

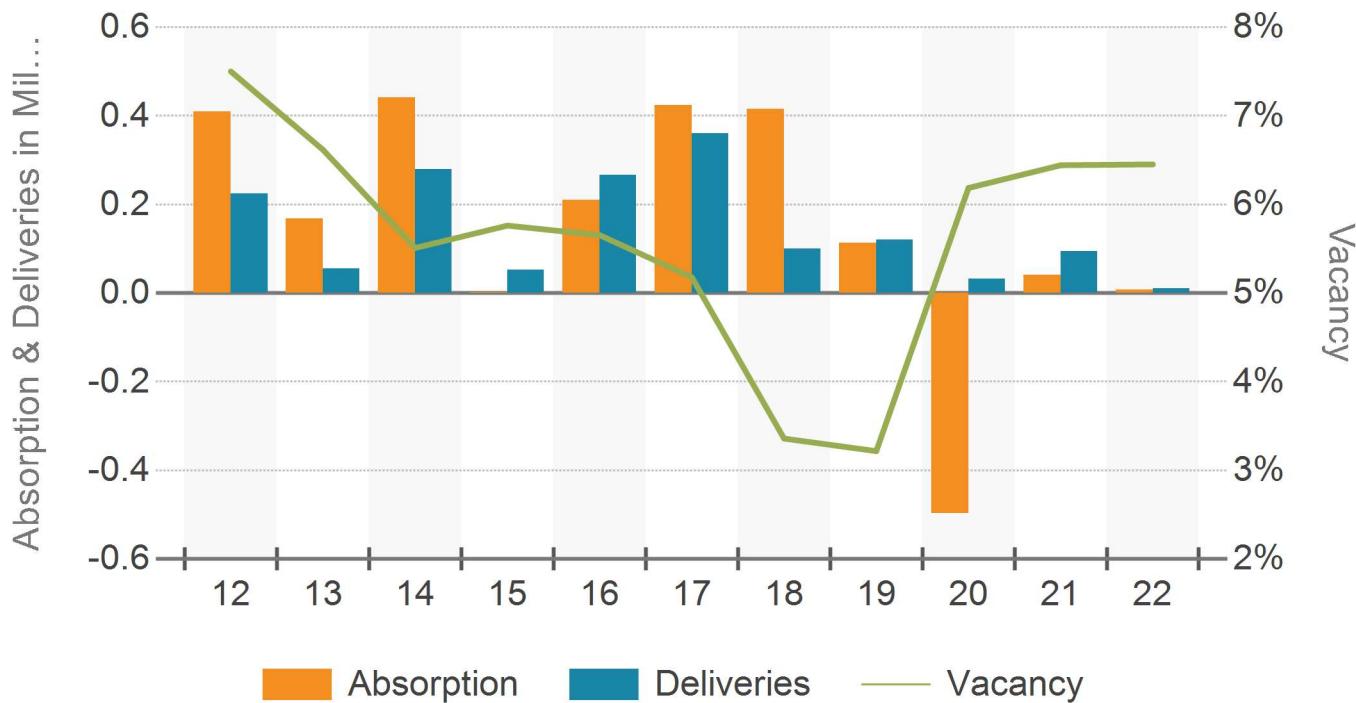
Office Report - Larimer/Weld County

PREPARED BY

REALTEC
COMMERCIAL REAL ESTATE SERVICES
Jamie Globelnik
Associate Broker



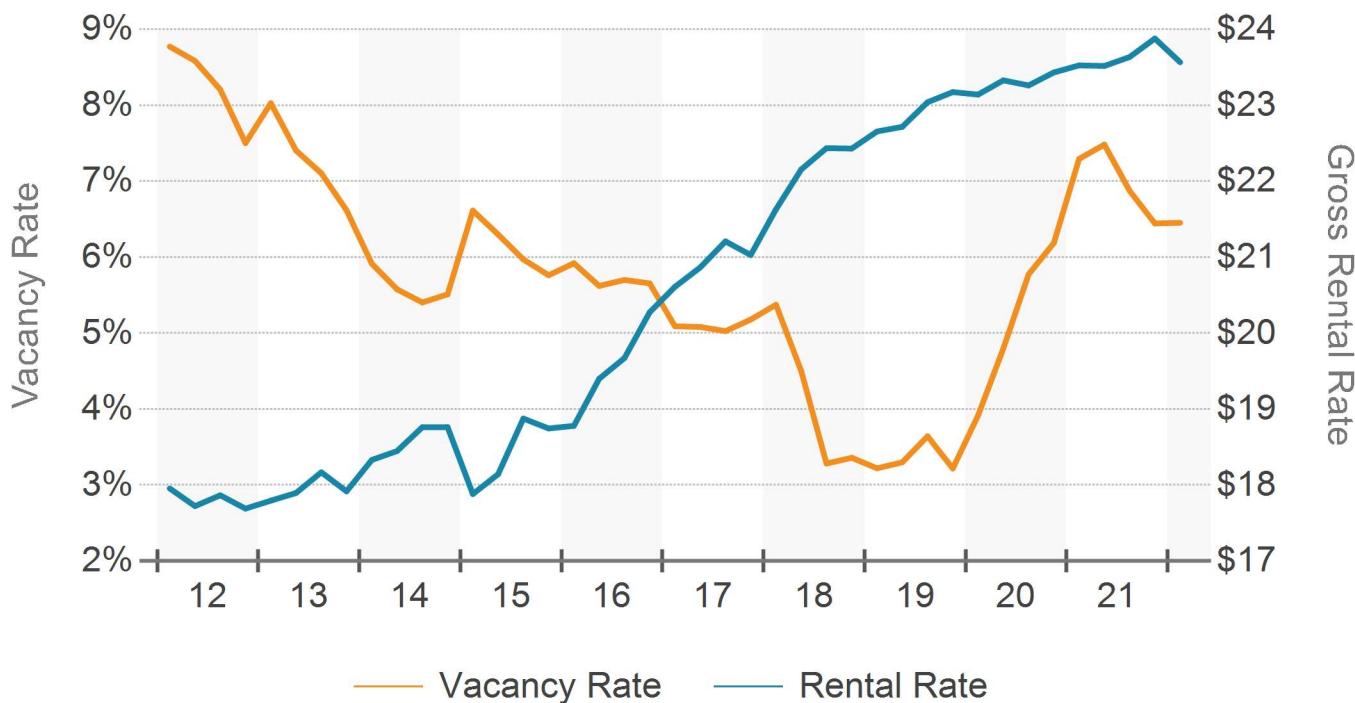
ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Gross Rent Per SF	\$23.57	\$22.69
Vacancy Rate	6.5%	5.0%
Vacant SF	1,152,564	875,716
Availability Rate	10.3%	7.8%
Available SF	1,858,320	1,382,331
Sublet SF	576,440	198,069
Months on Market	10.1	8.0

Inventory	Survey	5-Year Avg
Existing Buildings	1,631	1,615
Existing SF	17,863,701	17,635,900
12 Mo. Const. Starts	10,000	81,588
Under Construction	152,278	106,287
12 Mo. Deliveries	102,554	139,273

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	11,906	95,084
12 Mo. Leasing SF	687,678	596,354

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$199	\$168
Asking Price Per SF	\$238	\$207
Sales Volume (Mil.)	\$111	\$93
Cap Rate	7.1%	7.5%

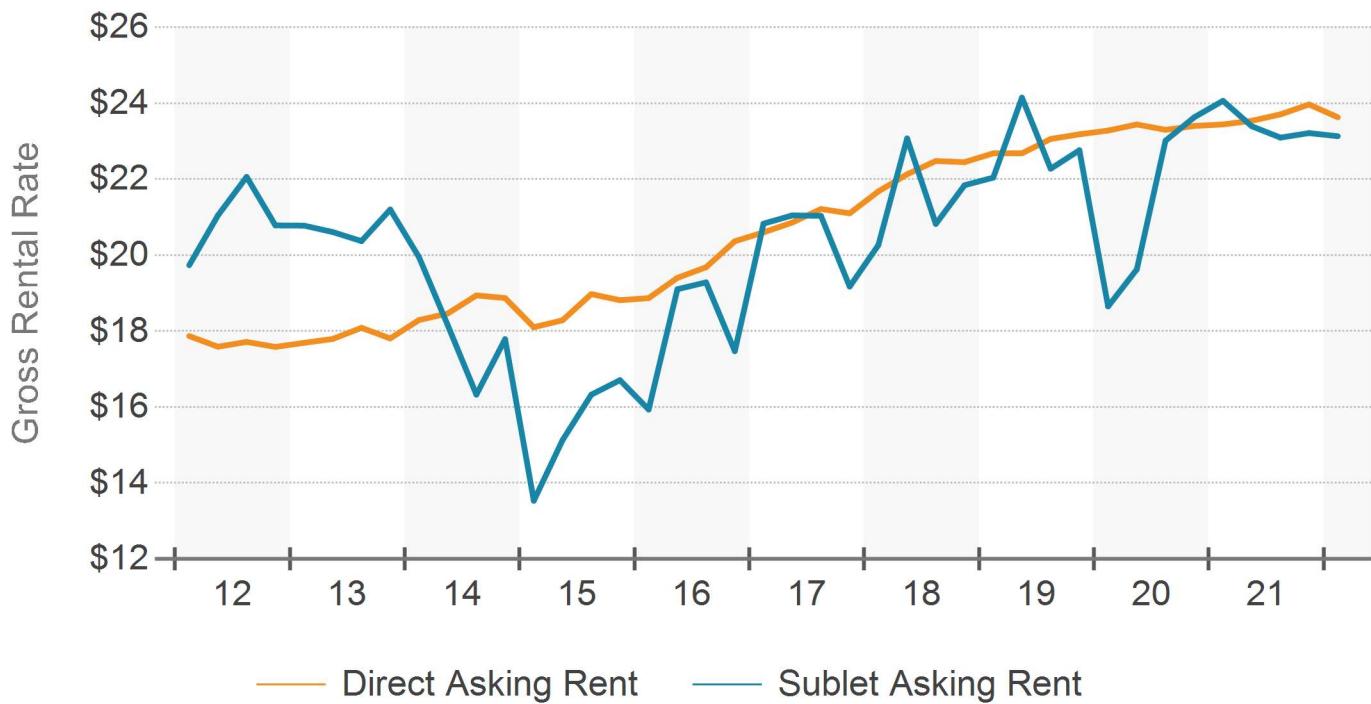
Rental Rates

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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



