



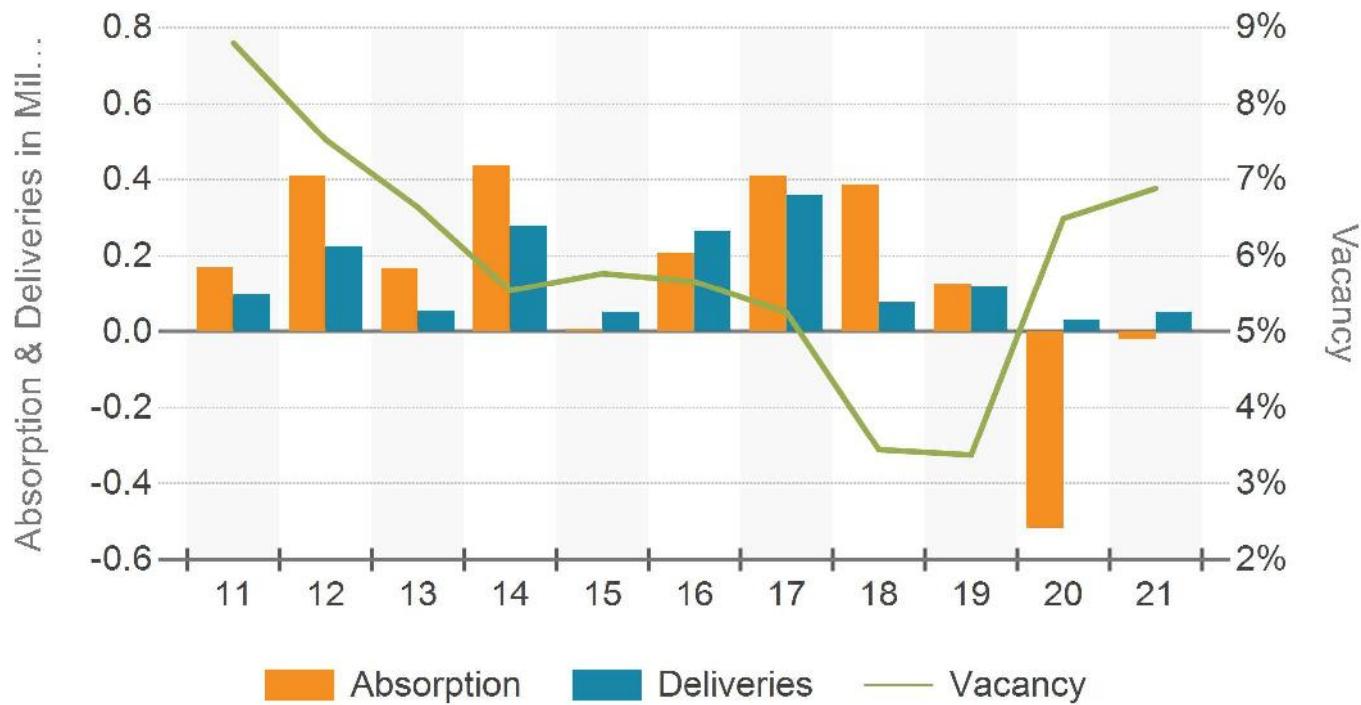
Office Report - Larimer/Weld County

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 | \$23.51 | \$21.62 |
| Vacancy Rate | 6.9% | 4.8% |
| Vacant SF | 1,212,766 | 823,894 |
| Availability Rate | 9.6% | 7.4% |
| Available SF | 1,709,740 | 1,291,914 |
| Sublet SF | 312,070 | 95,898 |
| Months on Market | 7.9 | 8.1 |

| Inventory | Survey | 5-Year Avg |
|----------------------|------------|------------|
| Existing Buildings | 1,617 | 1,588 |
| Existing SF | 17,614,451 | 17,235,760 |
| 12 Mo. Const. Starts | 191,593 | 156,529 |
| Under Construction | 175,577 | 162,434 |
| 12 Mo. Deliveries | 31,373 | 173,466 |

| Demand | Survey | 5-Year Avg |
|----------------------|----------|------------|
| 12 Mo. Absorption SF | -533,147 | 146,060 |
| 12 Mo. Leasing SF | 499,127 | 628,090 |

| Sales | Past Year | 5-Year Avg |
|---------------------|-----------|------------|
| Sale Price Per SF | \$163 | \$155 |
| Asking Price Per SF | \$256 | \$209 |
| Sales Volume (Mil.) | \$59 | \$90 |
| Cap Rate | 7.6% | 7.6% |

