



## Office Report - Larimer/Weld County

PREPARED BY

**REALTEC**

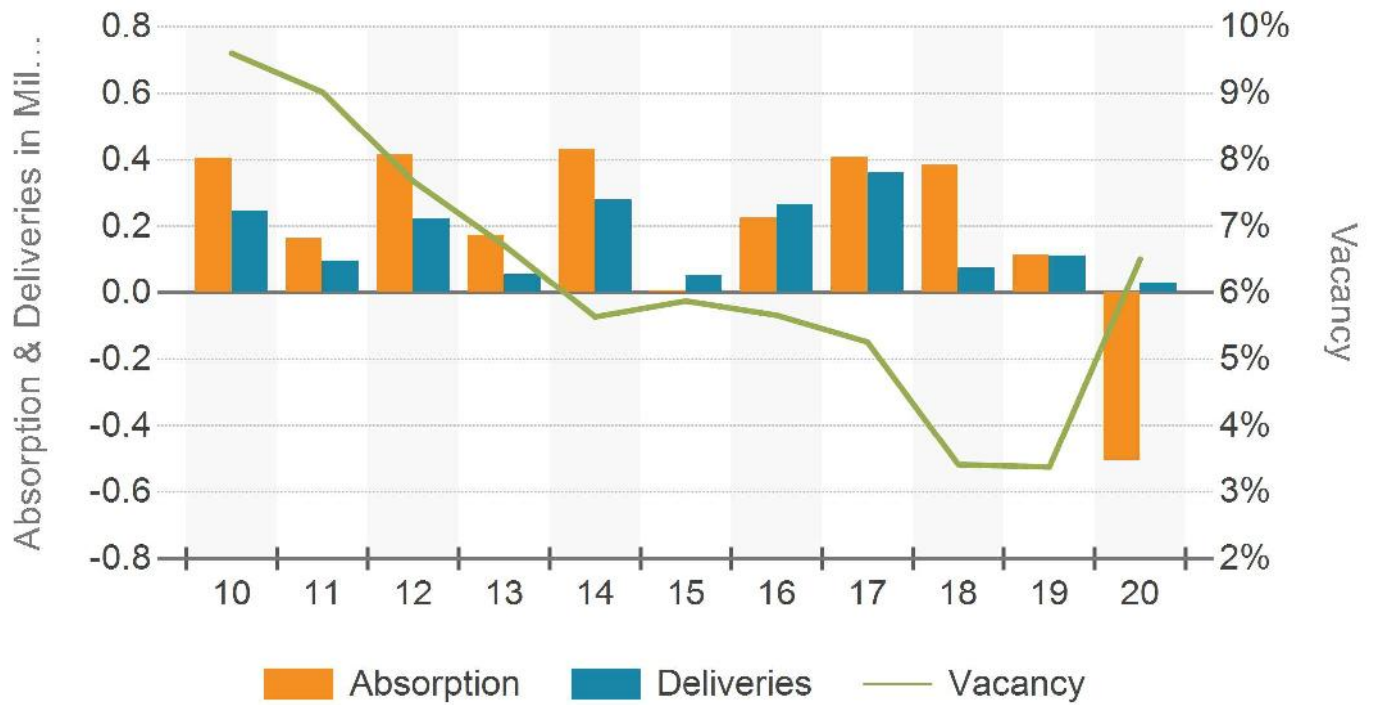
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelink

Associate Broker



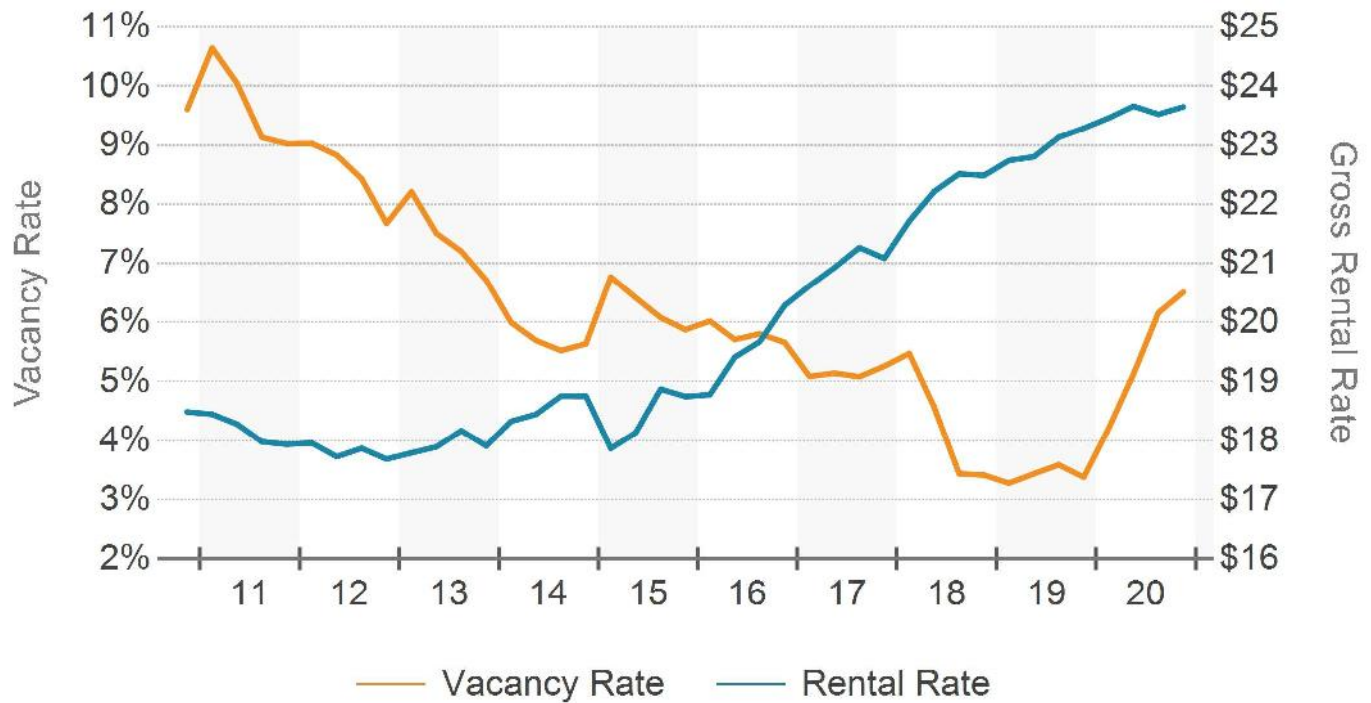
## ABSORPTION, DELIVERIES, VACANCY



## OCCUPANCY & RENTAL RATES



### VACANCY & RENTAL RATES



### SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Gross Rent Per SF	\$23.65	\$21.66
Vacancy Rate	6.5%	4.8%
Vacant SF	1,109,988	804,385
Availability Rate	9.5%	7.4%
Available SF	1,644,495	1,252,068
Sublet SF	298,959	95,838
Months on Market	7.3	8.2

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-466,970	144,341
12 Mo. Leasing SF	505,602	620,857

Inventory	Survey	5-Year Avg
Existing Buildings	1,546	1,526
Existing SF	17,051,386	16,769,341
12 Mo. Const. Starts	191,593	155,324
Under Construction	260,443	161,959
12 Mo. Deliveries	44,373	172,261

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$200	\$154
Asking Price Per SF	\$247	\$200
Sales Volume (Mil.)	\$66	\$90
Cap Rate	7.1%	7.6%