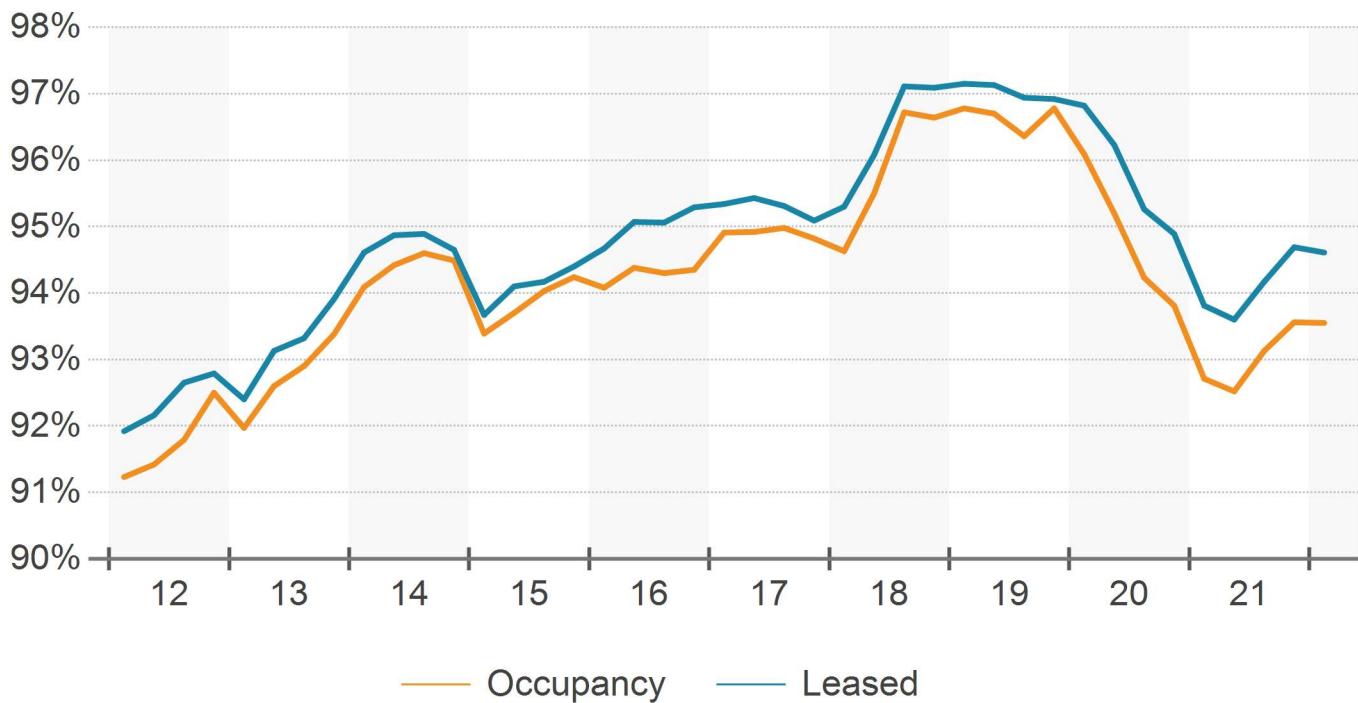
PERCENT LEASED RATE



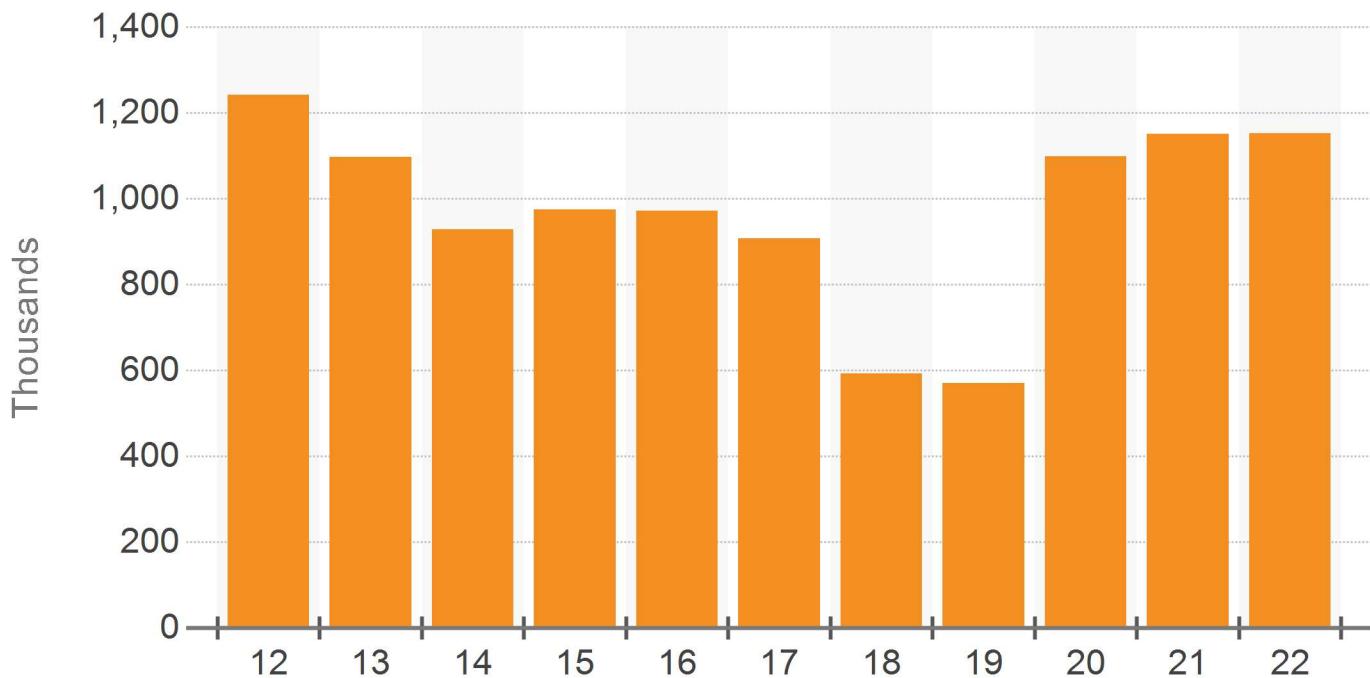
Vacancy & Availability

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OCCUPANCY & PERCENT LEASED



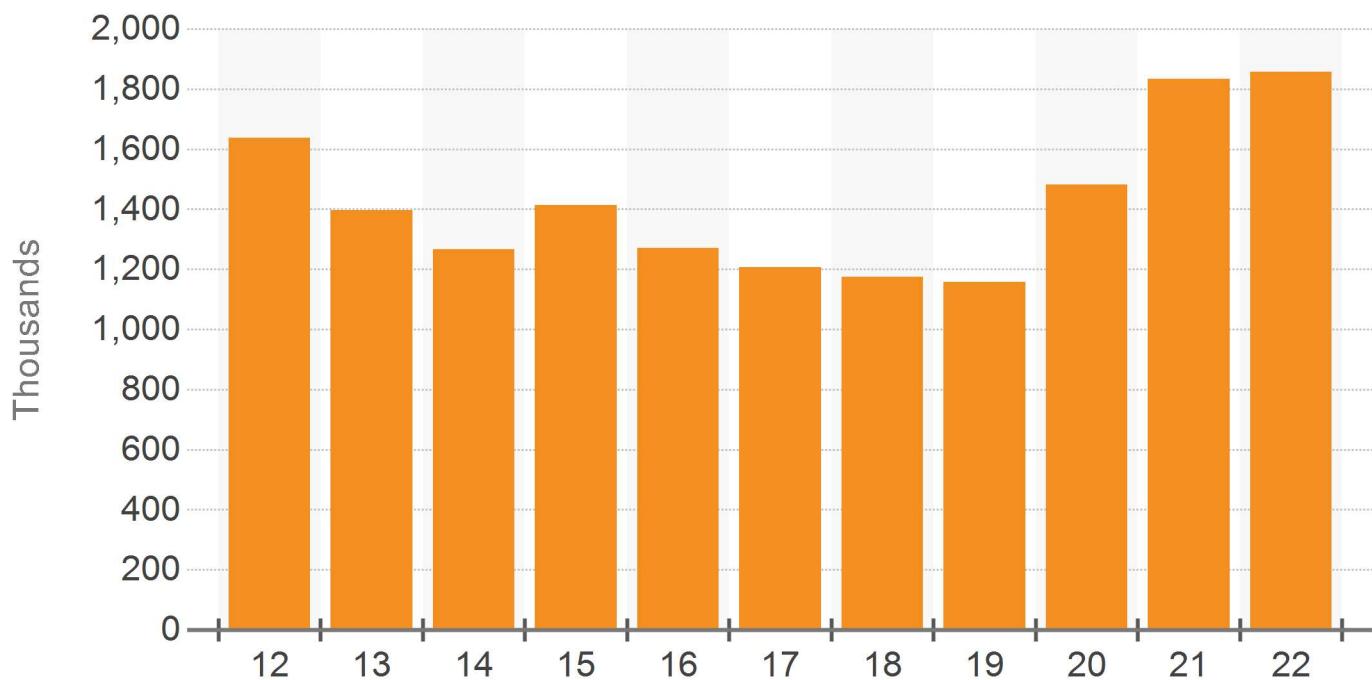
VACANT SF



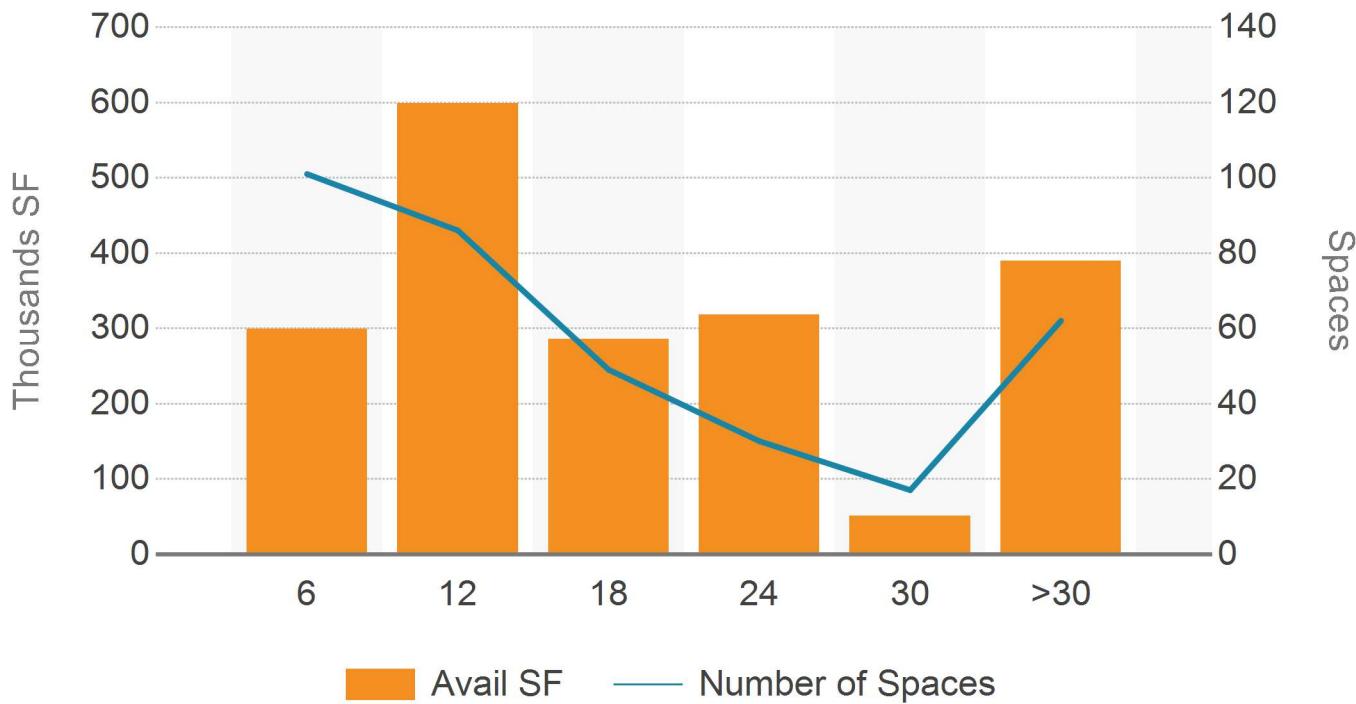
Vacancy & Availability

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AVAILABLE SF



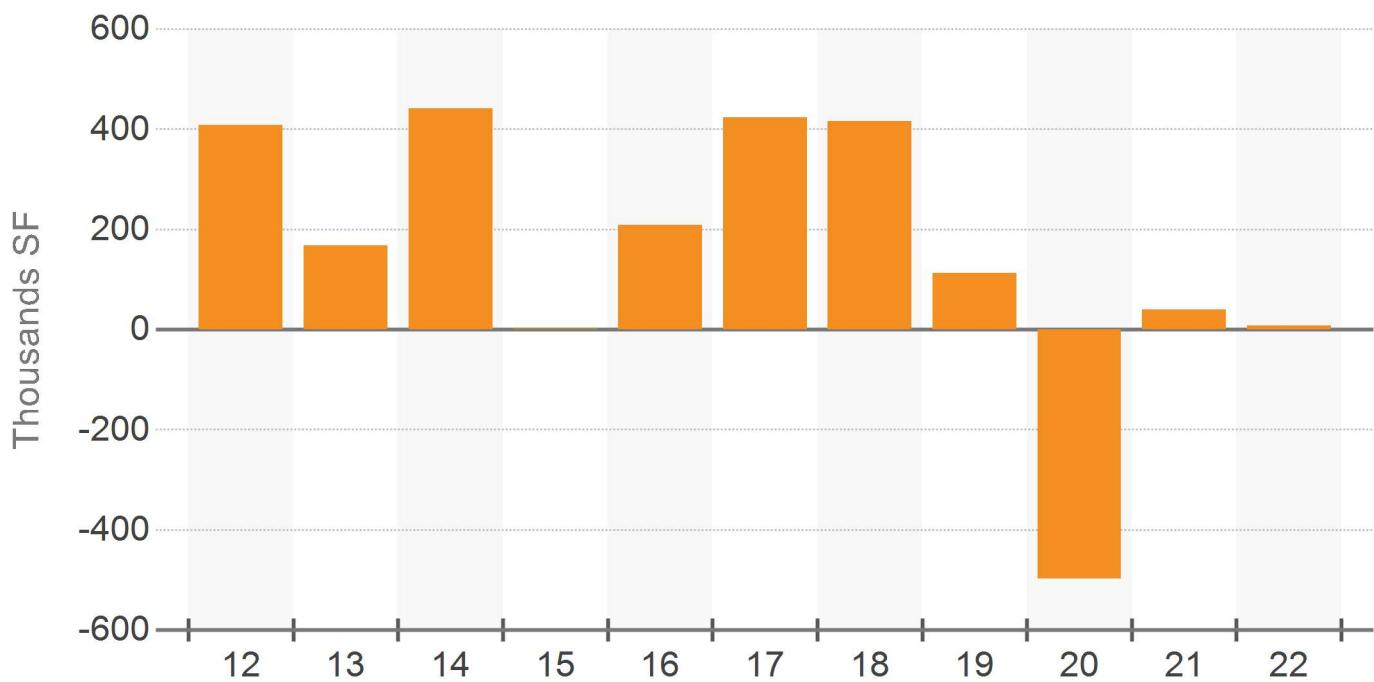
MONTHS ON MARKET DISTRIBUTION



