



Office Report – Larimer & Weld County

Q2 2024

PREPARED BY

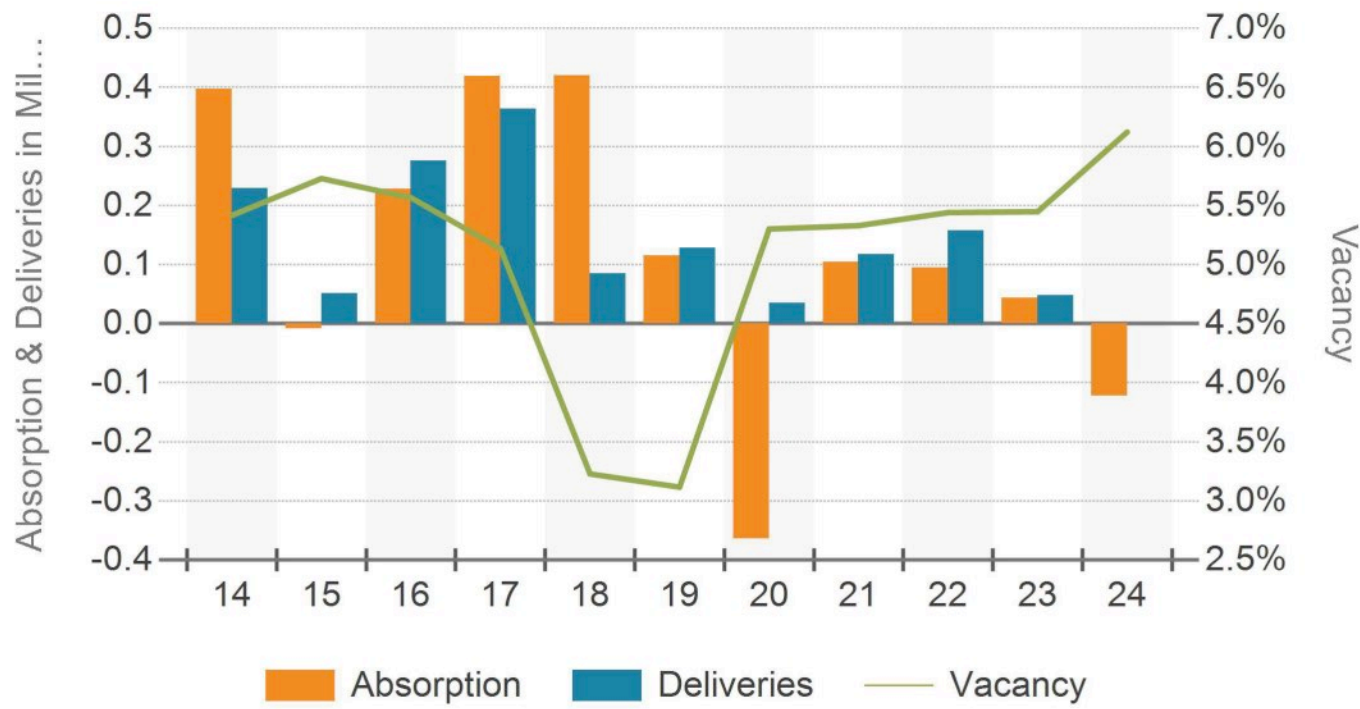
REALTEC
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelink

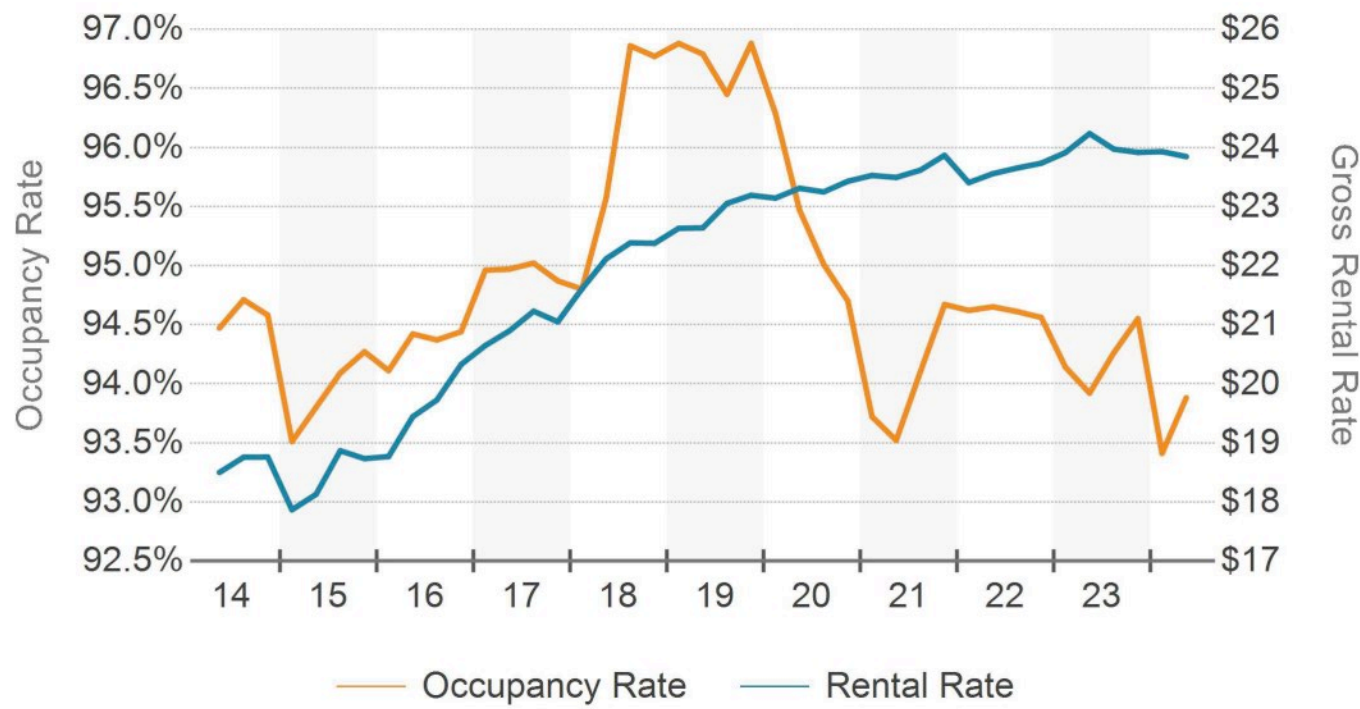
Broker



ABSORPTION, DELIVERIES, VACANCY



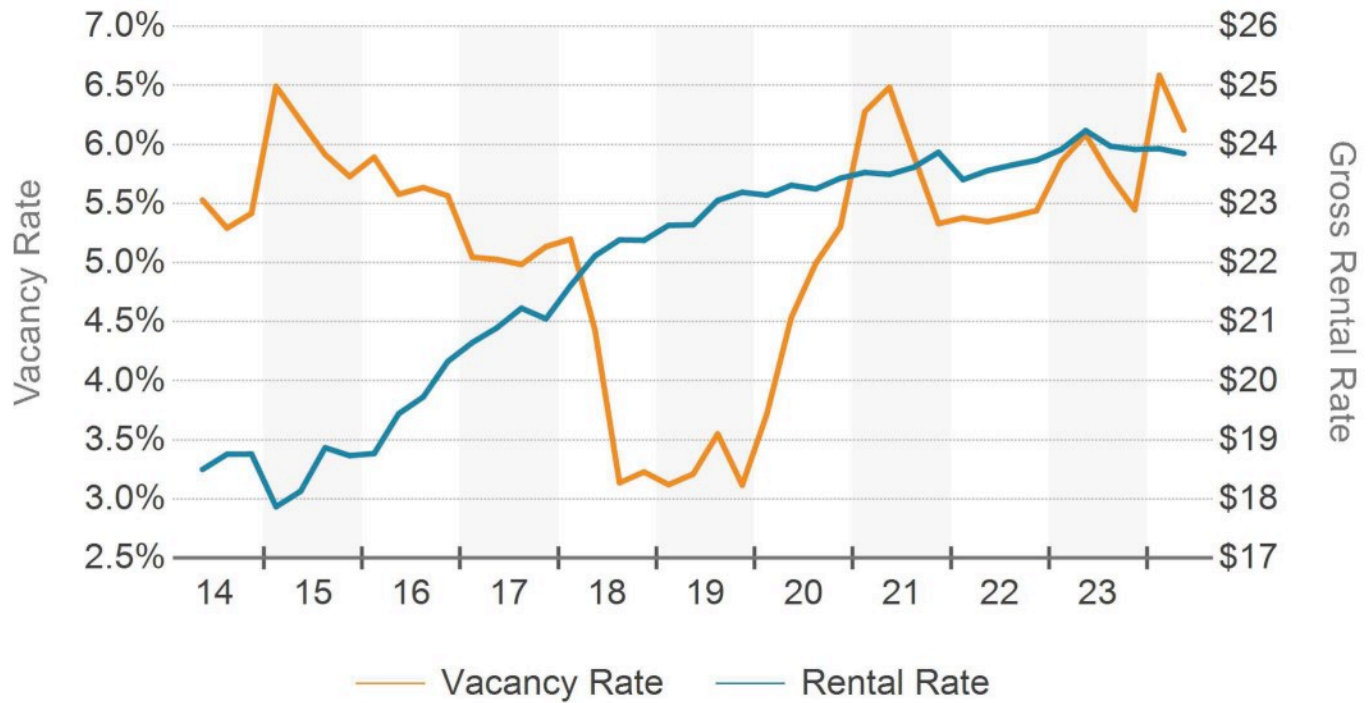
OCCUPANCY & RENTAL RATES



Overview

Office Report - Larimer/Weld County Q2 2024

VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Gross Rent Per SF	\$23.84	\$23.60
Vacancy Rate	6.1%	5.2%
Vacant SF	1,114,738	936,793
Availability Rate	10.7%	8.7%
Available SF	1,956,571	1,581,581
Sublet SF	452,836	423,662
Months on Market	7.2	7.8

