

Alex Ringsby

President

Ringsby Realty Corp.

Years at company: Two and a half years.

Previous job: Director at Cushman & Wakefield of Colorado.

Recent events/notes: We have expanded this year, adding two producers to our brokerage team. We recently completed major transactions for Environmental Stone, Mattress King, Graebel Van Lines, DocuVault, Bueller Mayflower and BFI Waste Systems of North America.



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Civic affiliations: SIOR; NAIOP; CMCA; DMCAR; Second Annual CFF Rocky Mountain Fly Fishing Classic in Glenwood Springs, Chairman; Denver Zoo; Children's Museum; YMCA; 100 Club; Roy Foundation; Colorado Uplift.

Industry questions: Denver's economy seems to be alive but not out of first gear. I believe the national "good news" on the economy is mostly coastal. We went into recession late and will come out the same way we got in. The office and industrial markets are being held hostage due to the desperation of the sublease market. Owner users are taking advantage of low interest rates and keeping sale prices per foot high. Hopefully we will burn through the subleases before interest rates go up or we could see further deterioration.

The leaders of our city and state have traditionally been afraid to give away big tax deals, etc. to draw in outside users for all the right reasons. However, if we are going to stand firm on our position that our quality of life is enough, we should take seriously the condition and appearance of our roads, highways, traffic and CBD. How could you miss the potholes and the panhandlers on every street and corner?

We might want to focus more on how to retain corporate headquarters and manufacturing before they leave rather than finding someone new to replace them when they are gone. We need to address these issues and more.