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Jack Kern
Director – Chief Economist
DENVER’S INTELLECTUAL CAPITAL NODES

**Denver Metro**
- 47% Rent Growth
- 22% Supply Growth
- 0.1% Occupancy Change

**Broomfield Corridor**
- 38% Rent Growth
- 29% Supply Growth
- 0.0% Occupancy Change

**Denver Tech Center**
- 33% Rent Growth
- 31% Supply Growth
- 0.4% Occupancy Change

**Downtown Denver**
- 34% Rent Growth
- 101% Supply Growth
- -0.2% Occupancy Change

* Multifamily rent growth based on August 2012 through August 2017
* Change in multifamily occupancy based on July 2016 through July 2017
Source: Yardi® Matrix
MULTIFAMILY AND OFFICE PROPERTIES IN DENVER’S “NODES” BY PROPERTY AGE

Source: Yardi® Matrix
Age 30-39 cohort makes up a similar portion of each market's population.
FORECASTED OFFICE-USING EMPLOYMENT GROWTH

Source: Moody’s Analytics; U.S. Census Bureau (BOC)

*2017 and 2019 Office-Using Employment Forecast Data
OFFICE-USING EMPLOYMENT GROWTH OUTPACING SUPPLY

New Supply Exceeds Job Growth

New Supply Less Than Job Growth

Marker size is proportionate to total sq. ft. in each market

Source: Yardi®Matrix

Year-over-Year Office Using Employment Growth
HOW FAR CAN YOU GET IN ONE HOUR IN EACH METRO?

Source: The Washington Post; HERE
CONTACT INFORMATION

• **Meeghan Fuhr**, Senior Real Estate Market Analyst
  • Meeghan.Fuhr@Yardi.com, 1-800-866-1124 x2083

• **Chris Nebenzahl**, Senior Analyst
  • Chris.Nebenzahl@Yardi.com, 1-800-866-1124 x2200

• **Jack Kern**, Director – Chief Economist
  • Jack.Kern@Yardi.com, 1-800-866-1124 x2444