



## Office Report - Larimer/Weld County

PREPARED BY

**REALTEC**

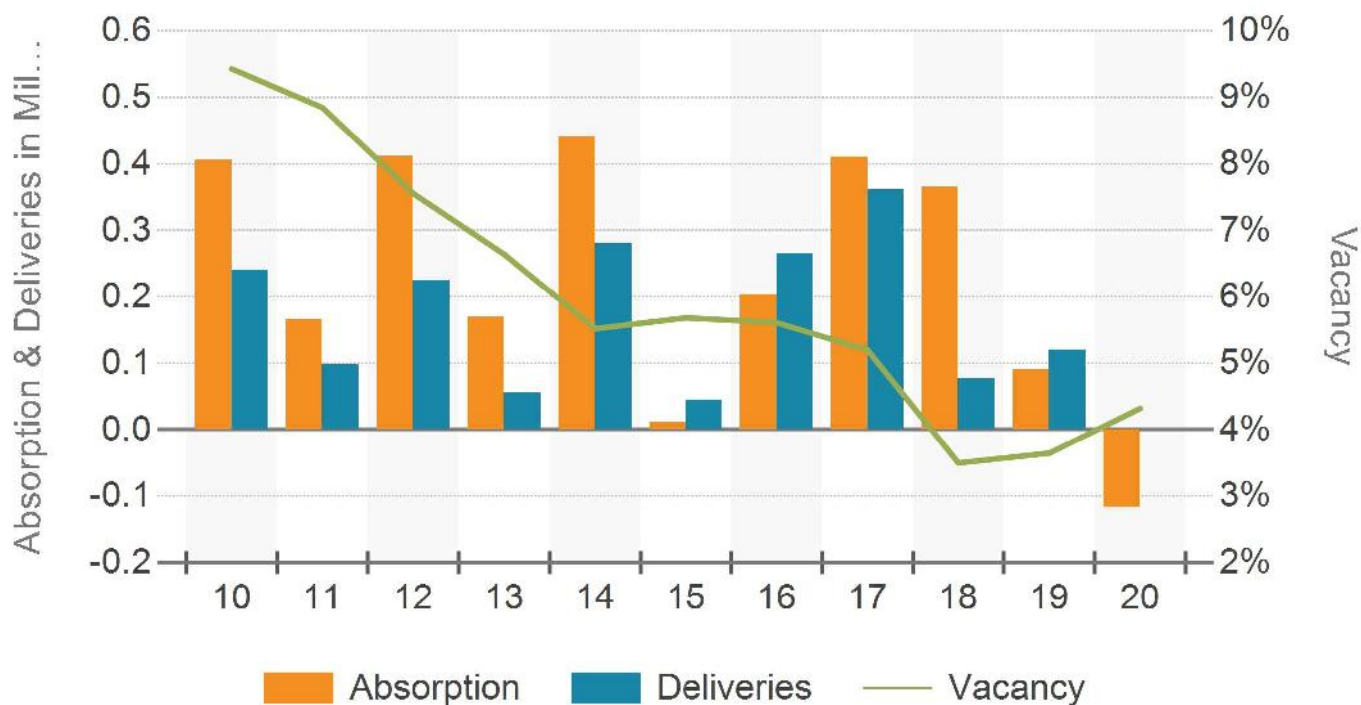
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelink

Associate Broker



## ABSORPTION, DELIVERIES, VACANCY



## OCCUPANCY & RENTAL RATES



### VACANCY & RENTAL RATES



### SUMMARY STATISTICS

Availability			Inventory		
	Survey	5-Year Avg		Survey	5-Year Avg
Gross Rent Per SF	\$23.35	\$20.97	Existing Buildings	1,586	1,550
Vacancy Rate	4.3%	5.0%	Existing SF	17,305,147	16,870,999
Vacant SF	747,603	834,494	12 Mo. Const. Starts	45,092	155,674
Availability Rate	7.1%	7.5%	Under Construction	137,135	170,867
Available SF	1,243,183	1,273,787	12 Mo. Deliveries	120,073	188,055
Sublet SF	122,092	76,876			
Months on Market	7.7	8.8			

Demand			Sales		
	Survey	5-Year Avg		Past Year	5-Year Avg
12 Mo. Absorption SF	-17,811	219,138	Sale Price Per SF	\$176	\$150
12 Mo. Leasing SF	610,620	614,844	Asking Price Per SF	\$259	\$190
			Sales Volume (Mil.)	\$119	\$102
			Cap Rate	6.5%	7.5%