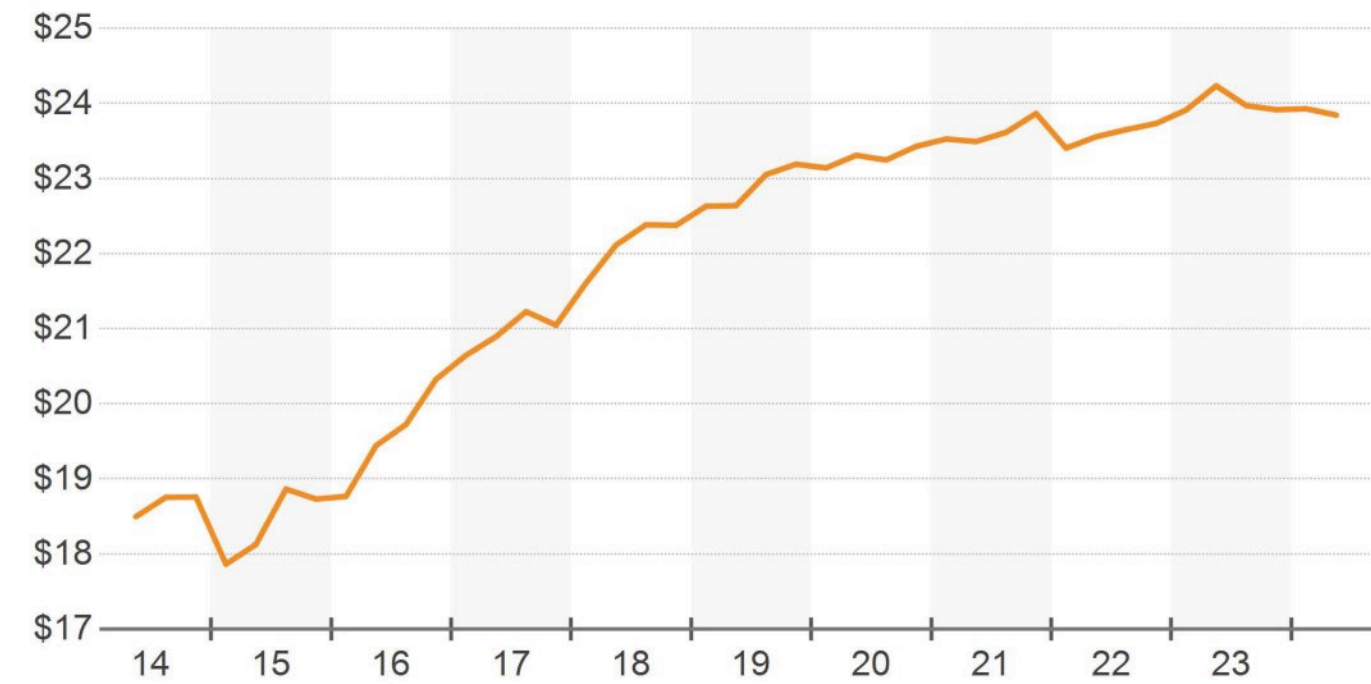
Inventory	Survey	5-Year Avg
Existing Buildings	1,666	1,647
Existing SF	18,211,248	18,007,361
12 Mo. Const. Starts	0	67,593
Under Construction	20,000	80,605
12 Mo. Deliveries	13,294	88,618

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-116,077	-55,098
12 Mo. Leasing SF	675,663	563,370

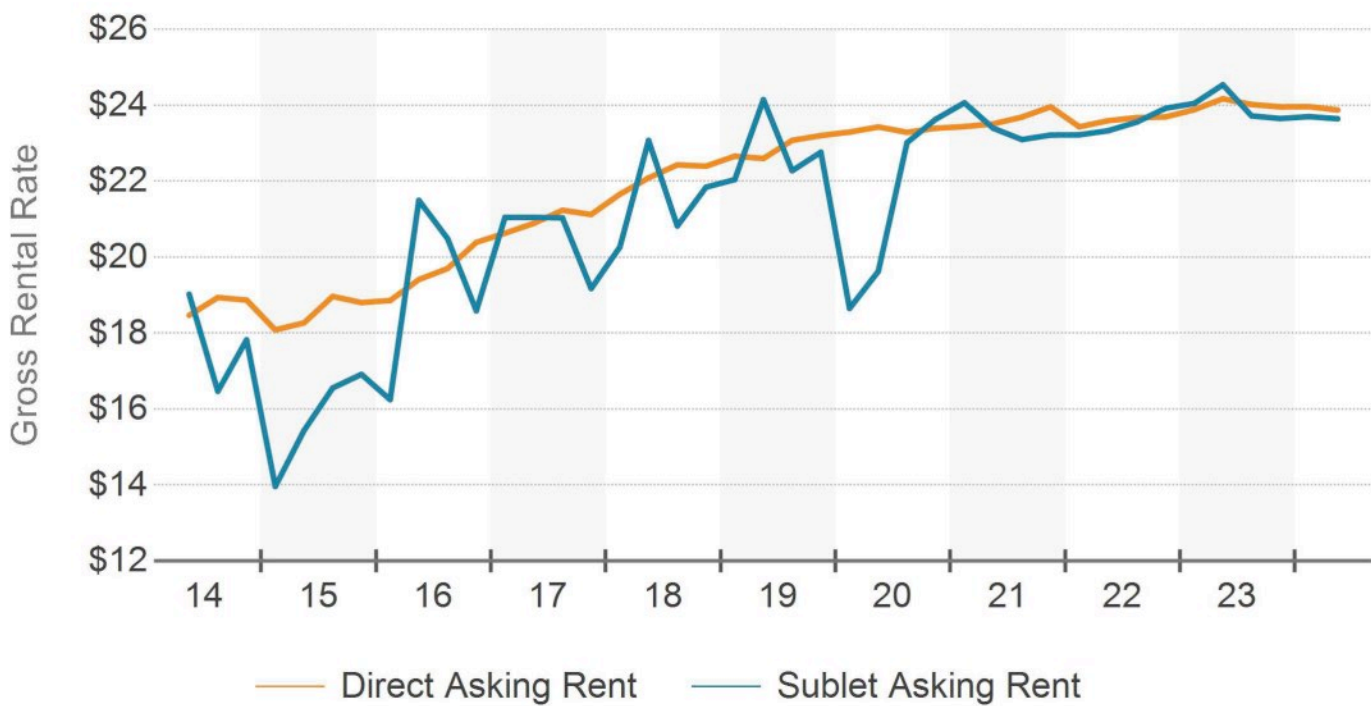
Sales	Past Year	5-Year Avg
Sale Price Per SF	\$161	\$188
Asking Price Per SF	\$340	\$256
Sales Volume (Mil.)	\$44	\$79
Cap Rate	8.3%	7.2%

