



Office Report - Larimer/Weld County

PREPARED BY

REALTEC

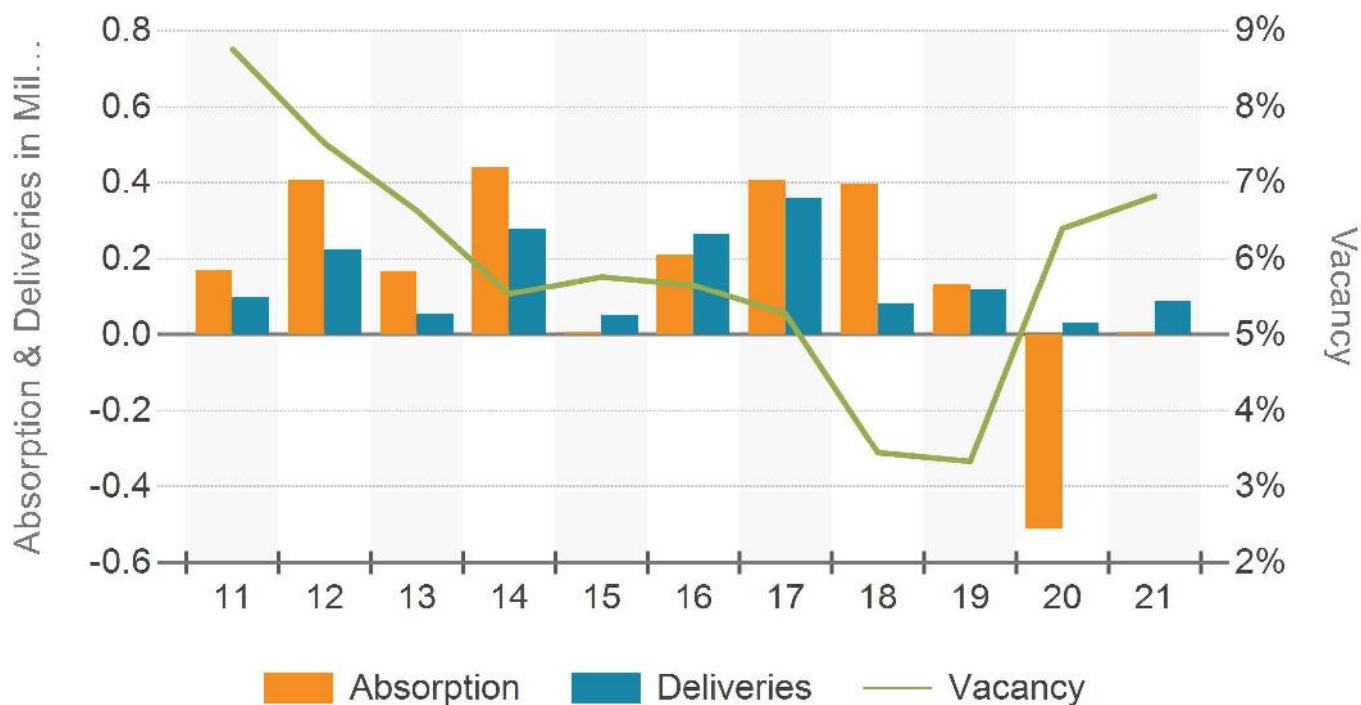
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelink

Associate Broker



ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Gross Rent Per SF	\$23.53	\$22.11
Vacancy Rate	6.8%	4.8%
Vacant SF	1,211,572	841,389
Availability Rate	11.4%	7.5%
Available SF	2,042,564	1,310,780
Sublet SF	610,517	122,380
Months on Market	8.2	8.0

Inventory	Survey	5-Year Avg
Existing Buildings	1,625	1,603
Existing SF	17,756,872	17,410,539
12 Mo. Const. Starts	141,727	128,130
Under Construction	116,737	134,749
12 Mo. Deliveries	118,621	175,884

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-355,565	125,322
12 Mo. Leasing SF	626,092	586,199

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$164	\$165
Asking Price Per SF	\$243	\$205
Sales Volume (Mil.)	\$91	\$93
Cap Rate	7.8%	7.6%

