

Key Indicators



In Planning
14 MW



Vacancy
23%



Absorption (Second Half)
2 MW

MORE INFORMATION

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GLOBAL DATA CENTER ADVISORY GROUP

Cushman & Wakefield's [Data Center Advisory Group](#) is a global team of elite professionals delivering specialized real estate solutions for mission critical users, owners, and environments. With scalability, reliability, and security as a driving force, our highly knowledgeable and responsive professionals guide clients to make effective financial decisions. Our expertise ranges includes colocation facilities, control centers, greenfields, powered shell, and trading floors. We lend additional value through our understanding of global dynamics and their impact on local markets.

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Market Overview

Denver continues to receive interest as an investment destination, most recently exemplified by the acquisition of the well-connected 1500 Champa by IPI Data Center Partners, along with the earlier acquisition of a data center and office complex in Louisville by SteelWave. The large number of enterprise facilities suggests a market ripe for sale-and-leaseback deals for eventual colocation purposes, particularly with the new edge region connectivity available from both AWS and Azure. Further development phases are planned by both IPI and DataBank, though the market still has a vacancy overhang of over 20%. Absorption has remained somewhat tepid over the last two years, though this could soon be changing with the new fiber and cloud services options. Denver remains a market of possibility for the time being, with a variety of operators already in place.

Ecosystem Developments

- **Zayo** has announced 170 miles of new fiber throughout the Denver metropolitan area, adding on to their Denver to Dallas fiber route. The new fiber will be completed by the third quarter of 2022, with further services available for local clientele. The company also recently completed a 532-mile route between Denver and Salt Lake City.
- **Amazon Web Services** announced a new Local Zone at mid-year, with Denver becoming the seventh US city with this service. Several other cities have been added since, providing low-latency connectivity at the edge for users outside of full regions.
- **Microsoft Azure** launched a new ExpressRoute Direct locally, joining Newport in the United Kingdom and Pune in India. ExpressRoute Direct offers edge connectivity to most Azure applications.
- **Arcadian Infracom** is at work on a new Phoenix-Denver fiber route, with new backing from TIAA to complete this and other projects. The new routes are explicitly designed to bring further connectivity to the Navajo reservation.

Recent Site Sales

PROPERTY	SIZE (ACRES)	SALE DATE	SALE PRICE	BUYER	SELLER
6961 S Quentin St, Centennial	5.4	Jul-21	\$15,000,000	DataBank	Woodspear Properties

Recent Property Sales

PROPERTY	SIZE (SQ FT)	SALE DATE	SALE PRICE	BUYER	SELLER
1500 Champa St, Denver	138,000	Dec-21	\$92,500,000	IPI Data Center Partners	Morgan Reed Group
1450 Infinite Dr, Louisville	154,420	Nov-21	\$30,300,000	SteelWave	Jakobson Properties

Construction Update

OPERATOR	LOCATION	SIZE (SQ FT)	POWER (MW)	STAGE / EST. DELIVERY
Expedient	Denver	32,000	2.5	Completed / Q4 2021
IPI	Denver	94,700	7.5	In Planning / Q4 2022
DataBank	DEN5	30,000	6	In Planning