Rental Rates

GROSS ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



VACANCY RATE



SUBLEASE VACANCY RATE



AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



OCCUPANCY RATE



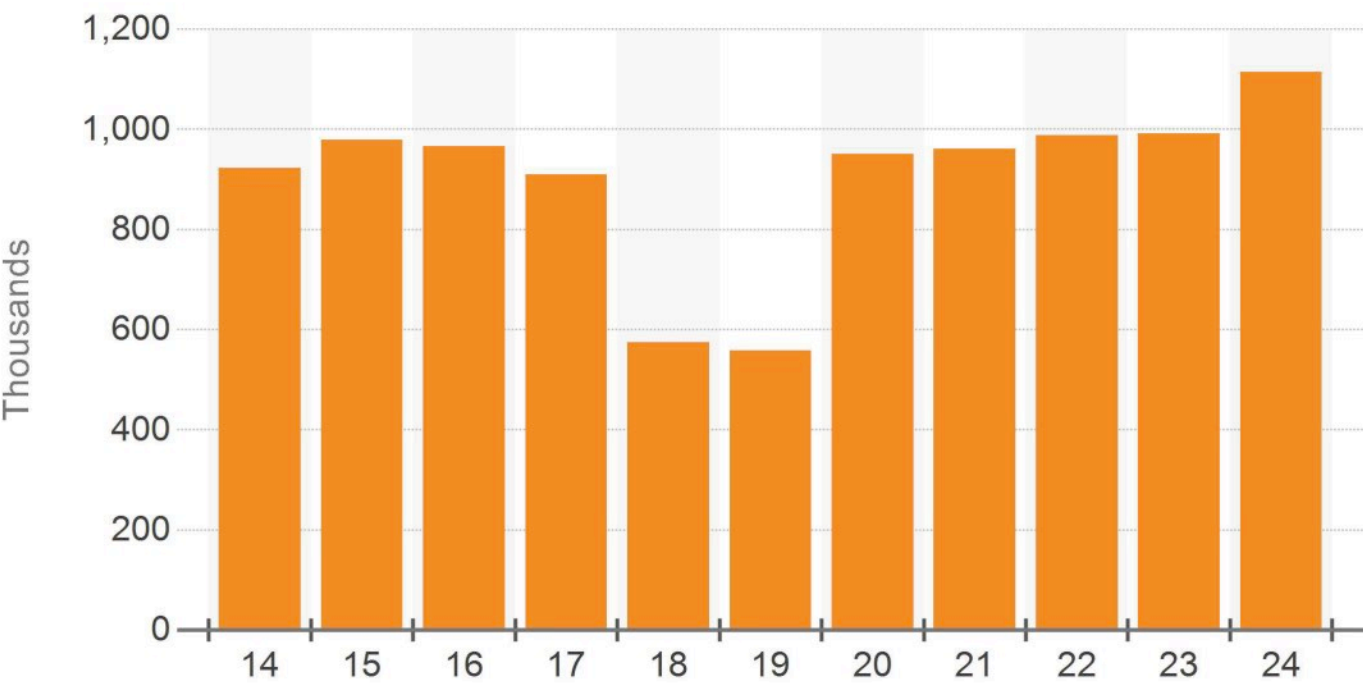
PERCENT LEASED RATE



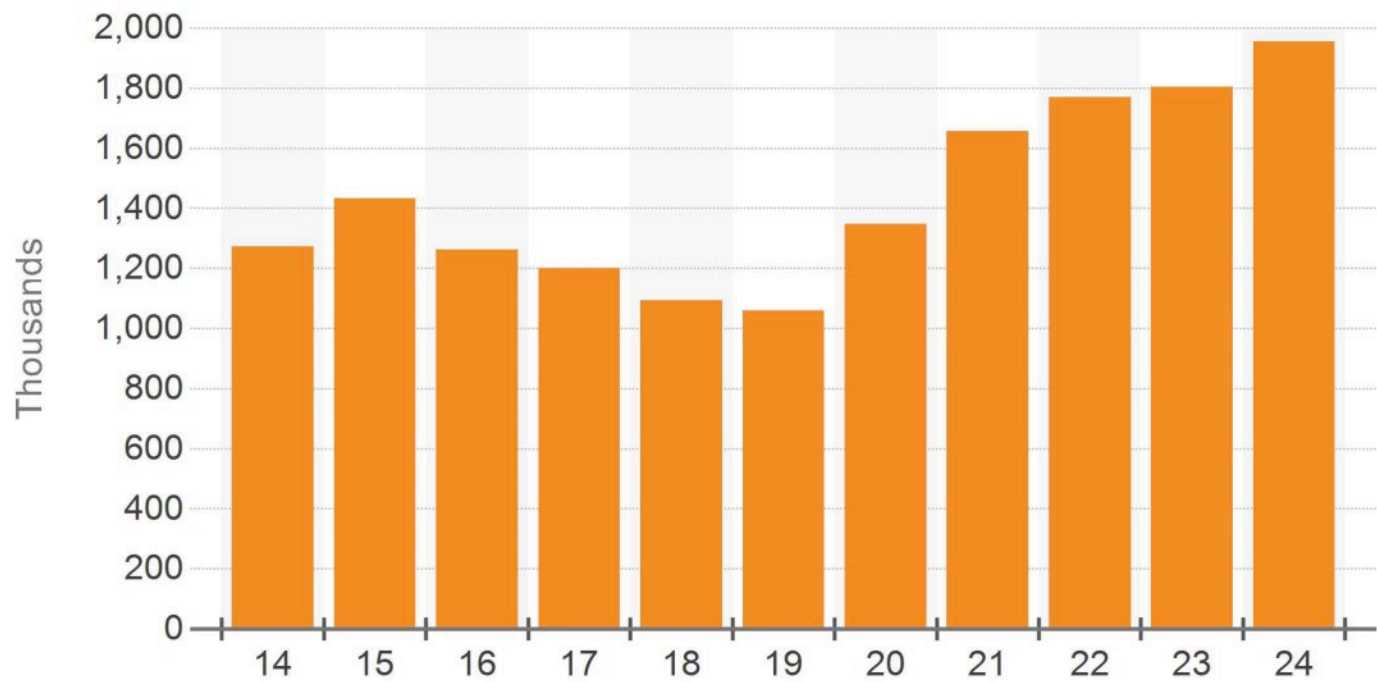
OCCUPANCY & PERCENT LEASED



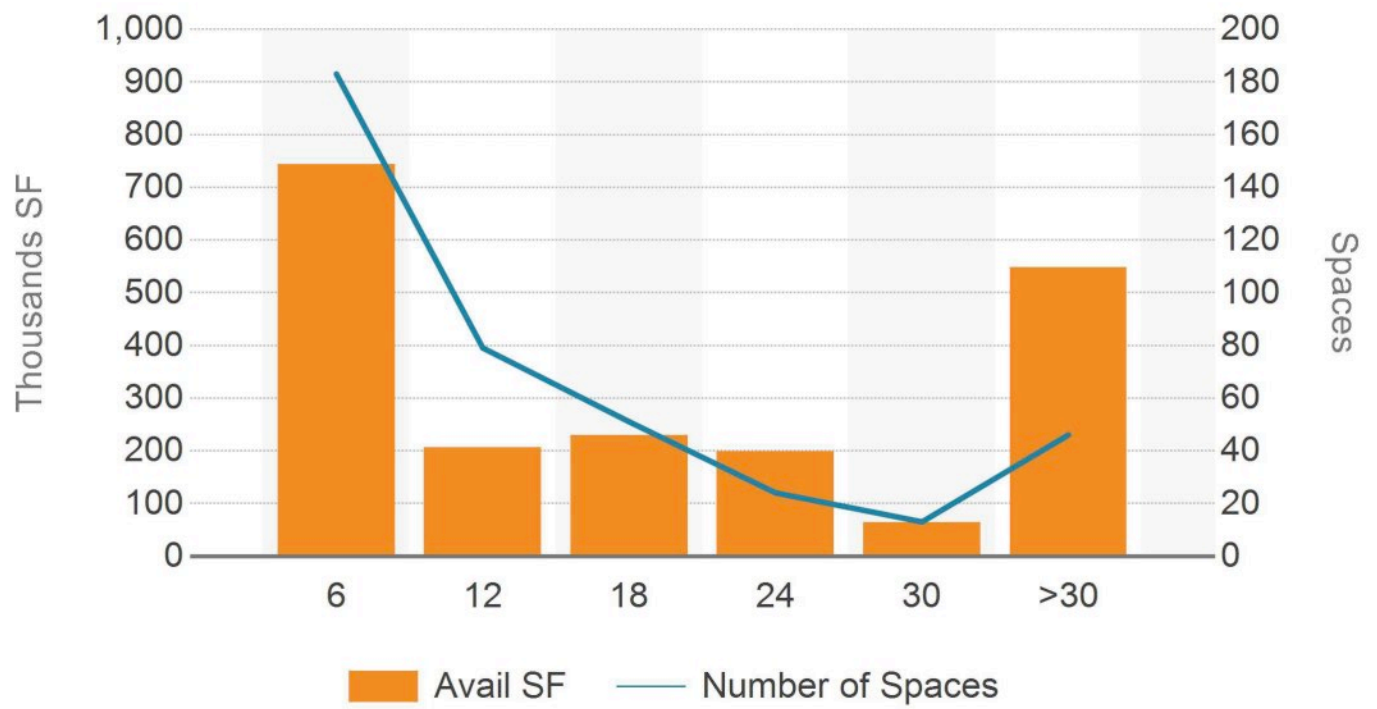
VACANT SF



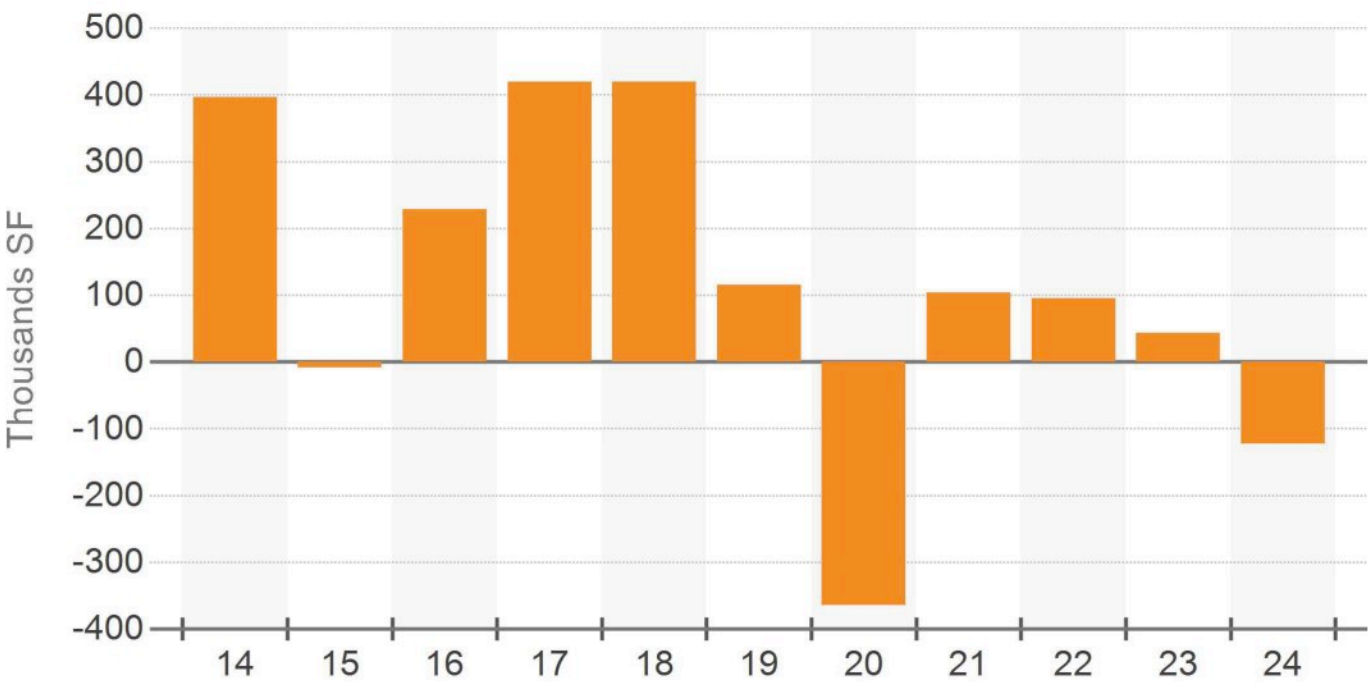
AVAILABLE SF



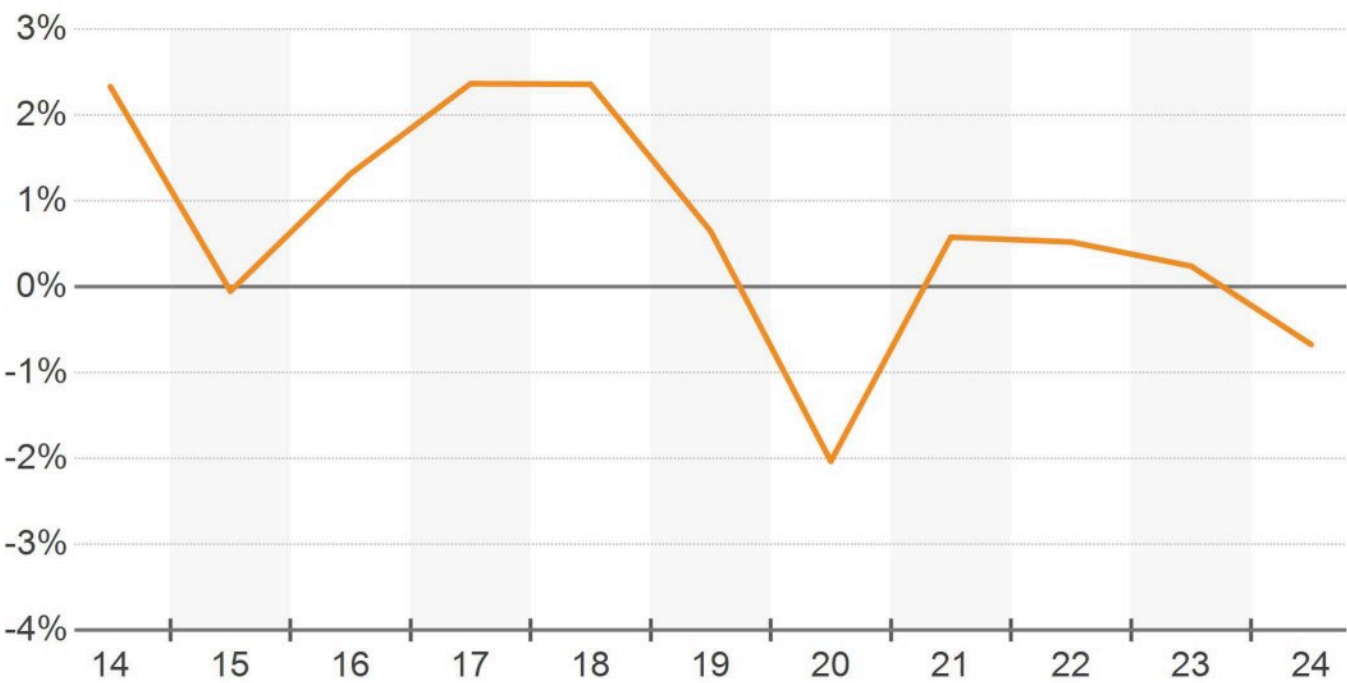
MONTHS ON MARKET DISTRIBUTION



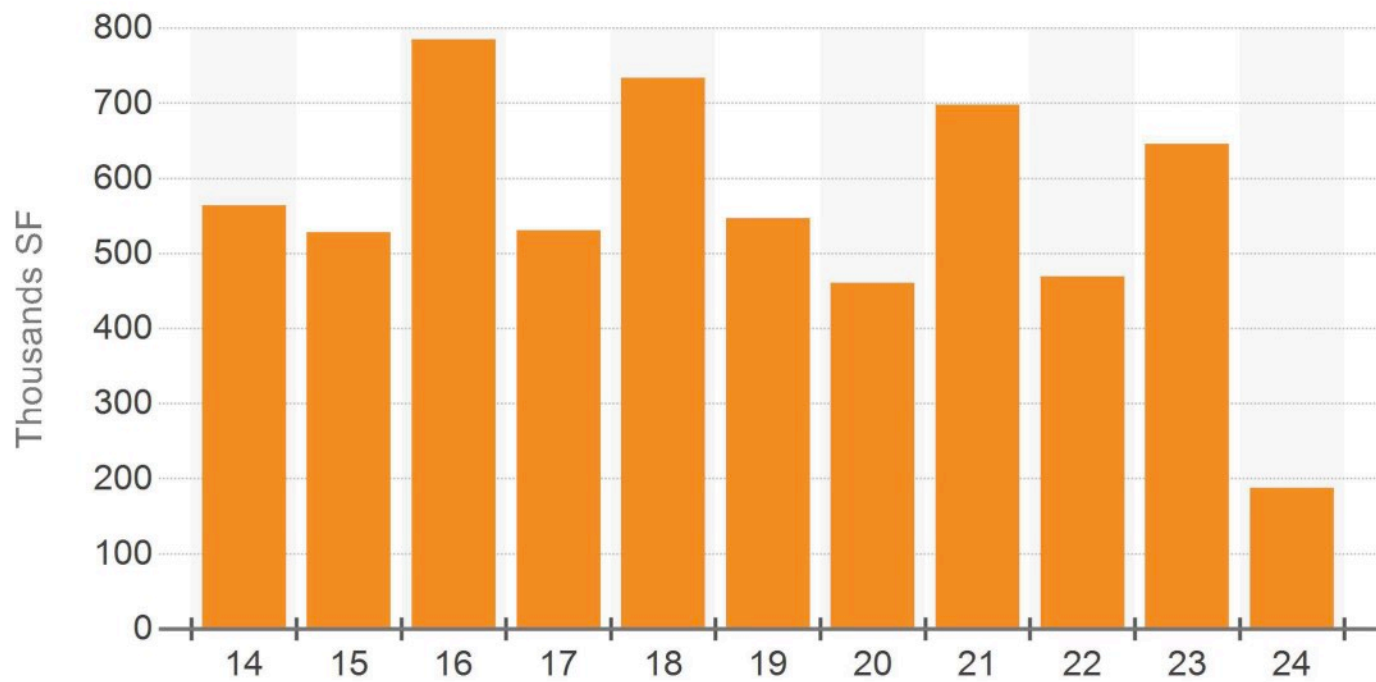
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



