



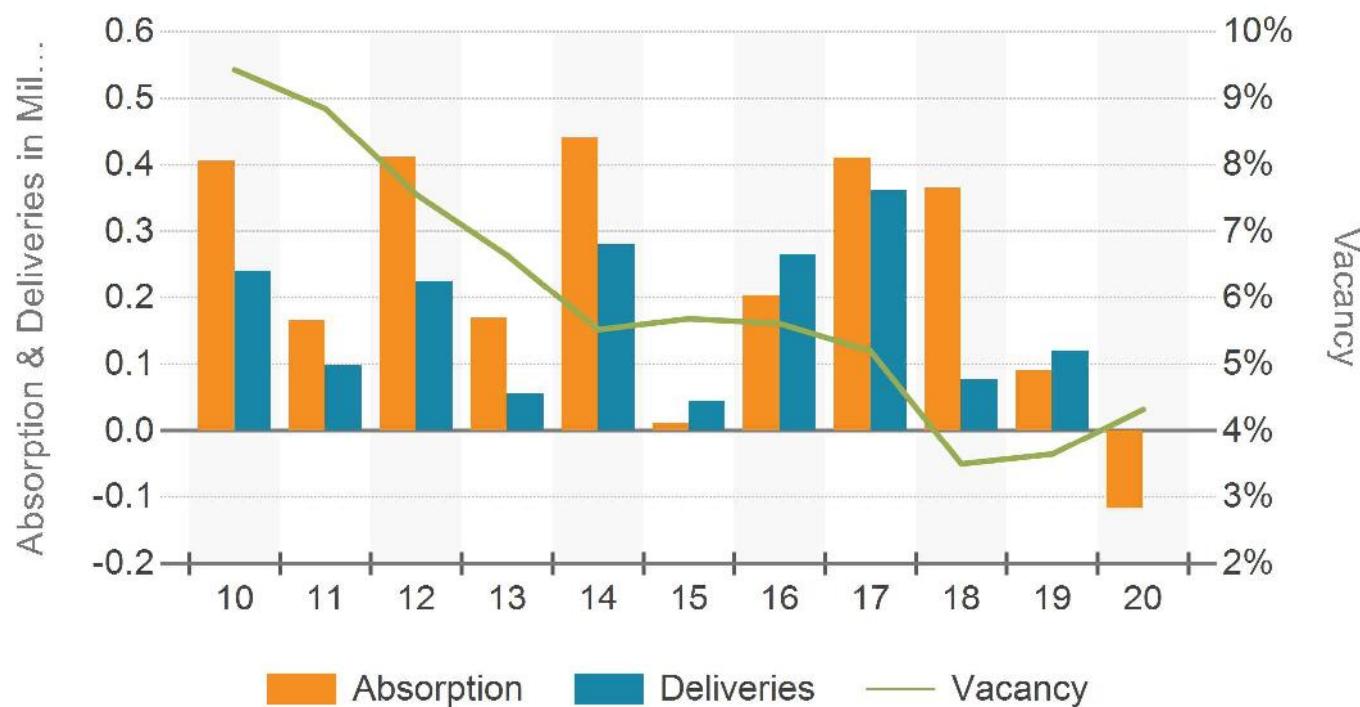
Office Report - Larimer/Weld County

PREPARED BY

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COMMERCIAL REAL ESTATE SERVICES
Jamie Globelnik
Associate Broker

 CoStar™

ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Gross Rent Per SF	\$23.35	\$20.97
Vacancy Rate	4.3%	5.0%
Vacant SF	747,603	834,494
Availability Rate	7.1%	7.5%
Available SF	1,243,183	1,273,787
Sublet SF	122,092	76,876
Months on Market	7.7	8.8

Inventory	Survey	5-Year Avg
Existing Buildings	1,586	1,550
Existing SF	17,305,147	16,870,999
12 Mo. Const. Starts	45,092	155,674
Under Construction	137,135	170,867
12 Mo. Deliveries	120,073	188,055

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-17,811	219,138
12 Mo. Leasing SF	610,620	614,844

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$176	\$150
Asking Price Per SF	\$259	\$190
Sales Volume (Mil.)	\$119	\$102
Cap Rate	6.5%	7.5%

Rental Rates

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GROSS ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



Vacancy & Availability

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VACANCY RATE



SUBLEASE VACANCY RATE



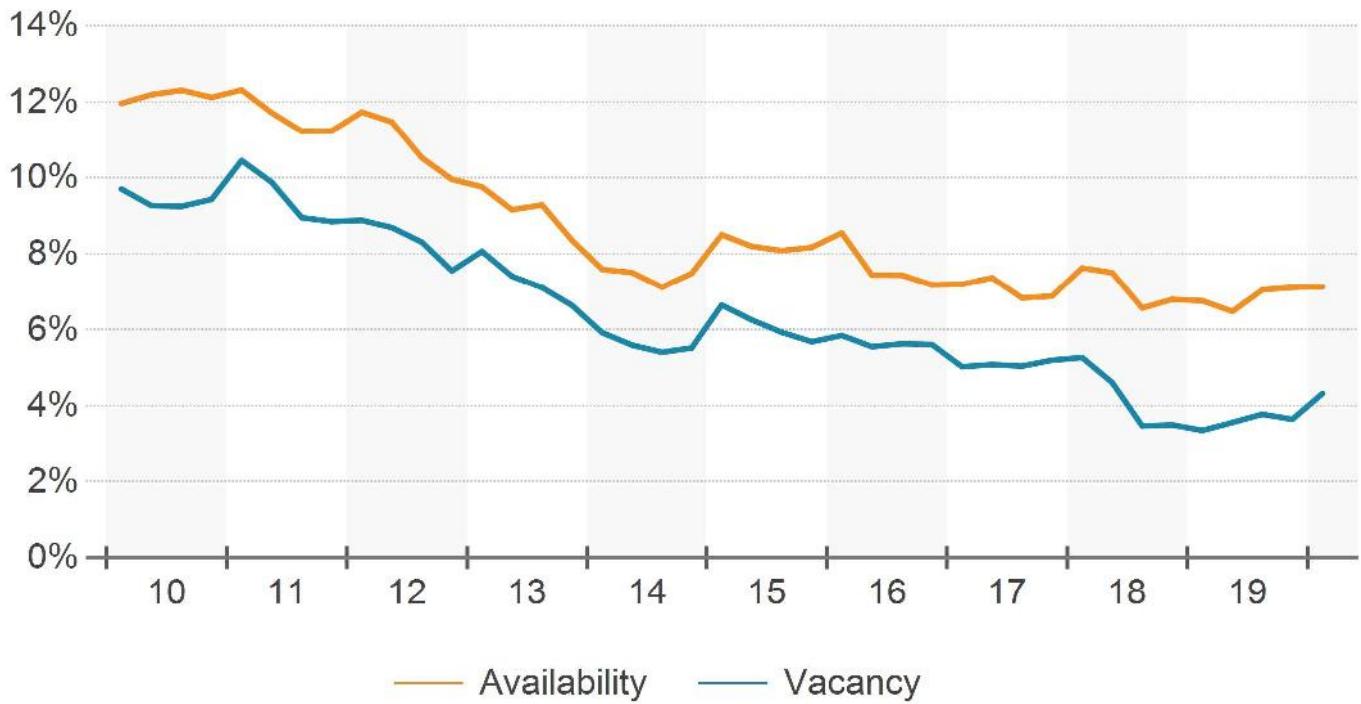
Vacancy & Availability

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AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