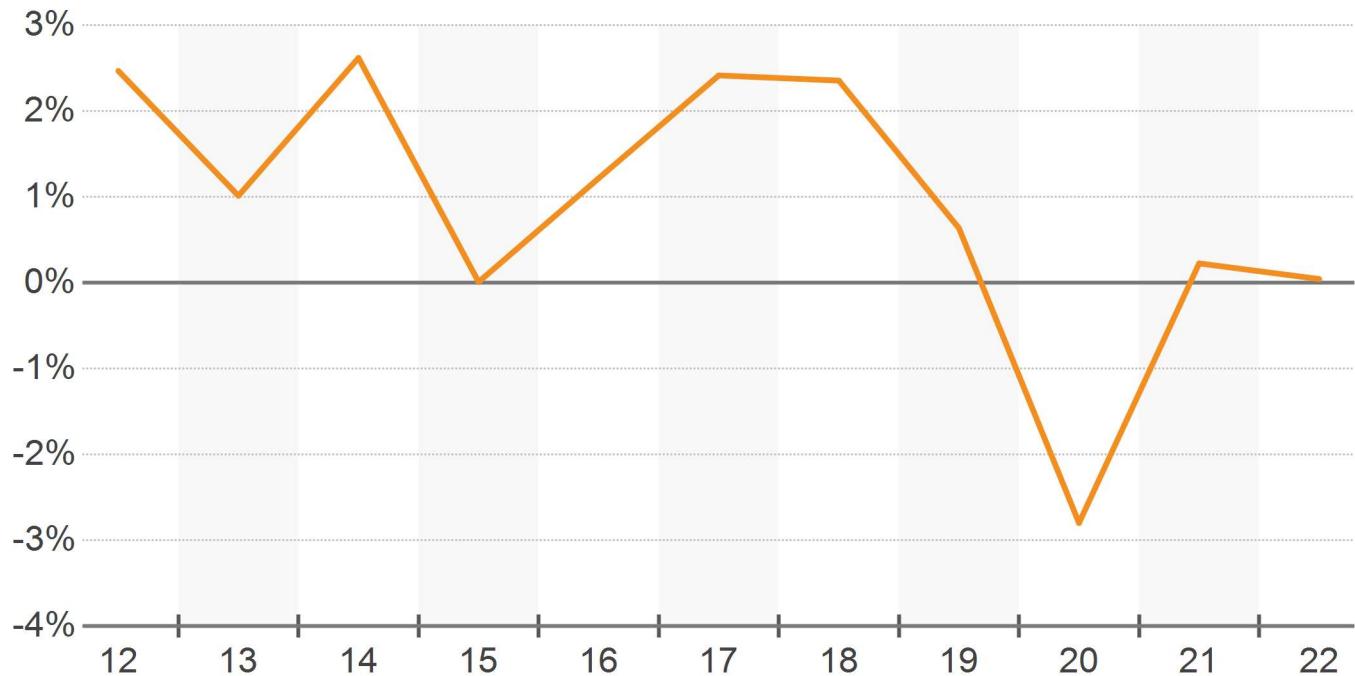
Leasing Demand

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NET ABSORPTION



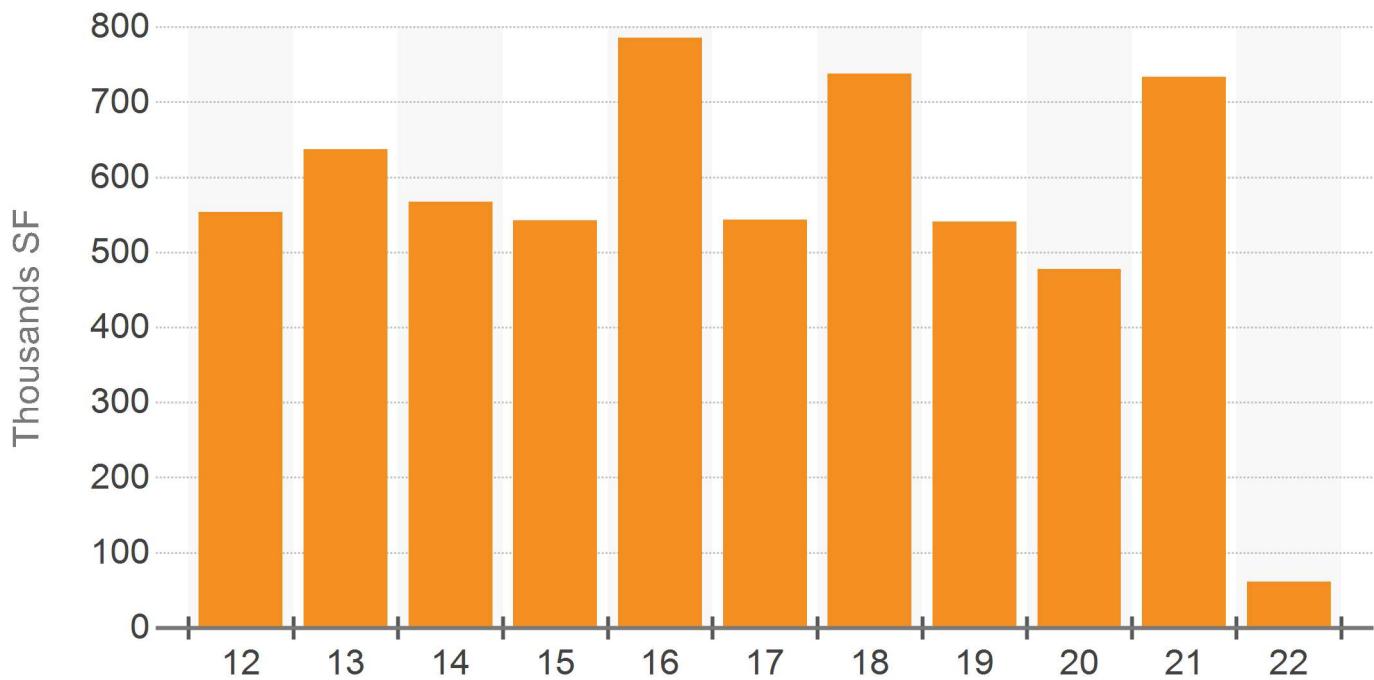
NET ABSORPTION AS % OF INVENTORY



Leasing Demand

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LEASING ACTIVITY



MONTHS ON MARKET



Leasing Demand

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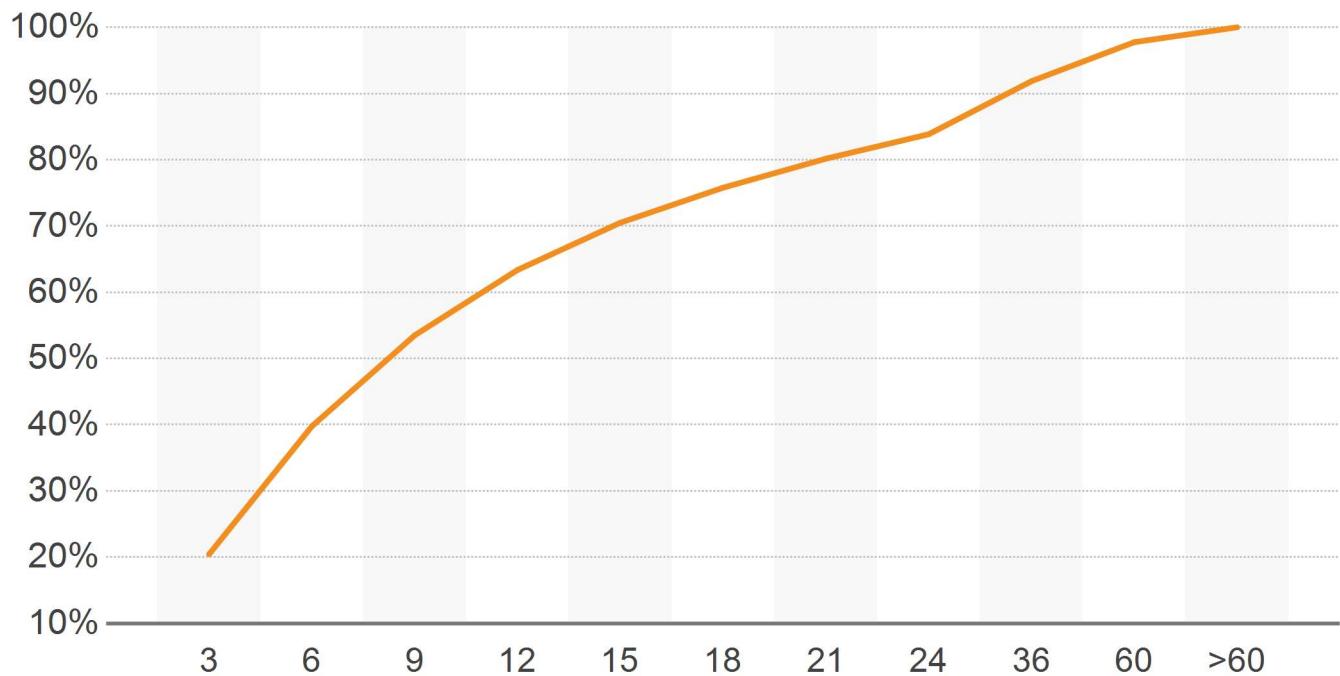
MONTHS TO LEASE



