ ABSORPTION (000s)



▶ CRESA 2021 DIVERSITY INCLUSION & BELONGING INITIATIVES

As we have witnessed over the last few years, but particularly recently, what we need most in America at this time is hope, healing and change. We must do better as a country, and we hope Cresa can be a part of this positive transformation. We are committed to take action to promote diversity and equality, and **Cresa's Diversity, Inclusion & Belonging (DIB) Council** will be pursuing a number of initiatives to help us do so in 2021:

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Unconscious Bias Training – The training will expose people to their implicit biases, provide tools to adjust automatic patterns of thinking, and ultimately eliminate discriminatory behaviors.

Rollout of Cresa Employee Resource Groups (ERGs) Voluntary, employee-led groups made up of individuals who join together based on common interests, backgrounds or demographic factors such as gender, race or ethnicity.

Ambassador Program – A point person in each Cresa Office will keep diversity initiatives front and center.

Employee Spotlight Program – Regular communications will highlight the achievements of a diverse group of Cresa team members.

TOP LEASES

1 Gaia



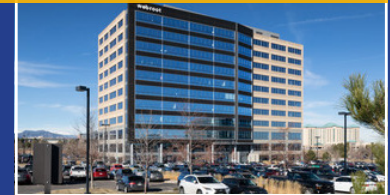
138,502 SF
833 W South Boulder Road

2 Peakware



46,654 SF
285 Century Place

3 Flatiron Construction



27,943 SF
385 Interlocken Crescent

1 833 W South Boulder Road



\$13.2M = \$183.92/SF
West Coast Investors

2 1755 S Public Road



\$12.8M = \$318.64/SF
Boulder County

3 1025 Cannon Street



\$12M = \$379.30/SF
Gibbons-White, Inc

TOP SALES

SUPPLY (A&B) **8.9M SF**

VACANCY **9.5%** ↑

AVG RENT **\$27.66/SF** ↑

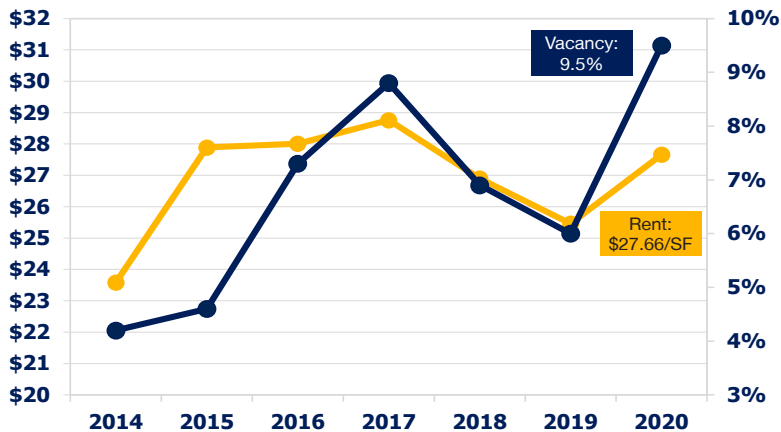
YTD ABSORPTION **(235.6K) SF**

BUILDINGS **160**

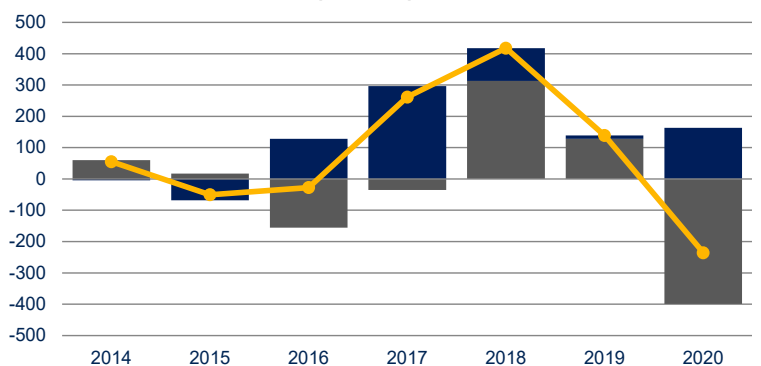
UNDER CONSTRUCTION **3 BLDGS | 270.8K SF**

