

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

VACANCY **11.8%** ↑

AVG RENT **\$25.83/SF** ↑

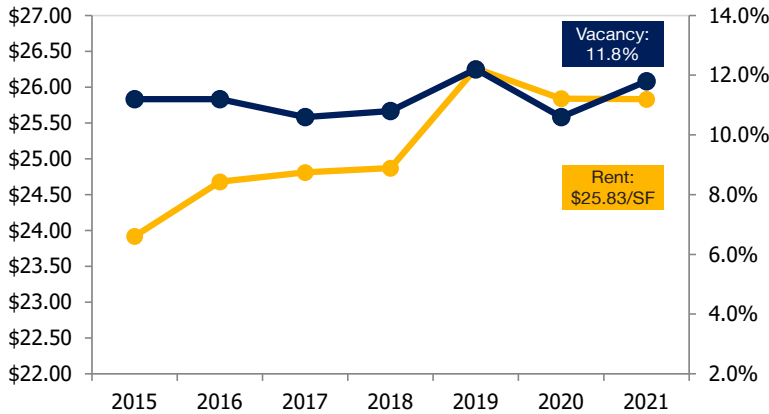
YTD ABSORPTION **(78,473) SF**

BUILDINGS **190**

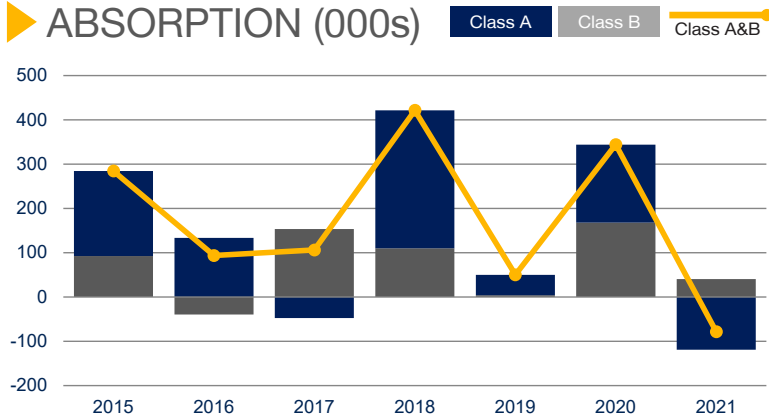
UNDER CONSTRUCTION **1 BLDG | 90,000 SF**

Q2 DELIVERIES **1 BLDG | 46,500 SF**

### ▶ RATES vs. VACANCY



### ▶ ABSORPTION (000s)



### ▶ THE HYBRID OFFICE IS NOT THE NEW NORMAL—IT'S THE TRANSITION



Now is the time to get to know your workforce, its level of comfort for your planned changes, and a very purposeful

change management strategy with much more robust levels of communication than ever deployed before. Success will come from being highly attuned to your organization and meeting needs that you previously never knew existed.