MONTHS VACANT



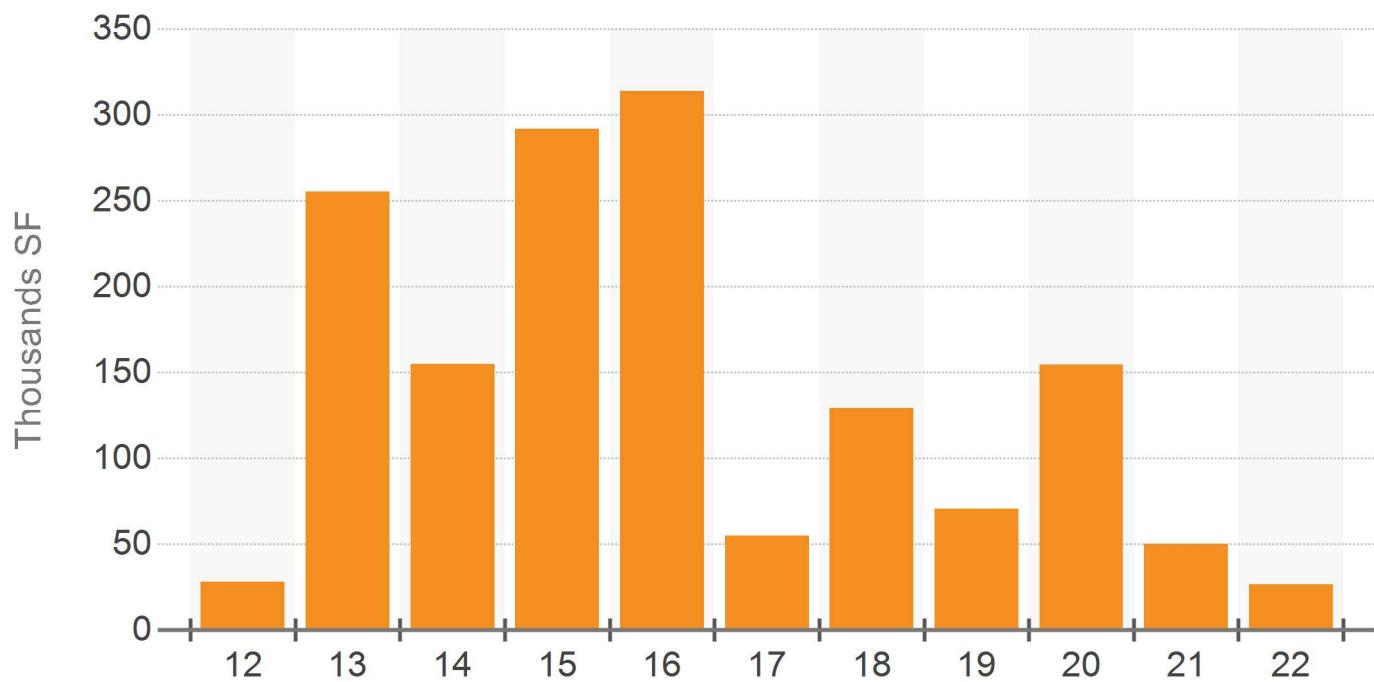
PROBABILITY OF LEASING IN MONTHS



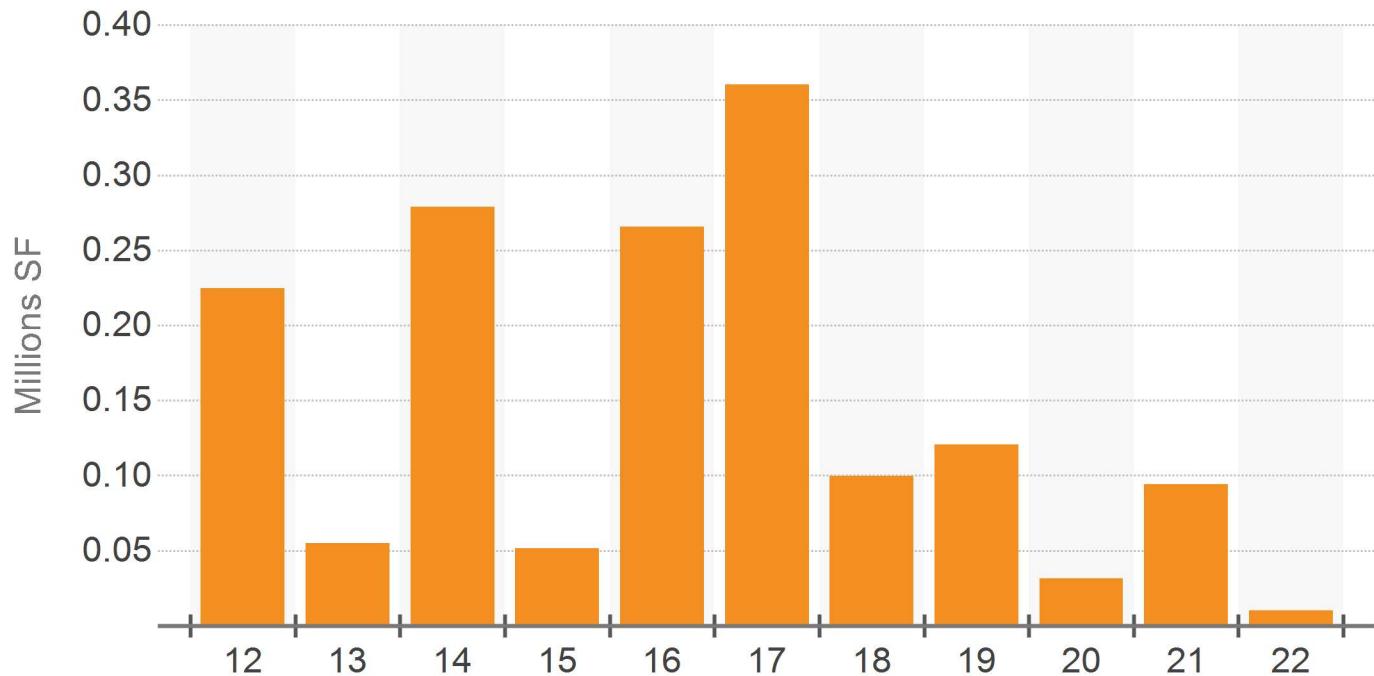
Construction Activity

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CONSTRUCTION STARTS



