



SIGNIFICANT LEASE DEALS

Address	Submarket/City	SF	Tenant
Parkridge VI	SES	161,000	Cochlear
717 17th St	CBD	118,000	Sunrun
Atria	Northwest	88,000	Crocs

SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
City	Type of Sale	Cap Rate	Class	Seller
Portolio Sale	\$710,000,000	\$334.00	1,215,000	Goldman Sachs
Various	Investment	-	Class A	Unico
1600 Broadway	\$111,000,000	\$249.00	445,000	Nuveen
Denver	Investment	-	Class B	LBA Realty
1705 17th St	\$76,000,000	\$697.00	109,000	Lincoln Property Co
?	Investment	-	Class A	GLL Real Estate Ptnrs

LARGEST DELIVERIES

Property	Submarket/City	SF	Developer
3601 Walnut	RiNo	250,000	Beacon
-	-	-	-
-	-	-	-


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
Block 162	CBD	595,000	Q4 2020
6900 Layton	SES	380,000	Q2 2020
1901 Wazee	LoDo	157,000	Q1 2021

TOTAL OFFICE MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q1 2019	9.2%	\$27.02	1,071,481	210,912,446	3,476,567
Q4 2018	9.5%	\$26.83	1,084,025	210,514,503	3,675,861
Q3 2018	9.6%	\$26.76	1,246,114	209,675,663	4,353,586
Q2 2018	10.2%	\$26.74	1,184,052	209,556,963	3,935,829
Q1 2018	10.2%	\$26.27	884,975	208,275,655	4,250,575


1,071,481
NET
ABSORPTION SF


9.2%
VACANCY
19,304,576 SF


\$27.02
AVG. ASKING
RATE PSF


499,477
DELIVERIES
8 Buildings


3,476,567
UNDER
CONSTRUCTION
50 Buildings

JR BITZER
Principal

There was another WeWork lease in Q1 and employment background verifier Checkr announced a decision to make Denver their HQ2 with 1,500 new jobs. About 35% of Q1 tenant expansion metro-wide was in the 14-million-SF Colorado Boulevard office district, which posted 374,146 SF of absorption of Class A space. There was 271,834 SF of growth in the 40.3-million-SF Downtown market, which totals 19% of the metro's office inventory. Net absorption totaled 207,445 SF in West Denver and 155,784 SF in the Broomfield market.