Rental Rates

Office Report: Larimer/Weld County

GROSS ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



Vacancy & Availability

Office Report: Larimer/Weld County

VACANCY RATE



SUBLEASE VACANCY RATE



Vacancy & Availability

Office Report: Larimer/Weld County

AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



Vacancy & Availability

Office Report: Larimer/Weld County

OCCUPANCY RATE



PERCENT LEASED RATE



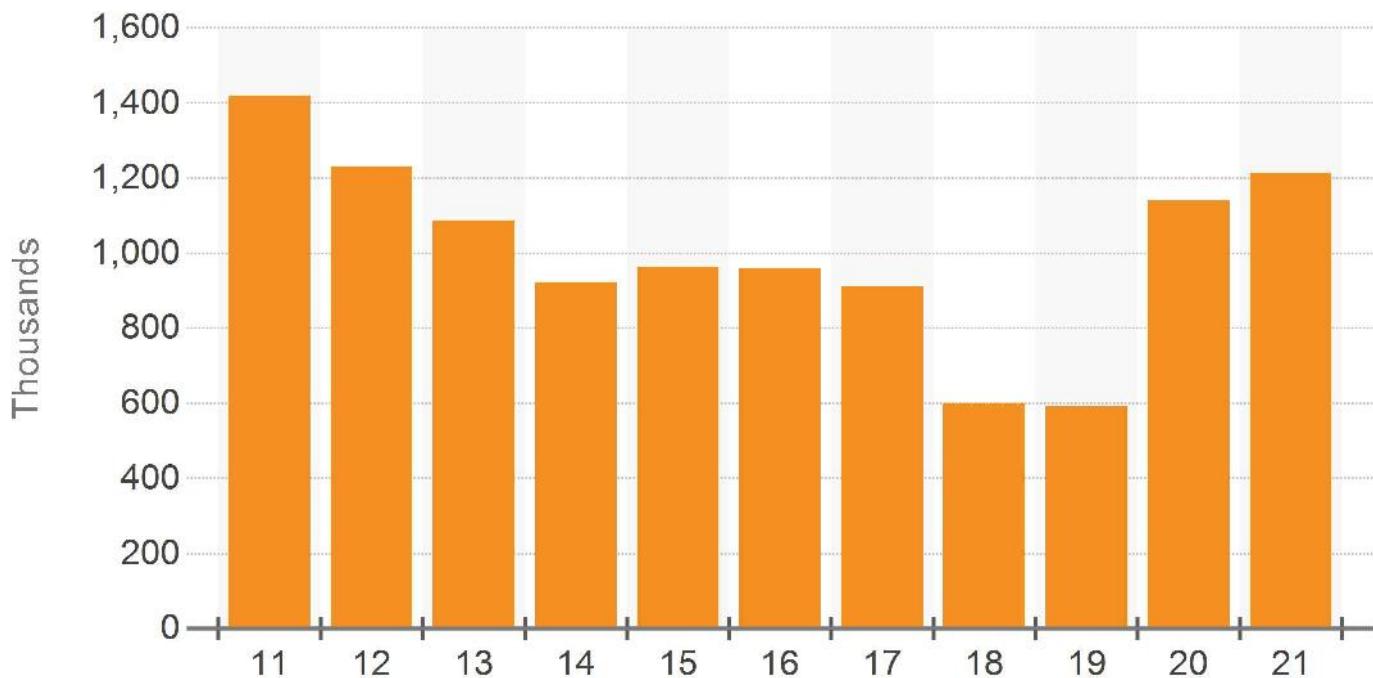
Vacancy & Availability

Office Report: Larimer/Weld County