GROSS ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES





## VACANCY RATE



## SUBLEASE VACANCY RATE



## AVAILABILITY RATE



## AVAILABILITY & VACANCY RATE



## OCCUPANCY RATE



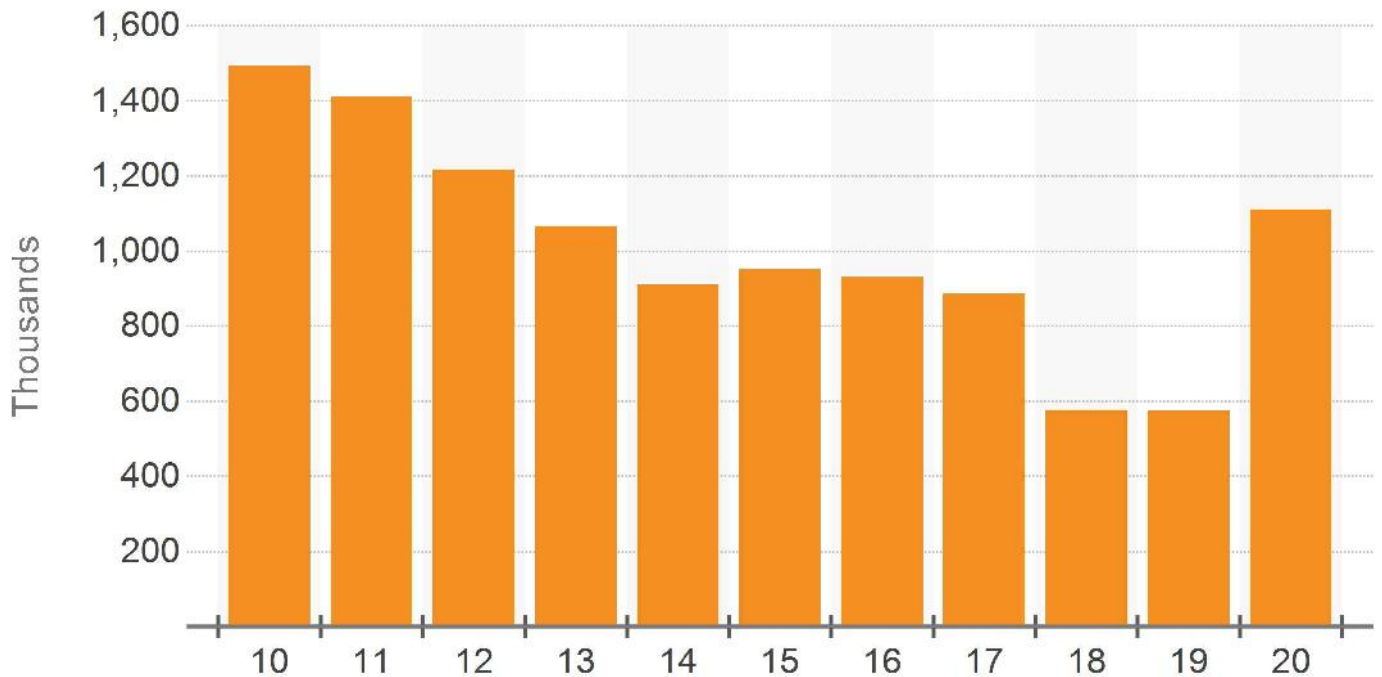
## PERCENT LEASED RATE



## OCCUPANCY & PERCENT LEASED

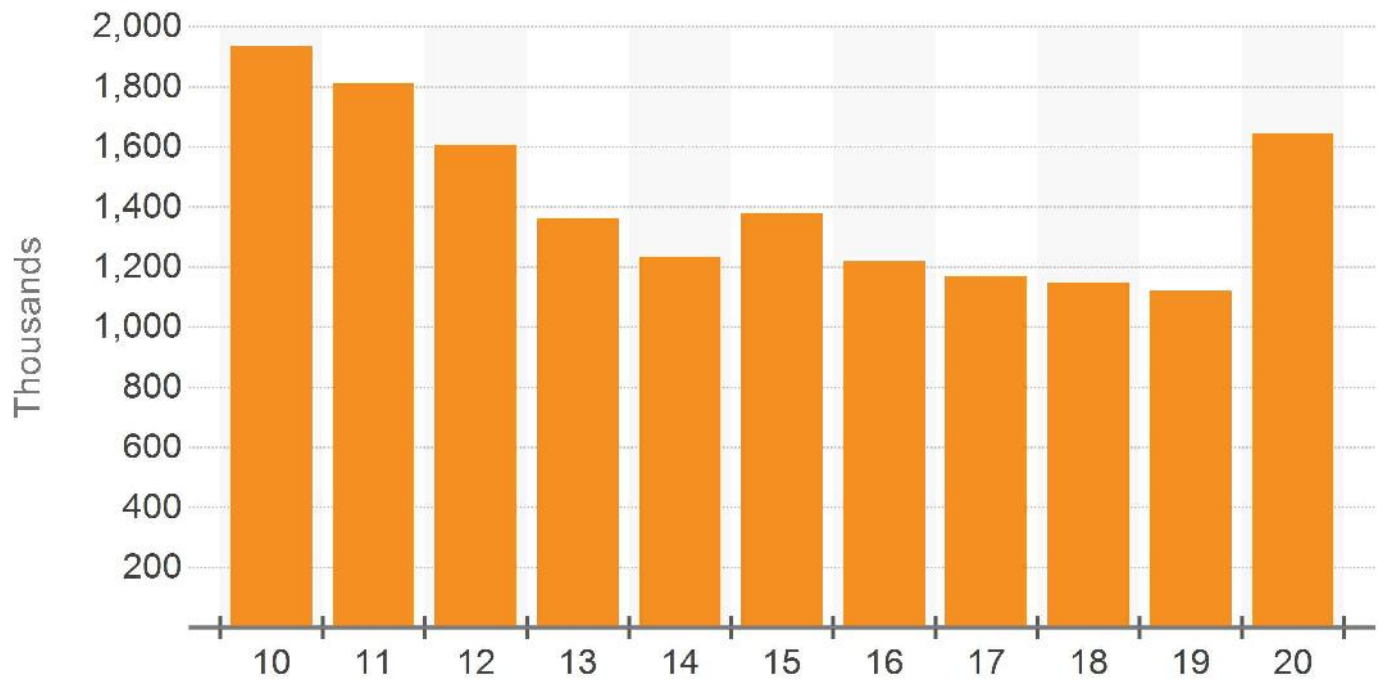


