



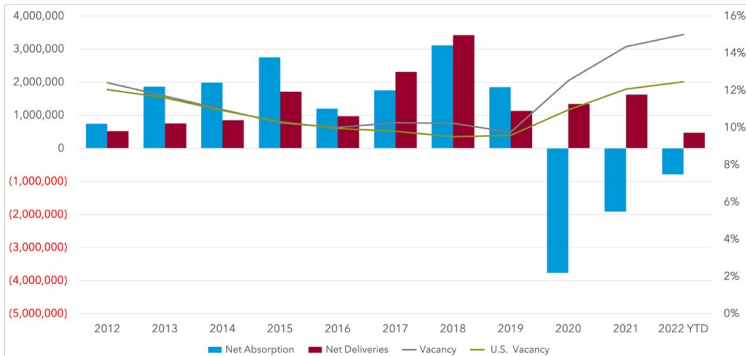
OFFICE MARKET OVERVIEW

JR BITZER, *Principal*

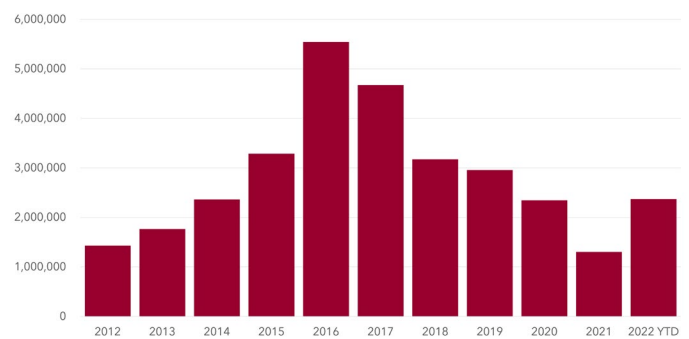
While the first half of the year experienced strong leasing activity, the third quarter saw a glut of new sublease space hit the market and a dramatic decrease in new leases. The third quarter is typically a slow quarter, but it remains to be seen if this was a temporary blip or a precursor of what's to come. On a positive note, the investment sale market remains strong with sales spread throughout the market. As more companies mandate a return to the office, it will be interesting to see what affect that will have on real estate decisions moving forward.

MARKET INDICATORS	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021
▼ 12 Mo. Net Absorption SF	(539,636)	468,550	190,549	(1,911,608)	(3,163,259)
▲ Vacancy Rate	14.8%	14.3%	14.2%	14.4%	14.2%
▲ Avg FSG Asking Rate PSF	\$29.06	\$29.02	\$28.92	\$28.77	\$28.68
▼ SF Under Construction	2,372,172	2,488,146	1,399,520	1,303,393	1,179,530
▲ Inventory SF	182,464,530	182,282,843	182,363,910	181,995,330	181,890,777

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
380-390 Interlocken Crest Broomfield, CO	363,416 SF	\$102,500,000 \$212.80 PSF	Urban Renaissance Group Franklin St Properties Corp	Class A
210 University Boulevard Denver, CO	186,366 SF	\$67,000,000 \$363.26 PSF	Corum Street Properties Corp KBS	Class B
4582 S Ulster Street Denver, CO	363,416 SF	\$50,000,000 \$137.58 PSF	Angelo, Gordon & CO Menashe Properties	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
23770 E Smoky Hill Road Aurora, CO	37,486 SF	Healthcare Trust of Amercia	Childrens Hospital of Colorado	Health Care
7958 S Chester Street Englewood, CO	30,500 SF	Office Properties Income Trust	United Launch	Aerospace
675 15th Street Denver, CO	29,543 SF	Patrinely Group, LLC	Moss Adams	Accounting & Finance