OCCUPANCY & PERCENT LEASED



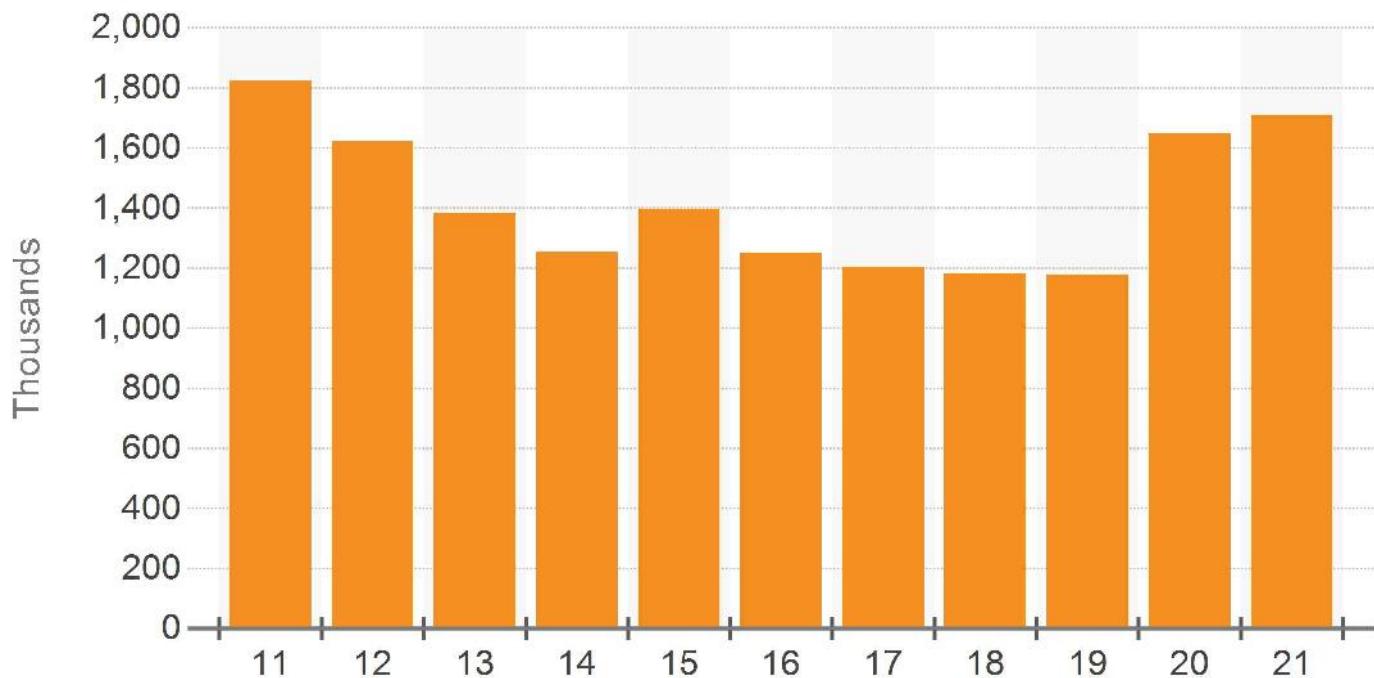
VACANT SF



Vacancy & Availability

Office Report: Larimer/Weld County

AVAILABLE SF



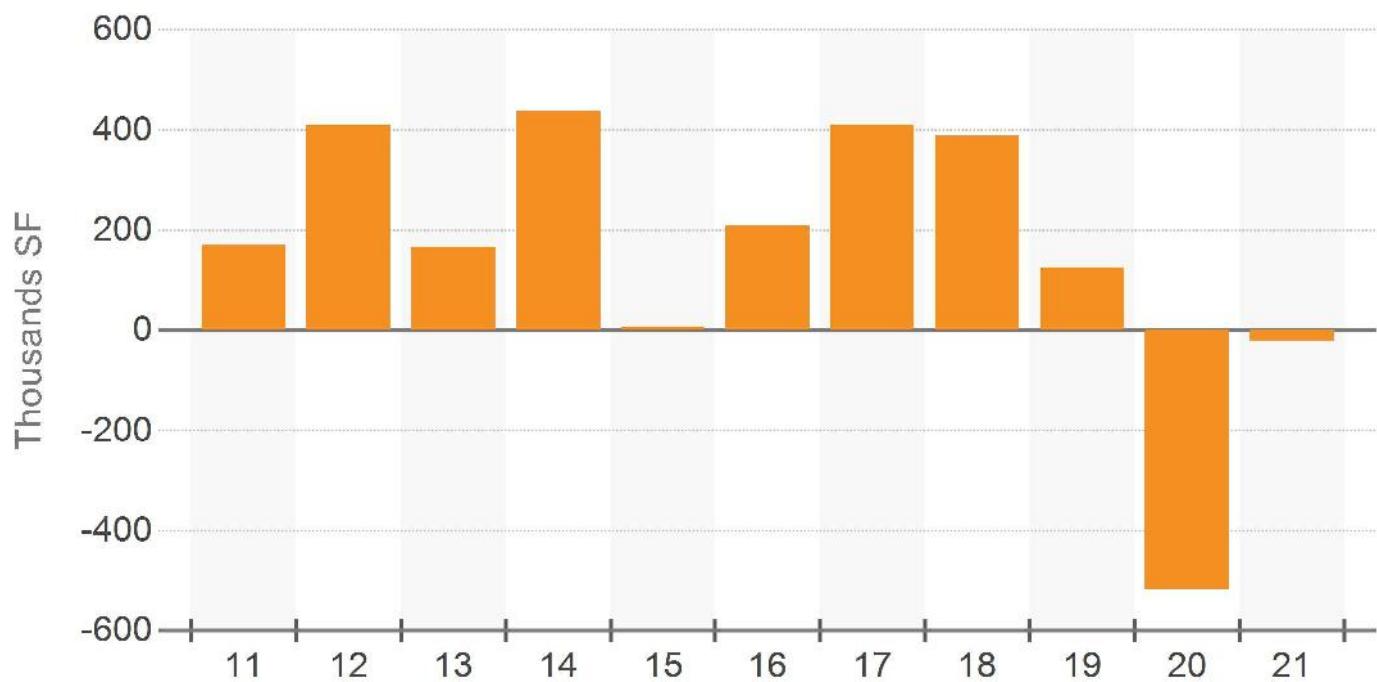
MONTHS ON MARKET DISTRIBUTION



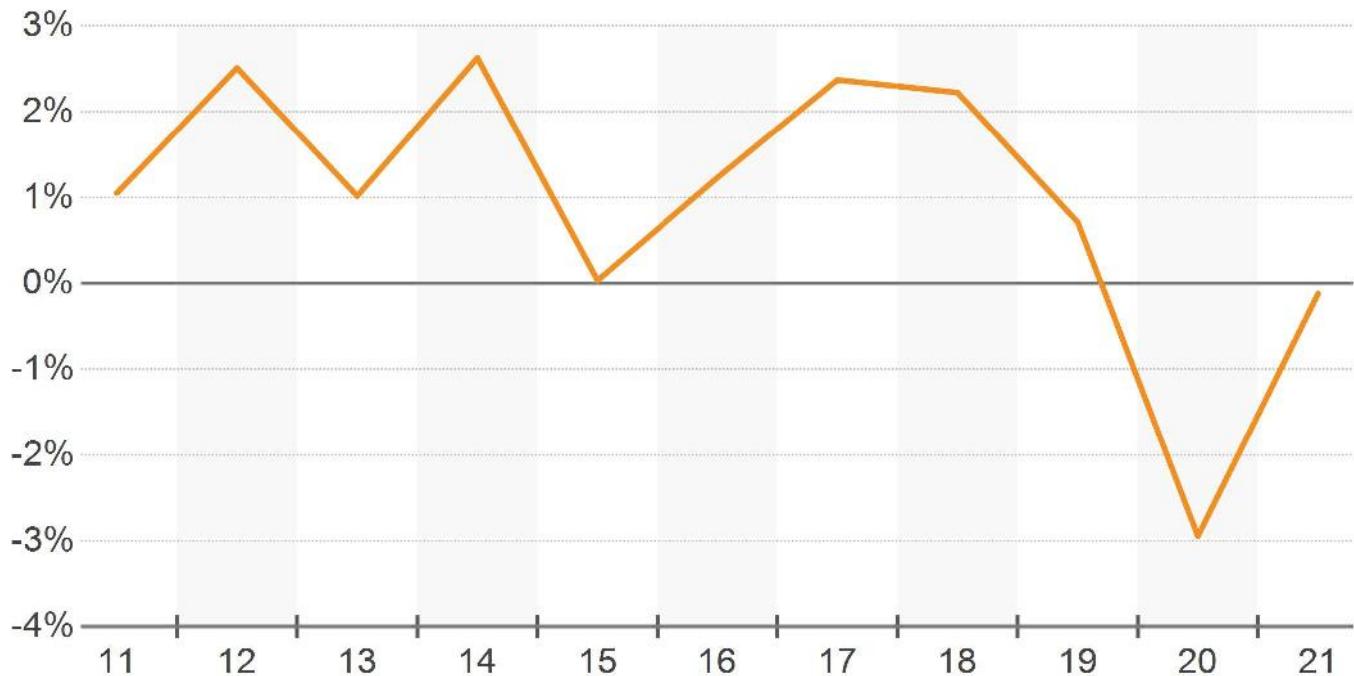
