

PREPARED FOR:

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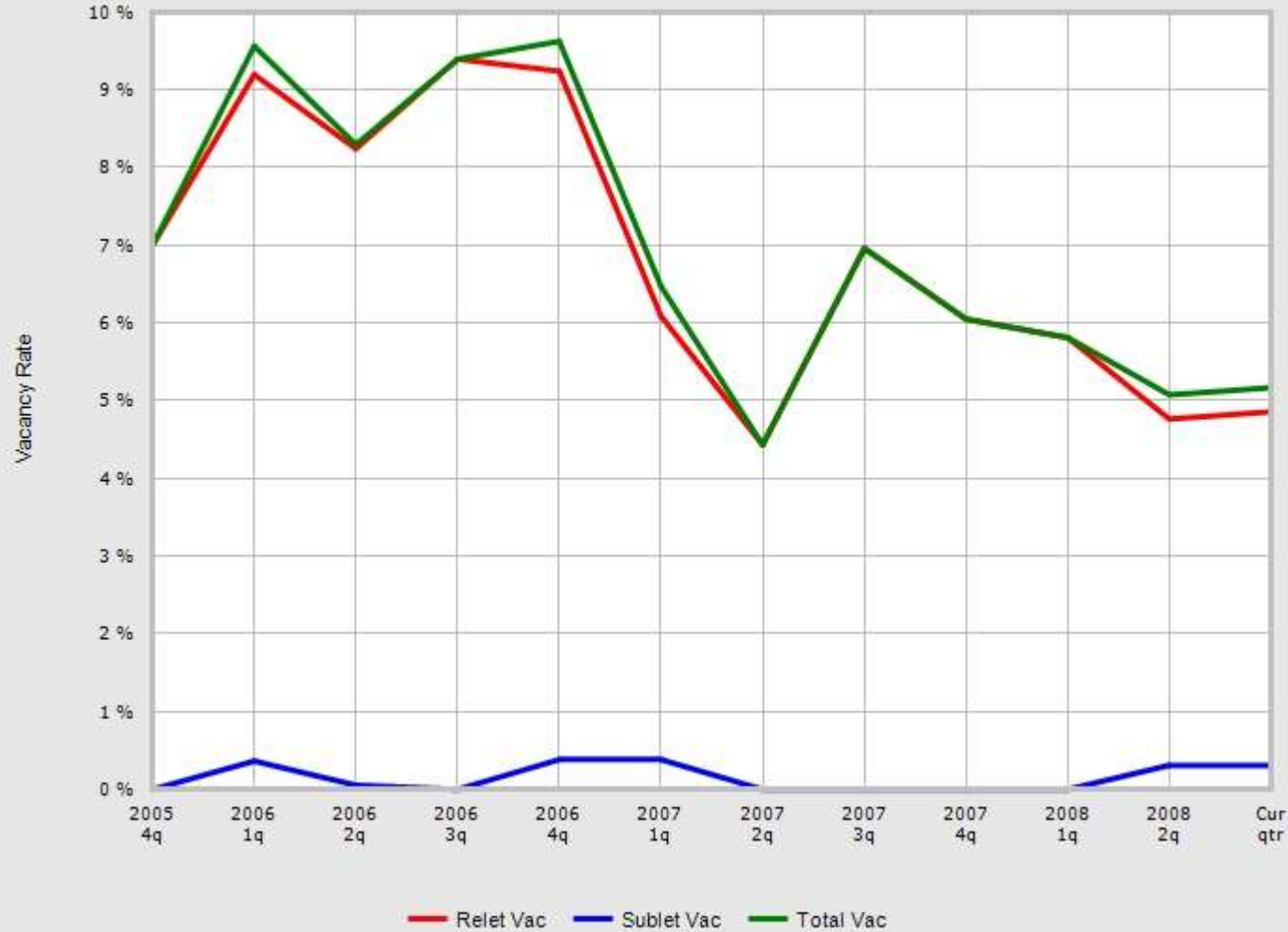
Parker Office Market

