



BERKSHIRE HATHAWAY  
Real Estate of the Rockies  
Commercial Division

# DENVER MARKET REPORT

## 4<sup>th</sup> Quarter, 2016

### COMMERCIAL DIVISION SERVICES

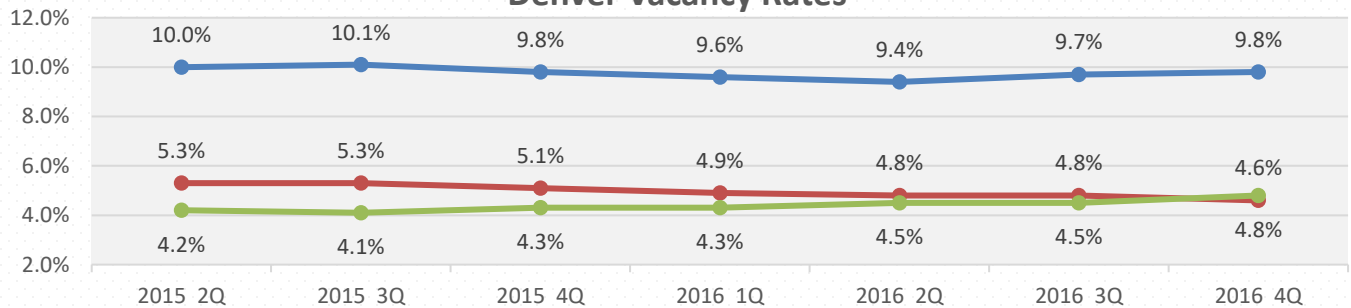
- Commercial Leasing & Sales
- Tenant & Buyer Representation
- Commercial Investments
- Property Management – Represent Landlords and Owners
- Asset Types: Office, Retail, Flex/Industrial, Multi-family and Land!

### DENVER RENTAL RATE STATISTICS

Period	Office Rental Rates - FS	Industrial Rental Rates- NNN	Retail Rental Rates - NNN
2016 4Q	\$ 25.26	\$ 8.31	\$ 16.23
2016 3Q	\$ 25.04	\$ 8.23	\$ 15.94
2016 2Q	\$ 25.12	\$ 8.23	\$ 15.87
2016 1Q	\$ 24.80	\$ 8.18	\$ 15.59
2015 4Q	\$ 24.44	\$ 7.99	\$ 15.45

Office Retail Industrial

### Denver Vacancy Rates



### INVESTMENT ANALYSIS – BUILDING SIZE:

Office:

Retail:

Industrial:

Bldg Size	#	Price/SF	Cap Rate
< 50,000	271	\$ 154.95	7.33
50k-249k	48	\$ 153.74	7.14
250k-499k	10	\$ 201.09	6.54
> 500k	1	\$ 242.26	7.00

Bldg Size	#	Price/SF	Cap Rate
< 25,000	416	\$ 271.30	6.60
25k-99k	44	\$ 156.93	7.00
100k-249k	6	\$ 144.27	6.64
> 250k	2	\$ 330.57	5.50

Bldg Size	#	Price/SF	Cap Rate
< 25,000	255	\$ 122.95	7.81
25k-99k	98	\$ 90.78	7.63
100k-249k	18	\$ 83.4	7.19
> 250k	2	\$ 69.09	6.25

Phil Kubat, *Commercial Division Manager* | 303.981.1936 | phil@milehighcommercial.com

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