



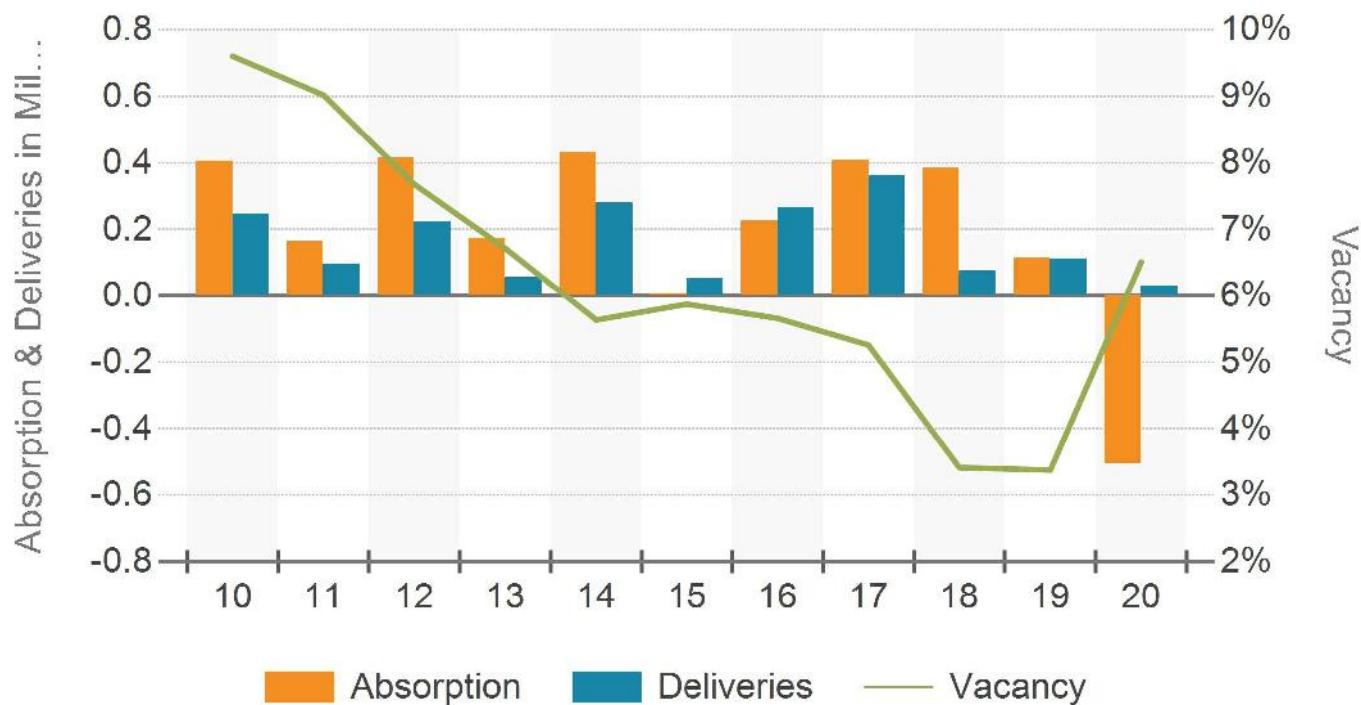
## Office Report - Larimer/Weld County

PREPARED BY

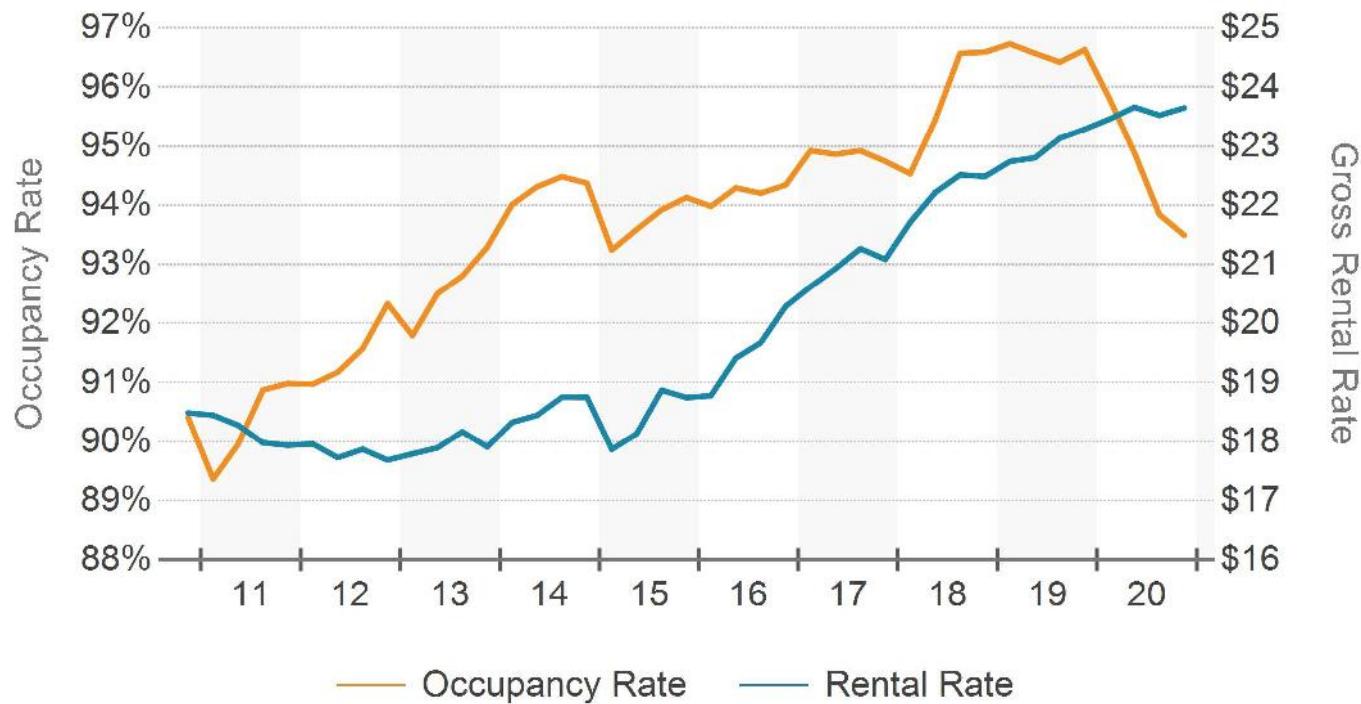
**REALTEC**  
COMMERCIAL REAL ESTATE SERVICES  
Jamie Globelnik  
Associate Broker

 CoStar™

## ABSORPTION, DELIVERIES, VACANCY



## OCCUPANCY & RENTAL RATES



## VACANCY & RENTAL RATES



## SUMMARY STATISTICS

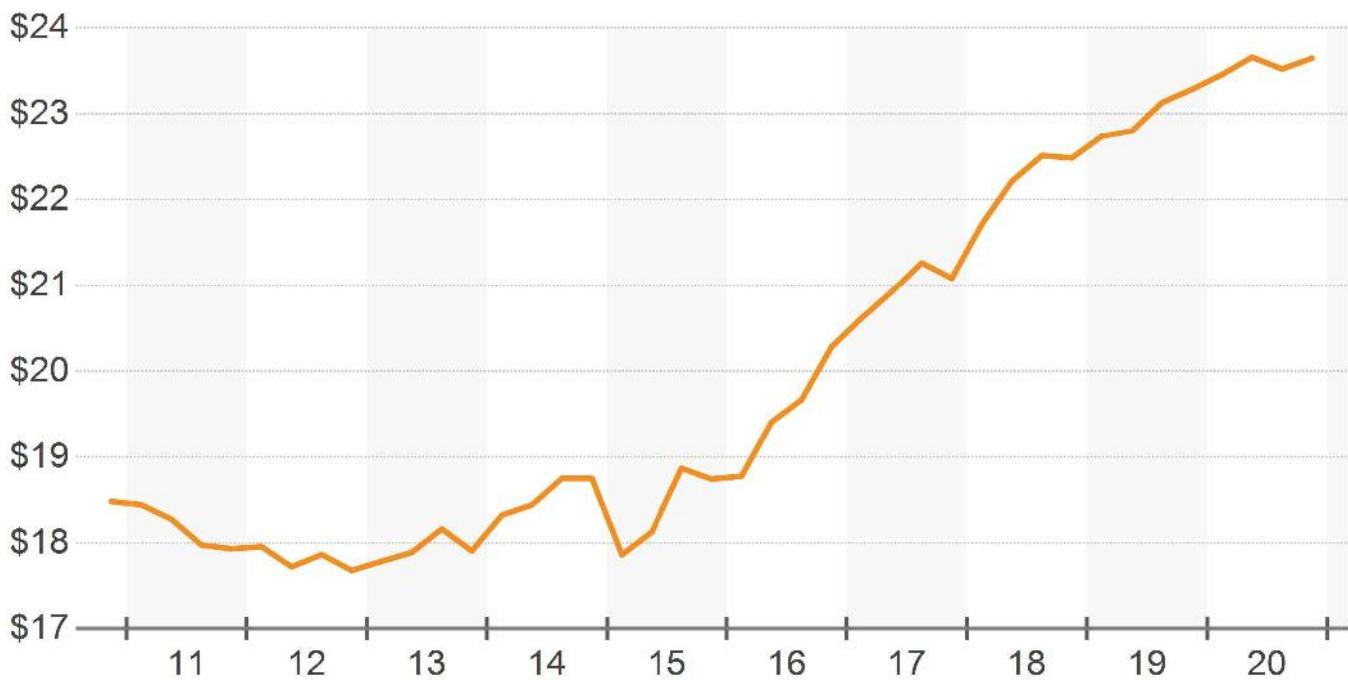
Availability	Survey	5-Year Avg
Gross Rent Per SF	\$23.65	\$21.66
Vacancy Rate	6.5%	4.8%
Vacant SF	1,109,988	804,385
Availability Rate	9.5%	7.4%
Available SF	1,644,495	1,252,068
Sublet SF	298,959	95,838
Months on Market	7.3	8.2