Vacancy & Availability

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OCCUPANCY RATE



PERCENT LEASED RATE



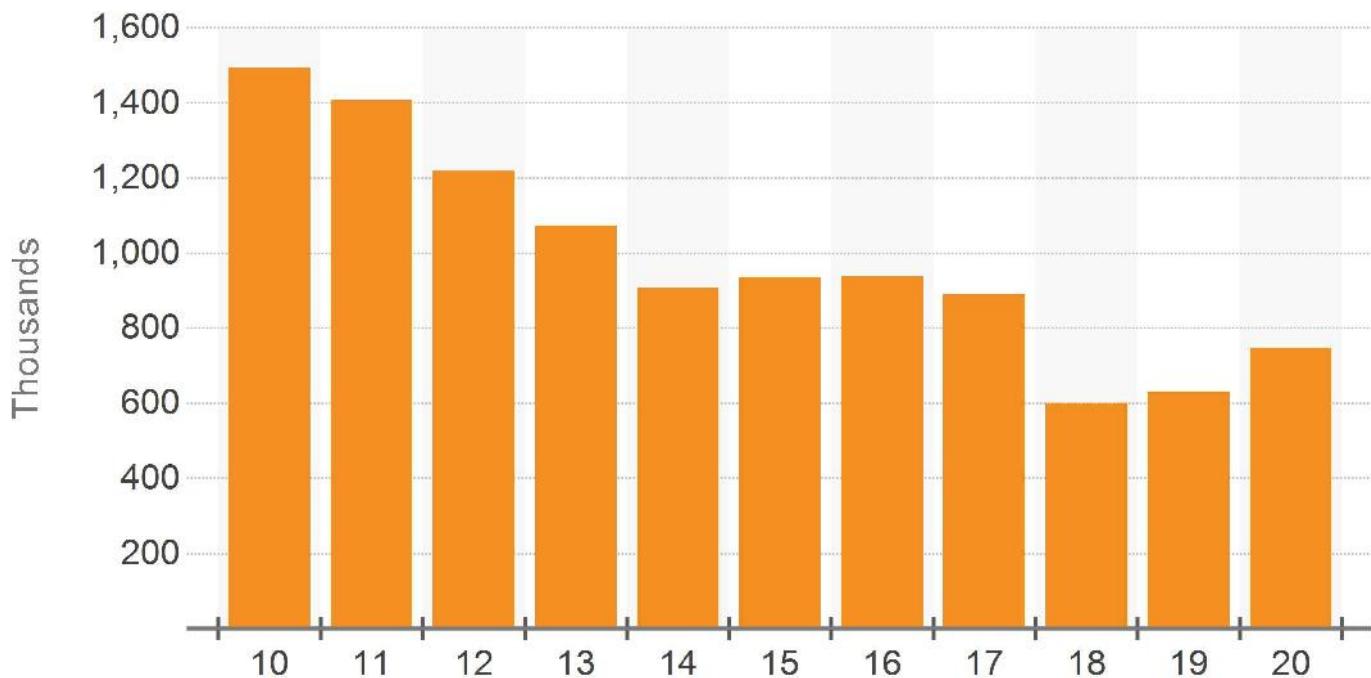
Vacancy & Availability

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OCCUPANCY & PERCENT LEASED



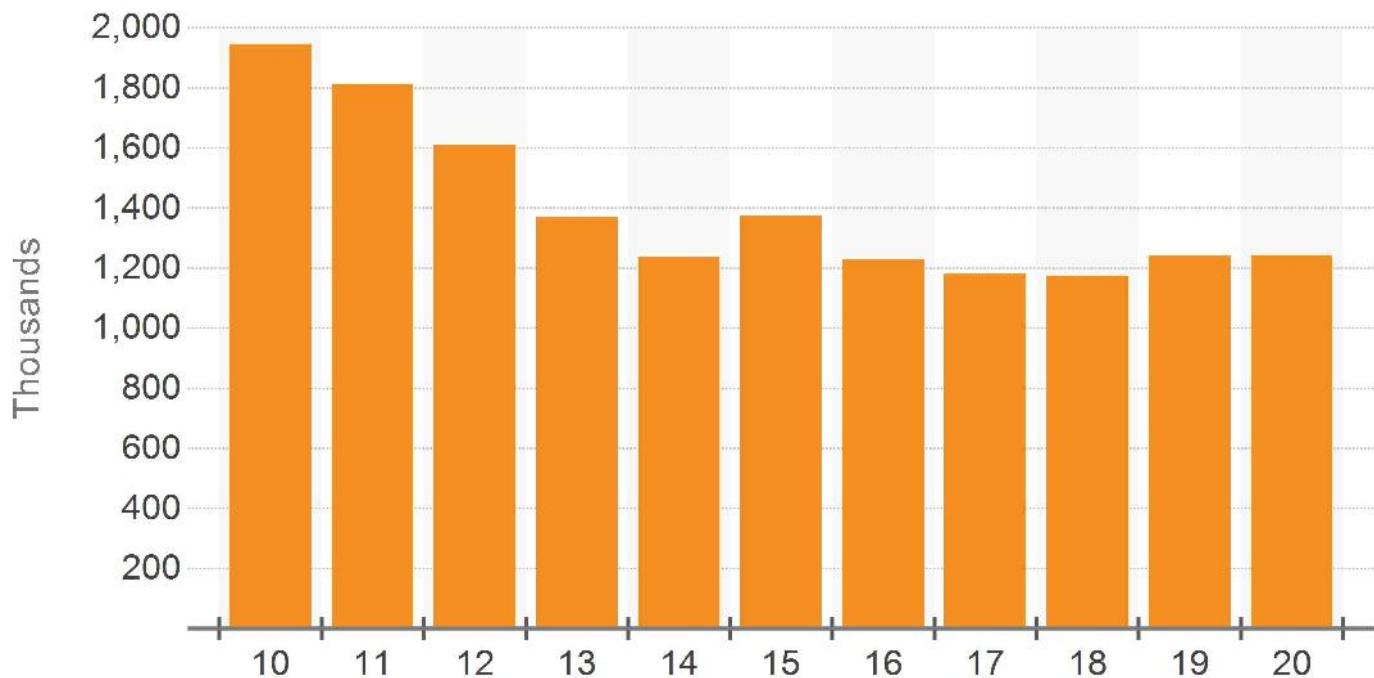
VACANT SF



Vacancy & Availability

