NAIOP
MID-YEAR INDUSTRIAL REPORT
1980’s
Dow Jones and National Vacancy

- National Vacancy
- Dow Jones

Vacancy: 0.0%, 2.0%, 4.0%, 6.0%, 8.0%, 10.0%, 12.0%, 14.0%
Dow Jones: 0, 500, 1,000, 1,500, 2,000, 2,500, 3,000
1980’s
Dow Jones, National Vacancy, Denver Vacancy
1990’s
Dow Jones
EXAM PLE S O F TRUE FLEX SPACE

Church Ranch Office Center #1

Church Ranch Office Center #4

Lafayette Corporate Campus J

Lafayette Corporate Campus K
TRUE FLEX SPACE SPECIFICS

Etkin Johnson

**Arapahoe Business Center**

4 Buildings - 180,000 SF

**Arapahoe Peoria**

4 Buildings - 136,000 SF
Etkin Johnson

Church Ranch Office Center

3 Buildings - 145,000 SF
Etkin Johnson

Lafayette Corporate Campus

5 Buildings - 304,000 SF
Prime West

**Prime Center @ Northridge**
2 Buildings - 125,500 SF

**Prime Center @ Rampart**
3 Buildings - 161,000 SF
Examples of Non-Flex Space

7579 Church Ranch Boulevard

7581 Church Ranch Boulevard

Boulder County Business Center

321 South Taylor

Broomfield Corporate Center
<table>
<thead>
<tr>
<th>SUBMARKET</th>
<th>NO. OF BUILDINGS</th>
<th>EXISTING BLD SF</th>
<th>U/C BLD SF</th>
<th>VACANT SF</th>
<th>PERCENT VACANT</th>
<th>VACANT AVAILABLE SF</th>
<th>PERCENT AVAILABLE</th>
<th>TOTAL ACTIVITY 2Q01</th>
<th>TOTAL ACTIVITY YTD</th>
<th>NET ABSORPTION 2Q01</th>
<th>NET ABSORPTION YTD</th>
</tr>
</thead>
<tbody>
<tr>
<td>AIRPORT/MONT.</td>
<td>631</td>
<td>43,492,708</td>
<td>484,300</td>
<td>3,479,164</td>
<td>8.00%</td>
<td>4,017,349</td>
<td>9.24%</td>
<td>960,061</td>
<td>1,364,246</td>
<td>(340,100)</td>
<td>(135,395)</td>
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<tr>
<td>Stapleton</td>
<td>113</td>
<td>5,809,546</td>
<td>457,000</td>
<td>354,075</td>
<td>6.09%</td>
<td>355,475</td>
<td>6.12%</td>
<td>63,644</td>
<td>66,644</td>
<td>(21,054)</td>
<td>151,111</td>
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<tr>
<td>SouthEast</td>
<td>300</td>
<td>14,684,351</td>
<td>282,178</td>
<td>1,520,100</td>
<td>10.35%</td>
<td>2,210,356</td>
<td>15.05%</td>
<td>281,340</td>
<td>330,575</td>
<td>113,478</td>
<td>168,142</td>
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<tr>
<td>SouthWest</td>
<td>584</td>
<td>23,412,206</td>
<td>189,405</td>
<td>393,908</td>
<td>1.68%</td>
<td>420,138</td>
<td>1.79%</td>
<td>175,849</td>
<td>279,963</td>
<td>82,676</td>
<td>127,992</td>
</tr>
<tr>
<td>West</td>
<td>178</td>
<td>17,352,219</td>
<td>0</td>
<td>768,388</td>
<td>4.43%</td>
<td>791,977</td>
<td>4.56%</td>
<td>75,286</td>
<td>96,625</td>
<td>(48,572)</td>
<td>(145,567)</td>
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<tr>
<td>Northwest</td>
<td>272</td>
<td>17,468,358</td>
<td>153,220</td>
<td>1,182,258</td>
<td>6.77%</td>
<td>1,263,110</td>
<td>7.23%</td>
<td>476,156</td>
<td>575,163</td>
<td>296,638</td>
<td>91,088</td>
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<tr>
<td>North Denver</td>
<td>102</td>
<td>5,270,459</td>
<td>0</td>
<td>101,300</td>
<td>1.92%</td>
<td>106,100</td>
<td>2.01%</td>
<td>41,131</td>
<td>63,831</td>
<td>111,920</td>
<td>184,383</td>
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<tr>
<td>Commerce City</td>
<td>354</td>
<td>14,997,681</td>
<td>0</td>
<td>359,782</td>
<td>2.40%</td>
<td>359,782</td>
<td>2.40%</td>
<td>208,933</td>
<td>247,581</td>
<td>16,146</td>
<td>182,643</td>
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<tr>
<td>Central Denver</td>
<td>333</td>
<td>12,839,615</td>
<td>0</td>
<td>500,346</td>
<td>3.90%</td>
<td>721,182</td>
<td>5.62%</td>
<td>29,164</td>
<td>38,343</td>
<td>(38,842)</td>
<td>(156,862)</td>
</tr>
<tr>
<td>North Central</td>
<td>475</td>
<td>21,345,387</td>
<td>0</td>
<td>648,761</td>
<td>3.04%</td>
<td>864,361</td>
<td>4.05%</td>
<td>872,780</td>
<td>1,169,454</td>
<td>331,596</td>
<td>364,307</td>
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<tr>
<td>Boulder</td>
<td>248</td>
<td>11,407,269</td>
<td>407,874</td>
<td>1,004,672</td>
<td>8.81%</td>
<td>1,186,310</td>
<td>10.40%</td>
<td>135,198</td>
<td>146,858</td>
<td>(25,065)</td>
<td>624,820</td>
</tr>
<tr>
<td>Misc.</td>
<td>48</td>
<td>1,899,495</td>
<td>0</td>
<td>78,113</td>
<td>4.11%</td>
<td>78,113</td>
<td>4.11%</td>
<td>5,480</td>
<td>5,480</td>
<td>(10,260)</td>
<td>(5,260)</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>3,638</strong></td>
<td><strong>189,979,294</strong></td>
<td><strong>1,973,977</strong></td>
<td><strong>10,390,867</strong></td>
<td><strong>5.47%</strong></td>
<td><strong>12,374,253</strong></td>
<td><strong>6.51%</strong></td>
<td><strong>3,325,022</strong></td>
<td><strong>4,384,763</strong></td>
<td><strong>468,561</strong></td>
<td><strong>1,451,402</strong></td>
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</tbody>
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