Rental Rates

GROSS ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



VACANCY RATE



SUBLEASE VACANCY RATE



AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



OCCUPANCY RATE



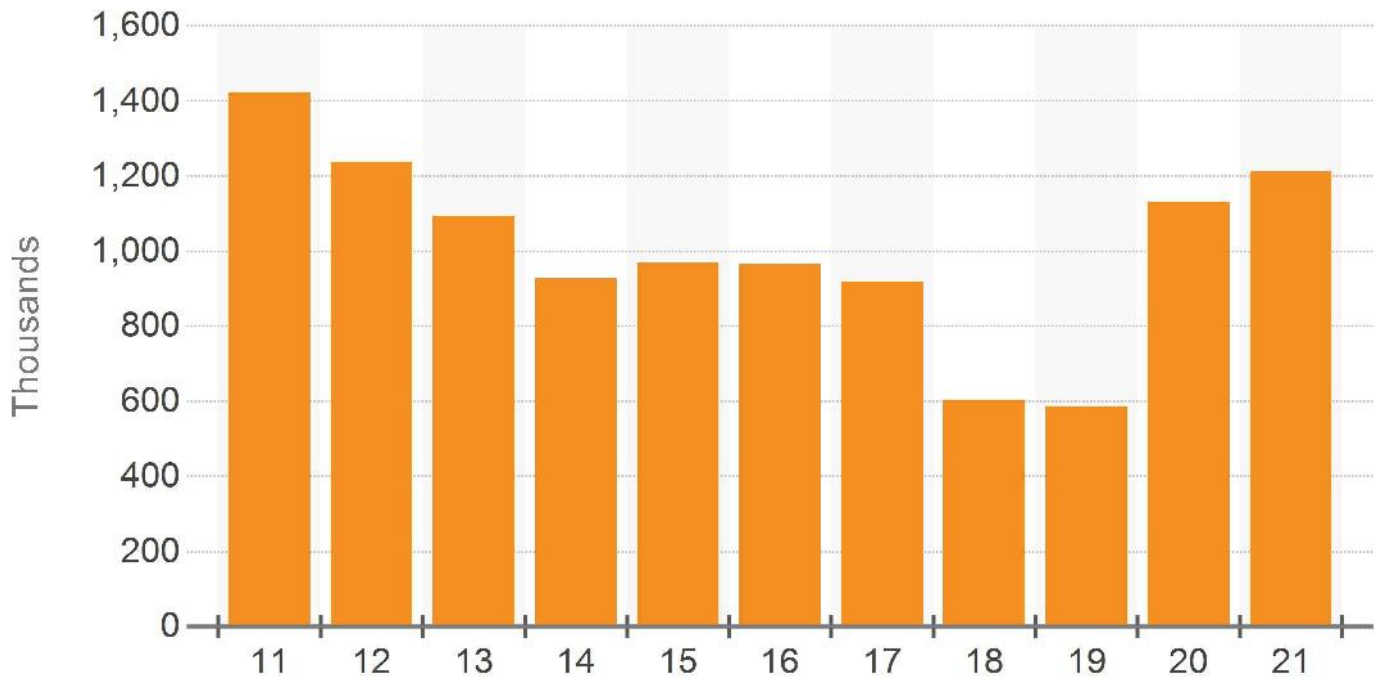
PERCENT LEASED RATE



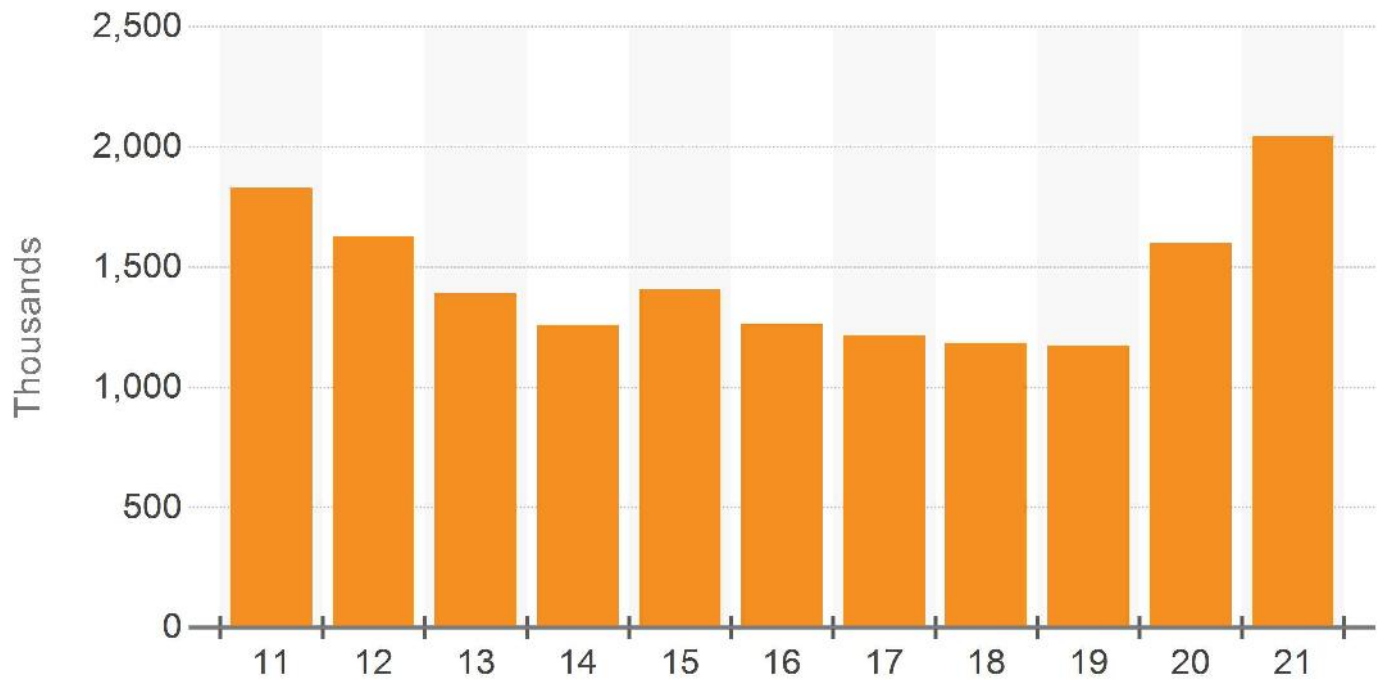
