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Custom Market Report

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Office Report - Larimer/Weld County

PREPARED BY

REALTEC

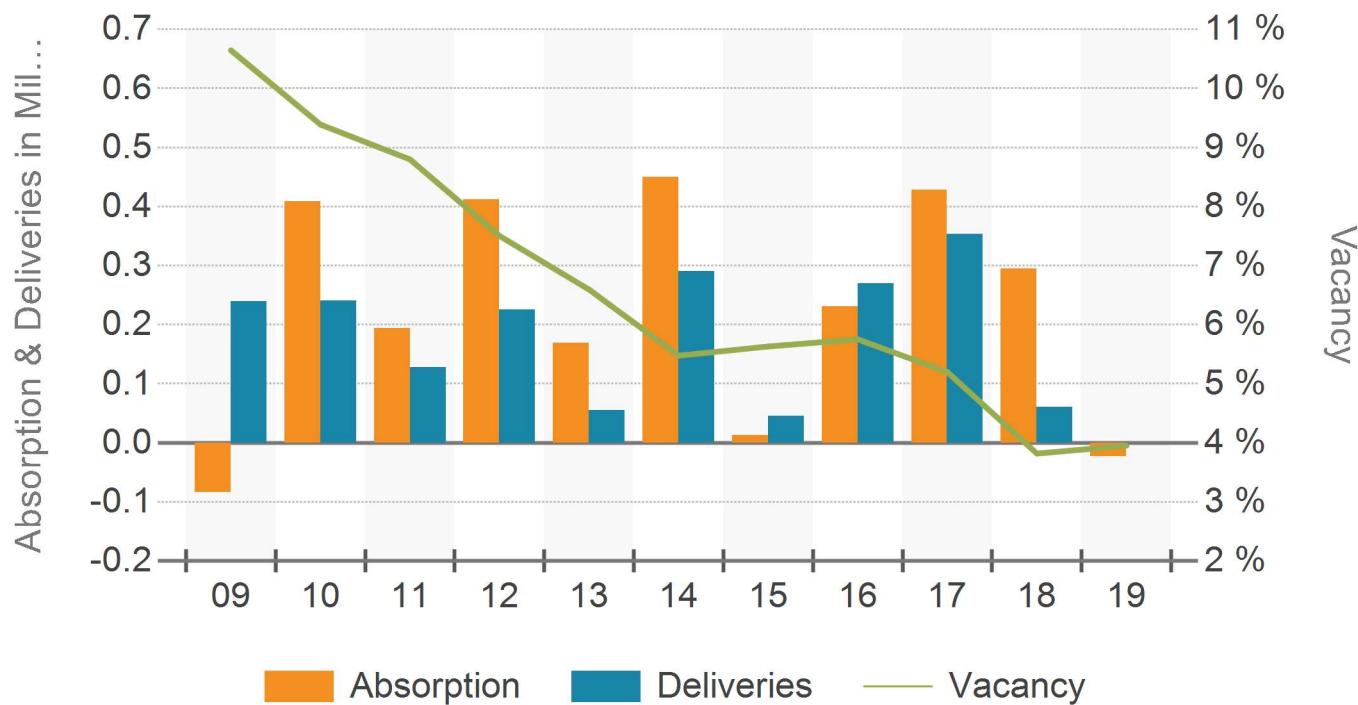
COMMERCIAL REAL ESTATE SERVICES

Ron Kuehl

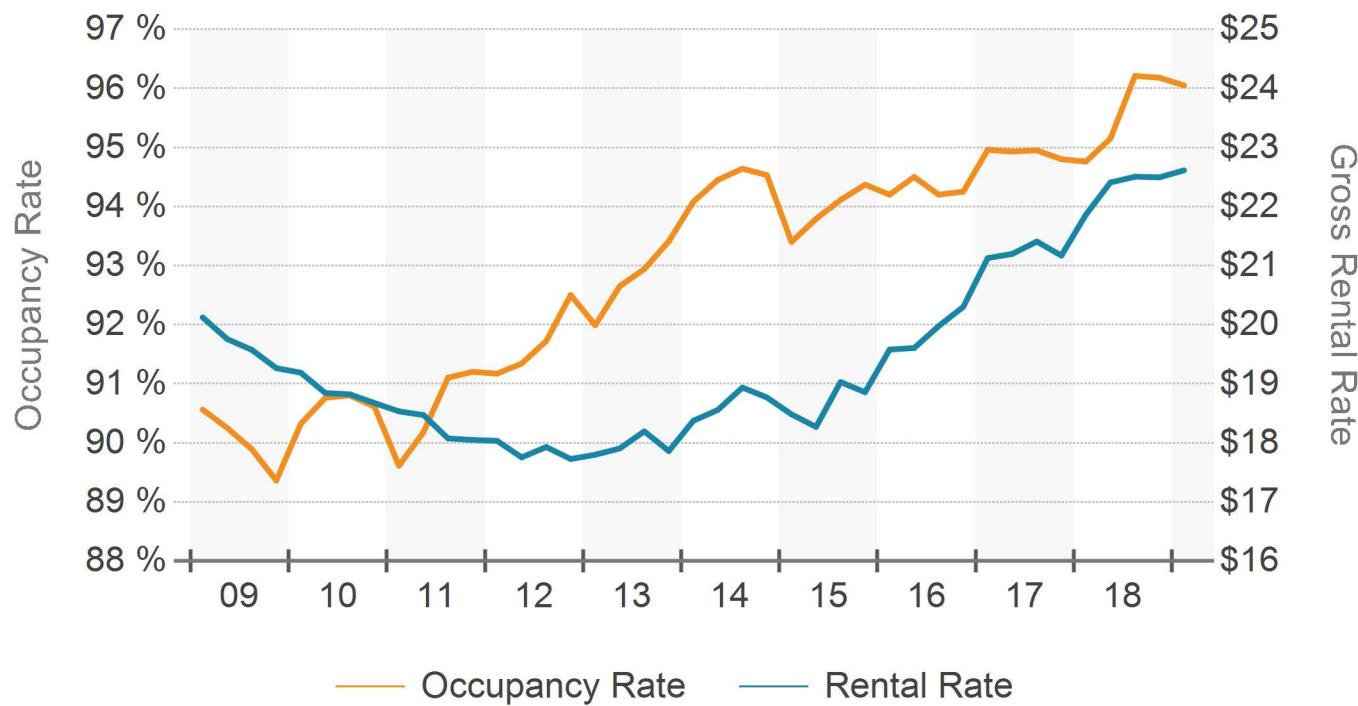
Broker

 CoStar™

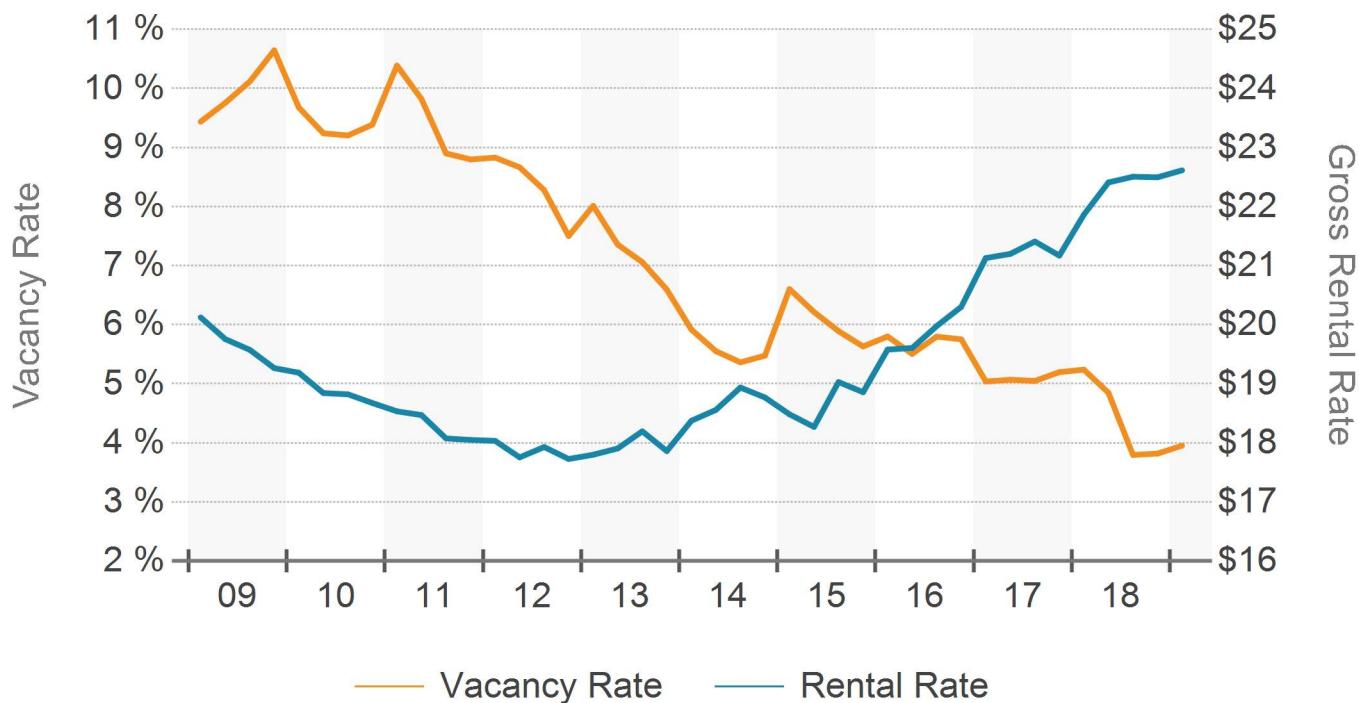
ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Gross Rent Per SF	\$22.61	\$20.12
Vacancy Rate	3.9%	5.4%
Vacant SF	679,030	898,278
Availability Rate	7.1%	7.6%
Available SF	1,235,237	1,287,460
Sublet SF	92,625	73,115
Months on Market	7.2	10.2

Inventory	Survey	5-Year Avg
Existing Buildings	1,553	1,531
Existing SF	17,190,999	16,736,760
12 Mo. Const. Starts	113,622	169,290
Under Construction	237,826	226,221
12 Mo. Deliveries	60,163	203,452

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	270,965	282,913
12 Mo. Leasing SF	712,463	614,826

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$146	\$146
Asking Price Per SF	\$247	\$189
Sales Volume (Mil.)	\$102	\$114
Cap Rate	7.8%	7.8%