[Larry Kelso](#)  
Senior VP, Strategic Services  
Cresa Dallas

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TOP LEASES

1 Gaia



138,502 SF  
833 W South Boulder Road

2 Peaksware



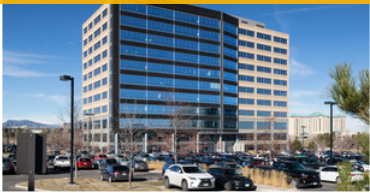
46,654 SF  
285 Century Place

3 NuVasive



28,401 SF  
12101 Airport Way

1 385 Interlocken Crescent



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

2 833 W South Boulder Road



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

3 1025 Cannon Street



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

TOP SALES

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

VACANCY **12.6%** ↑

AVG RENT **\$27.36/SF** ↓

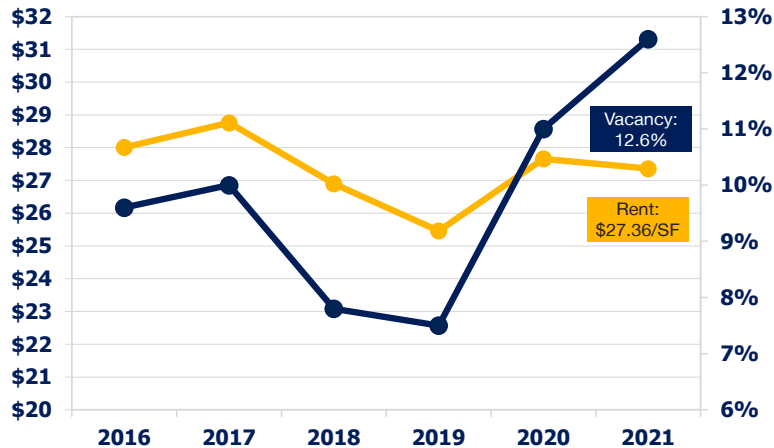
YTD ABSORPTION **(41,459) SF**

BUILDINGS **163**

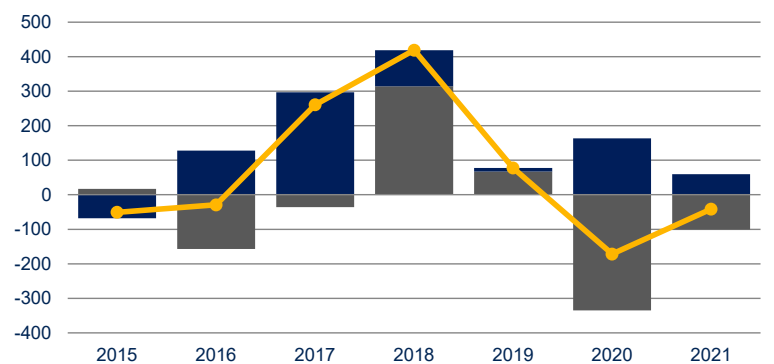
UNDER CONSTRUCTION **2 BLDGS | 173,646 SF**