OCCUPANCY & PERCENT LEASED



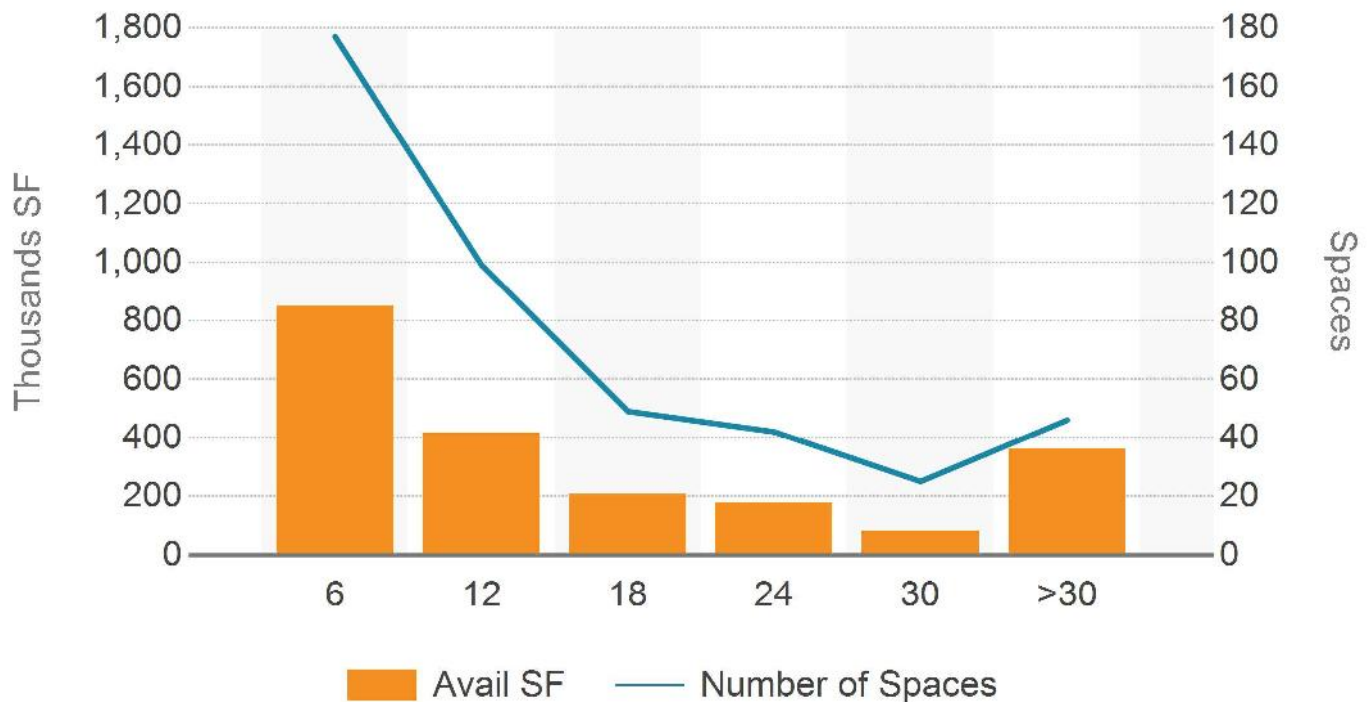
VACANT SF



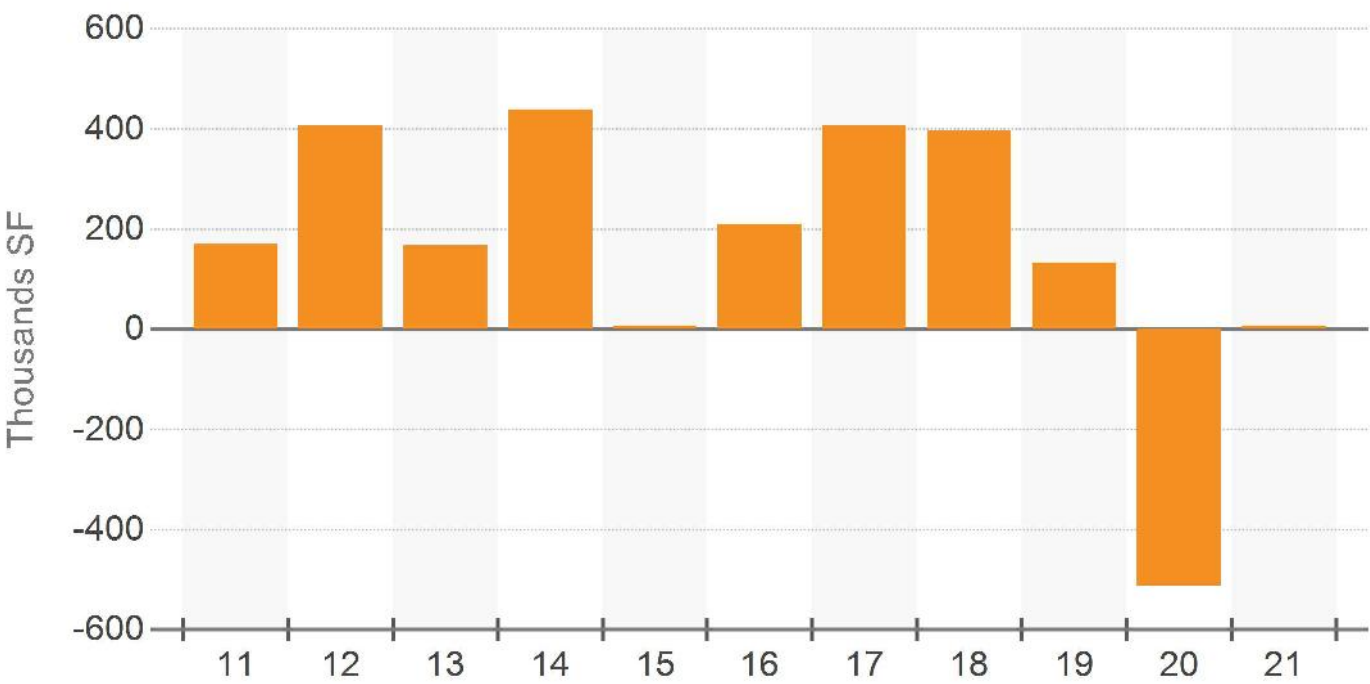
AVAILABLE SF



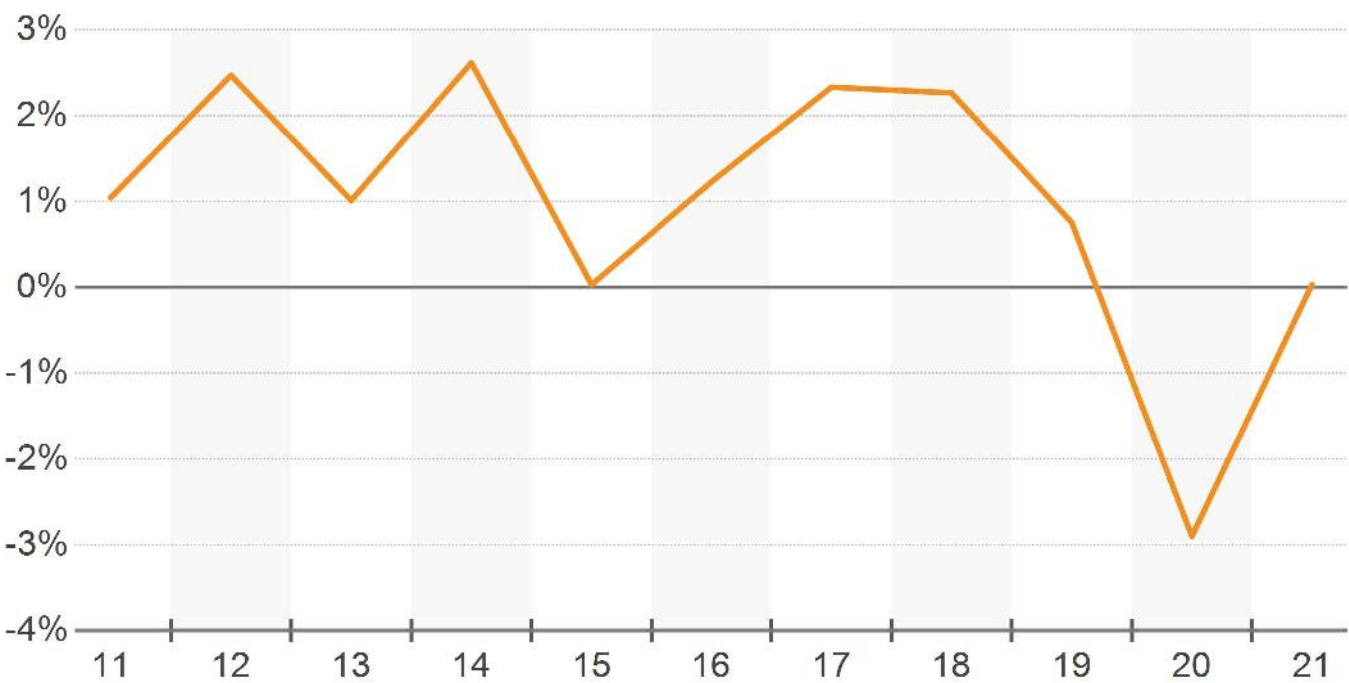
MONTHS ON MARKET DISTRIBUTION



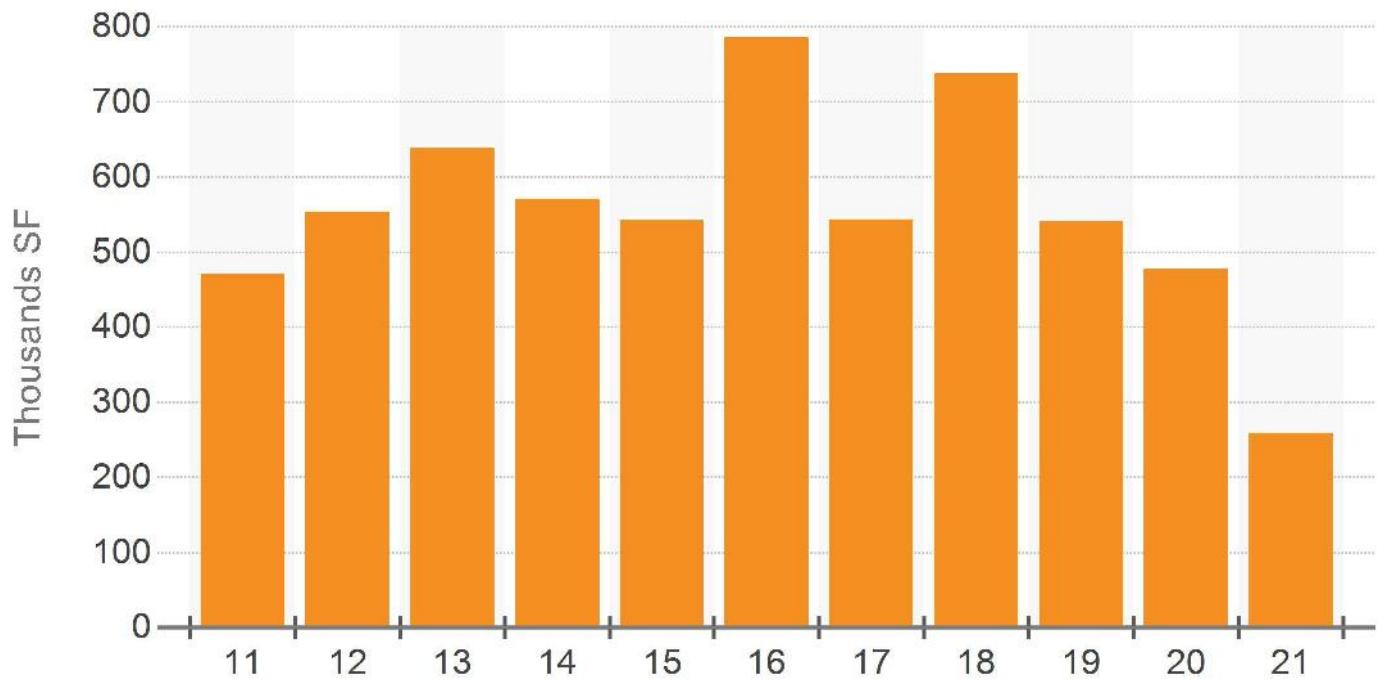
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