## VACANT SF

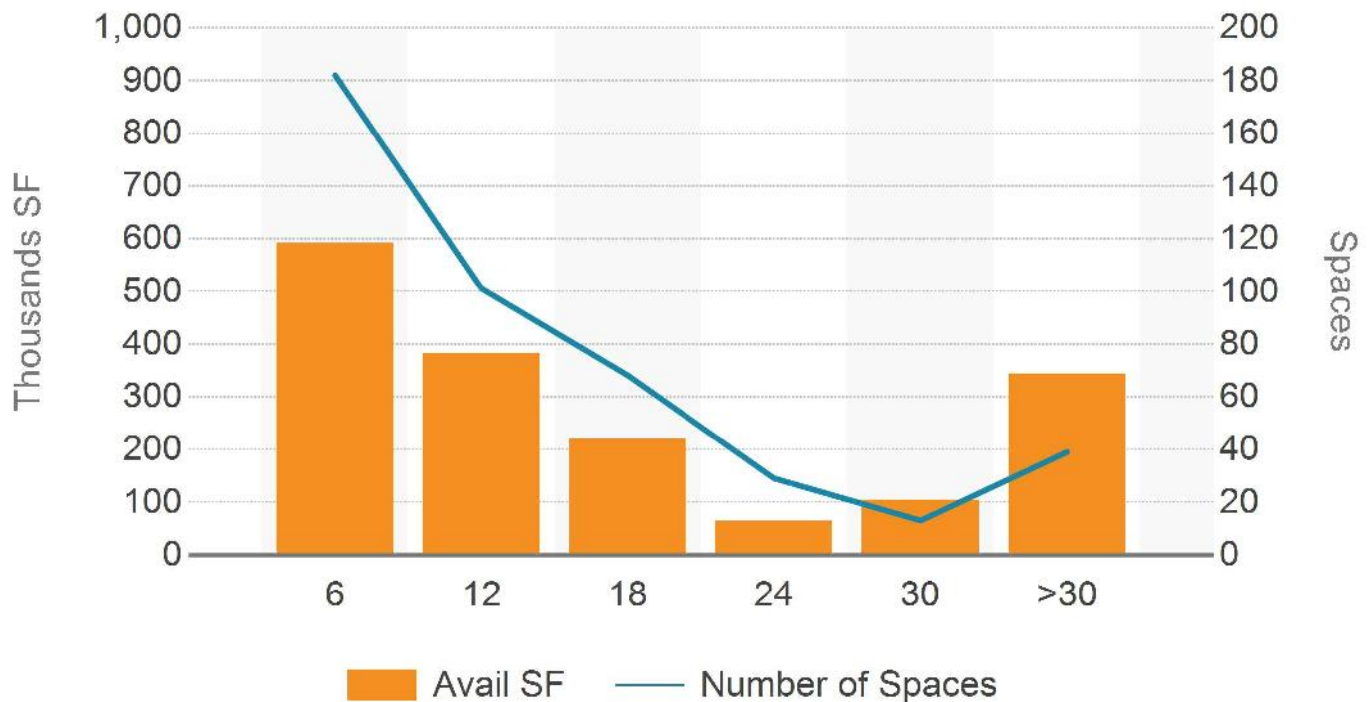




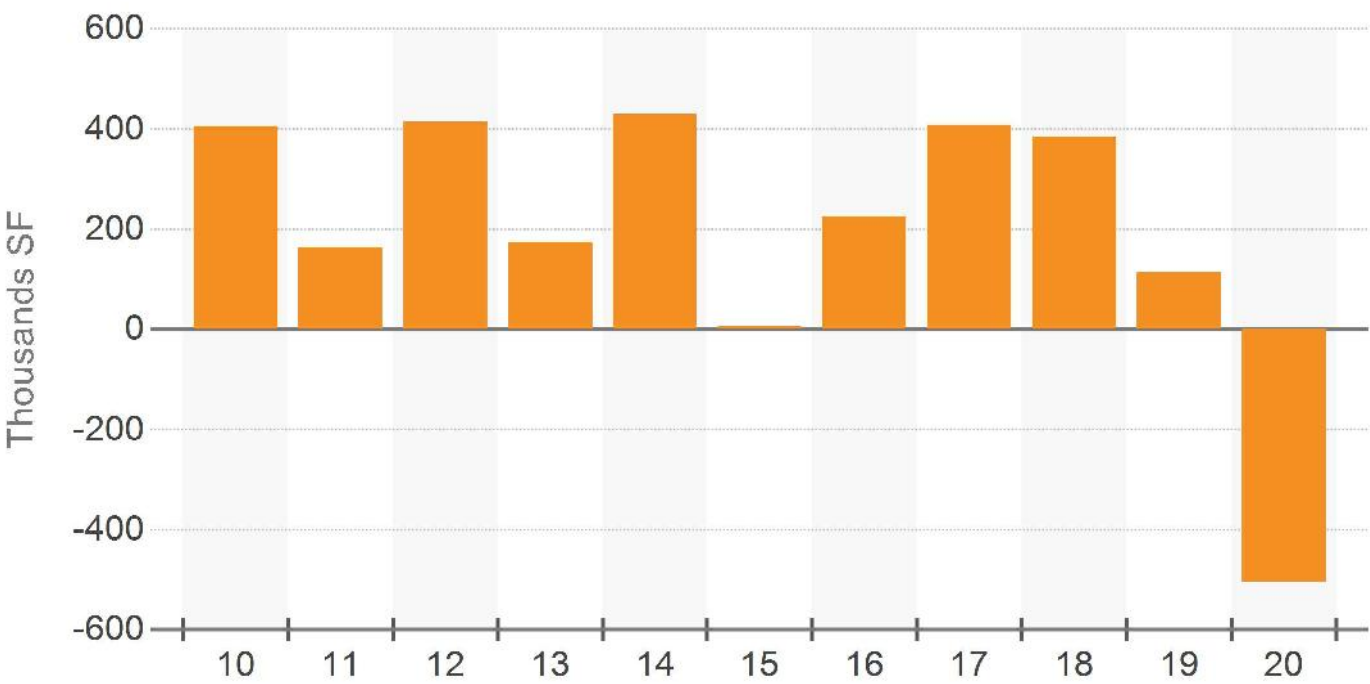
## AVAILABLE SF



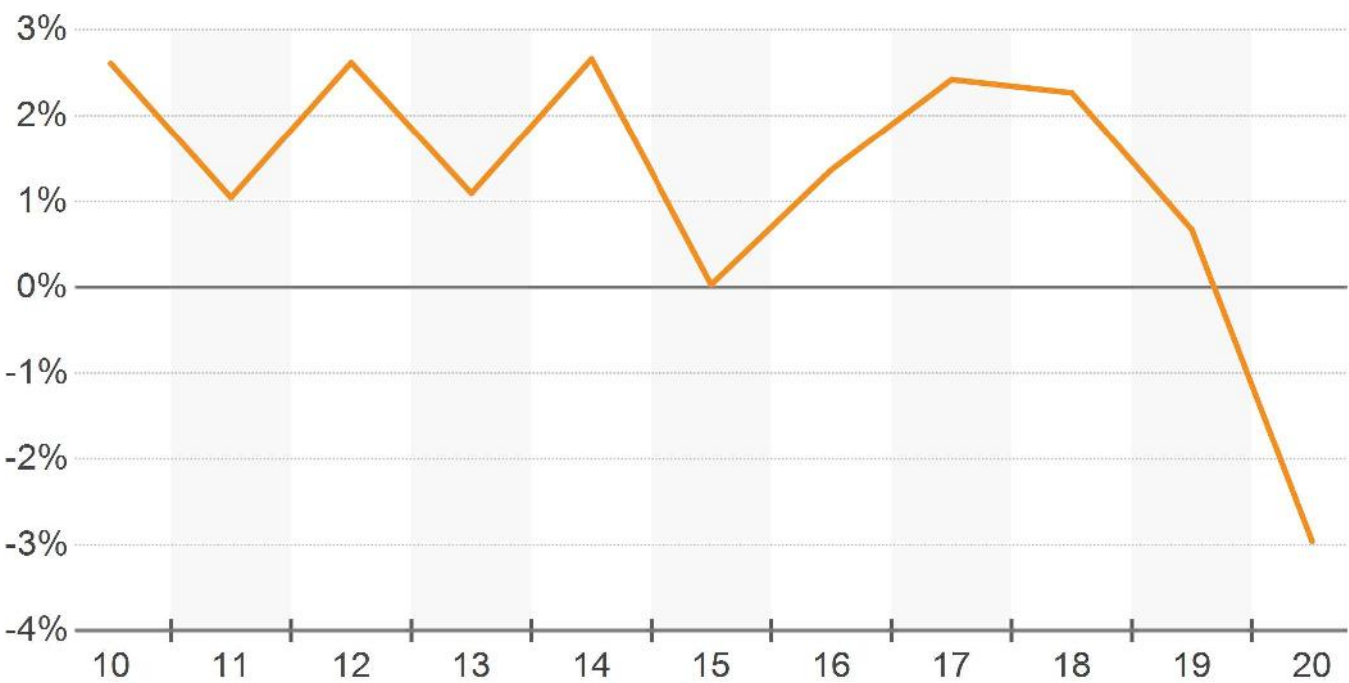
## MONTHS ON MARKET DISTRIBUTION



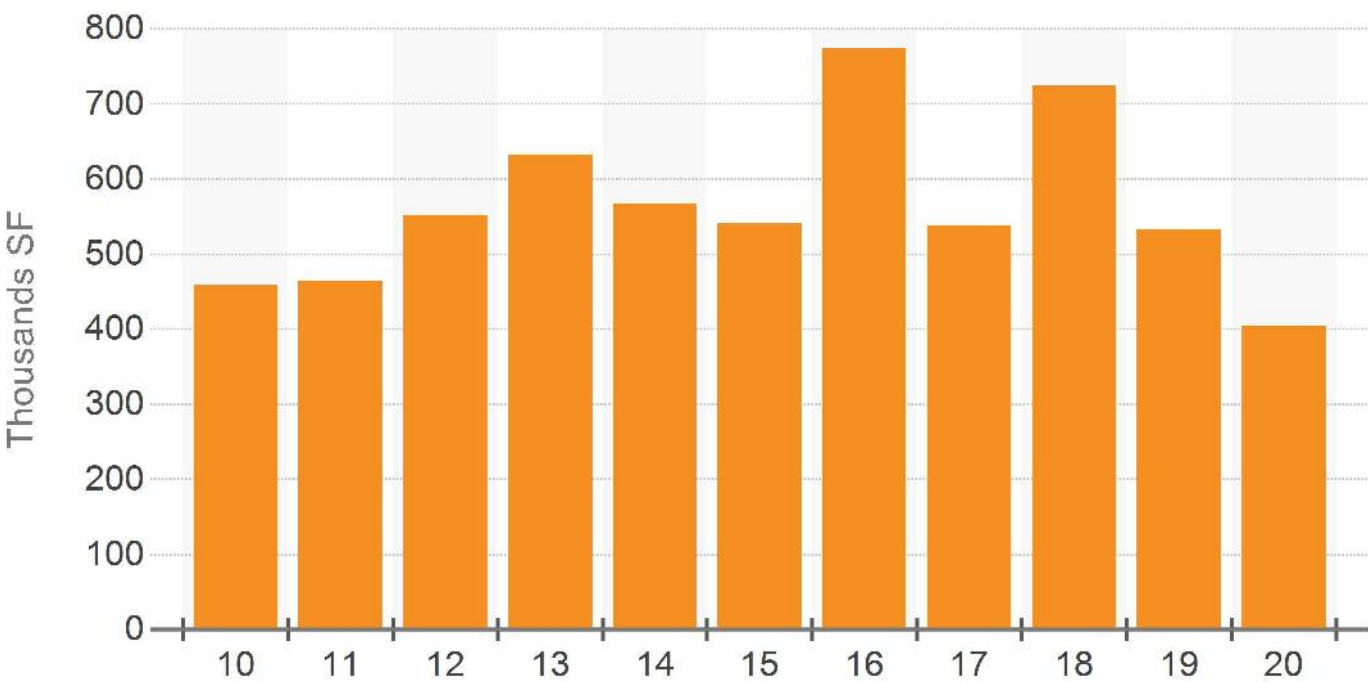
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