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



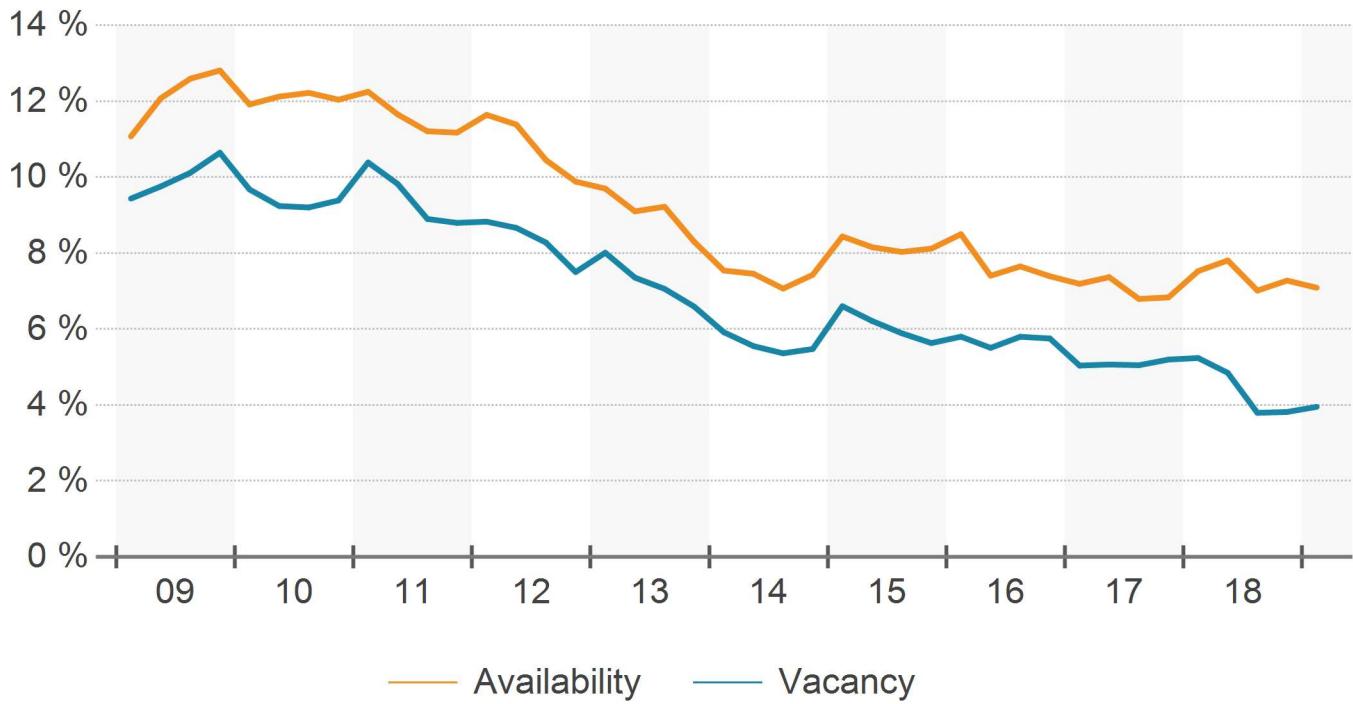
Vacancy & Availability

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AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