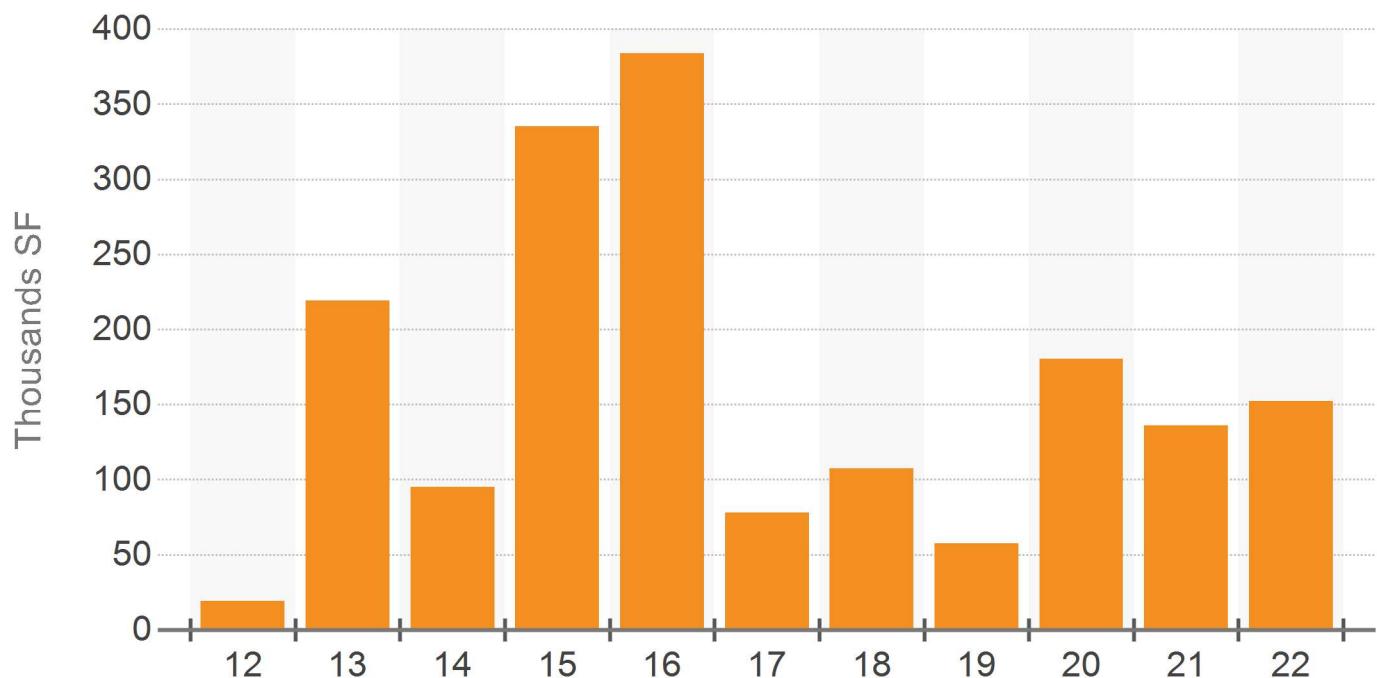
CONSTRUCTION DELIVERIES



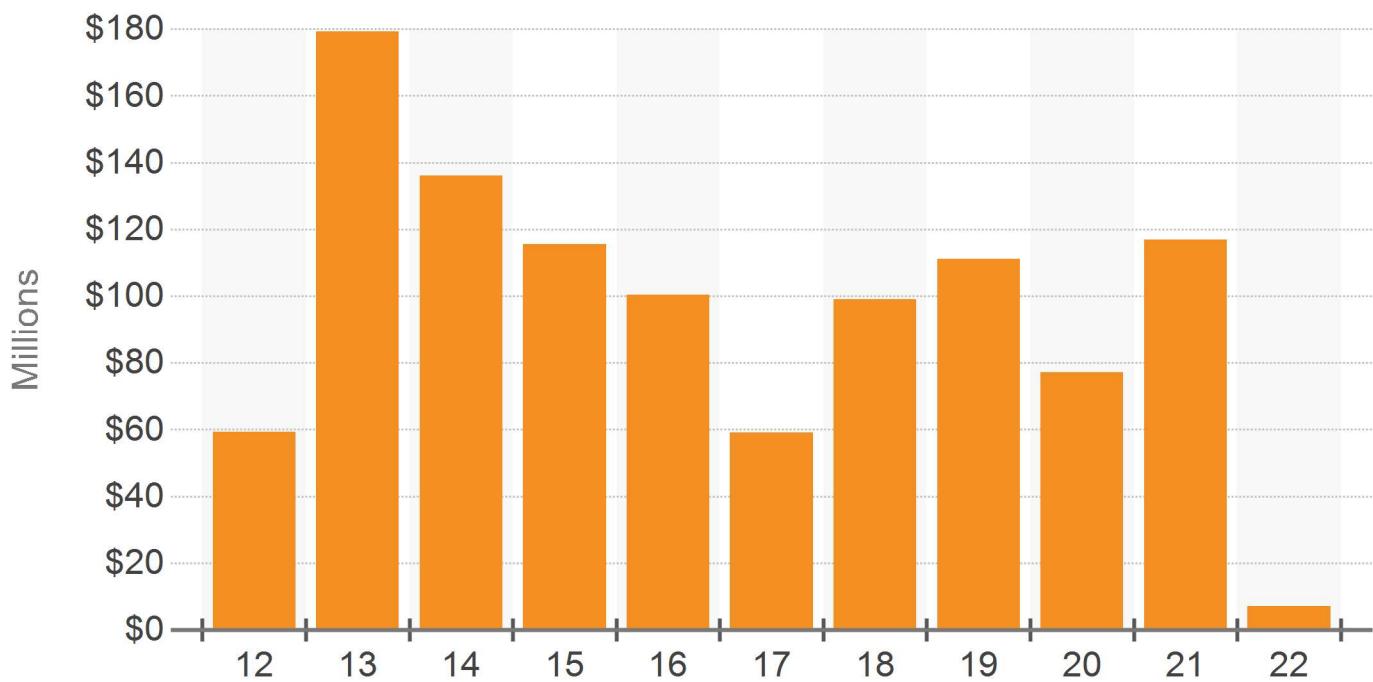
Construction Activity

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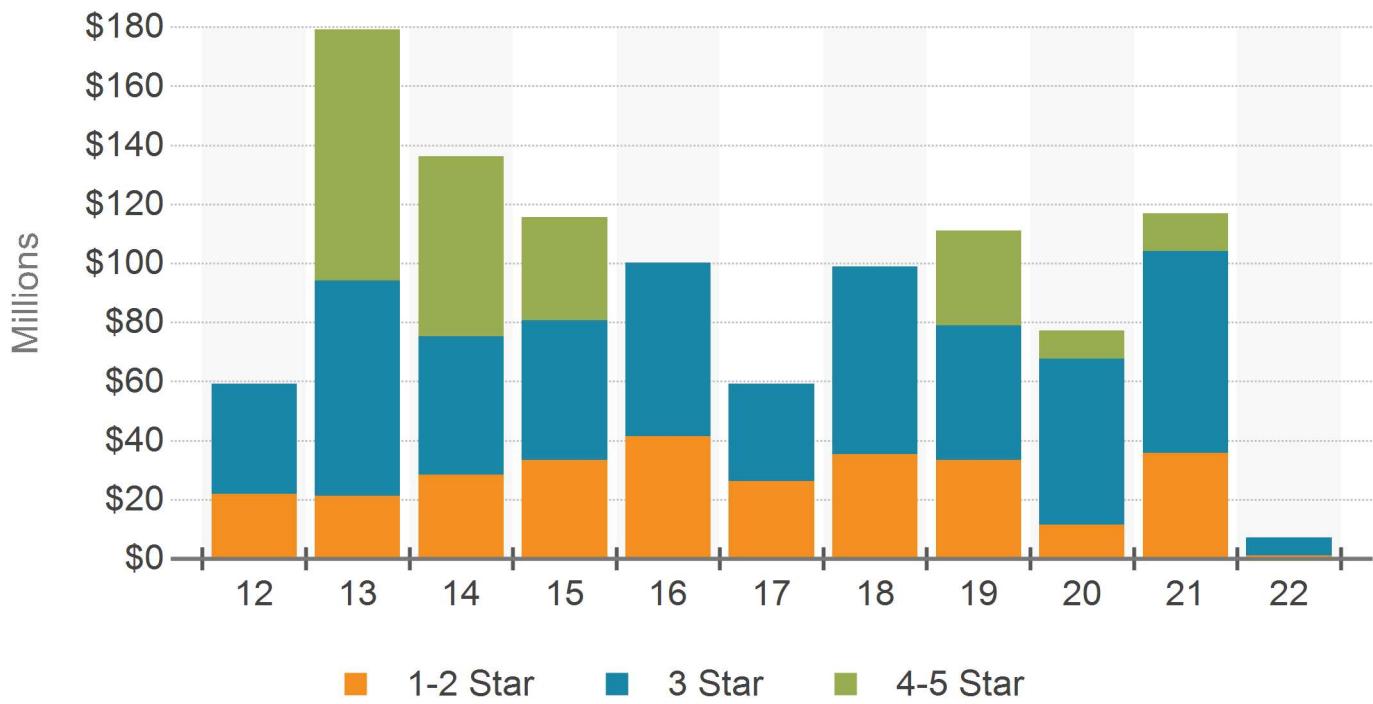
UNDER CONSTRUCTION