GROSS ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES





## VACANCY RATE



## SUBLEASE VACANCY RATE



## AVAILABILITY RATE



## AVAILABILITY & VACANCY RATE



## OCCUPANCY RATE



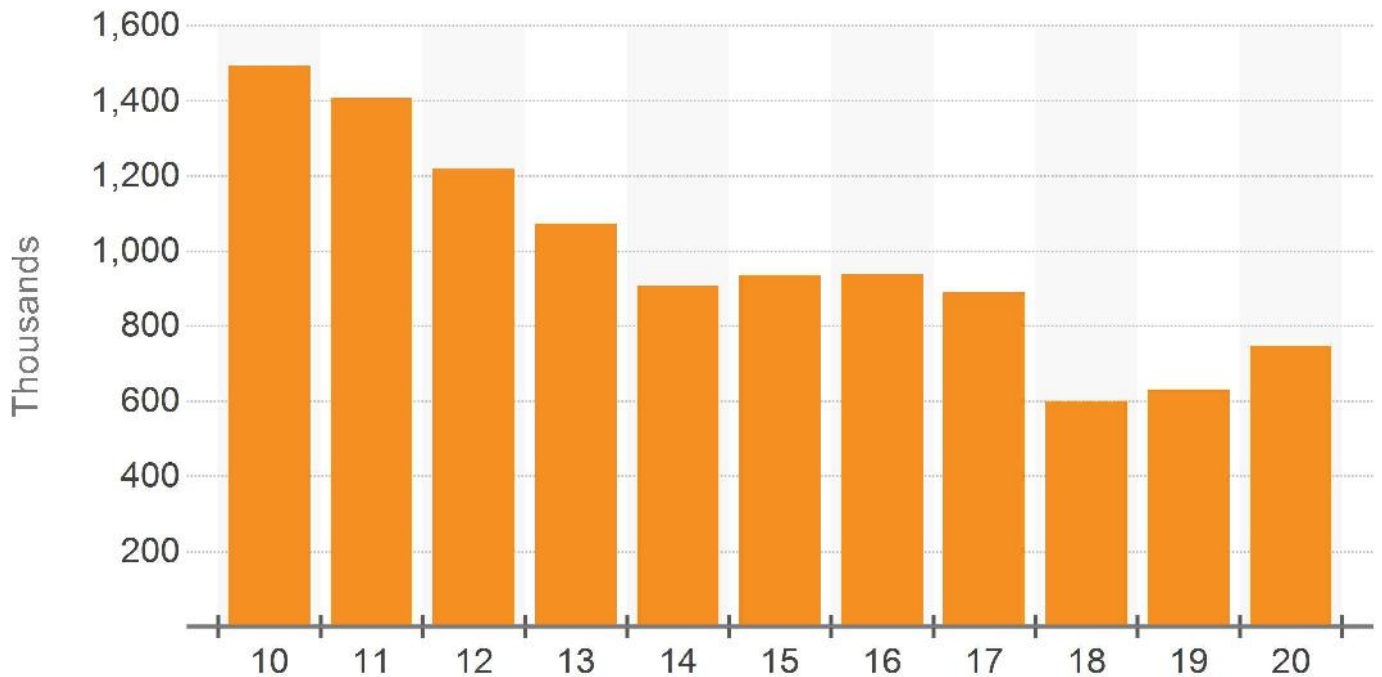
## PERCENT LEASED RATE



## OCCUPANCY & PERCENT LEASED