Leasing Demand

Office Report: Larimer/Weld County

NET ABSORPTION



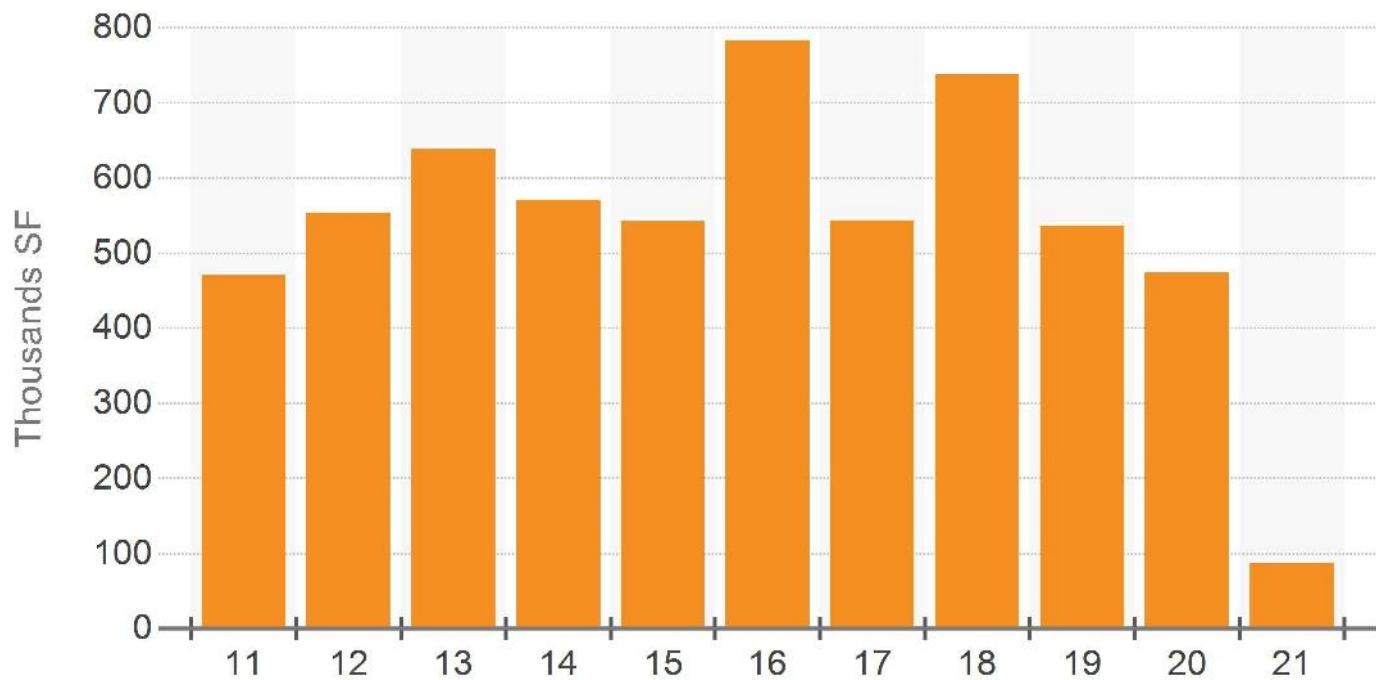
NET ABSORPTION AS % OF INVENTORY



Leasing Demand

Office Report: Larimer/Weld County

LEASING ACTIVITY



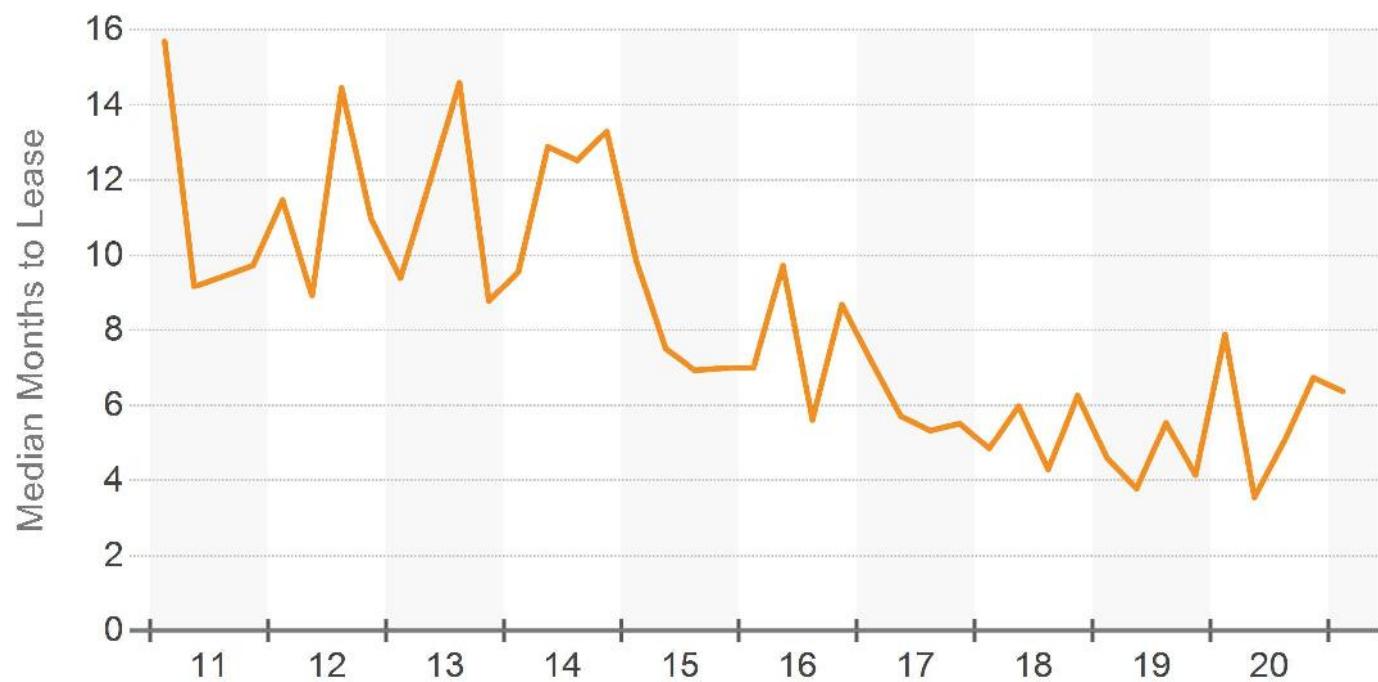