PREPARED BY:

Parker Economic Dev Council
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Parker, CO 80134

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Vacancy Rates



occupancy		
Existing Bldgs:	42 of 42	
# Spaces:	17	
Existing RBA:	579,181	
Vacant:	<29,938>	5%
Occupied:	549,243	95%
Leased:	551,039	95%

availability		
Vacant Avail:	29,938	5%
Total Avail:	32,421	6%
Relet Avail:	30,625	5%
Sublet Avail:	1,796	0%
Average Time:	13.8 Months	

leasing activity		
Leasing YTD:	22,945	4%
Net Absorp YTD:	4,938	1%

relet gross rent	
Office range:	\$17.00-\$30.00/yr
Office Avg:	\$25.41/yr

Aggregate Historical Vacancy Report

Summary totals for existing properties

Period	Properties	RBA	SF Vacant			% Vacant			SF Vacant Available			% Vacant Available			Average Rate		
			Direct	Sublet	Total	Direct	Sublet	Total	Direct	Sublet	Total	Direct	Sublet	Total	Direct	Sublet	Total
Current	42	579,181	28,142	1,796	29,938	4.9%	0.3%	5.2%	28,142	1,796	29,938	4.9%	0.3%	5.2%	\$25.41/fs	\$20.29/fs	\$25.05/fs
2008 2Q	41	576,409	27,464	1,796	29,260	4.8%	0.3%	5.1%	25,215	1,796	27,011	4.4%	0.3%	4.7%	\$24.93/fs	\$20.29/fs	\$24.66/fs
2008 1Q	41	576,409	33,502	0	33,502	5.8%	0.0%	5.8%	24,928	0	24,928	4.3%	0.0%	4.3%	\$23.82/fs	-	\$23.82/fs
2007 4Q	41	576,409	34,876	0	34,876	6.1%	0.0%	6.1%	34,876	0	34,876	6.1%	0.0%	6.1%	\$24.76/fs	\$22.00/fs	\$24.63/fs
2007 3Q	41	576,409	40,124	0	40,124	7.0%	0.0%	7.0%	40,124	0	40,124	7.0%	0.0%	7.0%	\$26.16/fs	\$22.00/fs	\$26.07/fs
2007 2Q	40	562,409	24,938	0	24,938	4.4%	0.0%	4.4%	23,020	0	23,020	4.1%	0.0%	4.1%	\$25.81/fs	\$22.00/fs	\$25.72/fs
2007 1Q	40	562,409	34,240	2,163	36,403	6.1%	0.4%	6.5%	29,135	0	29,135	5.2%	0.0%	5.2%	\$25.30/fs	\$20.07/fs	\$25.08/fs
2006 4Q	40	562,409	51,965	2,163	54,128	9.2%	0.4%	9.6%	36,808	2,163	38,971	6.5%	0.4%	6.9%	\$25.46/fs	\$20.07/fs	\$25.23/fs
2006 3Q	39	551,609	51,822	0	51,822	9.4%	0.0%	9.4%	50,712	0	50,712	9.2%	0.0%	9.2%	\$25.43/fs	\$18.00/fs	\$25.25/fs
2006 2Q	39	551,609	45,465	300	45,765	8.2%	0.1%	8.3%	45,465	300	45,765	8.2%	0.1%	8.3%	\$25.04/fs	\$24.92/fs	\$25.04/fs
2006 1Q	39	551,609	50,727	2,017	52,744	9.2%	0.4%	9.6%	50,727	2,017	52,744	9.2%	0.4%	9.6%	\$23.97/fs	\$20.86/fs	\$23.73/fs
2005 4Q	38	523,751	36,661	0	36,661	7.0%	0.0%	7.0%	36,661	0	36,661	7.0%	0.0%	7.0%	\$24.03/fs	\$18.50/fs	\$23.78/fs