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AVAILABLE SF



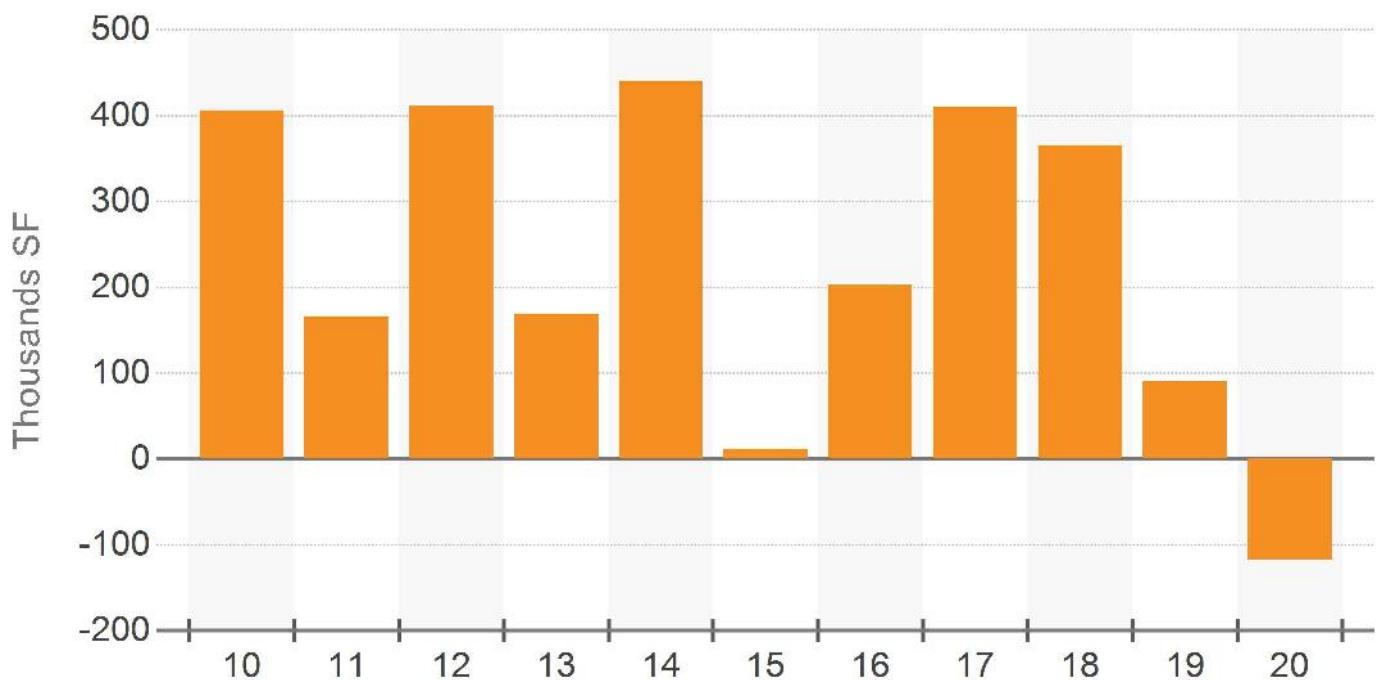
MONTHS ON MARKET DISTRIBUTION



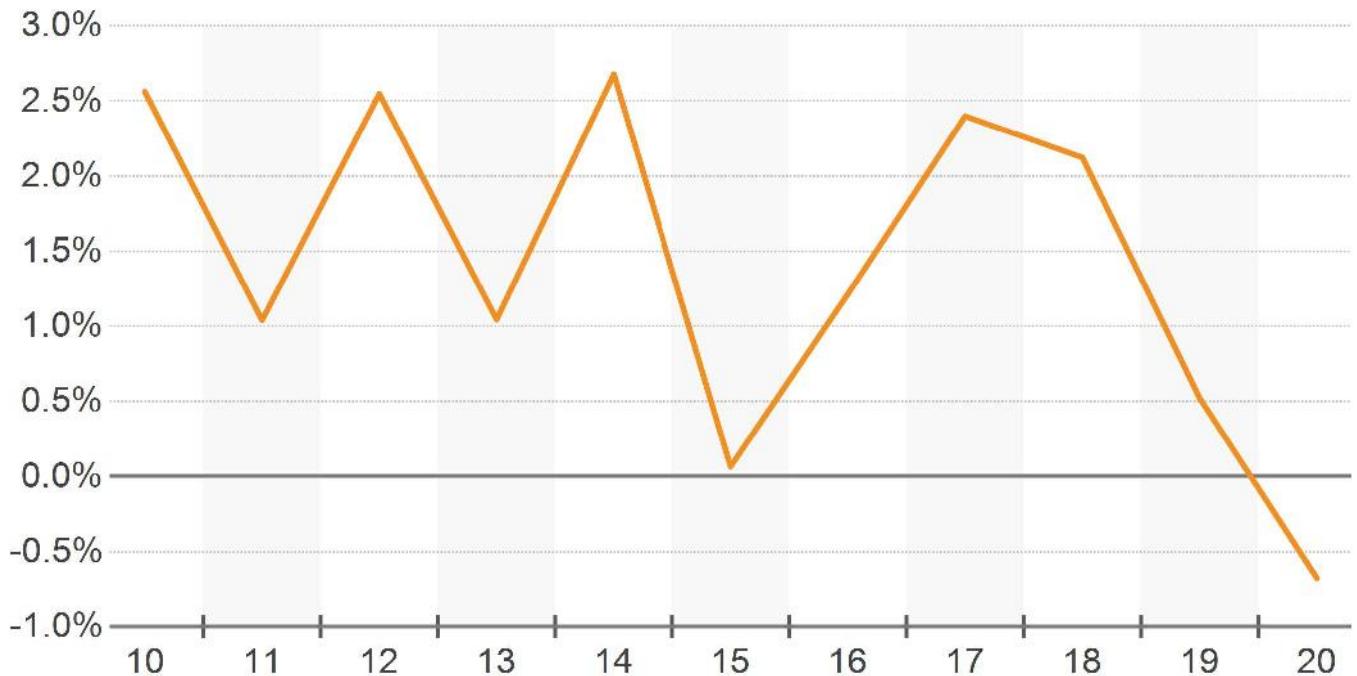
Leasing Demand

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NET ABSORPTION



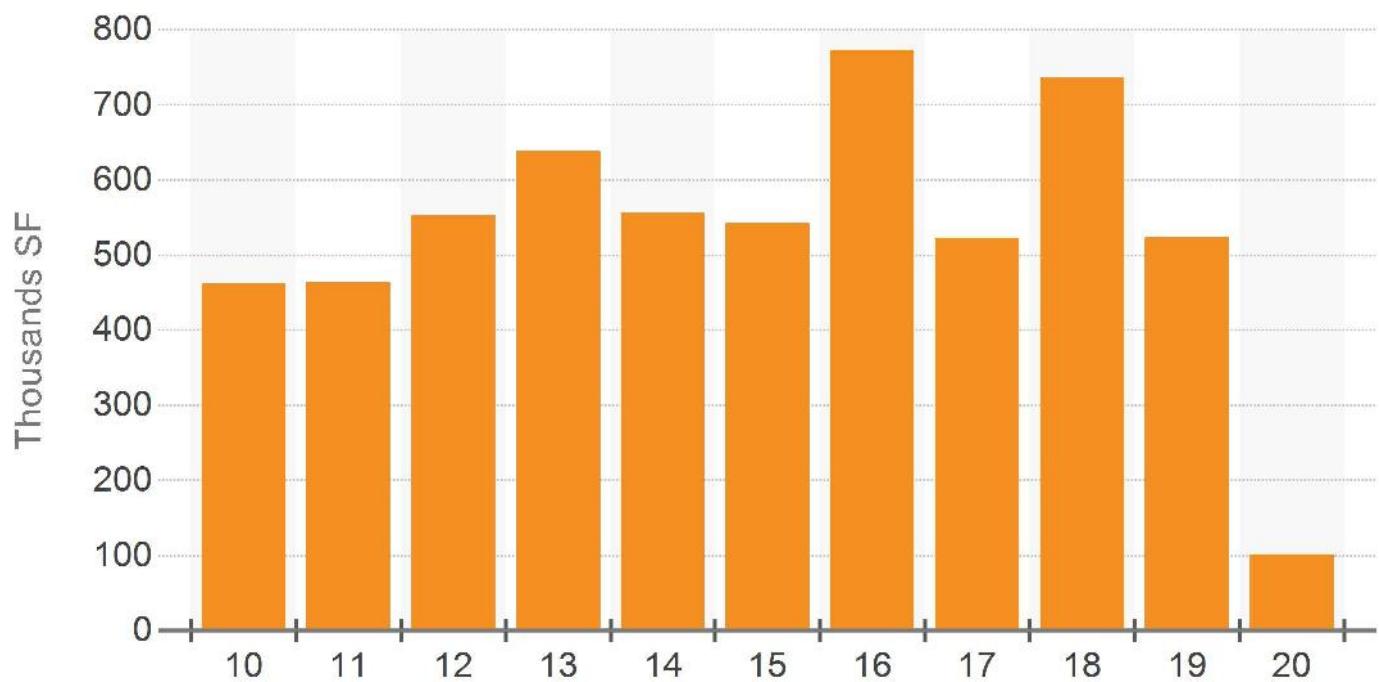
NET ABSORPTION AS % OF INVENTORY