MONTHS ON MARKET



Leasing Demand

Office Report: Larimer/Weld County

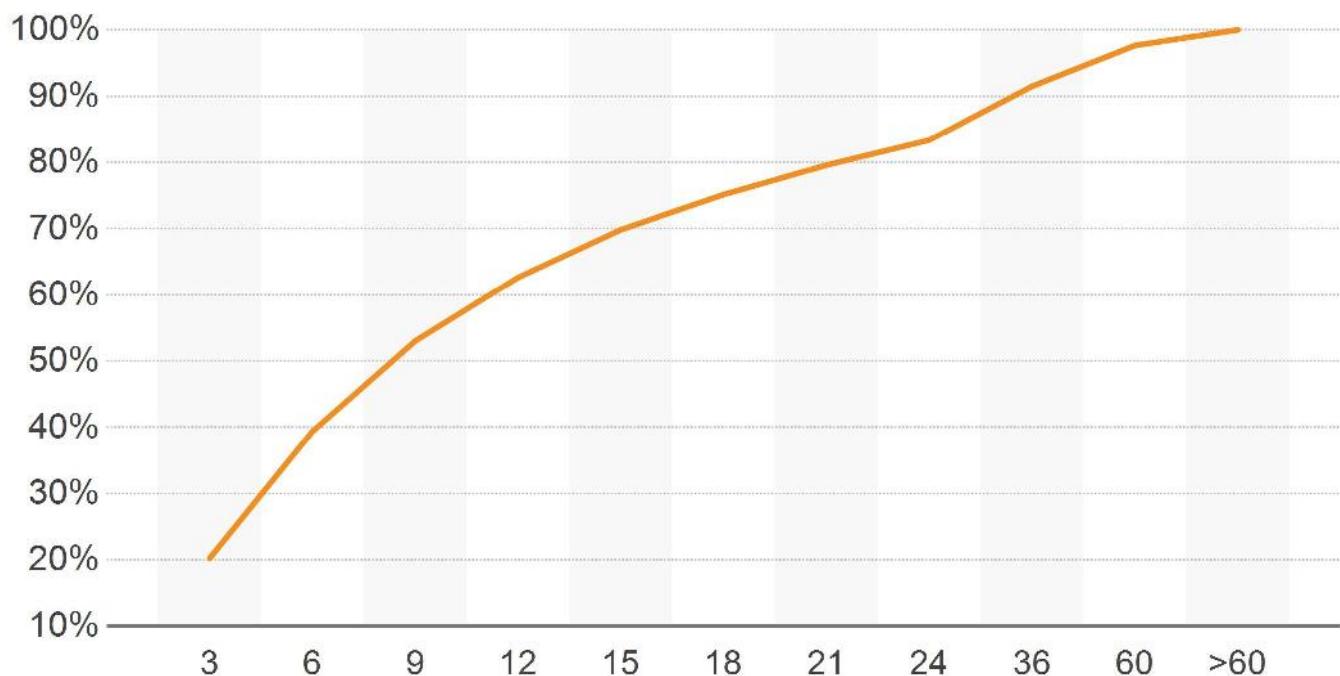
MONTHS TO LEASE



MONTHS VACANT



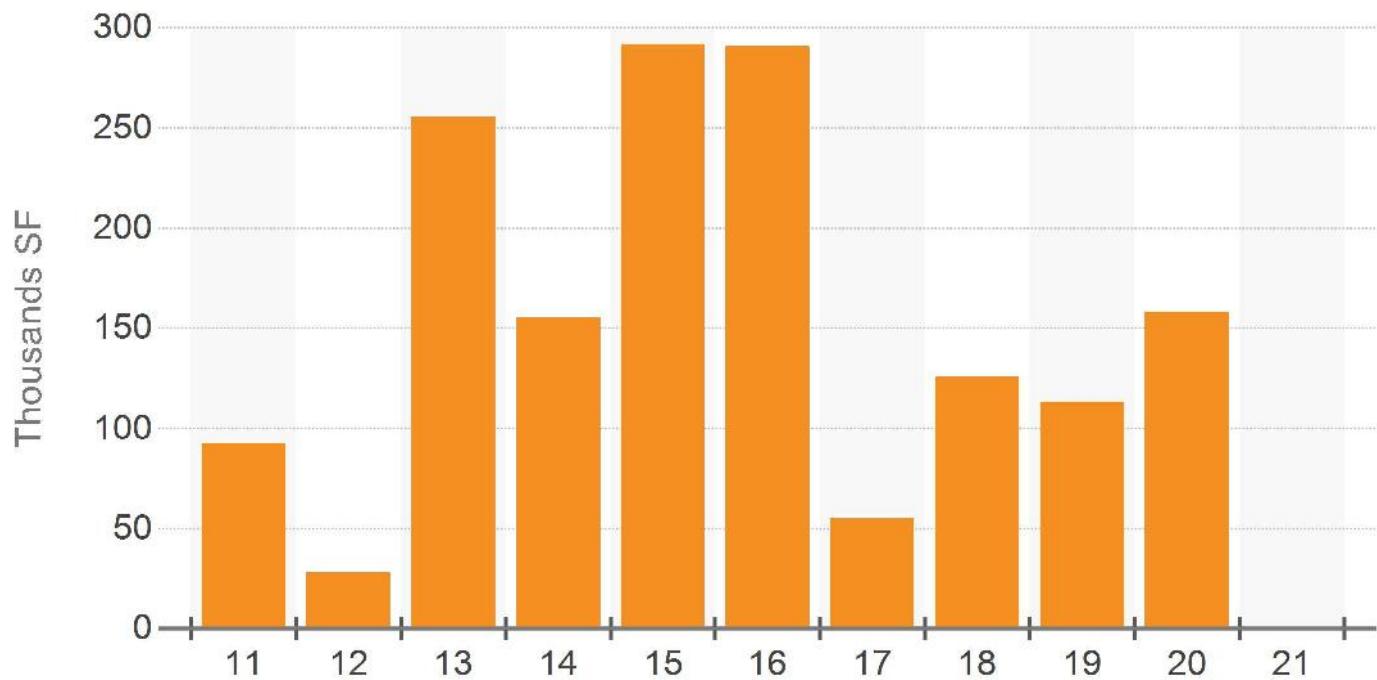
PROBABILITY OF LEASING IN MONTHS



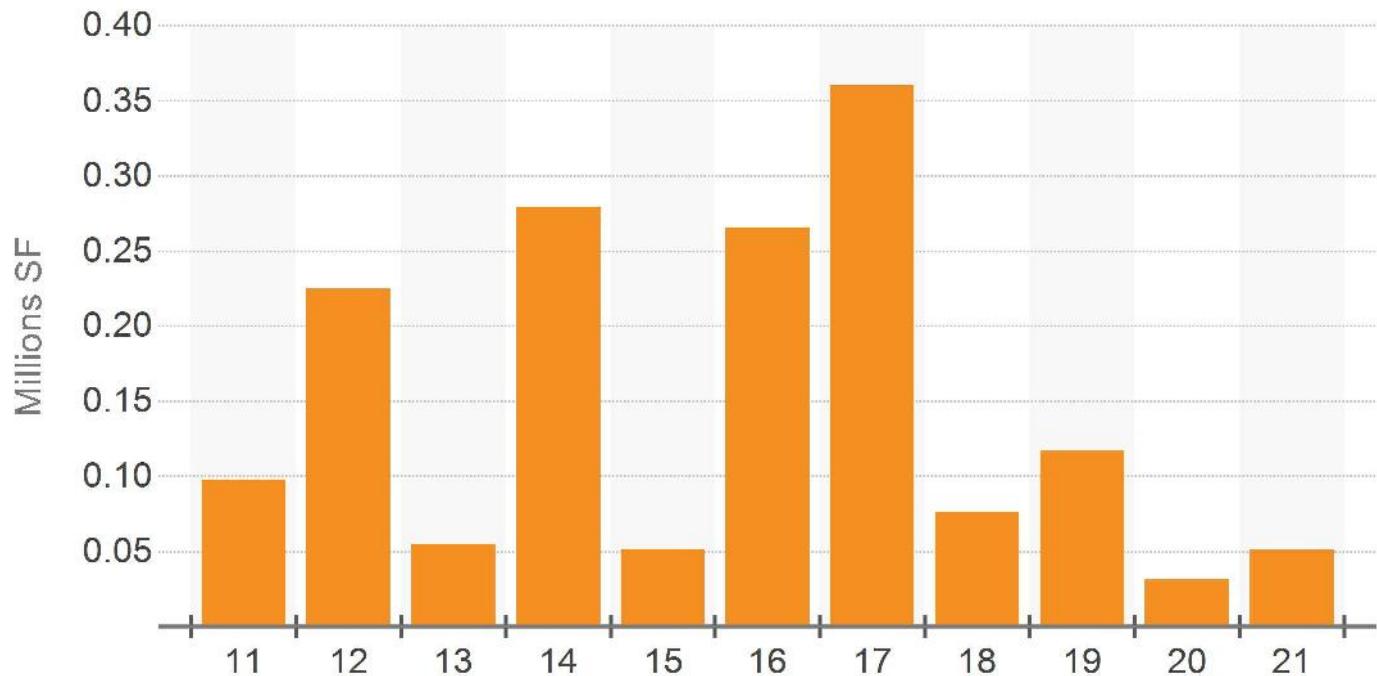