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

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

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



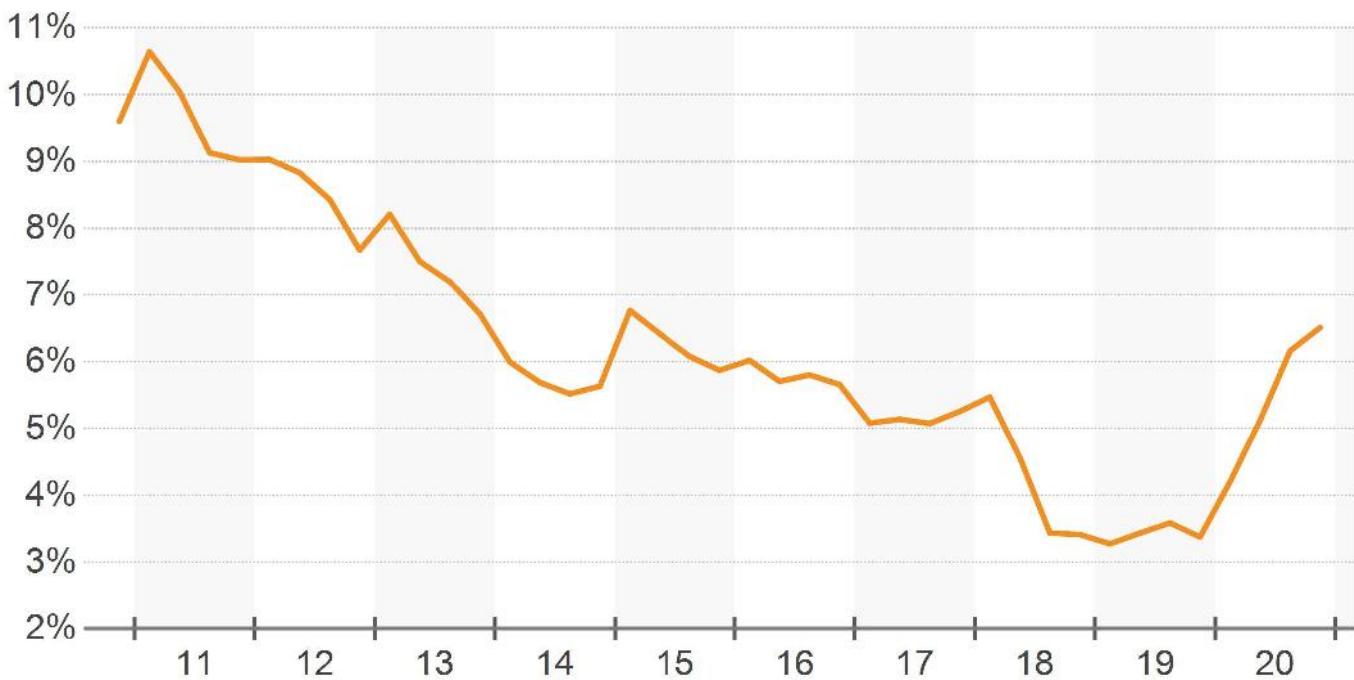
### DIRECT & SUBLET RENTAL RATES



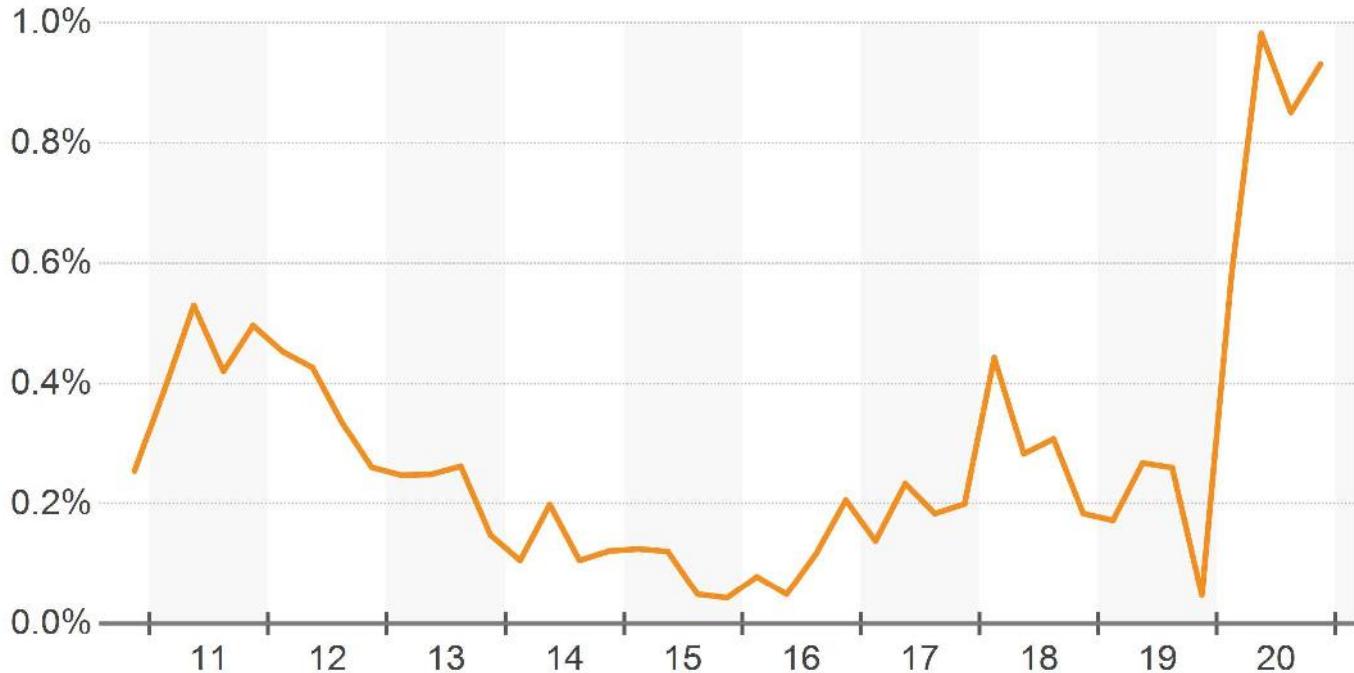
# Vacancy & Availability

Custom Market Report

## VACANCY RATE



## SUBLEASE VACANCY RATE



# Vacancy & Availability

Custom Market Report