MONTHS ON MARKET



MONTHS TO LEASE

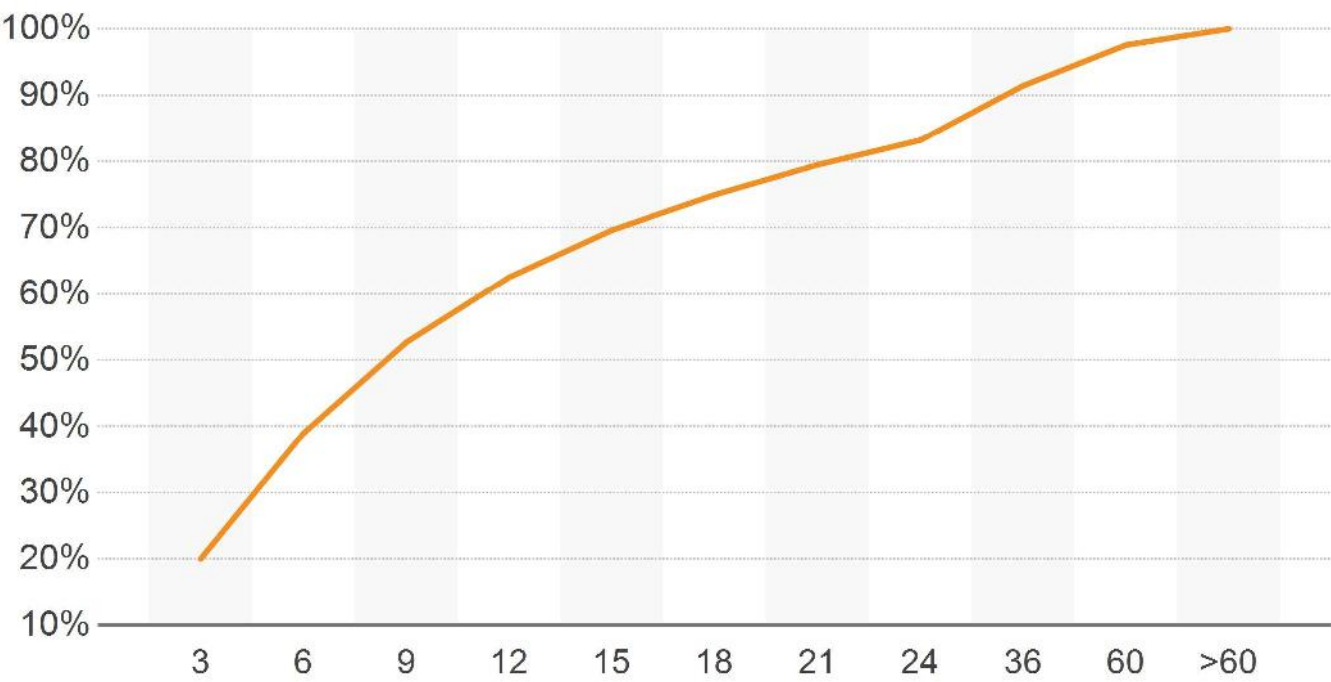


MONTHS VACANT

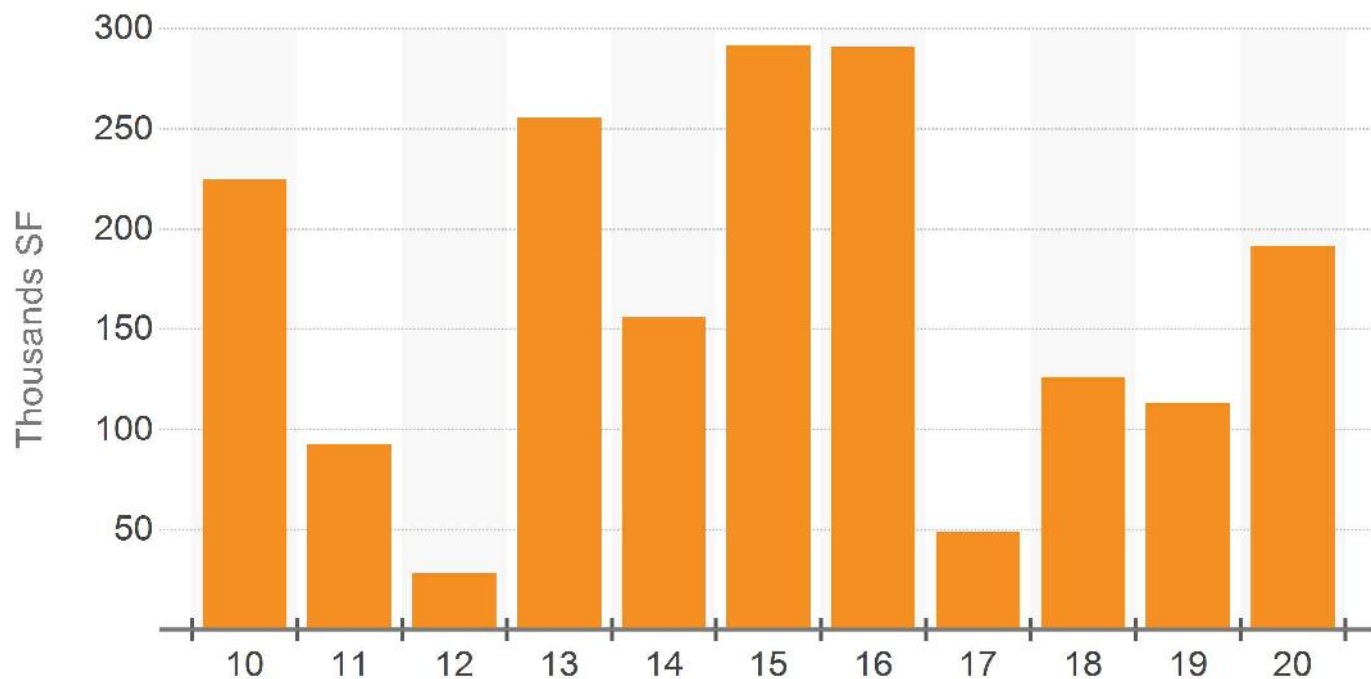




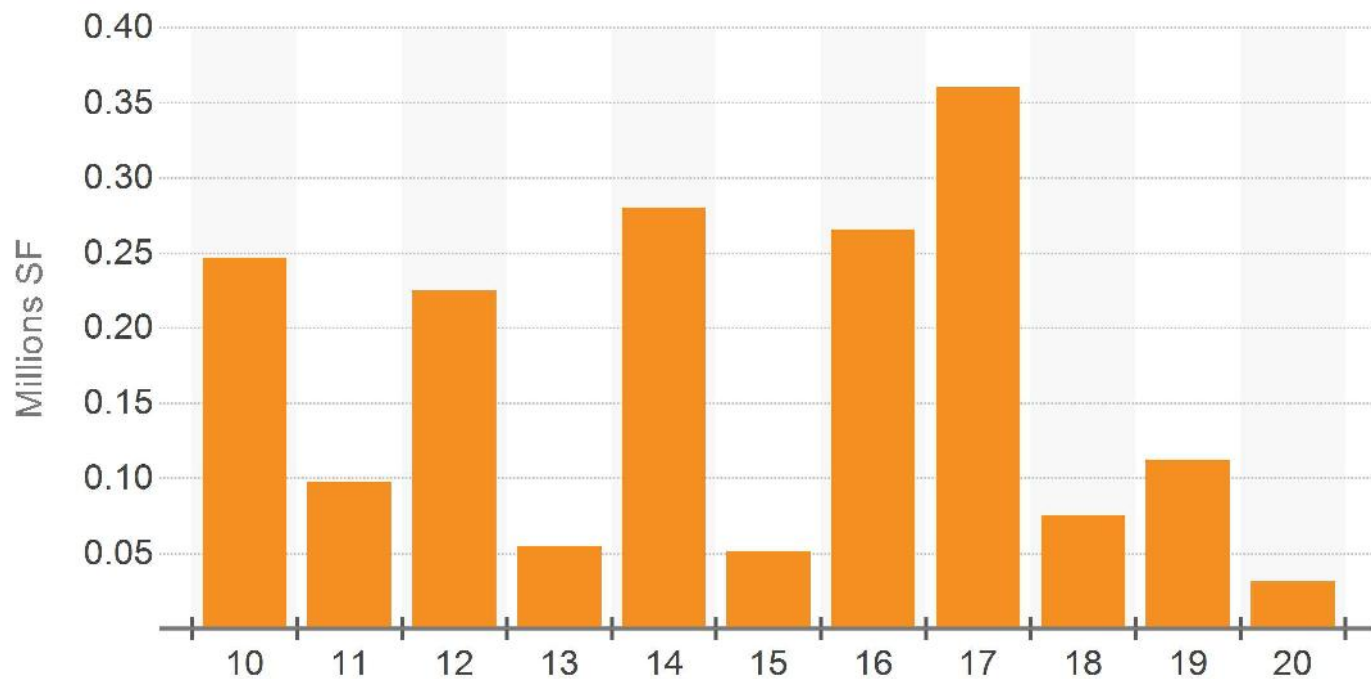
PROBABILITY OF LEASING IN MONTHS



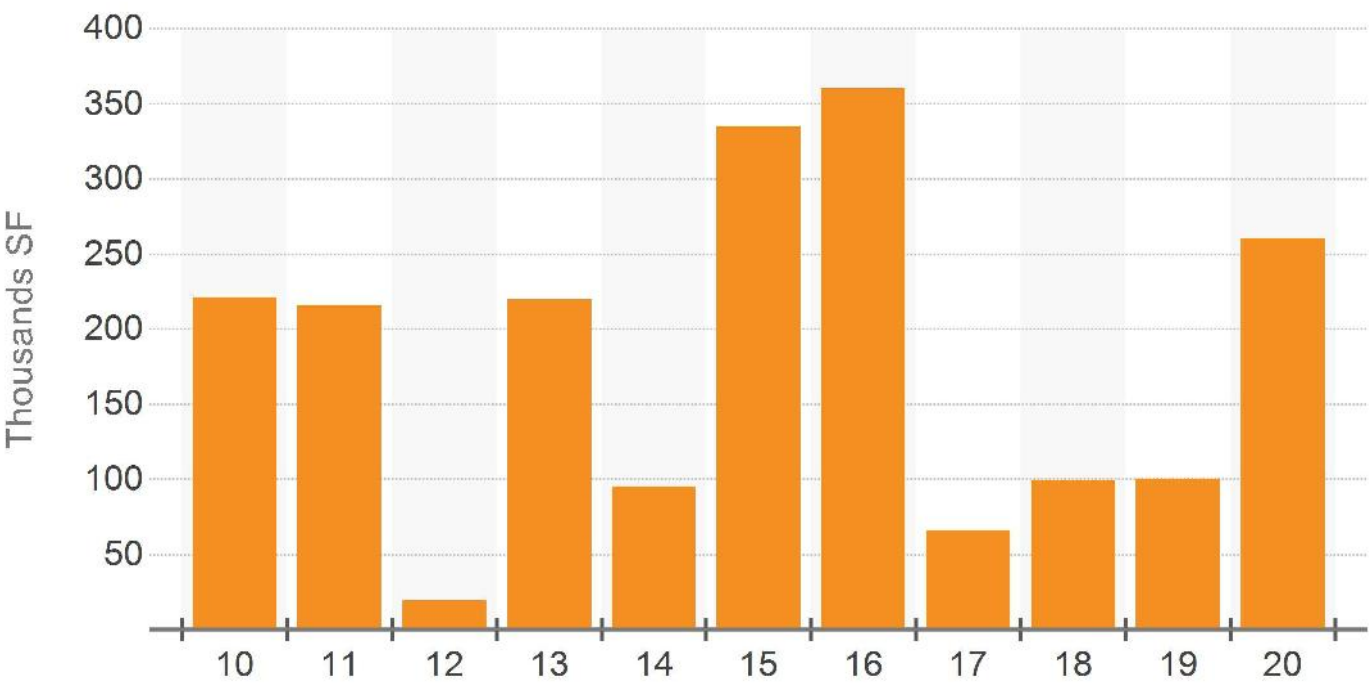