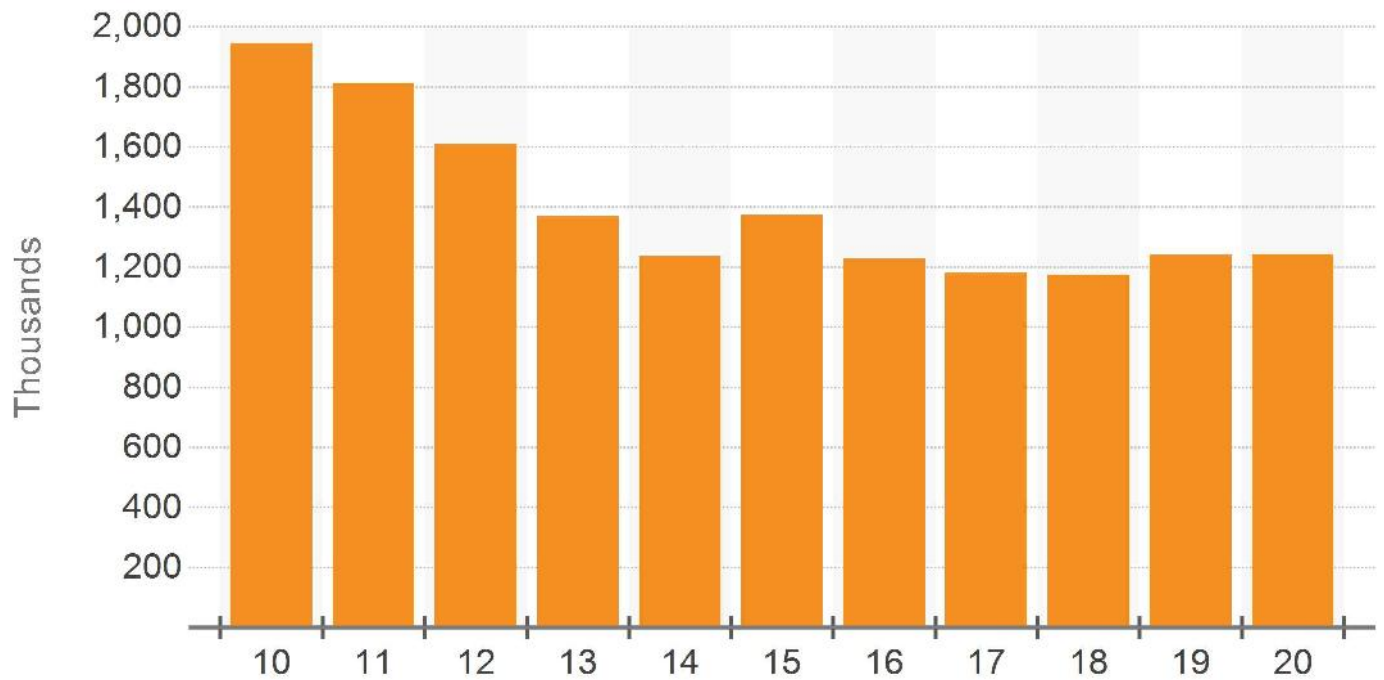


## VACANT SF

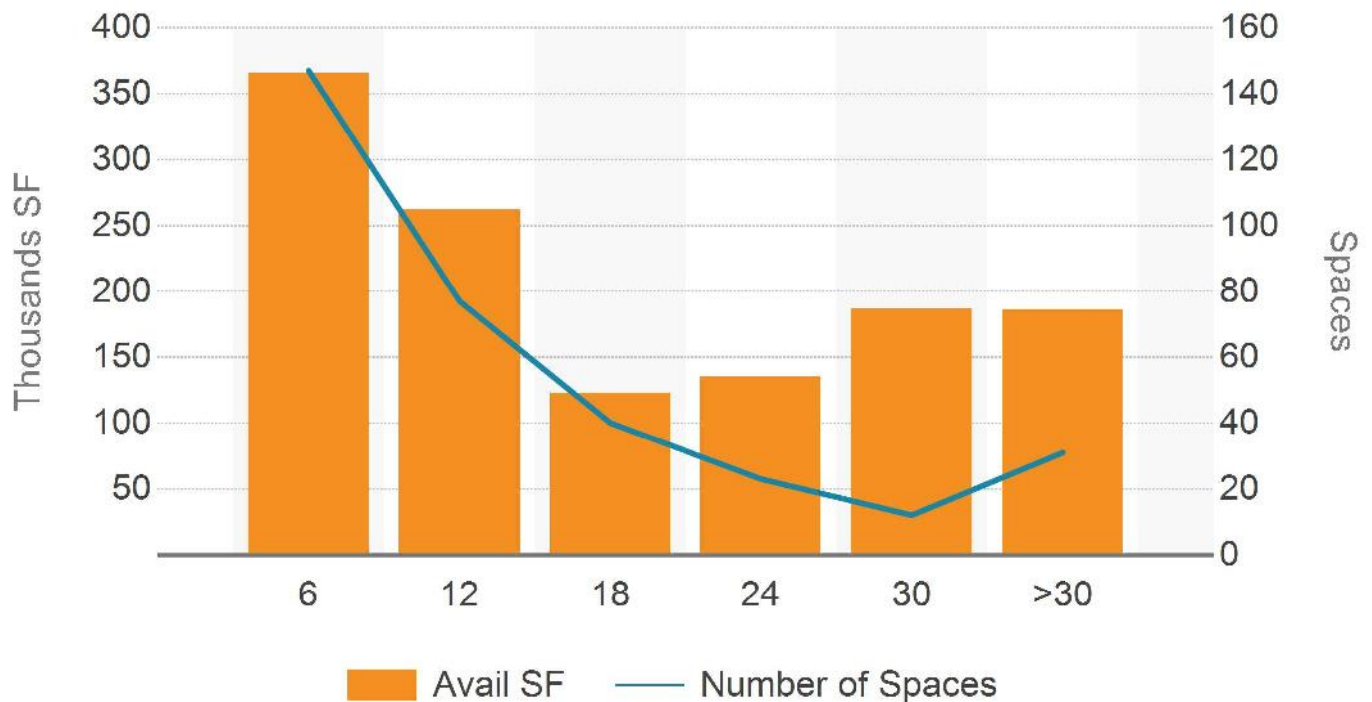




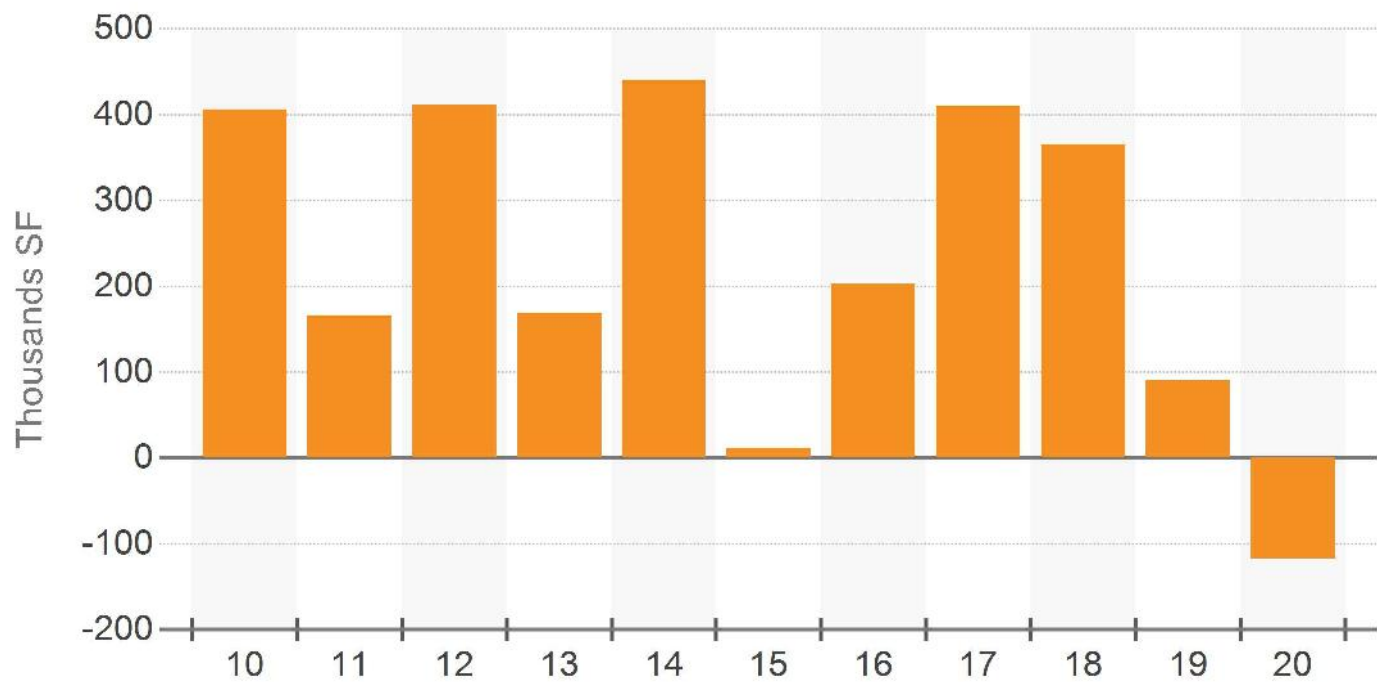
## AVAILABLE SF



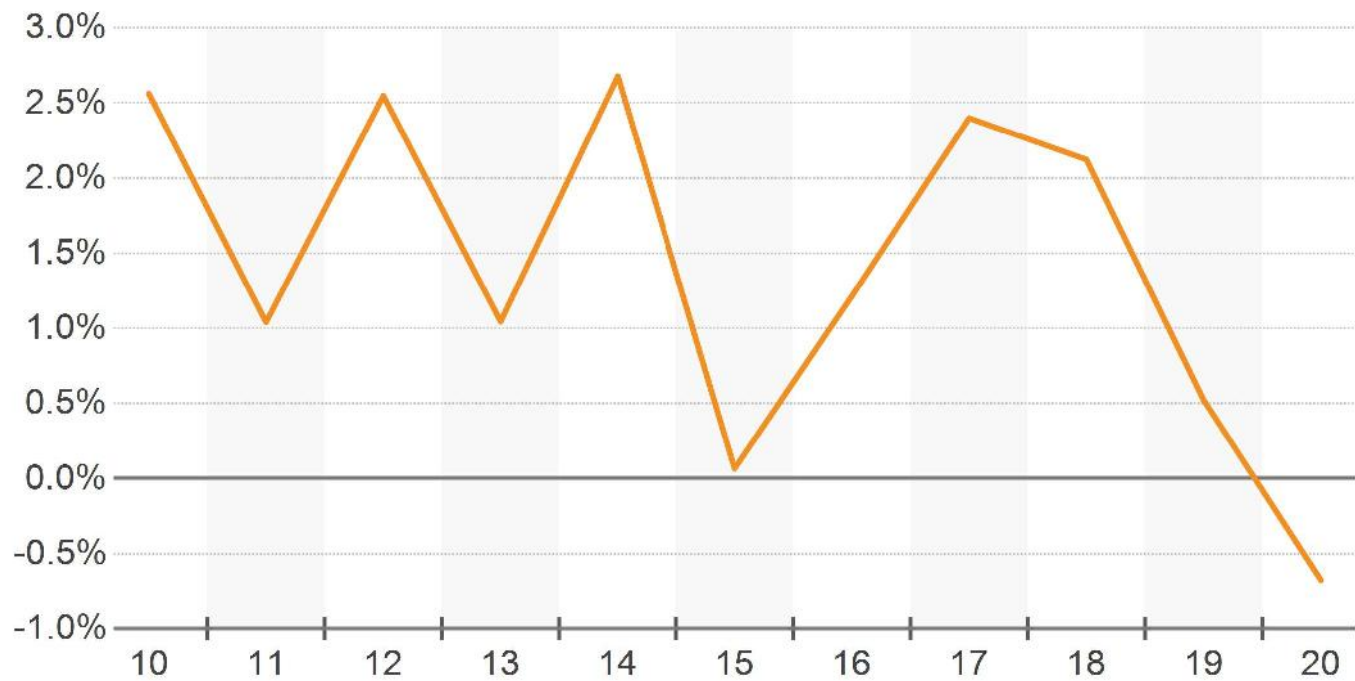
## MONTHS ON MARKET DISTRIBUTION



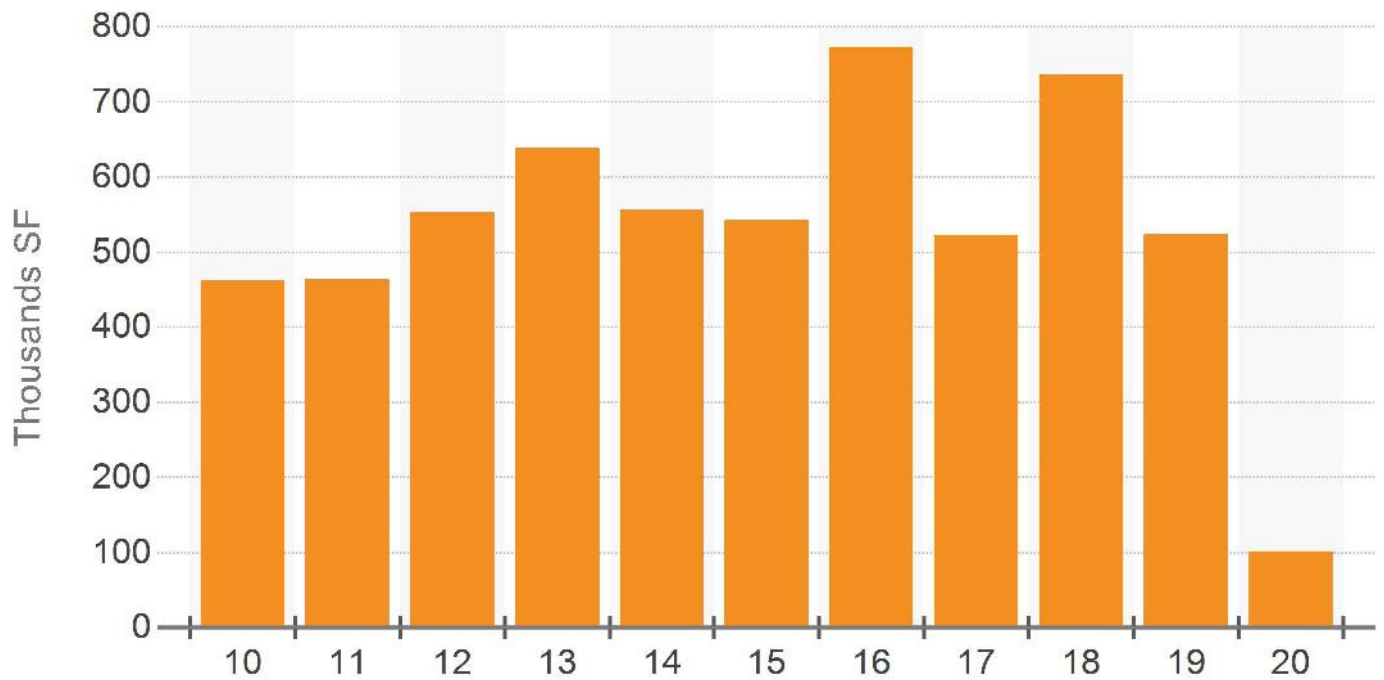