## AVAILABILITY RATE



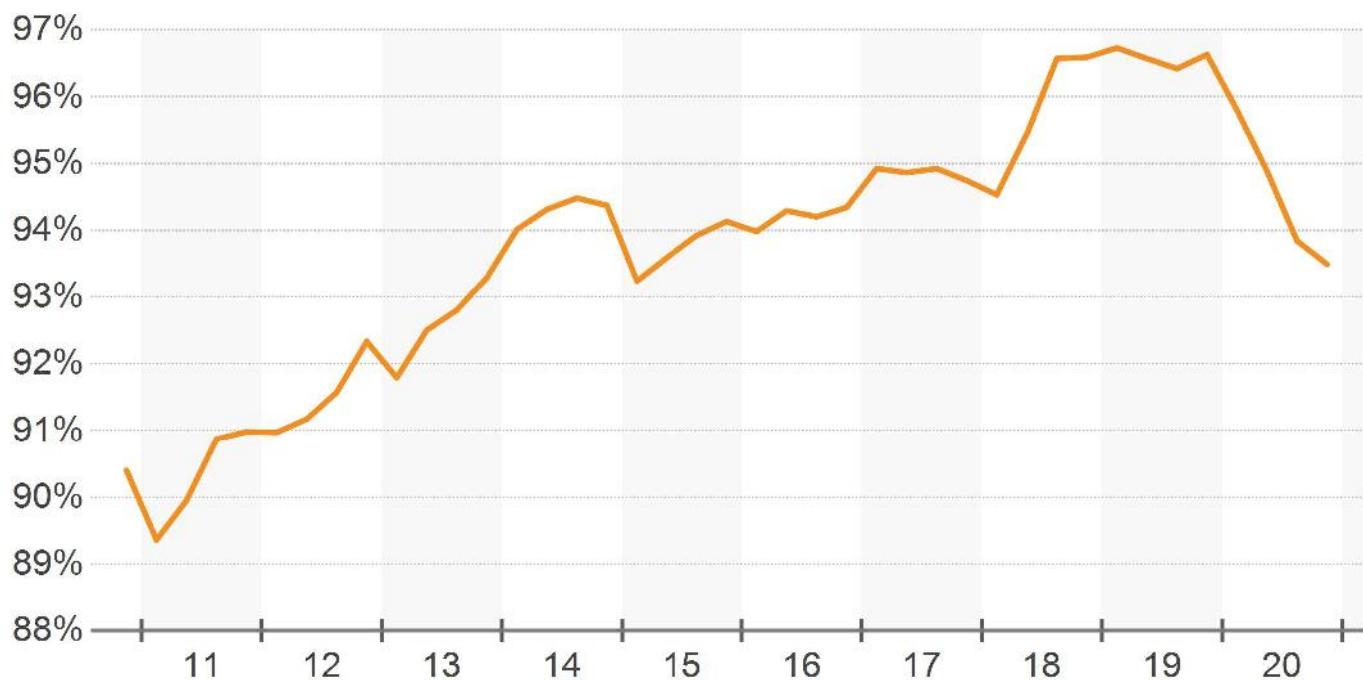
## AVAILABILITY & VACANCY RATE



# Vacancy & Availability

Custom Market Report

## OCCUPANCY RATE



## PERCENT LEASED RATE



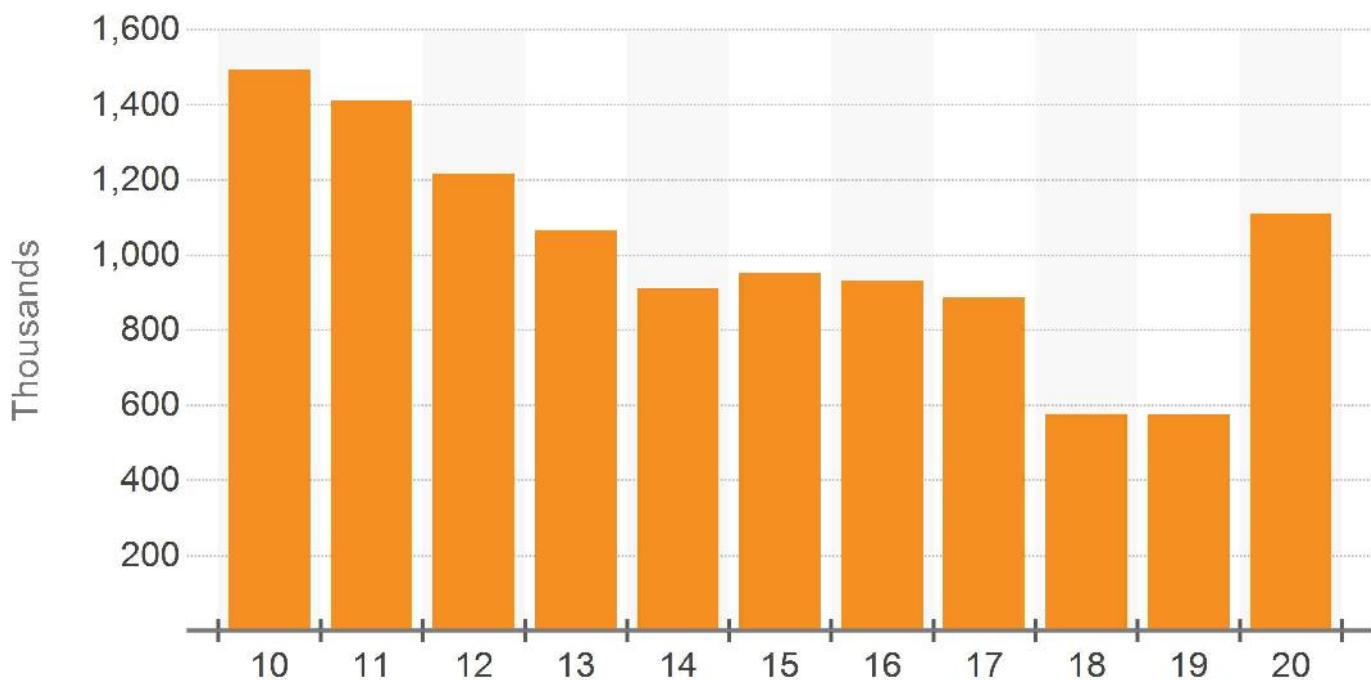
# Vacancy & Availability

Custom Market Report

## OCCUPANCY & PERCENT LEASED



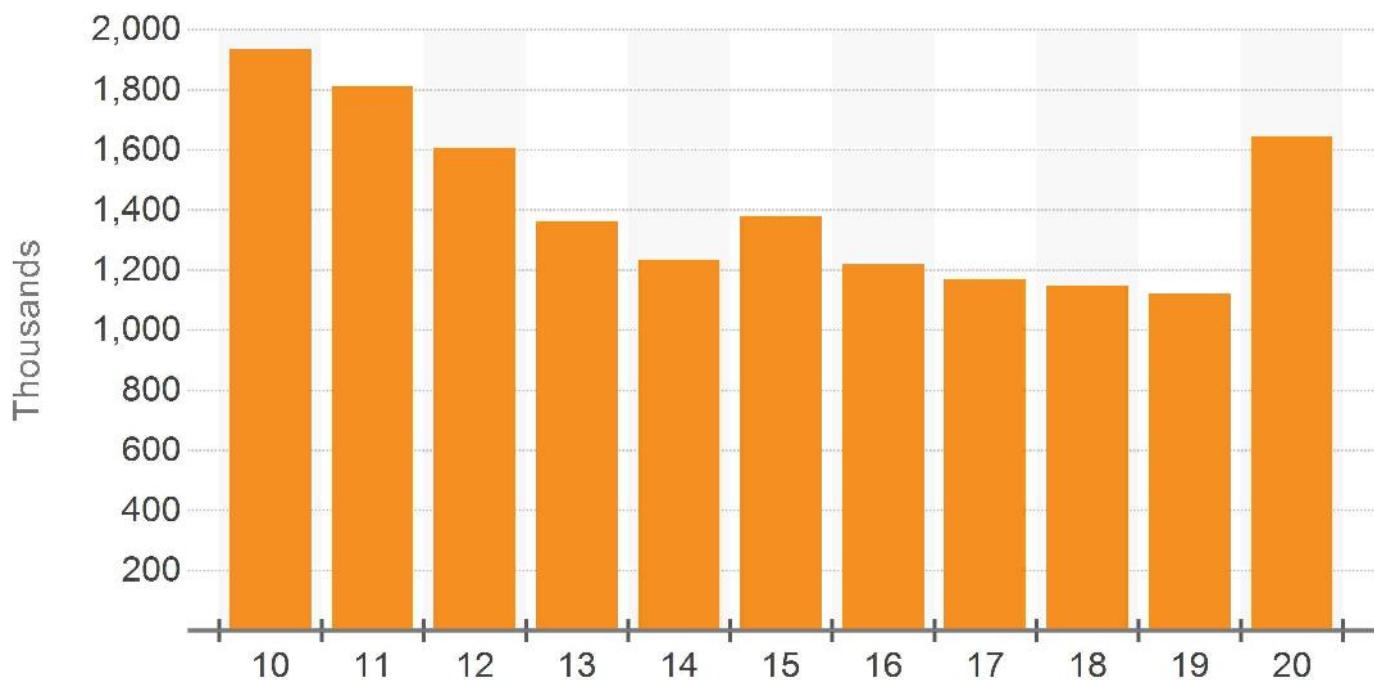
