

OFFICE

RETAIL

INDUSTRIAL



Douglas County

Jefferson County

Denver County

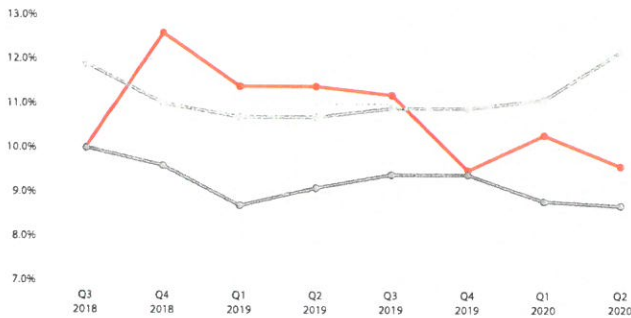
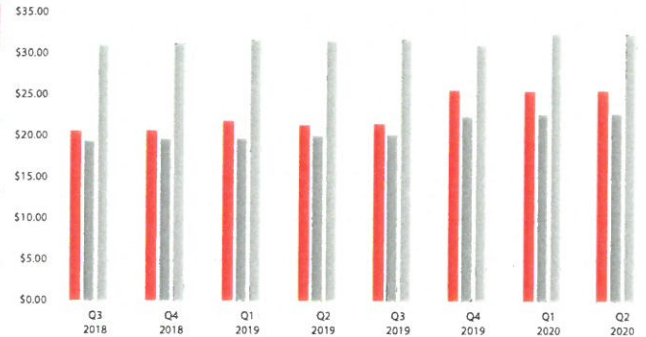
2nd Quarter 2020

OFFICE MARKET UPDATE

Douglas County Jefferson County Denver County

OFFICE LEASE RATES

	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020
Douglas County	\$20.64	\$20.71	\$21.87	\$21.35	\$21.53	\$25.63	\$25.51	\$25.57
Jefferson County	\$19.37	\$19.65	\$19.74	\$20.02	\$20.18	\$22.34	\$22.68	\$22.76
Denver County	\$31.03	\$31.28	\$31.64	\$31.57	\$31.76	\$31.13	\$32.53	\$32.47

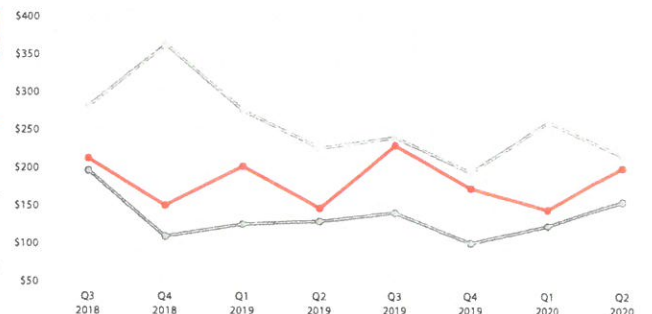


OFFICE VACANCY

	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020
Douglas County	10.0%	12.6%	11.4%	11.4%	11.2%	9.5%	10.3%	9.6%
Jefferson County	10.0%	9.6%	8.7%	9.1%	9.4%	9.4%	8.8%	8.7%
Denver County	11.9%	11.0%	10.7%	10.7%	10.9%	10.9%	11.1%	12.2%

OFFICE SALES

	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020
Douglas County	\$214	\$151	\$203	\$148	\$231	\$174	\$145	\$201
Jefferson County	\$197	\$110	\$126	\$130	\$141	\$101	\$124	\$156
Denver County	\$283	\$364	\$277	\$227	\$241	\$195	\$262	\$217



* Information generated from CoSta

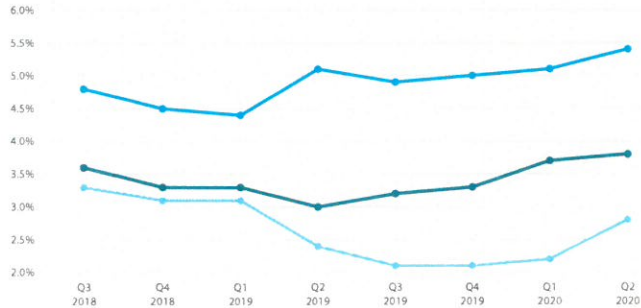
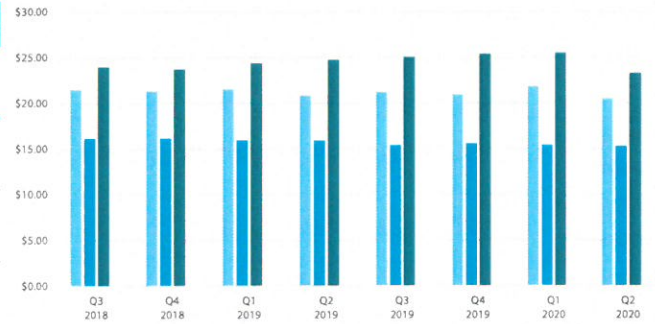
2nd Quarter 2020

RETAIL MARKET UPDATE

Douglas County Jefferson County Denver County

RETAIL NNN LEASE RATES

	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020
Douglas County	\$21.50	\$21.32	\$21.54	\$20.83	\$21.22	\$20.92	\$21.79	\$20.48
Jefferson County	\$16.13	\$16.13	\$15.91	\$15.88	\$15.36	\$15.56	\$15.36	\$15.25
Denver County	\$23.95	\$23.72	\$24.36	\$24.70	\$24.96	\$25.35	\$25.43	\$23.25