NET ABSORPTION



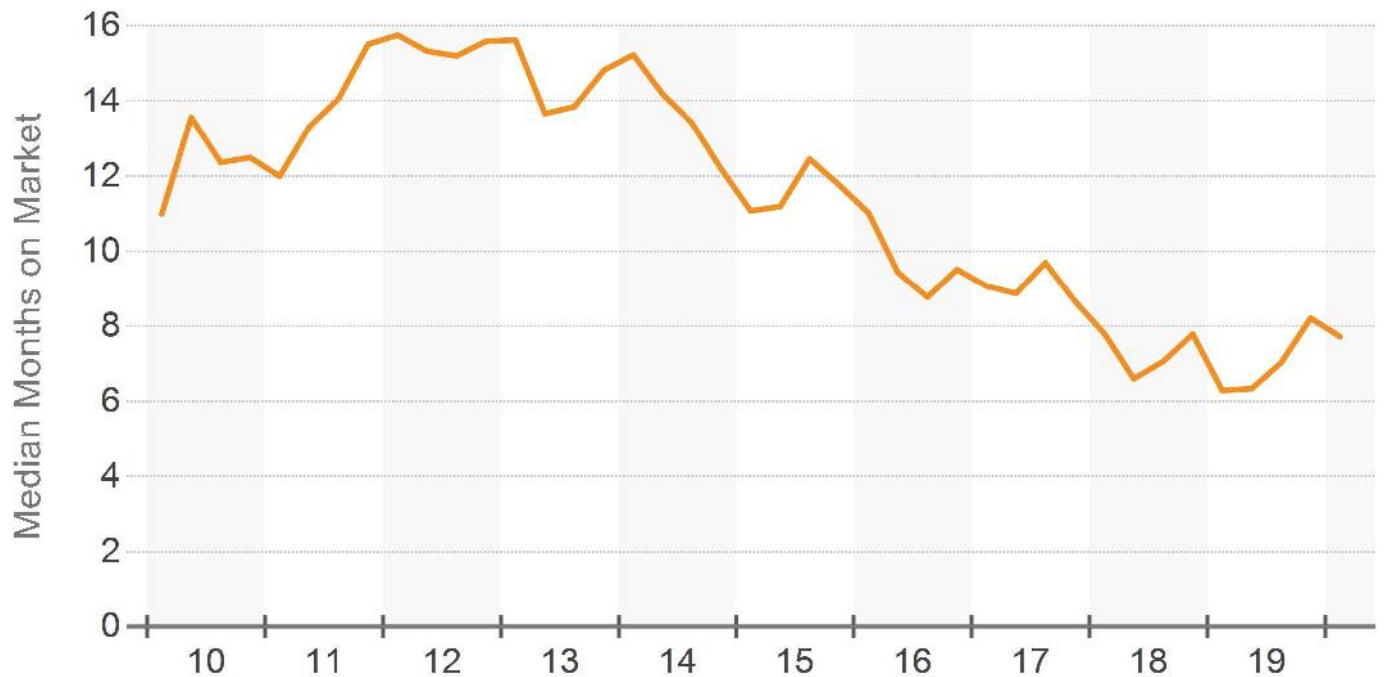
NET ABSORPTION AS % OF INVENTORY



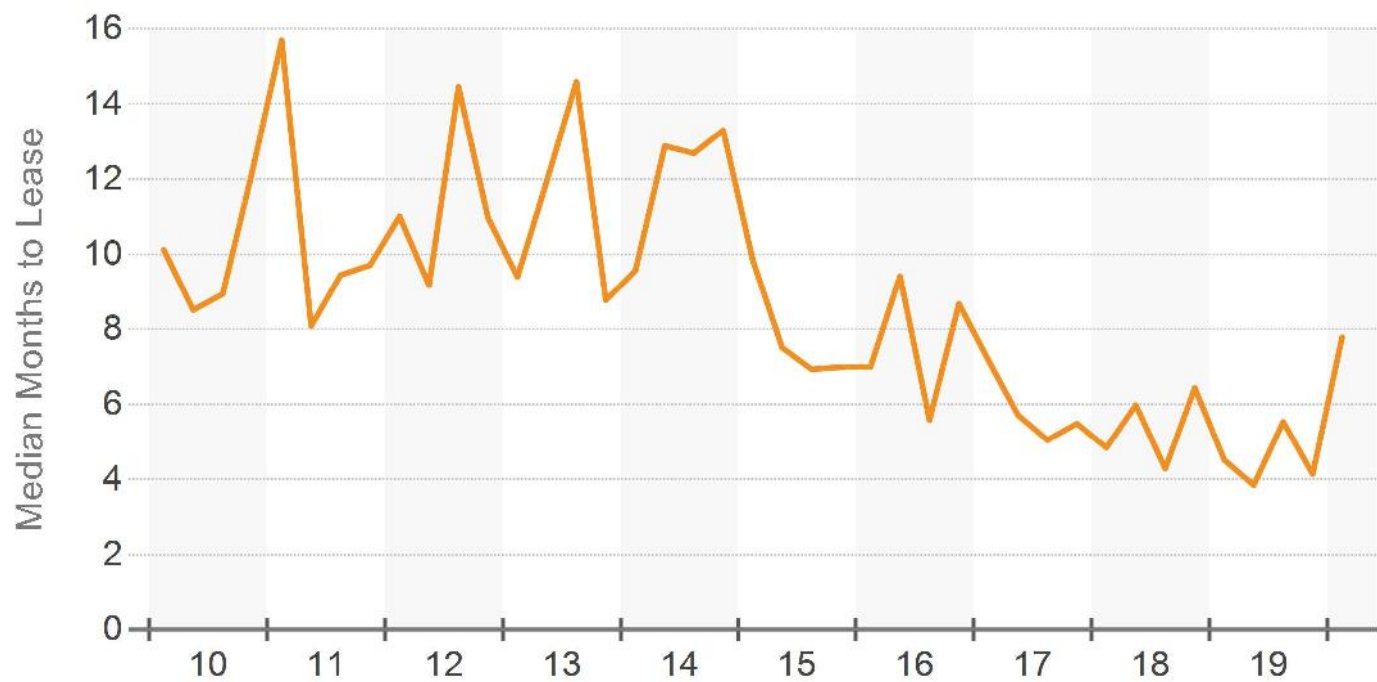
## LEASING ACTIVITY



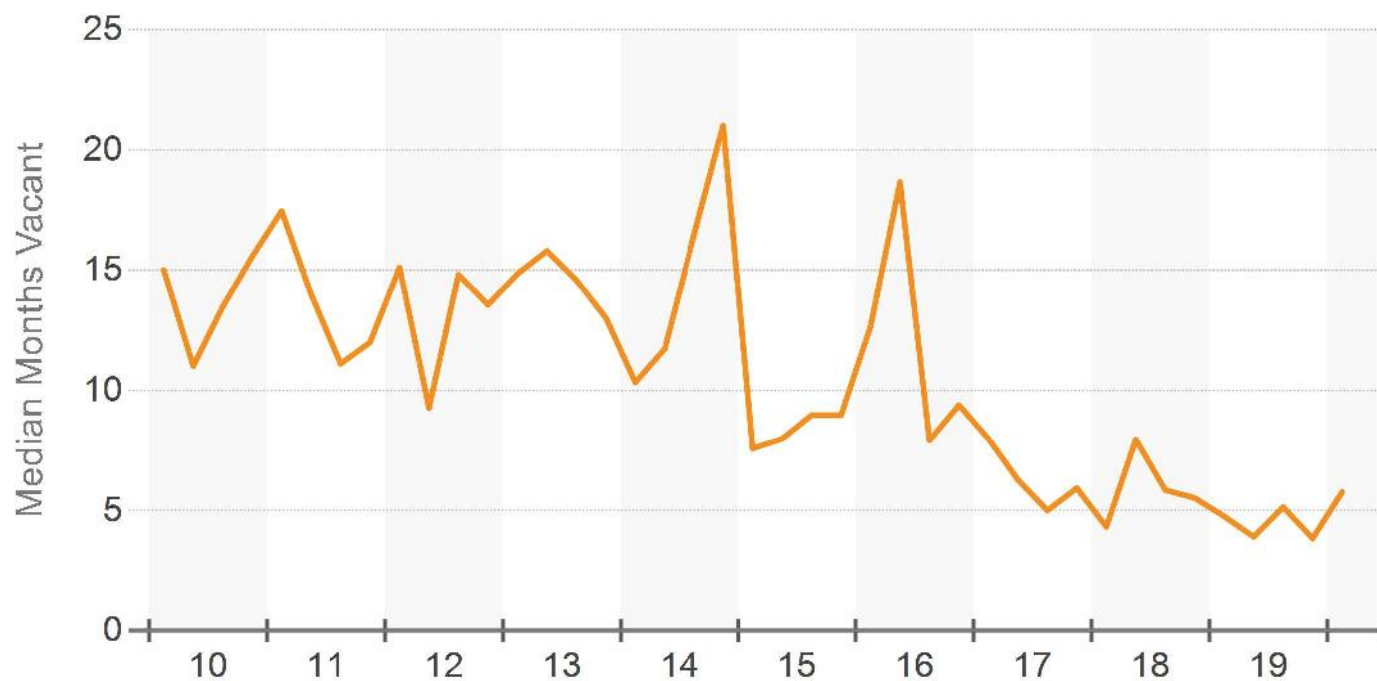
## MONTHS ON MARKET



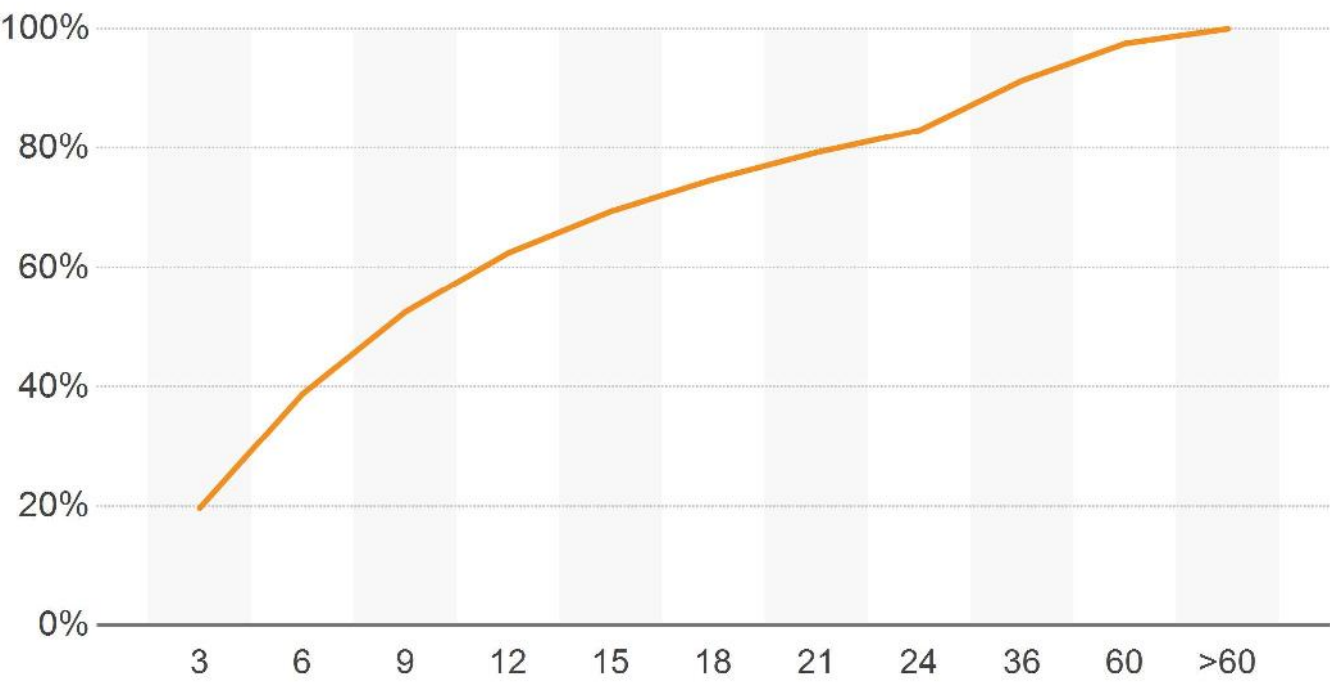
MONTHS TO LEASE



MONTHS VACANT