Q4 DELIVERIES **0 BLDGS**

▶ RATES vs. VACANCY



▶ ABSORPTION (000s)



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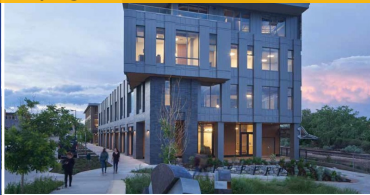
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TOP LEASES

1 Uplight



30,549 SF
2530 Junction Place

2 SomaLogic



29,301 SF
2945 Wilderness Place

3 Unknown



18,777 SF
3390 Valmont Road

1 5777 Central Avenue



\$16.25M = \$271.60/SF
Crescent Real Estate Equities

2 1136 Pearl Street



\$9.3M = \$622.70/SF
Japango Sushi Restaurant

3 1526 Spruce Street



\$4.4M = \$358.66/SF
Call Family Trust

TOP SALES

SUPPLY (A&B) **38.9M SF**

VACANCY **12.9%** ↑

AVG RENT **\$36.92/SF** ↑

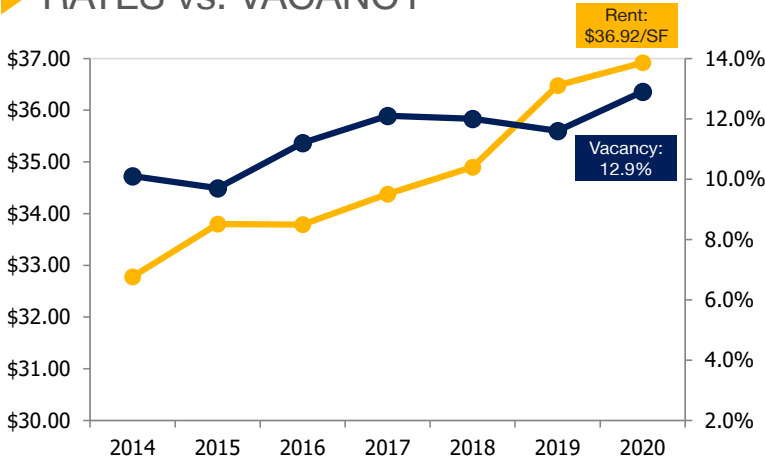
YTD ABSORPTION (**894K**) SF

BUILDINGS **222**

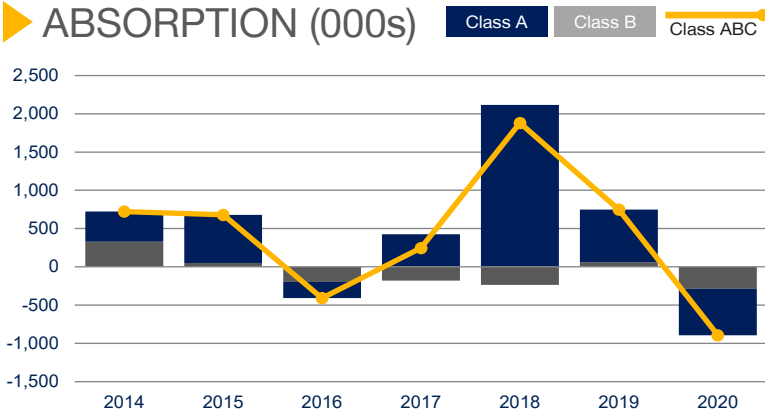
UNDER CONSTRUCTION **5 BLDGS | 1.2M SF**

Q4 DELIVERIES **0 BLDGS**

RATES vs. VACANCY



ABSORPTION (000s)