MONTHS ON MARKET



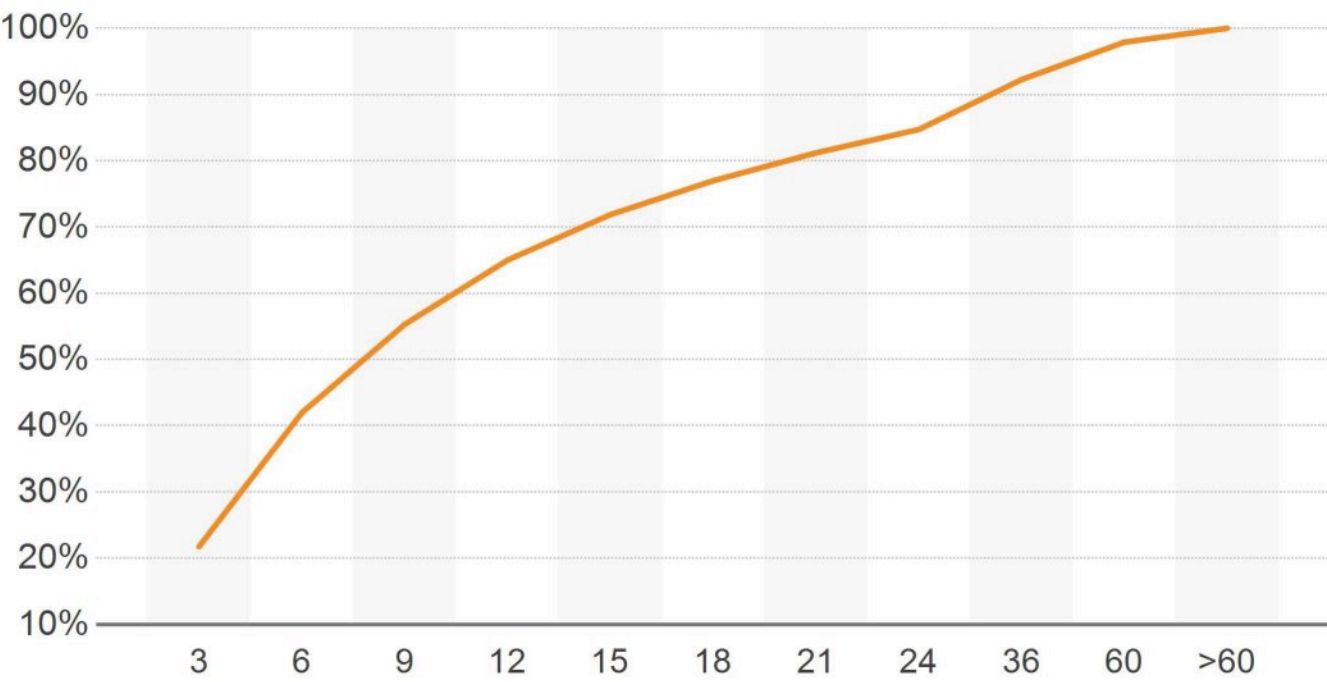
MONTHS TO LEASE



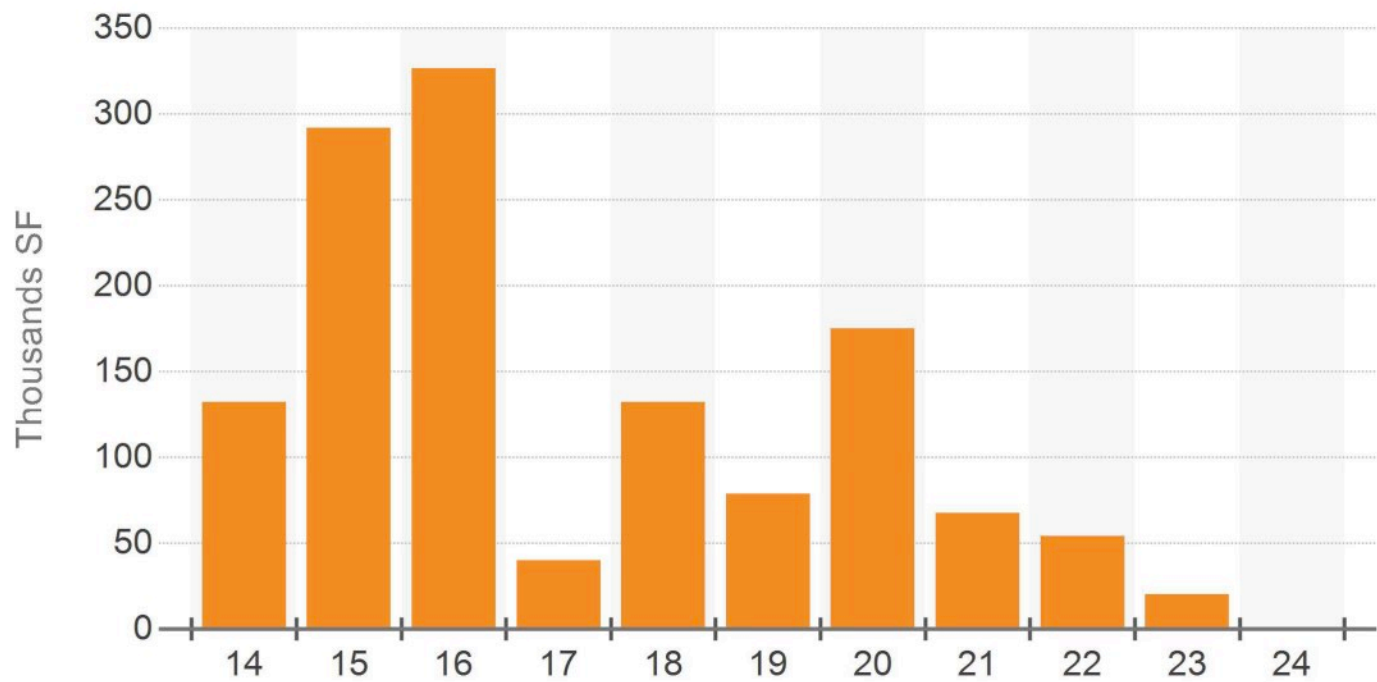
MONTHS VACANT



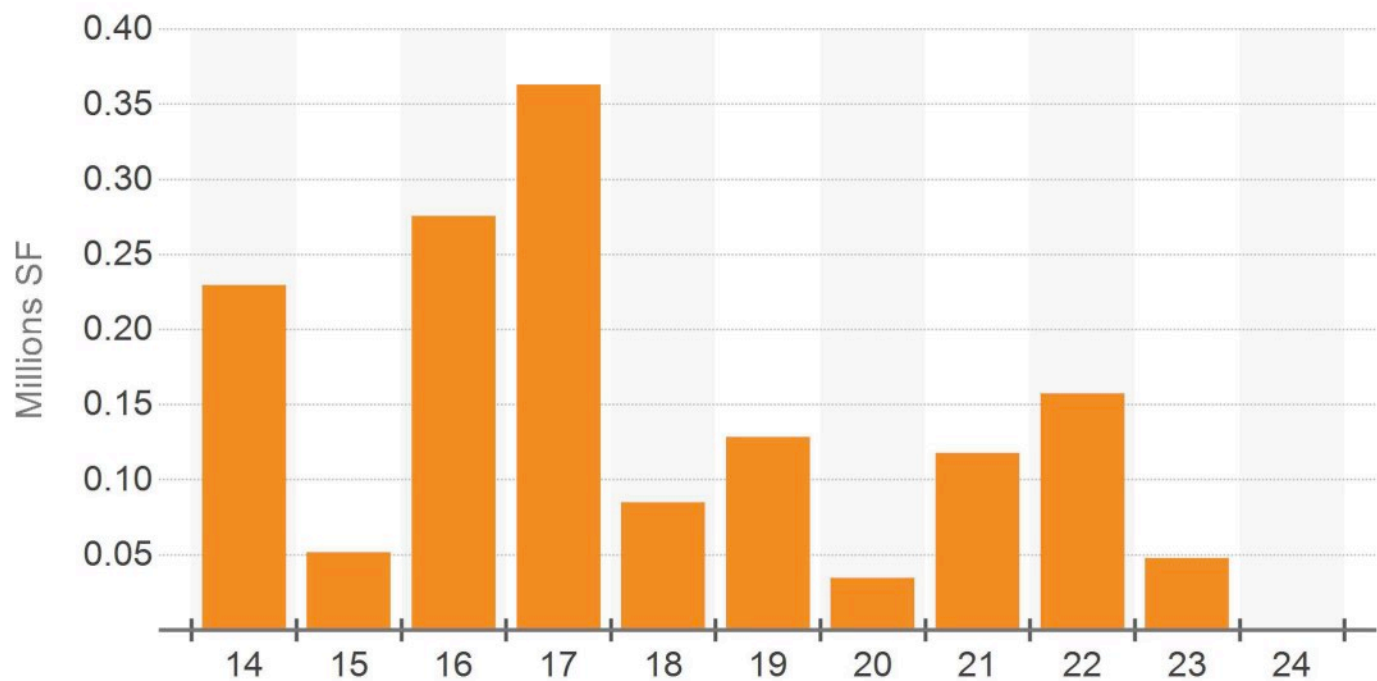
PROBABILITY OF LEASING IN MONTHS



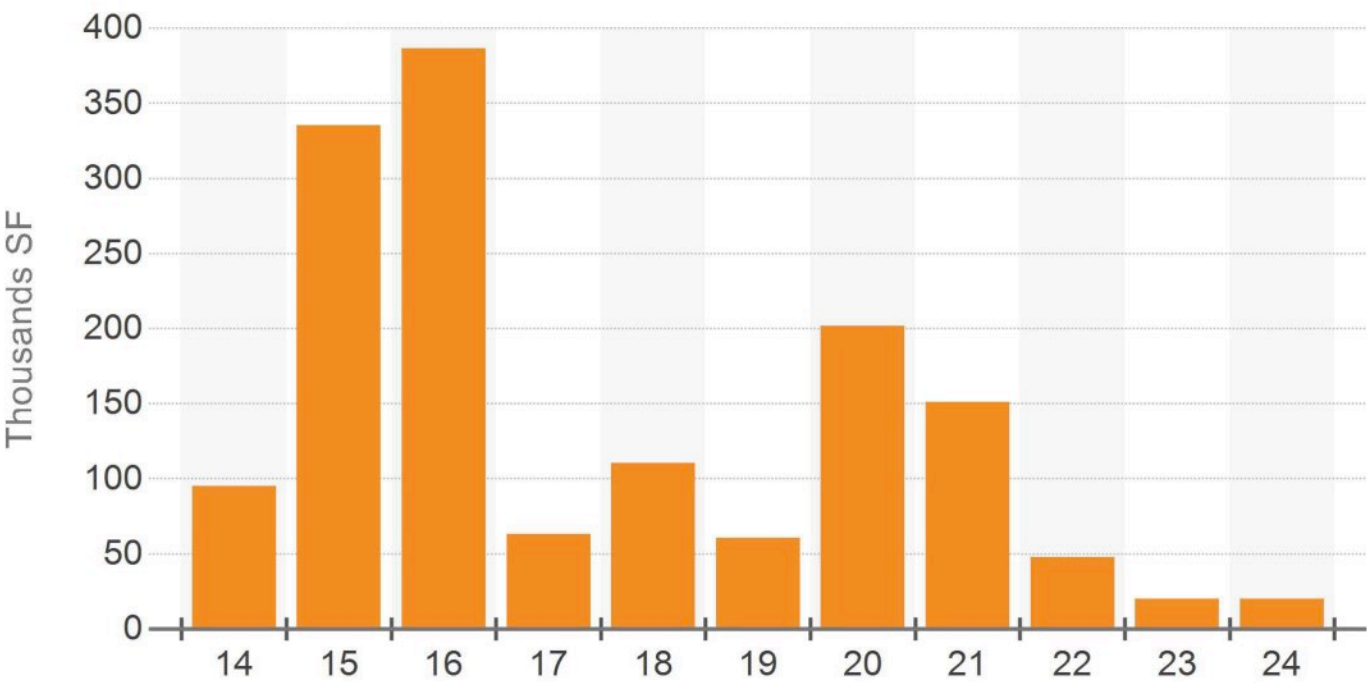