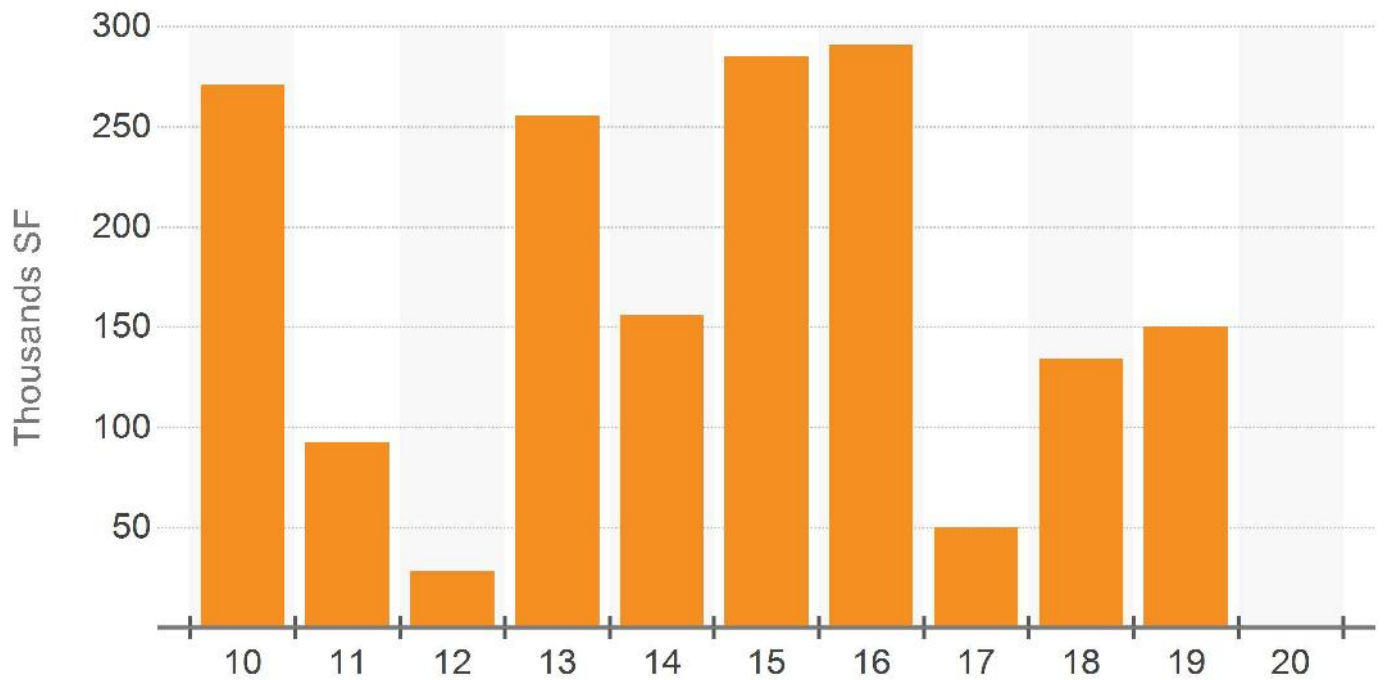


PROBABILITY OF LEASING IN MONTHS

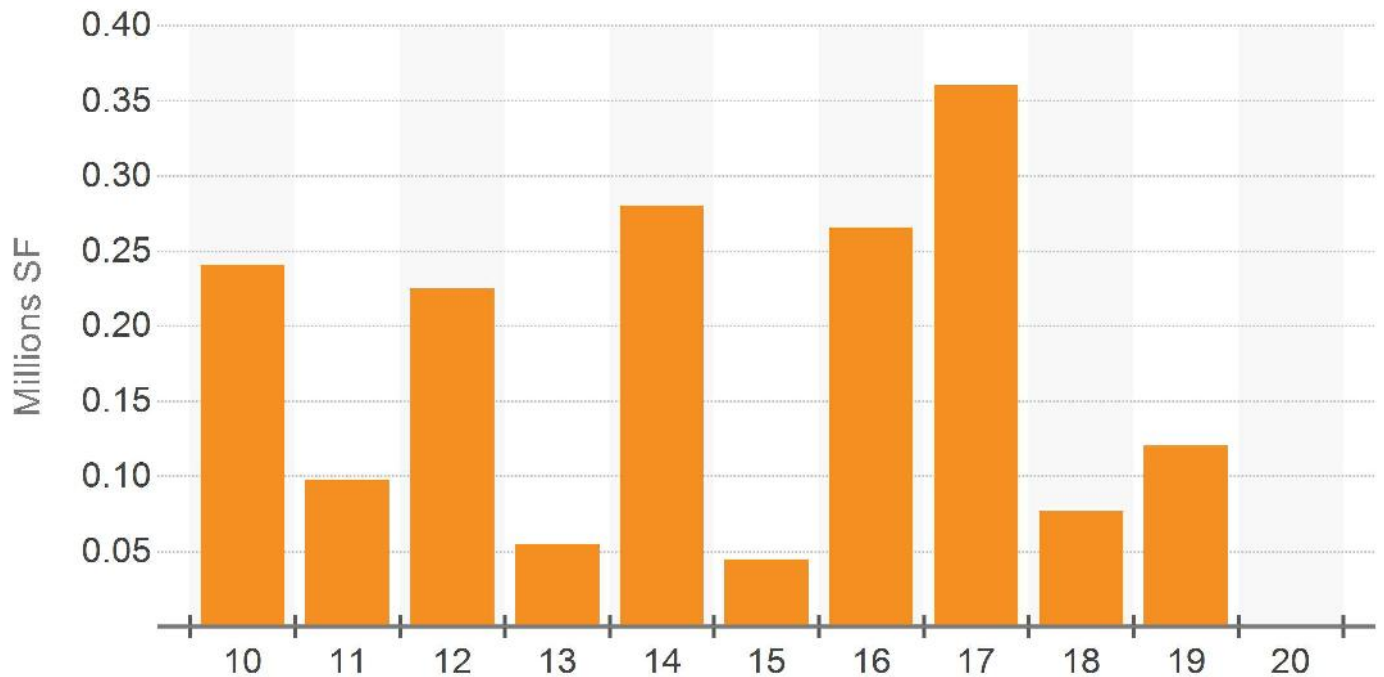




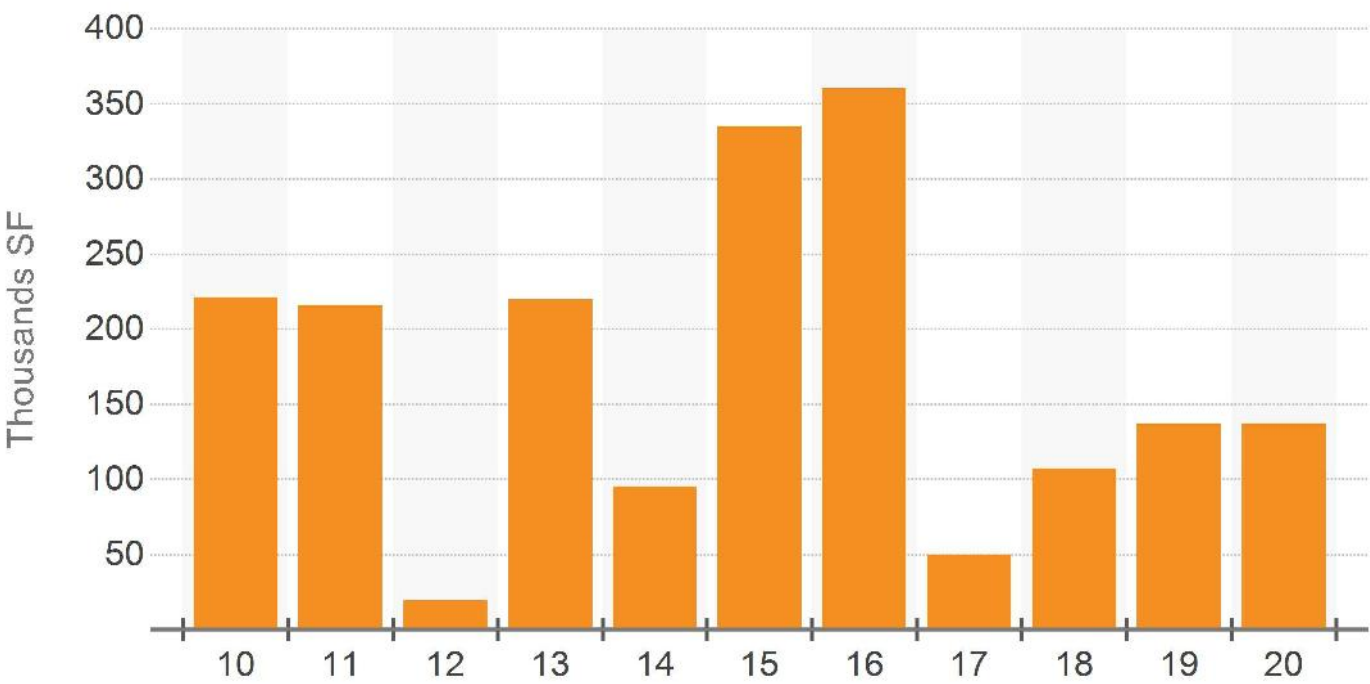
## CONSTRUCTION STARTS



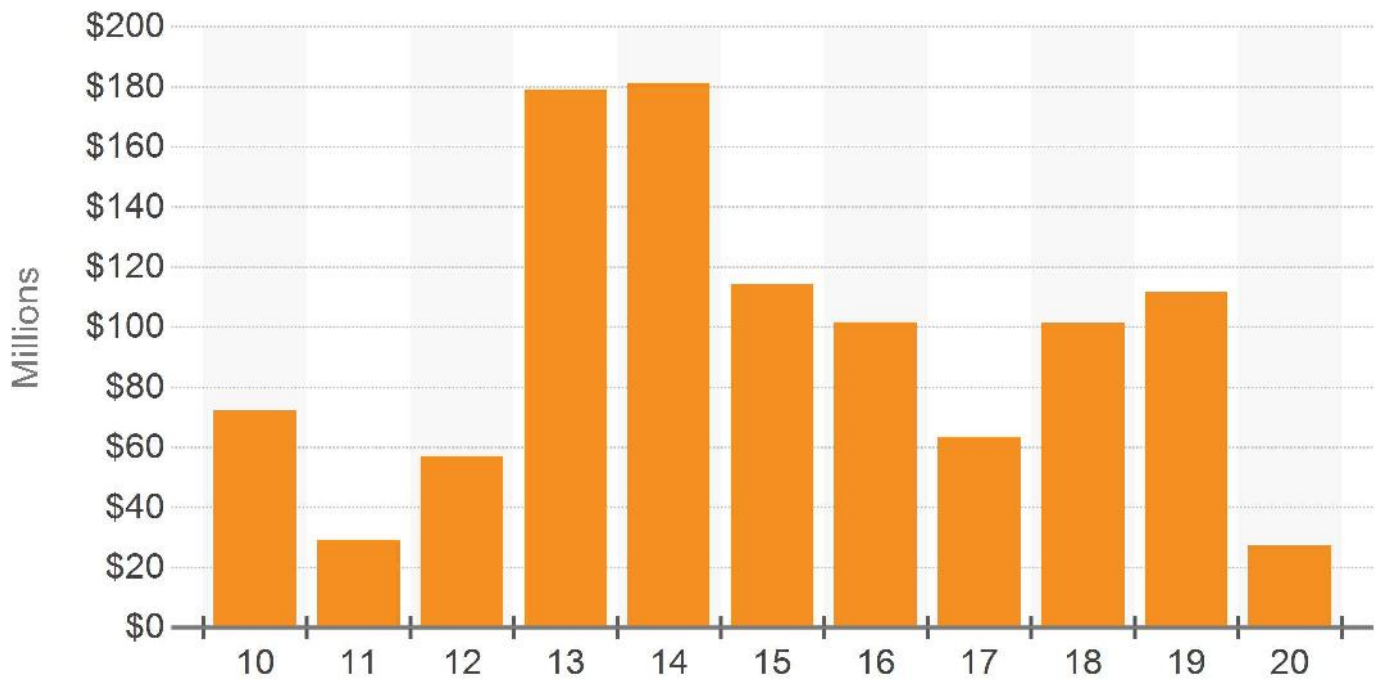
## CONSTRUCTION DELIVERIES



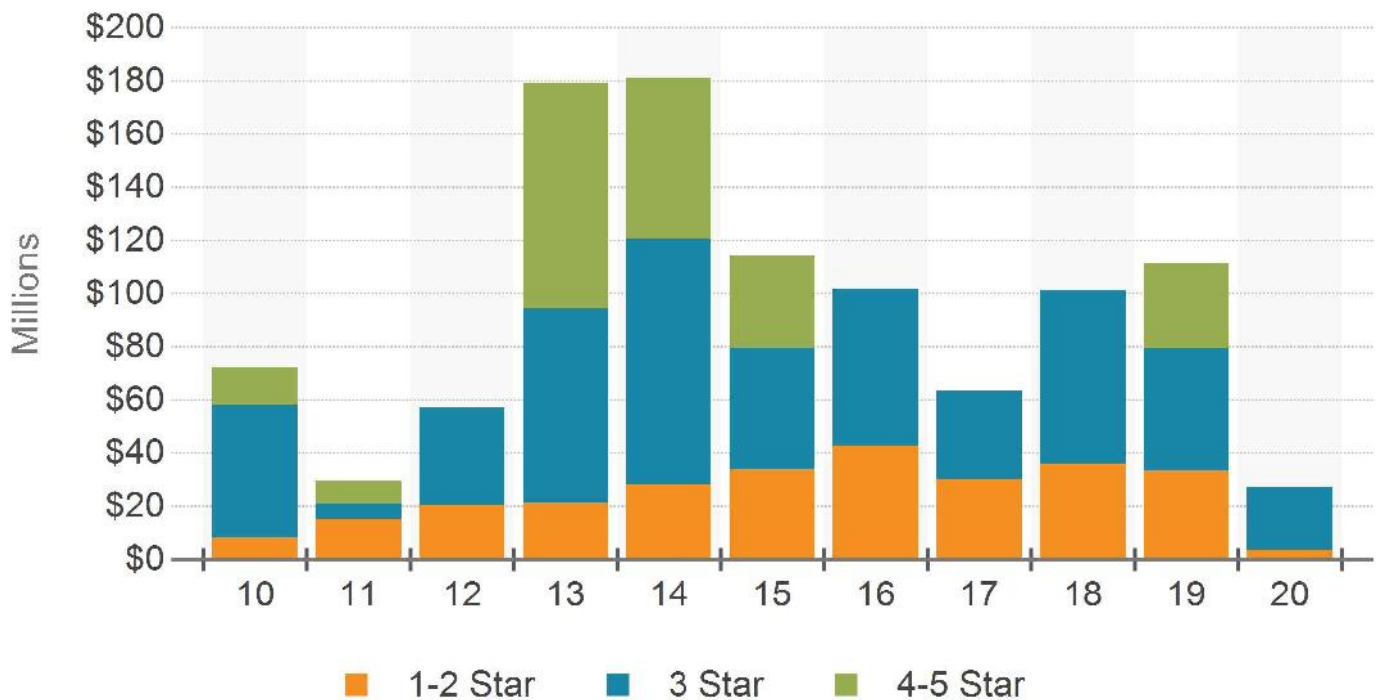