CRESA 2021 DIVERSITY INCLUSION & BELONGING INITIATIVES

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TOP LEASES

1 Liberty Oilfield Services

71,921 SF
950 17th Street

2 HDR

54,773 SF
1670 Broadway

3 CO Secretary of State

45,778 SF
1700 Broadway

1 3601 Walnut Street

\$167M = \$597.89/SF
MetLife, Inc

2 1614 15th Street

\$4.7M = \$375.10/SF
Urban Villages

3 1825 Lawrence Street

\$830K = \$36.09/SF
HNC Associates LLC

TOP SALES

SUPPLY (A&B) **24.1M SF**

VACANCY **9.0%**

AVG RENT **\$21.70/SF** ↑

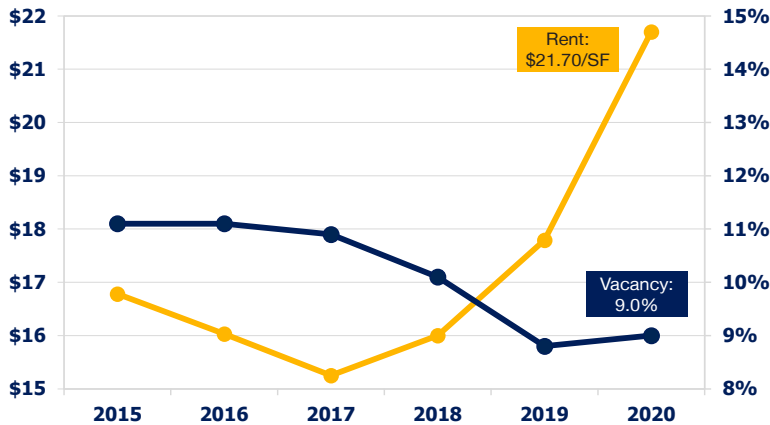
YTD ABSORPTION **136K SF**

BUILDINGS **728**

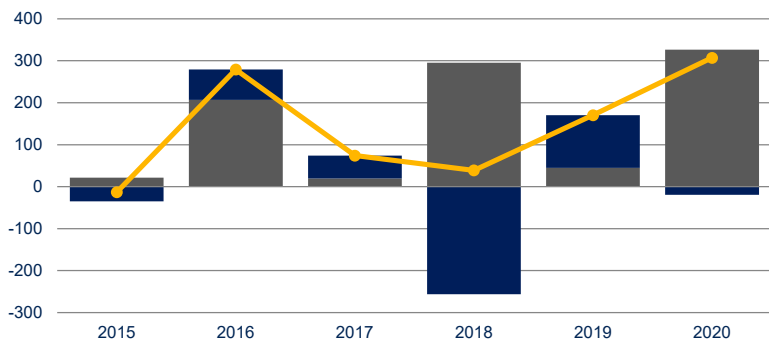
UNDER CONSTRUCTION **3 BLDGS | 138K SF**

Q4 DELIVERIES **2 Bldgs | 32.3K SF**

▶ RATES vs. VACANCY



▶ ABSORPTION (000s)