CONSTRUCTION STARTS



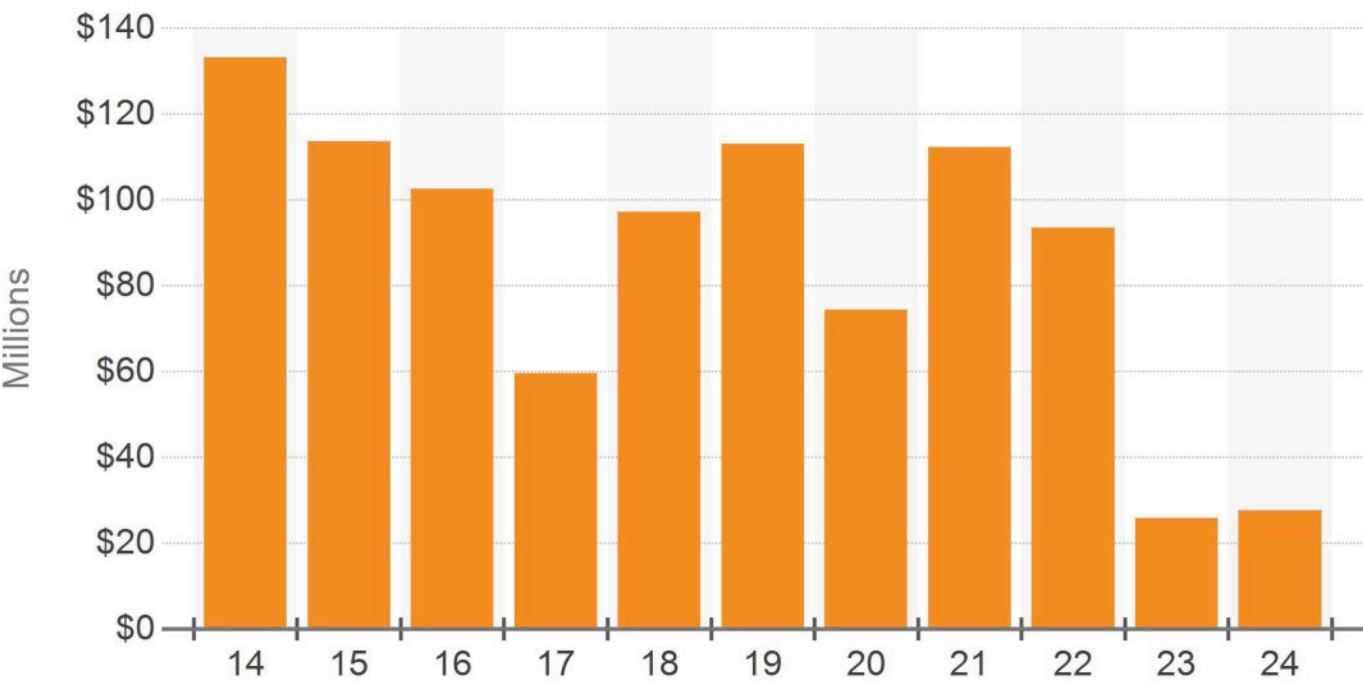
CONSTRUCTION DELIVERIES



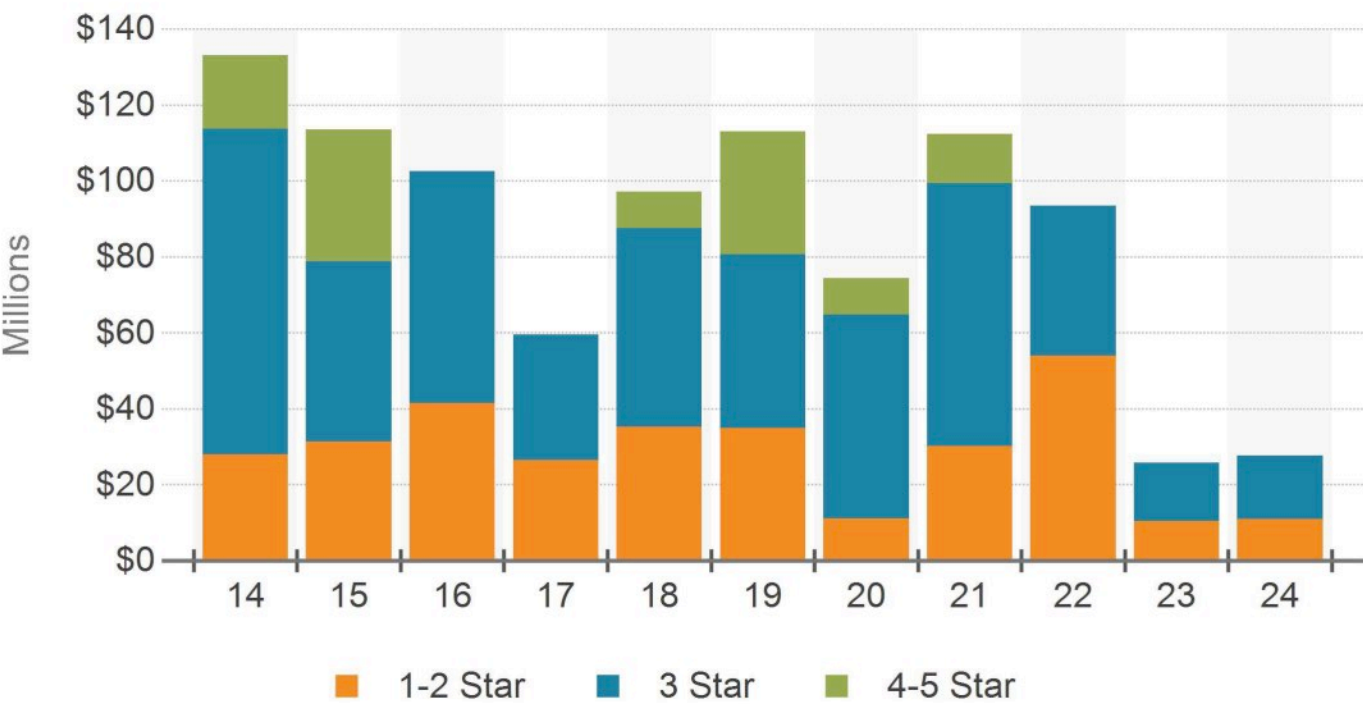
UNDER CONSTRUCTION



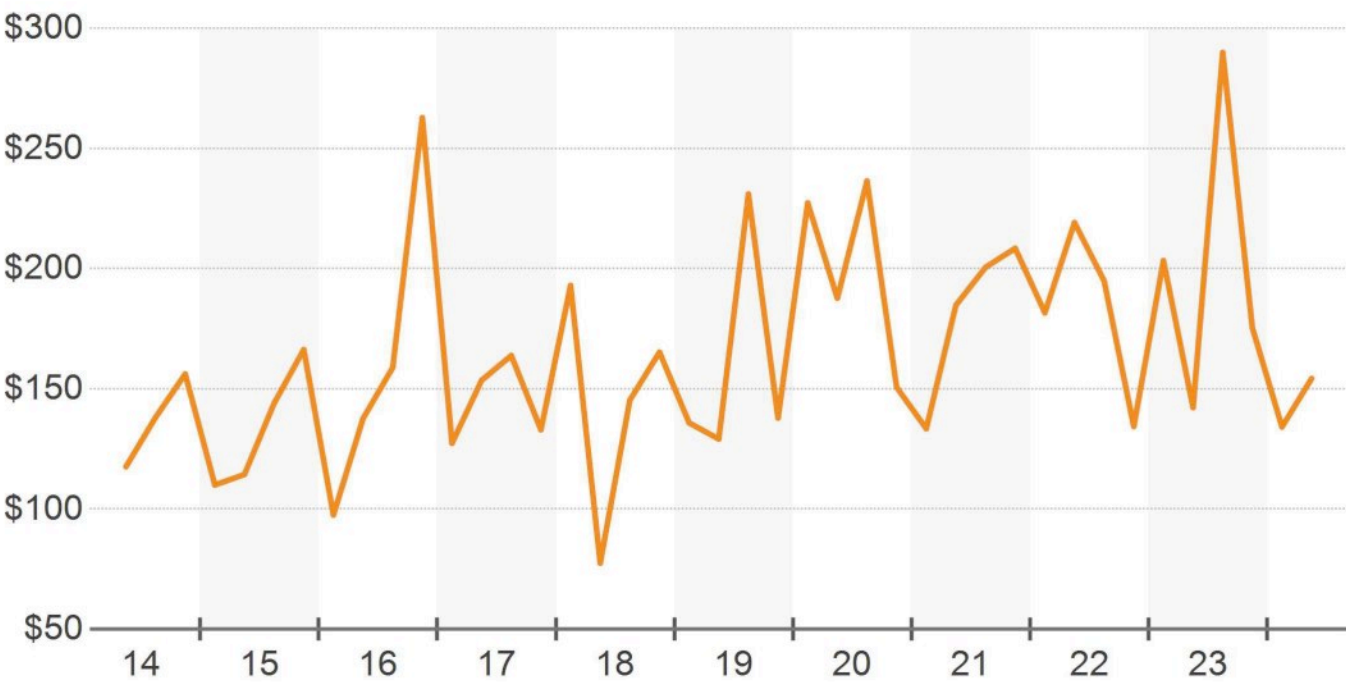
SALES VOLUME



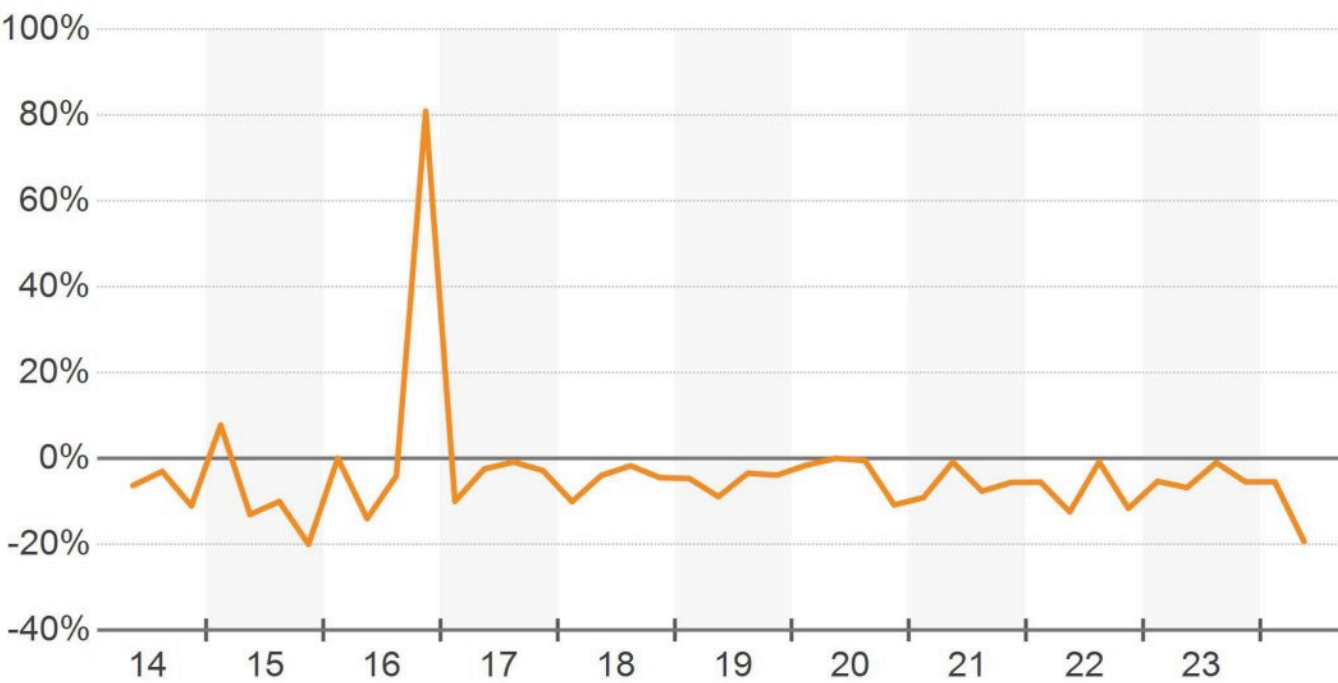