UNDER CONSTRUCTION



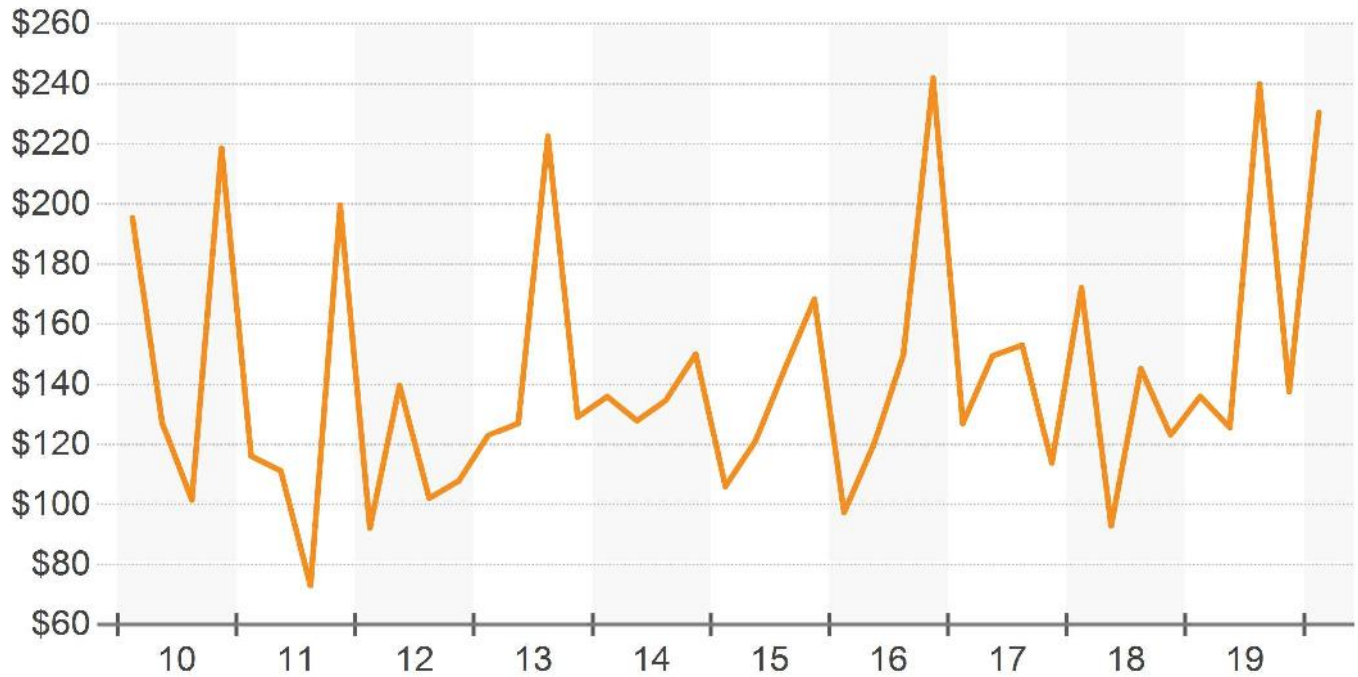
## SALES VOLUME



## SALES VOLUME BY STAR RATING



## AVERAGE SALE PRICE PER SF



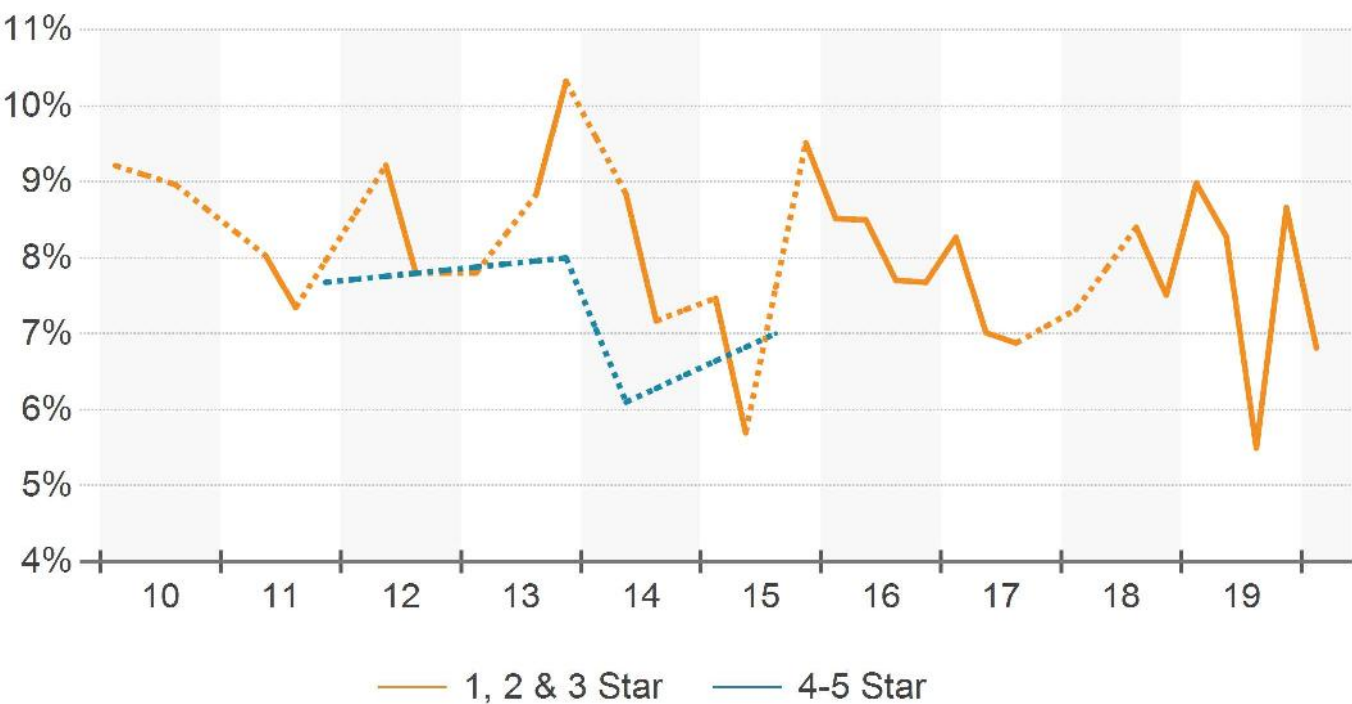
## SALE TO ASKING PRICE DIFFERENTIAL



CAP RATE

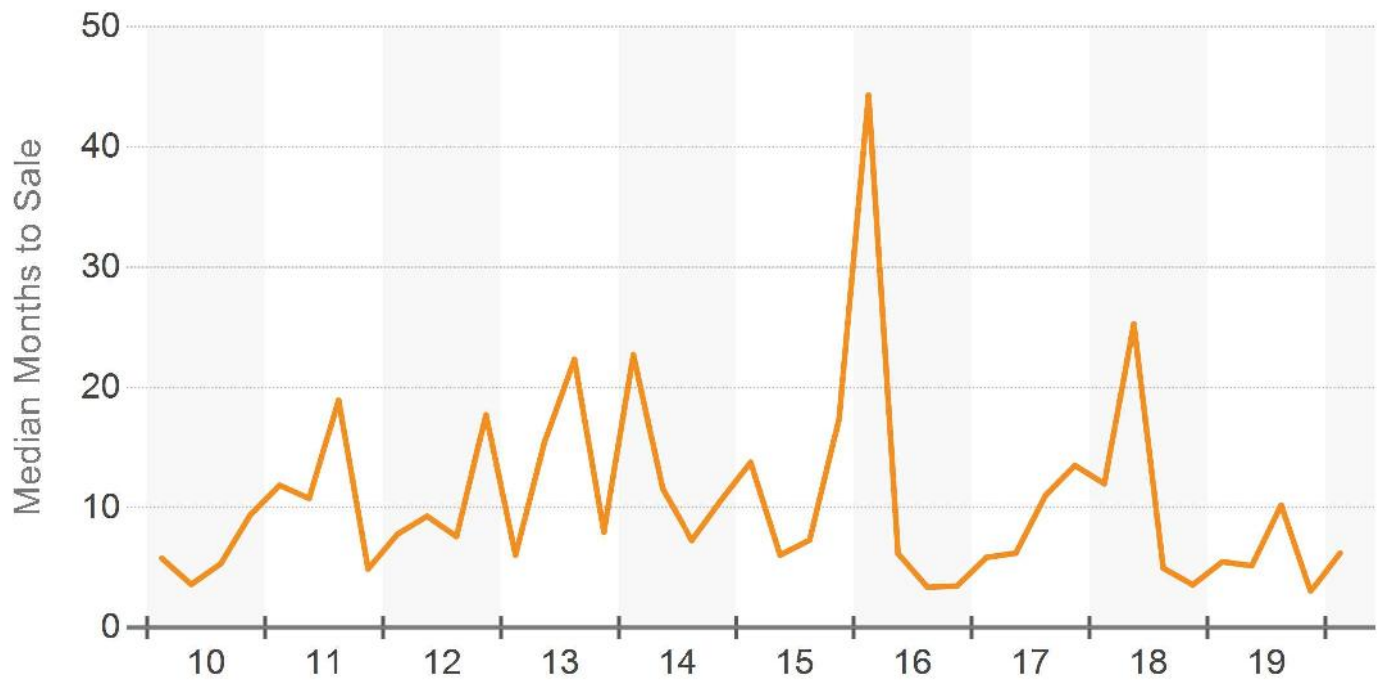


