

Q1 2026 to Q2 2026



Vacancy Rate

18.2% to 18.1%



Absorption Rate

247K to 363K



Market Rent per SF

\$30.38 to \$30.42



Market Cap Rate

9.1% to 9.0%



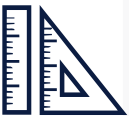
Construction starts from

\$0 to \$174K



Sales Volume from

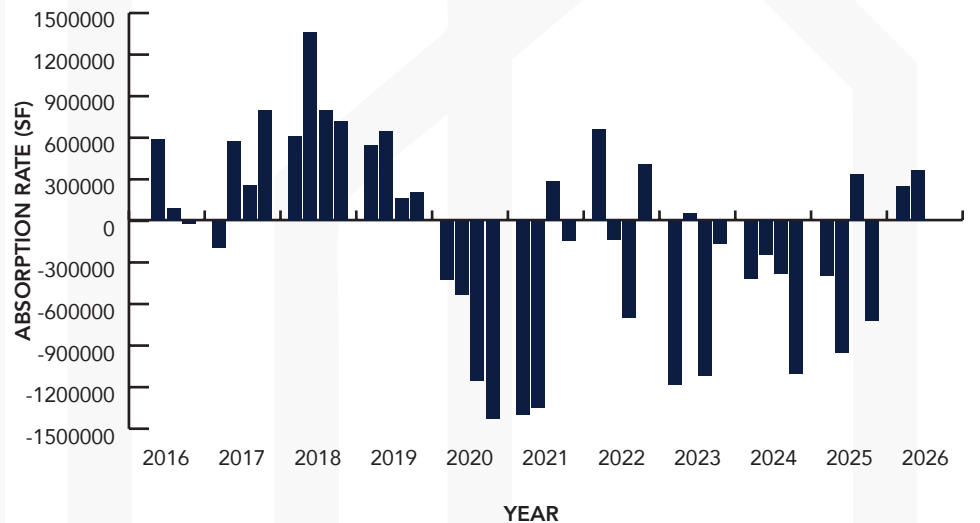
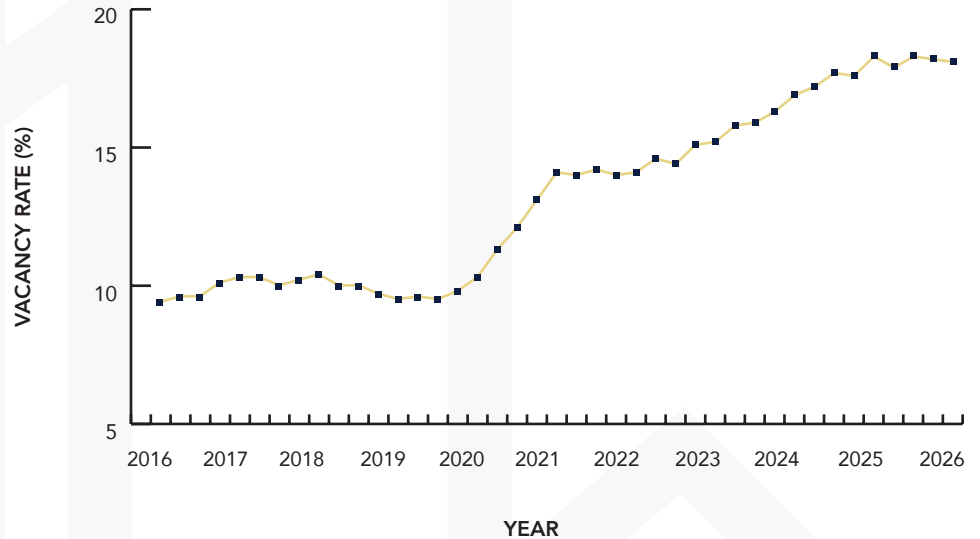
\$273MM to \$260MM



Average Price per SF

\$211 to \$218

Vacancy & Absorption 10-Year Overview



Source: CoStar

SUMMARY

The Denver Office Market saw Vacancy lower from 18.2% to 18.1% from Q1 2026 to Q2 2026.

Absorption went from 247,467 to 363,701 Square Foot Absorption Rate.

Rents raised by \$0.04 from last quarter, a slight increase.

Sales Volume was \$260MM versus \$273MM, which was a slight decrease from the previous quarter.

Prices per square foot went from \$211 to \$218 PSF from Q1 2026 to Q2 2026.

Cap rates lowered slightly from 9.1% in Q1 to 9.0% in Q2 2026.