

DTC/Southeast Denver

Availability	Survey	5-Year Avg
Gross Rent Per SF	\$25.15	\$21.40
Vacancy Rate	14.7%	14.4%
Vacant SF	2,944,114	2,856,320
Availability Rate	23.3%	21.0%
Available SF	4,817,479	4,188,305
Sublet SF	598,556	392,894
Months on Market	16.1	17.8

Inventory	Survey	5-Year Avg
Existing Buildings	244	243
Existing SF	20,030,879	19,793,264
12 Mo. Const. Starts	618,000	336,644
Under Construction	618,000	315,429
12 Mo. Deliveries	319,287	284,230

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-136,627	135,493
12 Mo. Leasing SF	2,814,988	2,536,621

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$185	\$149
Asking Price Per SF	\$143	\$134
Sales Volume (Mil.)	\$543	\$314
Cap Rate	7.2%	7.5%

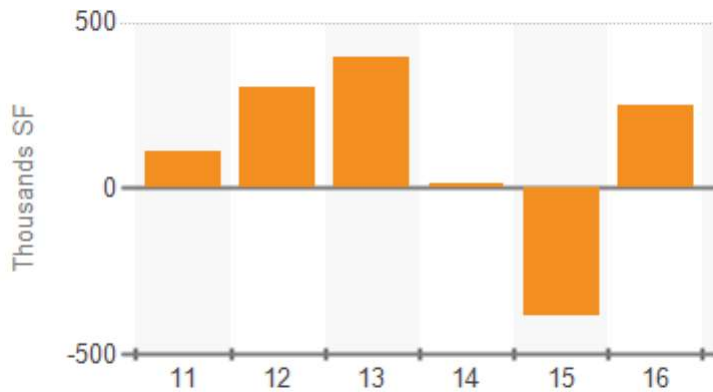
Vacancy Rate



Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