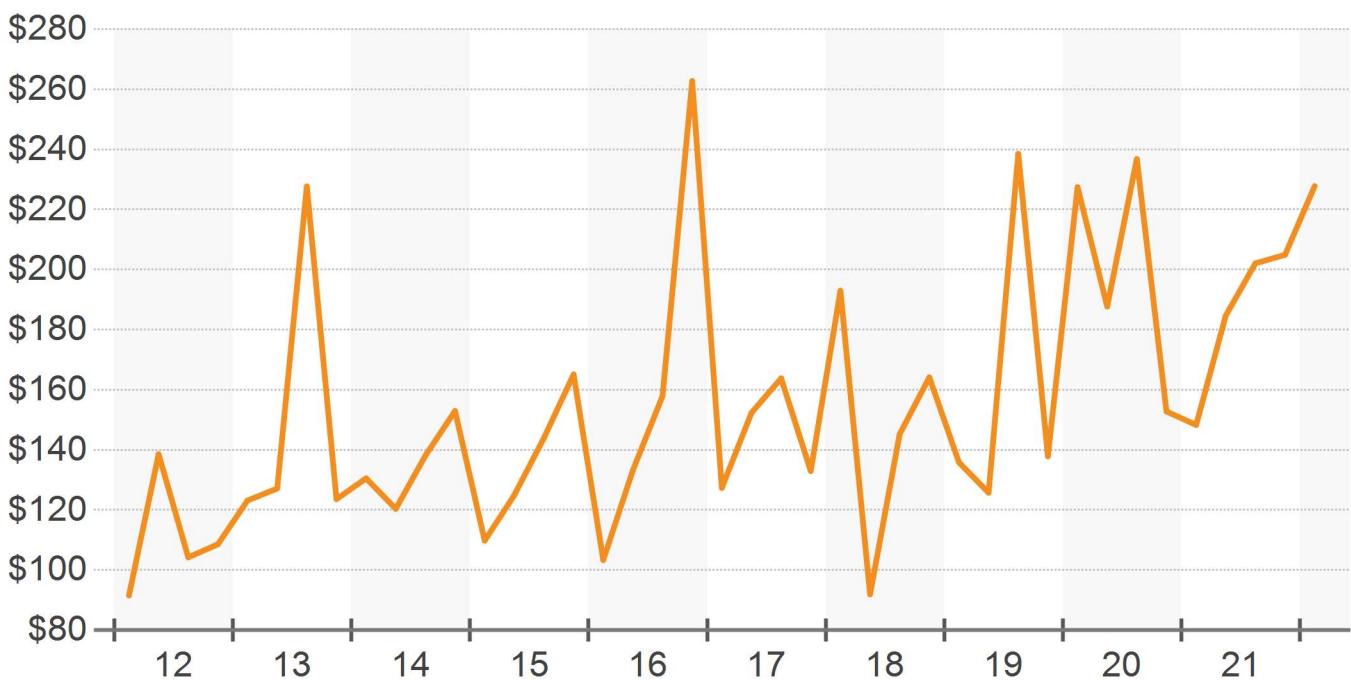
SALES VOLUME



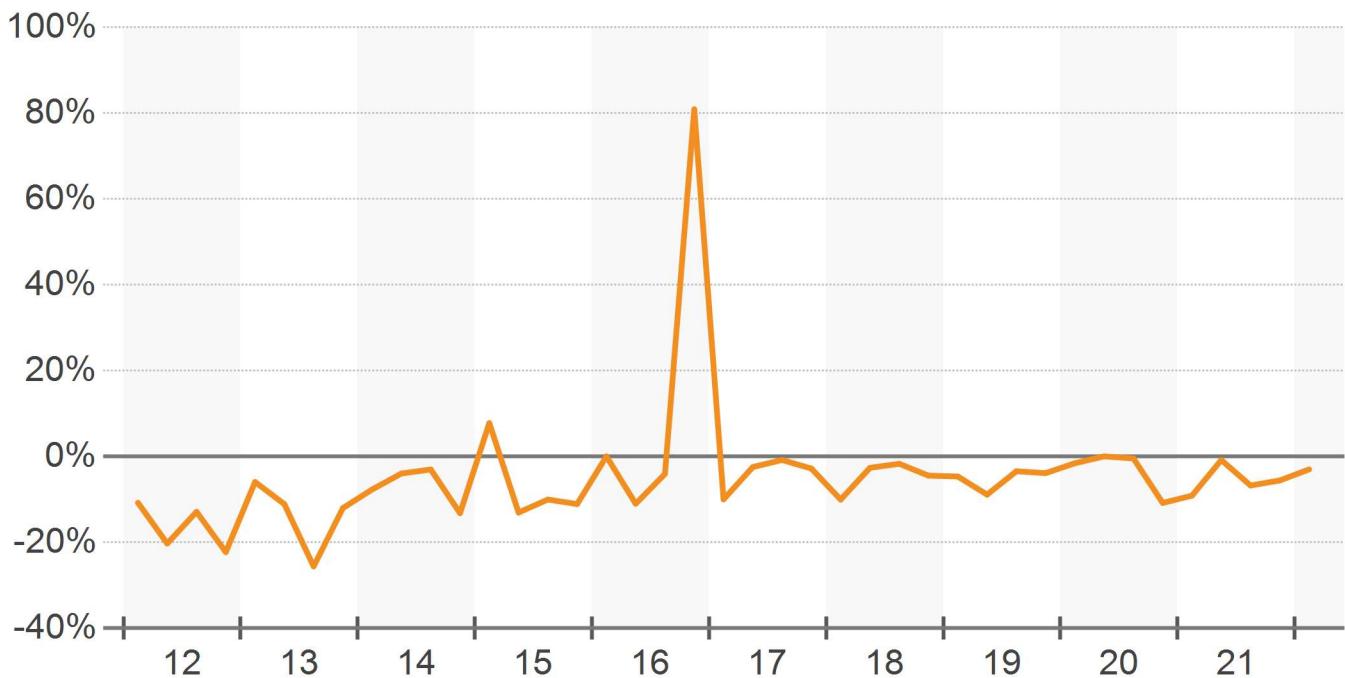
SALES VOLUME BY STAR RATING



AVERAGE SALE PRICE PER SF



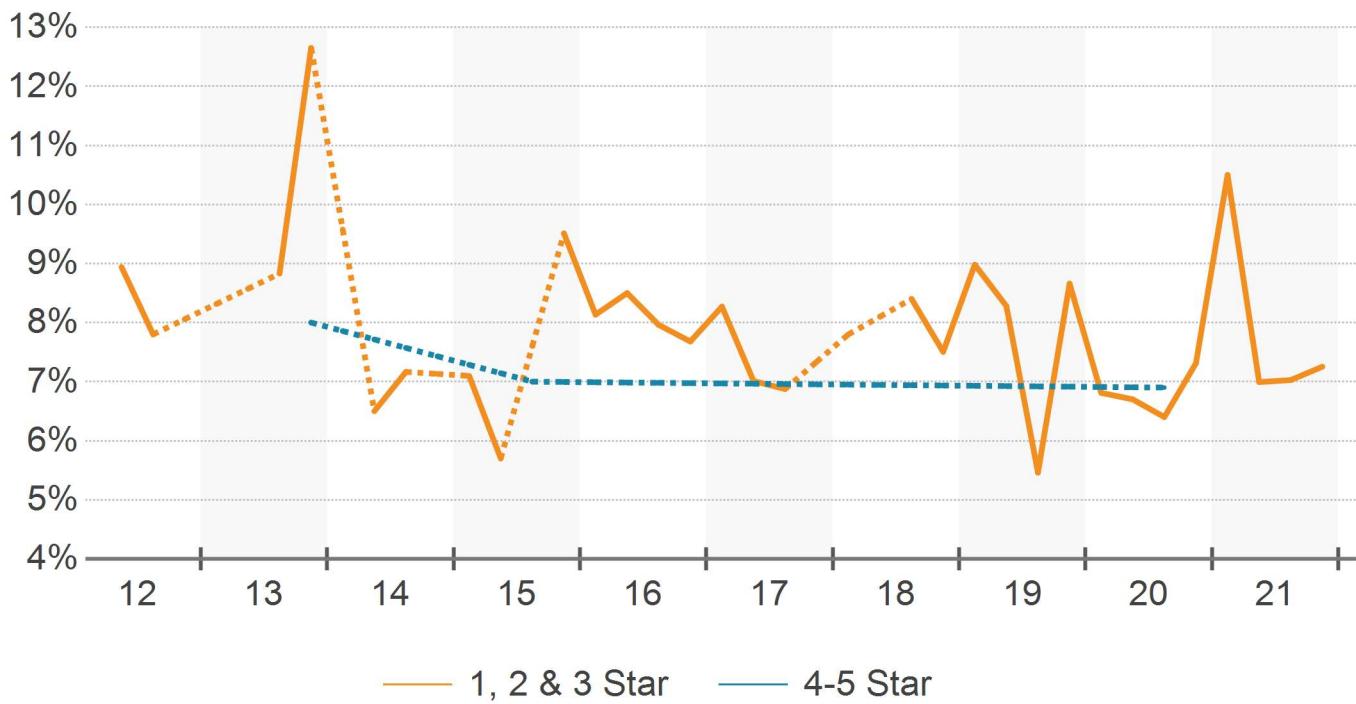
SALE TO ASKING PRICE DIFFERENTIAL



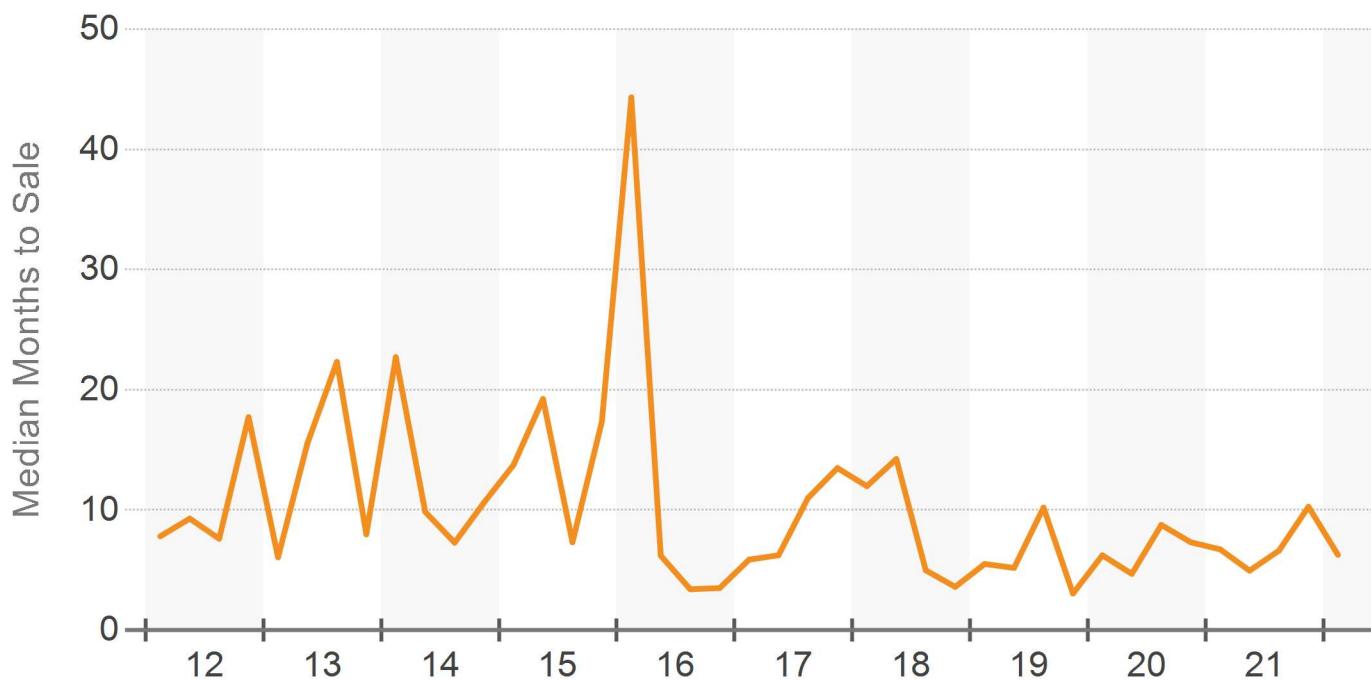
CAP RATE



