MADISON COMMERCIAL PROPERTIES

MARKET INSIGHTS

Denver MSA - **OFFICE**

Q2 **2026** to Q3 **2026**

Vacancy Rate
18.4% to 17.9%

Absorption Rate
106K to 933K

Market Rent per SF
$30.92 to $30.77

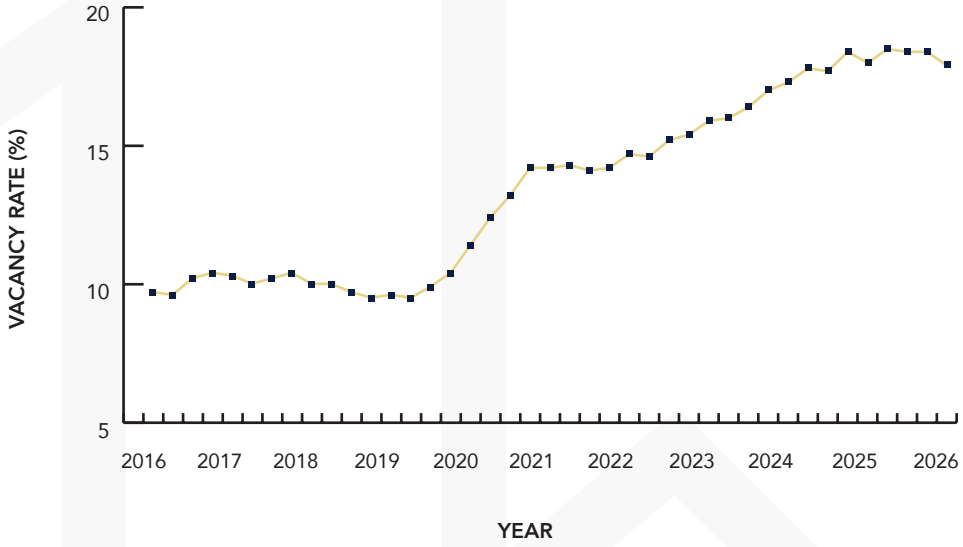
Market Cap Rate
8.8% to 8.8%

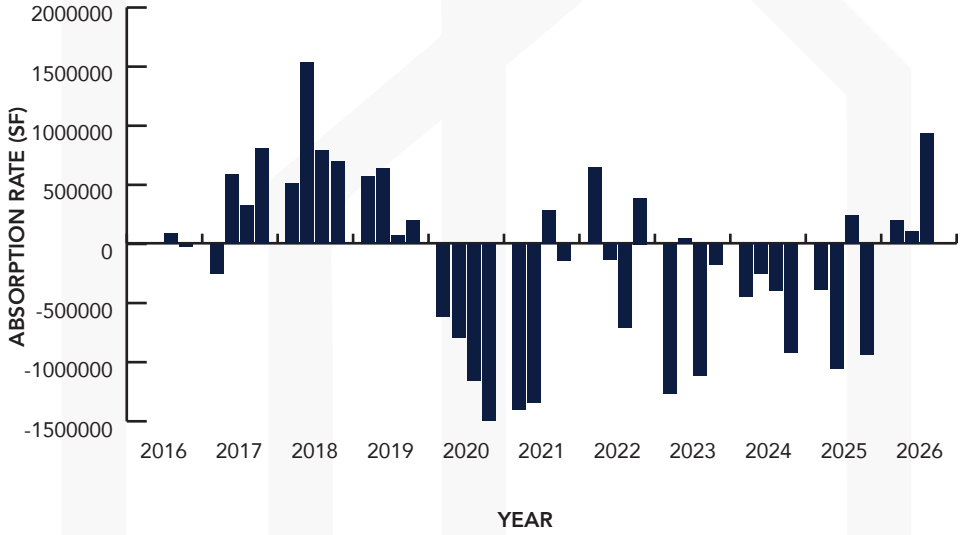
Construction starts from
$348 to $0K

Sales Volume from
$263MM to $226MM

Average Price per SF
$226 to $225

Vacancy & Absorption 10-Year Overview





Source: CoStar

SUMMARY

The Denver Office Market saw Vacancy lower from 18.4% to 17.9% from Q2 2026 to Q3 2026.

Absorption went from 106,859 to 933,686 Square Foot Absorption Rate.

Rents lowered by $0.15 from last quarter, a modest decrease.

Sales Volume was $226MM versus $263MM, decreasing from the previous quarter.

Prices per square foot went from $226 to $225 PSF from Q2 2026 to Q3 2026.

Cap rates stayed constant at 8.8% from Q2 to Q3 2026.

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