SALES VOLUME BY STAR RATING



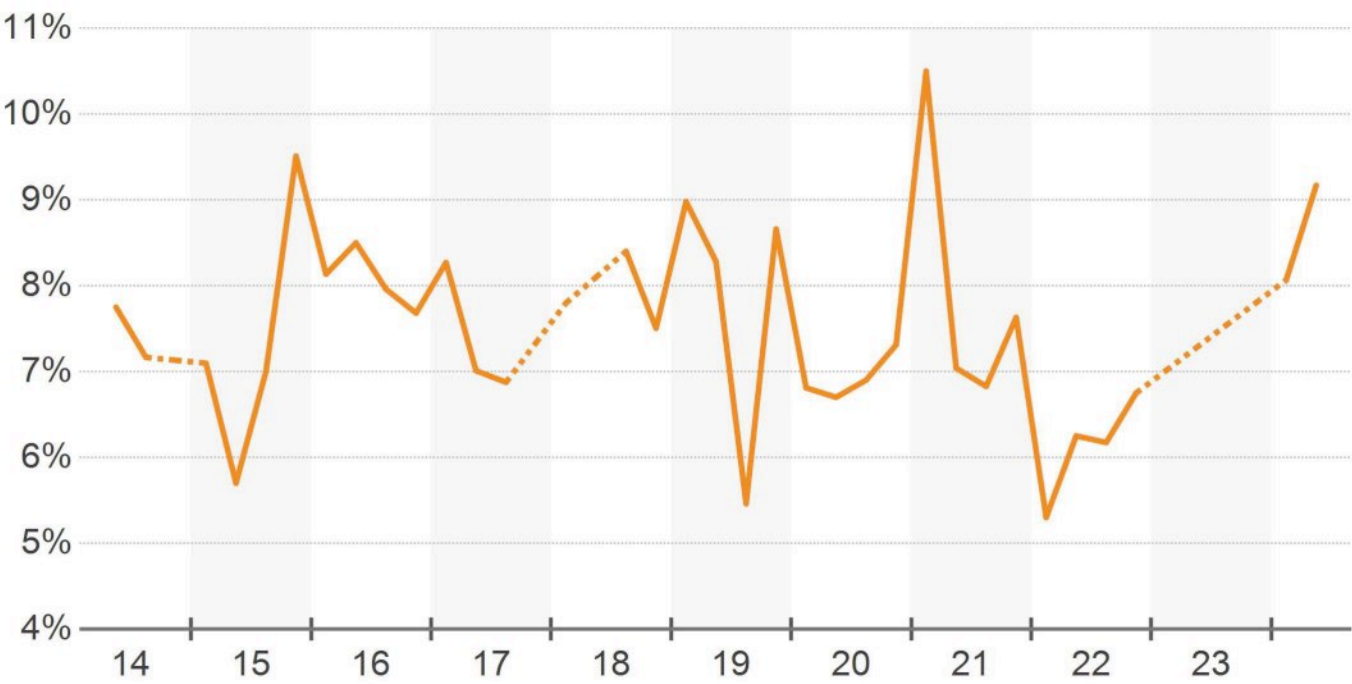
AVERAGE SALE PRICE PER SF



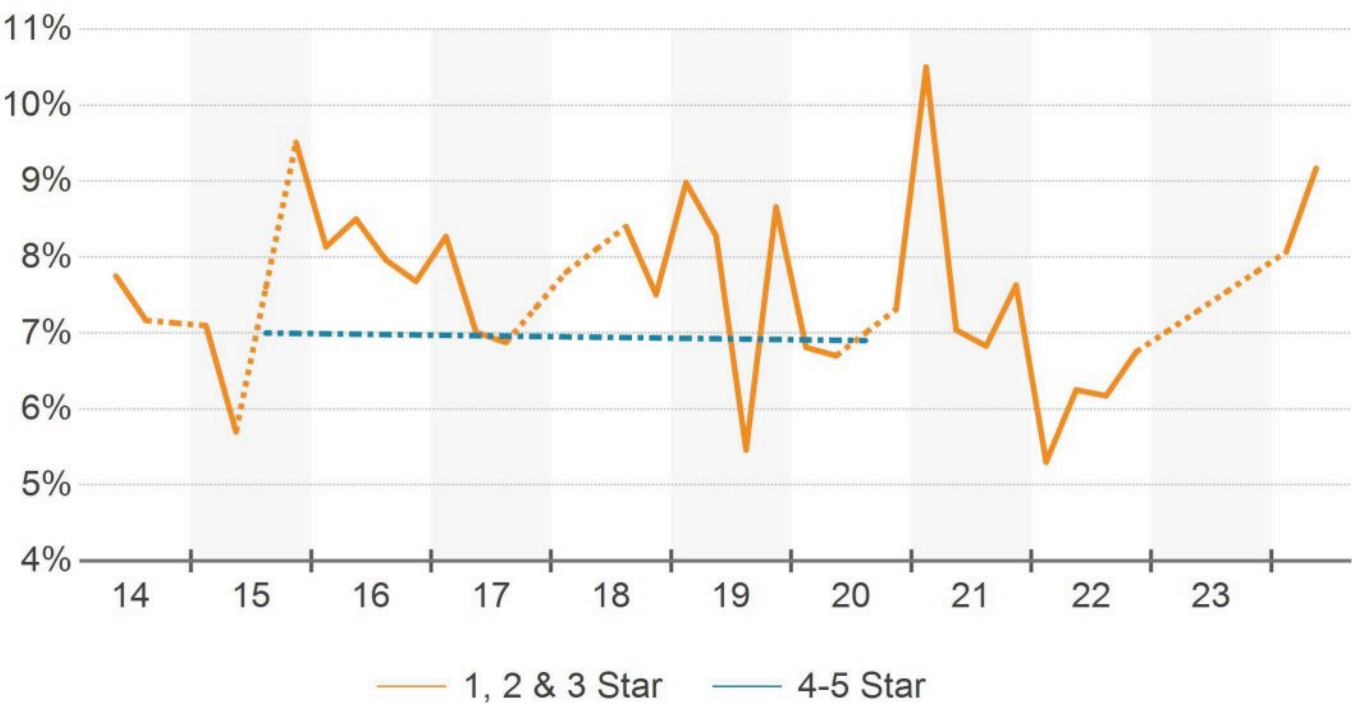
SALE TO ASKING PRICE DIFFERENTIAL



CAP RATE



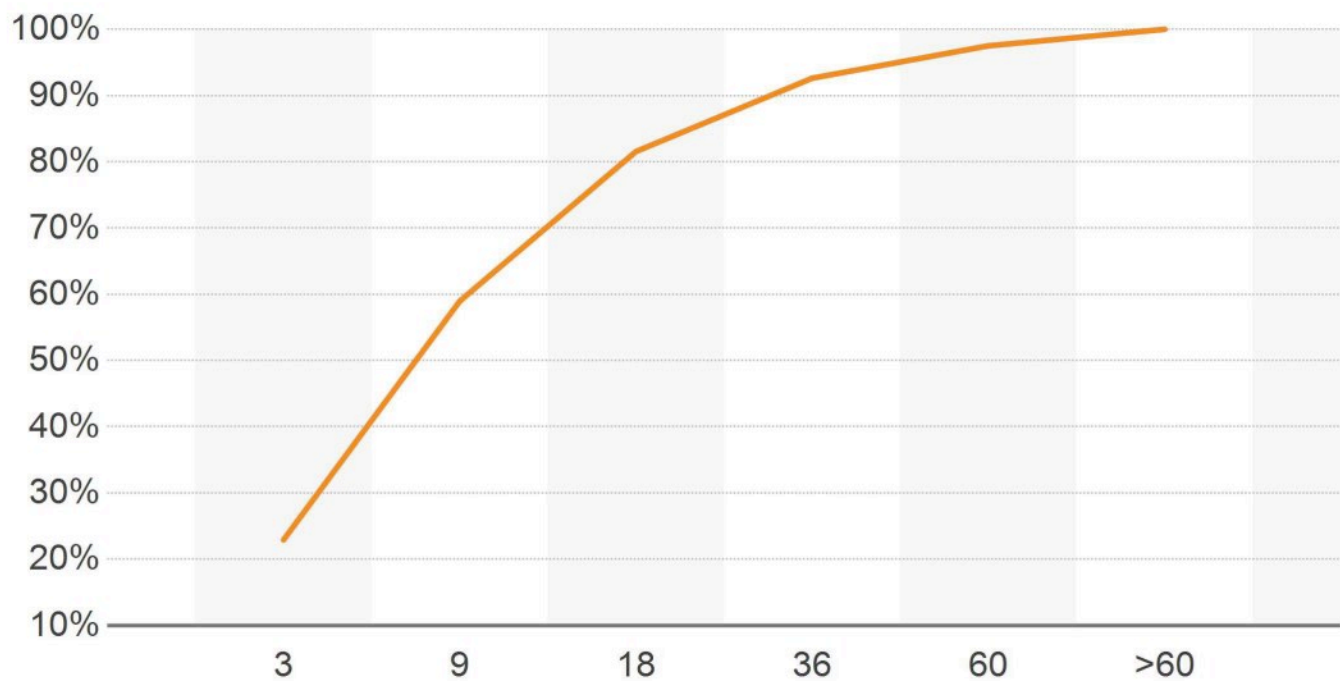