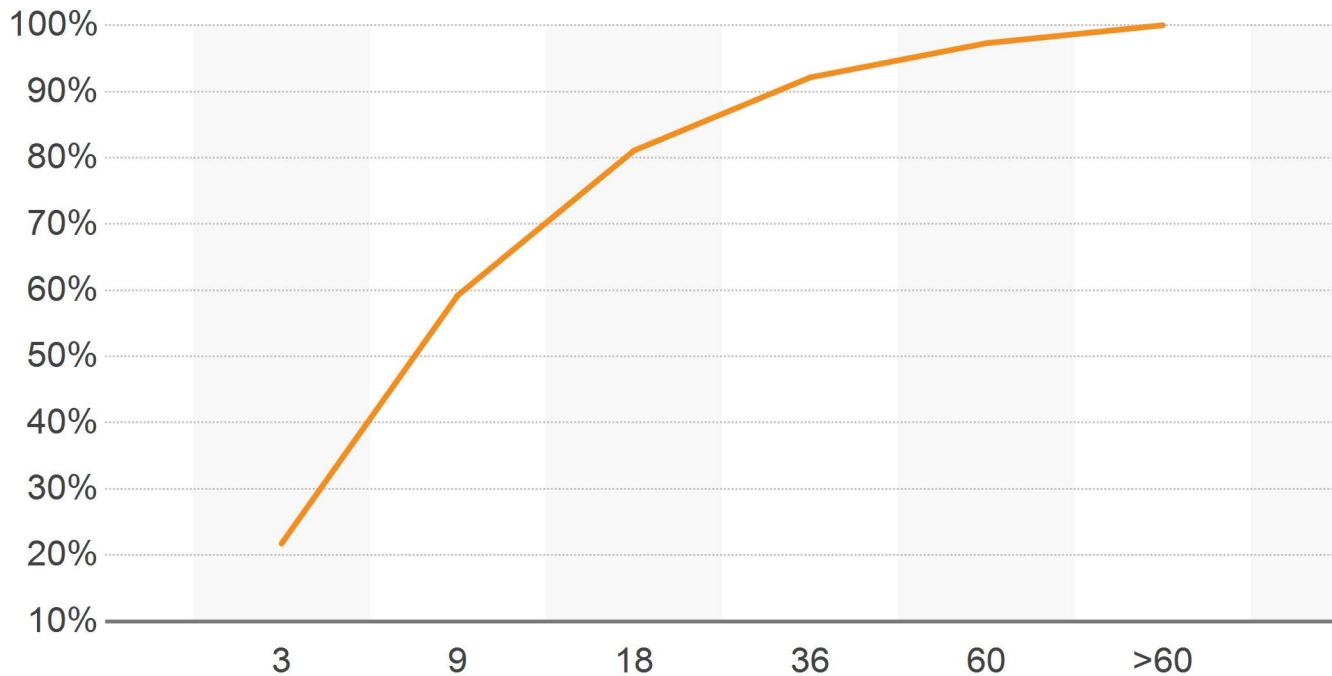
CAP RATE BY STAR RATING



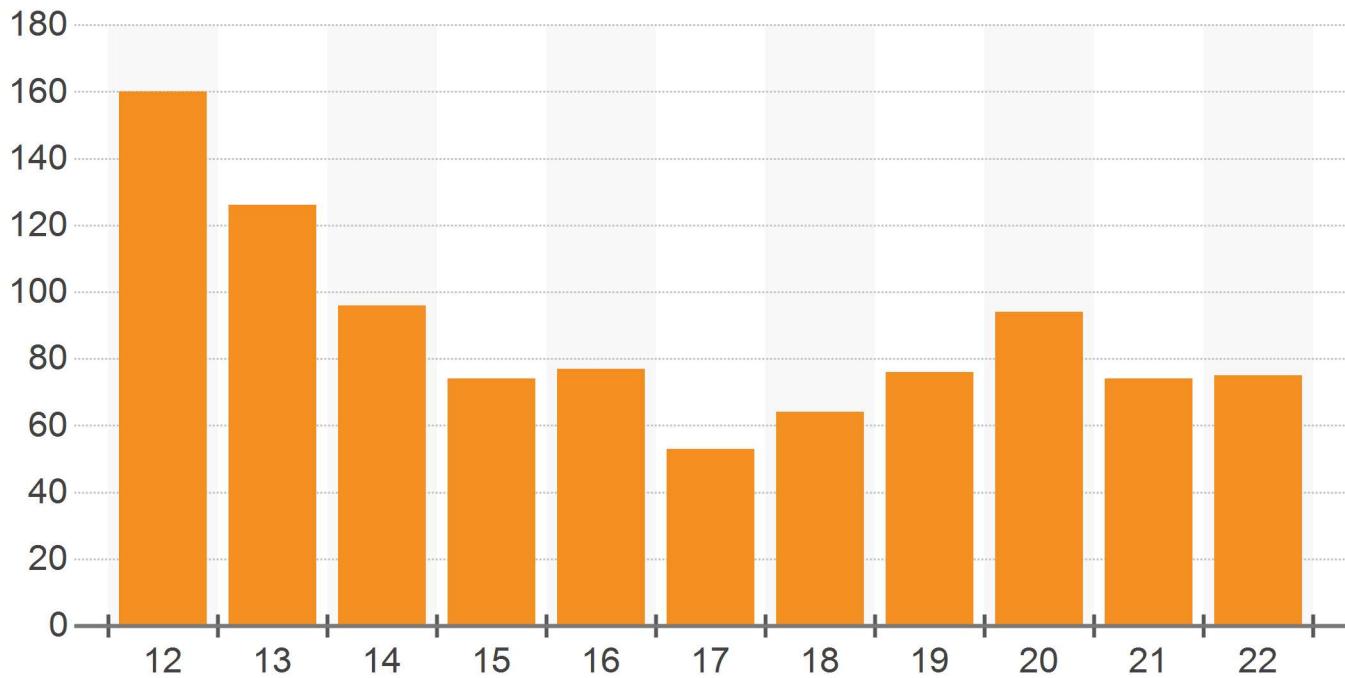
MONTHS TO SALE



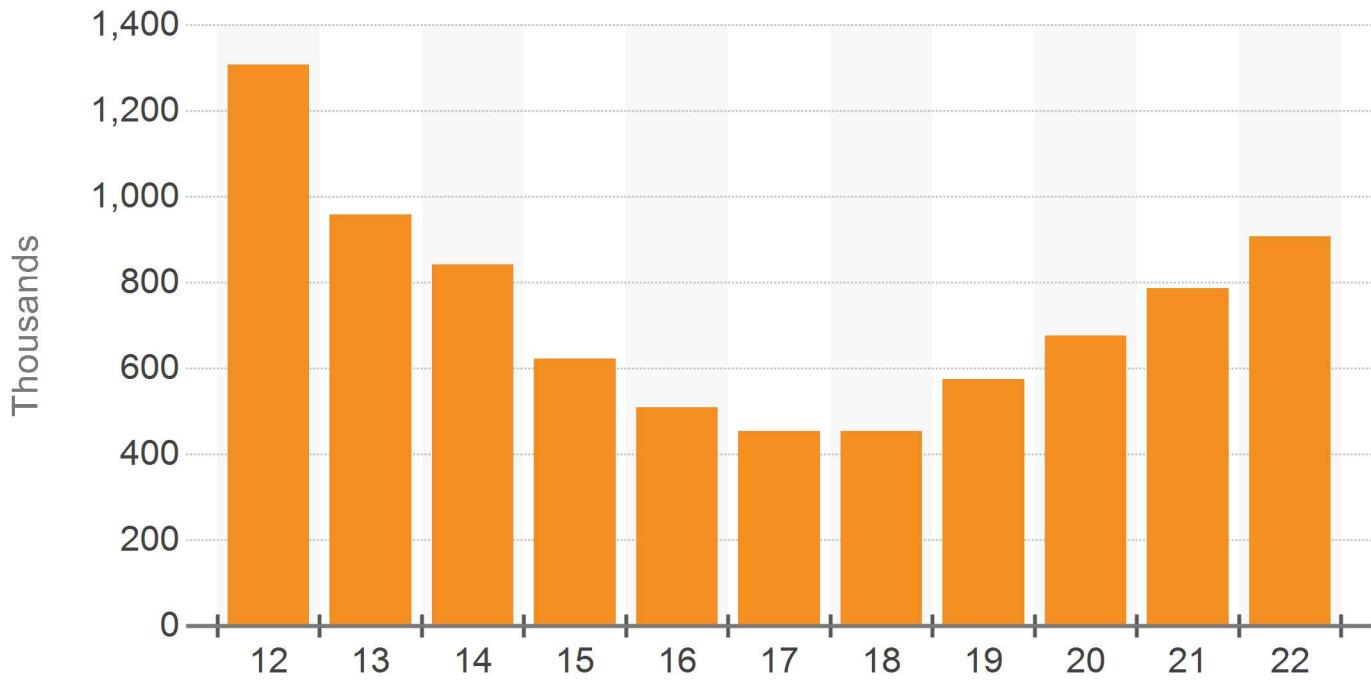
PROBABILITY OF SELLING IN MONTHS



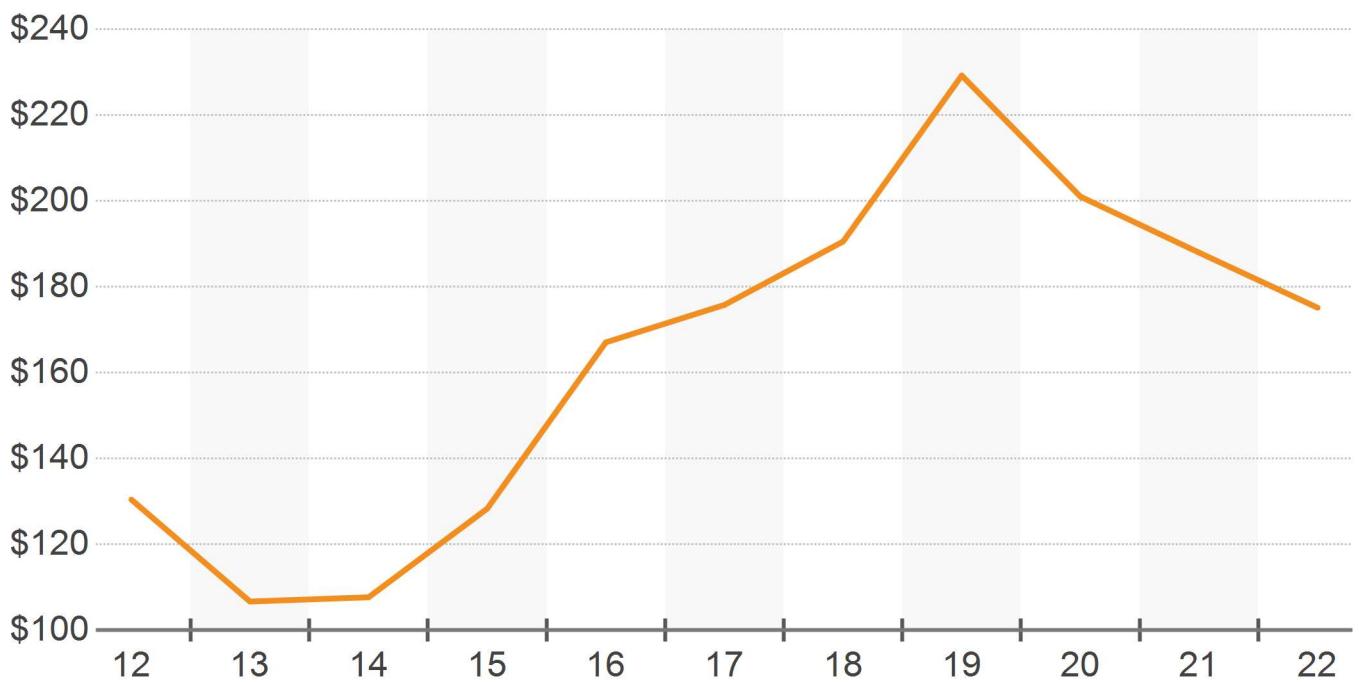
FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF



