

Q4 2025 to Q1 2026



Vacancy Rate

18.2% to 18.1%



Absorption Rate

-718K to 93K



Market Rent per SF

\$30.04 to \$30.09



Market Cap Rate

9.2% to 9.2%



Construction starts from

\$0 to \$0



Sales Volume from

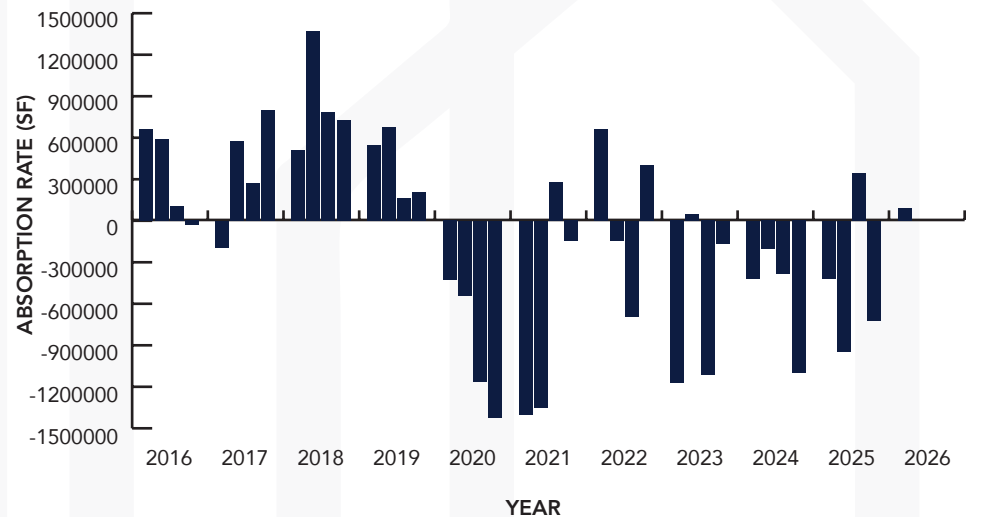
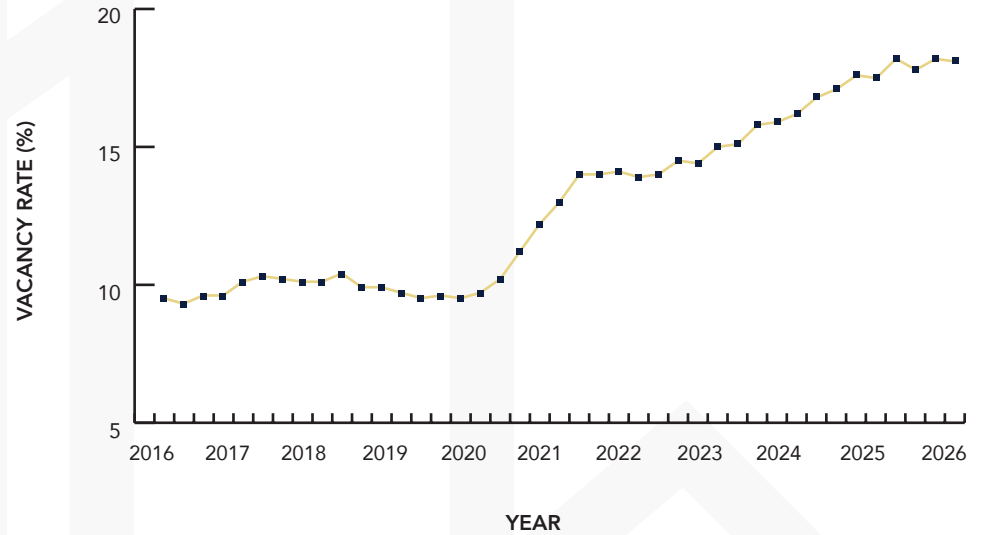
\$455MM to \$249MM



Average Price per SF

\$207 to \$207

Vacancy & Absorption 10-Year Overview



Source: CoStar

SUMMARY

The Denver Office Market saw Vacancy lower from 18.2% to 18.1% from Q4 2025 to Q1 2026.

Absorption went from -718K to 93K Square Foot Absorption Rate.

Rents raised by \$0.05 from last quarter, a slight increase.

Sales Volume was \$249MM versus \$455MM, which was a significant decrease from the previous quarter.

Prices per square foot stayed consistent at \$207 PSF.

Cap rates stayed constant at 9.2% from Q4 2025 to Q1 2026.