



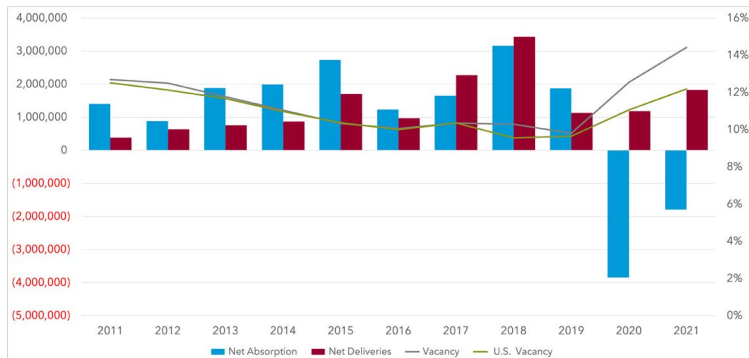
OFFICE MARKET OVERVIEW

JR BITZER, *Principal*

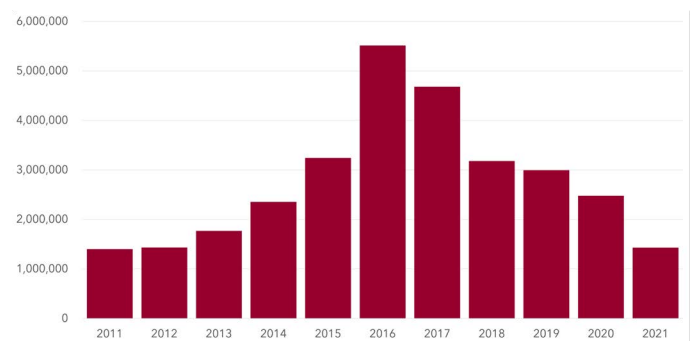
RTO (Return To Office) will continue to be the most used acronym for the foreseeable future, as companies struggle to get their employees back to their desks. There have been positive signs. The year literally ended with a boom as Boom Supersonic signed a massive lease as they continue to develop the next generation of supersonic flight. The investment market slowly returned. Cherry Creek continued as the lone bright spot for office tenant demand as illustrated by the record investment sale on a per square foot basis.

MARKET INDICATORS	Q4 2021	Q3 2021	Q2 2021	Q1 2021	Q4 2020
▲ 12 Mo. Net Absorption SF	(1,794,277)	(3,135,562)	(4,553,171)	(4,853,538)	(3,843,107)
◀▶ Vacancy Rate	14.4%	14.3%	14.3%	13.4%	12.6%
◀▶ Avg FSG Asking Rate PSF	\$29.41	\$29.31	\$29.11	\$29.14	\$29.24
▲ SF Under Construction	1,429,816	1,311,254	1,473,270	2,420,331	2,478,061
◀▶ Inventory SF	181,216,477	181,079,445	180,809,995	179,462,460	179,389,560

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
6399 S Fiddlers Green Circle Greenwood Village, CO	206,604 SF	\$430,052,500 \$208.38 PSF	Schnitzer West John Madden Company	Class A
3600 Brighton Boulevard Denver, CO	170,000 SF	\$34,901,735 \$205.30 PSF	Schorenstein Properties LLC Haselden Construction, LLC	Class A
4350 S Monaco Street Denver, CO	144,048 SF	Undisclosed	Realty Income Corp. VEREIT, Inc.	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
Oracle Campus Denver, CO	126,408 SF	Oracle	Crocs	Apparel
Panorama Corporate Center Denver, CO	70,572 SF	EverWest	AT&T	Communications
3615 Delgany Street Denver, CO	42,607 SF	Schnitzer West	Moye White	Law Firm

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.

The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc., The Economist, U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics, Congressional Budget Office, European Central Bank, GlobeSt.com, CoStar Property, and Lee & Associates Proprietary Data. ©

© Copyright 2022 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com