MONTHS ON MARKET



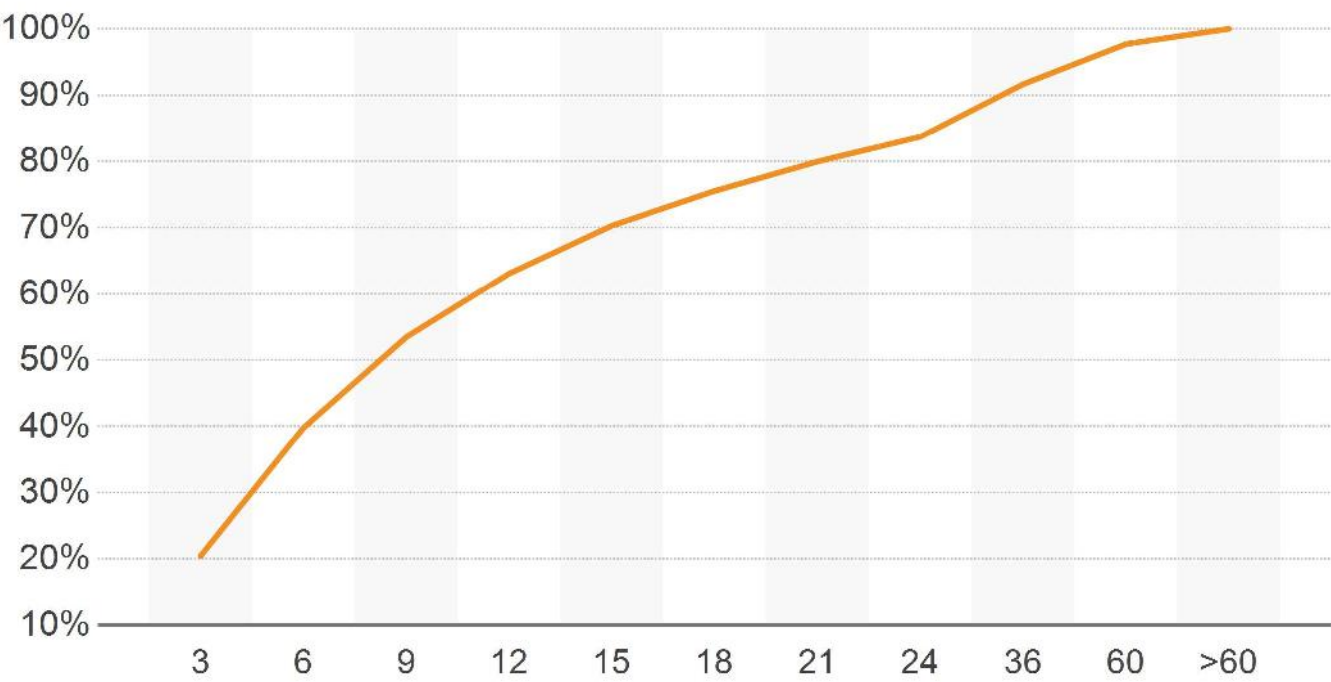
MONTHS TO LEASE



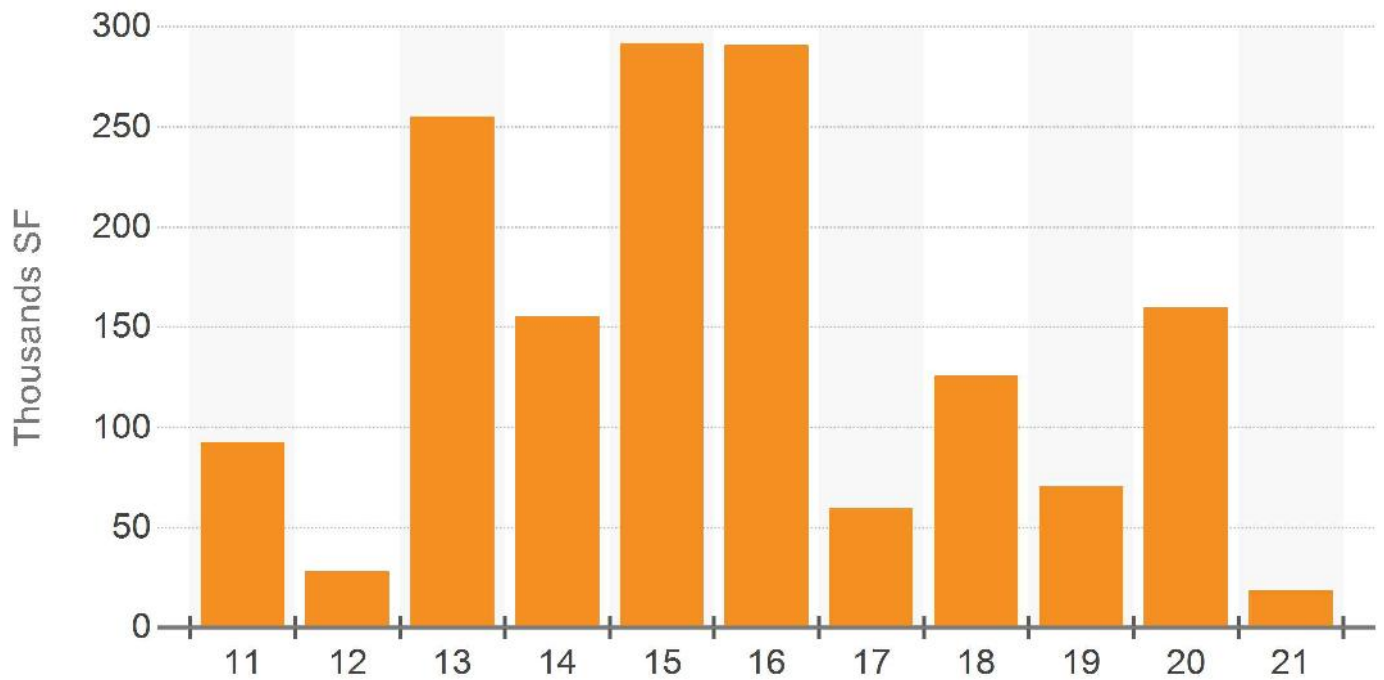
MONTHS VACANT



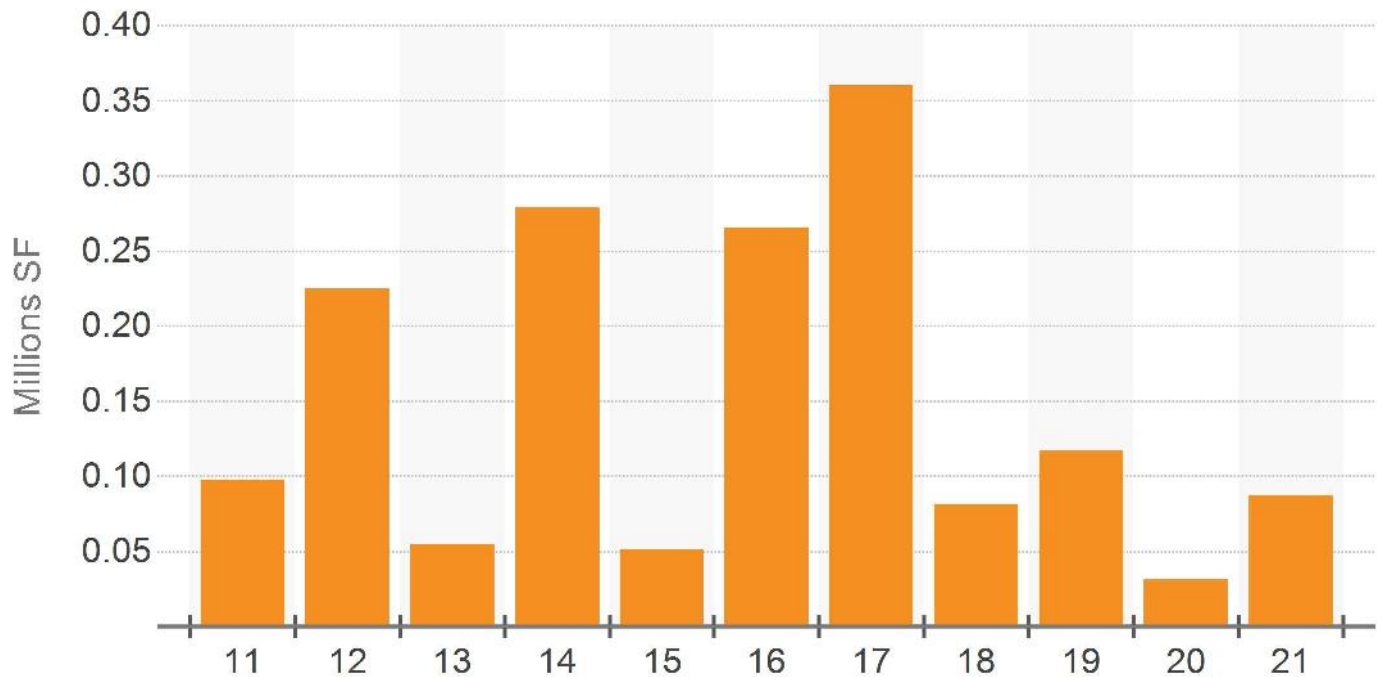
PROBABILITY OF LEASING IN MONTHS