## VACANT SF



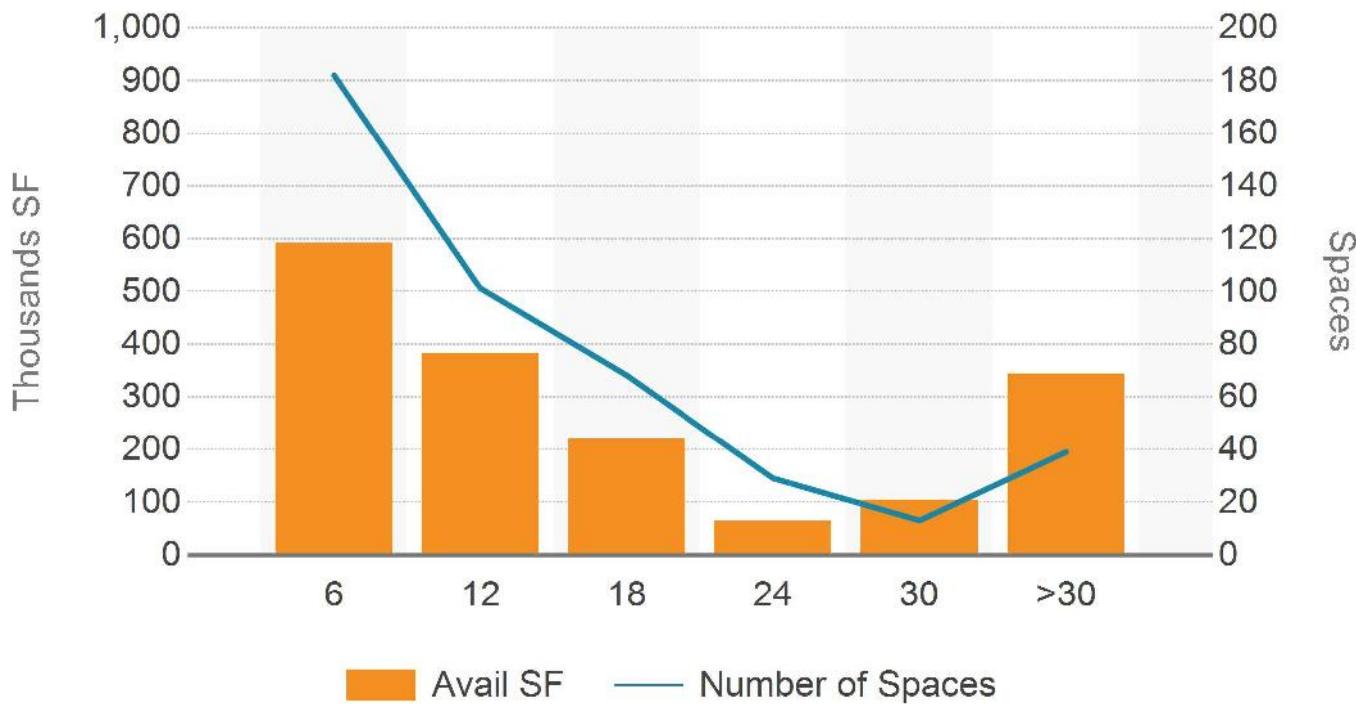
# Vacancy & Availability

Custom Market Report

## AVAILABLE SF



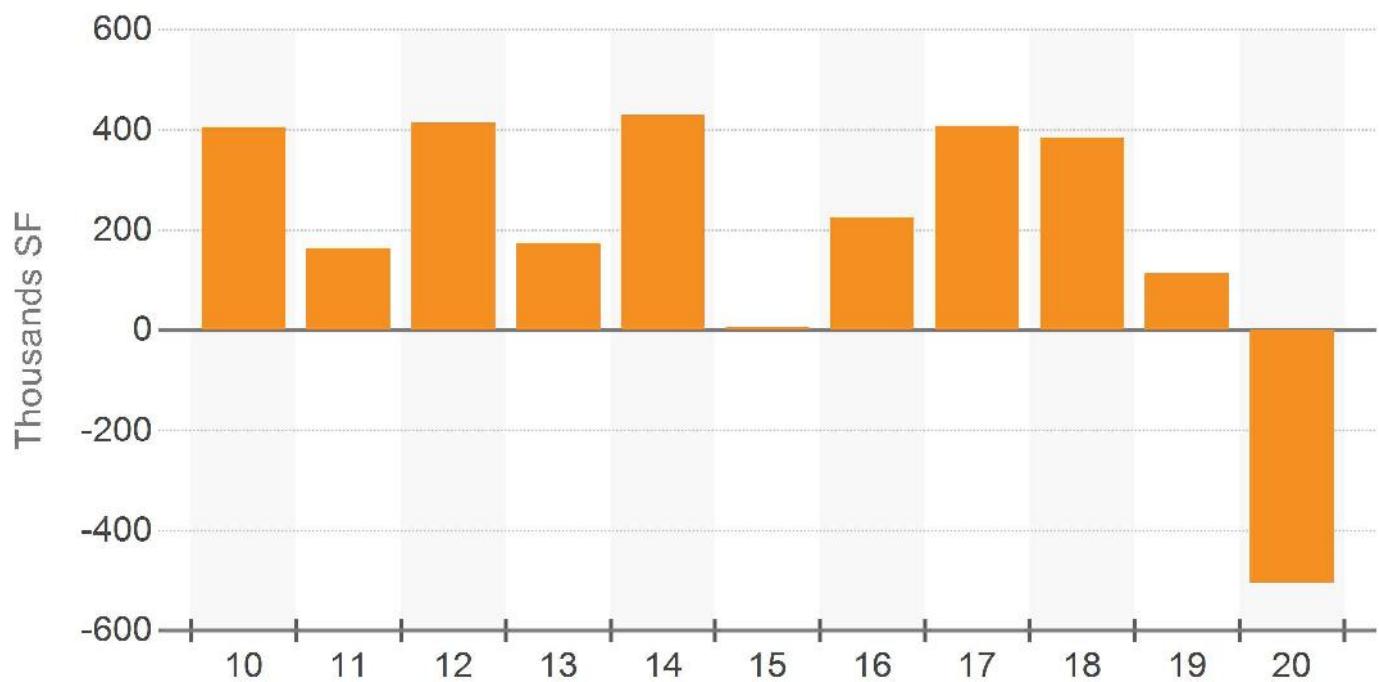
## MONTHS ON MARKET DISTRIBUTION



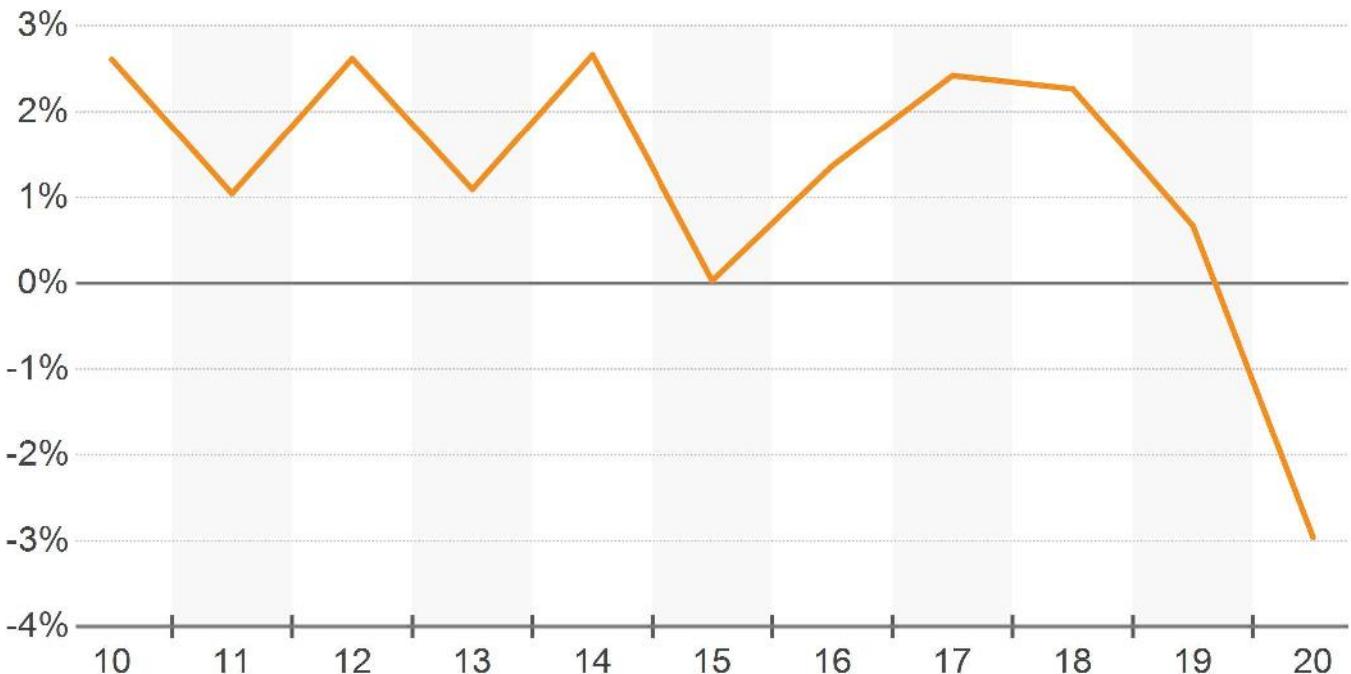
# Leasing Demand

Custom Market Report

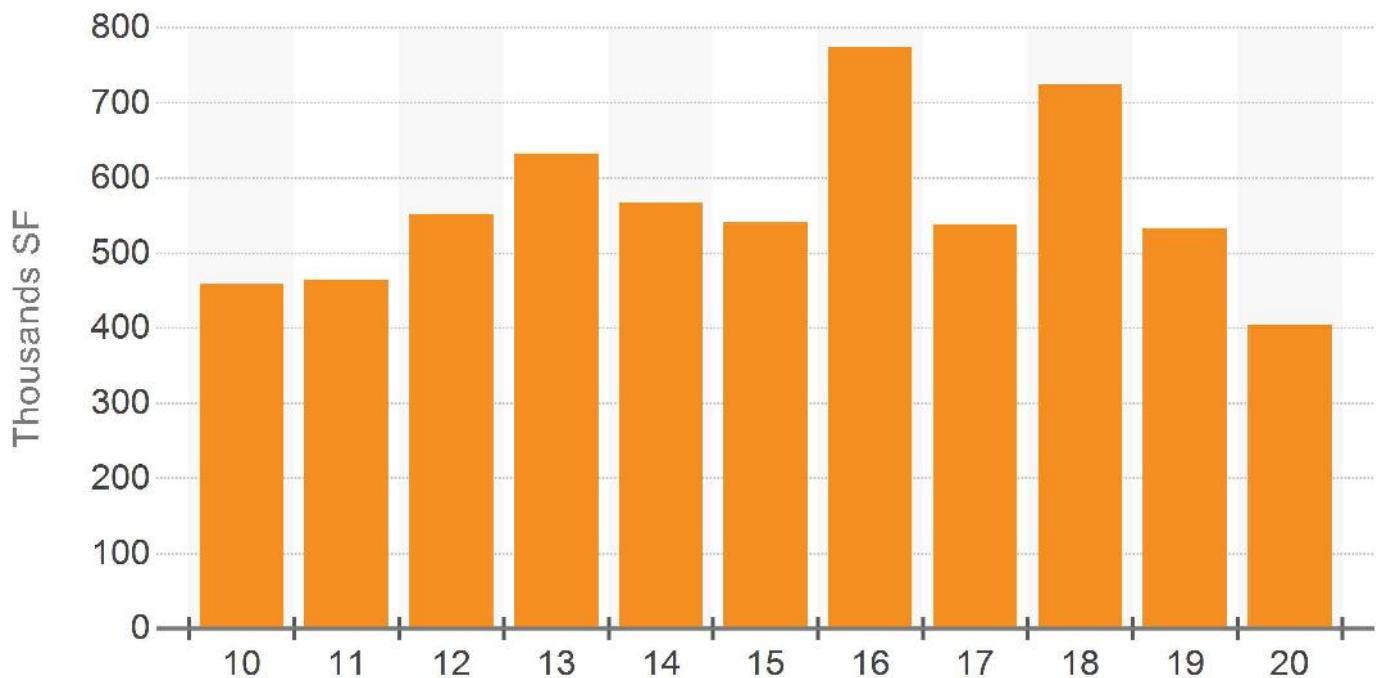