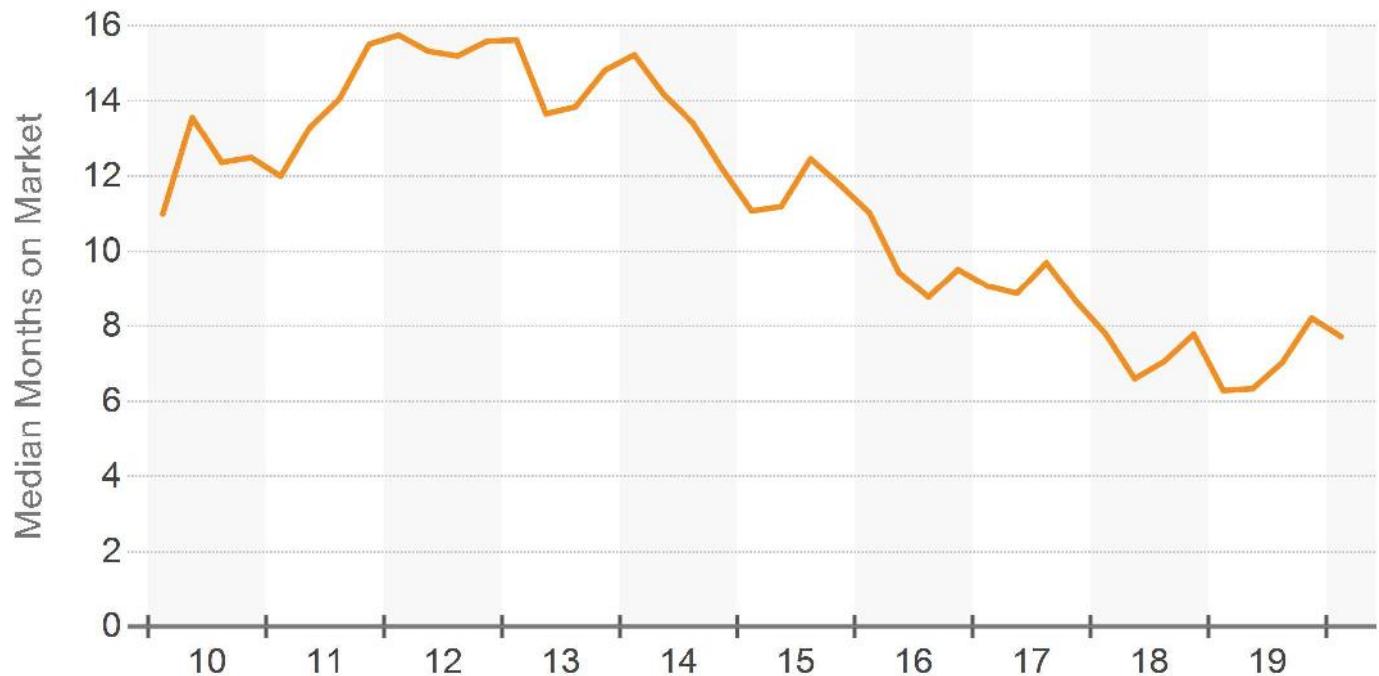
Leasing Demand

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LEASING ACTIVITY



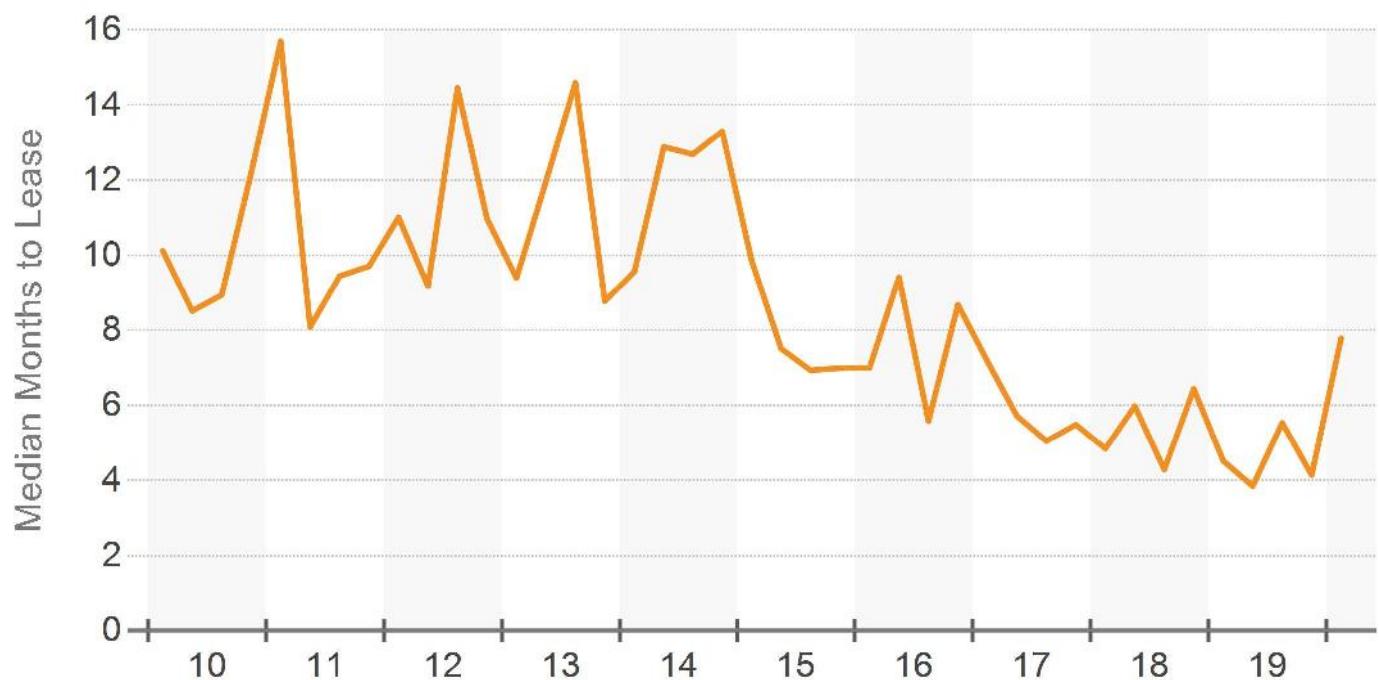
MONTHS ON MARKET



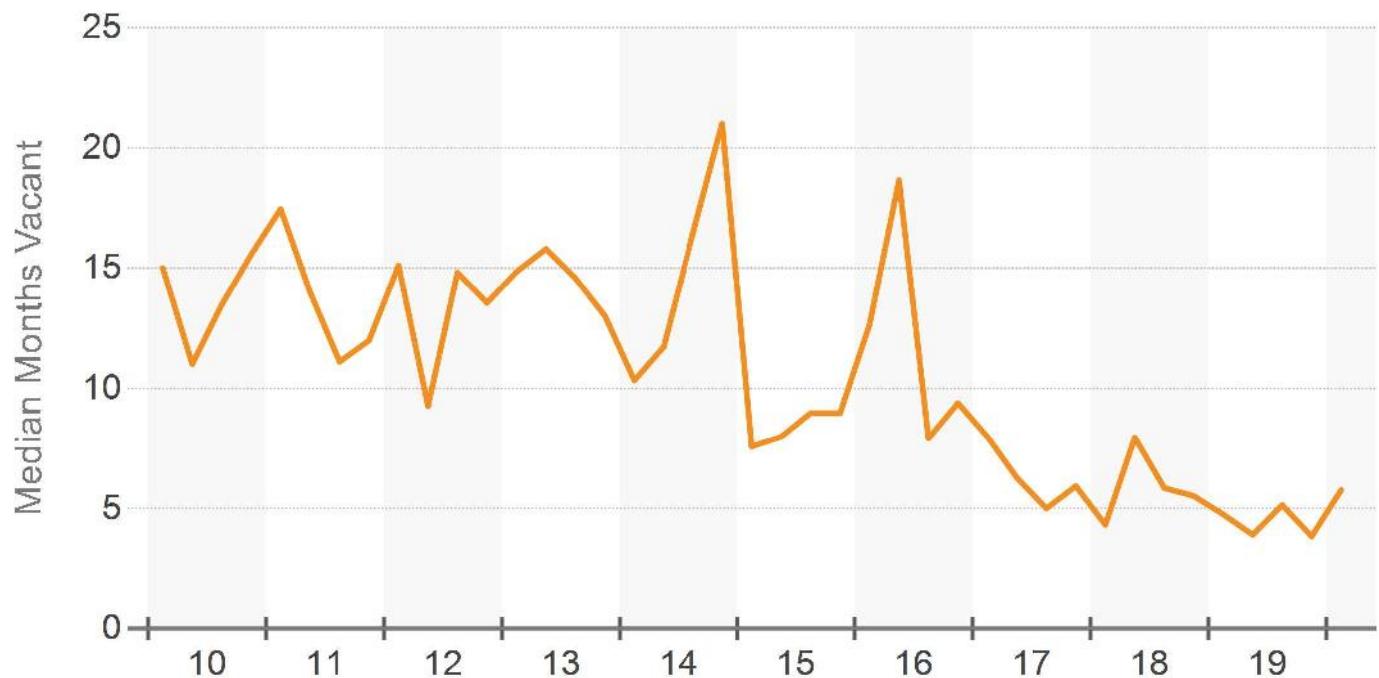
Leasing Demand

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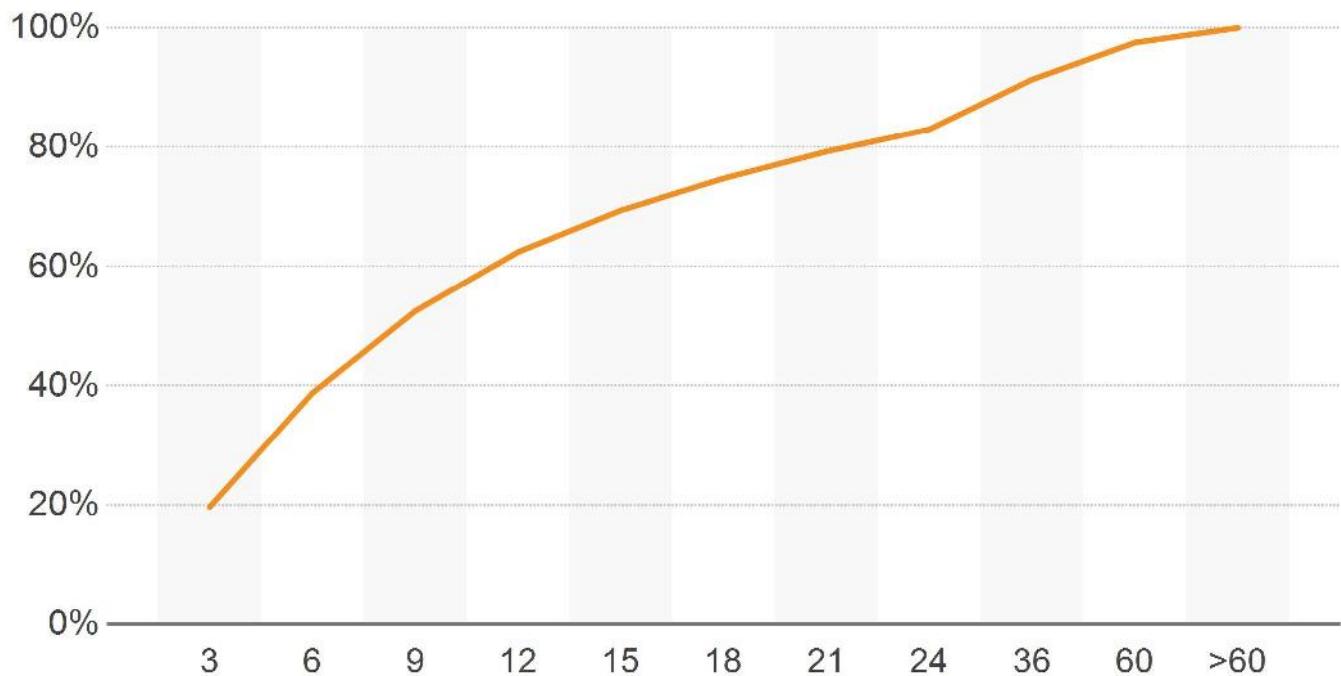
MONTHS TO LEASE