Vacancy & Availability

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OCCUPANCY RATE



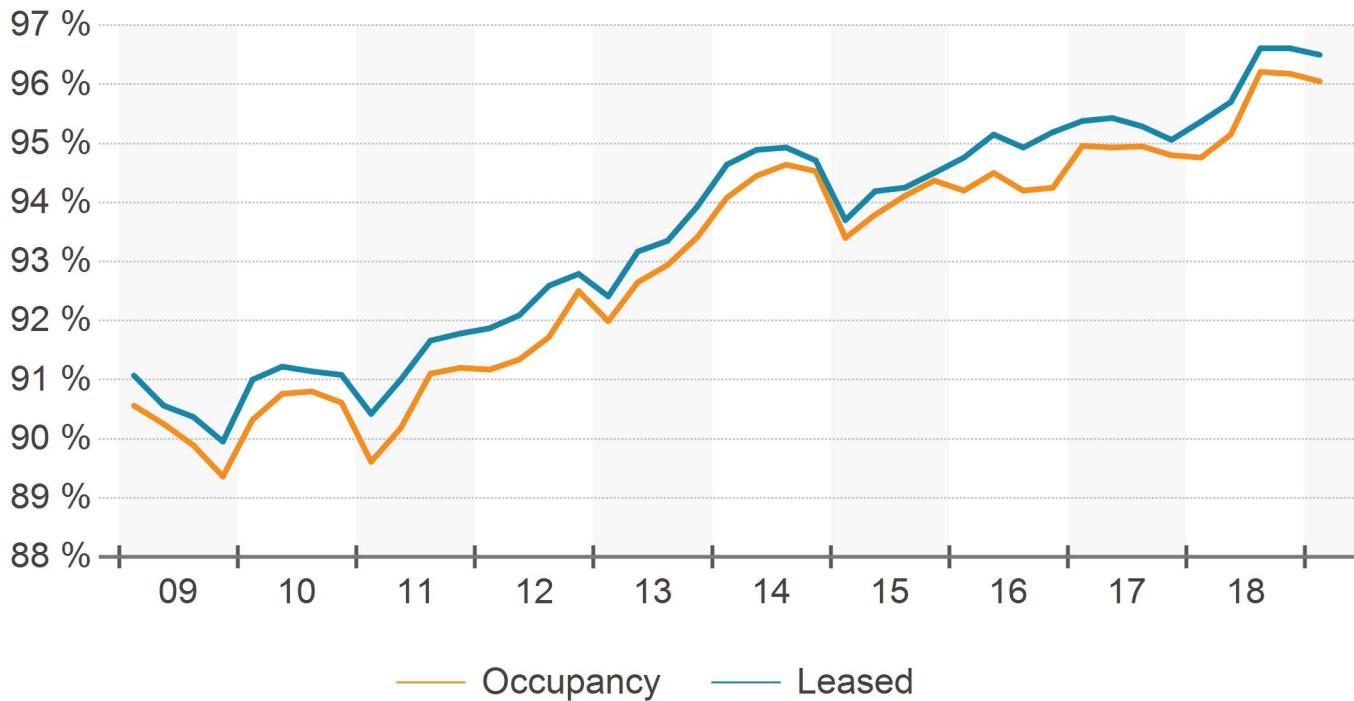
PERCENT LEASED RATE



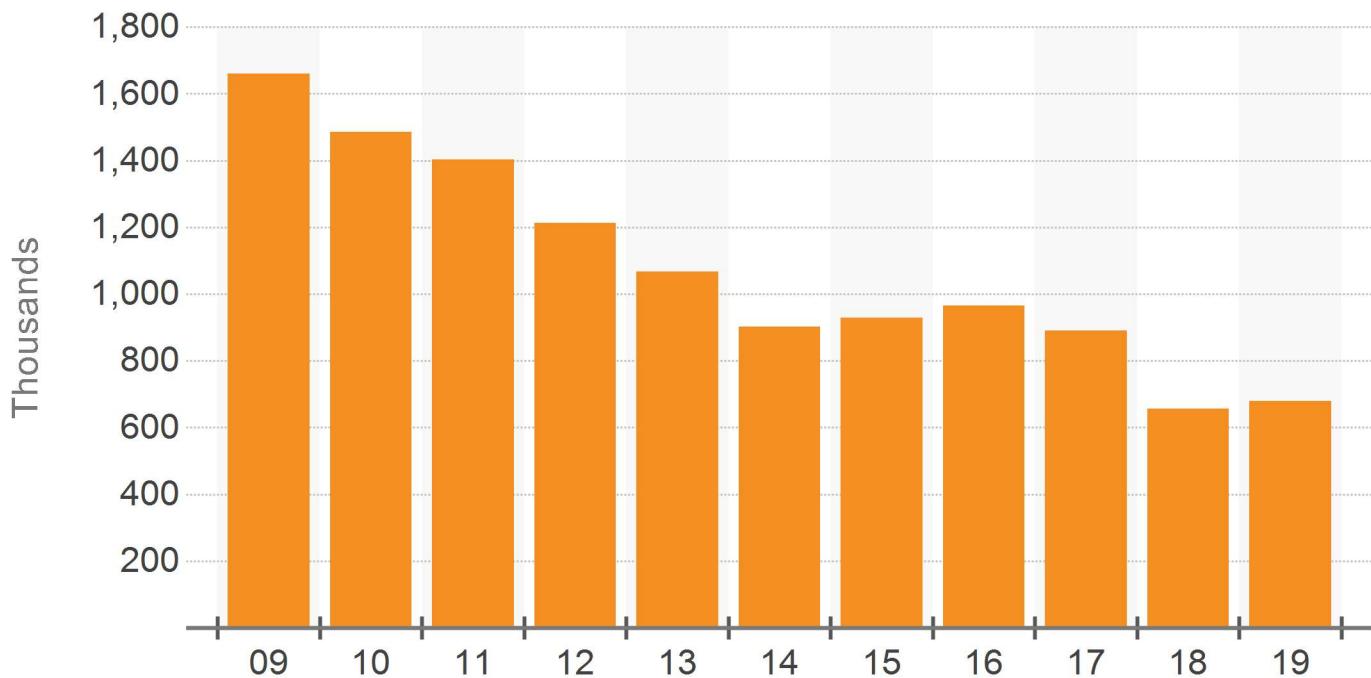
Vacancy & Availability

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OCCUPANCY & PERCENT LEASED



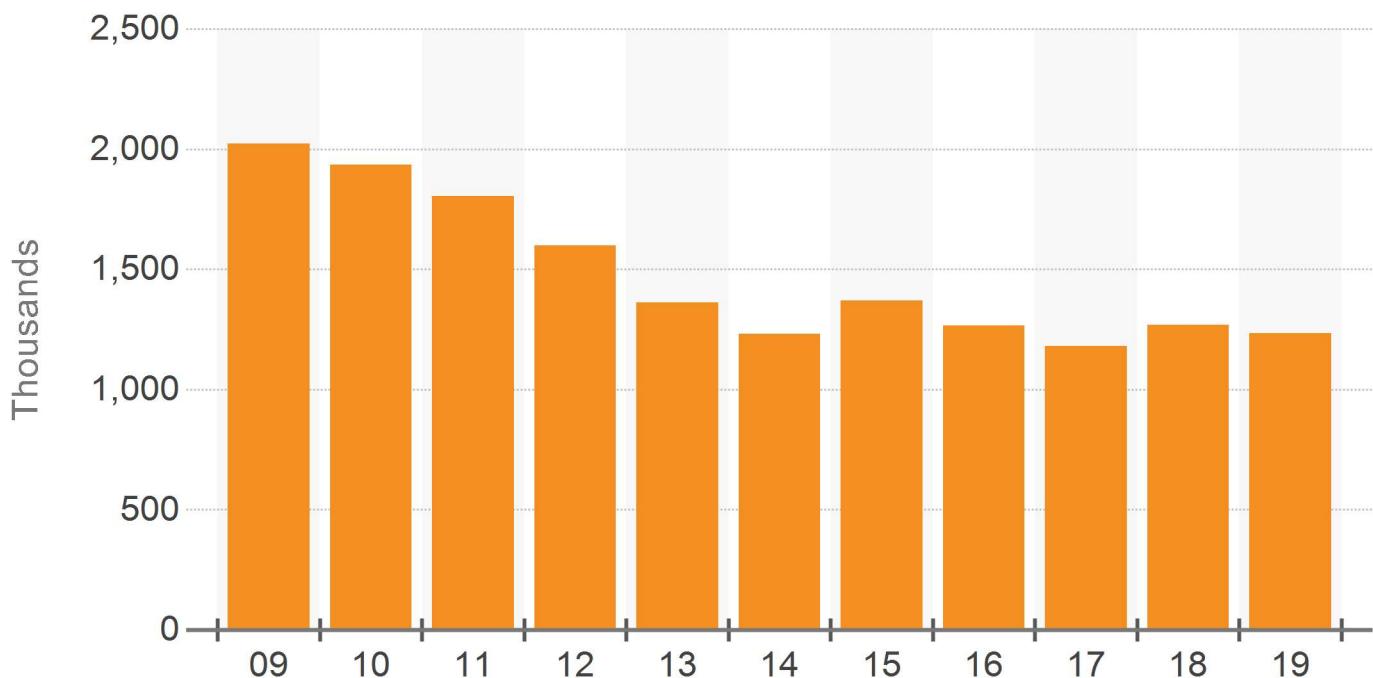
VACANT SF



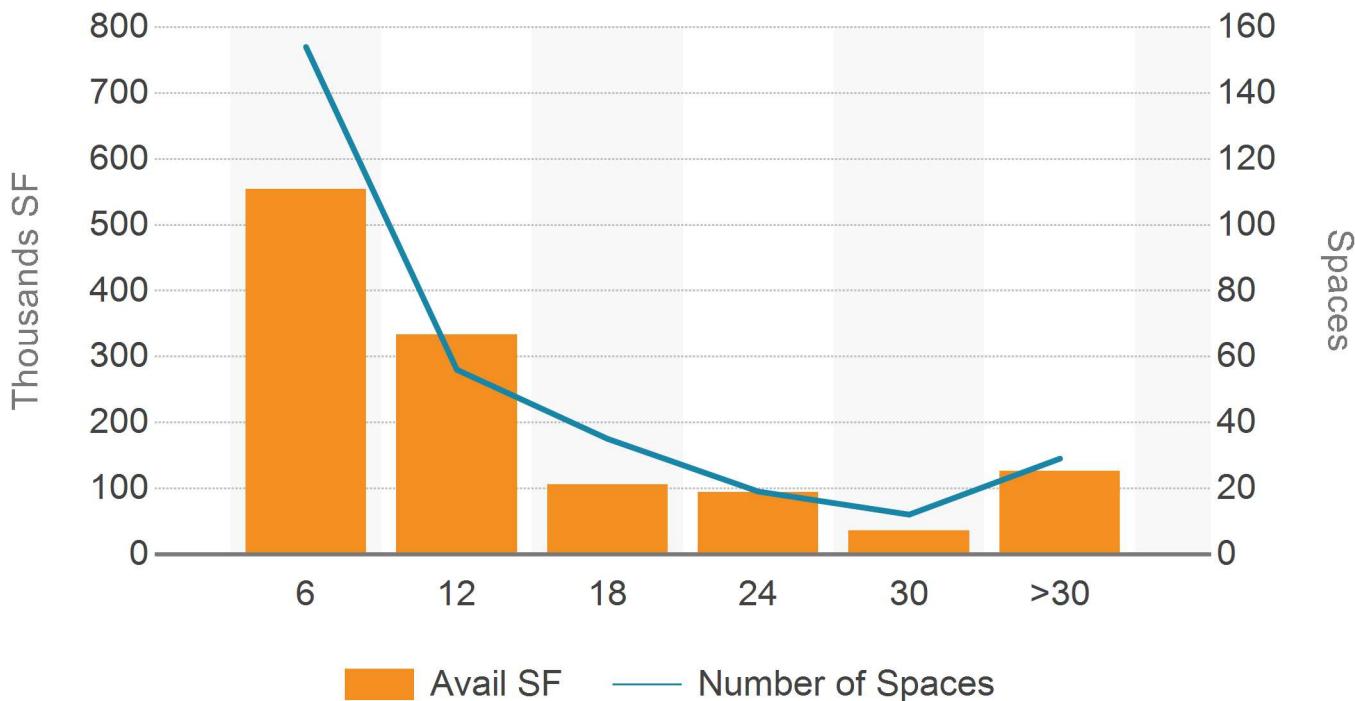
Vacancy & Availability

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AVAILABLE SF



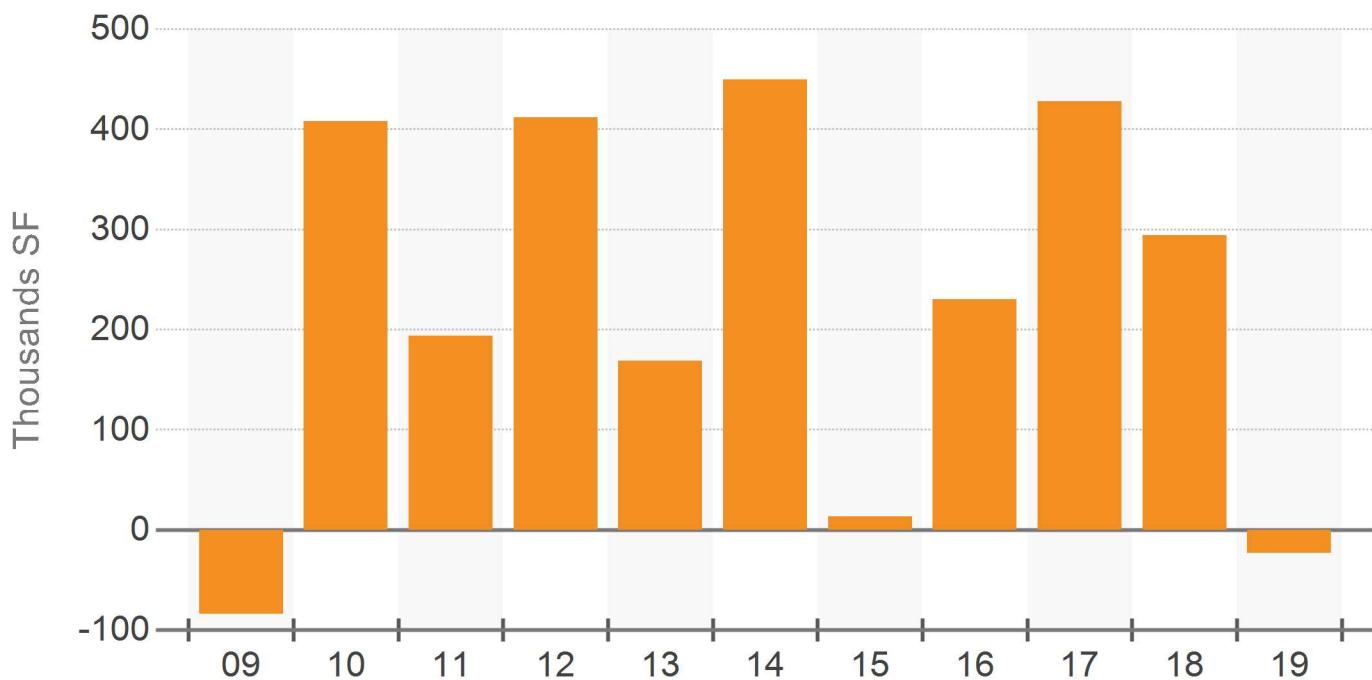