## NET ABSORPTION



## NET ABSORPTION AS % OF INVENTORY



## LEASING ACTIVITY



## MONTHS ON MARKET



# Leasing Demand

Custom Market Report

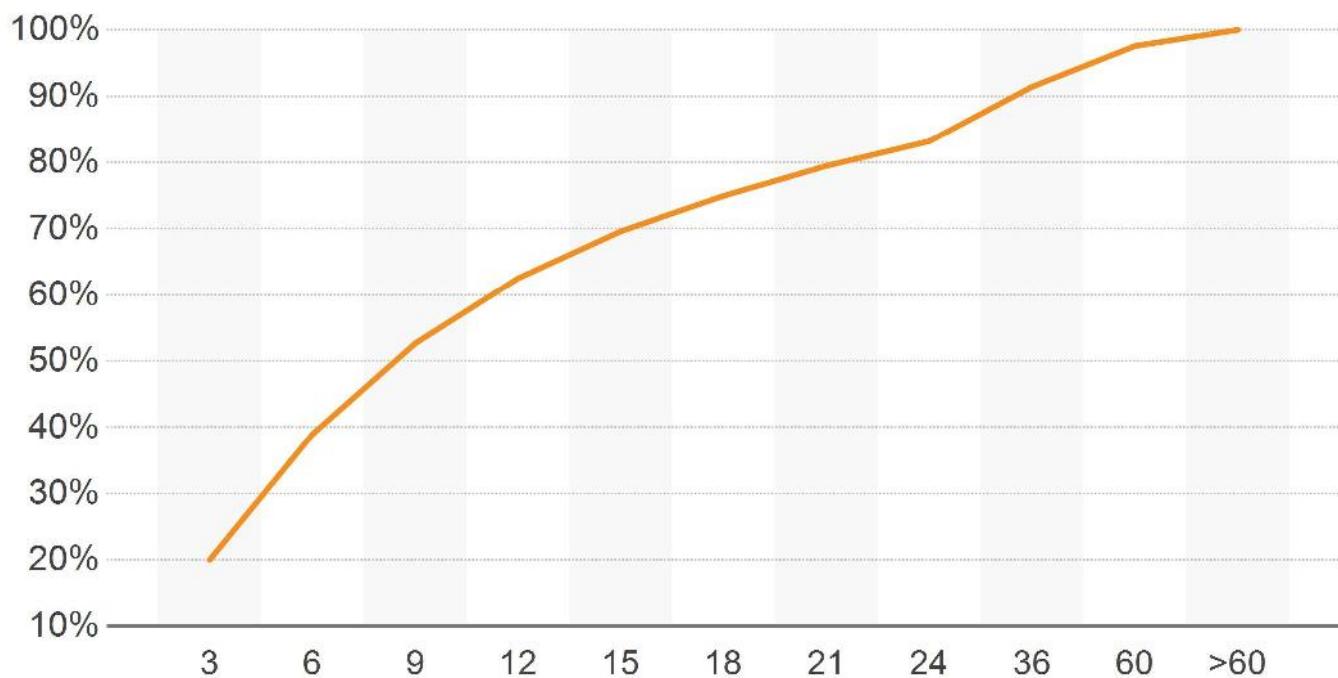
## MONTHS TO LEASE



## MONTHS VACANT



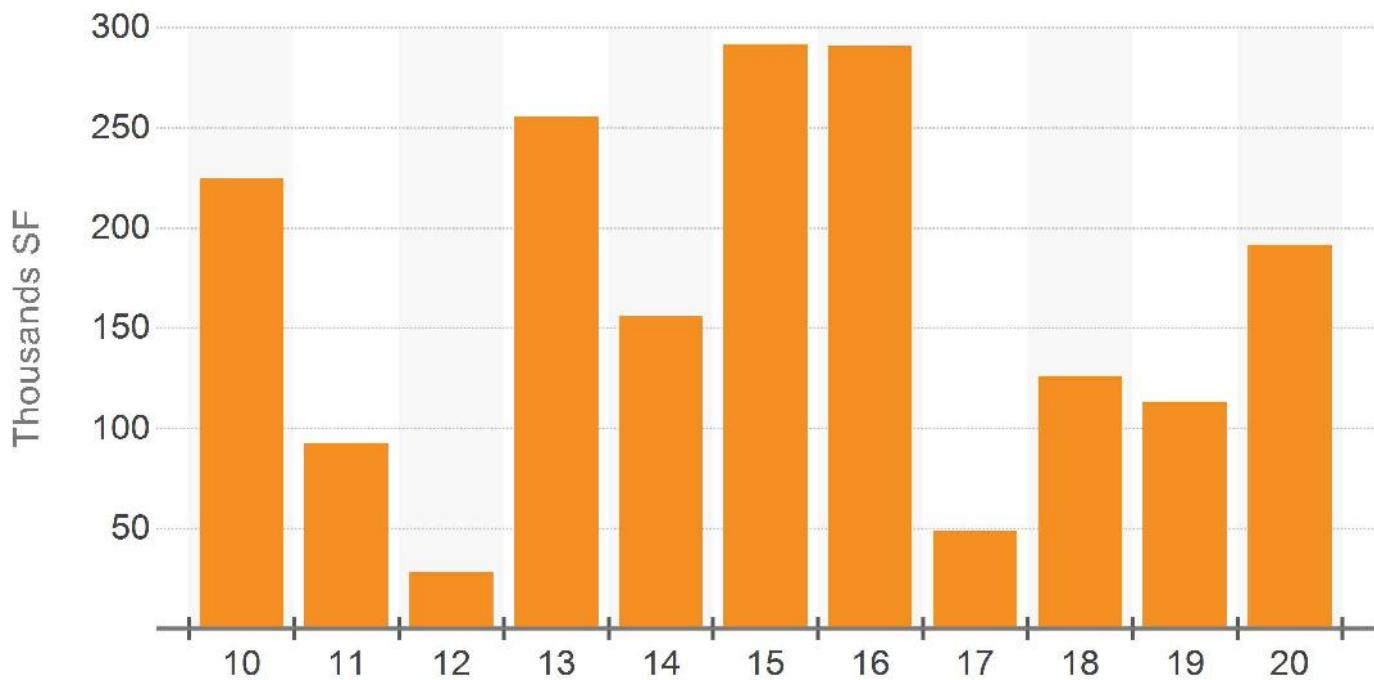
## PROBABILITY OF LEASING IN MONTHS



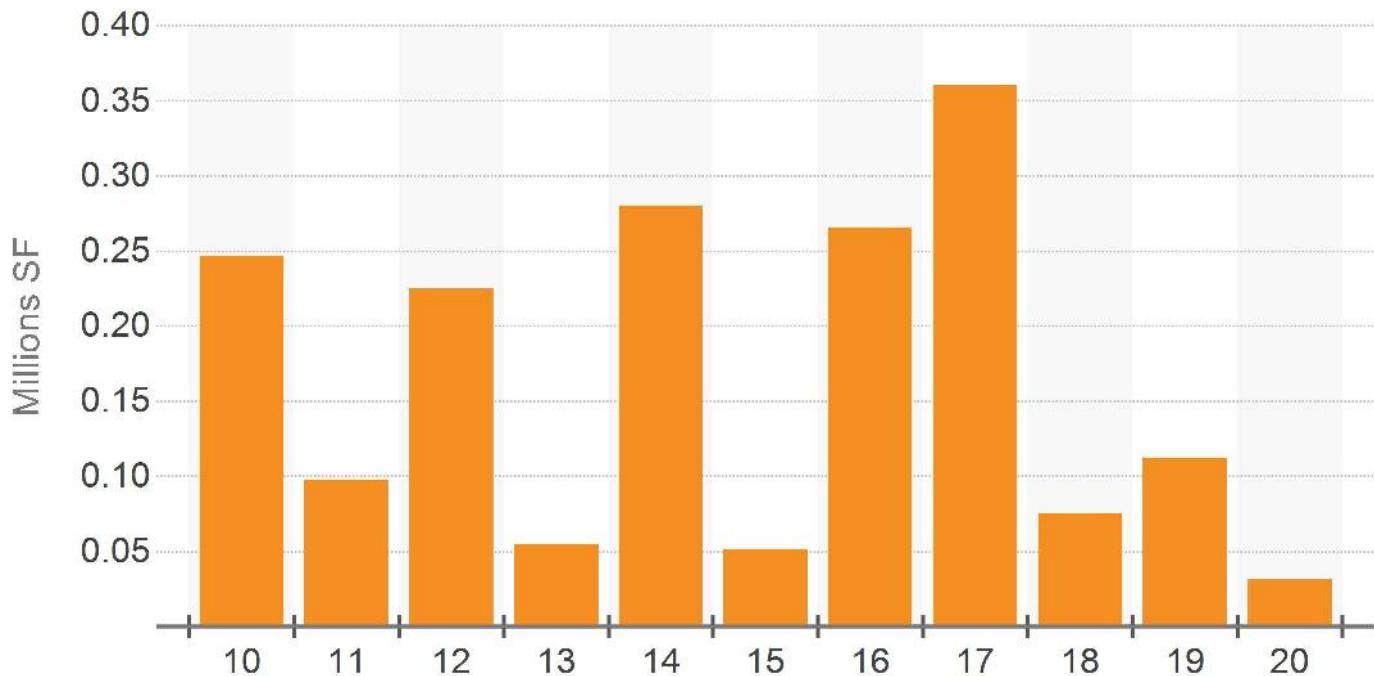
# Construction Activity

Custom Market Report

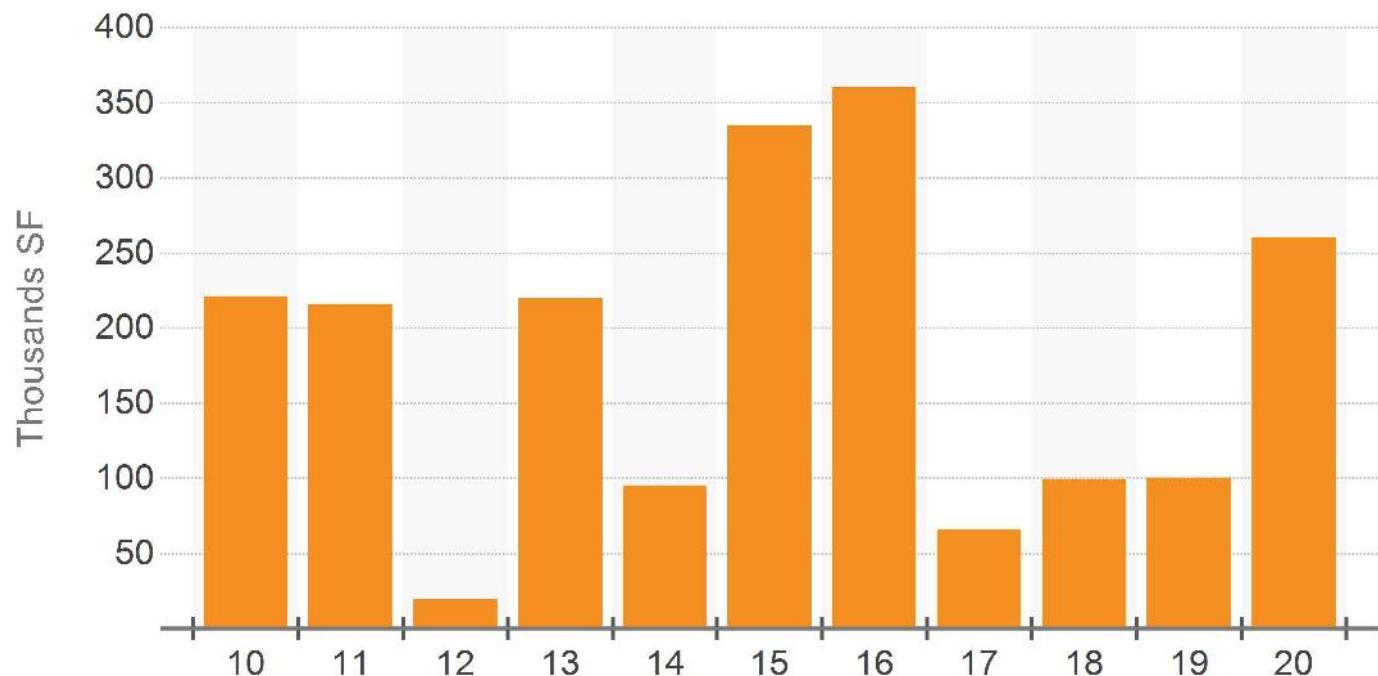
