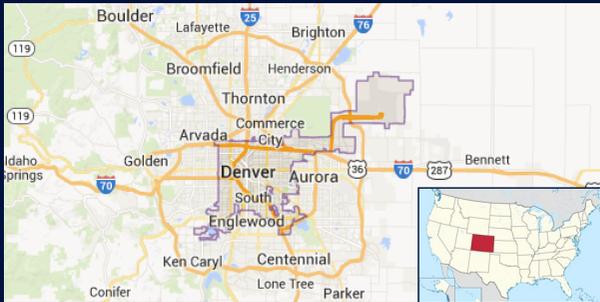


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Denver, Colorado

City Population	649,495
City Area	154.9 mi ²
Ave. Ann. Rainfall	17.07 inches
Ave. Ann. Temperature	H 65.9°F L 39.3°F
Time Zone	MST (UTC-7)



The flag of Colorado

United States

Population	318.9 million
Population Growth	0.77%
Total Area	3,794,100 mi ²
GDP Purchasing PP	\$16.72 trillion
Real GDP Growth	1.6%
GDP Per Capita	\$52,800
Inflation Rate	1.5%
Labor Force	155.4 million
Unemployment Rate	6.1%
Literacy Rate	99.0%
Currency	USD

API Global has offices in Asia Pacific, Latin America and EMEA, covering over 145 markets worldwide.

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Denver and its Commercial Real Estate Market are unique in many respects. *Did You Know...*

- Denver, officially the City and County of Denver, is the largest city and capital of the State of Colorado. It is also the second-most populous county in the state behind El Paso County.
- Denver lies within the semi-arid, continental climate zone where it experiences four distinct seasons and receives a modest amount of precipitation spread through the year. Primarily, the climate is very sunny, averaging nearly 300 days of sunshine a year.
- Because Denver is the largest city within 500 miles, it has become a natural location for storage and distribution of goods and services to the Mountain States, Southwest states, as well as all western states. Over the years, the city has been home to several large corporations in the central United States, making Denver a key trade point for the country.
- With over 200 parks, 90 golf courses, 850 miles of bike paths and an additional 20,000 acres of parks in the nearby mountains, including the spectacular Red Rocks Amphitheatre, Denver has the largest city park system in the nation.
- Denver collects more for the arts on a per capita basis than any other U.S. city.
- The city is also one of very few in the U.S. to have five major sports teams in baseball, basketball, football, hockey and soccer.
- Denver brews more beer than any other city. With over 200 different beers brewed here daily, the city has become the go-to metropolis for beer connoisseurs all over the globe. In fact, each fall, thousands visit Denver for its famed annual Great American Beer Festival, which hosts the largest collection of U.S. beer ever served in a public tasting.
- Denver International Airport is the tenth busiest airport in the world and ranks fourth in the United States, with over 52 million passengers passing through it annually. It covers more than 53 square miles, making it the largest airport by land area in the United States and larger than the island of Manhattan.

DENVER AT A GLANCE*

MONEY = 1 USD	VACANCY	AVERAGE SF LEASE RATE	
		Monthly	Annually
CBD OFFICE	Total Direct/Sublet		
Class A	19.7%	\$2.62	\$31.46
Class B	11.7%	\$2.03	\$24.41
Class C	3.7%	\$2.08	\$24.99
SUBURBAN OFFICE	Total Direct/Sublet	Monthly	Annually
Class A	11.4%	\$2.27	\$27.24
Class B	12.6%	\$1.57	\$18.87
Class C	6.9%	\$1.19	\$14.16

*While we stand by the accuracy of the information above, we make no guarantee, warranty or representation about it.

For further information about doing business in Denver, CO, please contact API Sheldon Gold Realty, Inc. at (303) 741-2500 or egold@sg-realty.com.