

# 2007

## Denver Investment Market Overview



### OVERALL DENVER INDUSTRIAL MARKET

The Denver Industrial market ended the fourth quarter 2006 with a vacancy rate of 8.8%. The vacancy rate was unchanged over the previous quarter, with net absorption totaling positive 558,253 square feet in the fourth quarter. Vacant sublease space increased in the quarter, ending the quarter at 1,385,897 square feet. Rental rates ended the fourth quarter at \$6.01/SF, an increase over the previous quarter. A total of 9 buildings were delivered to the market in the quarter totaling 486,822 square feet, with 2,373,687 square feet still under construction at the end of the quarter.

### OVERALL DENVER OFFICE MARKET

The Denver Office market ended the fourth quarter 2006 with a vacancy rate of 13.5% and net absorption totaling positive 382,821 square feet in the fourth quarter. Vacant sublease space increased in the quarter, ending the quarter at 1,716,359 square feet. Rental rates ended the fourth quarter at \$18.57/SF, an increase over the previous quarter. A total of 15 buildings were delivered to the market in the quarter totaling 660,329 square feet, with 1,467,078 square feet still under construction at the end of the quarter.

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### RECENT COLLIERS TRANSACTIONS

	Property	Size	Sold	Price	Price/SF
	7086 South Revere Street Englewood, Colorado	49,400 SF	February 2007	\$3,210,000	\$64.98
	Briarwood Business Park Englewood, Colorado	153,182 SF	October 2006	\$15,000,000	\$97.92
	7347 South Revere Street Englewood, Colorado	32,665 SF	February 2007	\$2,605,200	\$80.00
	NCI & Mineral Portfolio Littleton, Colorado	117,461 SF	Under Contract	Listed at \$12,500,000	\$106.42
	H&R Block Building Littleton, Colorado	17,700 SF	Under Contract	Listed at \$2,655,000	\$150.00
	Opus Plaza Littleton, Colorado	62,129 SF	Under Contract	Not priced	N/A

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### INVESTMENT GROUP OVERVIEW

The Colliers Bennett & Kahnweiler Investment Group is comprised of a select few of the top investment sales professionals in Denver. Members of the investment group specialize in the acquisition and disposition of institutional and private capital investment assets across all property types on a local, national, and global basis. The strength of the Investment Group lies in its unsurpassed combination of expertise, experience, resources, and its culture of collaboration, collectively sharing its knowledge and resources to benefit its individual clients.

Through our exclusive national database of private, and institutional investors that is updated daily, your investment assets receive extensive exposure to qualified investors across the country. As a seller, you can expect to achieve the highest value possible for your investment assets in the shortest period of time. As a buyer, you have access to a dedicated research team and an extensive selection of properties across the country through our collaboration with Colliers International.

**For more information on the Investment Group and all of our current listings please visit [www.cbkig.com](http://www.cbkig.com)**

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### FEATURED LISTINGS



#### DFI PORTFOLIO

**700 702 West 48th Avenue  
2650 West 2nd Avenue  
6425 North Washington Street  
Denver, Colorado**

194,452 SF in 3 projects,  
consisting of 4 buildings  
\$11,500,000  
7.12% - Cap Rate



#### ARAPAHOE SERVICE CTR II

**6446 South Kenton Street  
Englewood, Colorado**

79,200 SF  
\$11,500,000  
8.54% - Cap Rate



#### NORTH DENVER INDUSTRIAL

**3857 - 3895 Steele Street  
Denver, Colorado 80205**

279,991 Sq. Ft.  
\$12,500,000  
7.23% - Cap Rate



#### 7146 SOUTH TUCSON Denver, Colorado

10,000 SF  
\$1,100,000  
N/A - Cap Rate