## CONSTRUCTION STARTS



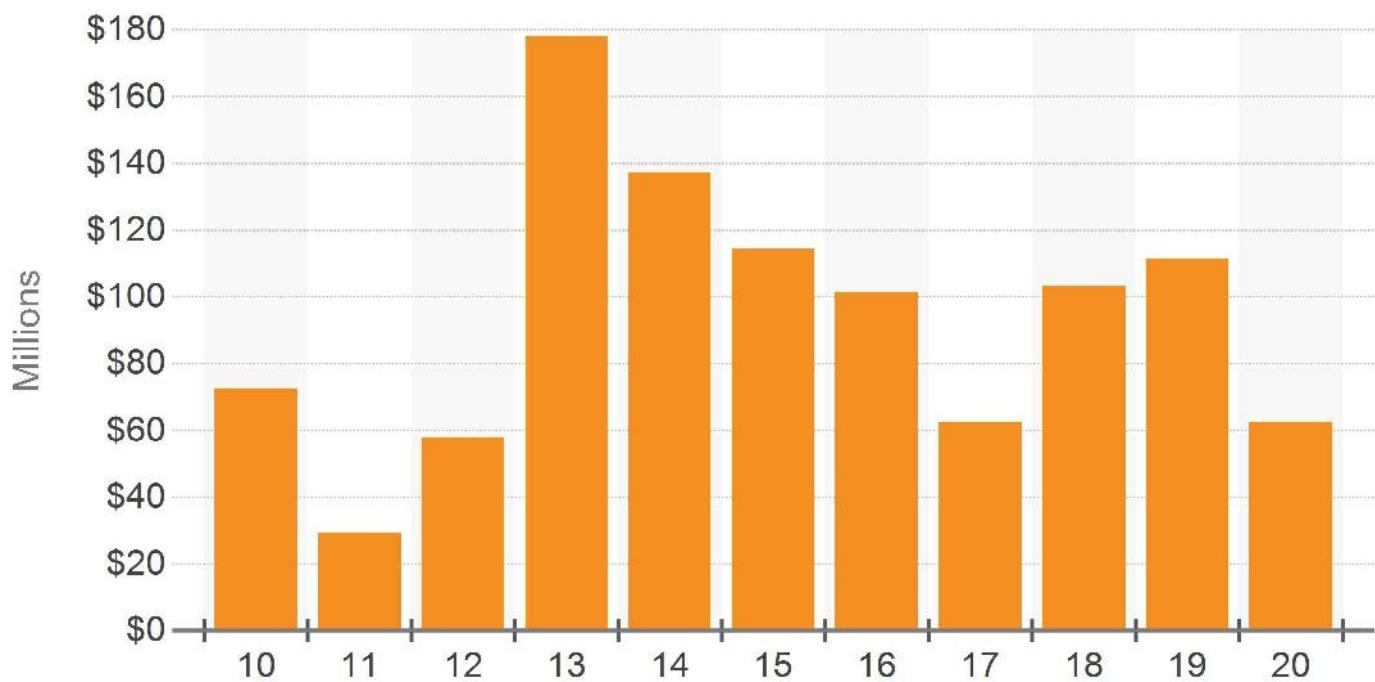
## CONSTRUCTION DELIVERIES



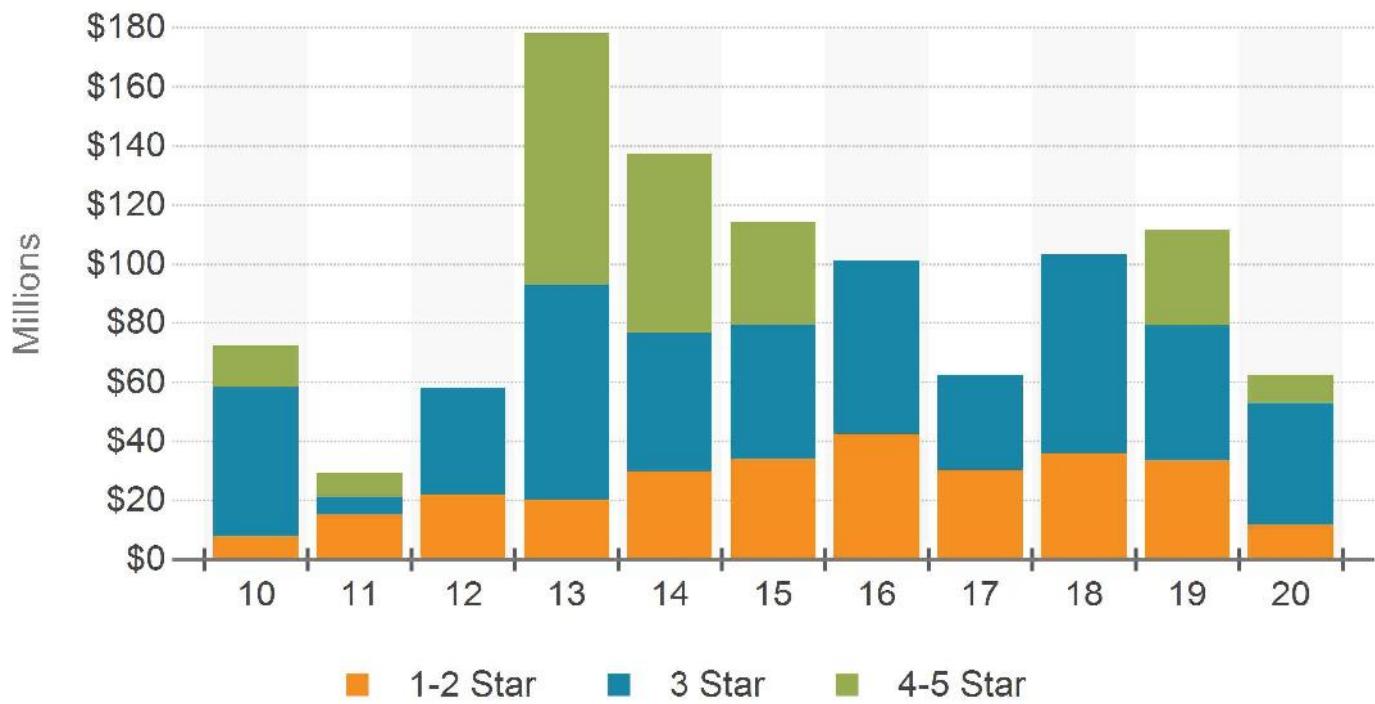
## UNDER CONSTRUCTION



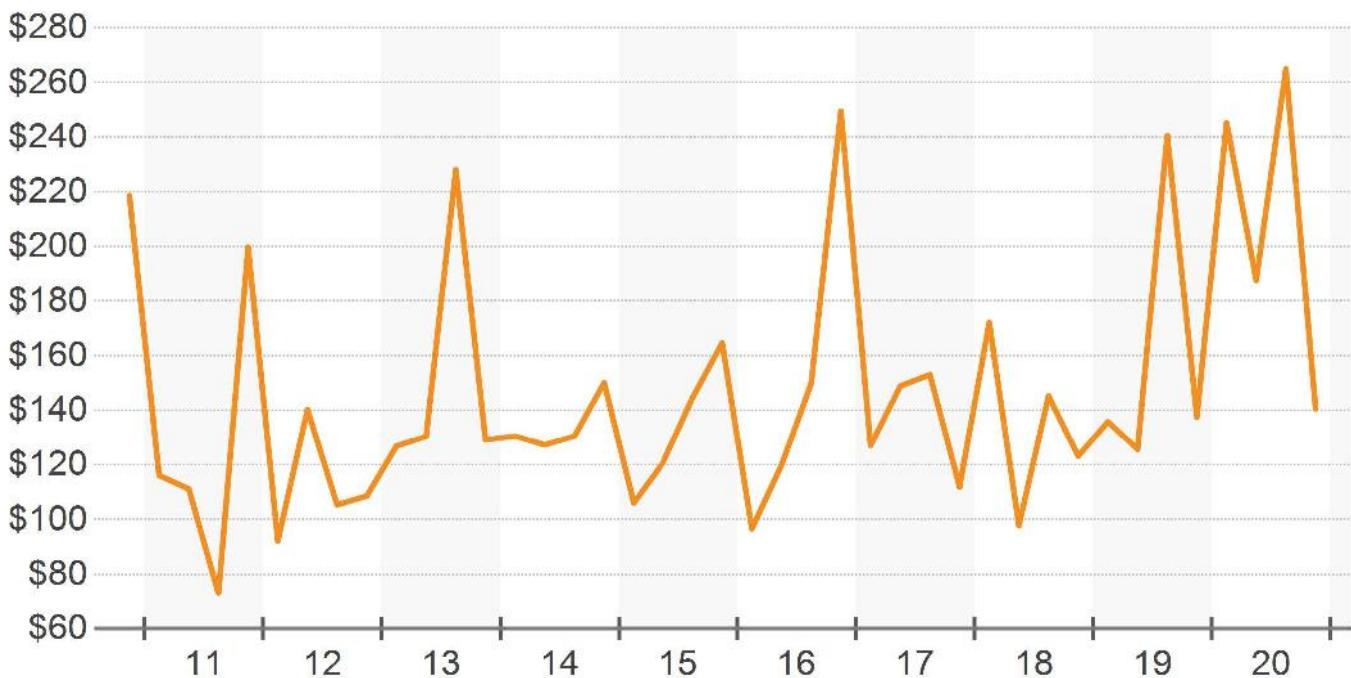
### SALES VOLUME



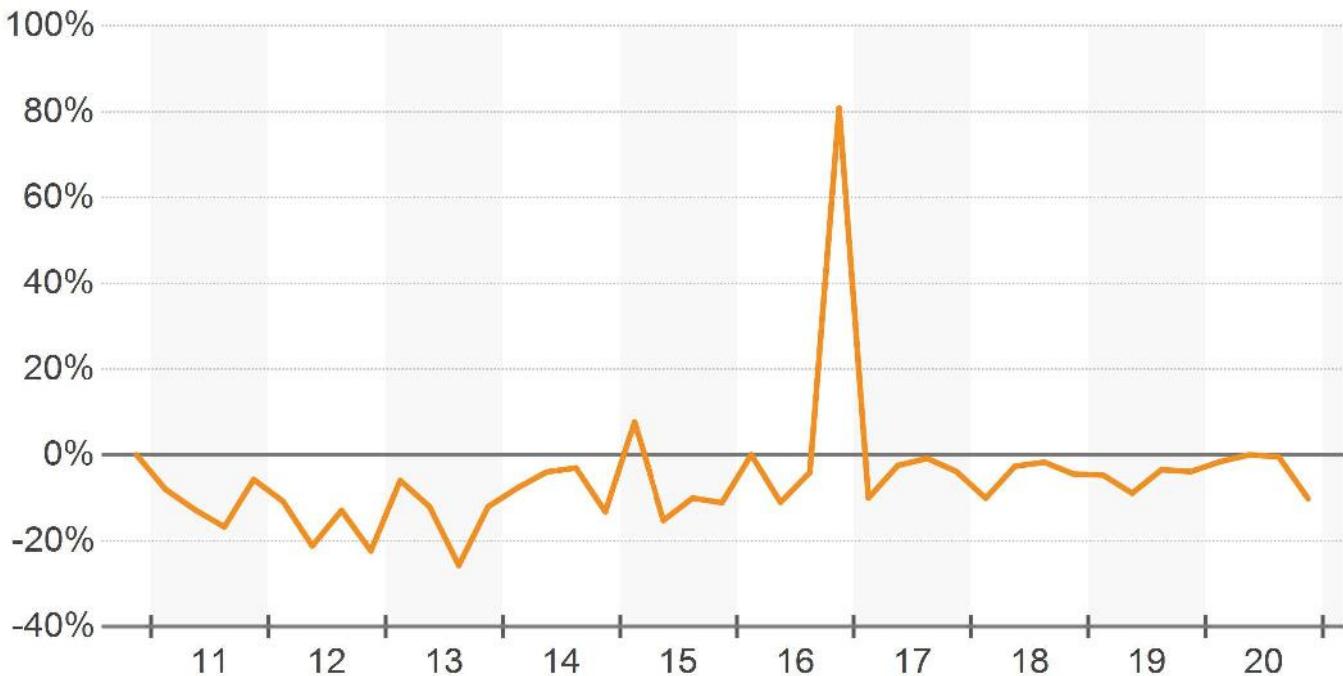
### SALES VOLUME BY STAR RATING



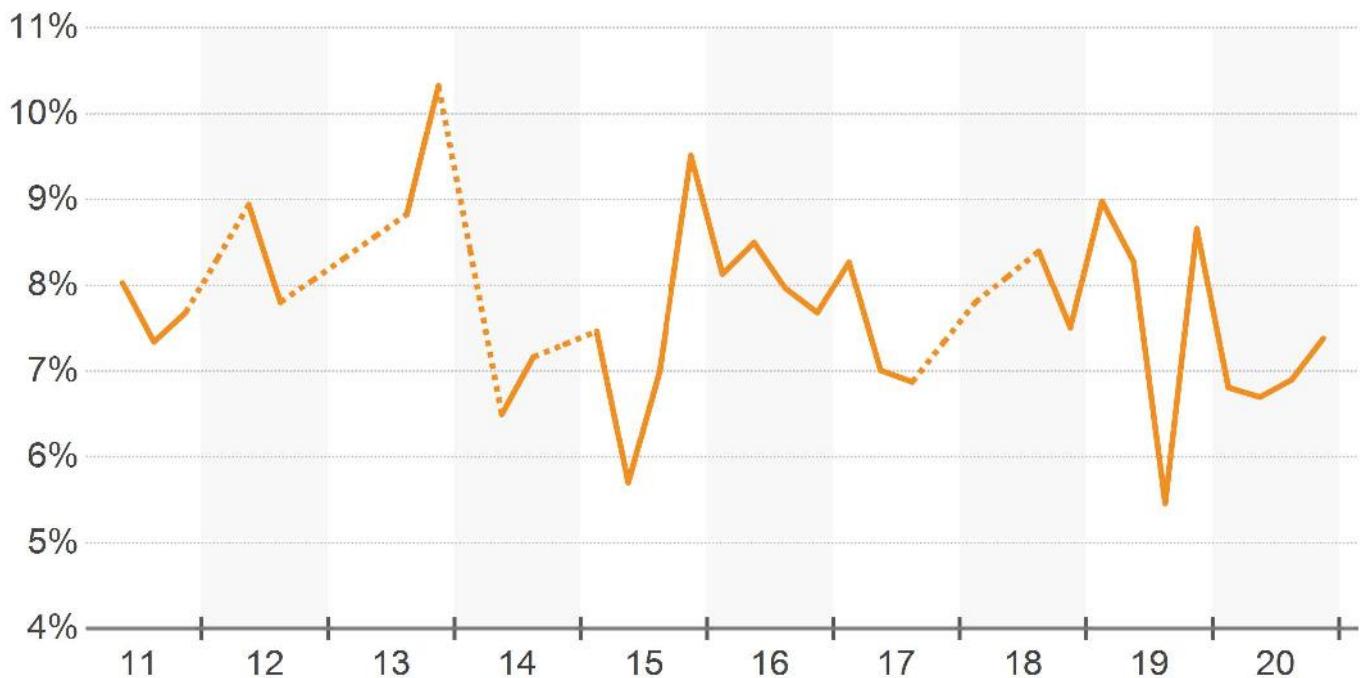