## CONSTRUCTION STARTS



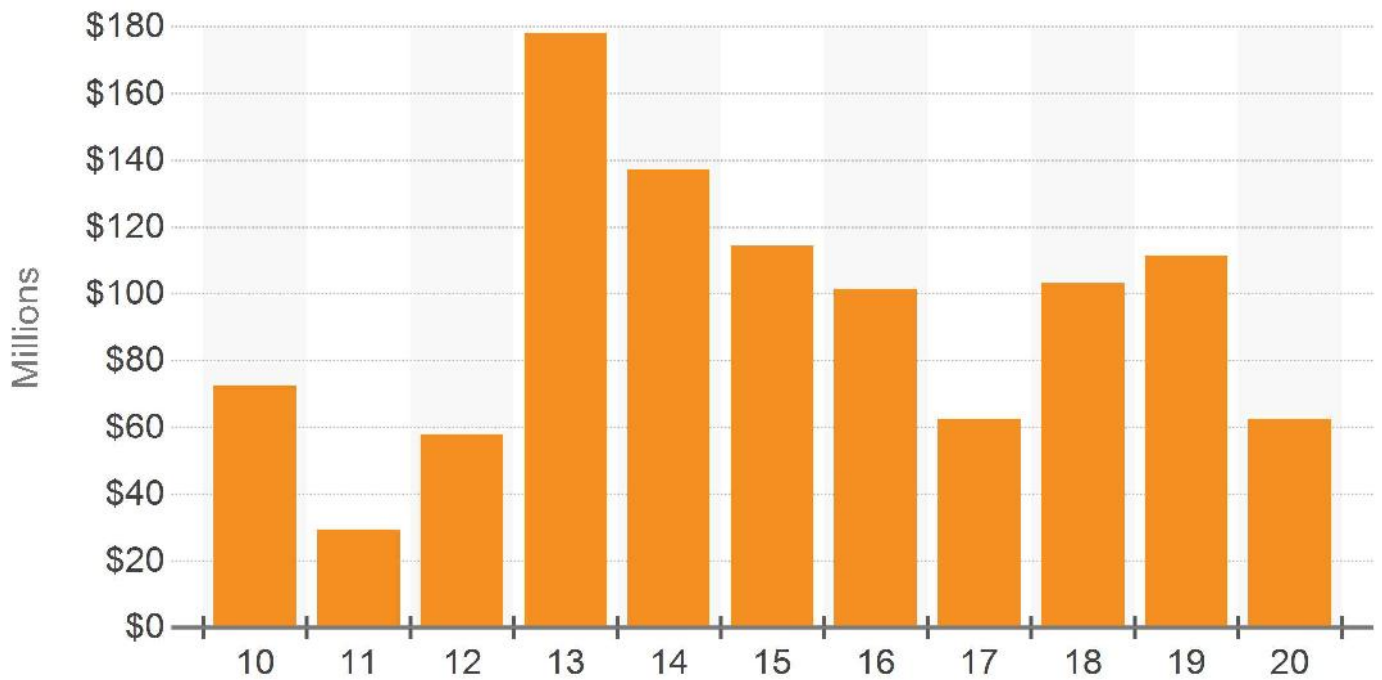
## CONSTRUCTION DELIVERIES



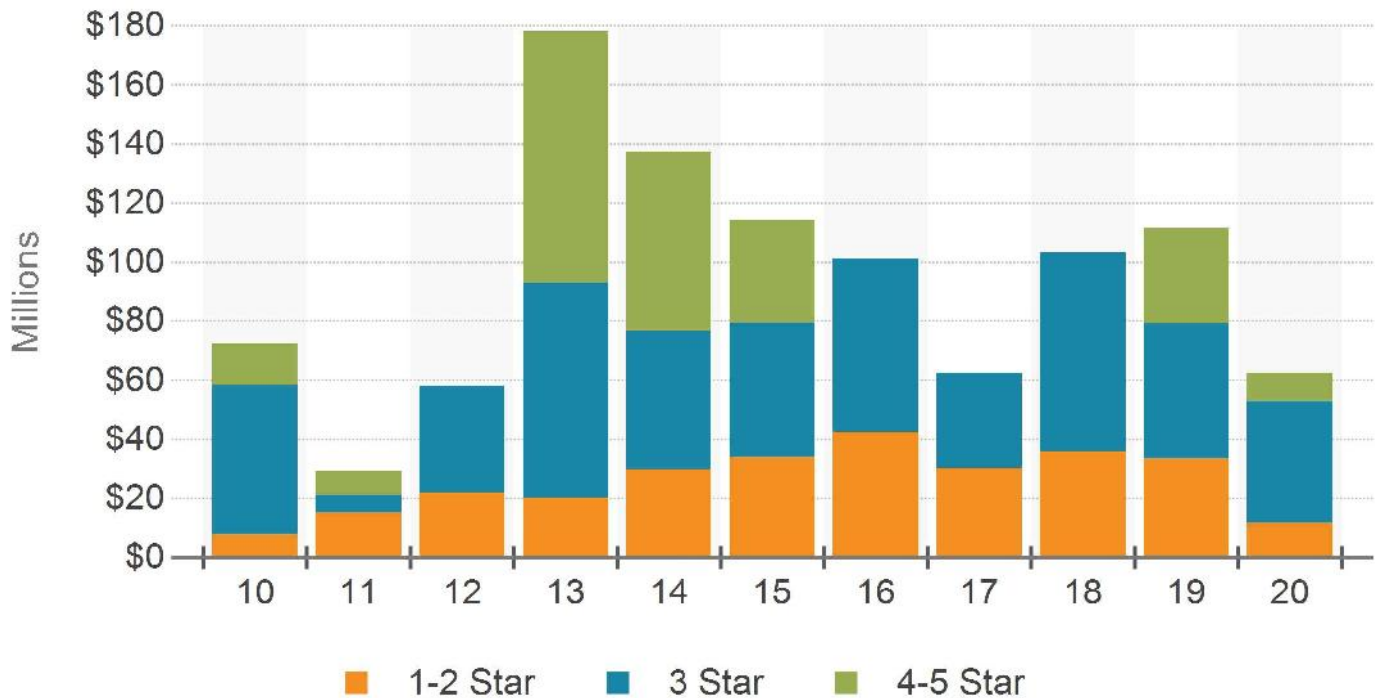
UNDER CONSTRUCTION



## SALES VOLUME

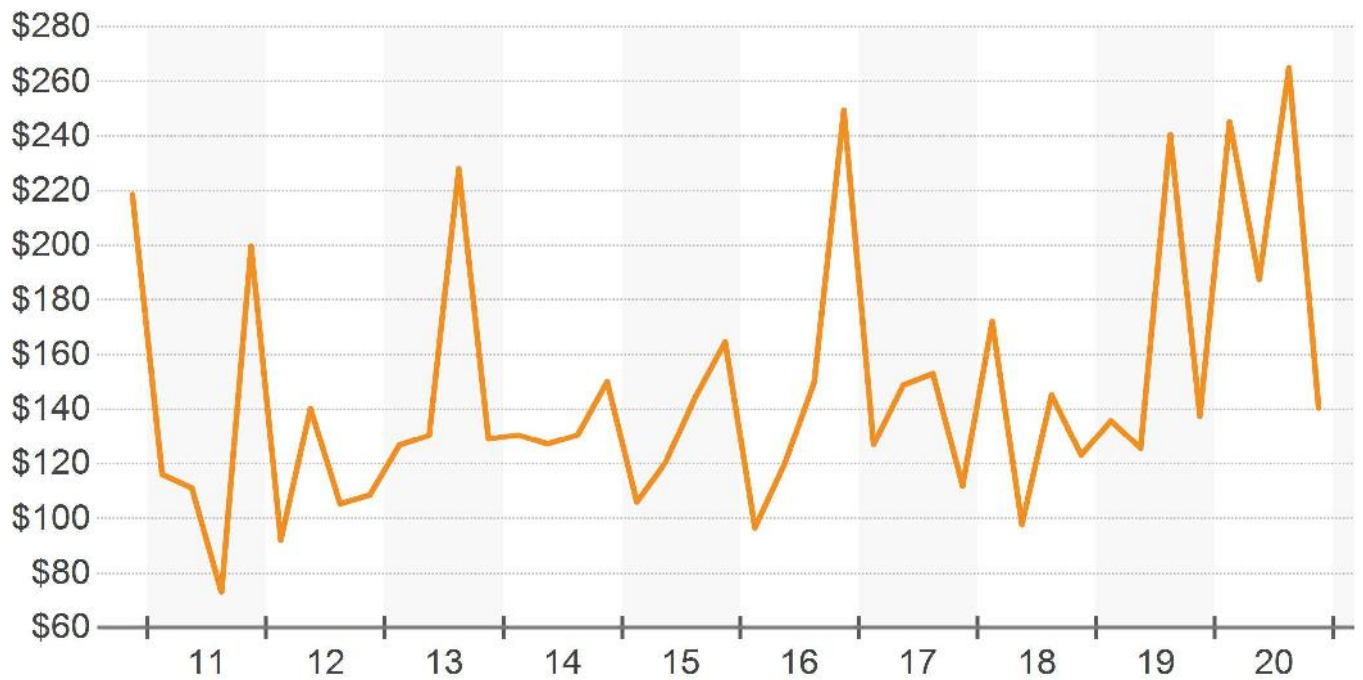