MONTHS ON MARKET DISTRIBUTION



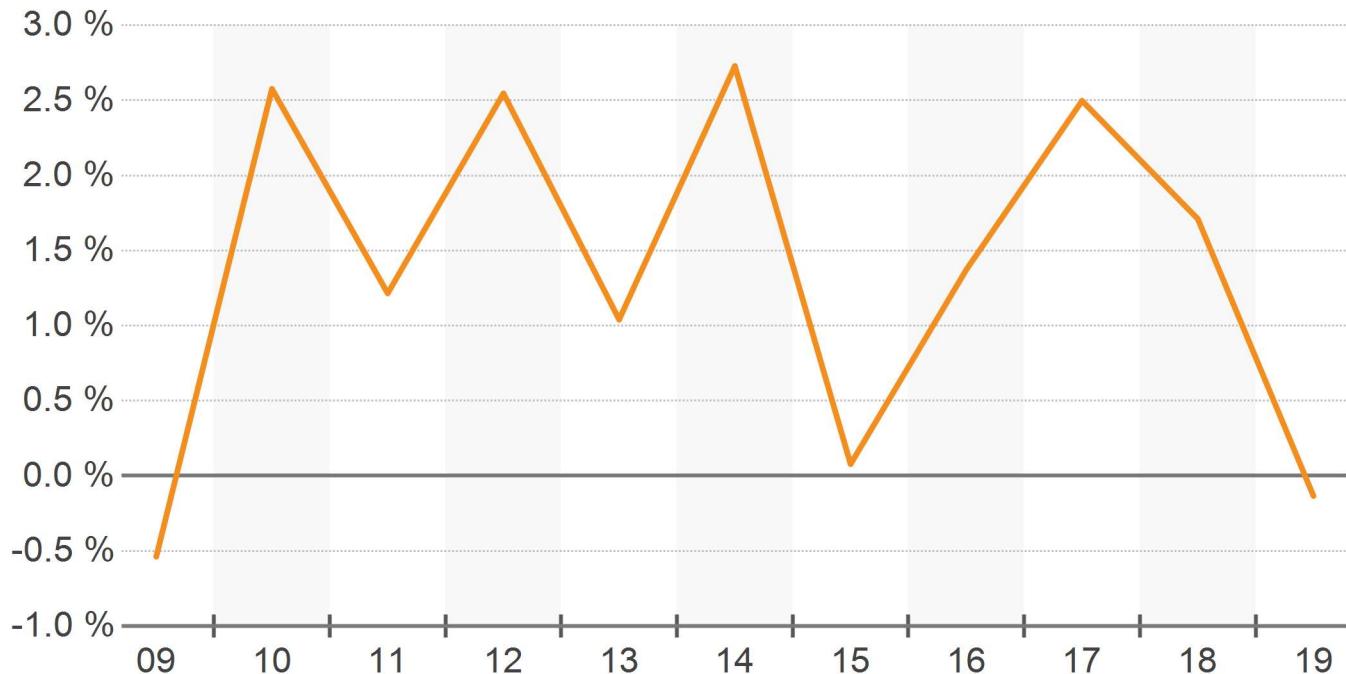
Leasing Demand

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NET ABSORPTION



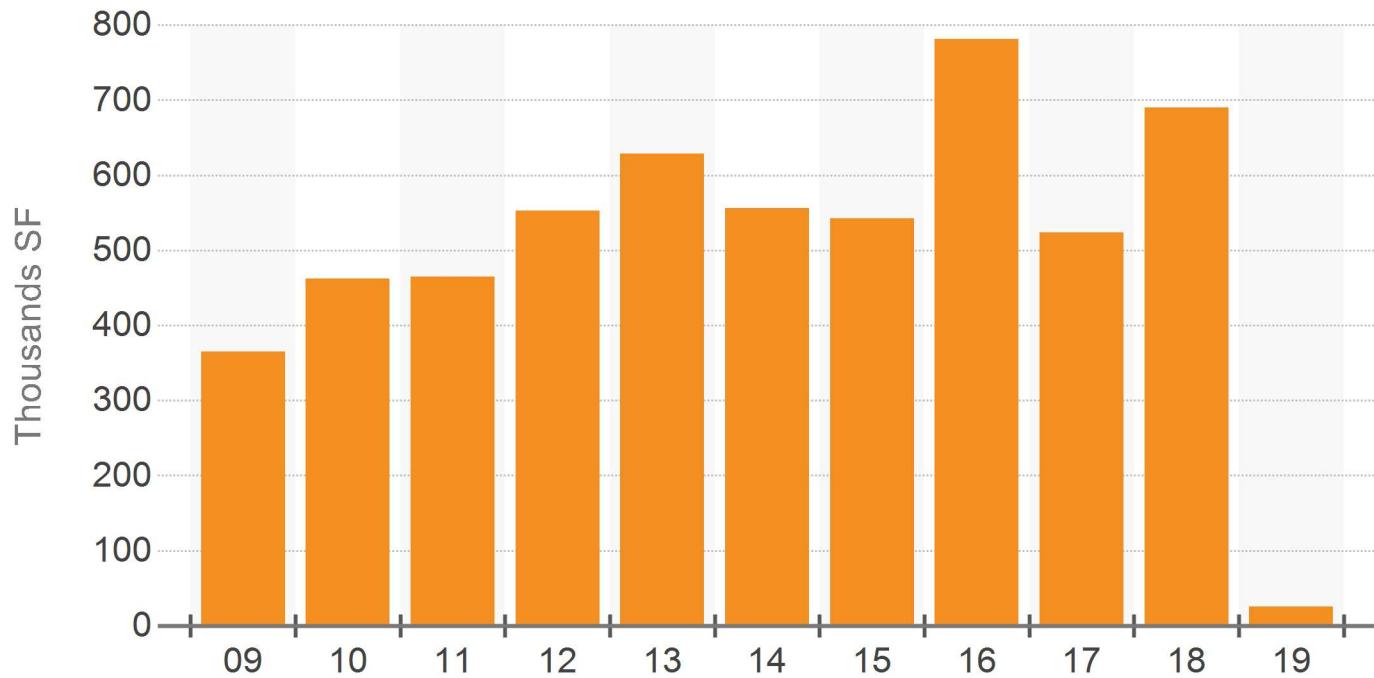
NET ABSORPTION AS % OF INVENTORY



Leasing Demand

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LEASING ACTIVITY



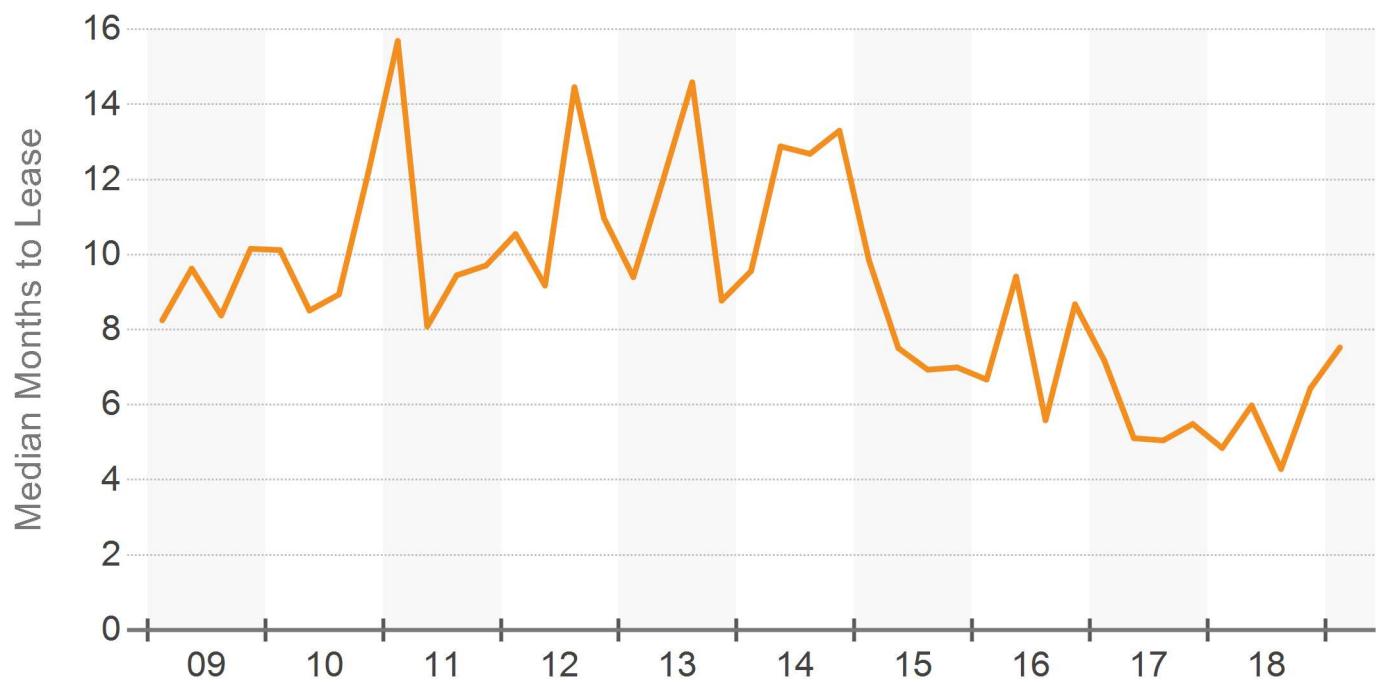
MONTHS ON MARKET



Leasing Demand

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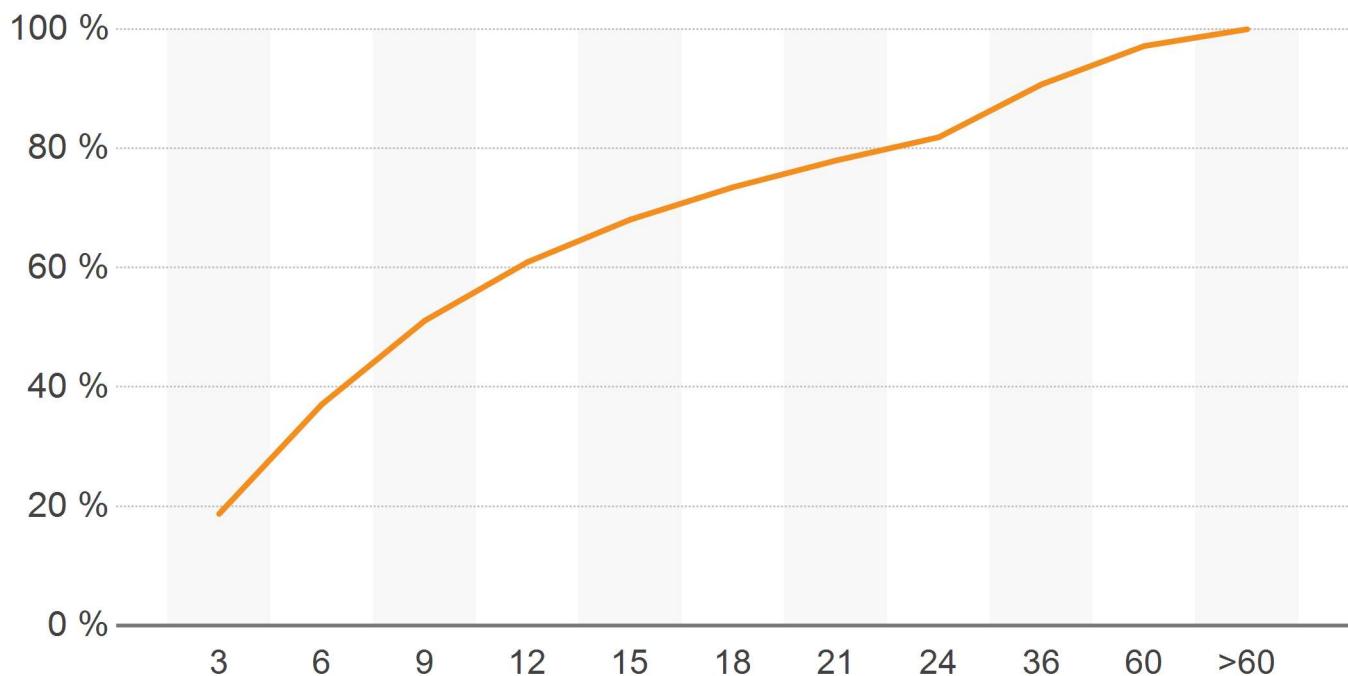
MONTHS TO LEASE