### AVERAGE SALE PRICE PER SF



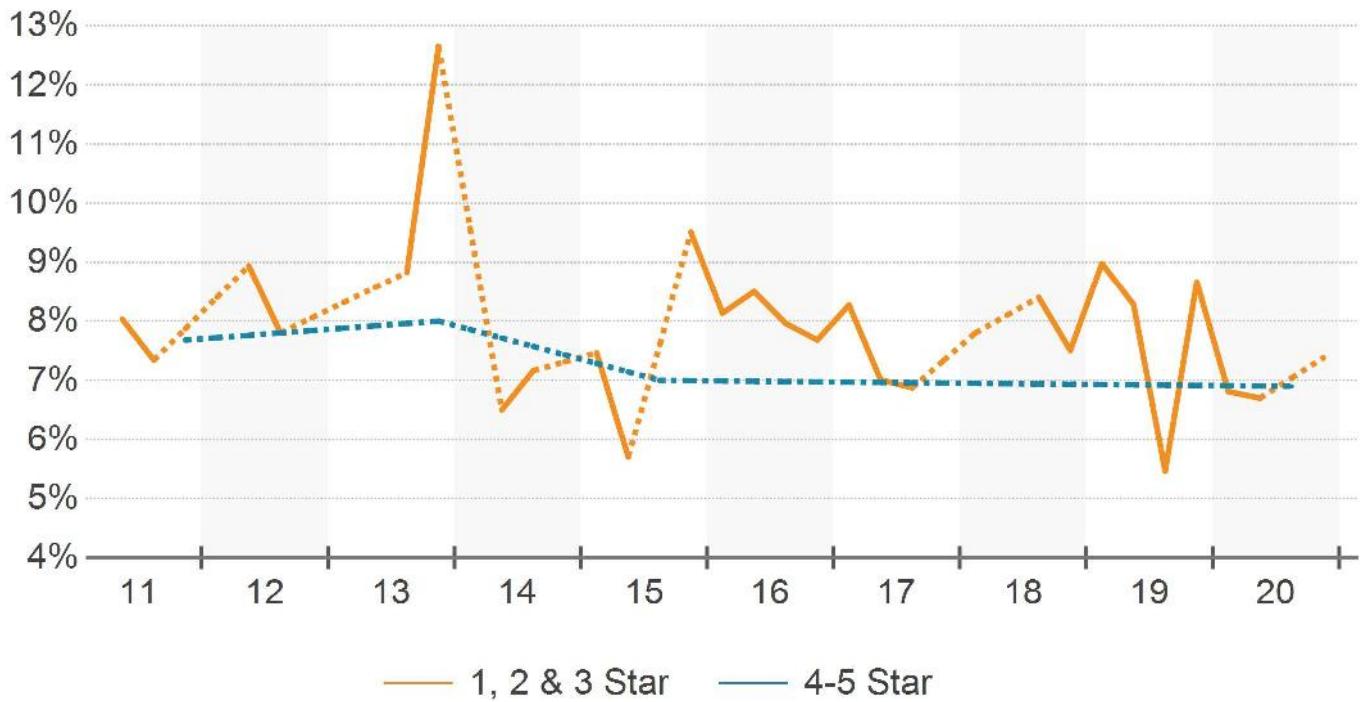
### SALE TO ASKING PRICE DIFFERENTIAL



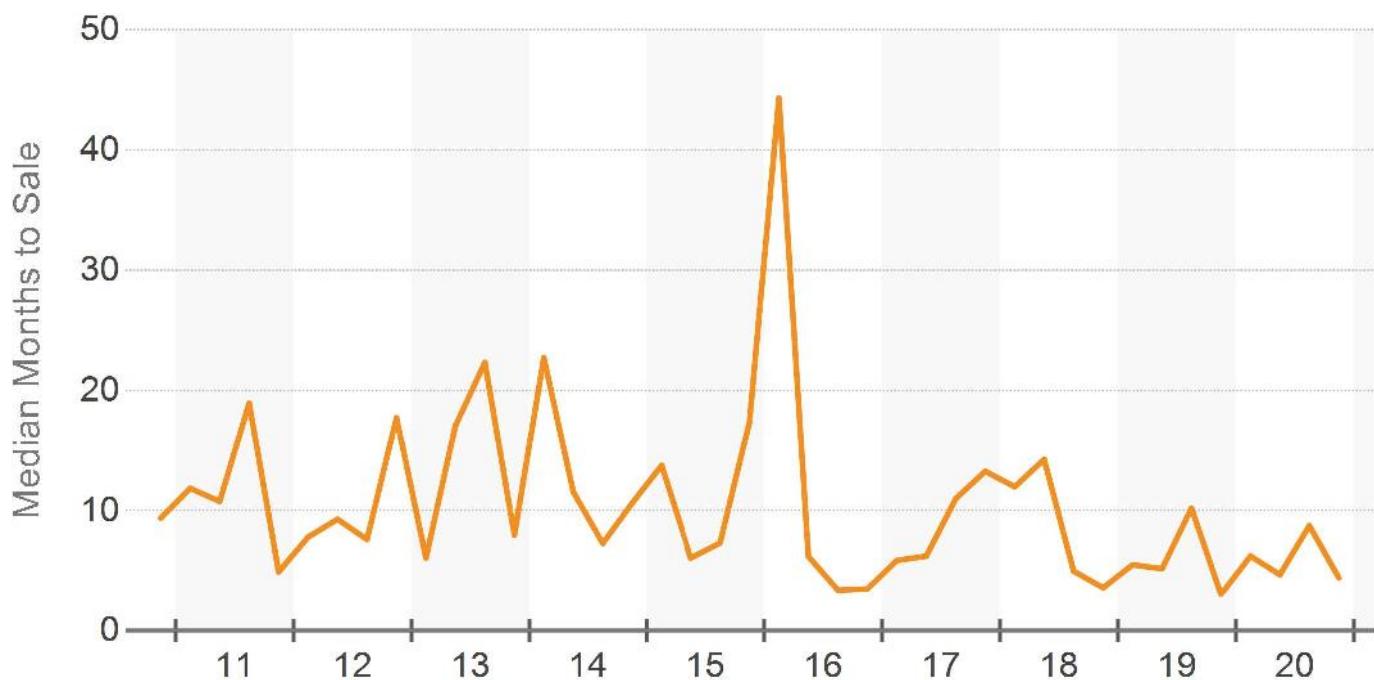
### CAP RATE



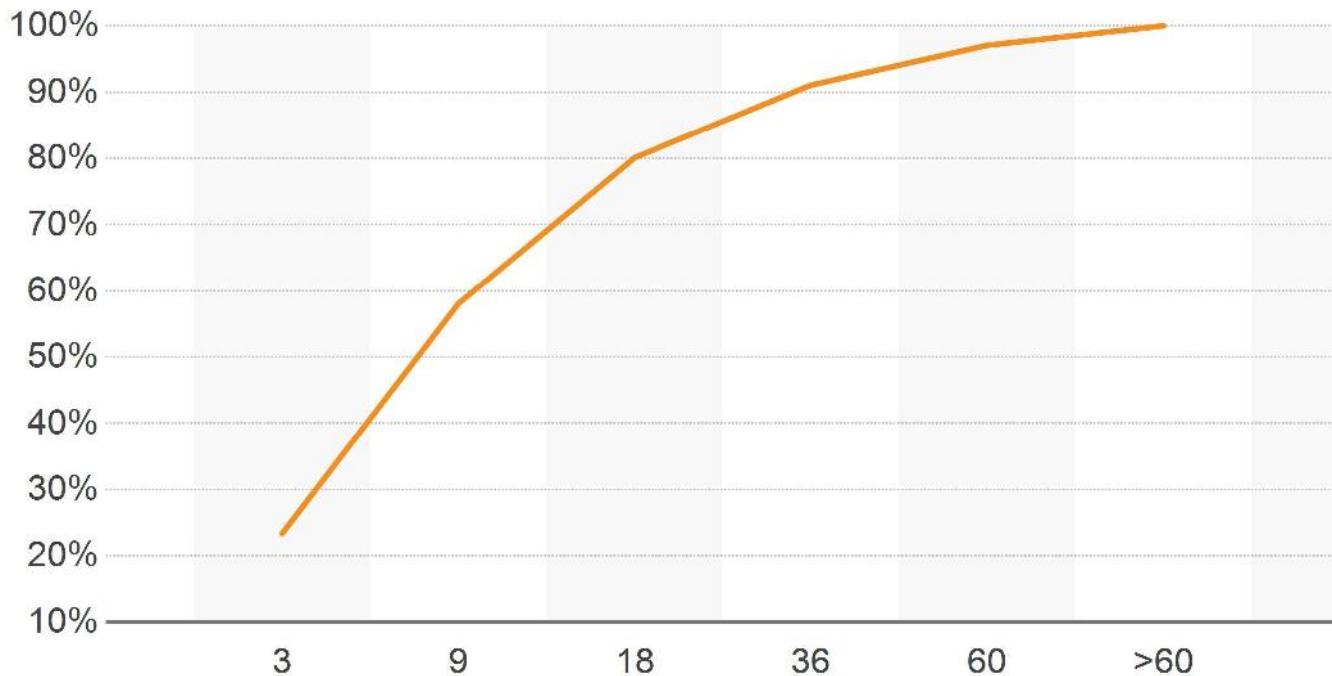
### CAP RATE BY STAR RATING



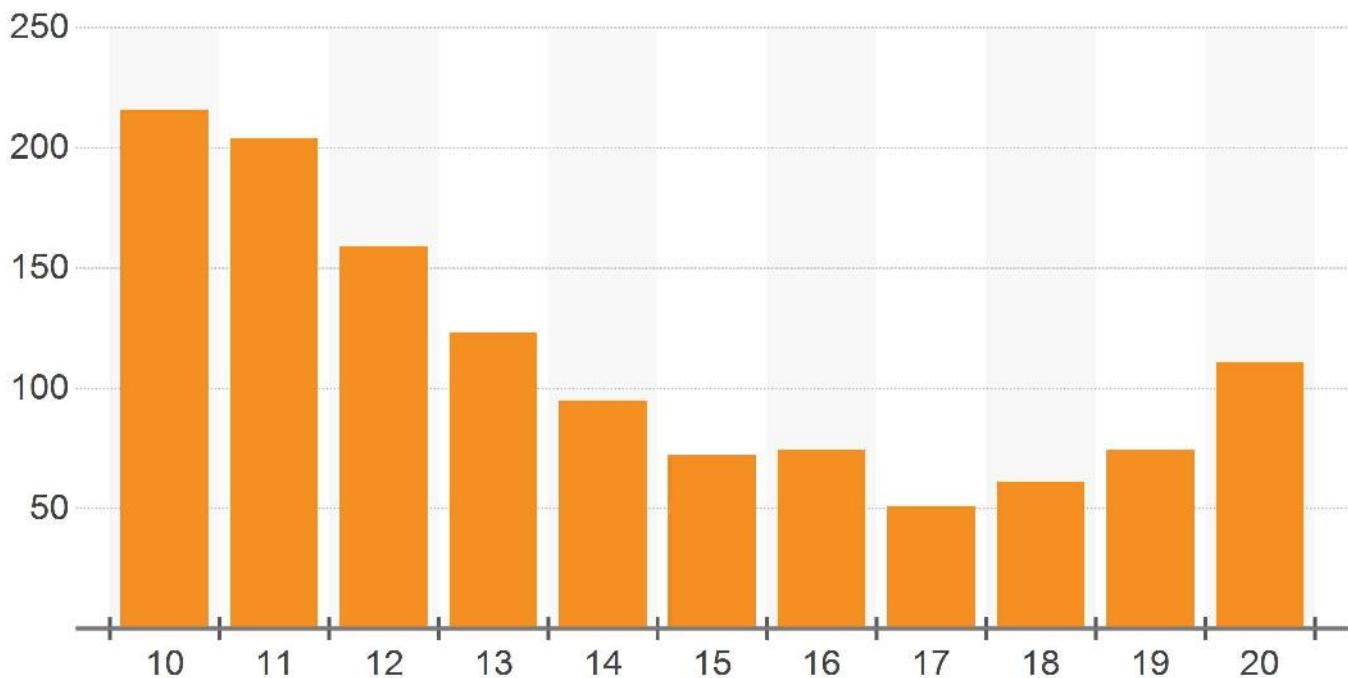
### MONTHS TO SALE



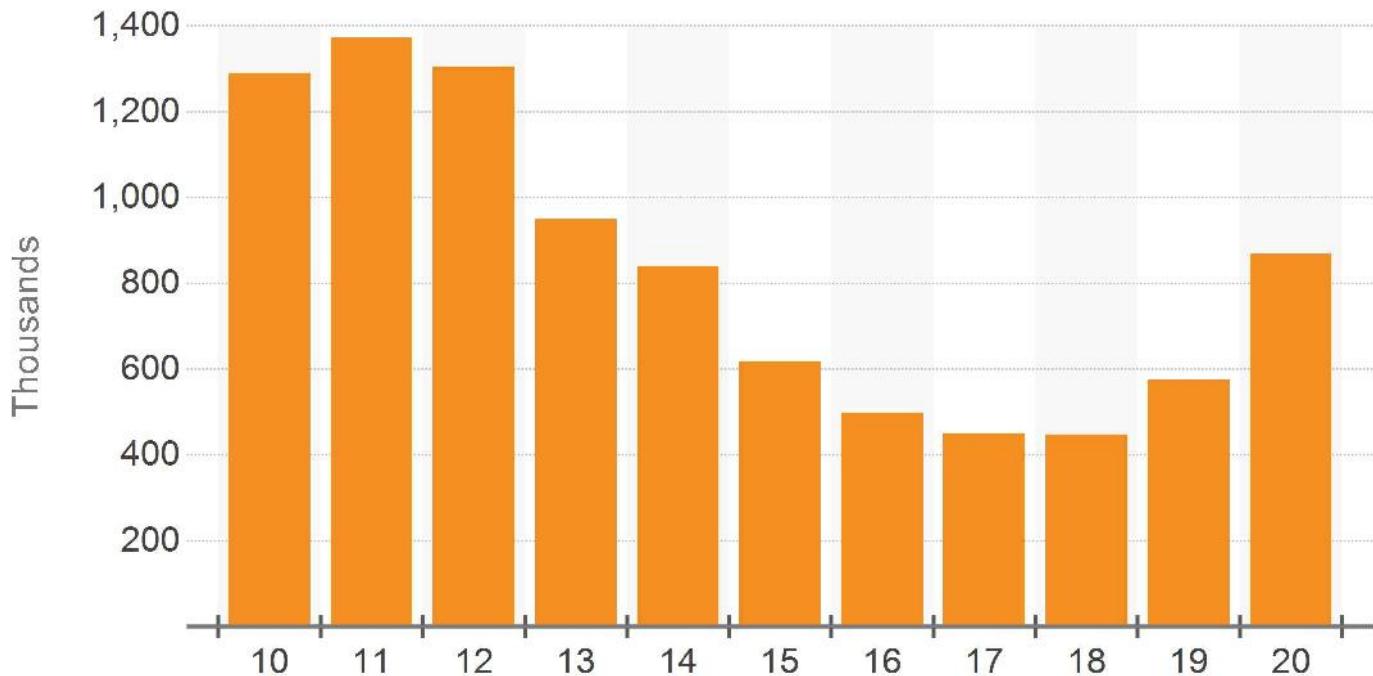
### PROBABILITY OF SELLING IN MONTHS



### FOR SALE TOTAL LISTINGS



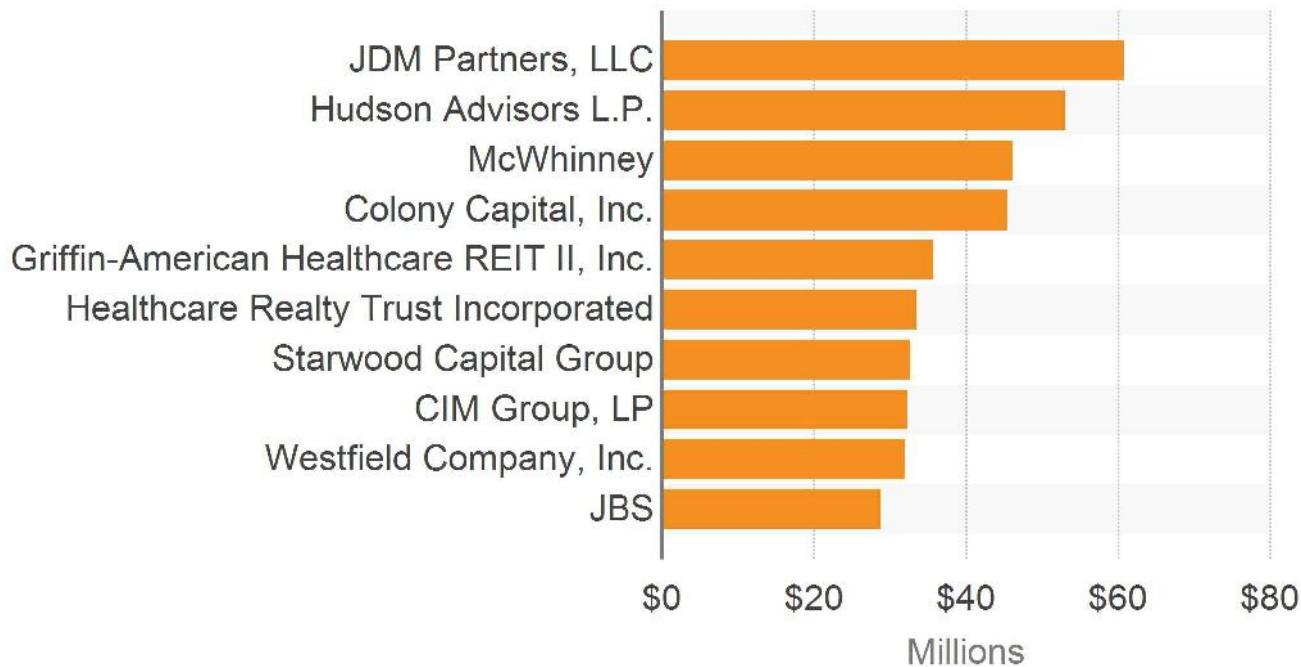