Q2 DELIVERIES **2 BLDGS | 121,236 SF**

### ▶ RATES vs. VACANCY



### ▶ ABSORPTION (000s)



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## TOP LEASES

#### 1 Undisclosed



30,080 SF  
2300 Central Avenue

#### 2 Microsoft



17,940 SF  
1650 Canyon

#### 3 Snap



14,289 SF  
2465 Central Ave

#### 1 2300 55th Street



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

#### 2 5665 Flatiron Parkway



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

#### 3 2945 Wilderness Place



\$12.9M = \$440.26/SF  
Teachers Ins & Annuity Assoc

## TOP SALES

SUPPLY (A&B) 40M SF

VACANCY 20.7% ↑

AVG RENT \$37.10/SF ↓

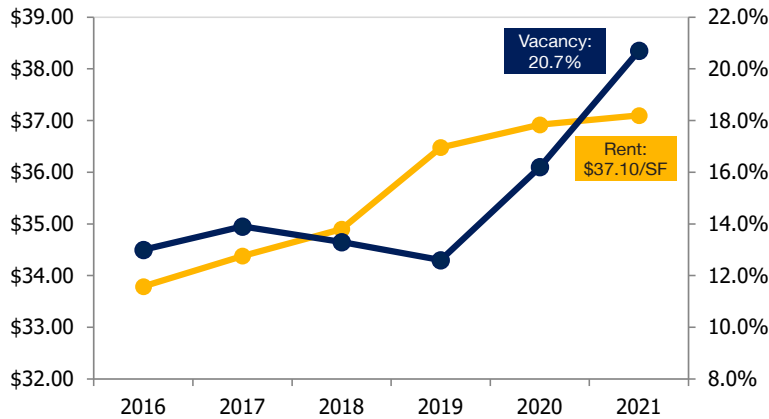
YTD ABSORPTION (1M) SF

BUILDINGS 227

UNDER CONSTRUCTION 3 BLDGS | 573,875 SF

Q2 DELIVERIES 3 BLDGS | 938,193 SF

### RATES vs. VACANCY



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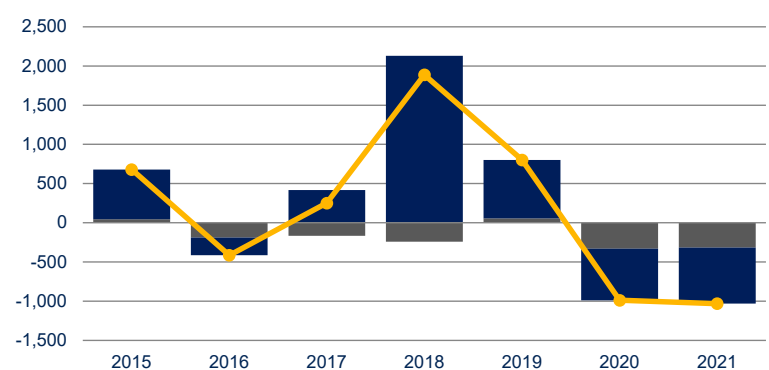
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### ABSORPTION (000s)



## TOP LEASES

**1** Liberty Oilfield Services

60,034 SF  
950 17th Street

**2** Sherman & Howard

59,272 SF  
675 15th Street | Block 162

**3** WeWork

50,214 SF  
2420 17th Street

**1** 1700 Lincoln Street

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

**2** Larimer Square

\$92.5M = \$388.60/SF  
Asana Partners

**3** 3060 Brighton Blvd

\$37.61M = \$547.69/SF  
Walton Street Capital, LLC

## TOP SALES

SUPPLY (A&B) **24.2M SF**

VACANCY **11.0%** ↑

AVG RENT **\$24.60/SF** ↑

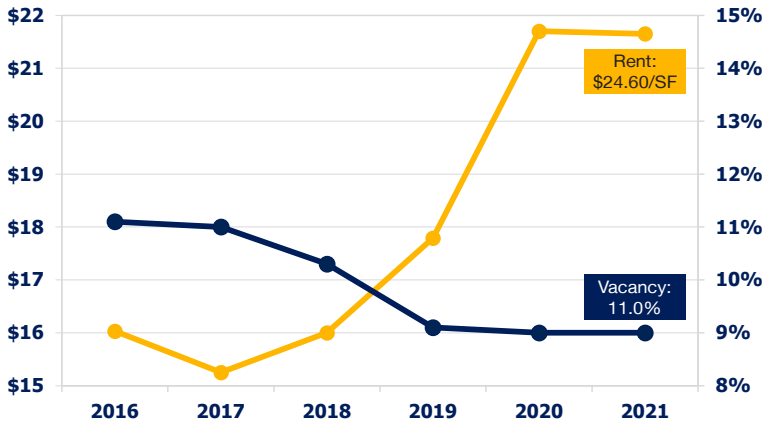
YTD ABSORPTION **120,360 SF**

BUILDINGS **727**

UNDER CONSTRUCTION **5 BLDGS | 157,938 SF**

Q2 DELIVERIES **0 Bldgs**

### RATES vs. VACANCY



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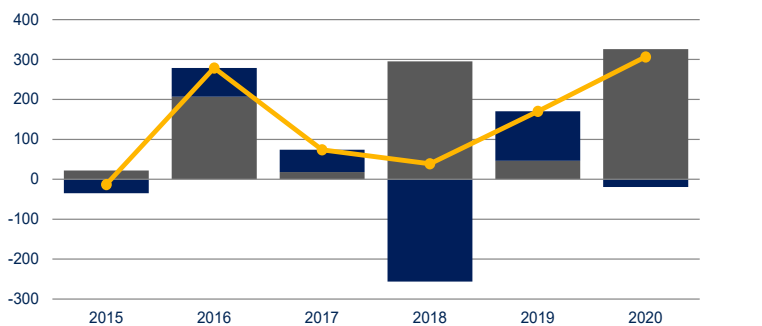
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### ABSORPTION (000s)