Construction Activity

Office Report: Larimer/Weld County

CONSTRUCTION STARTS



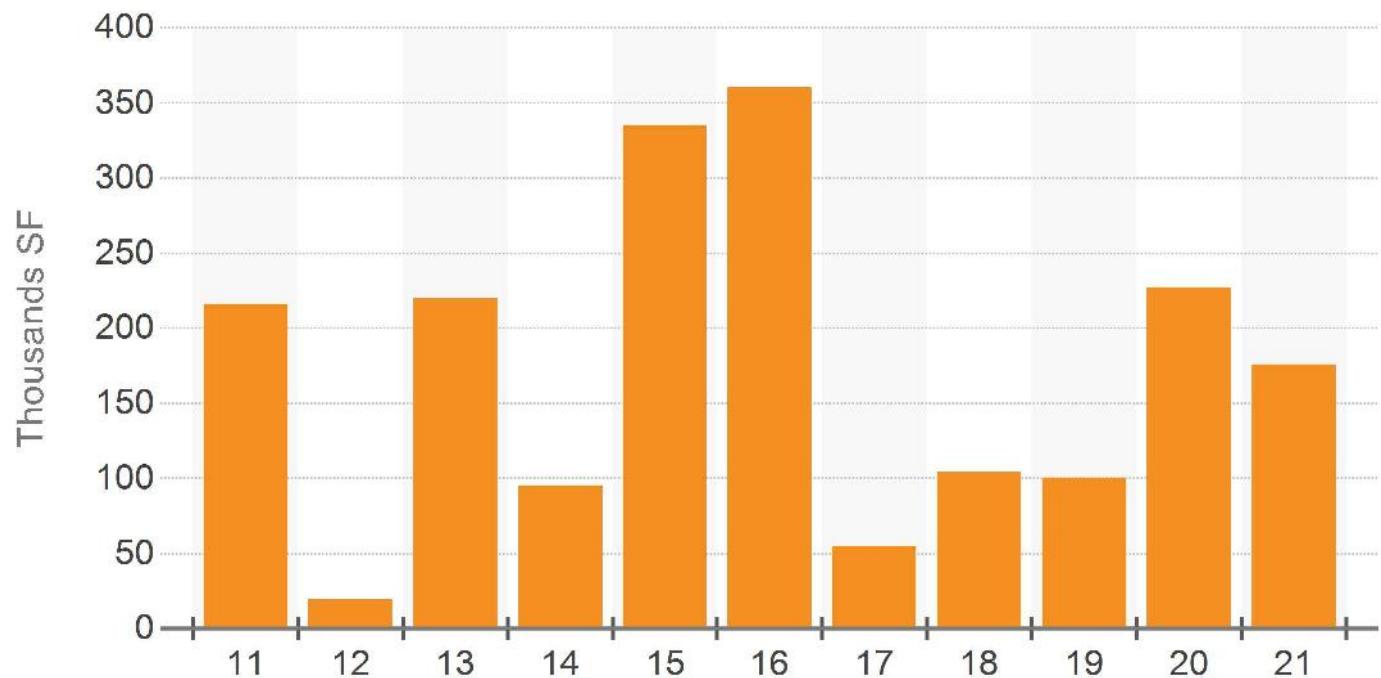
CONSTRUCTION DELIVERIES



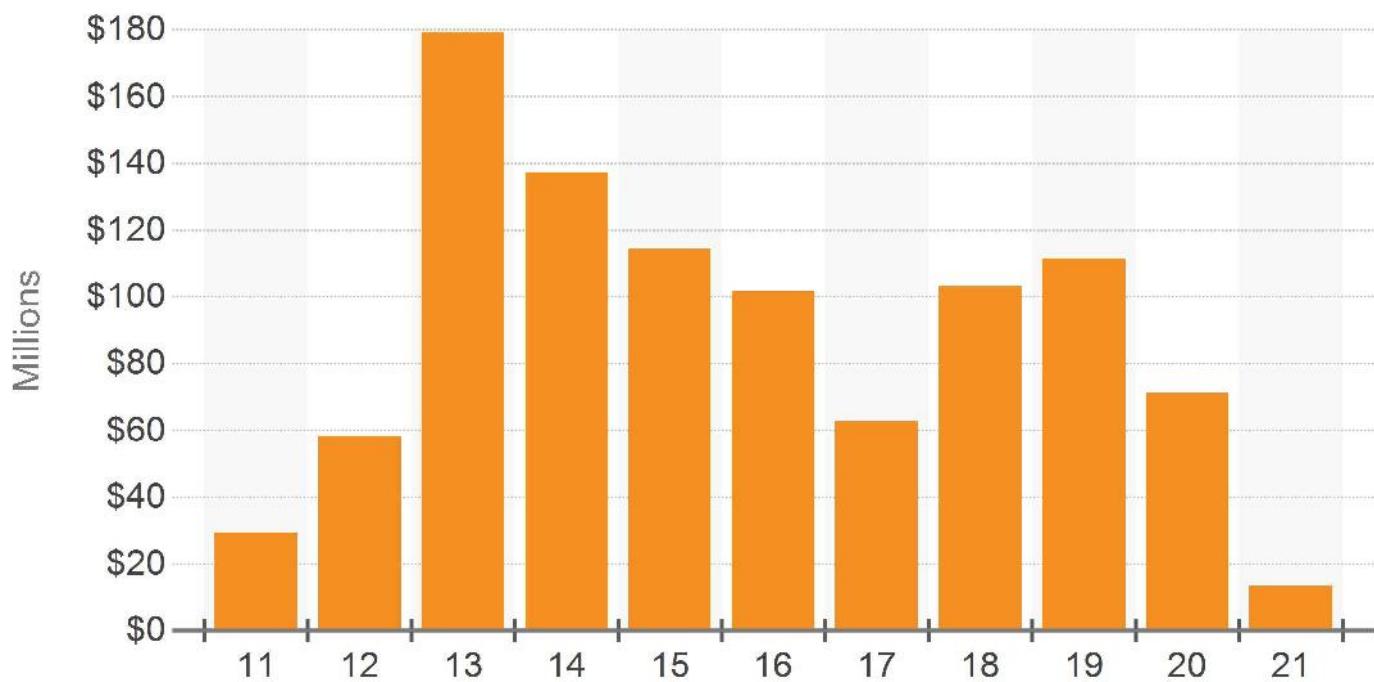
Construction Activity

Office Report: Larimer/Weld County

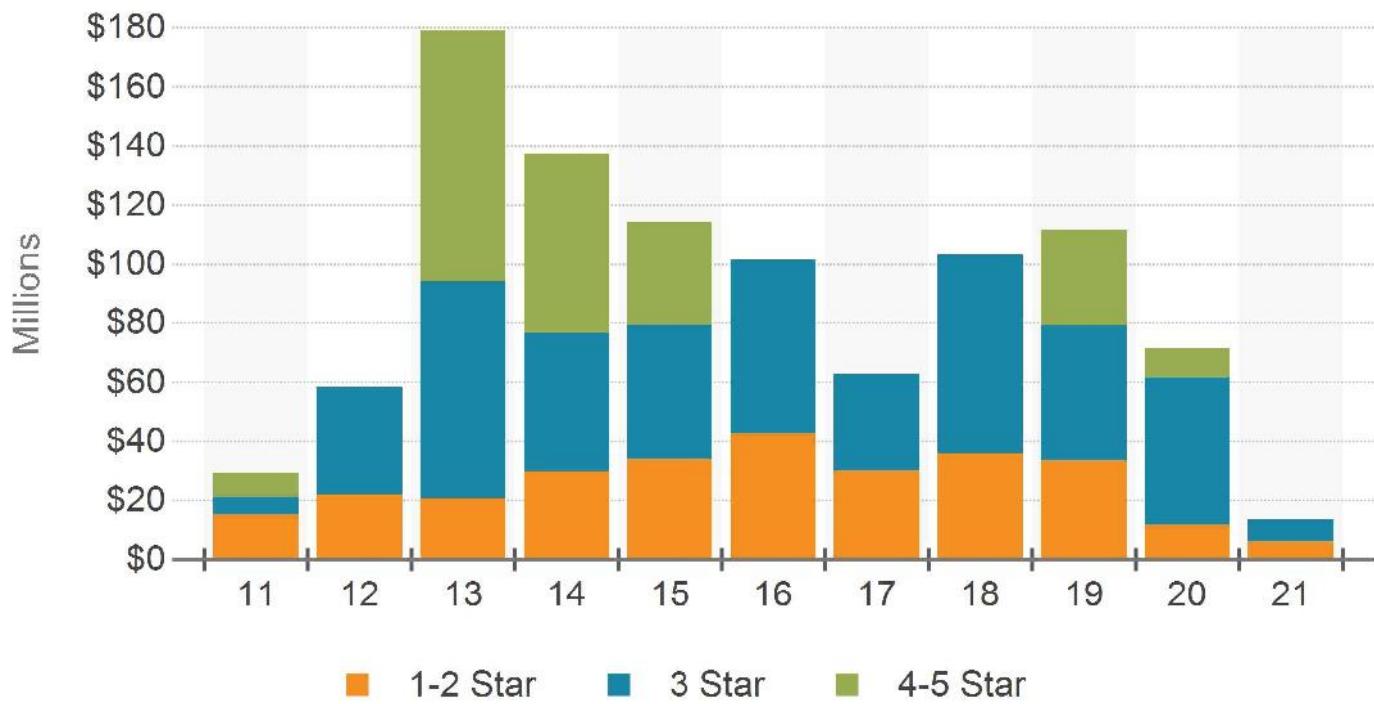
