



Englewood Real Estate Report

Quarter 1 2017

OFFICE

	Englewood	Arapahoe County	Metro Denver
Existing Buildings	129	1,138	5,178
Existing Square Feet	1,829,540	42,960,326	165,033,448
Vacancy Rates	14.5	11	10.9
Average Lease Rates	\$19.52	\$22.58	\$25.72
Number of Lease Deals	13	152	567
Leasing Activity Direct (SF)	20,324	490,389	2,257,910
Leasing Activity Sublet (SF)	0	17,330	155,658
Square Footage Delivered	0	299,702	765,381

RETAIL

	Englewood	Arapahoe County	Metro Denver
Existing Buildings	326	2,258	10,911
Existing Square Feet	2,673,177	37,784,538	150,855,189
Vacancy Rates	3.7	11	10.9
Average Lease Rates	\$20.16	\$22.58	\$16.29
Number of Lease Deals	3	56	239
Leasing Activity Direct (SF)	6,175	712,163	712,163
Leasing Activity Sublet (SF)	0	0	5,020
Square Footage Delivered	0	74,875	503,681

INDUSTRIAL/FLEX

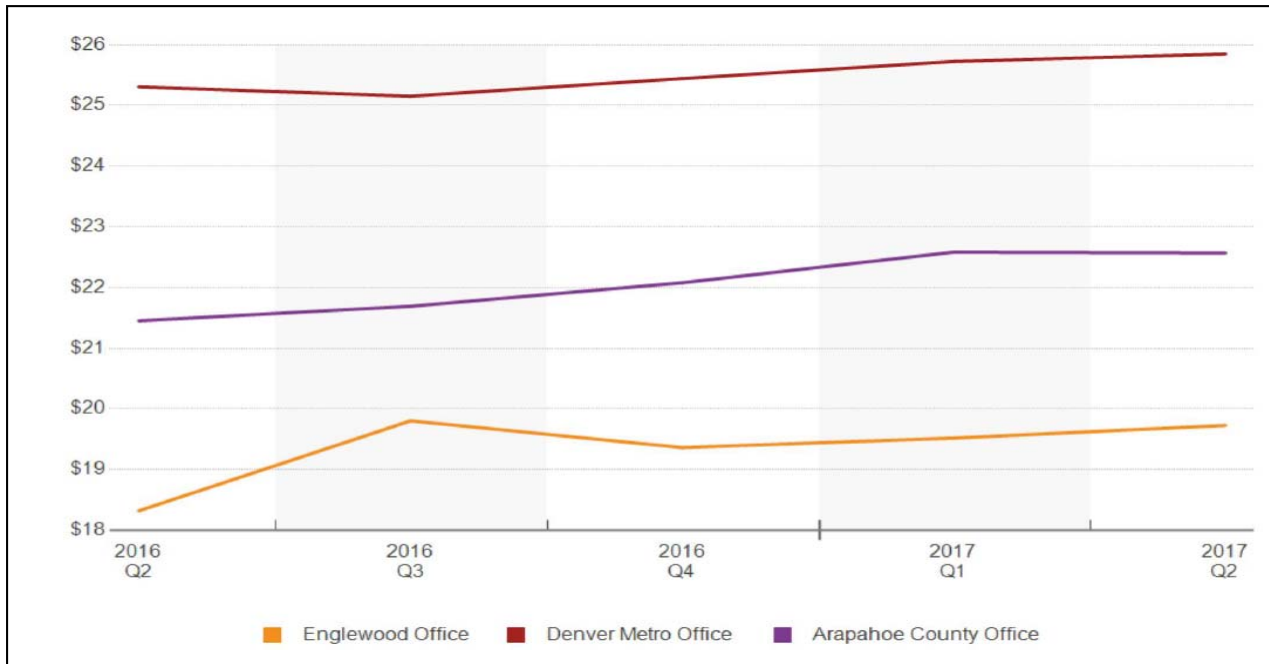
	Englewood	Arapahoe County	Metro Denver
Existing Buildings	480	1,313	7,602
Existing Square Feet	7,925,312	29,009,358	227,690,423
Vacancy Rates	2.4	5.6	4.8
Average Lease Rates	\$8.38	\$9.80	\$7.81
Number of Lease Deals	4	52	217
Leasing Activity Direct (SF)	18,000	220,761	2,269,222
Leasing Activity Sublet (SF)	0	8,938	59,489
Square Footage Delivered	0	70,632	1,507,060

Office Space

Gross Asking Rent Per SF

Q2 2016 - Present

Englewood office space is an affordable option in the Denver market. The average gross asking price per square foot is an affordable \$19.73 in Englewood, versus \$25.85 for Denver or \$22.56 for Arapahoe County. The vacancy rate for office space in Englewood is 14.4% this is largely attributable to the former corporate Sports Authority offices, which represent 210,000 of the 264,188 square feet of available office space in Englewood. With the impending sale of the Sports Authority property and new users coming on line, Englewood's office vacancy rate will drop substantially.



Recent Englewood Lease Transactions

Tenant	Address	Sq. Ft.
OFFICE		
<i>Not available</i>	3601 South Clarkson Street	3,500
Greater Denver Plastic and Hand Surgery	701 East Hampden Avenue	2,773
The Loeb Electric Company	180 East Hampden Avenue	2,700
Harper Fund Corporation	3334 South Sherman Street	2,100
RETAIL		
Pet Supplies Plus	5050 South Federal	3,195
Studio 303 Salon and Boutique	3147 South Broadway	1,560
<i>Not available</i>	3141-3149 South Broadway	1,420
INDUSTRIAL/FLEX		
<i>Not available</i>	2777 South Tejon Street	12,000
<i>Not available</i>	3768 South Lipan Street	2,000
<i>Not available</i>	1825 West Baker Street	1,500

Data Source: CoStar Realty Information, Inc.

The quarterly real estate report presents a snapshot of real estate trends and comparisons to Metro Denver and Arapahoe County.

A searchable listing of available commercial real estate in Englewood is available at www.EnglewoodCO.gov/doing-business