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TOP LEASES

1 Northrop Grumman



99,359 SF
10125 Federal Drive

2 Jacobs Technology



51,572 SF
2221 E Bijou Street

3 Optum Care Colorado



50,254 SF
1633 Medical Center Point

1 655 Space Center Drive



\$24.5M = \$233.00/SF
Meridian Hill Advisors

2 1633 Medical Center Pt



\$15.6M = \$310.42/SF
MB Real Estate Services

3 1670 N Newport Road



\$11M = \$163.00/SF
Boyd Waterson Asset Mgmt

TOP SALES

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

VACANCY **9.3%** ↓

AVG RENT **\$20.92/SF** ↓

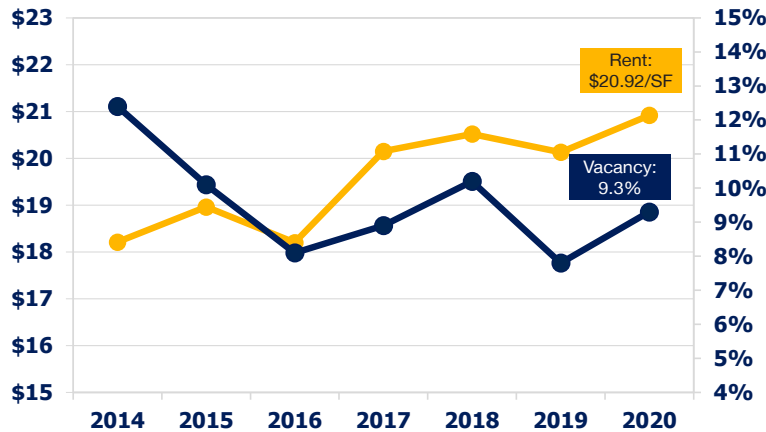
YTD ABSORPTION **(121K) SF**

BUILDINGS **88**

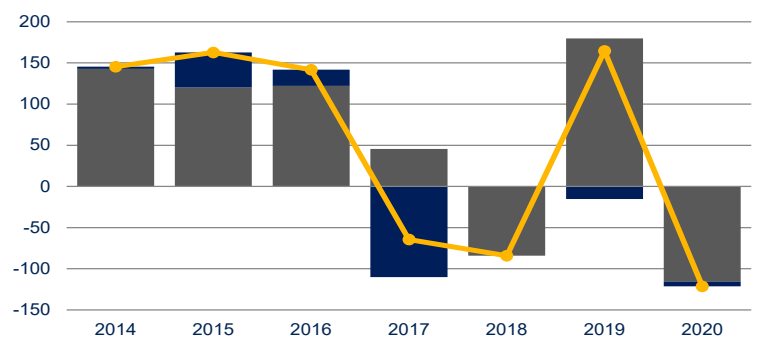
UNDER CONSTRUCTION **0 BLDGS**

Q4 DELIVERIES **0 BLDGS**

▶ RATES vs. VACANCY



▶ ABSORPTION (000s)



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TOP LEASES

1 Aurora Public Schools



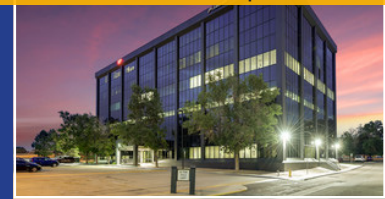
19,571 SF
14707 E 2nd Avenue

2 Social Security Admin



15,896 SF
14280 E Jewell Ave

3 Denver Gold Group



11,216 SF
3151 S Vaughn Way

1 16401 E Centretech Parkway



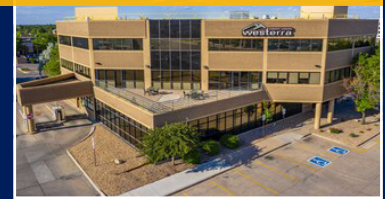
\$14.5M = \$124.46/SF
Easterly Government Properties