## SALES VOLUME BY STAR RATING

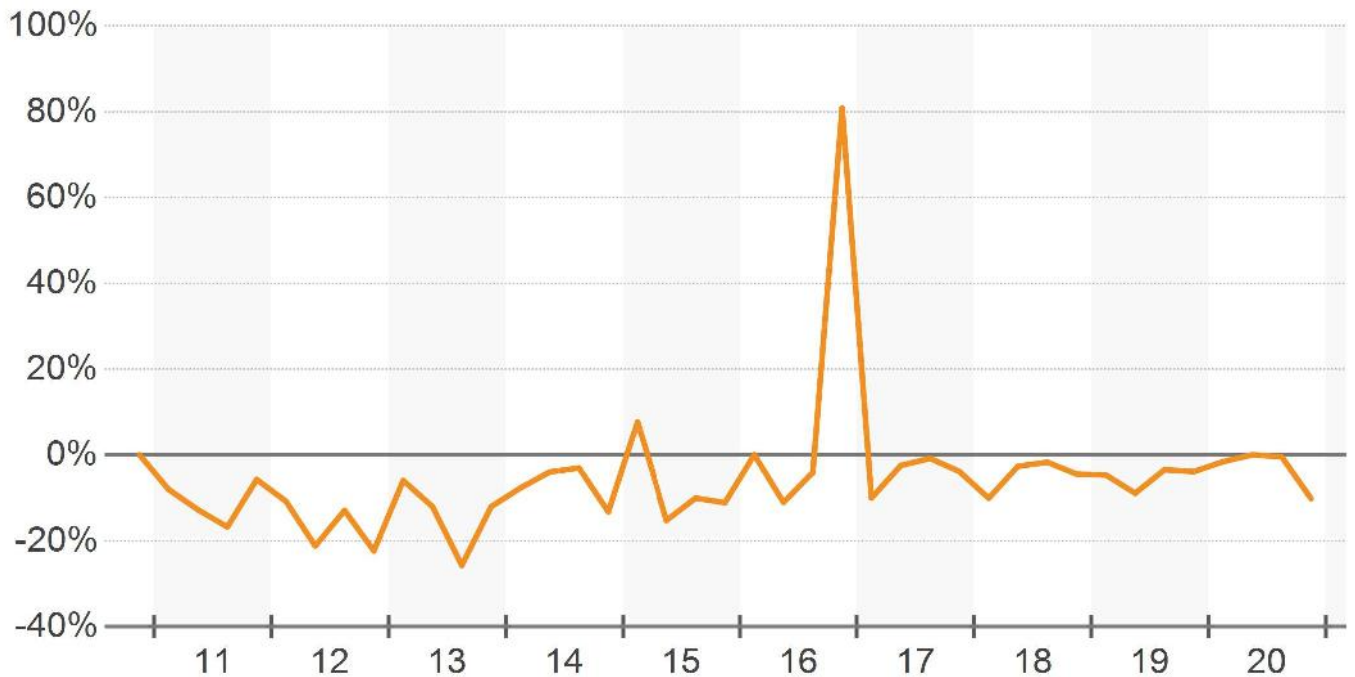




## AVERAGE SALE PRICE PER SF



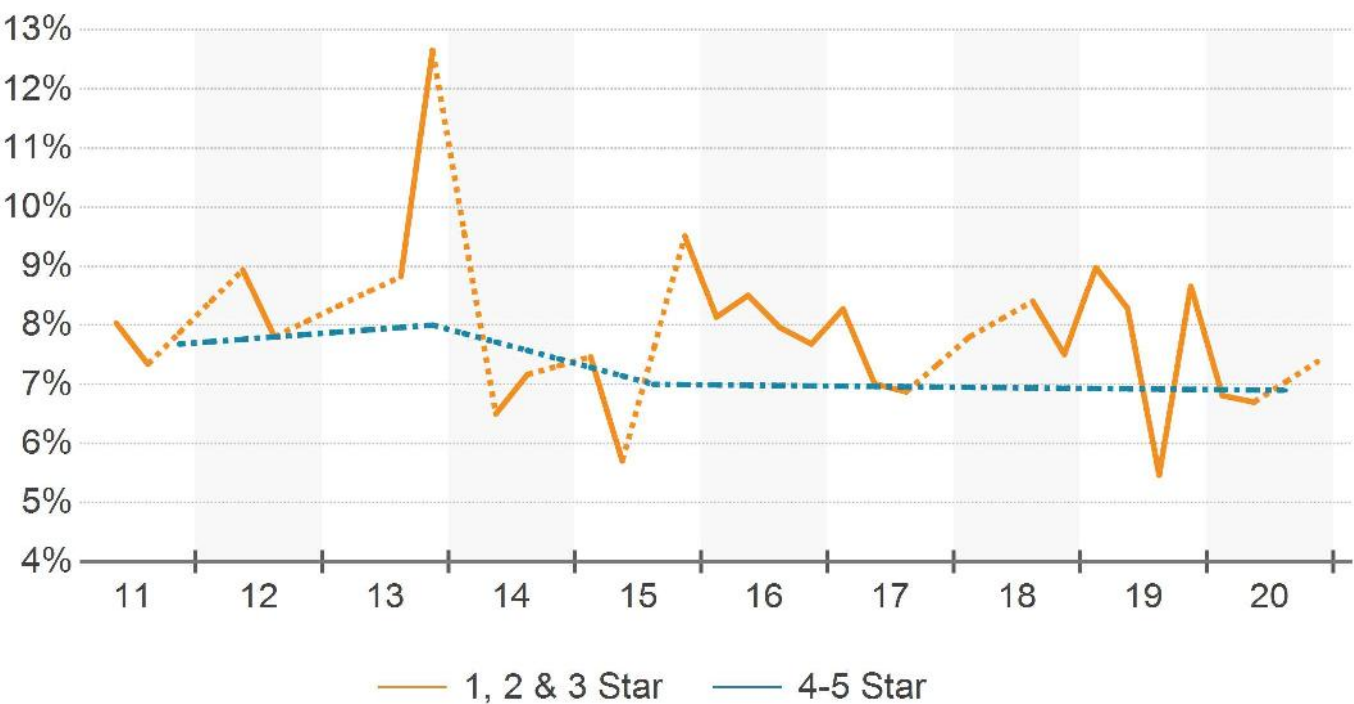
## SALE TO ASKING PRICE DIFFERENTIAL



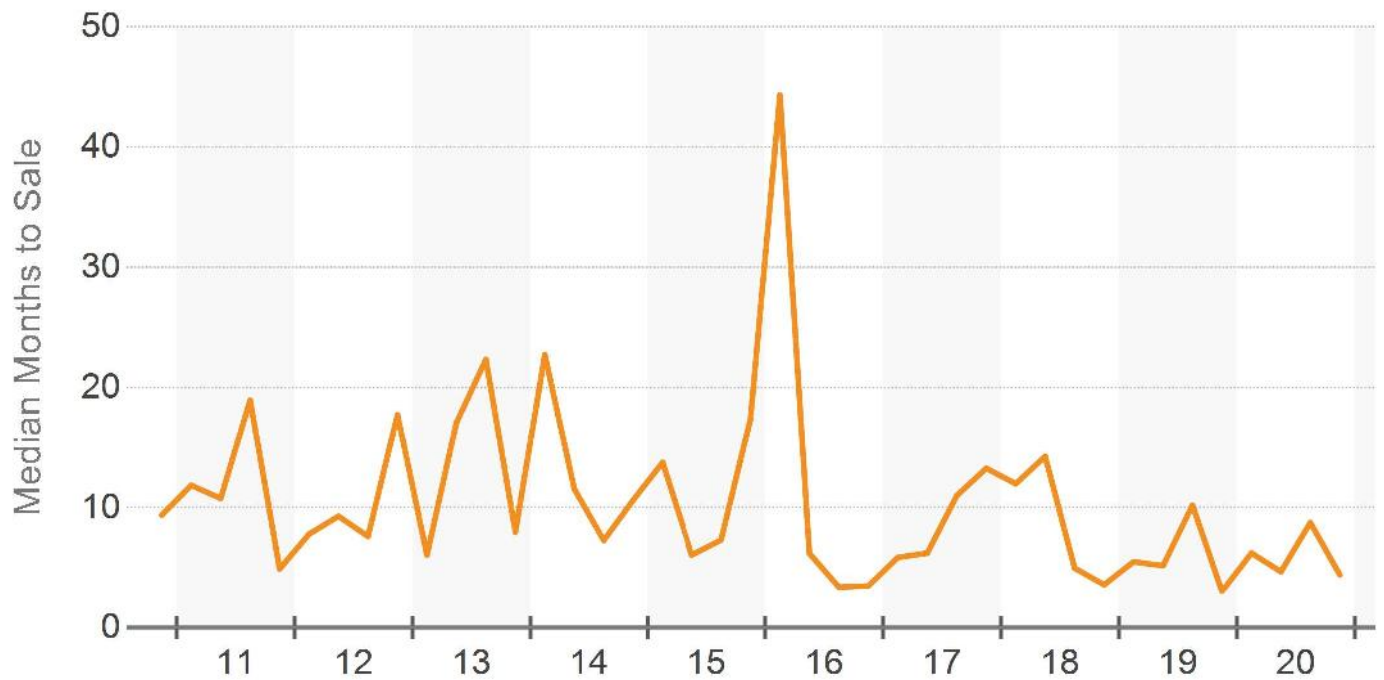
CAP RATE



