

10035 E 40th Ave. / Quebec St.

Flex	10035 E 40th Ave	Quebec St 4-5 Star	Quebec St	Denver
Buildings	1	2	17	1,159
Existing SF	139,695	288,597	581,659	29,809,592
Average Building SF	139,695	144,298	34,215	25,720
Under Construction	-	-	-	548,805
Leasing				
Rent Per SF	-	-	-	\$10.73
Vacancy Rate	16.2%	7.9%	3.9%	6.9%
Available Spaces	1	1	1	421
Available SF	22,684	22,684	22,684	3,524,742
12 Mo. Absorption SF	-22,684	-22,684	-14,234	410,087
12 Mo. Leasing SF	11,888	11,888	14,593	2,082,200
Sales Past Year				
Properties	-	-	1	83
Sales Volume (Mil.)	-	-	\$1.8	\$320
Avg Sale Price (Mil.)	-	-	\$1.8	\$4.0
Sale Price Per SF	-	-	\$42	\$166
Cap Rate	-	-	-	7.6%

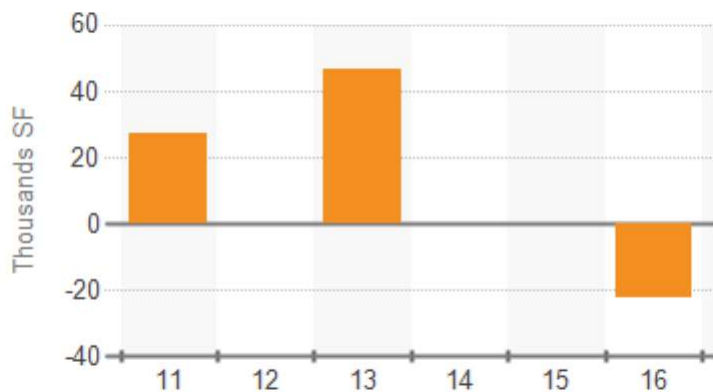
Vacancy Rate



Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