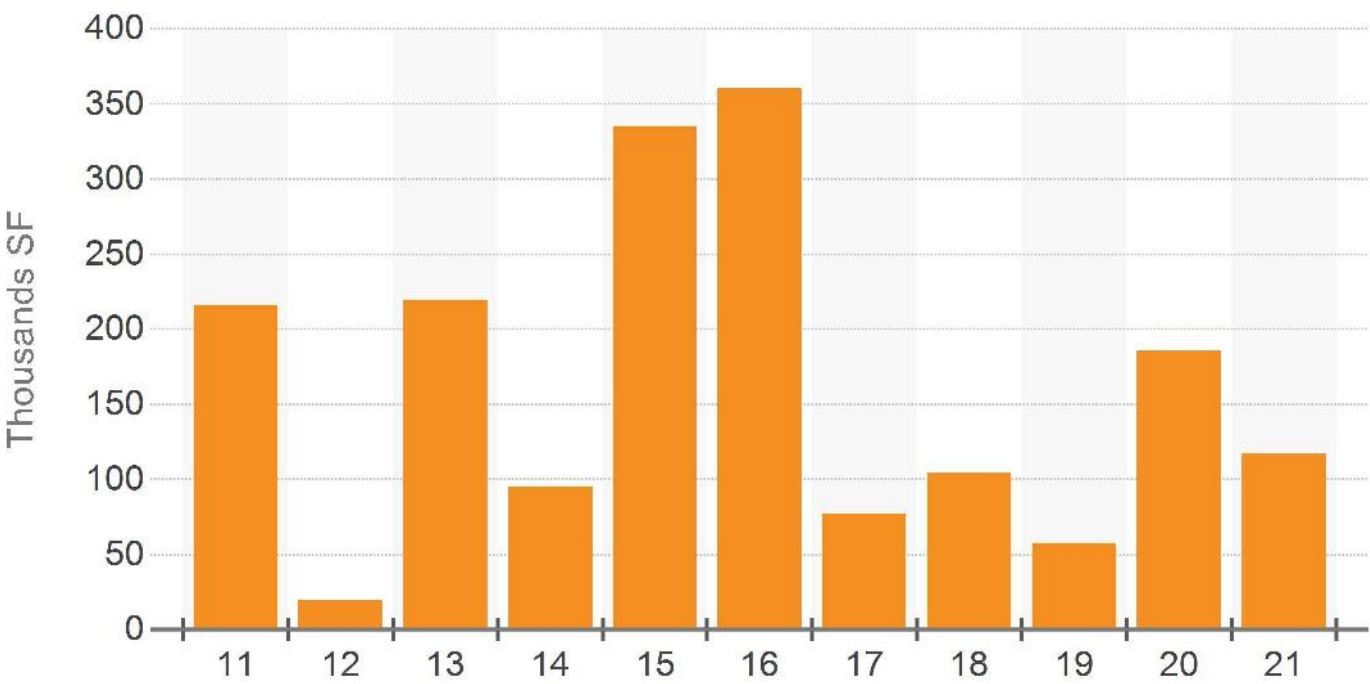
CONSTRUCTION STARTS



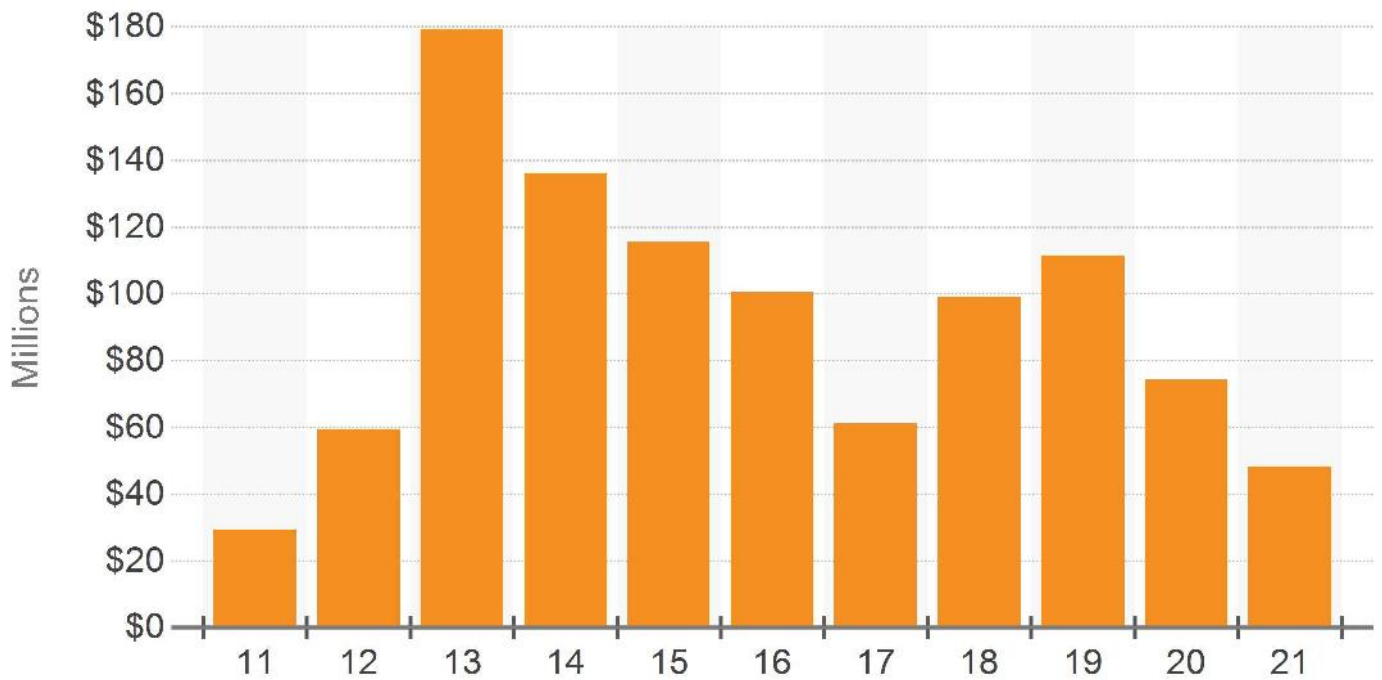
CONSTRUCTION DELIVERIES



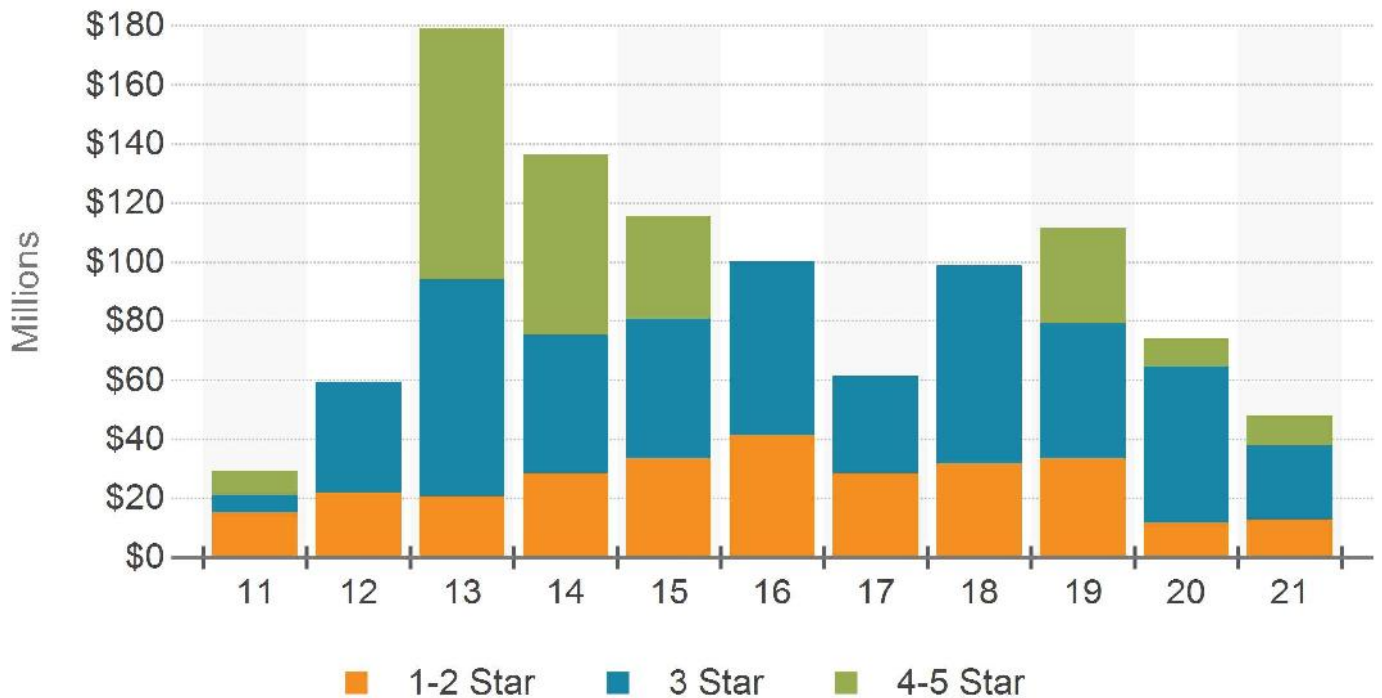
UNDER CONSTRUCTION



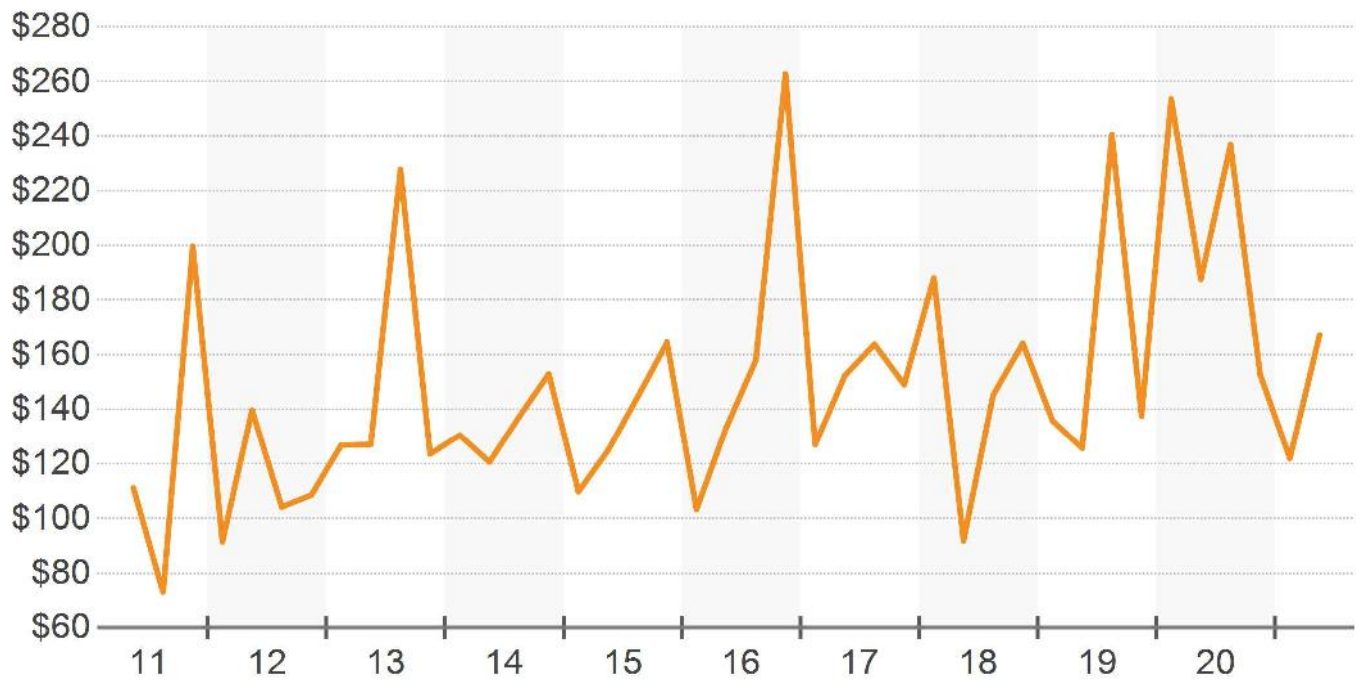
SALES VOLUME