### FOR SALE TOTAL SF



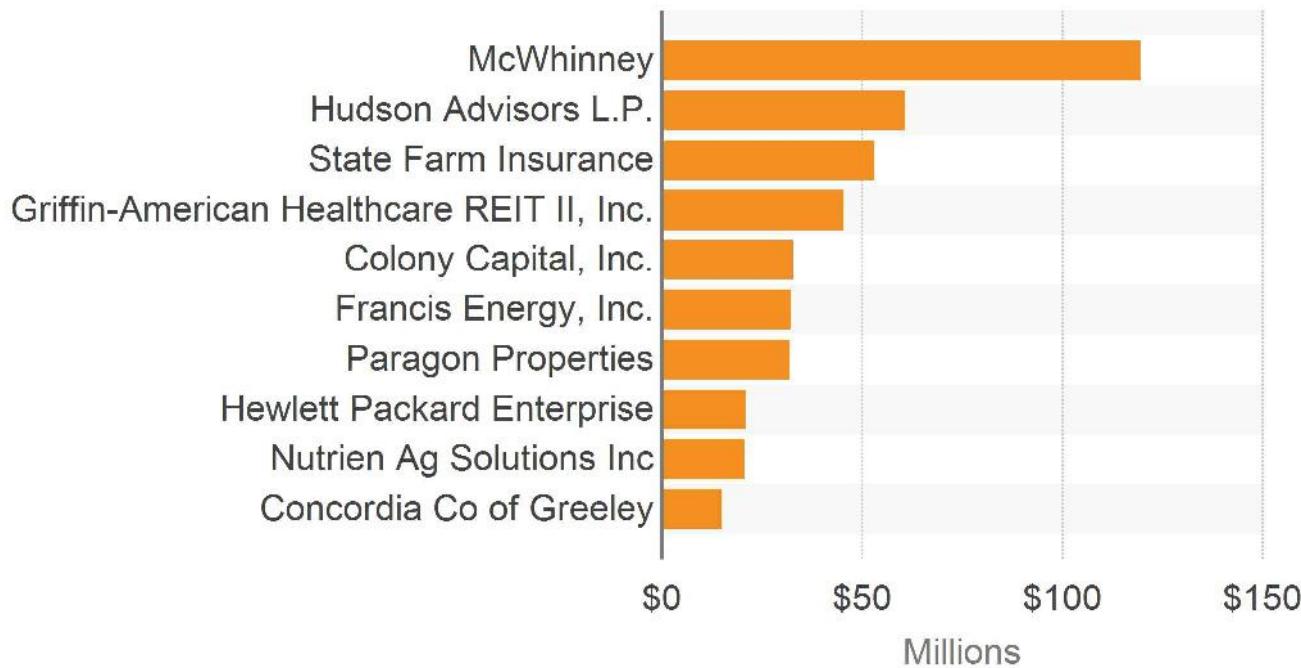
### ASKING PRICE PER SF



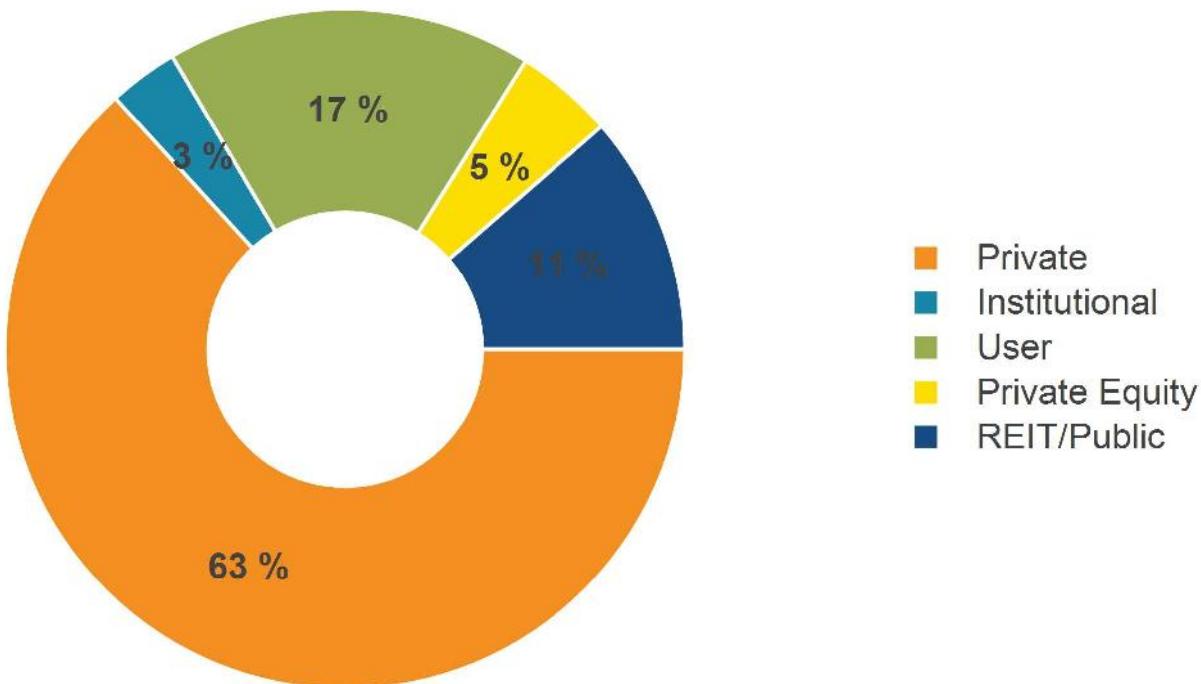
### TOP BUYERS



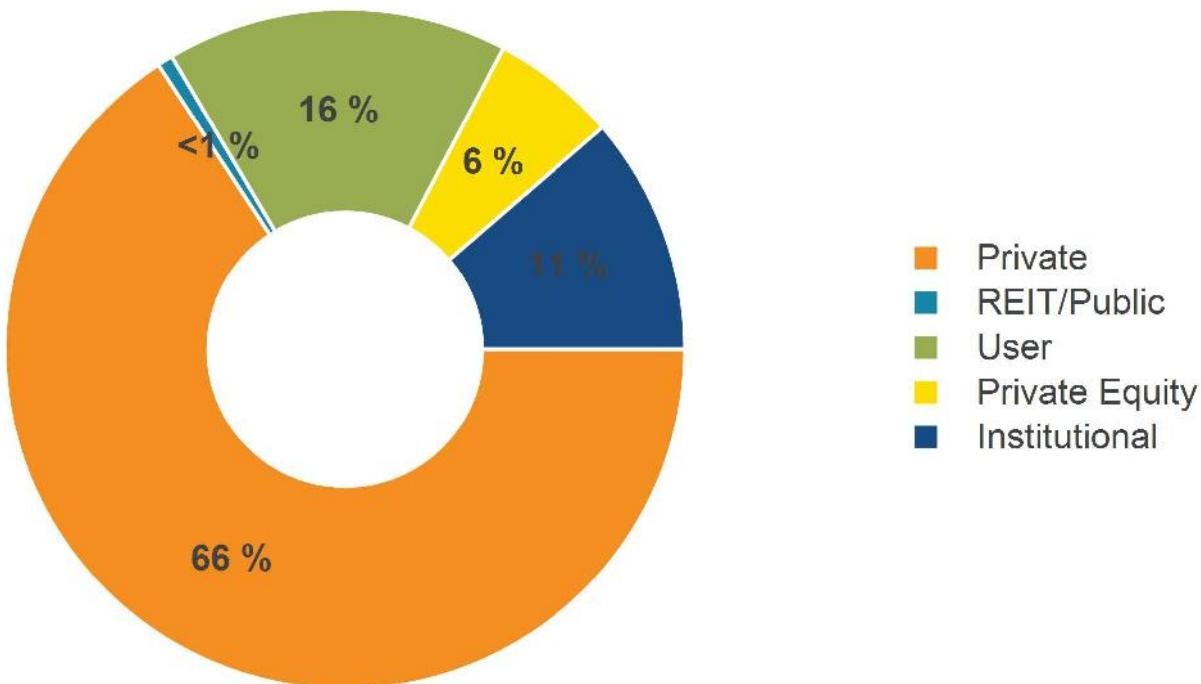
### TOP SELLERS



### SALES VOLUME BY BUYER TYPE



### SALES VOLUME BY SELLER TYPE



### TOP BUYER BROKERS



### TOP SELLER BROKERS

