

# State of the Jeffco Economy

**Jefferson County Commercial Vacancy and Lease Rates by Property Type**

	Total Existing Square Footage		Vacancy Rate		Avg Lease Rate (per sq. ft.)	
	3Q 2015	3Q 2014	3Q 2015	3Q 2014	3Q 2015	3Q 2014
<b>Office</b>						
<b>Jefferson County</b>						
Class A	4,871,930	4,871,930	9.3%	10.6%	\$25.64	\$25.85
Class B	13,871,036	13,744,821	15.9%	17.0%	\$18.33	\$18.18
Class C	3,465,477	3,465,477	9.7%	8.8%	\$14.70	\$14.44
<b>Metro Denver</b>						
Class A	61,667,360	60,524,638	10.1%	10.8%	\$29.46	\$28.49
Class B	93,471,117	92,908,646	10.3%	11.5%	\$21.24	\$20.06
Class C	21,475,795	21,475,795	5.4%	5.9%	\$16.52	\$16.15
<b>Industrial</b>						
<b>Jefferson County</b>						
Industrial Warehouse	7,811,489	7,811,489	1.1%	2.6%	\$8.59	\$7.58
Flex/R&D	1,385,793	1,385,793	4.1%	6.7%	\$9.62	\$9.90
<b>Metro Denver</b>						
Industrial Warehouse	130,563,541	130,215,701	2.6%	3.7%	\$6.74	\$5.82
Flex/R&D	10,090,265	10,090,265	8.7%	7.4%	\$10.83	\$9.75
<b>Retail</b>						
<b>Jefferson County</b>	33,869,732	33,739,905	6.7%	6.9%	\$13.63	\$13.68
<b>Metro Denver</b>	161,447,664	160,700,431	5.0%	5.6%	\$15.70	\$15.72

Note: Vacancy rate and average lease rate are for direct space only (excludes sublet space). Industrial, flex, and retail lease rates are triple-net; office rates are full-service.

Source: CoStar Realty Information, Inc.



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# Transportation - WestConnect



<http://www.westconnectcoalition.com>

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- Today, almost 80 percent of the “Beltway” is complete and open to traffic.
- WestConnect is the name of The Western Beltway Connector Study. The “Western Beltway” would connect I-25 on the north end of the Denver metropolitan area to I-25 on the south end.
- Work currently underway on a Planning and Environmental Linkage Study (“PEL”)
- Website with full status on the process.



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# Transportation – Jefferson Parkway



<http://www.jppha.org/>

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