TOP LEASES

#### 1 General Services Admin



124,915 SF  
1110 Bayfield Drive

#### 2 Ent Credit Union



64,800 SF  
1180 Interquest Parkway

#### 3 Jacobs Technology Inc



51,572 SF  
2221 E Bijou Street

#### 1 5725-5775 Mark Dabling Blvd



\$46.6M = \$143.18/SF  
Alturas

#### 2 12515 Academy Ridge View



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

#### 3 655 Space Center Drive



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

TOP SALES

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

VACANCY **10.6%** ↑

AVG RENT **\$22.21/SF** ↑

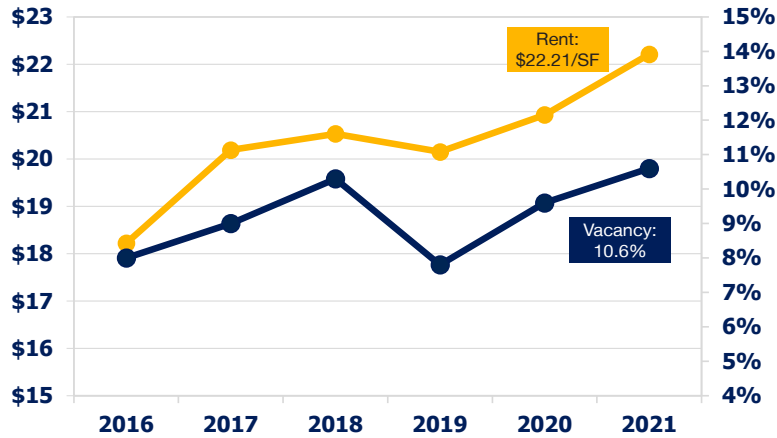
YTD ABSORPTION **(67,524) SF**

BUILDINGS **87**

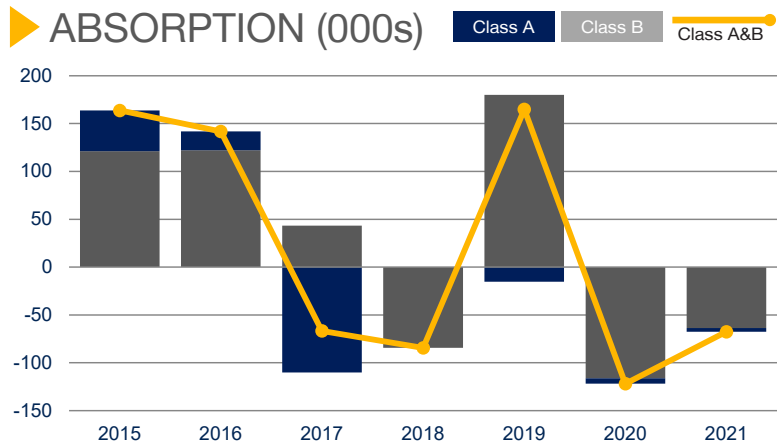
UNDER CONSTRUCTION **0 BLDGS**

Q2 DELIVERIES **0 BLDGS**

### ▶ RATES vs. VACANCY



### ▶ ABSORPTION (000s)



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TOP LEASES

#### 1 Surgery Ctr of the Rockies



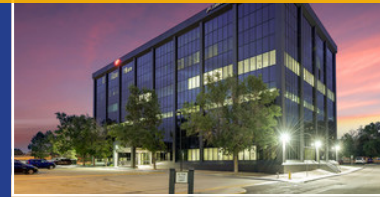
17,909 SF  