Aggregate Absorption Report

Summary totals for existing properties

Quarter	Existing Inventory		Delivered Inventory		Tot. Occupied SF	Leasing Activity			Net Absorption			Gross Absorption			Average Rate		
	# of Bldgs	RBA	# of Bldgs	RBA		Direct	Sublet	Total	Direct	Sublet	Total	Direct	Sublet	Total	Direct	Sublet	Total
Current	42	579,181	0	0	549,243	0	0	0	(678)	0	(678)	2,249	0	2,249	\$25.41/fs	\$20.29/fs	\$25.05/fs
2008 2Q	41	576,409	0	0	547,149	6,122	0	6,122	6,038	(1,796)	4,242	14,163	0	14,163	\$24.93/fs	\$20.29/fs	\$24.66/fs
2008 1Q	41	576,409	0	0	542,907	16,823	0	16,823	1,374	0	1,374	9,449	0	9,449	\$23.82/fs	-	\$23.82/fs
2007 4Q	41	576,409	0	0	541,533	14,848	0	14,848	5,248	0	5,248	13,648	0	13,648	\$24.76/fs	\$22.00/fs	\$24.63/fs
2007 3Q	41	576,409	1	14,000	536,285	4,437	0	4,437	(1,186)	0	(1,186)	6,890	0	6,890	\$26.16/fs	\$22.00/fs	\$26.07/fs
2007 2Q	40	562,409	0	0	537,471	6,858	0	6,858	9,302	2,163	11,465	11,365	2,163	13,528	\$25.81/fs	\$22.00/fs	\$25.72/fs
2007 1Q	40	562,409	0	0	526,006	5,799	2,163	7,962	17,725	0	17,725	20,649	0	20,649	\$25.30/fs	\$20.07/fs	\$25.08/fs
2006 4Q	40	562,409	1	10,800	508,281	17,477	0	17,477	10,657	(2,163)	8,494	22,994	0	22,994	\$25.46/fs	\$20.07/fs	\$25.23/fs
2006 3Q	39	551,609	0	0	499,787	16,911	300	17,211	(6,357)	300	(6,057)	2,718	300	3,018	\$25.43/fs	\$18.00/fs	\$25.25/fs
2006 2Q	39	551,609	0	0	505,844	9,347	2,017	11,364	5,262	1,717	6,979	8,585	2,017	10,602	\$25.04/fs	\$24.92/fs	\$25.04/fs
2006 1Q	39	551,609	1	27,858	498,865	13,280	450	13,730	13,792	(2,017)	11,775	14,792	450	15,242	\$23.97/fs	\$20.86/fs	\$23.73/fs
2005 4Q	38	523,751	0	0	487,090	1,000	0	1,000	2,182	0	2,182	6,000	0	6,000	\$24.03/fs	\$18.50/fs	\$23.78/fs

Contiguous Block Size Analysis - Largest Blocks

Contiguous Building Block Sizes (in SF)		New	Relet	Sublet	New/Relet/Sub	Total
2,000,000	- plus	0	0	0	0	0
1,000,000	- 1,999,999	0	0	0	0	0
750,000	- 999,999	0	0	0	0	0
500,000	- 749,999	0	0	0	0	0
300,000	- 499,999	0	0	0	0	0
200,000	- 299,999	0	0	0	0	0
150,000	- 199,999	0	0	0	0	0
100,000	- 149,999	0	0	0	0	0
90,000	- 99,999	0	0	0	0	0
80,000	- 89,999	0	0	0	0	0
70,000	- 79,999	0	0	0	0	0
60,000	- 69,999	0	0	0	0	0
50,000	- 59,999	0	0	0	0	0
40,000	- 49,999	0	0	0	0	0
30,000	- 39,999	0	0	0	0	0
20,000	- 29,999	0	0	0	0	0
10,000	- 19,999	0	0	0	0	0
5,000	- 9,999	0	0	0	0	0
2,500	- 4,999	0	2	0	0	2
1	- 2,499	1	13	1	0	15