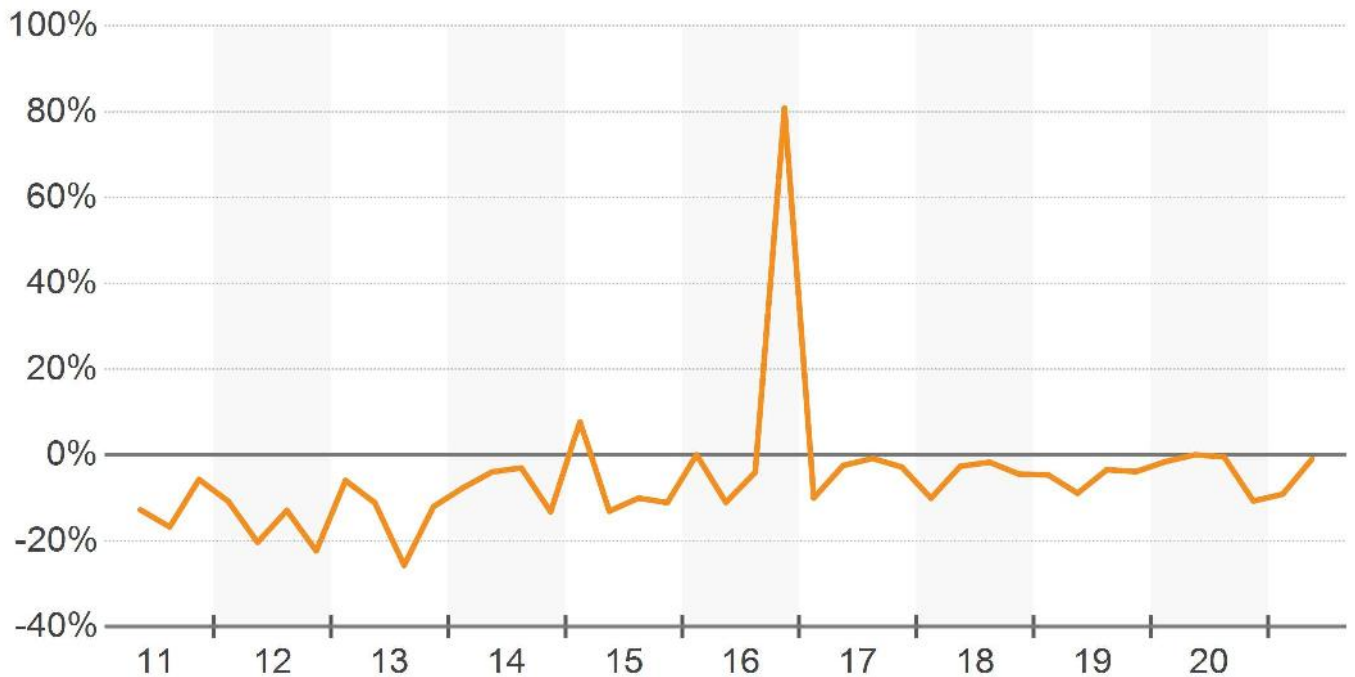
SALES VOLUME BY STAR RATING



AVERAGE SALE PRICE PER SF



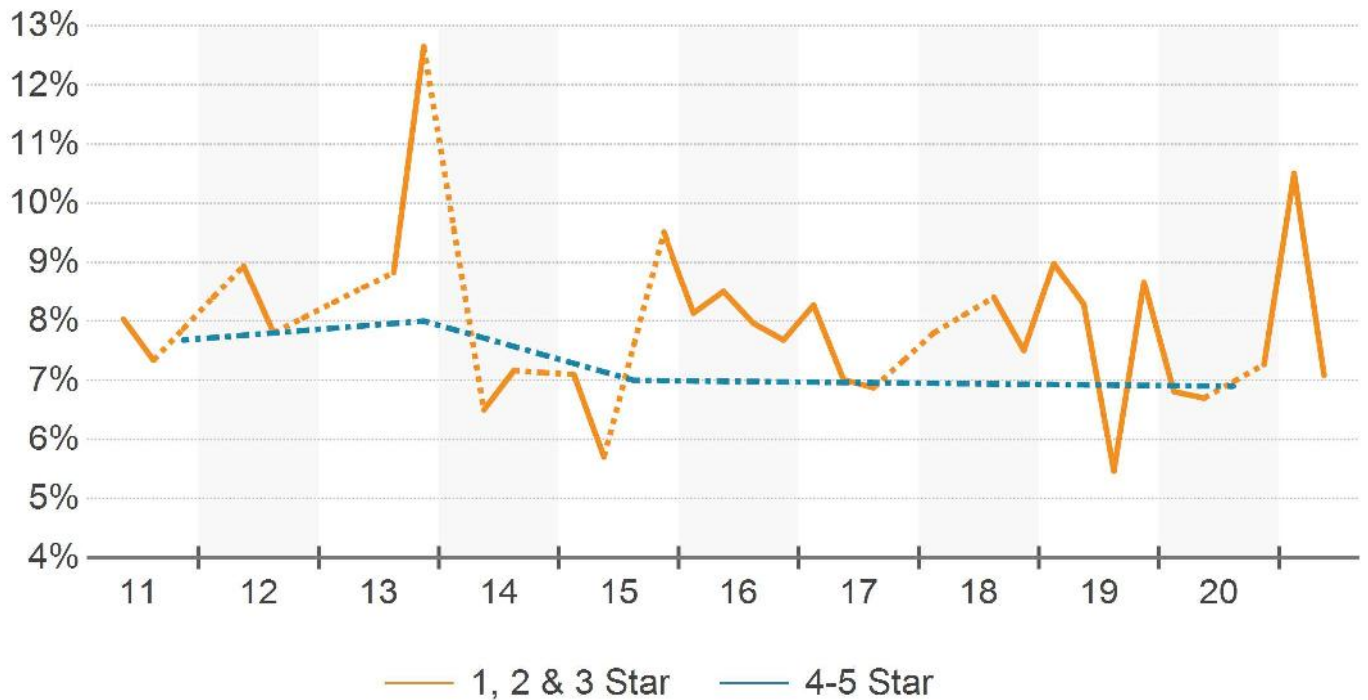
SALE TO ASKING PRICE DIFFERENTIAL



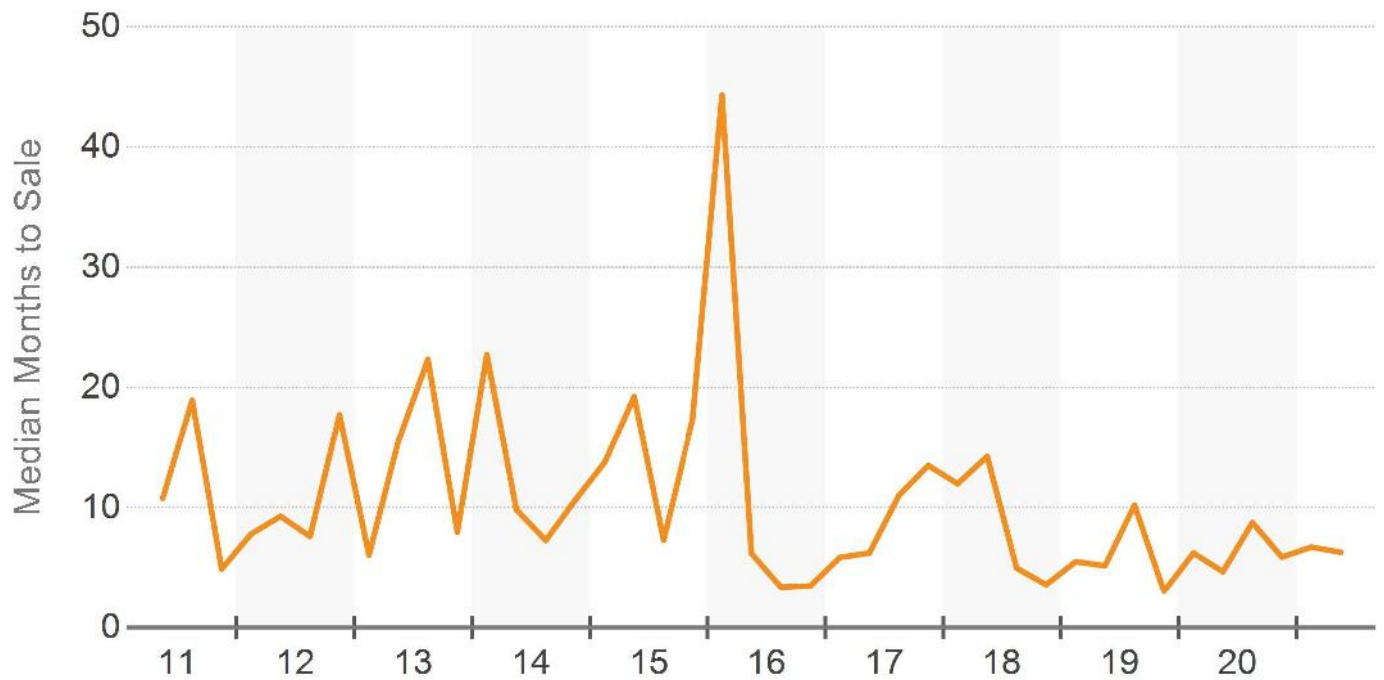
CAP RATE