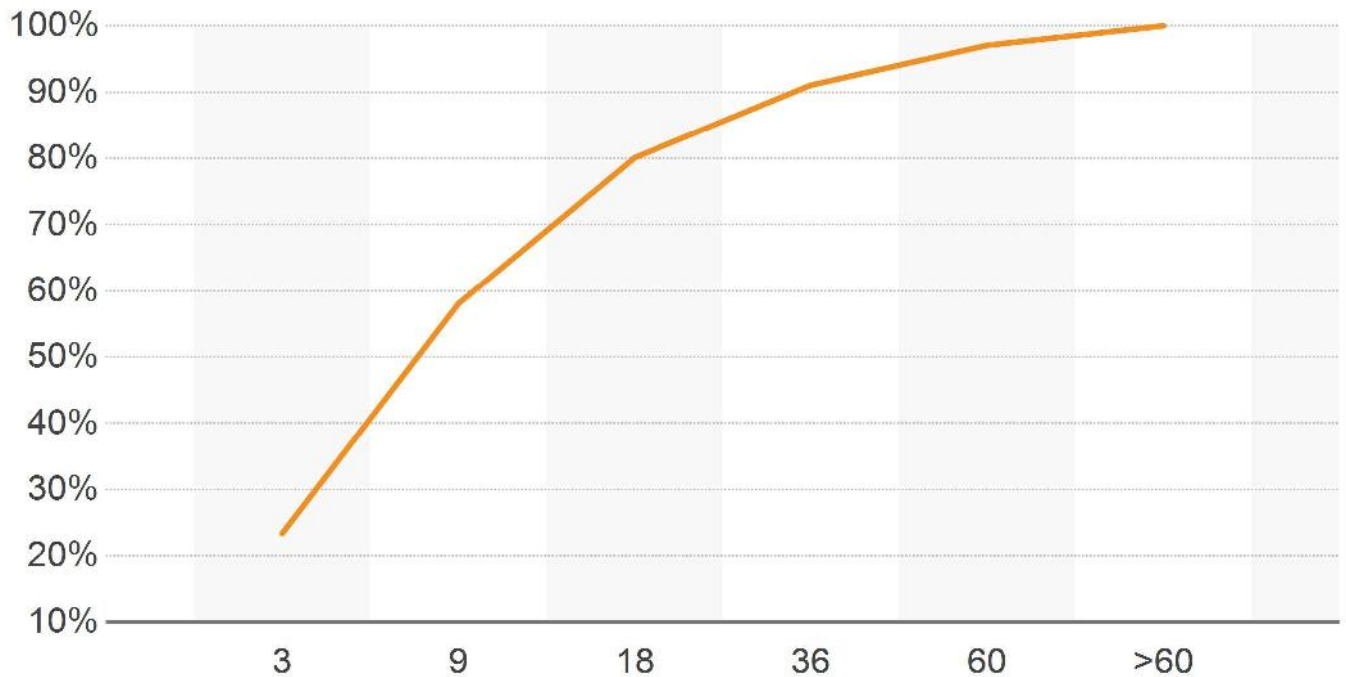
CAP RATE BY STAR RATING



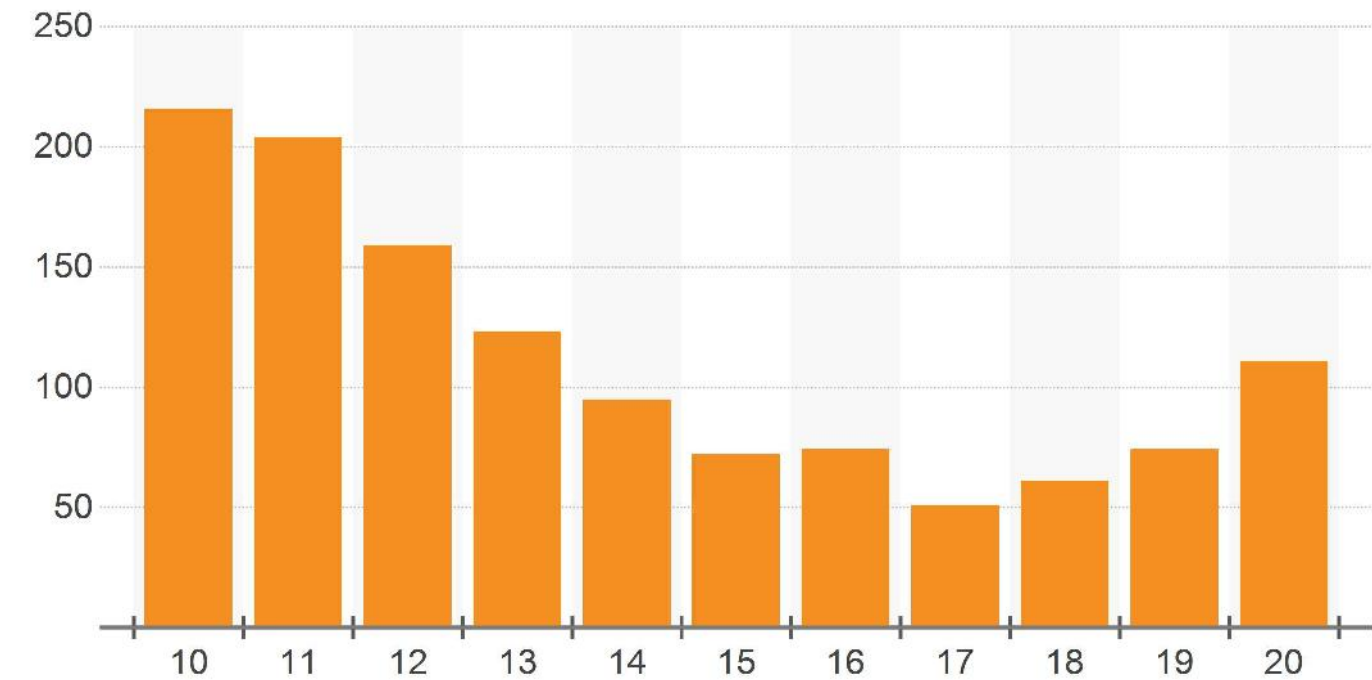
## MONTHS TO SALE



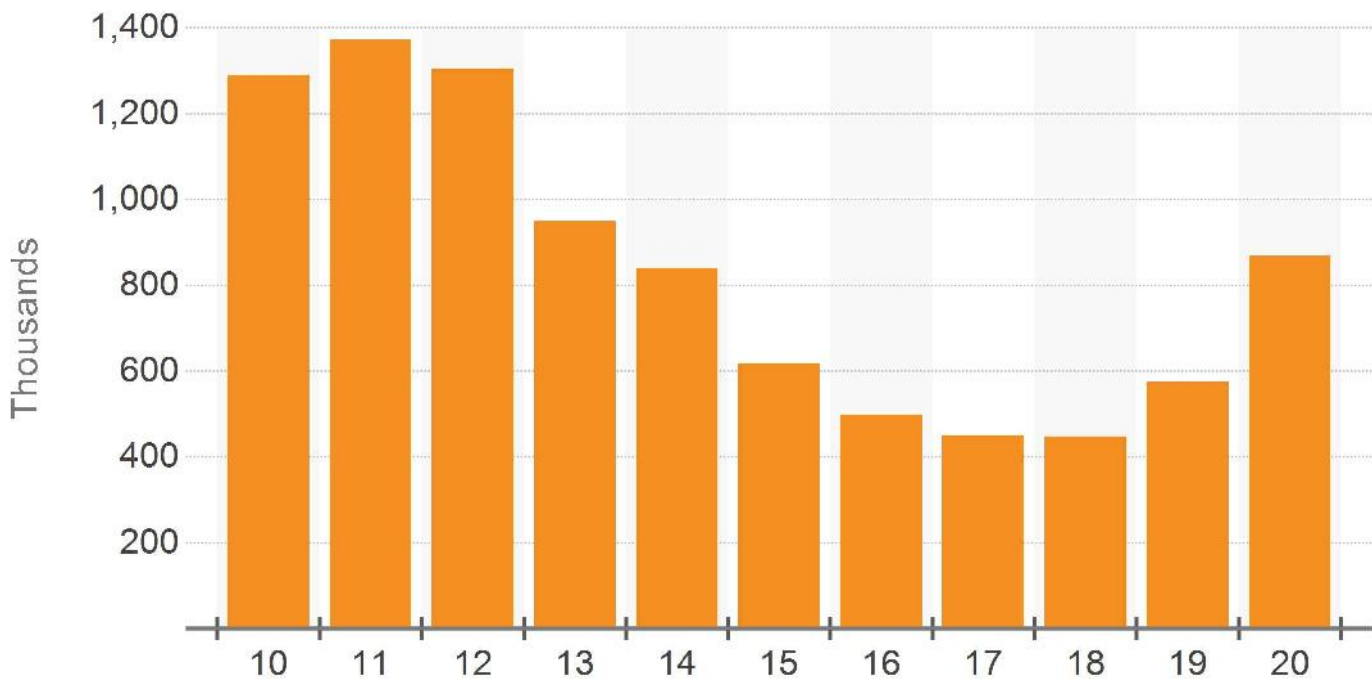
## PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF