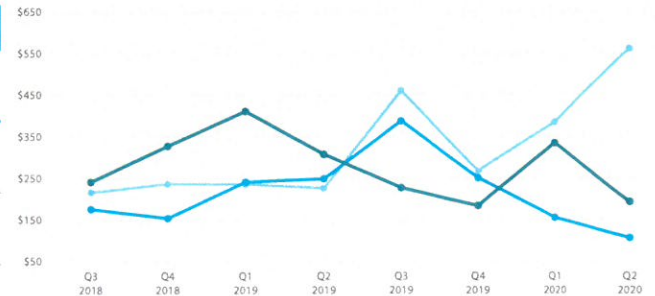


RETAIL VACANCY

	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020
Douglas County	3.3%	3.1%	3.1%	2.4%	2.1%	2.1%	2.2%	2.8%
Jefferson County	4.8%	4.5%	4.4%	5.1%	4.9%	5.0%	5.1%	5.4%
Denver County	3.6%	3.3%	3.3%	3.0%	3.2%	3.3%	3.7%	3.8%

RETAIL SALES

	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020
Douglas County	\$216	\$237	\$236	\$227	\$461	\$268	\$385	\$563
Jefferson County	\$176	\$154	\$241	\$249	\$388	\$250	\$155	\$107
Denver County	\$241	\$327	\$411	\$308	\$227	\$183	\$335	\$193



* Information generated from CoSta

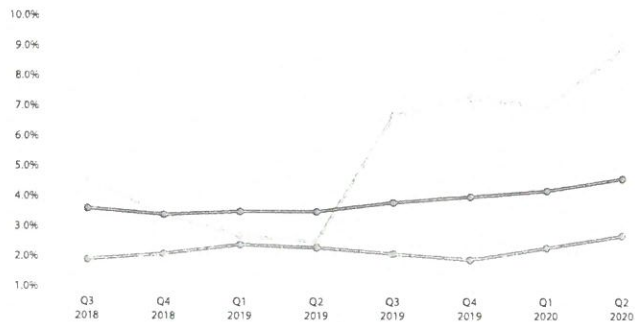
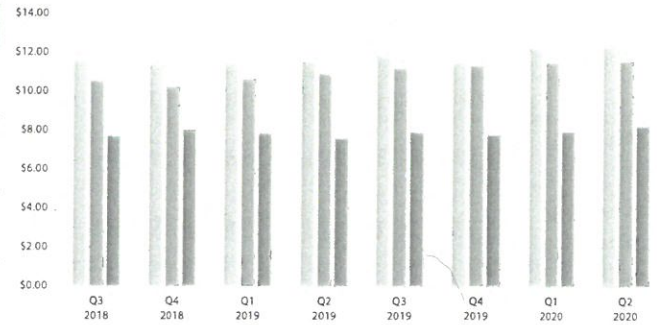
2nd Quarter 2020

INDUSTRIAL MARKET UPDATE

Douglas County Jefferson County Denver County

INDUSTRIAL/FLEX LEASE RATES

	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020
Douglas County	\$11.54	\$11.33	\$11.37	\$11.48	\$11.79	\$11.45	\$12.18	\$12.31
Jefferson County	\$10.52	\$10.21	\$10.61	\$10.91	\$11.18	\$11.30	\$11.45	\$11.54
Denver County	\$7.69	\$7.97	\$7.81	\$7.57	\$7.88	\$7.75	\$7.93	\$8.21

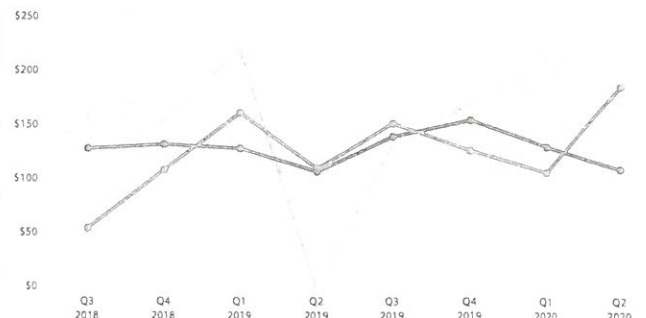


INDUSTRIAL/FLEX VACANCY

	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020
Douglas County	4.6%	3.4%	2.7%	2.5%	6.7%	7.3%	7.0%	8.9%
Jefferson County	1.9%	2.1%	2.4%	2.3%	2.1%	1.9%	2.3%	2.7%
Denver County	3.6%	3.4%	3.5%	3.5%	3.8%	4.0%	4.2%	4.6%

INDUSTRIAL/FLEX SALES

	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020
Douglas County	\$156	\$154	\$219	N/A ¹	\$128	\$169	\$211	\$170
Jefferson County	\$54	\$108	\$161	\$109	\$151	\$126	\$106	\$185
Denver County	\$128	\$132	\$128	\$107	\$139	\$155	\$130	\$109



¹ While three sales were reported in Douglas County in Q2 2019, the chart shows \$0 as the sale prices were not disclosed

* Information generated from CoSta