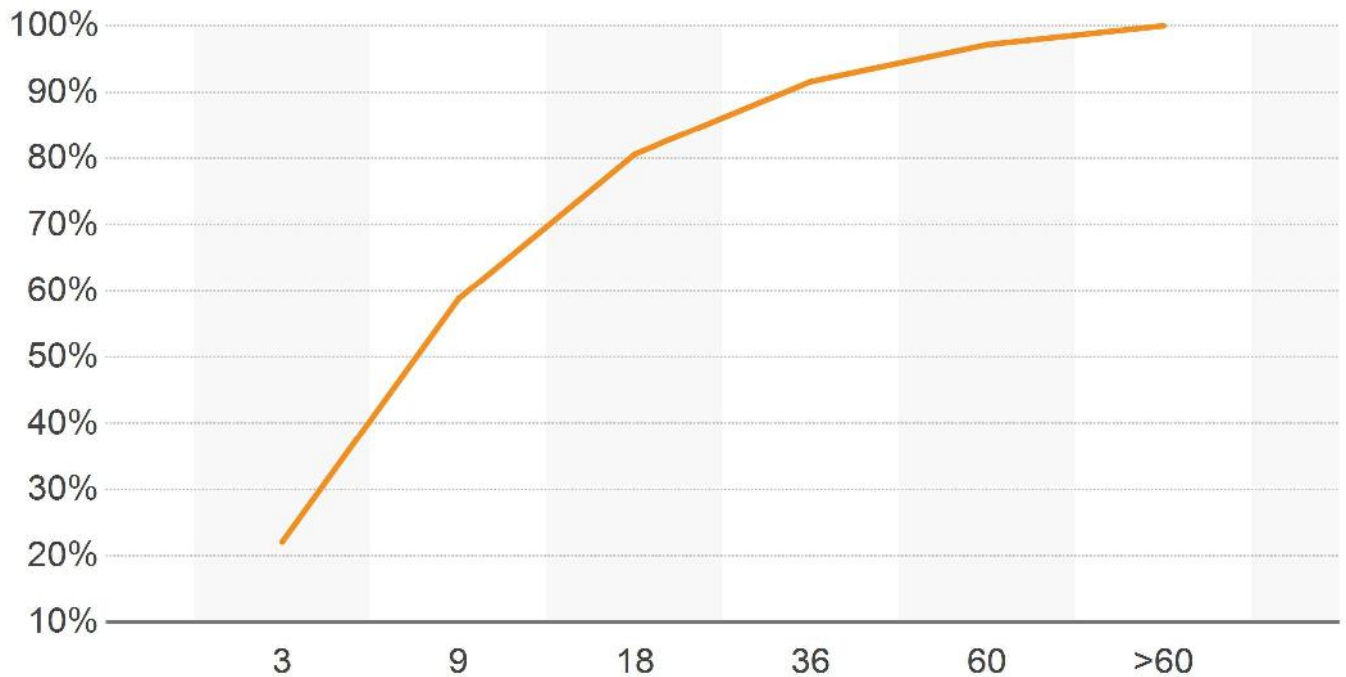
CAP RATE BY STAR RATING



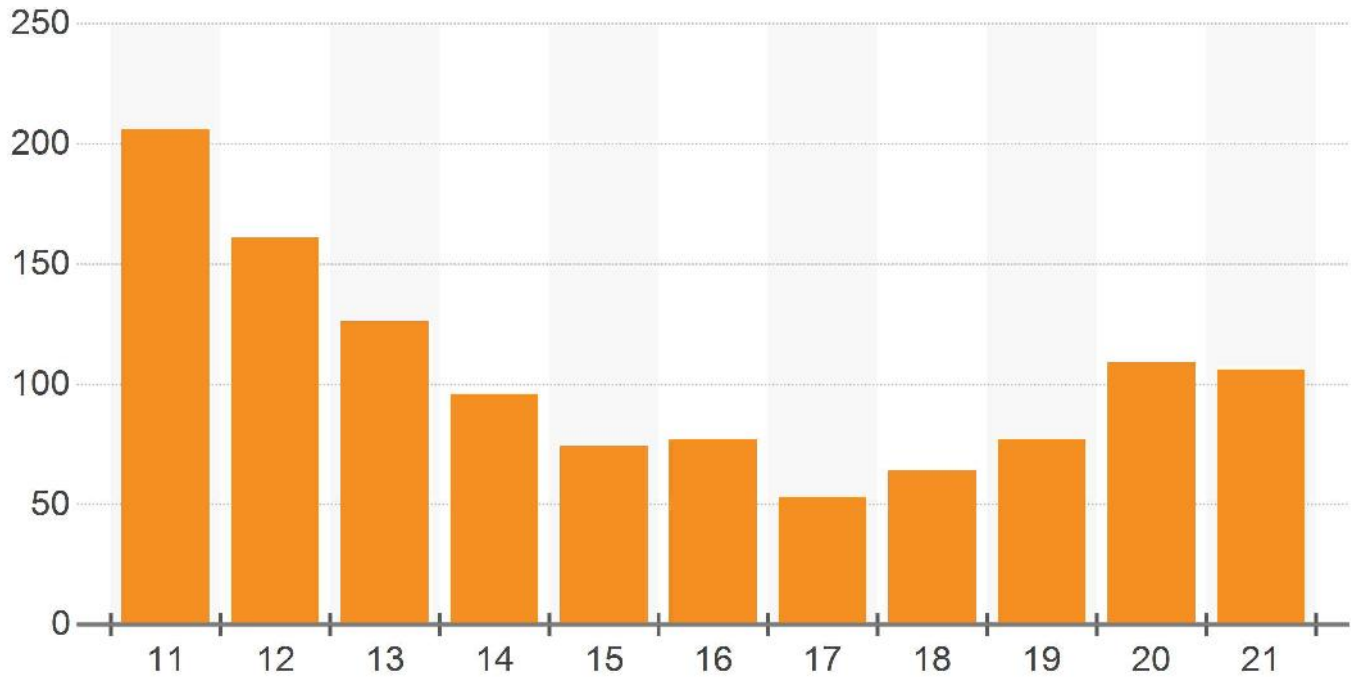
MONTHS TO SALE



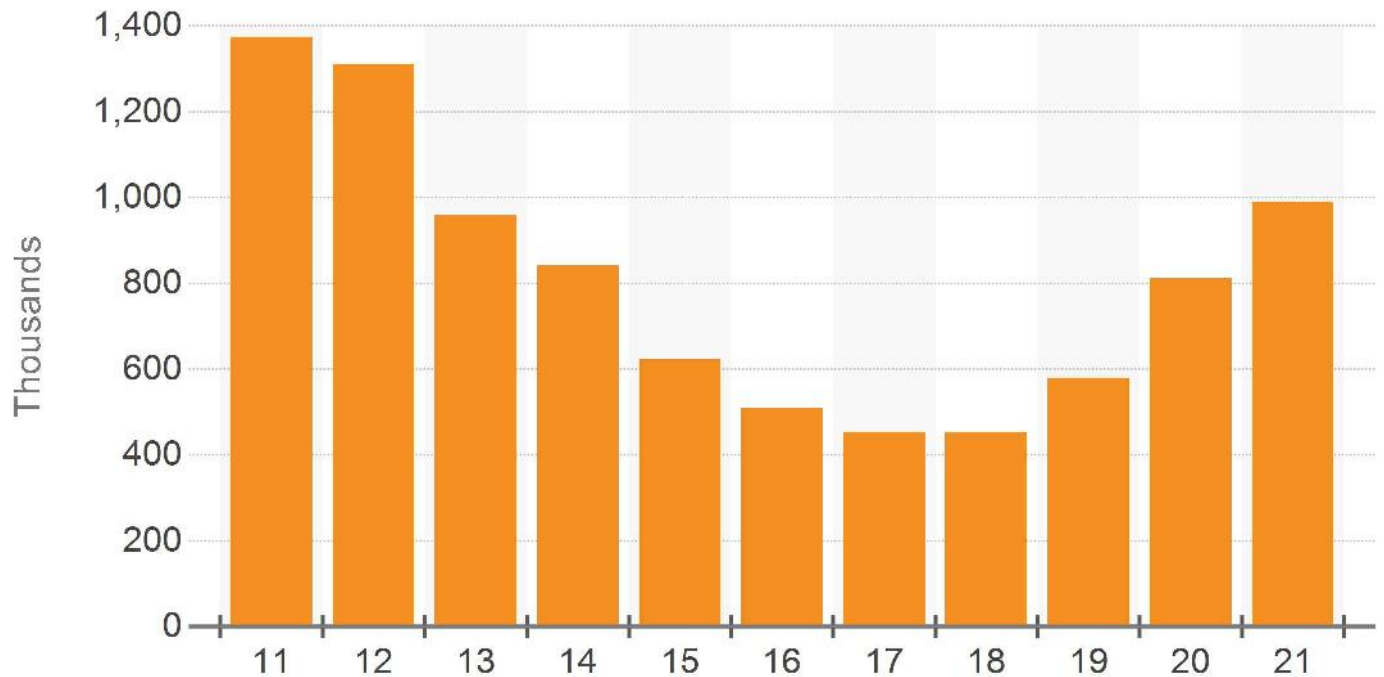
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF



