

# Metro Denver Office Market

Availability	Current	5-Year Avg
Gross Rent Per SF	\$21.94	\$20.40
Vacancy Rate	12.0%	13.5%
Vacant SF	18,767,017	20,860,357
Availability Rate	15.5%	17.7%
Available SF	24,303,552	27,440,476
Sublet SF	2,251,260	2,221,671
Months on Market	19.3	16.7

Inventory	Current	5-Year Avg
Existing Buildings	5,002	4,953
Existing SF	156,968,451	154,254,158
12 Mo. Const. Starts	52,786	645,931
Under Construction	0	1,044,610
12 Mo. Deliveries	868,080	1,105,253

Demand	Current	5-Year Avg
12 Mo. Absorption SF	1,429,102	1,475,281
12 Mo. Leasing SF	7,733,544	11,576,898

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$175	\$157
Asking Price Per SF	\$98	\$97
Sales Volume (Mil.)	\$2,628	\$1,295
Cap Rate	8.2%	8.4%

### Vacancy Rate



### Gross Asking Rent Per SF



### Net Absorption