MONTHS VACANT



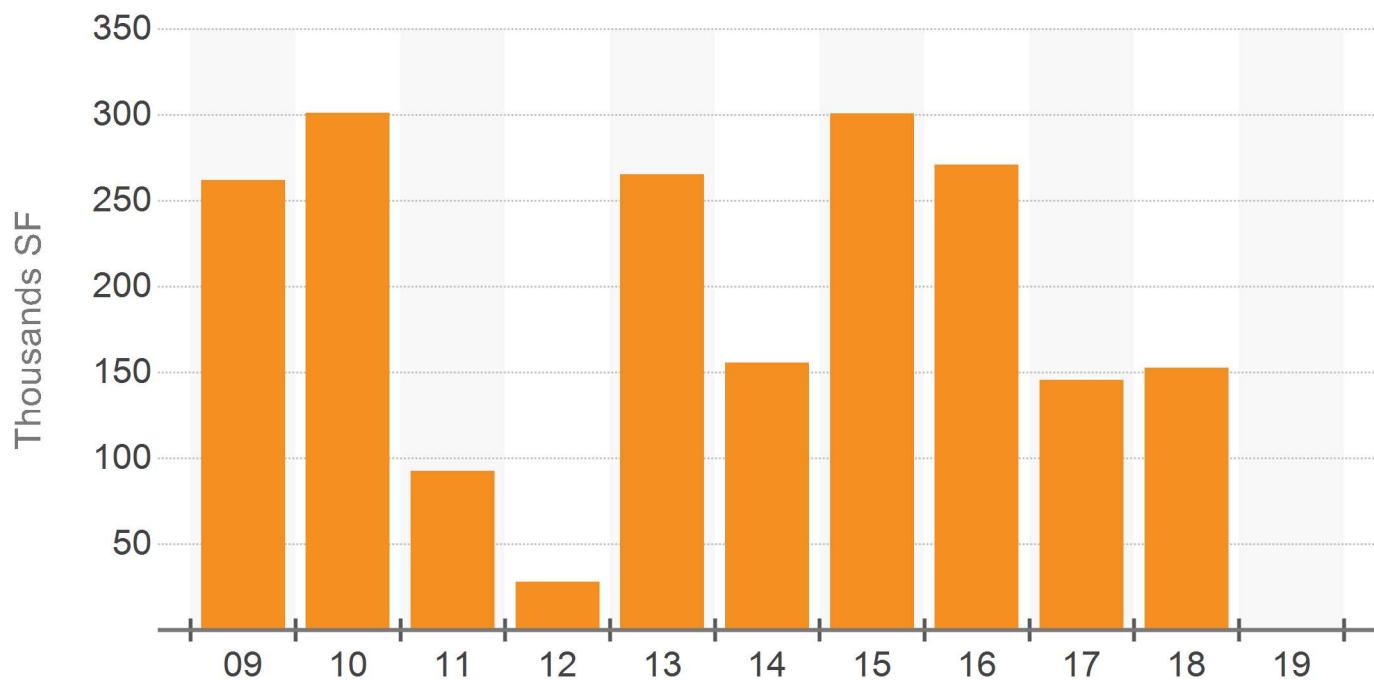
PROBABILITY OF LEASING IN MONTHS



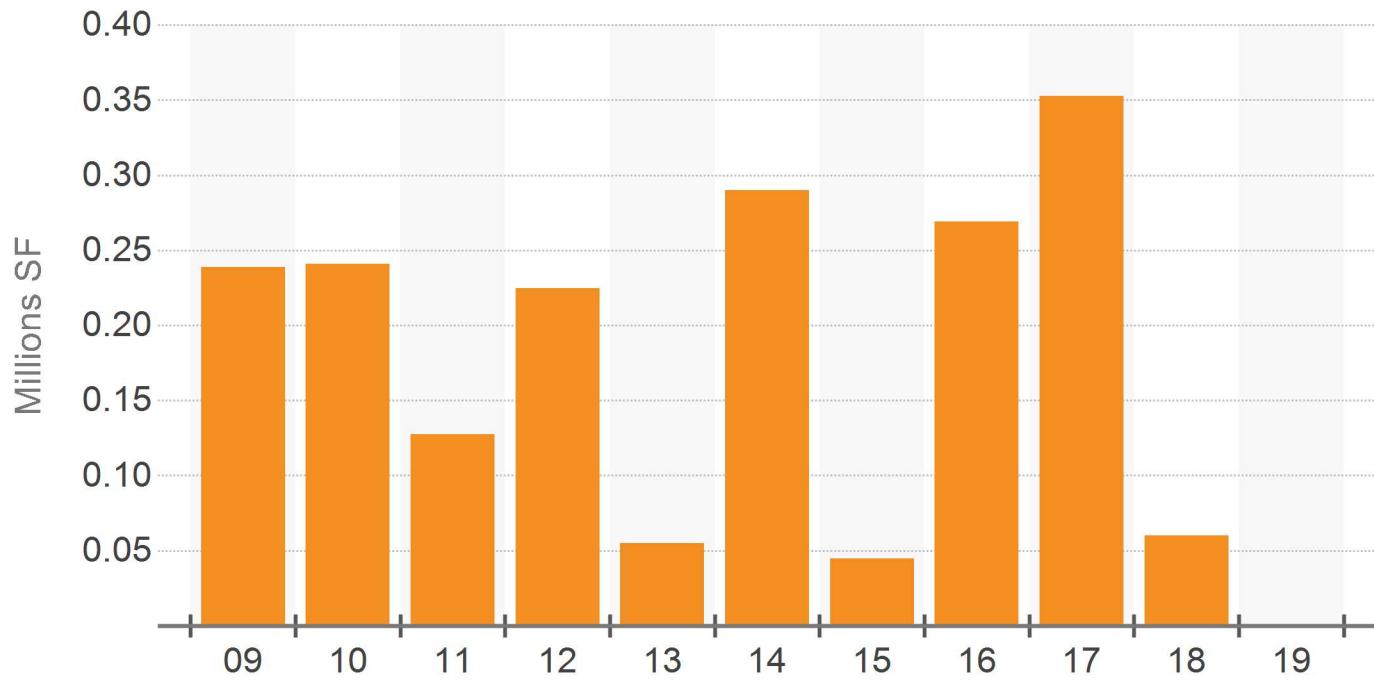
Construction Activity

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CONSTRUCTION STARTS



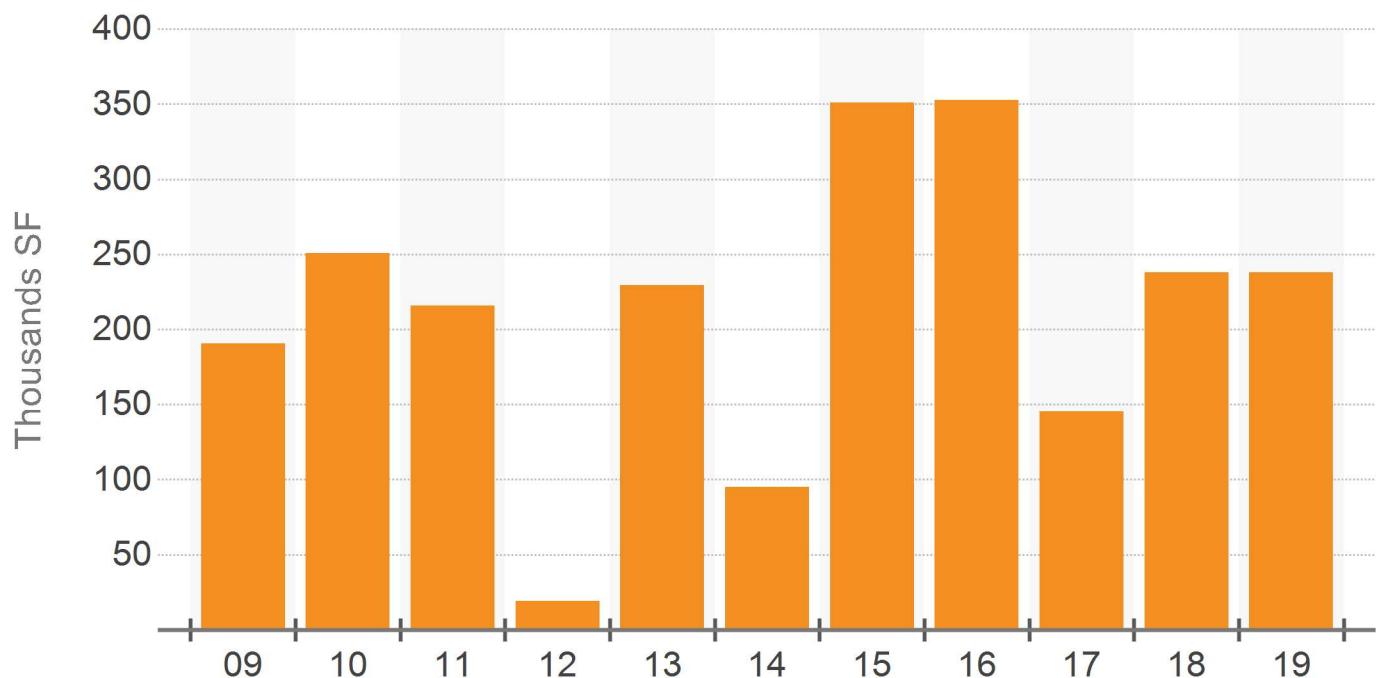
CONSTRUCTION DELIVERIES



Construction Activity

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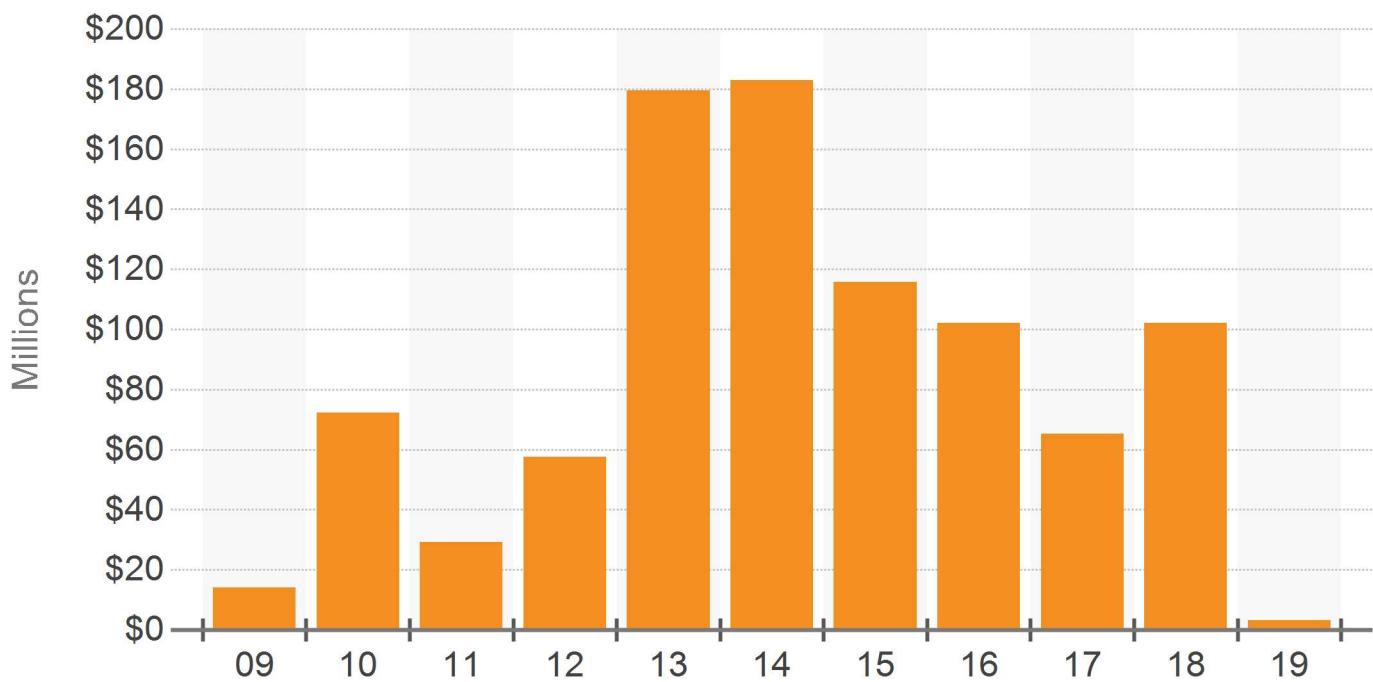
UNDER CONSTRUCTION