1300 S Potomac St

#### 2 Social Security Admin



15,896 SF  
14280 E Jewell Ave

#### 3 Denver Gold Group



11,216 SF  
31151 S Vaughn Way

#### 1 11175 E Mississippi Avenue



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

#### 2 15200 E Girard Ave



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

#### 3 14305 E Alameda Ave



\$2.9M = \$73.08/SF  
Kentro Group

TOP SALES

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

VACANCY **18.1%** ↑

AVG RENT **\$27.59/SF** ↑

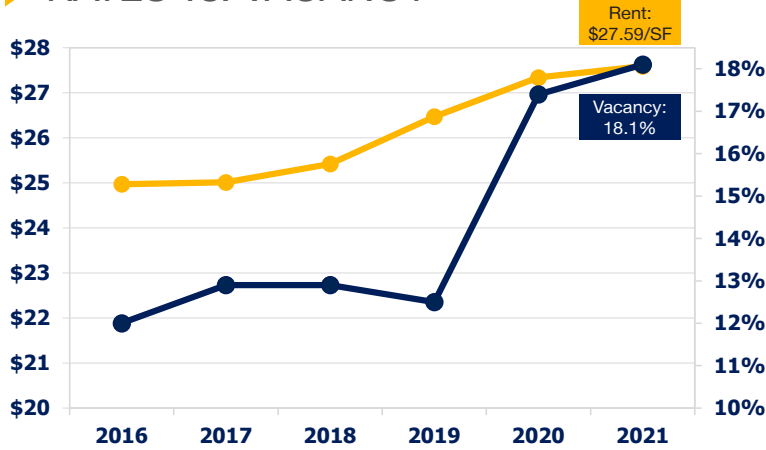
YTD ABSORPTION **(202,504) SF**

BUILDINGS **473**

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

Q2 DELIVERIES **0 BLDGS**

### RATES vs. VACANCY



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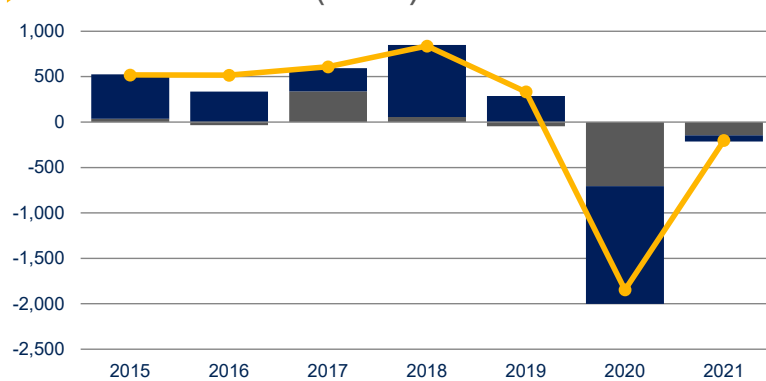
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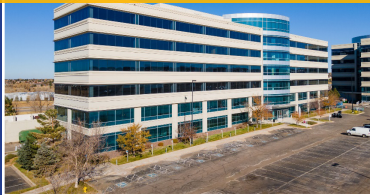
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### ABSORPTION (000s)