MONTHS VACANT



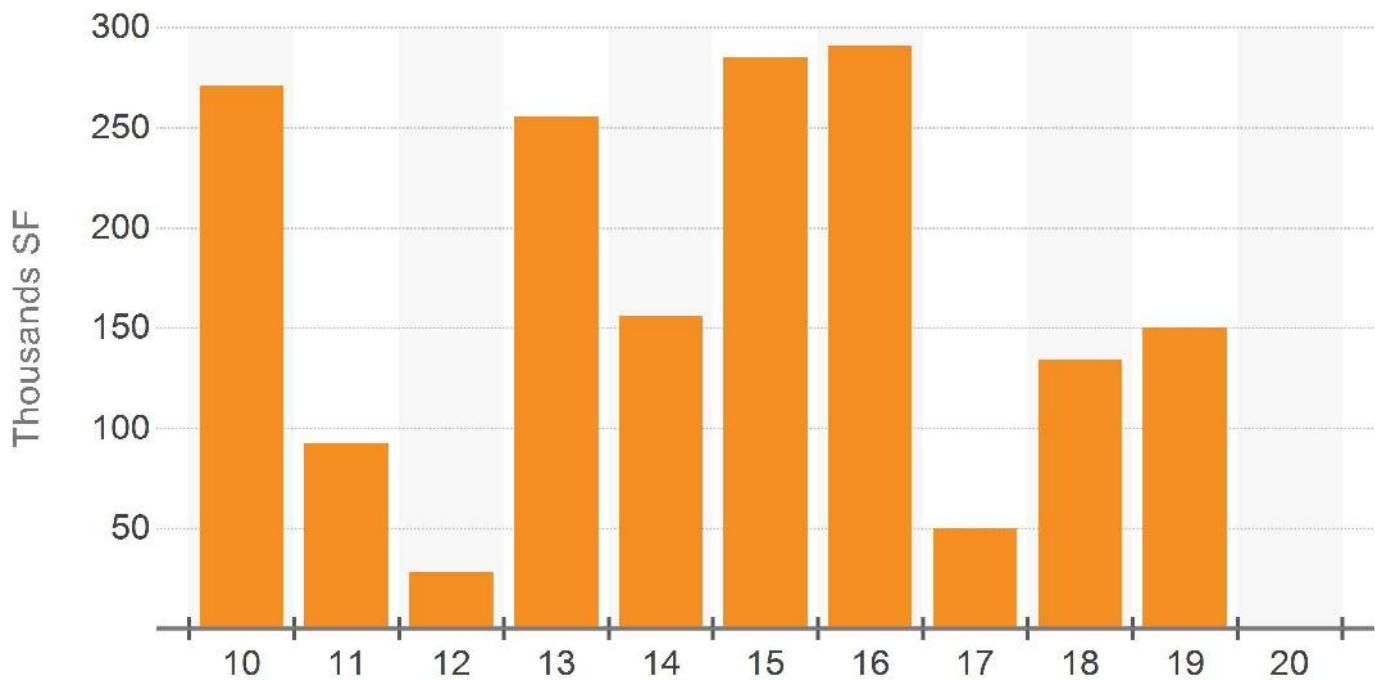
PROBABILITY OF LEASING IN MONTHS



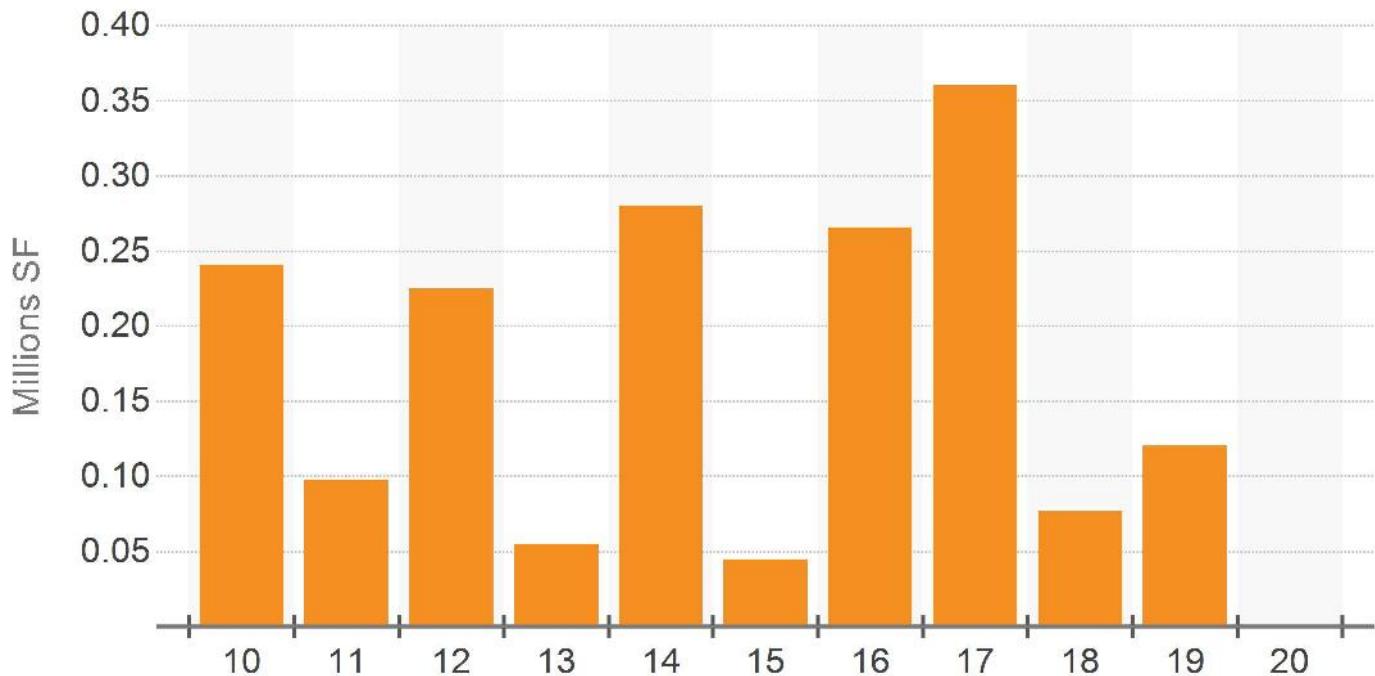
Construction Activity

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CONSTRUCTION STARTS



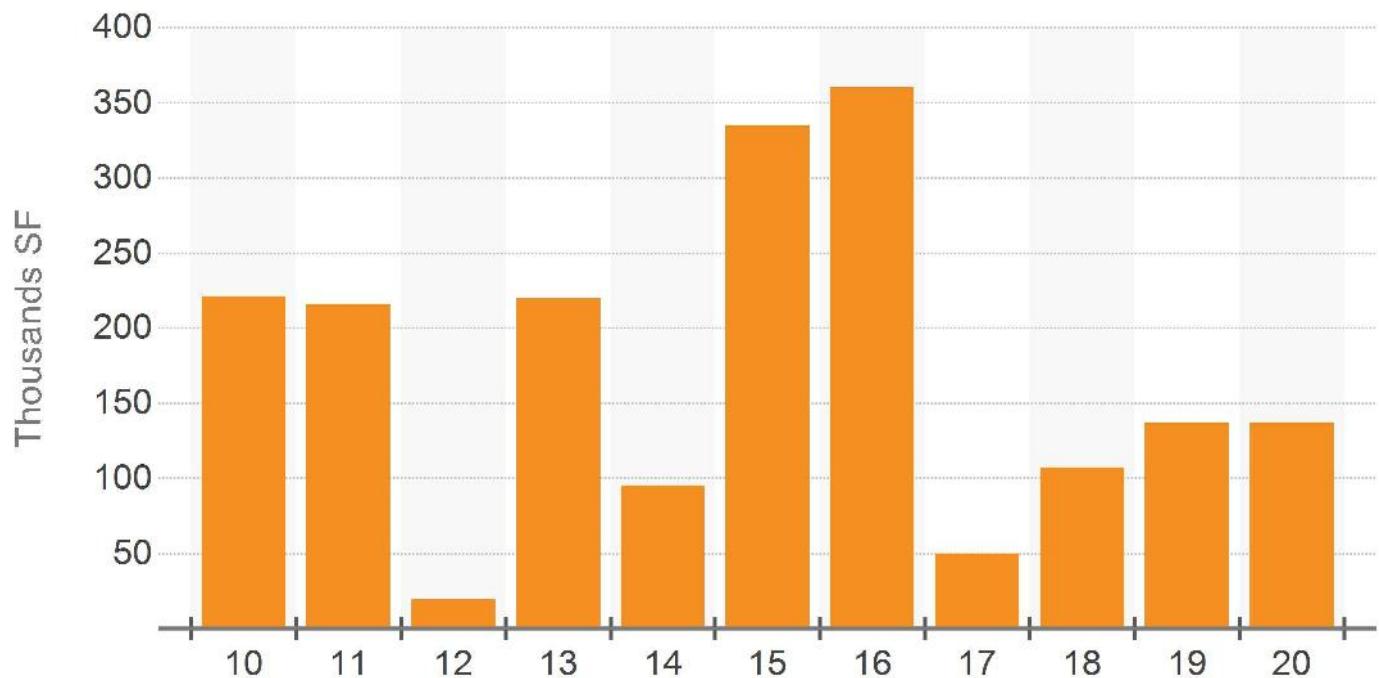
CONSTRUCTION DELIVERIES



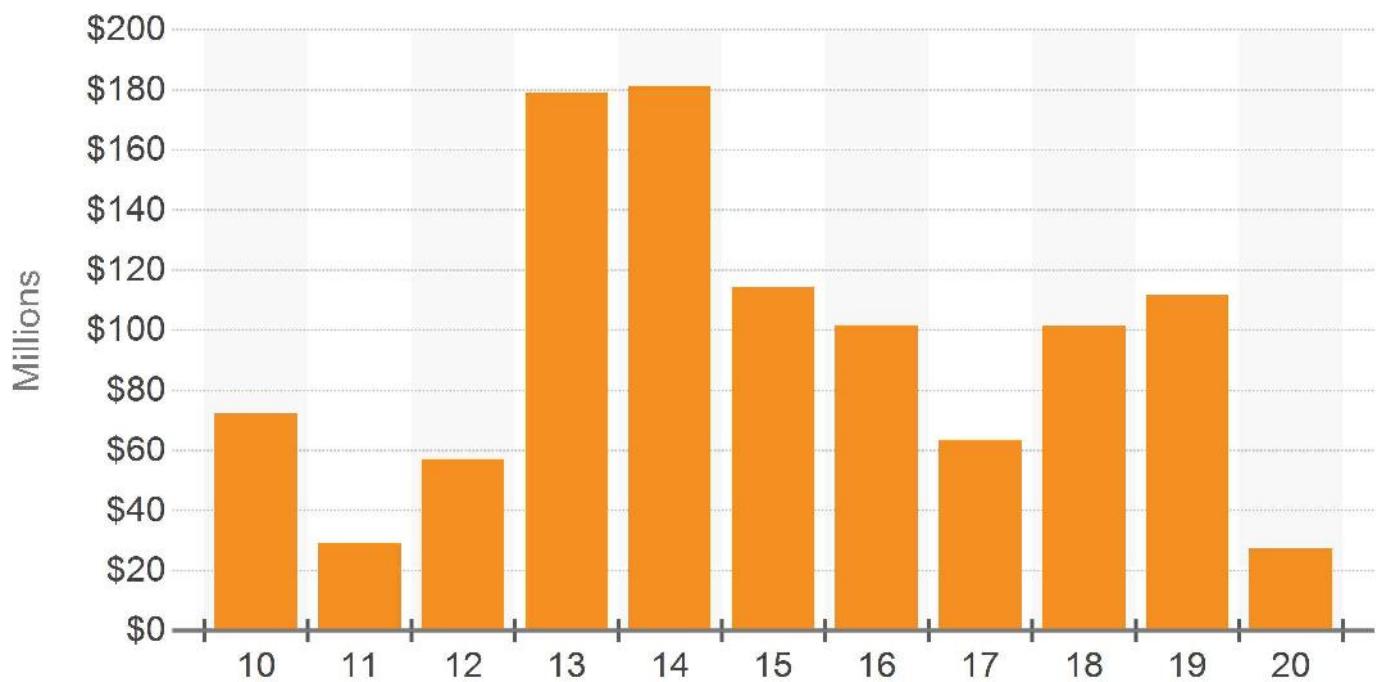
Construction Activity

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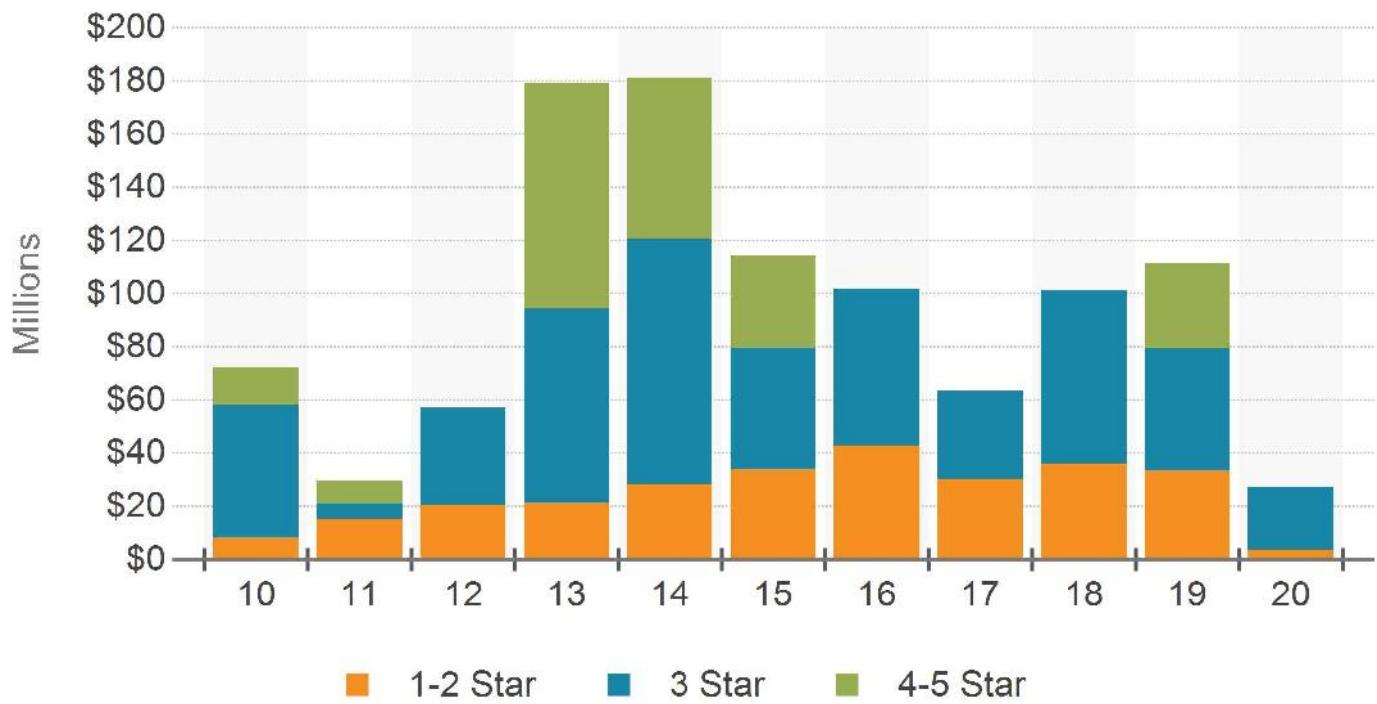
UNDER CONSTRUCTION