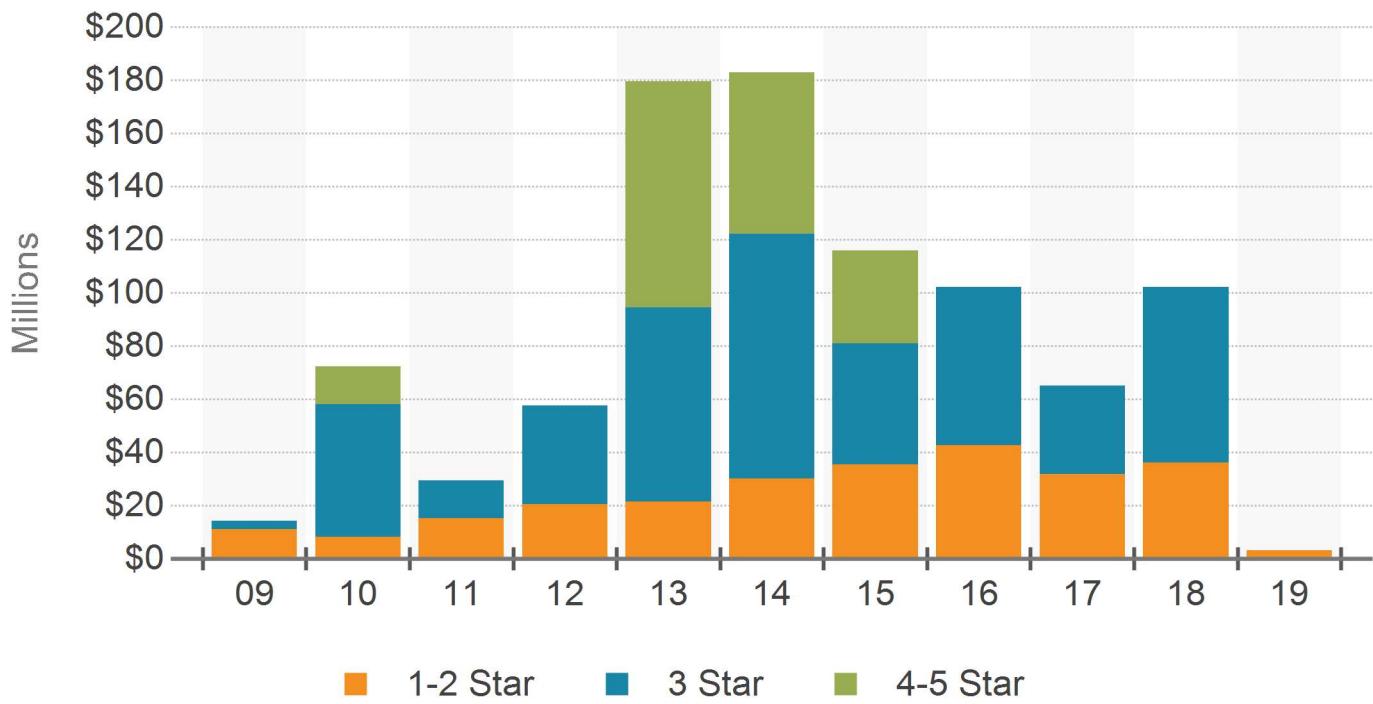
Sales Volume

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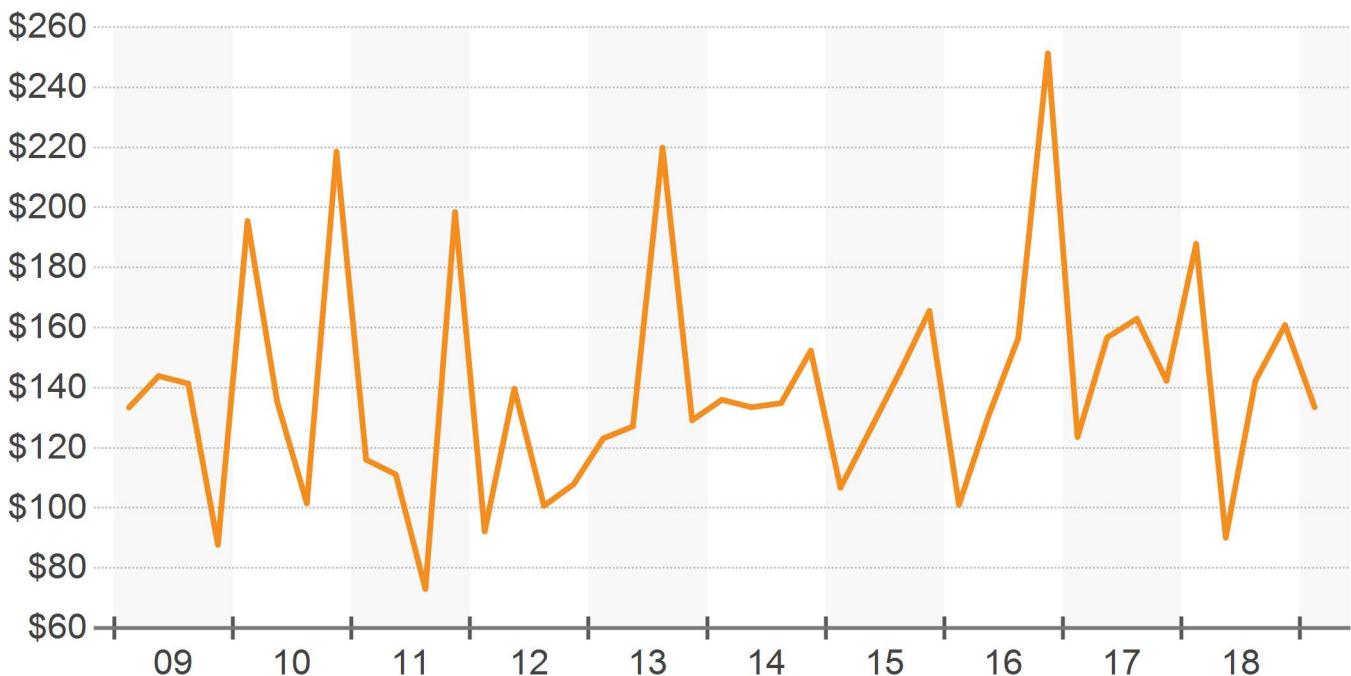
SALES VOLUME