2 12510 E Iliff Avenue



\$2.4M = \$88.43/SF
Alan L. Schroeder

3 14305 E Alameda Ave



\$1.9M = \$73.08/SF
Kentro Group

TOP SALES

SUPPLY (A&B) **45.0M SF**

VACANCY **15.6%** ↑

AVG RENT **\$27.43/SF** ↑

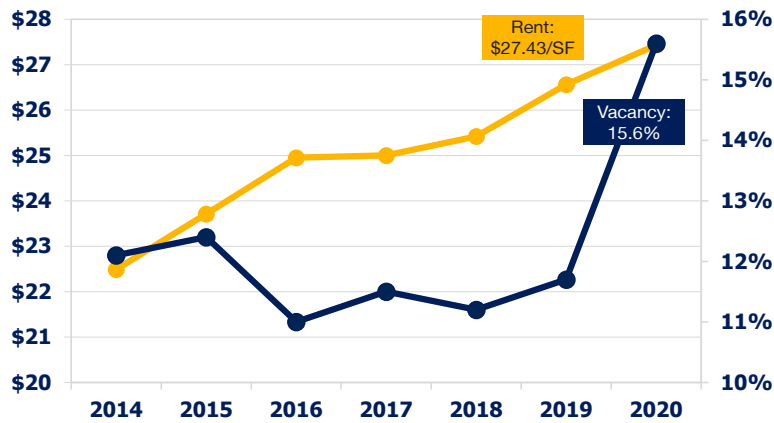
YTD ABSORPTION **(1.65M) SF**

BUILDINGS **470**

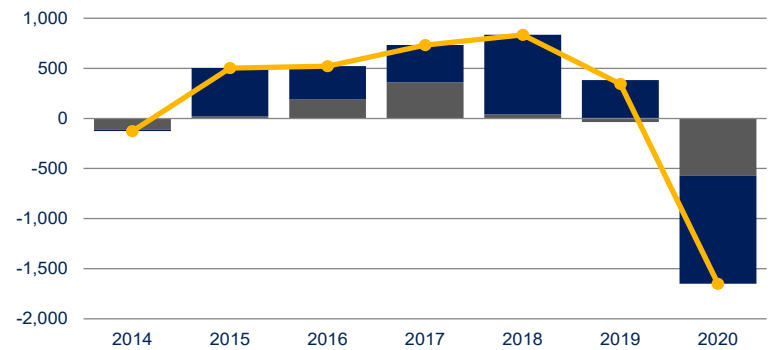
UNDER CONSTRUCTION **4 BLDGS | 626K SF**

Q4 DELIVERIES **0 BLDGS**

▶ RATES vs. VACANCY



▶ ABSORPTION (000s)



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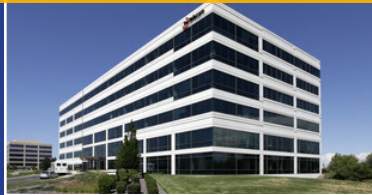
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TOP LEASES

1 Lockheed Martin



166,708 SF
10475 Park Meadows Drive

2 Lockheed Martin



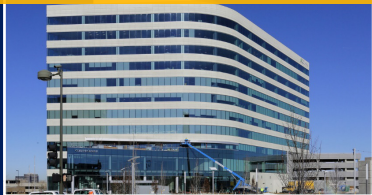
166,303 SF
10475 Park Meadows Drive

3 Via Sat



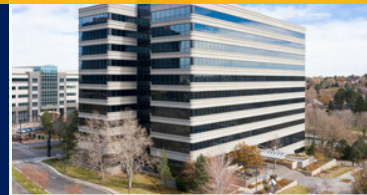
99,797 SF
349 Inverness Drive S

1 6340 S Fiddlers Green Circle



\$120M = \$437.50/SF
Saudi Aramco

2 4601 DTC Blvd



\$46M = \$184.41/SF
DPC Development Companies

3 9094 E Mineral Circle



\$13.3M = \$330.49/SF
Thompson Realty Group

TOP SALES

SUPPLY (A&B) **156.2M SF**

VACANCY **12.2%** ↑

AVG RENT **\$29.41/SF** ↑

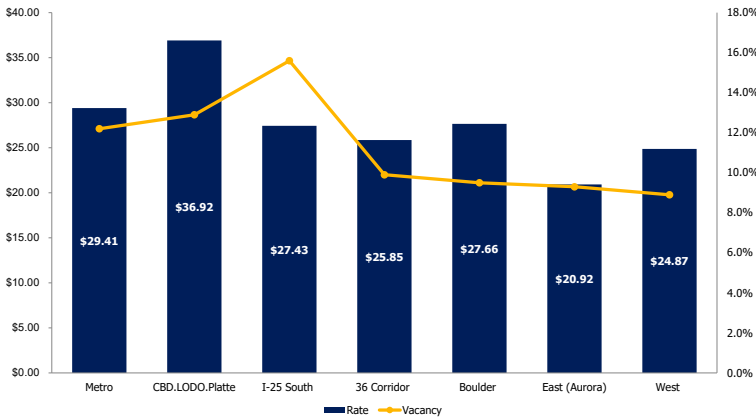
YTD ABSORPTION **(3M) SF**

BUILDINGS **1,704**

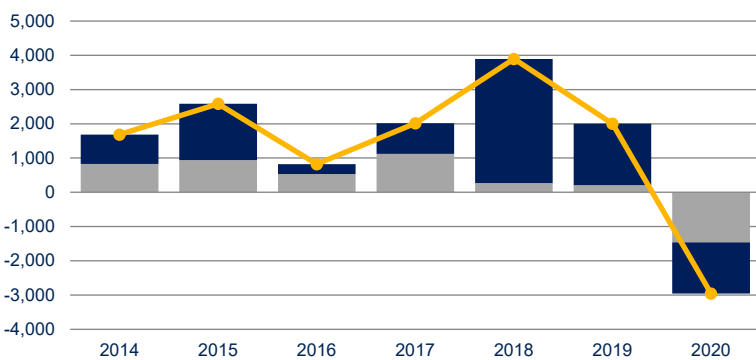
UNDER CONSTRUCTION **21 BLDGS | 2.6M SF**