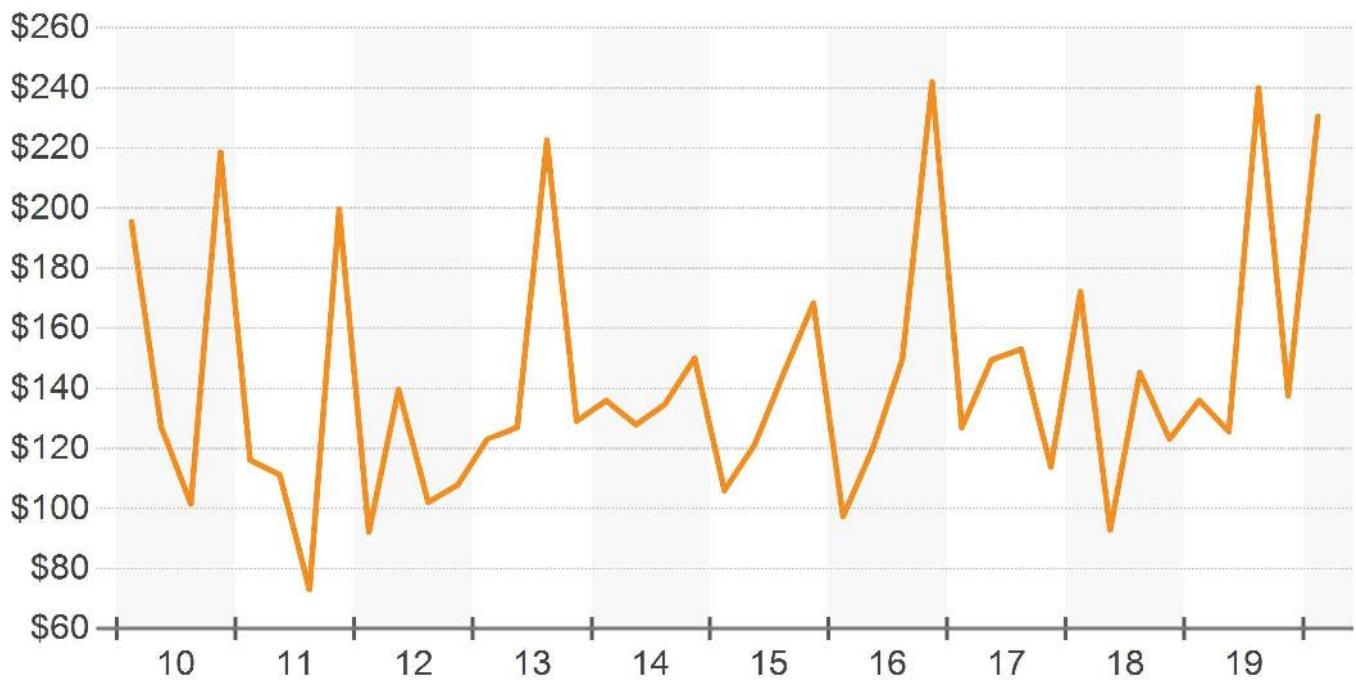
SALES VOLUME



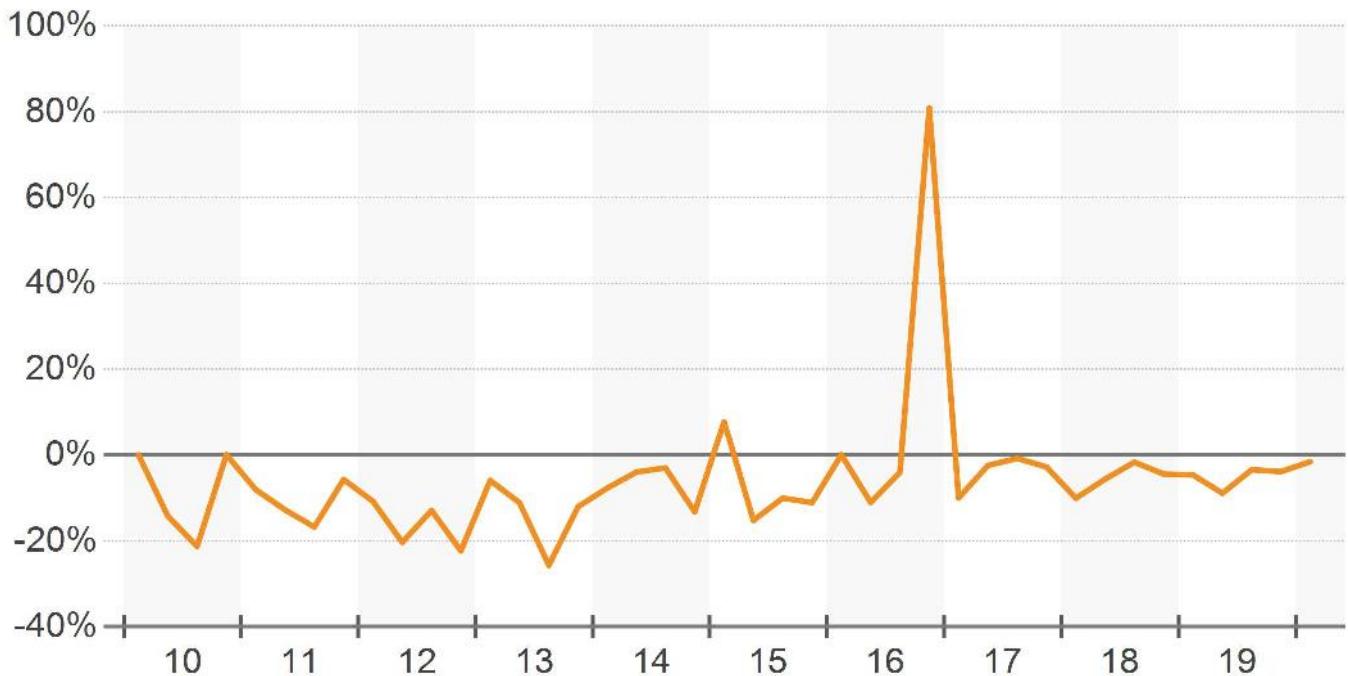
SALES VOLUME BY STAR RATING



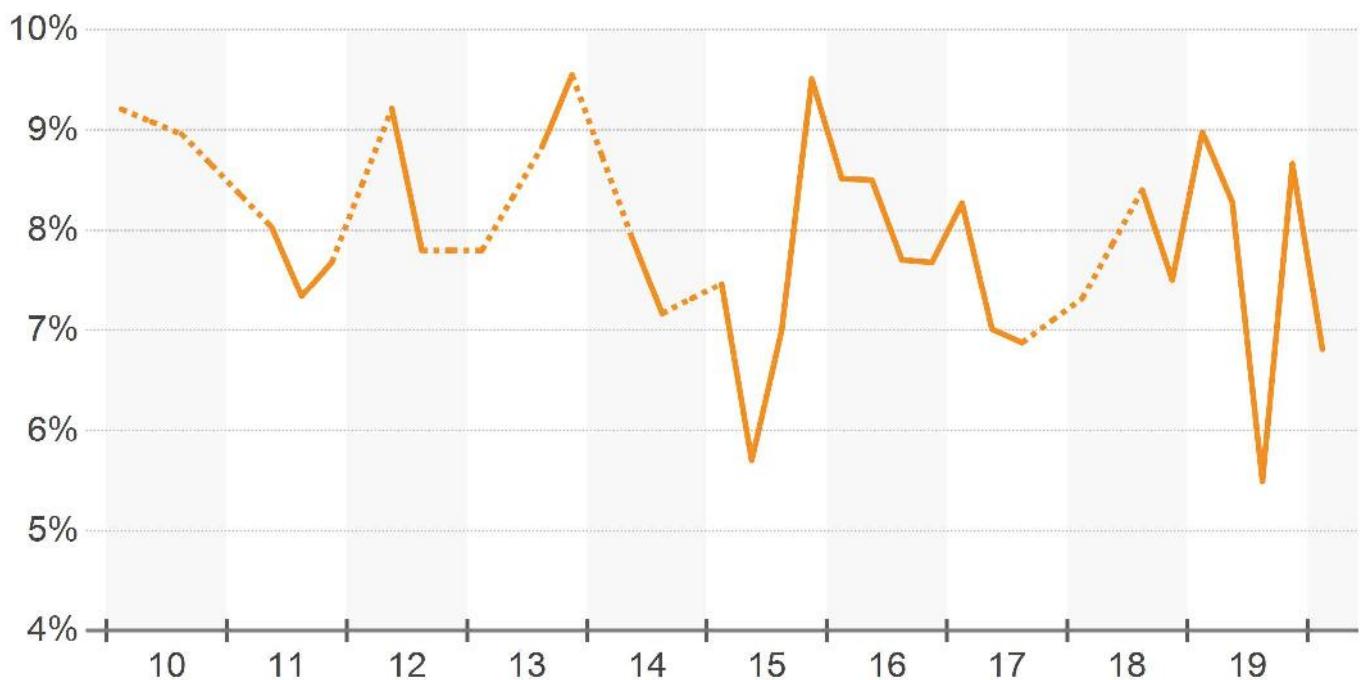
AVERAGE SALE PRICE PER SF



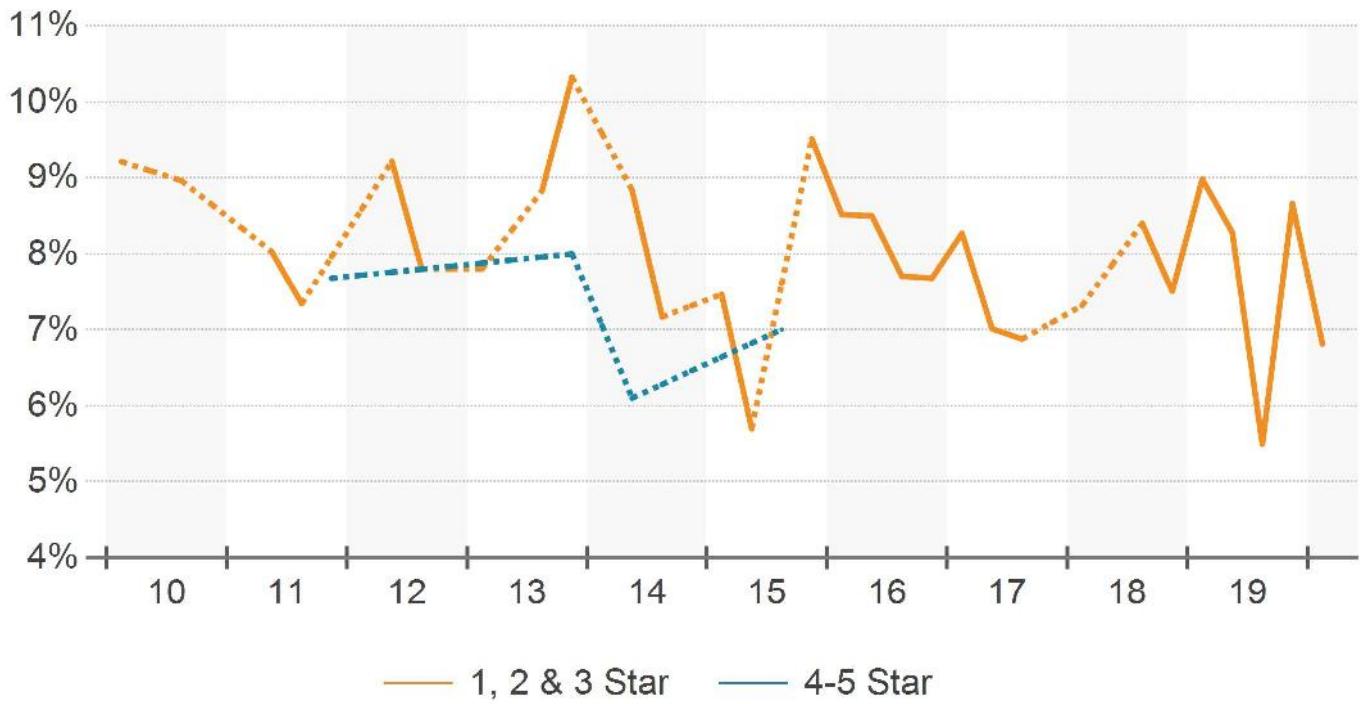
SALE TO ASKING PRICE DIFFERENTIAL