ASKING PRICE PER SF



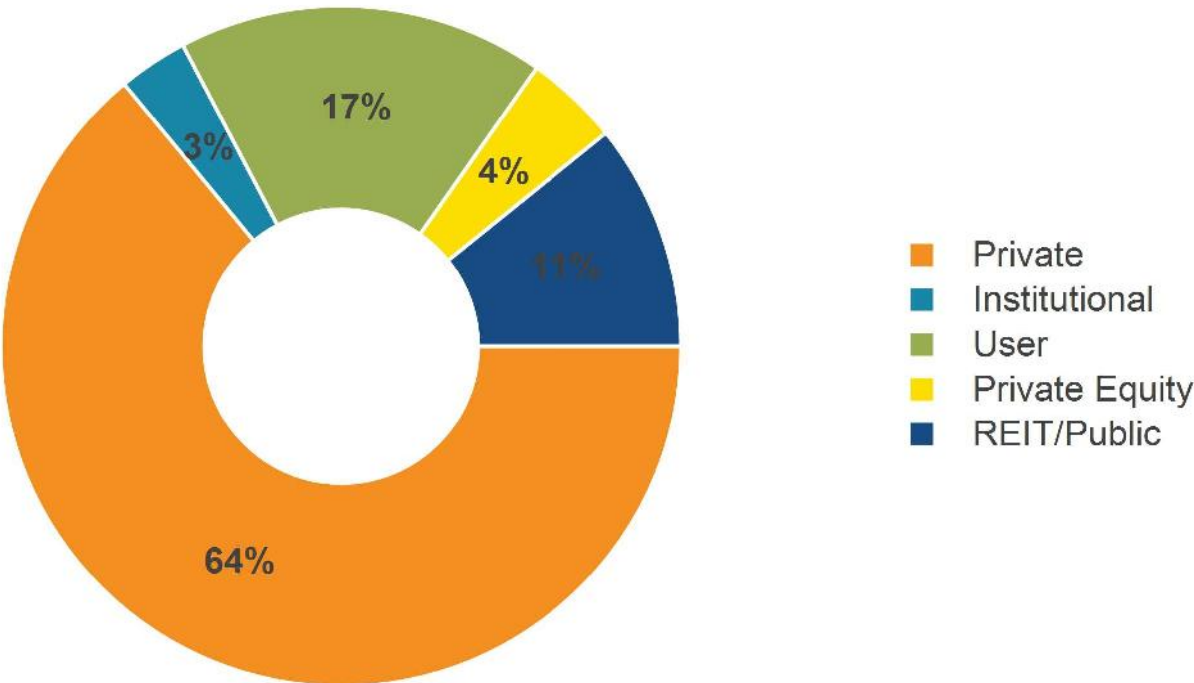
TOP BUYERS



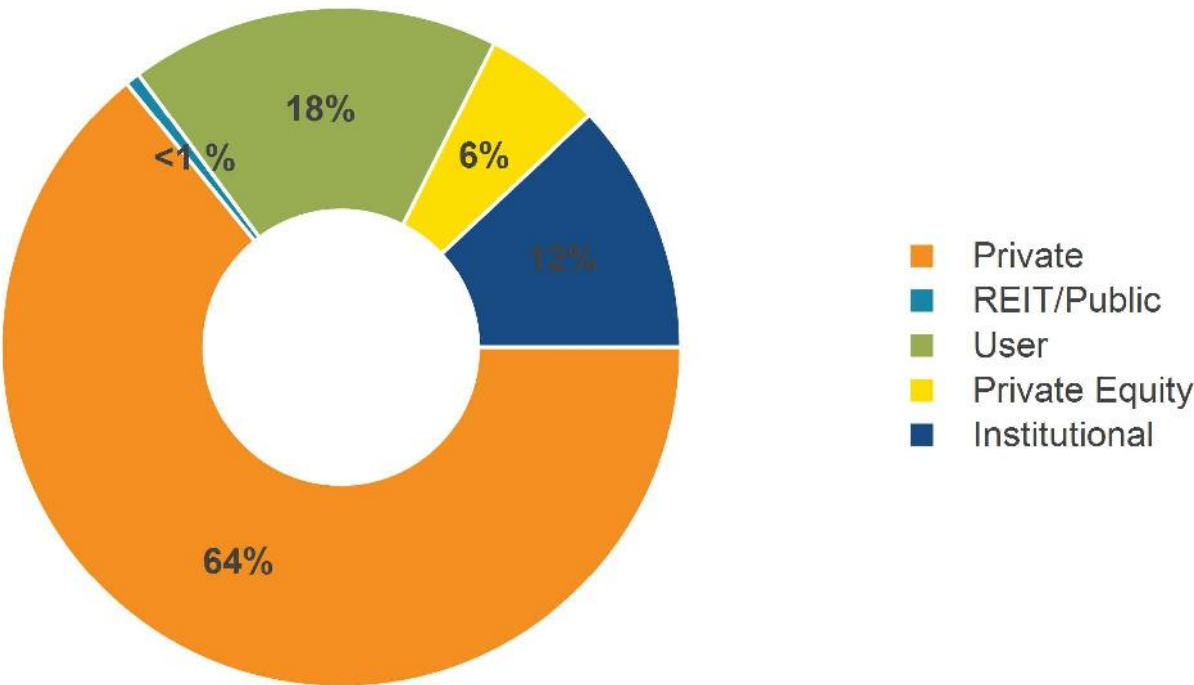
TOP SELLERS



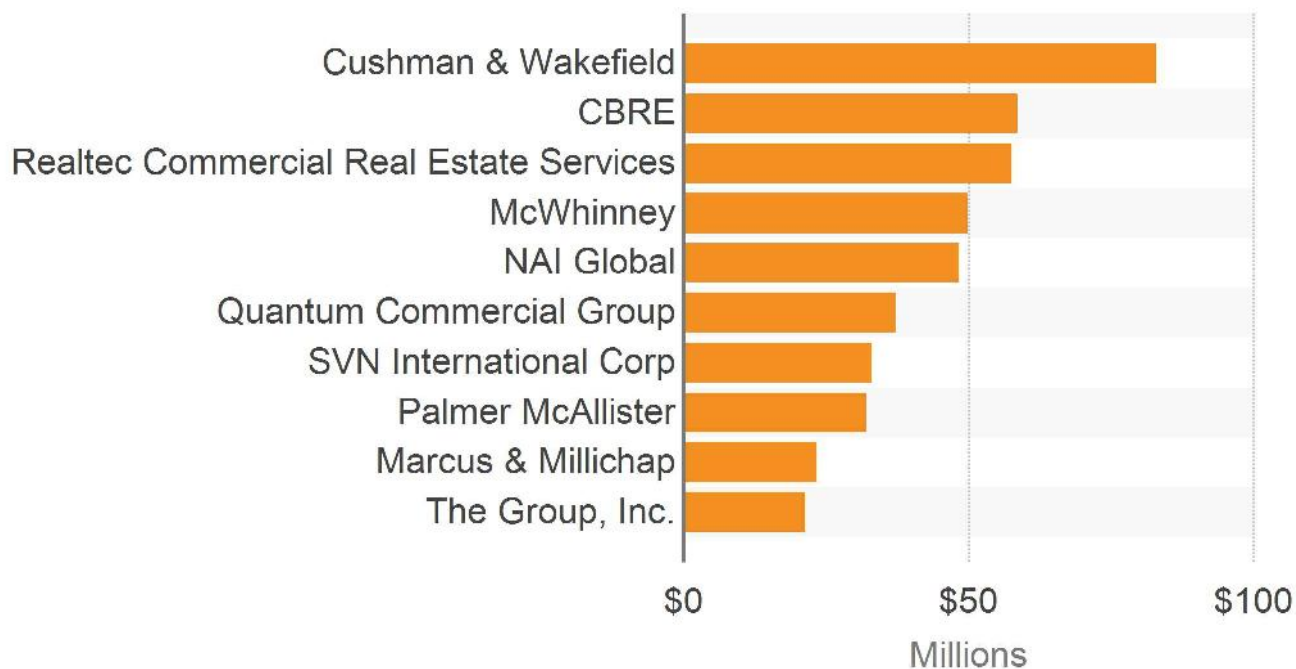
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