CAP RATE BY STAR RATING

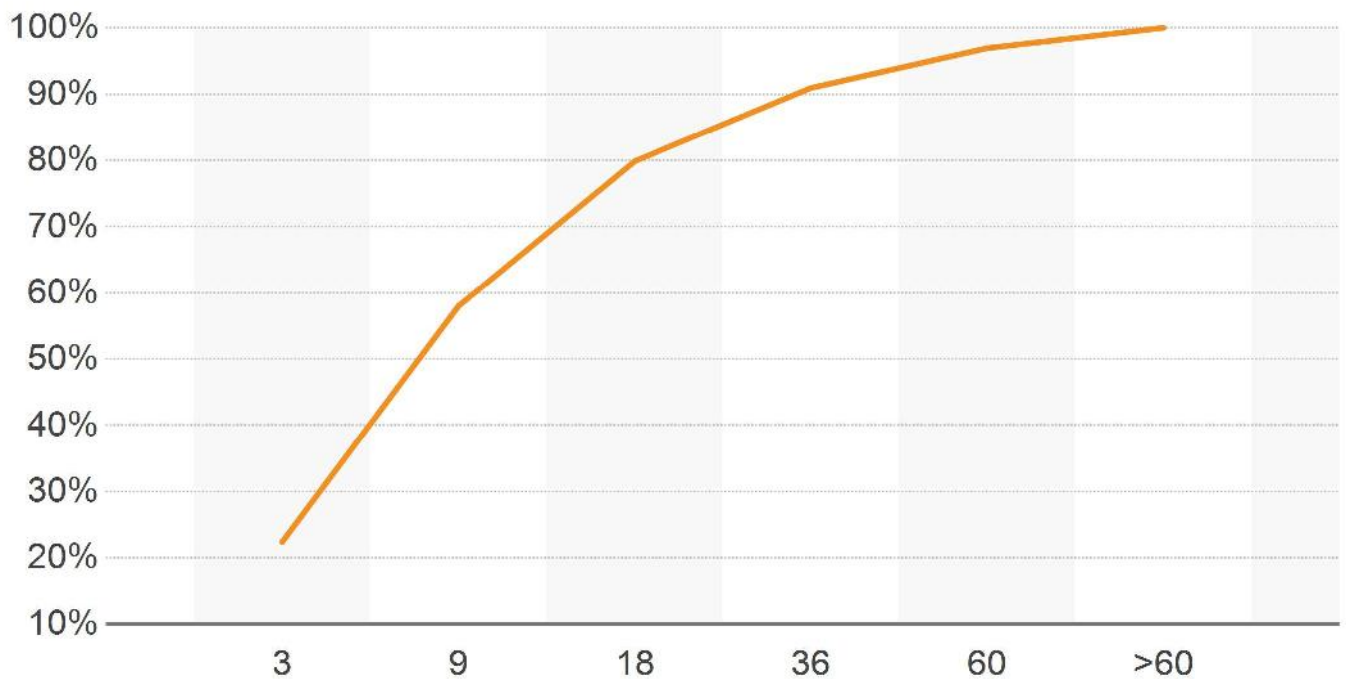




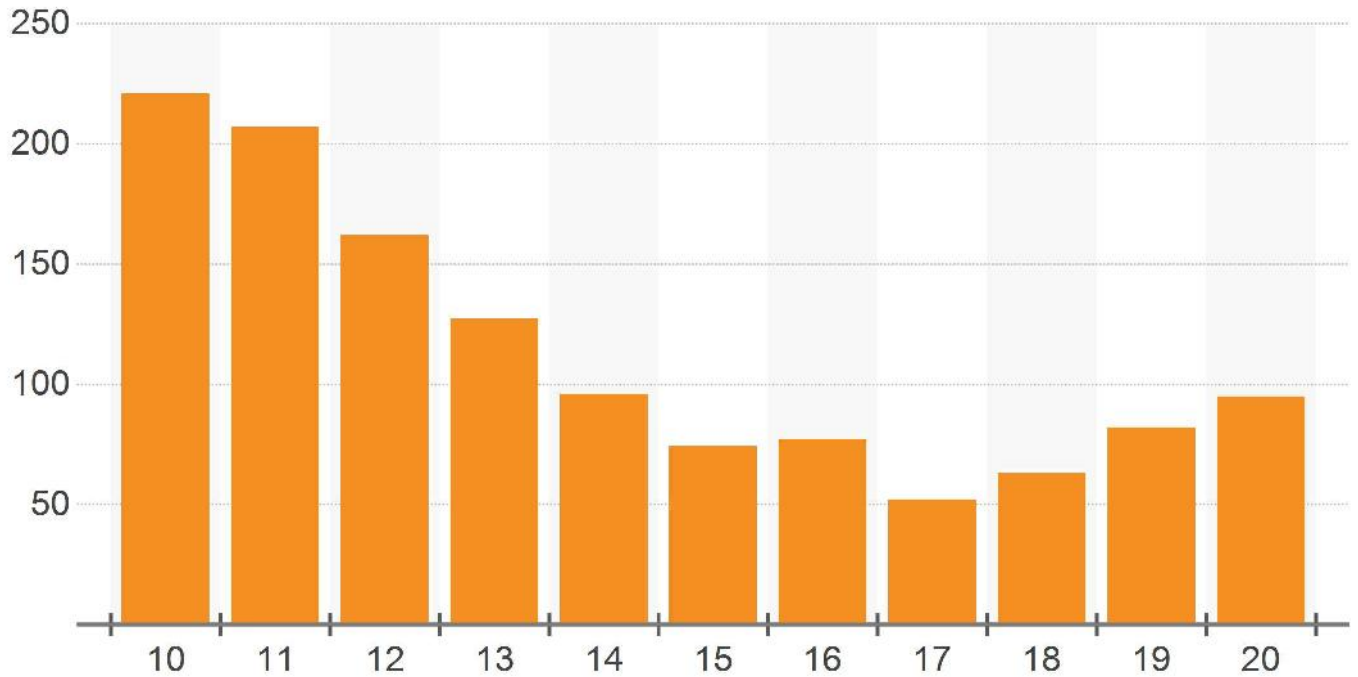
## MONTHS TO SALE



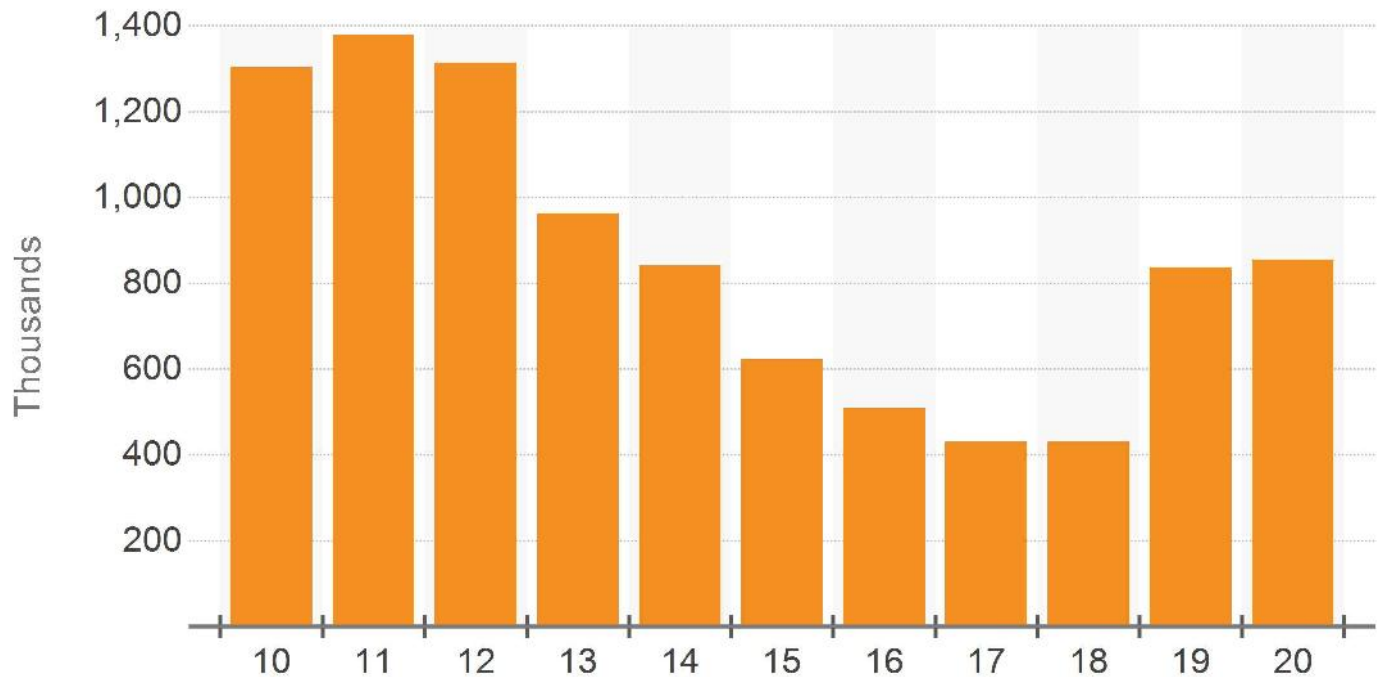
## PROBABILITY OF SELLING IN MONTHS



### FOR SALE TOTAL LISTINGS



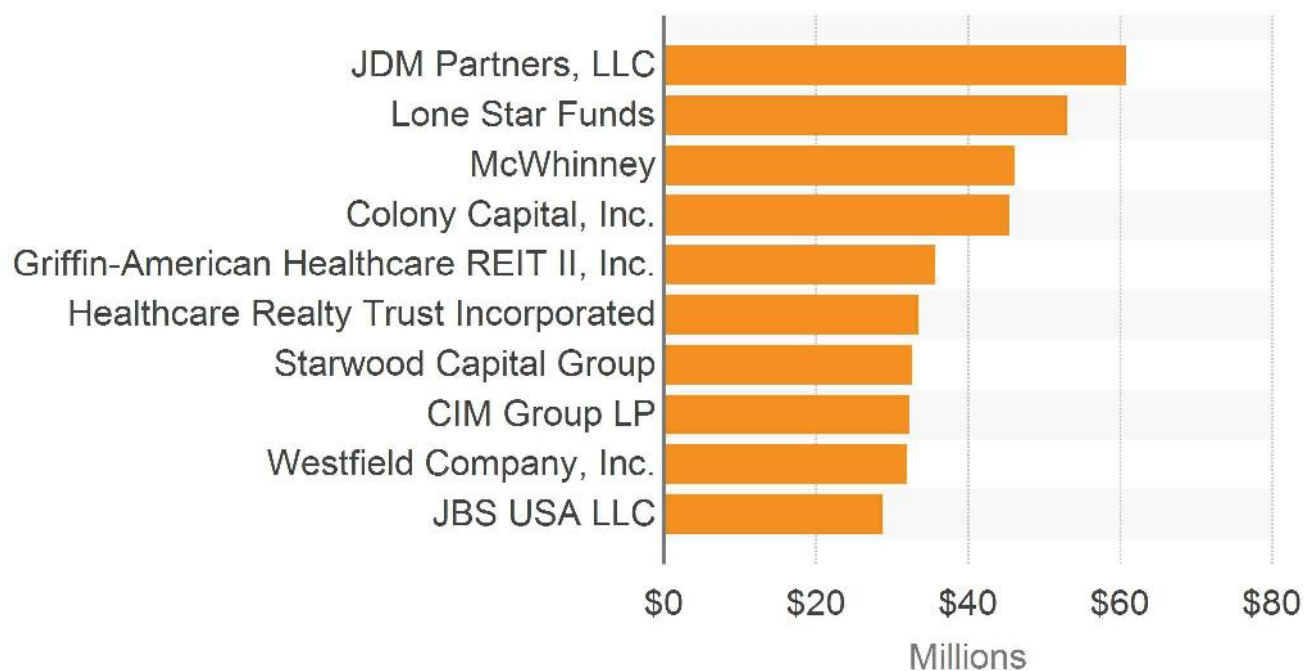