CAP RATE BY STAR RATING



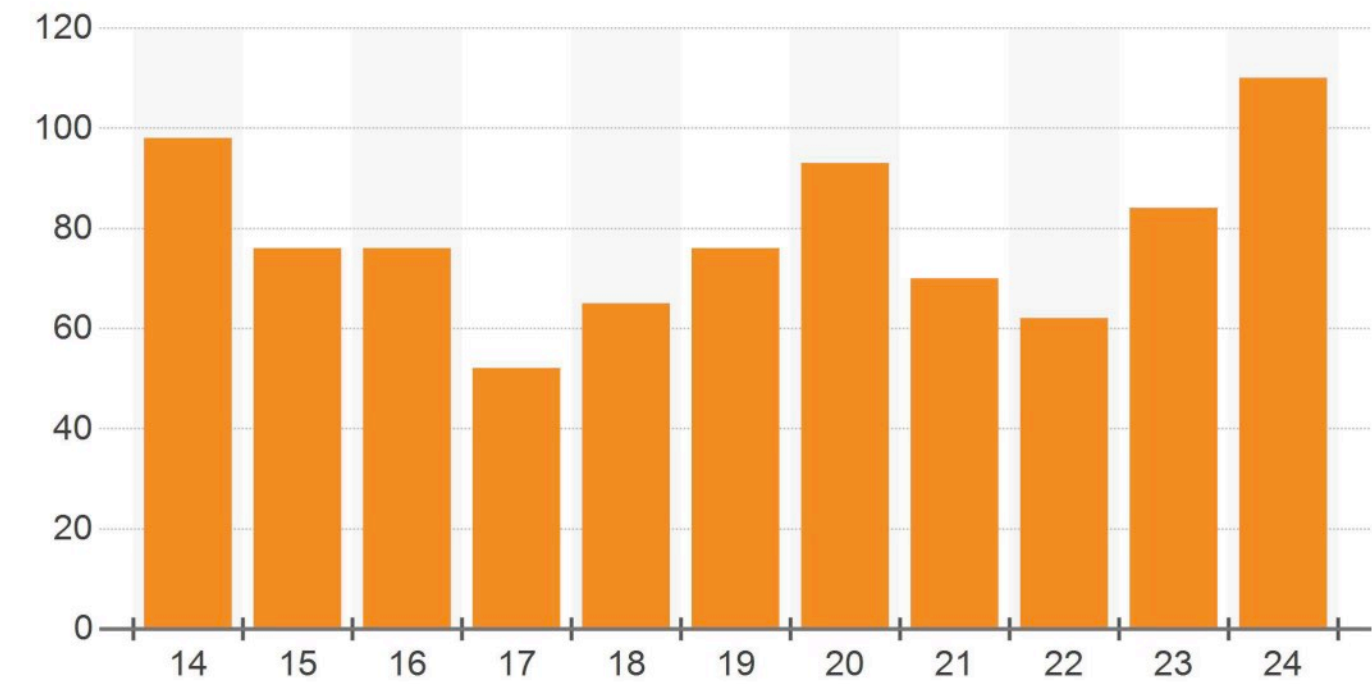
MONTHS TO SALE



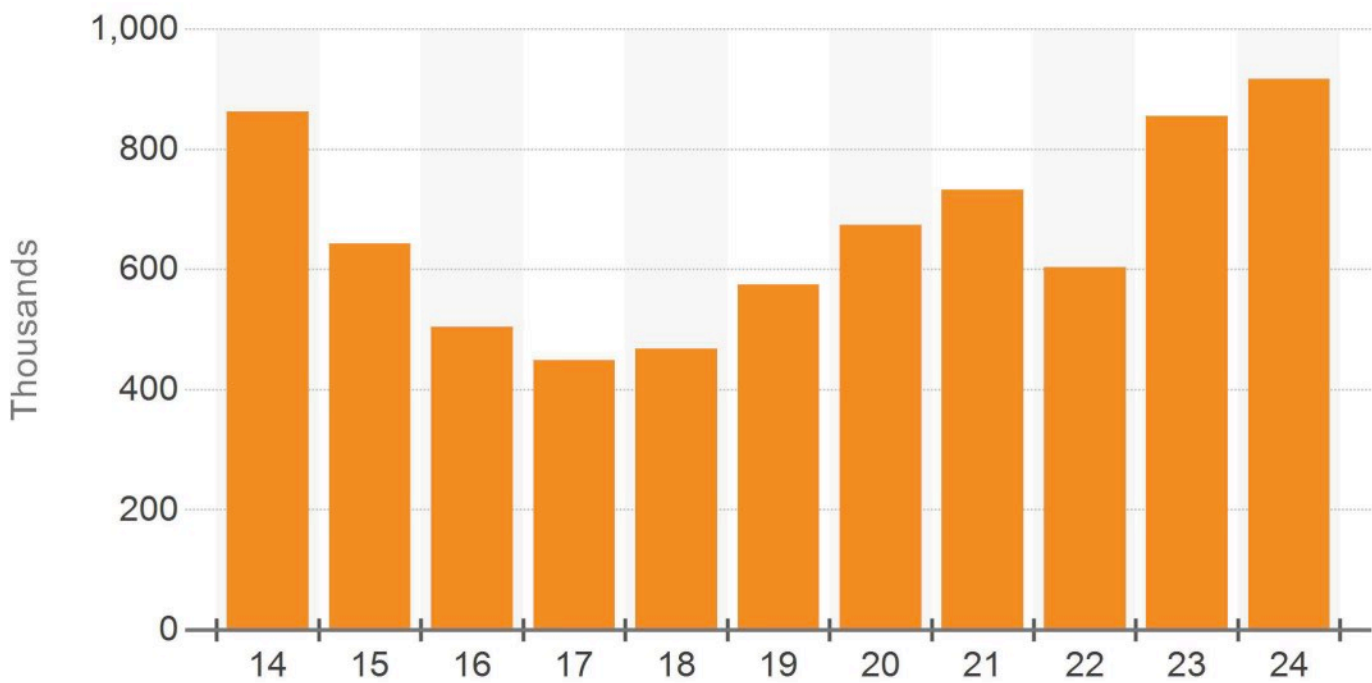
PROBABILITY OF SELLING IN MONTHS



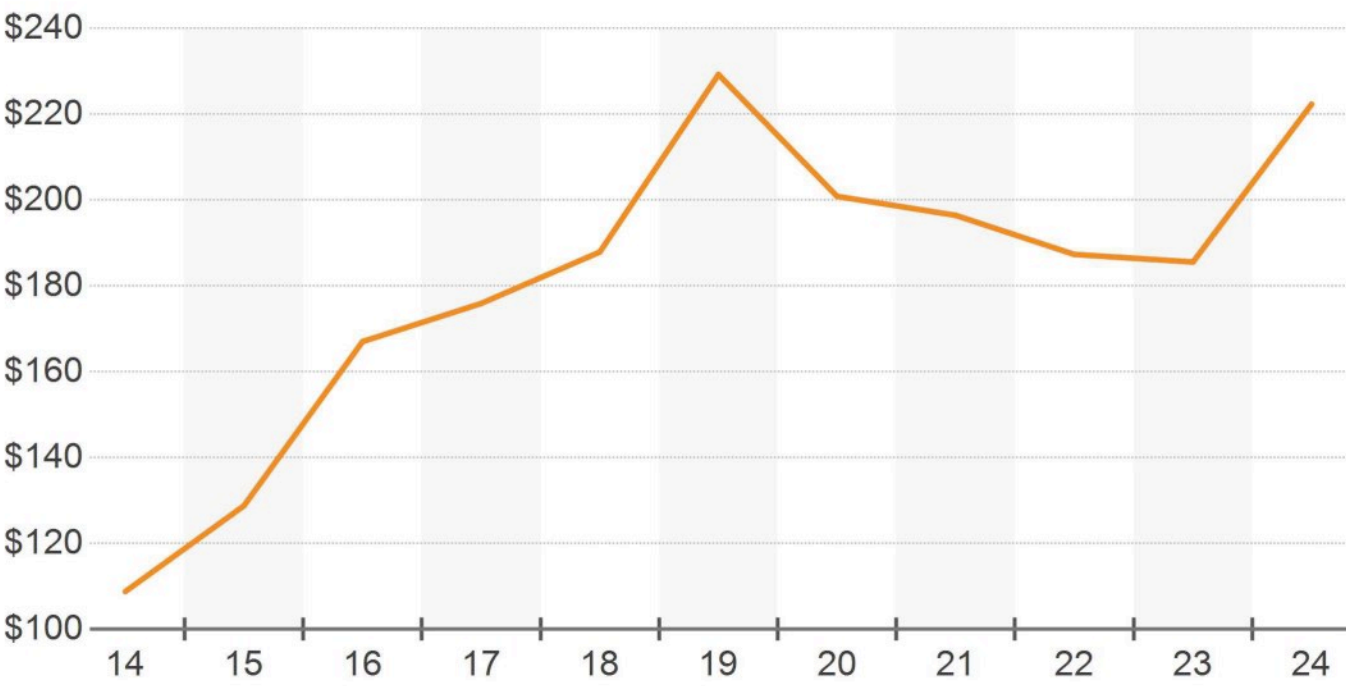
FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF