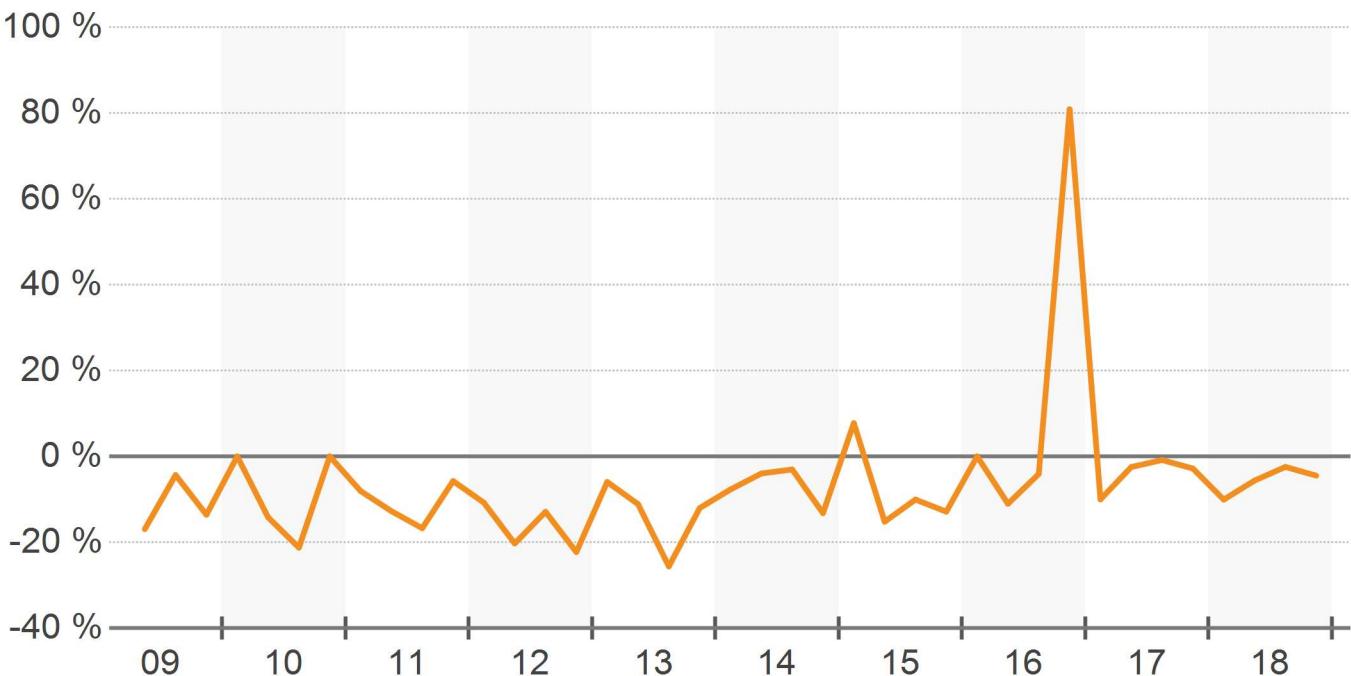
SALES VOLUME BY STAR RATING



AVERAGE SALE PRICE PER SF



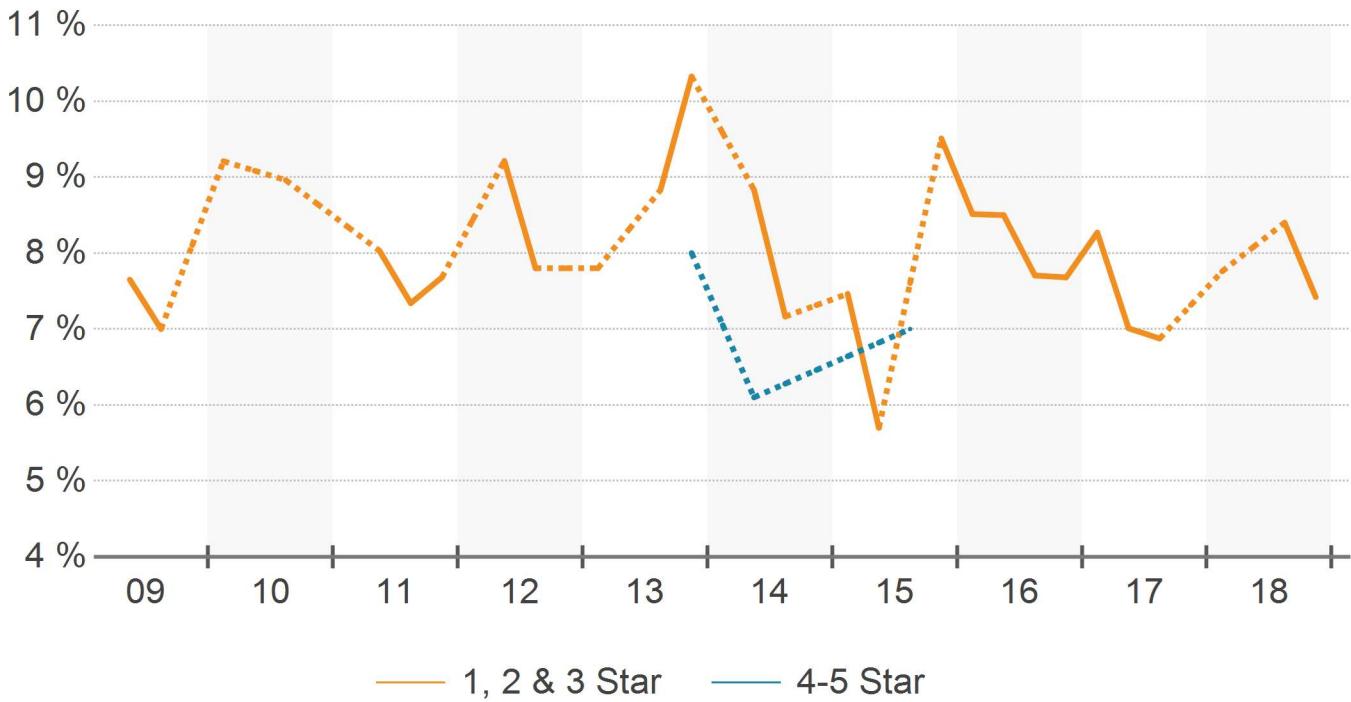
SALE TO ASKING PRICE DIFFERENTIAL



CAP RATE



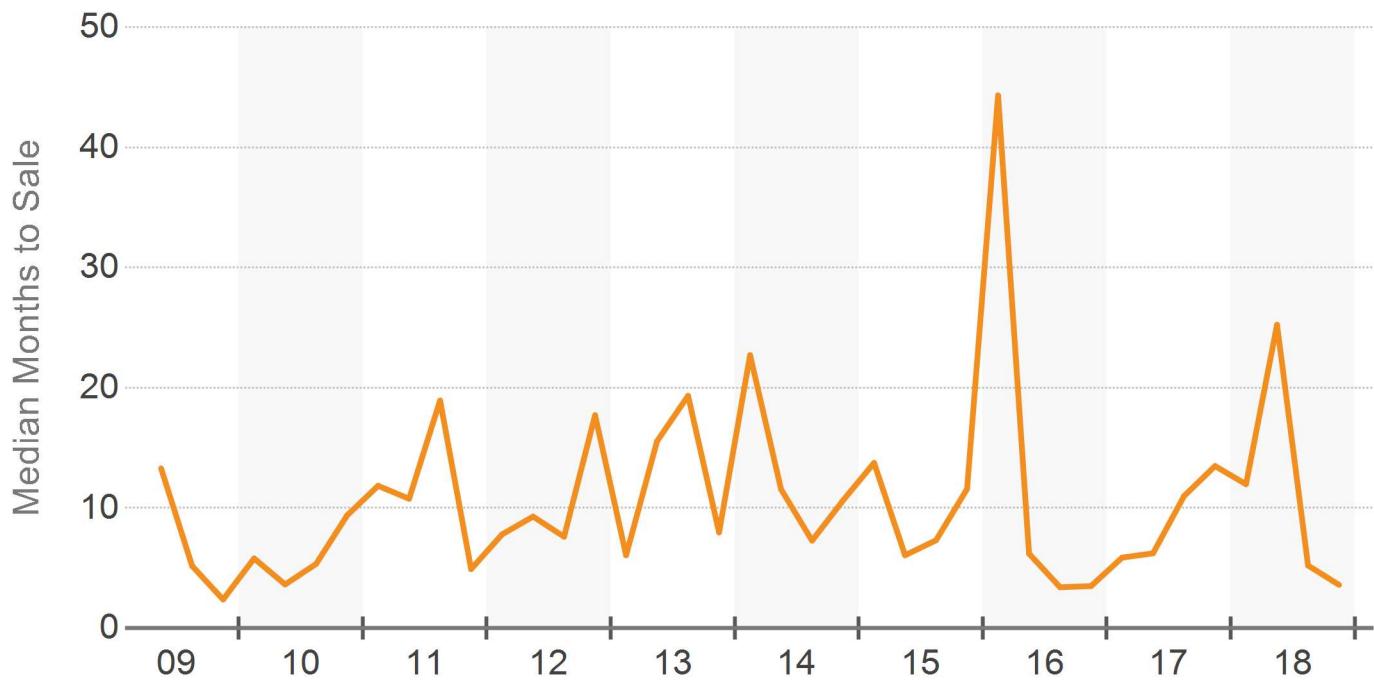
CAP RATE BY STAR RATING



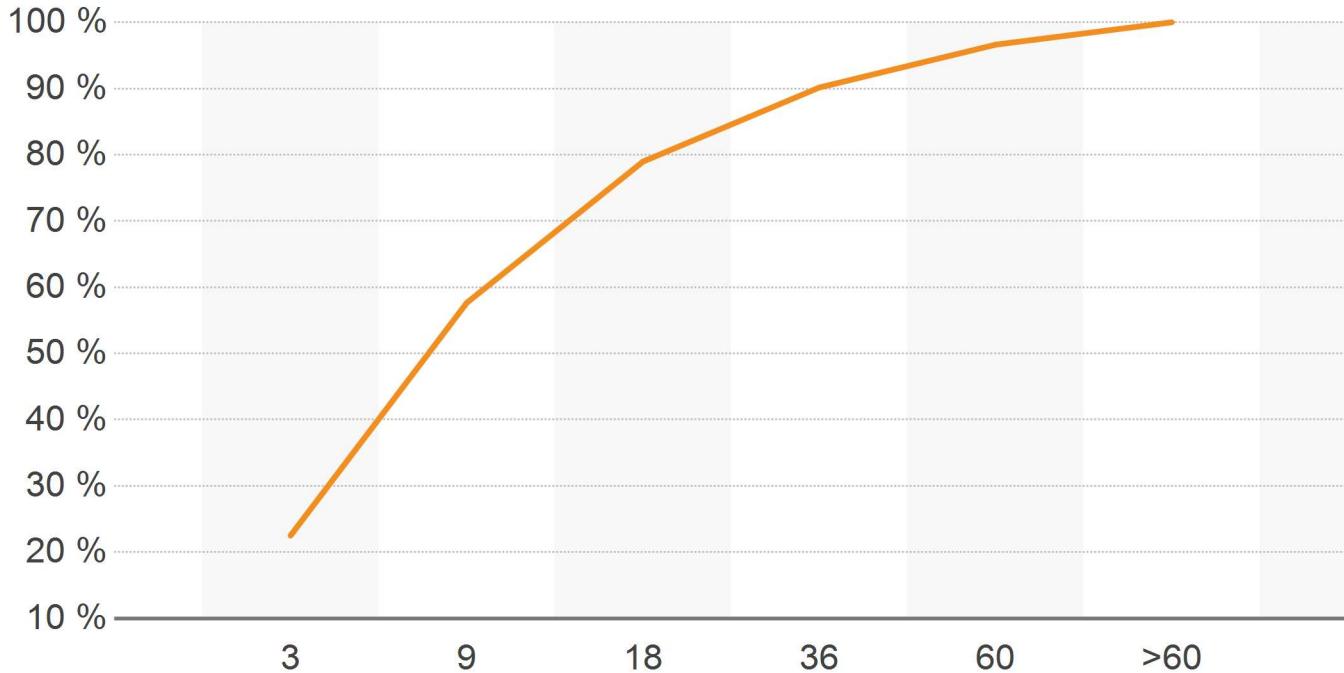
Sales Pricing

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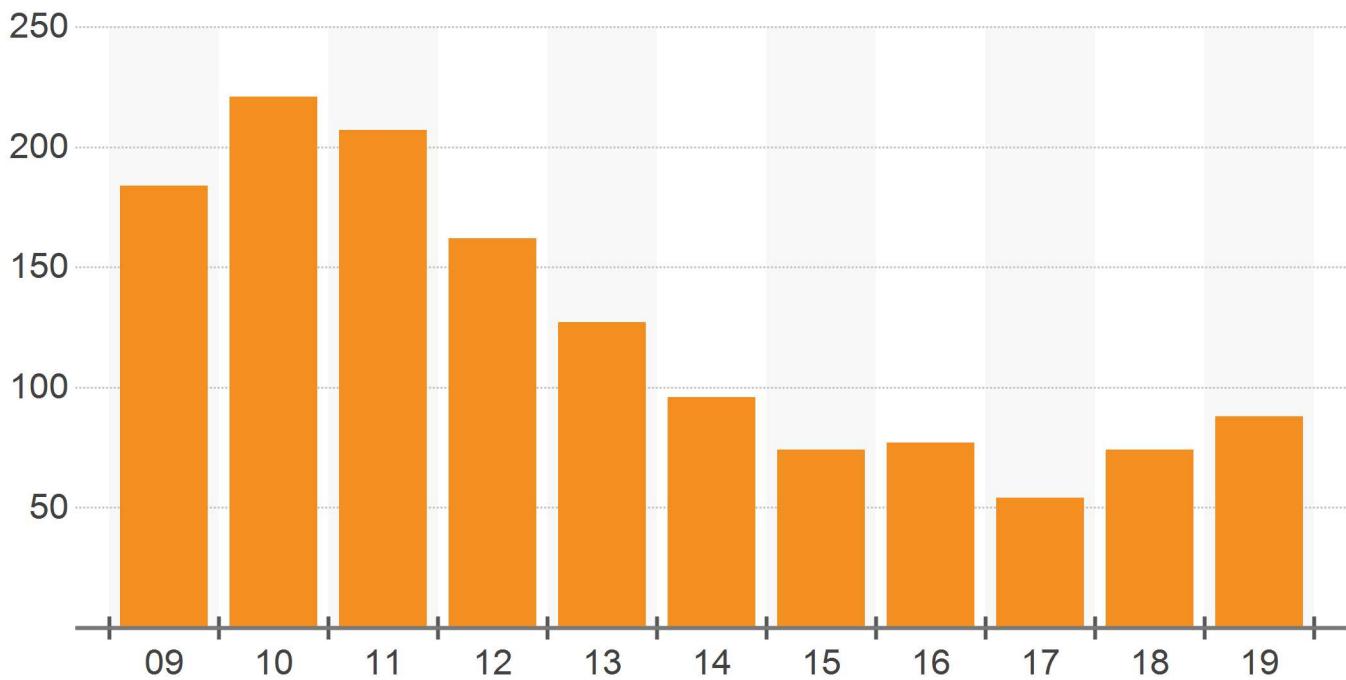
MONTHS TO SALE



