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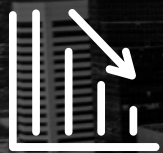
FAST FACTS

OFFICE MARKETBEAT 4Q 2021 DENVER, COLORADO



1

METRO DENVER UNEMPLOYMENT RATE TRENDING TOWARD PRE-PANDEMIC LEVELS



Decreased to 5.3% in Q4 2021, down from 7.2% a year earlier.

2

AFTER RISING SHARPLY SINCE THE PANDEMIC, VACANCY RATES ARE STABILIZING



Overall vacancy for the Denver Metro ended 2021 at 19.9%, an increase of 220 basis points year-over-year.

3

AVERAGE ASKING RATES SEE MODERATE GROWTH IN 2021



At \$31.13 psf gross, the metro wide average asking rent is up 5.1% year-over-year.

4

LEASING ACTIVITY REBOUNDS IN THE SECOND HALF OF 2021



2021 leasing activity rose to 7.2 msf, 23.3% higher than 2020's total.

5

NET ABSORPTION POSTS BEST QUARTERLY PERFORMANCE SINCE Q1 2020



Negative net absorption beginning to trough after posting -105,700 sf in Q4 2021.

Source: C&W Denver Research

THE NEED-TO-KNOW FOR TODAY'S DENVER COMMERCIAL REAL ESTATE MARKET