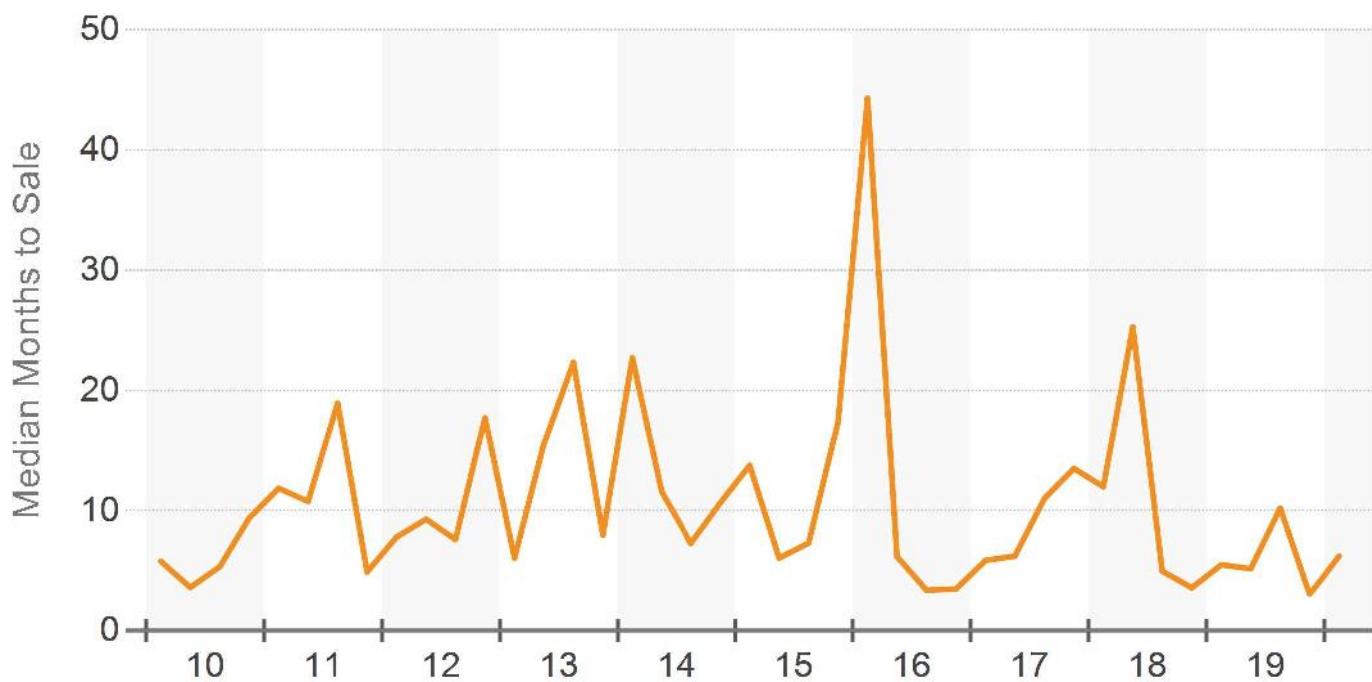
CAP RATE



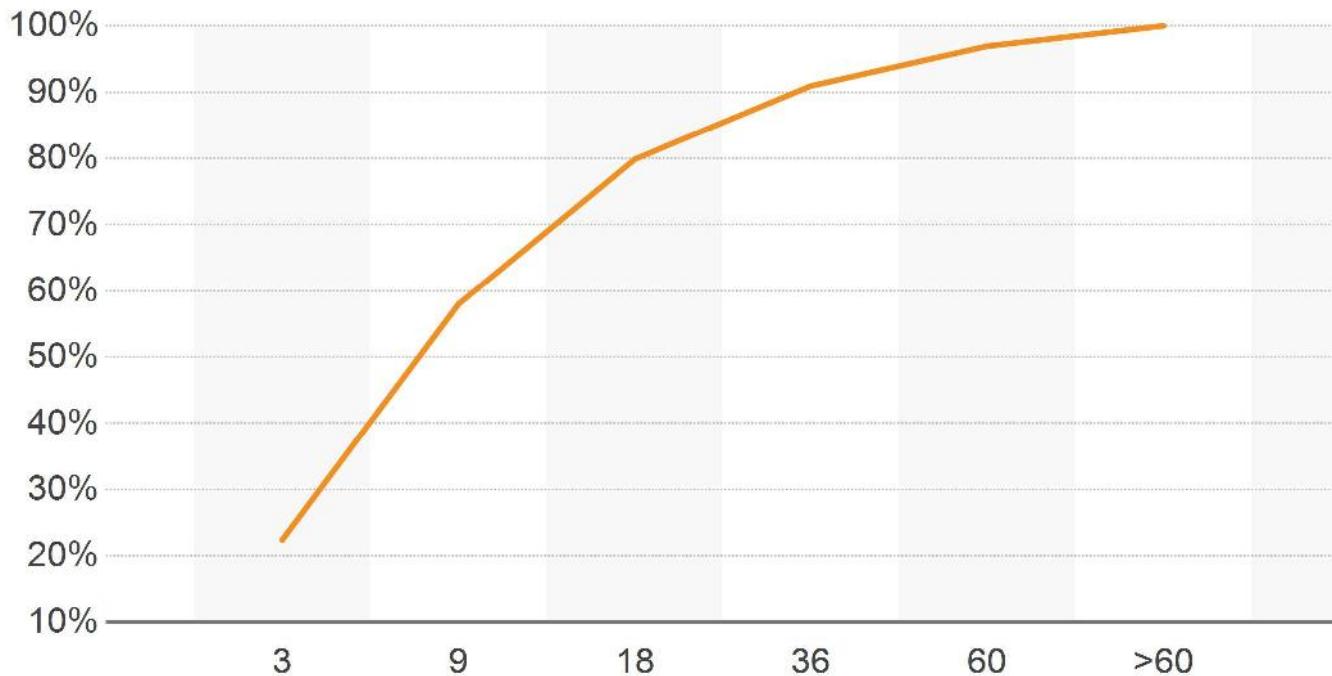
CAP RATE BY STAR RATING



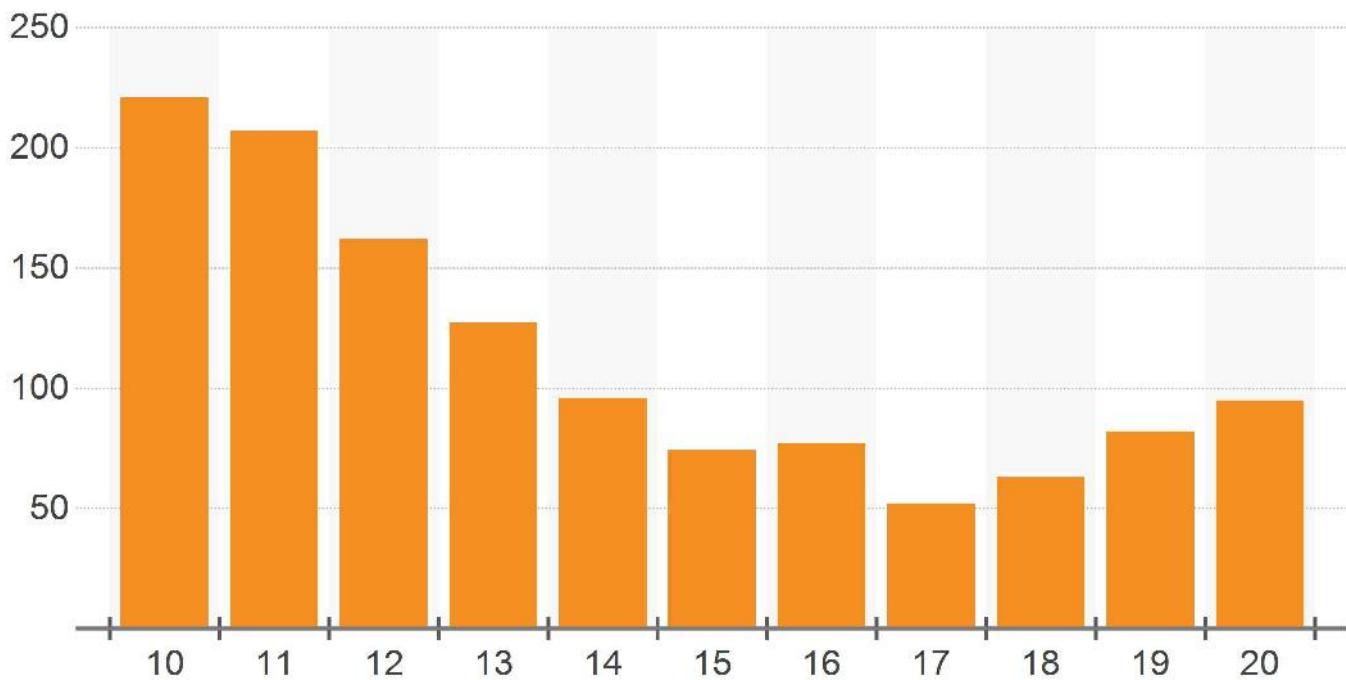
MONTHS TO SALE



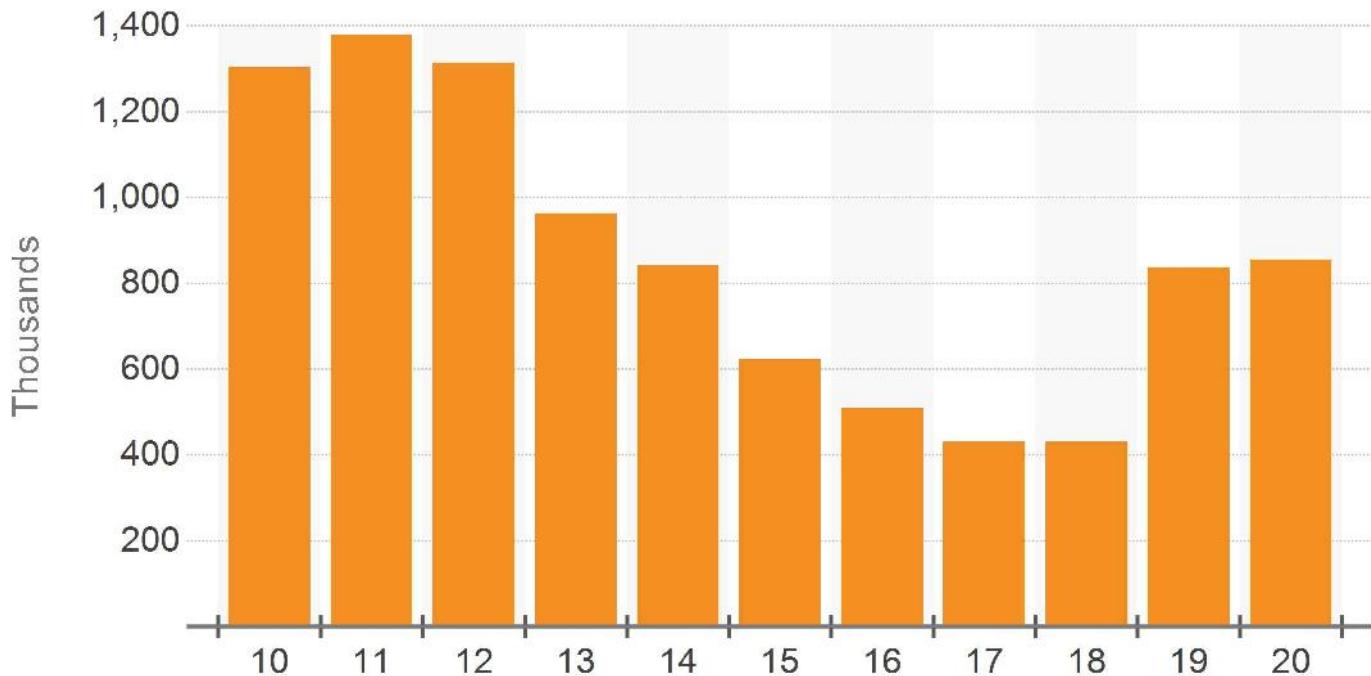
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