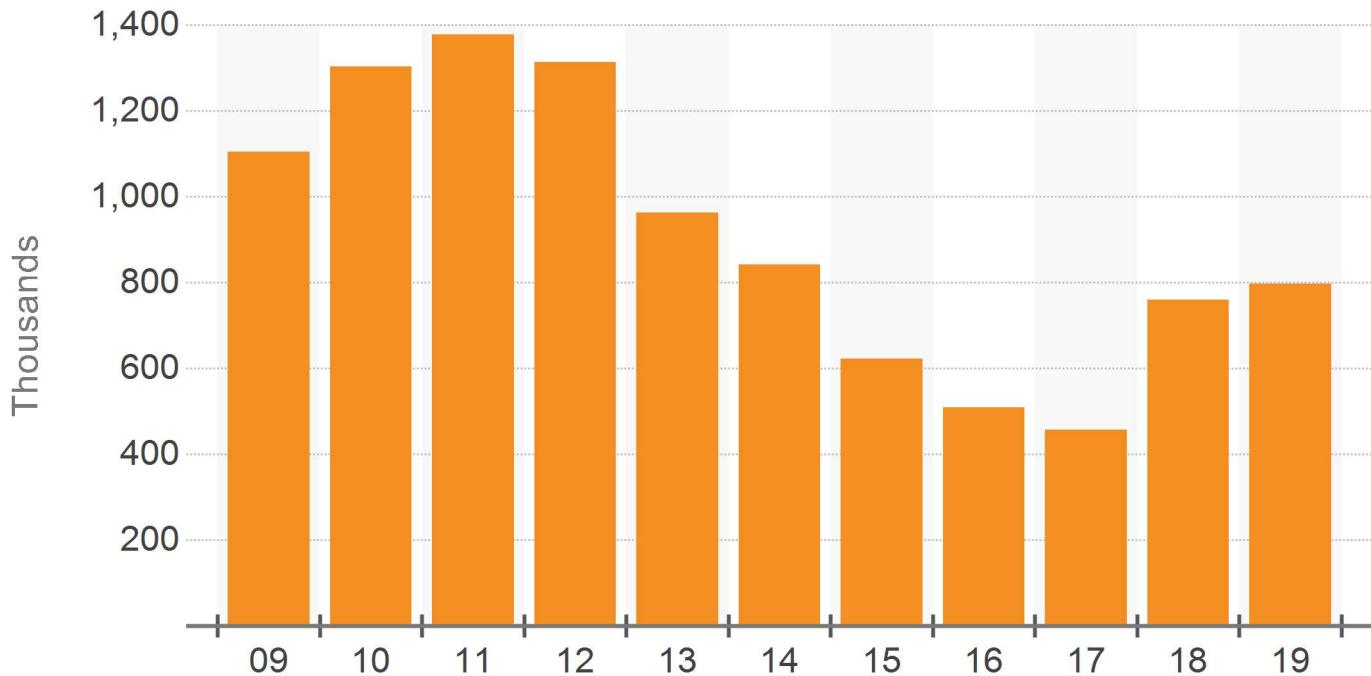
PROBABILITY OF SELLING IN MONTHS



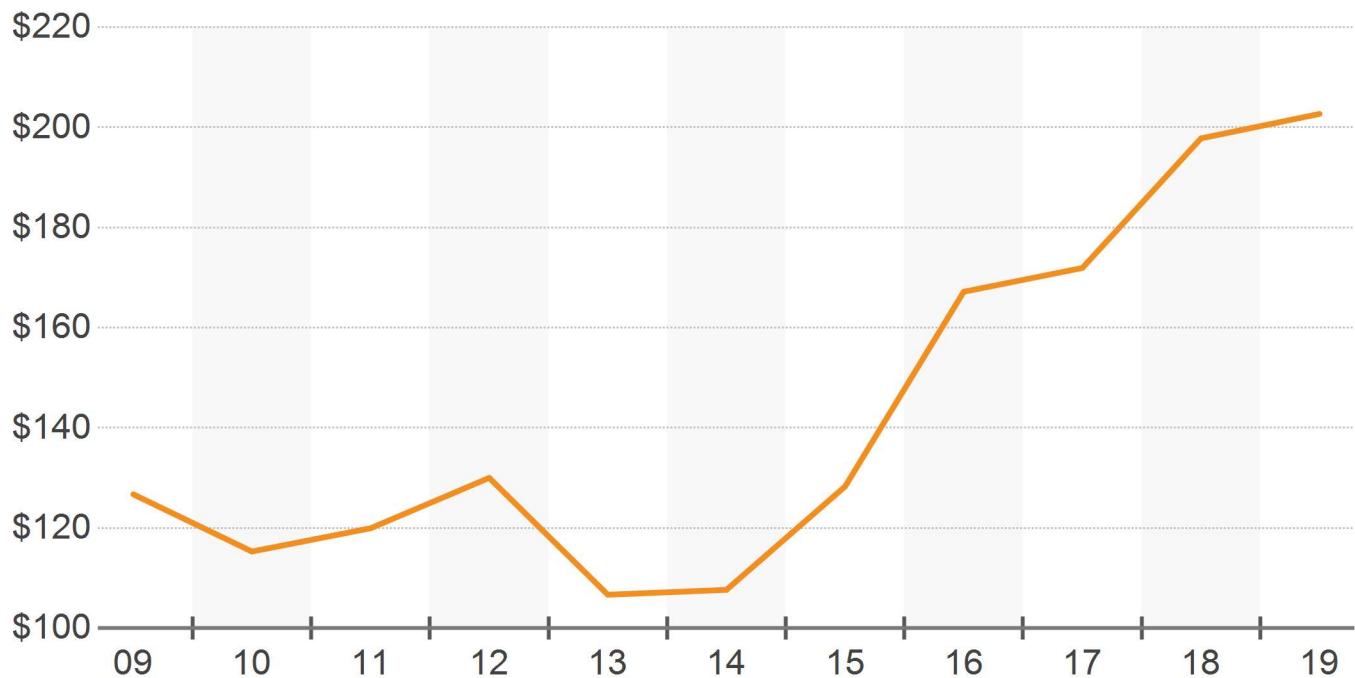
FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF



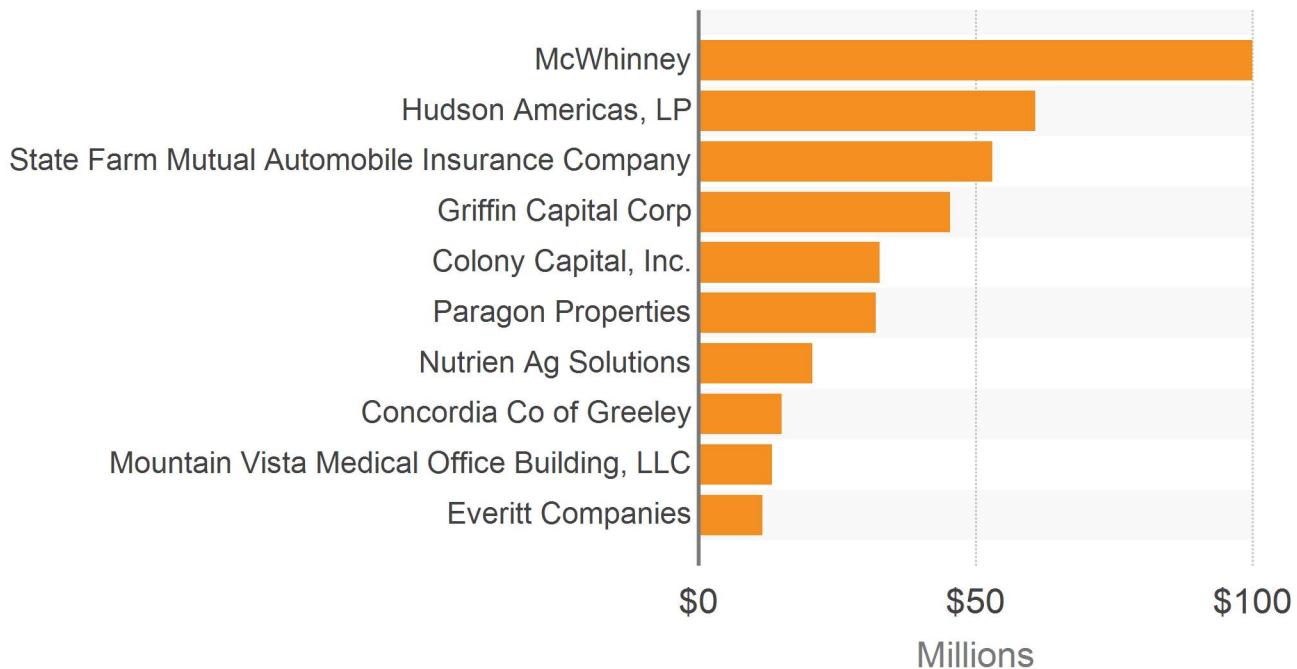
ASKING PRICE PER SF



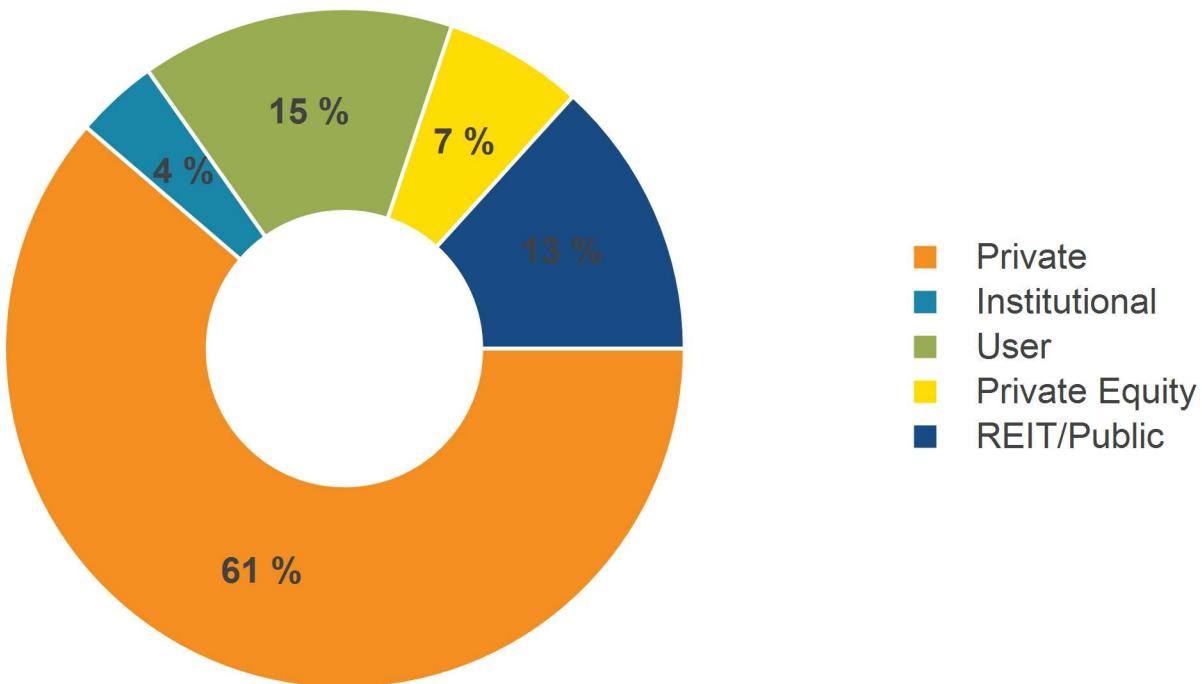
TOP BUYERS



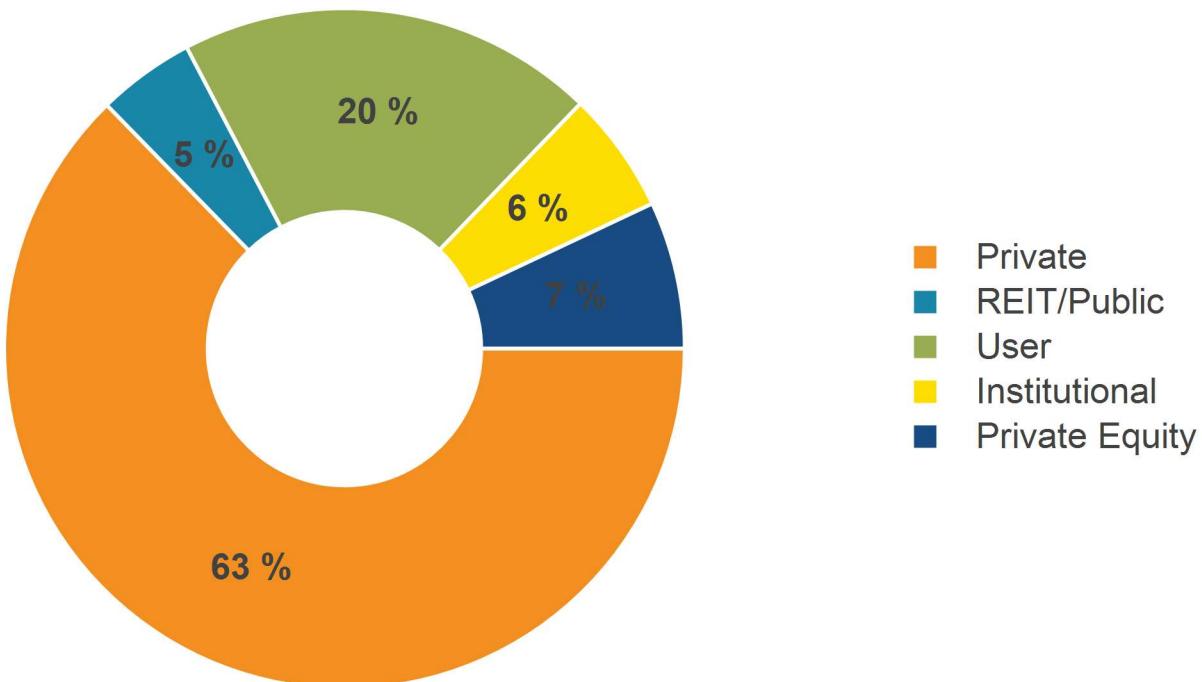
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