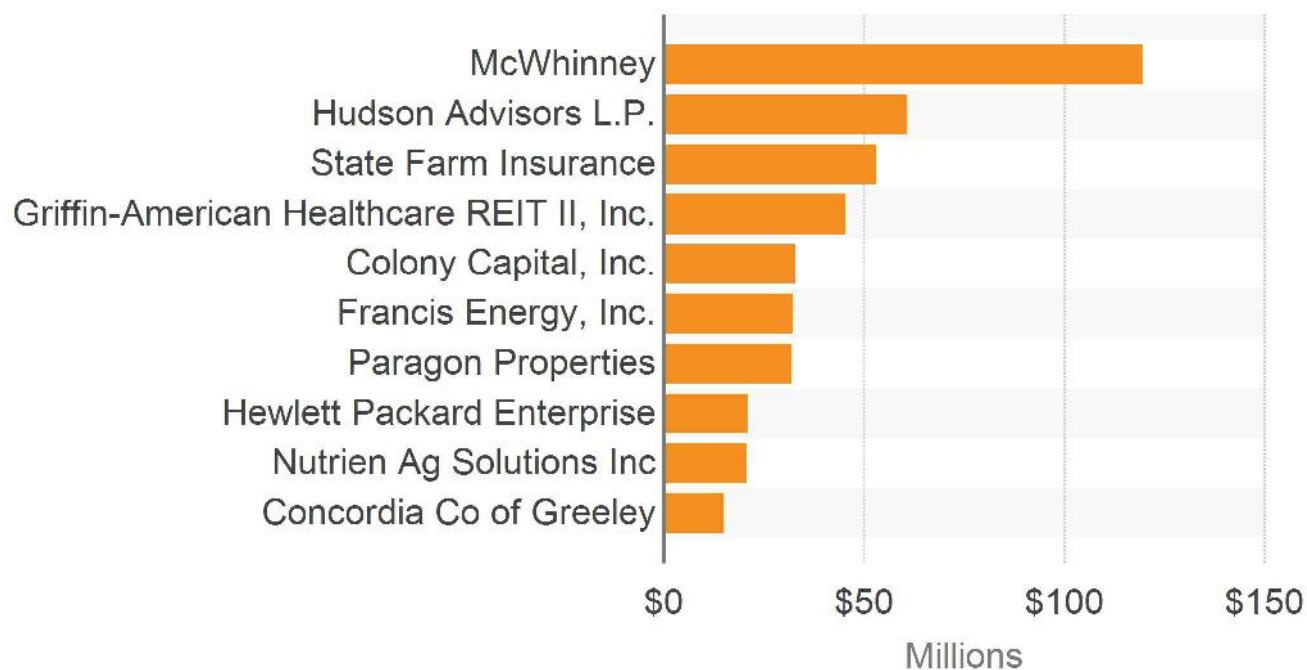
ASKING PRICE PER SF



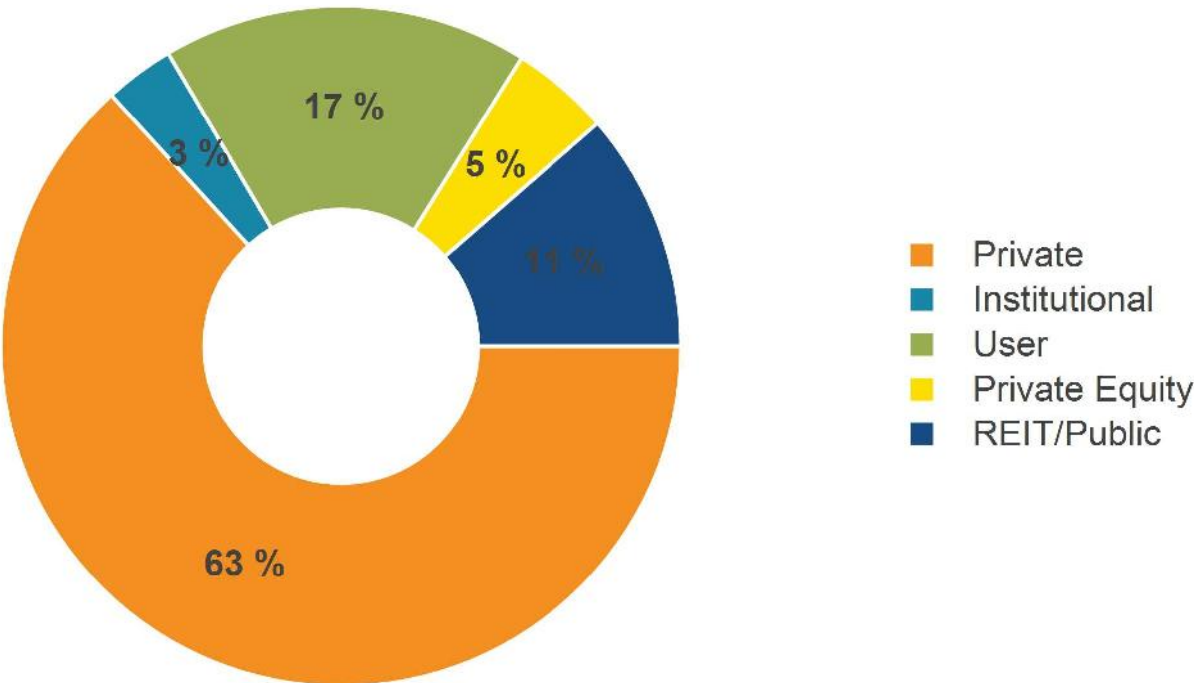
## TOP BUYERS



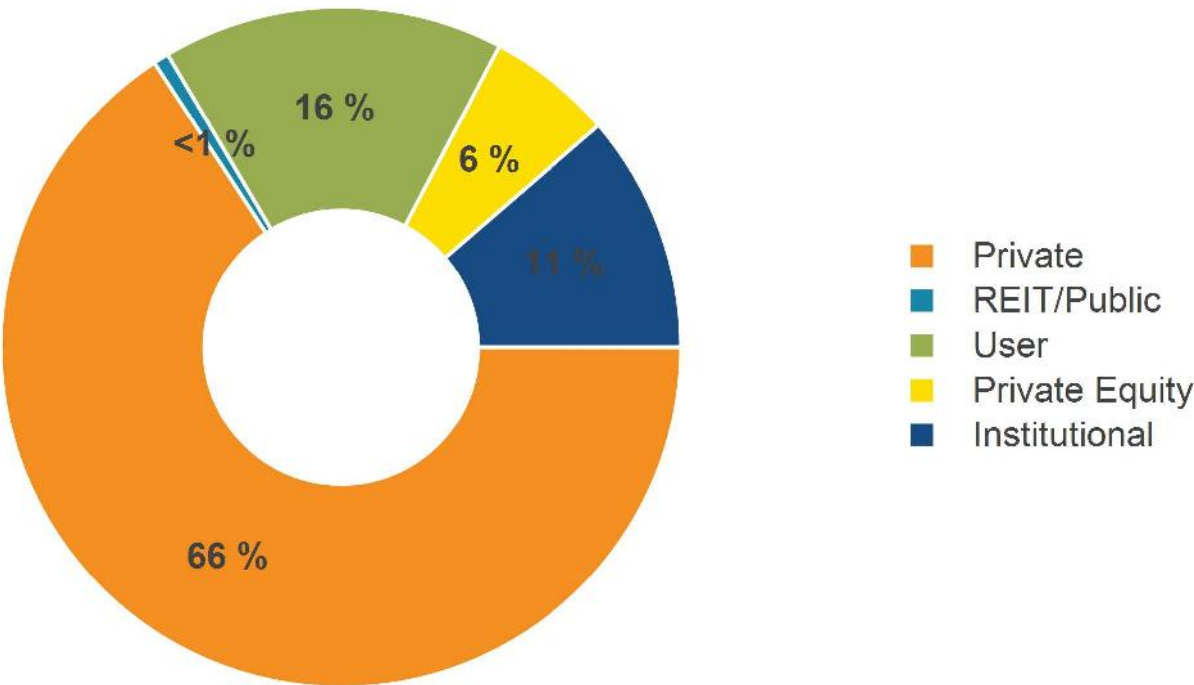
## TOP SELLERS



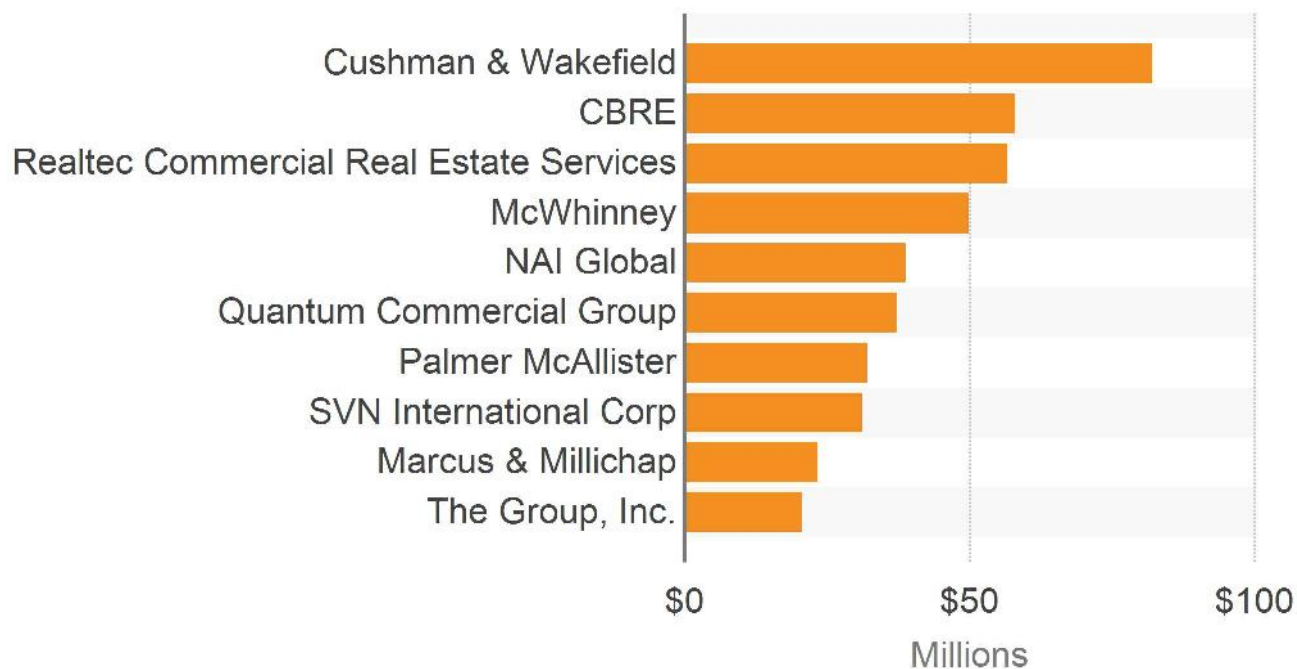
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



## TOP BUYER BROKERS



## TOP SELLER BROKERS