### FOR SALE TOTAL SF



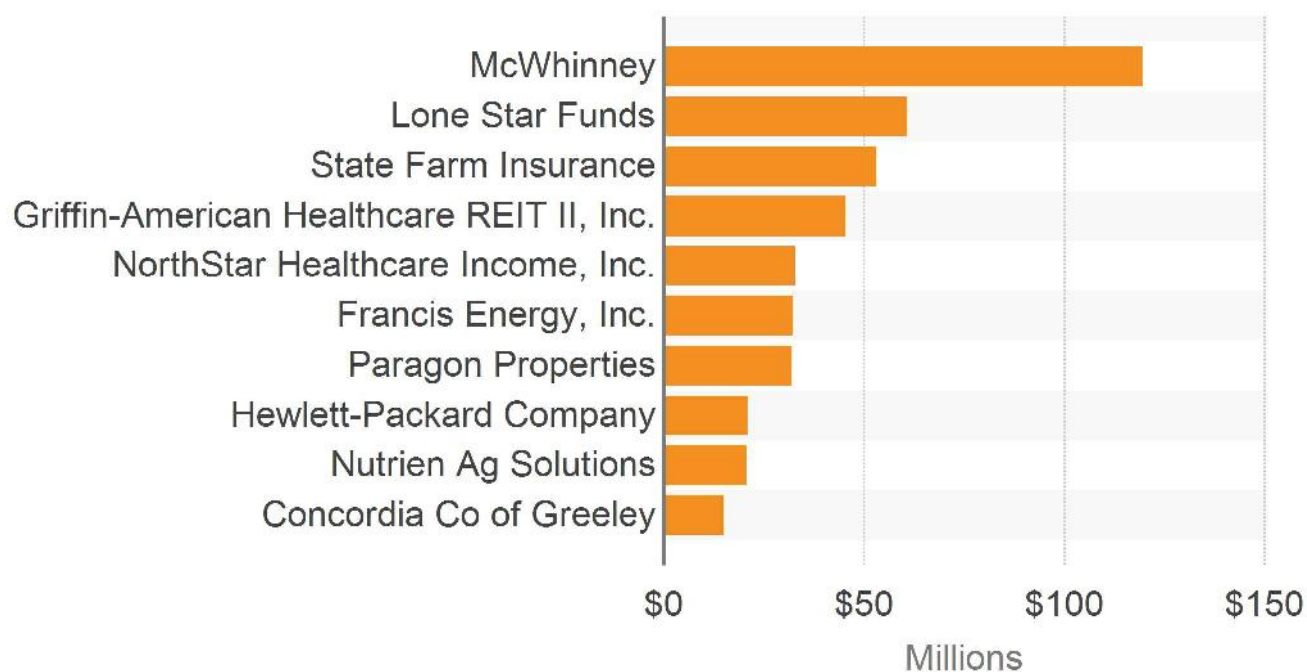
ASKING PRICE PER SF



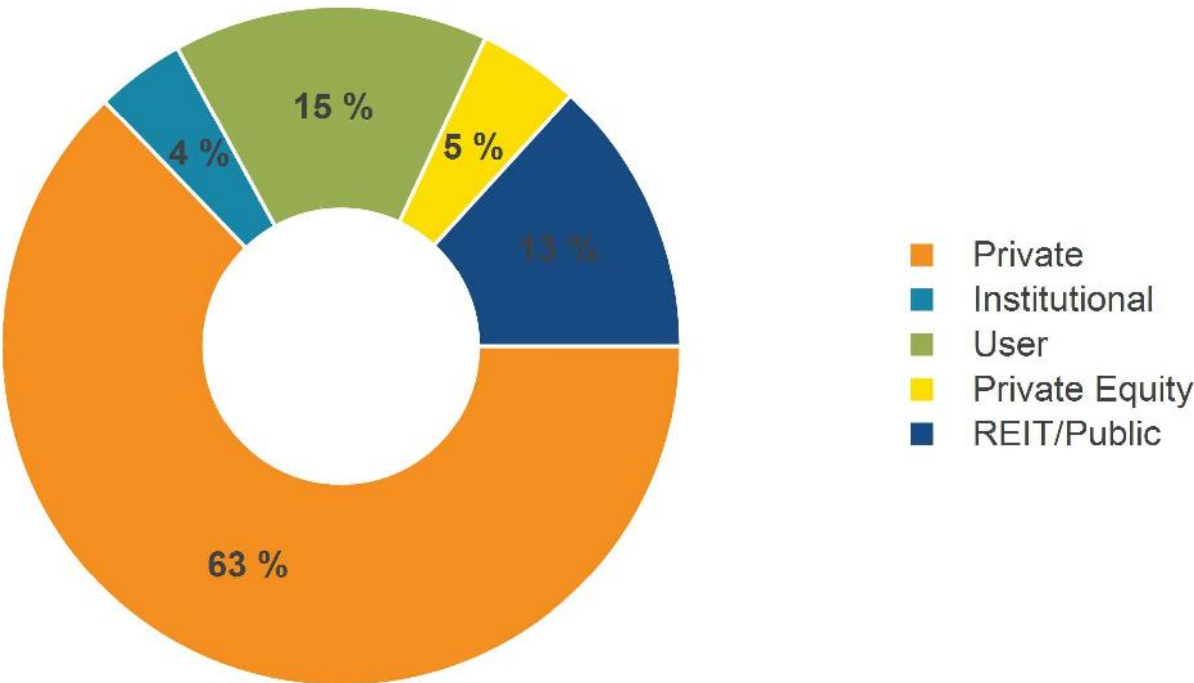
## TOP BUYERS



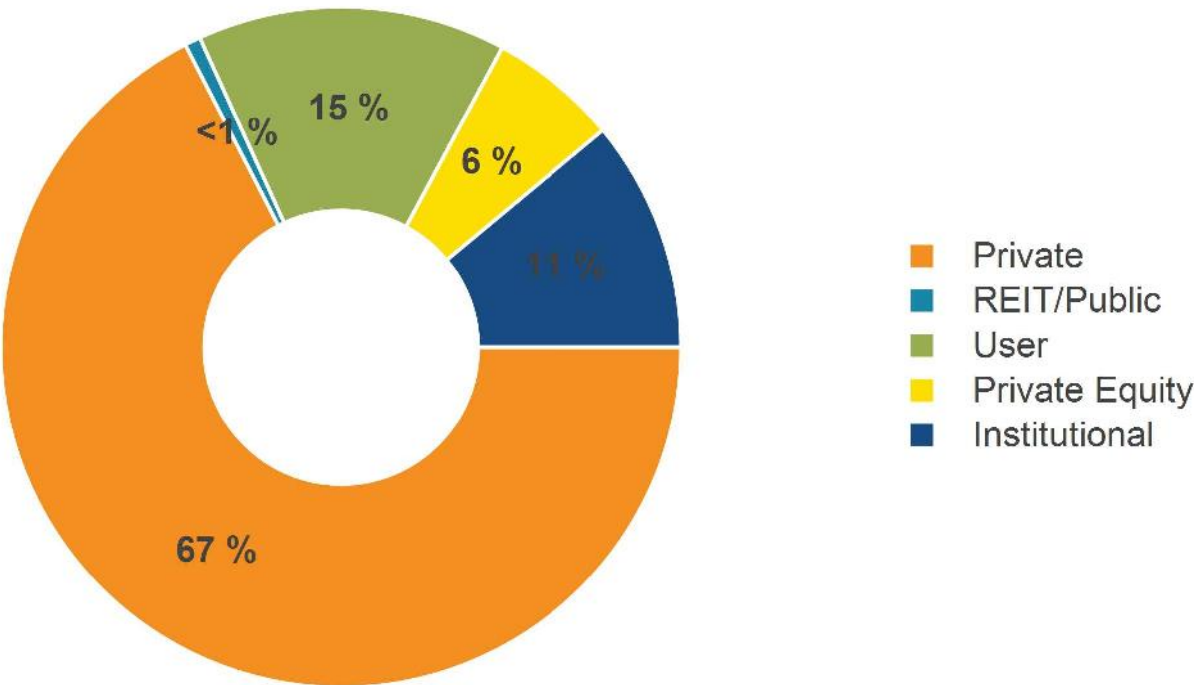
## TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE





TOP BUYER BROKERS



TOP SELLER BROKERS