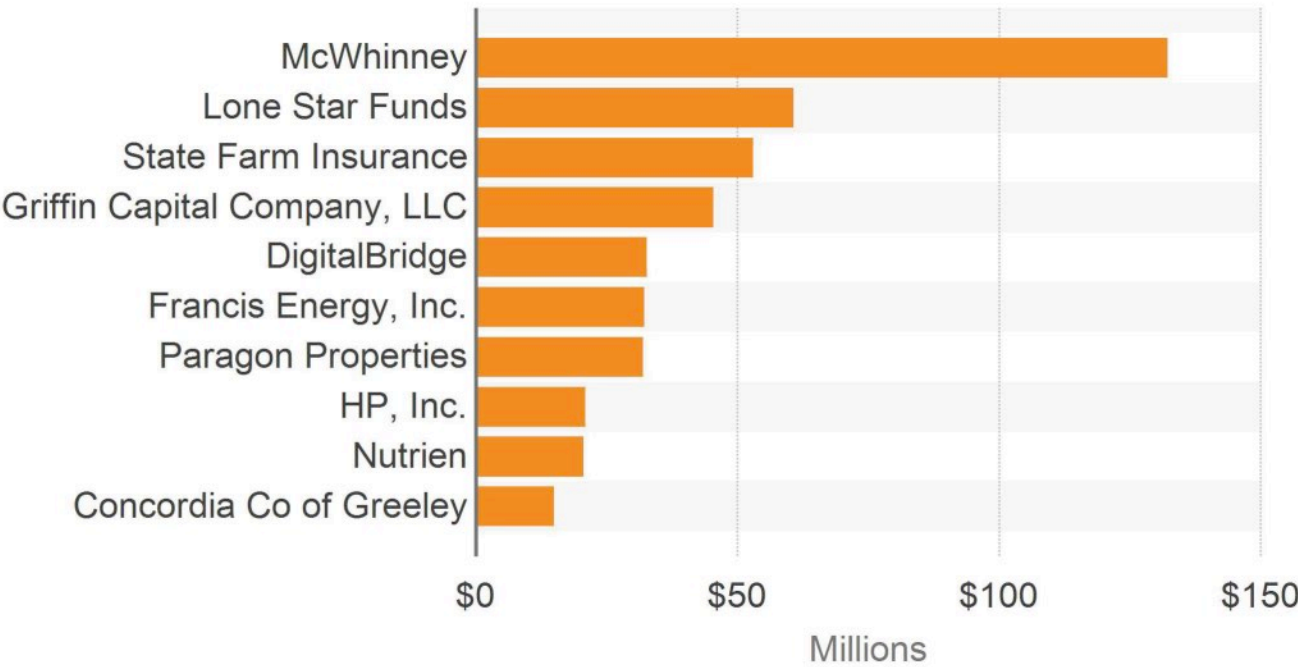
ASKING PRICE PER SF



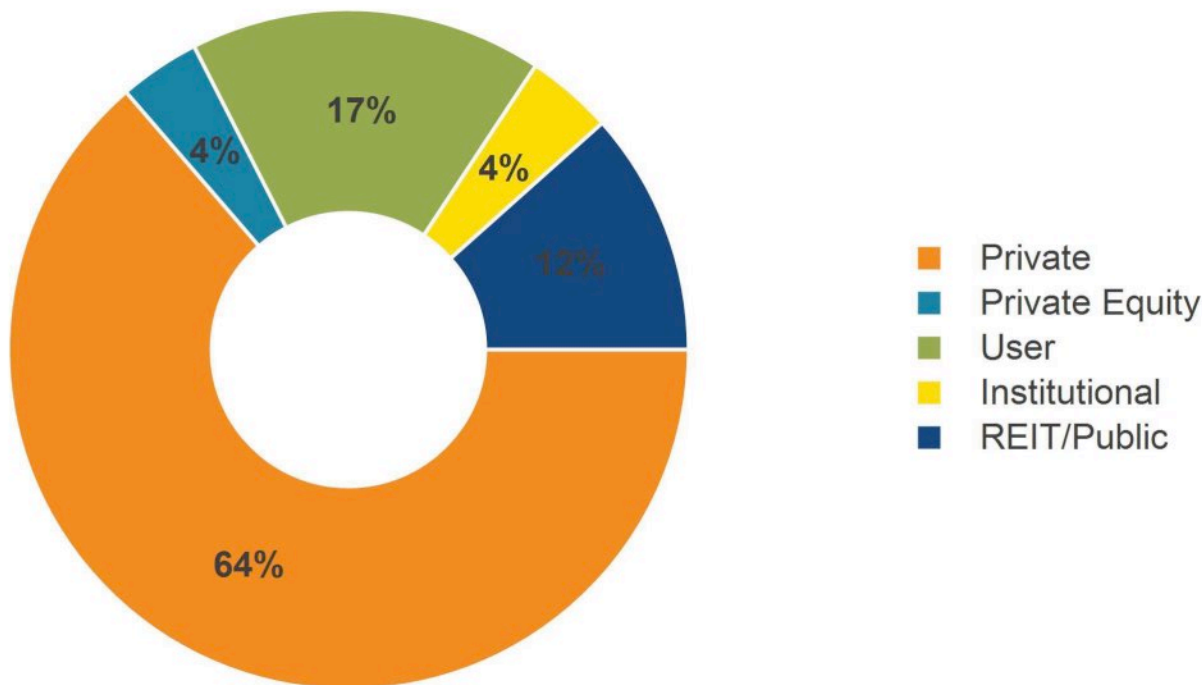
TOP BUYERS



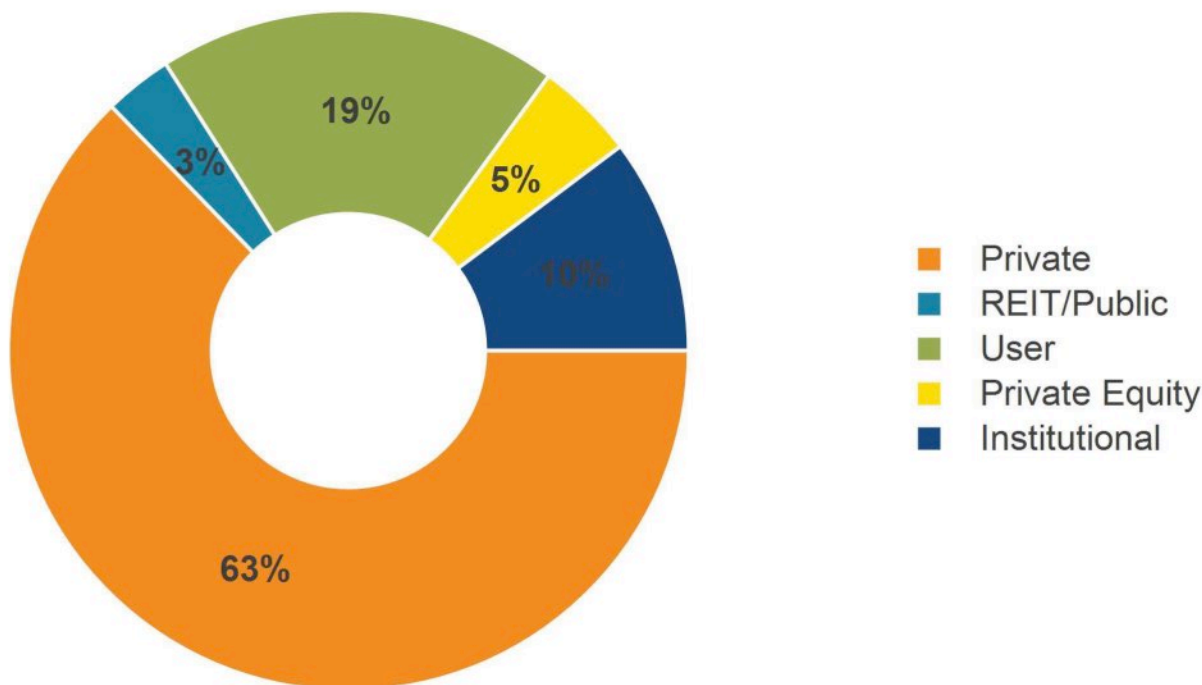
TOP SELLERS



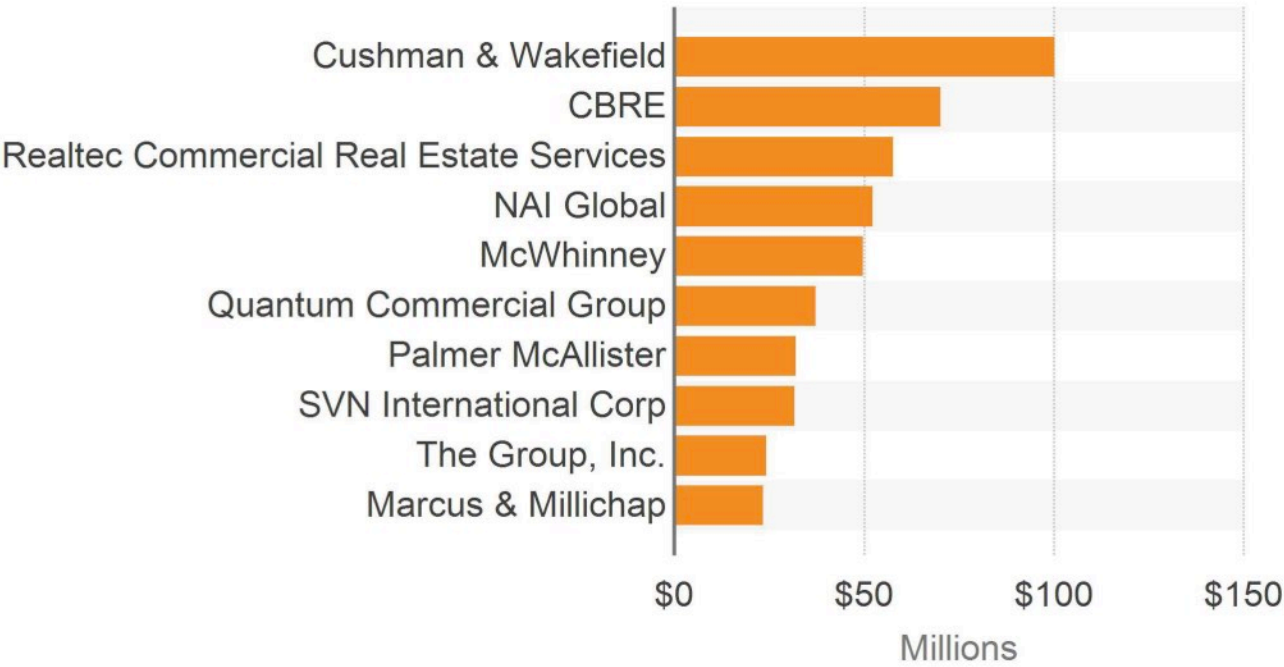
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

