

TOP 10 TECH CITIES

#8 DENVER/BOULDER

Denver continues to experience a large influx of tech companies, with the largest concentration located in the CBD. Boulder has been the “Silicon Valley” of the Denver Metro market, but recently many tech tenants have chosen the urban core for office space. This is motivated by Denver’s well-educated workforce—more than 49% of Denver residents have achieved a bachelor’s degree or higher. In 2016, the Millennial population represented 30.5% of the total population and accounted for 52% of the in-migration to Denver. Although Denver boasts a less expensive cost of living compared to established tech cities, it has become more expensive than up-and-coming tech cities like Salt Lake City. Denver will remain an attractive option for tech companies due to the high quality of life and a work-life balance that is sought after by most Millennials.

TOP TECH TENANTS

- **BOA Technologies**
- **Comcast/Comcast Spotlight**
- **Google**
- **Level 3 Communications**
- **Oracle**
- **SendGrid**
- **Vertafore**
- **Zayo Group**



Google is currently building a 200,000-sf building in the Boulder submarket, which will deliver in September. Google also has the ability to add a second building to create a campus, which would allow for an additional 100,000 sf.



Denver’s Rock Drill project will include 155,000 sf of historic adaptive re-used buildings as well as 516,000 sf of new product on an old industrial site. The complete project will encompass a live-work-play environment with office, retail, residential, and hotel.

Financial incentives, work-life balance, growing Millennial population, CU’s growing STEM program, and Galvanize G-School’s educated coding school (with a 91% placement rate) all draw tech companies to the market.

MARKET INDICATORS
CRE - Q1 2017
**CURRENT OFFICE
VACANCY RATE**
14.5%
TECH LEASING ACTIVITY
22%

 of all new leasing
transactions in 2016

**CURRENT ASKING RENT
\$ PSF/ANNUAL**
\$25.80
TECH EMPLOYEES IN MARKET
8.1%

U.S. average: 4.8%, March 2017

ECONOMIC - YE 2016
POPULATION
3.1M

Denver-Boulder, CO

MILLENNIAL POPULATION
30.5%

U.S. average: 28.6%

**CURRENT
UNEMPLOYMENT RATE**
2.2%

April 2017

*Source: U.S. Census Bureau, BLS,
Cushman & Wakefield*