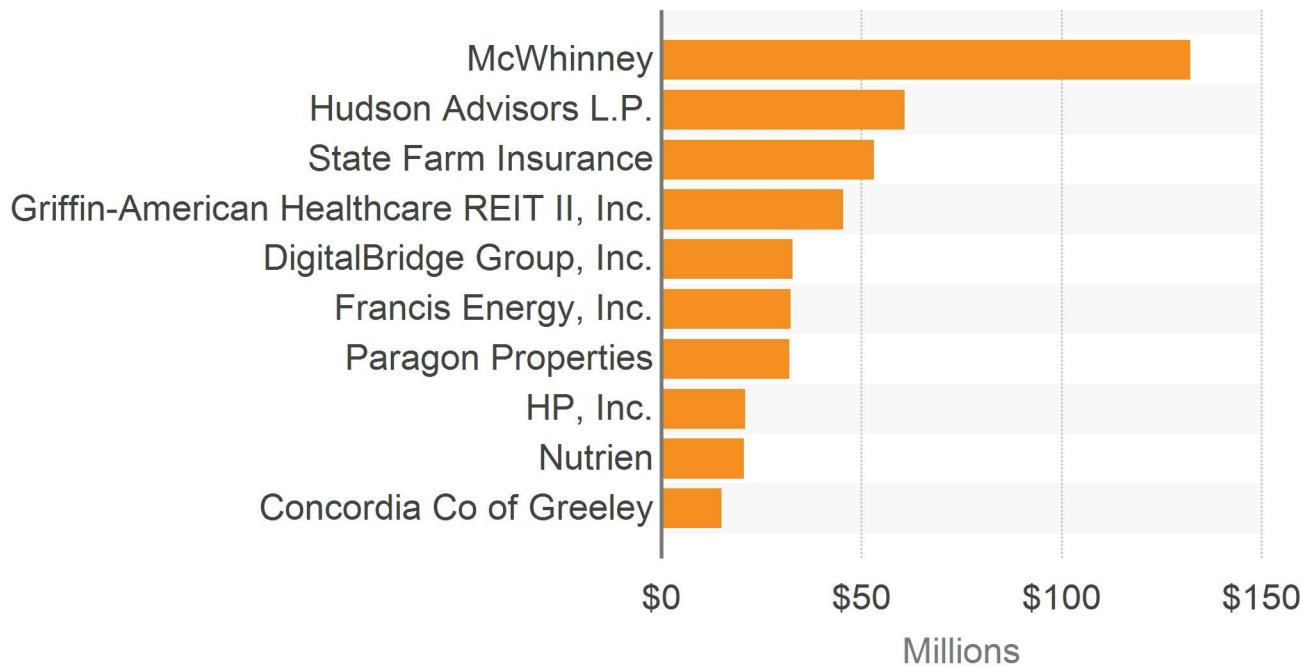
ASKING PRICE PER SF



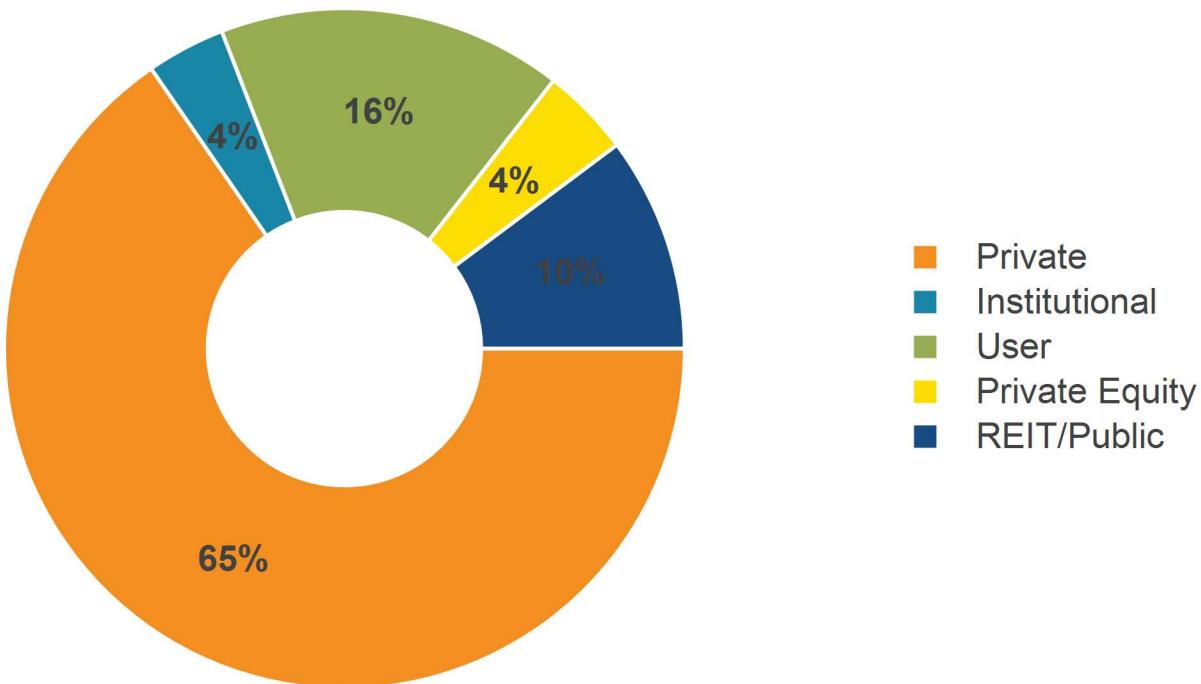
TOP BUYERS



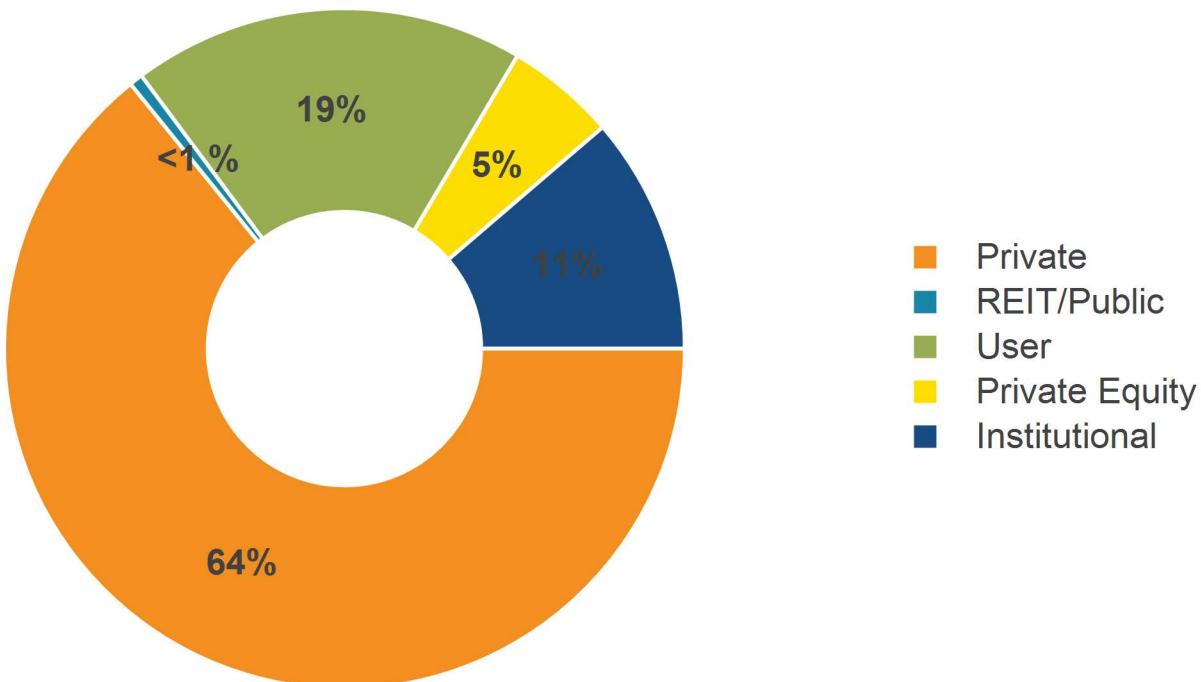
TOP SELLERS



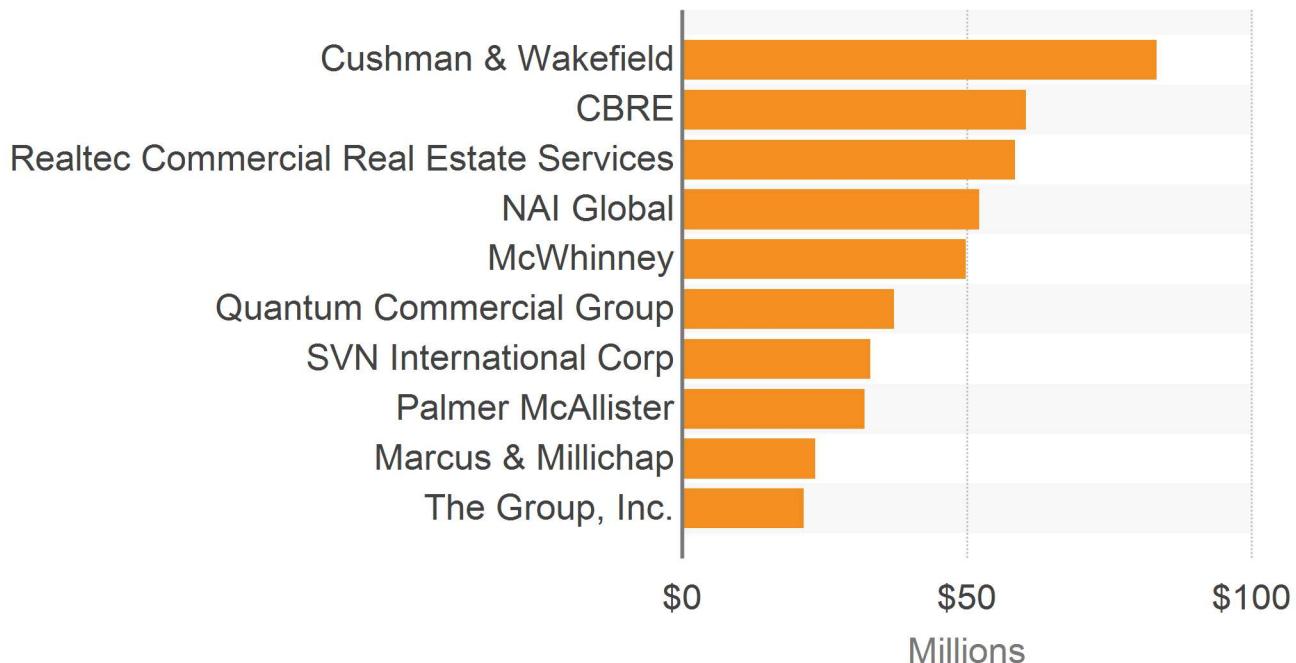
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