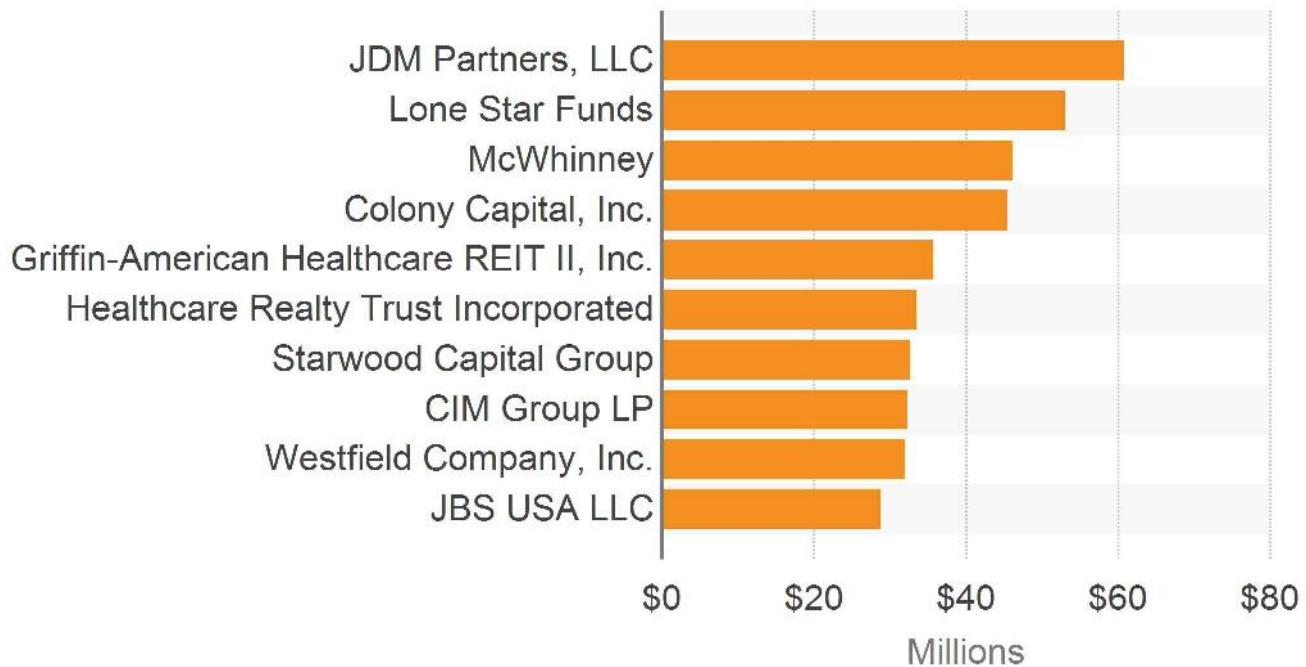
FOR SALE TOTAL SF



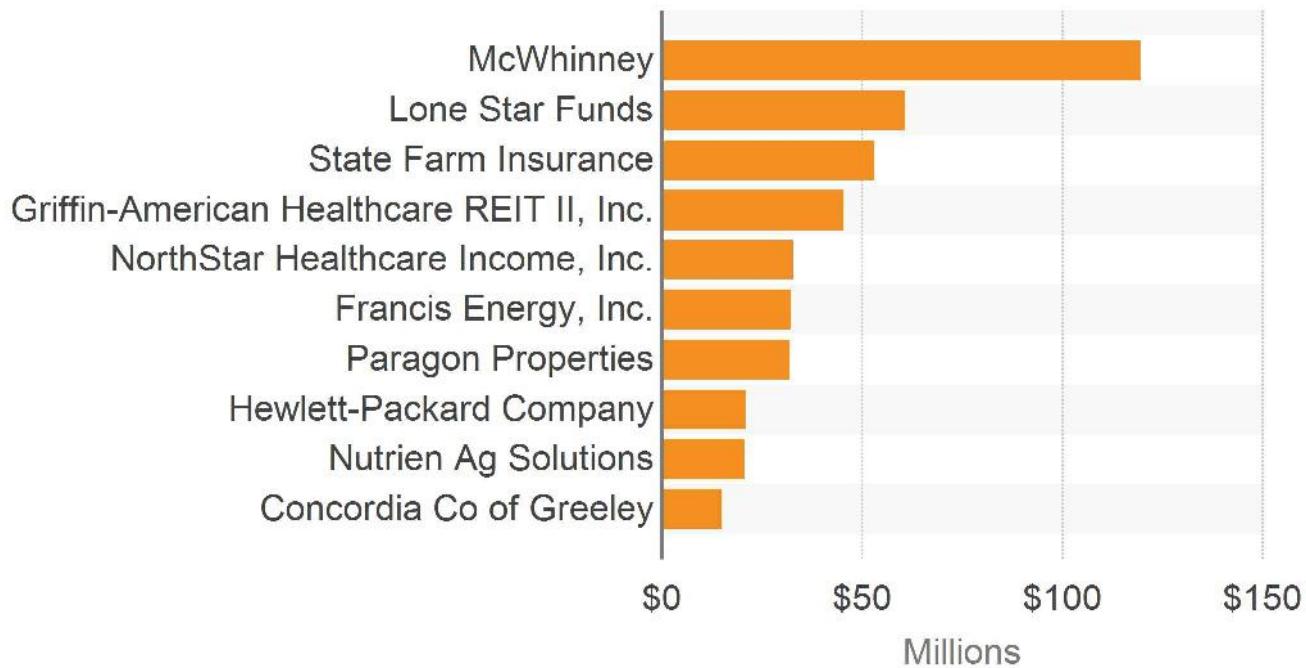
ASKING PRICE PER SF



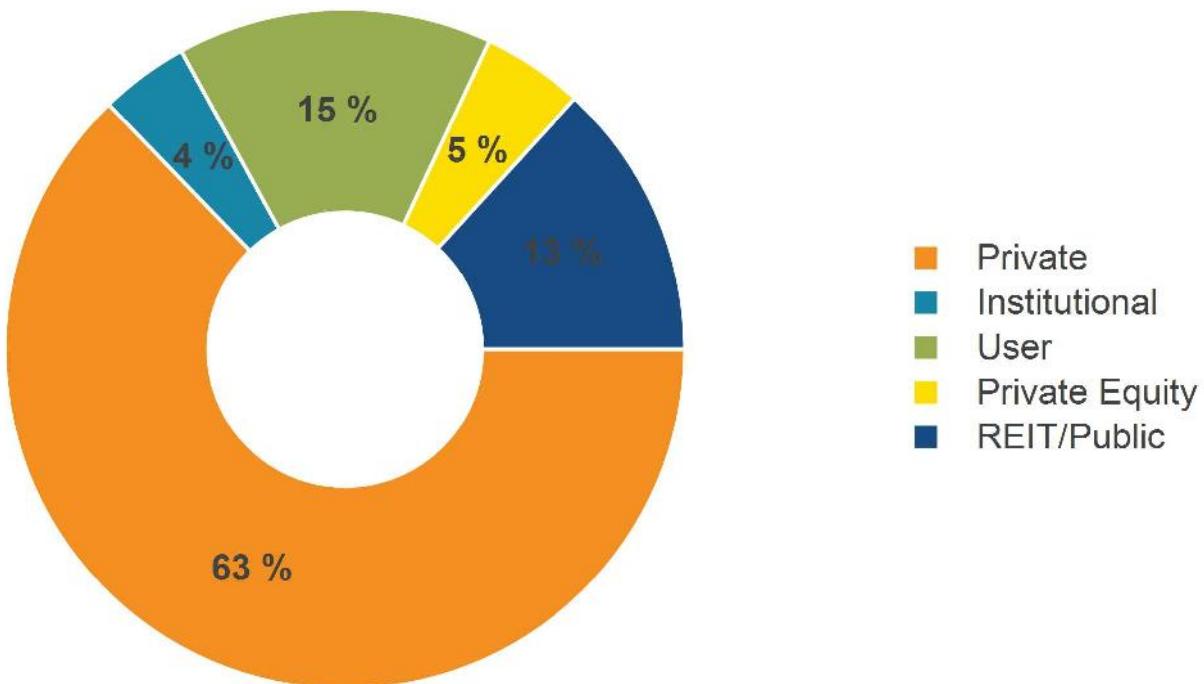
TOP BUYERS



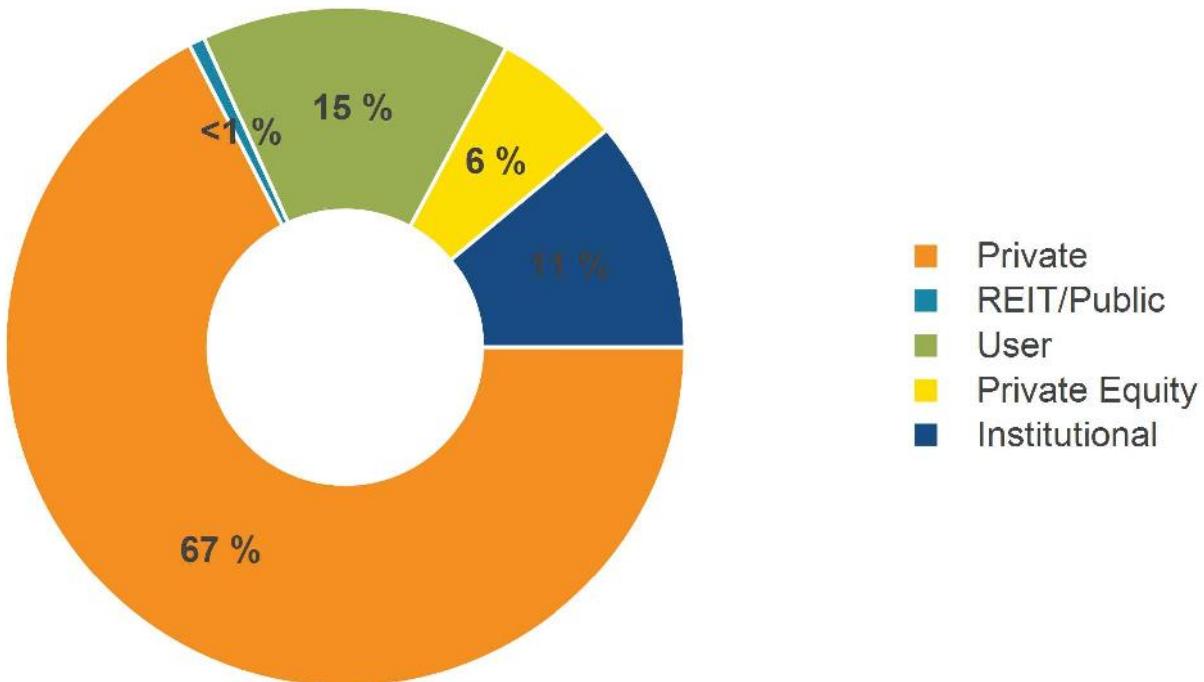
TOP SELLERS



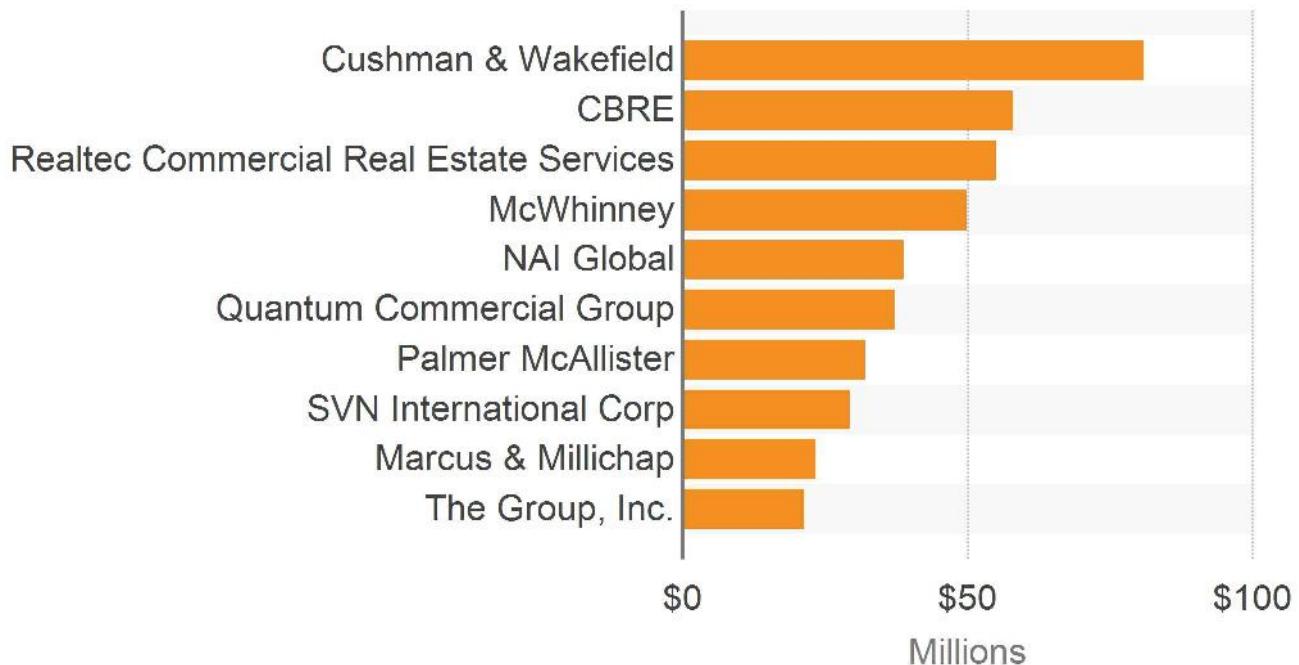
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