Q4 DELIVERIES **2 BLDGS | 140.5K SF**

RATES vs. VACANCY



ABSORPTION (000s)



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1 Lockheed Martin



203,951 SF
8740 Lucent Blvd

2 Lockheed Martin



166,303 SF
10475 Park Meadows Drive

3 Danone



138,502 SF
833 W South Boulder Road

1 1700 Lincoln Street



\$450M = \$369.14/SF
Brookfield Office Properties

2 3601 Walnut Street



\$167M = \$597.89/SF
MetLife, Inc

3 6340 S Fiddlers Green Circle



\$120M = \$437.50/SF
Saudi Aramco

TOP SALES

SUPPLY (A&B) **11.6M SF**

VACANCY **8.9%** ↑

AVG RENT **\$24.87/SF** ↓

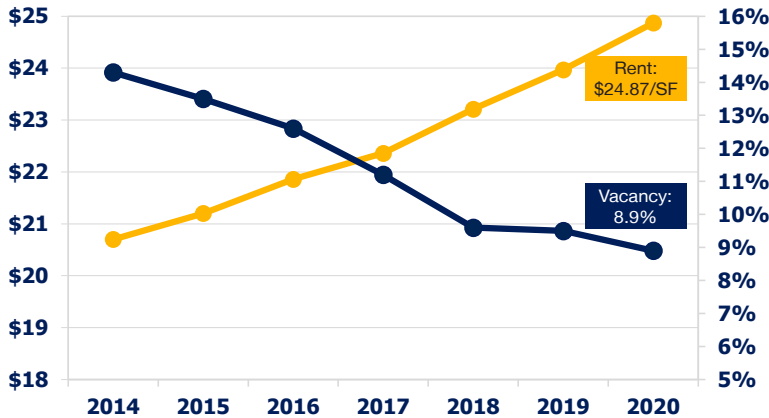
YTD ABSORPTION **(5K) SF**

BUILDINGS **157**

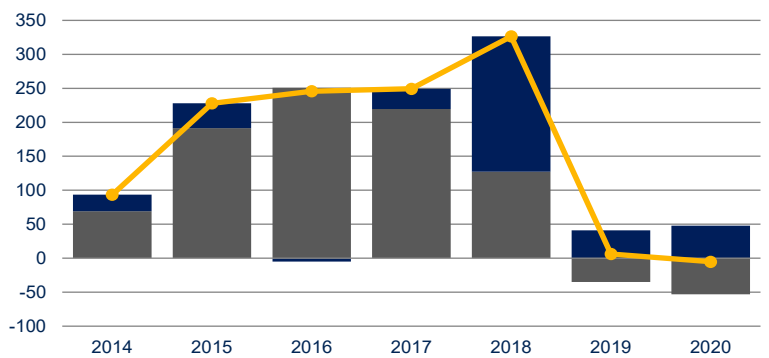
UNDER CONSTRUCTION **1 BLDGS | 42.4K SF**

Q4 DELIVERIES **0 BLDGS**

▶ RATES vs. VACANCY



▶ ABSORPTION (000s)



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TOP LEASES



1 Brown & Caldwell

23.7K SF
1527 Cole Blvd



2 Century Health

18K SF
34 Van Gordon Street



3 SLC Health

15.7K SF
15389 W 91st Drive



1 12596 W Bayaud Avenue

\$11.3M = \$134.62/SF
Bancroft Capital



2 13772 Denver West Pkwy

\$5.7M = \$150.44/SF
Pincroft Realty LLC



3 32045 Castle Court

\$5.6M = \$155.99/SF
ESCO Construction Co

TOP SALES