

## Commercial Vacancy and Lease Rates by Property Type

		Total Existing Square Footage		Vacancy Rate		Avg Lease Rate (per sq. ft.)	
		1Q 2017	1Q 2016	1Q 2017	1Q 2016	1Q 2017	1Q 2016
		<i>Office</i>	<b>Commerce City</b>	440,385	440,385	2.6%	7.9%
	<b>Metro Denver</b>	181,229,773	179,239,916	9.7%	9.3%	\$25.37	\$24.90
<i>Retail</i>	<b>Commerce City</b>	1,440,913	1,440,913	5.2%	5.5%	\$13.85	\$15.90
	<b>Metro Denver</b>	166,198,753	164,648,663	4.4%	4.8%	\$17.11	\$16.26
<i>Flex</i>	<b>Commerce City</b>	243,132	243,132	3.2%	3.2%	-	-
	<b>Metro Denver</b>	42,337,480	41,554,713	7.6%	8.0%	\$11.88	\$10.70
<i>Industrial</i>	<b>Commerce City</b>						
	Warehouse Distribution	6,885,969	6,800,969	3.2%	1.3%	\$9.49	\$10.59
	All Other Industrial	2,382,274	2,382,274	0.3%	1.2%	\$8.28	\$10.23
	<b>Metro Denver</b>						
	Warehouse Distribution	150,678,214	146,800,413	4.1%	3.4%	\$7.06	\$7.21
	All Other Industrial	53,288,886	53,144,011	2.4%	2.3%	\$8.02	\$8.12

*Note: Vacancy rate and average lease rate are for direct space only (excludes sublet space). Industrial, flex, and retail lease rates are triple-net; office rates are full-service.*

*Source: CoStar Realty Information, Inc.*