## 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 6340 S Fiddlers Green Circle



\$120M = \$437.50/SF  
Sentinel Real Estate Corporation

#### 2 4600 S Syracuse



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

#### 3 10825 E Geddes Ave INOVA



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

## TOP SALES

SUPPLY (A&B) **157.8M SF**

VACANCY **16.1%** ↑

AVG RENT **\$29.85/SF** ↓

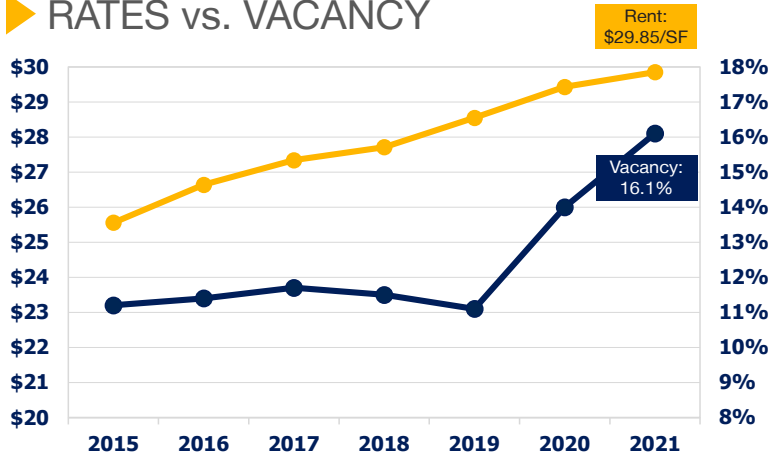
YTD ABSORPTION **(2,047,885) SF**

BUILDINGS **1,713**

UNDER CONSTRUCTION **14 BLDGS | 1,583,299 SF**

Q2 DELIVERIES **9 BLDGS | 1,372,994K SF**

### RATES vs. VACANCY



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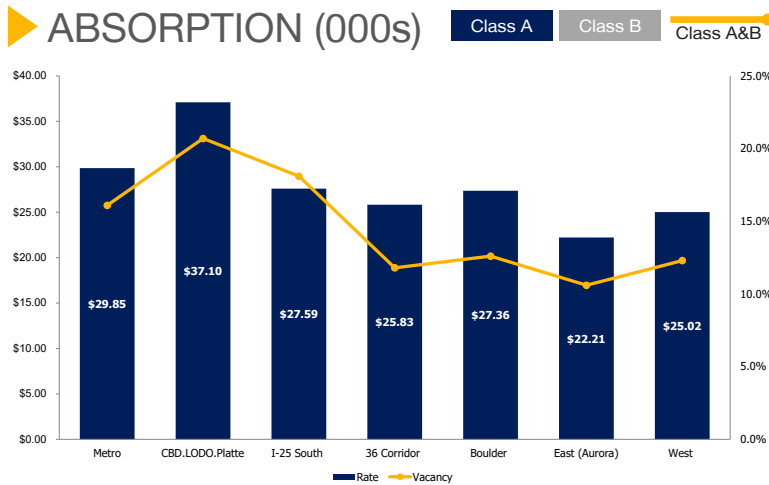
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TOP LEASES

#### 1 Lockheed Martin



203,951 SF  
8740 Lucent Blvd

#### 2 Gaia



138,502 SF  
833 W South Boulder Road

#### 3 Zynex, Inc



110,754 SF  
9655 Maroon Circle

#### 1 1700 Lincoln Street



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

#### 2 6340 S Fiddlers Green Circle



\$120M = \$437.50/SF  
Sentinel Real Estate Corporation

#### 3 385 Interlocken Crescent



\$94.8M = \$318.74/SF  
Ascentris, LLC

TOP SALES

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

VACANCY **12.3%** ↑

AVG RENT **\$25.02/SF** ↓

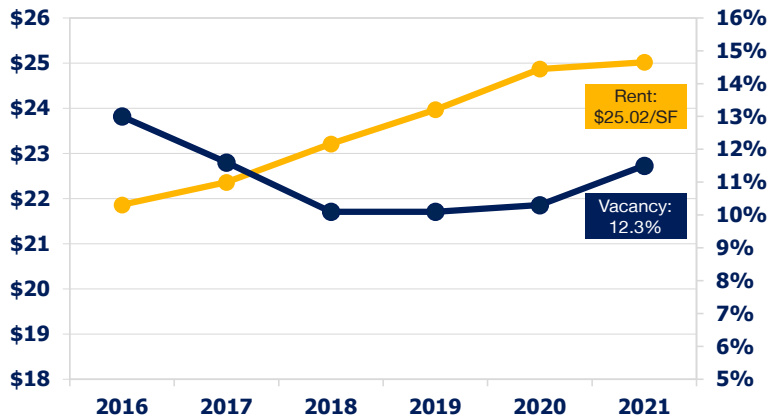
YTD ABSORPTION **(230,241) SF**

BUILDINGS **158**

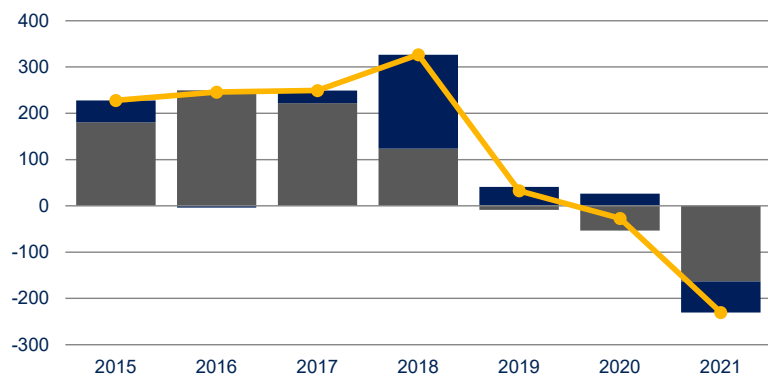
UNDER CONSTRUCTION **1 BLDGS | 42,369K SF**

Q2 DELIVERIES **0 BLDGS**

### ▶ RATES vs. VACANCY



### ▶ ABSORPTION (000s)



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## TOP LEASES

#### 1 The Urology Center of CO



43,034 SF  
2777 Mile High Stadium Circle

#### 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 32045 Castle Court



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

#### 3 4800 Wadsworth Blvd



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

## TOP SALES