UNDER CONSTRUCTION



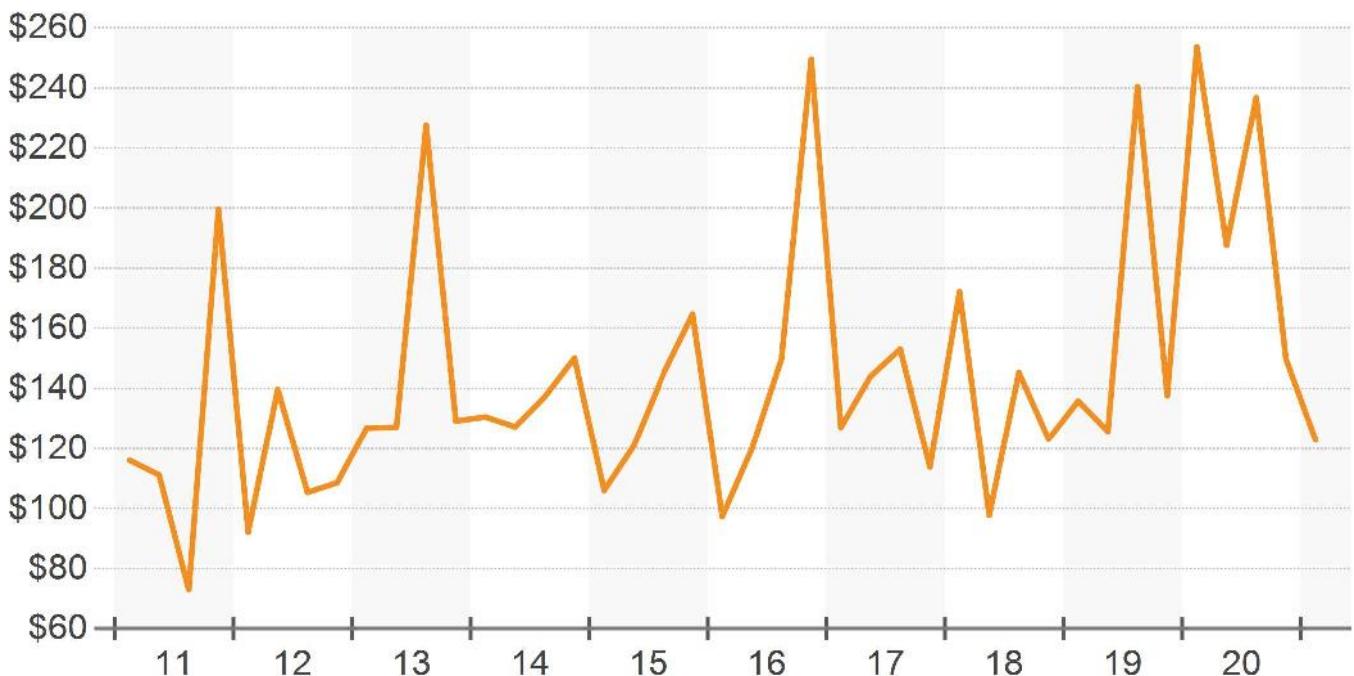
SALES VOLUME



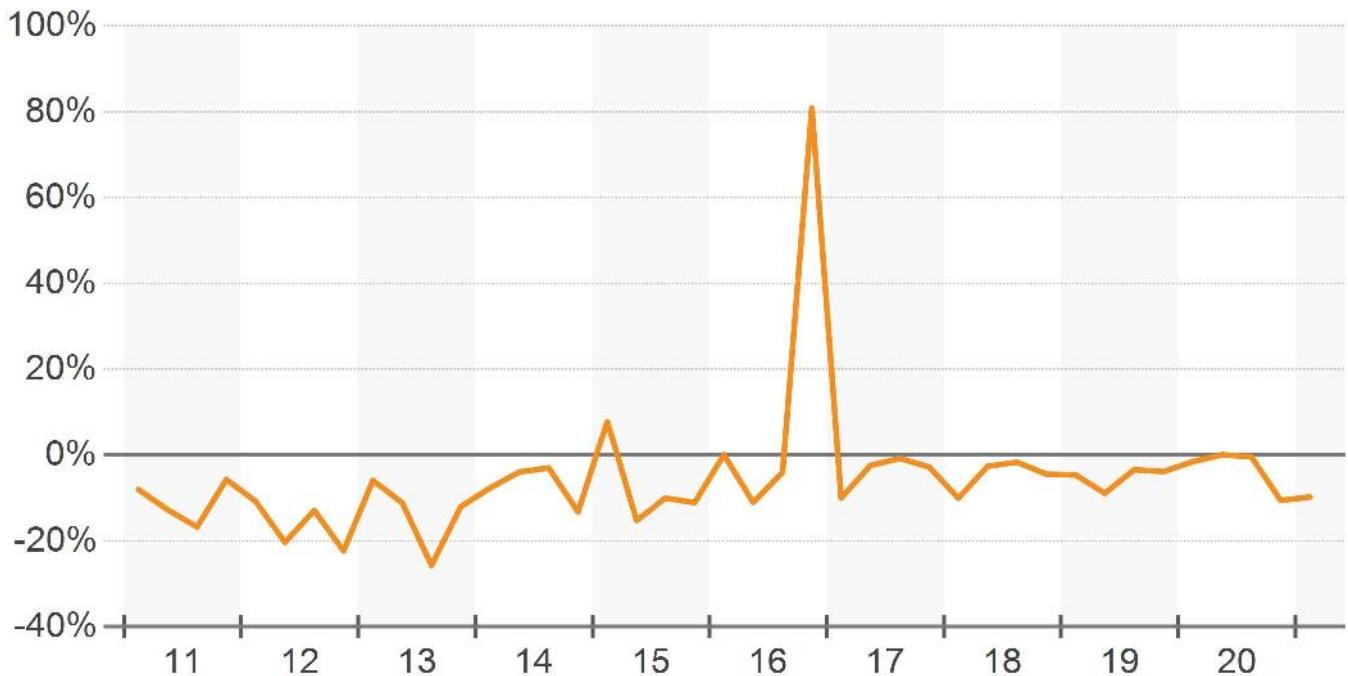
SALES VOLUME BY STAR RATING



AVERAGE SALE PRICE PER SF



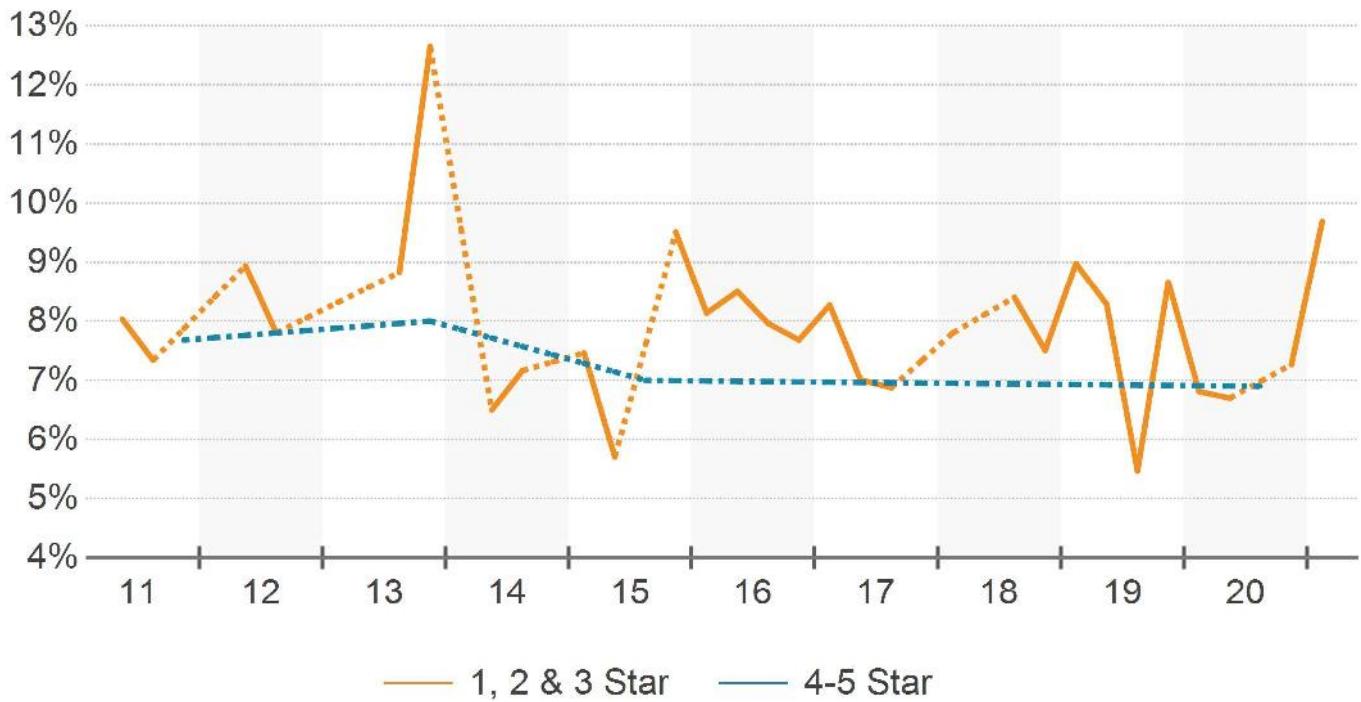
SALE TO ASKING PRICE DIFFERENTIAL



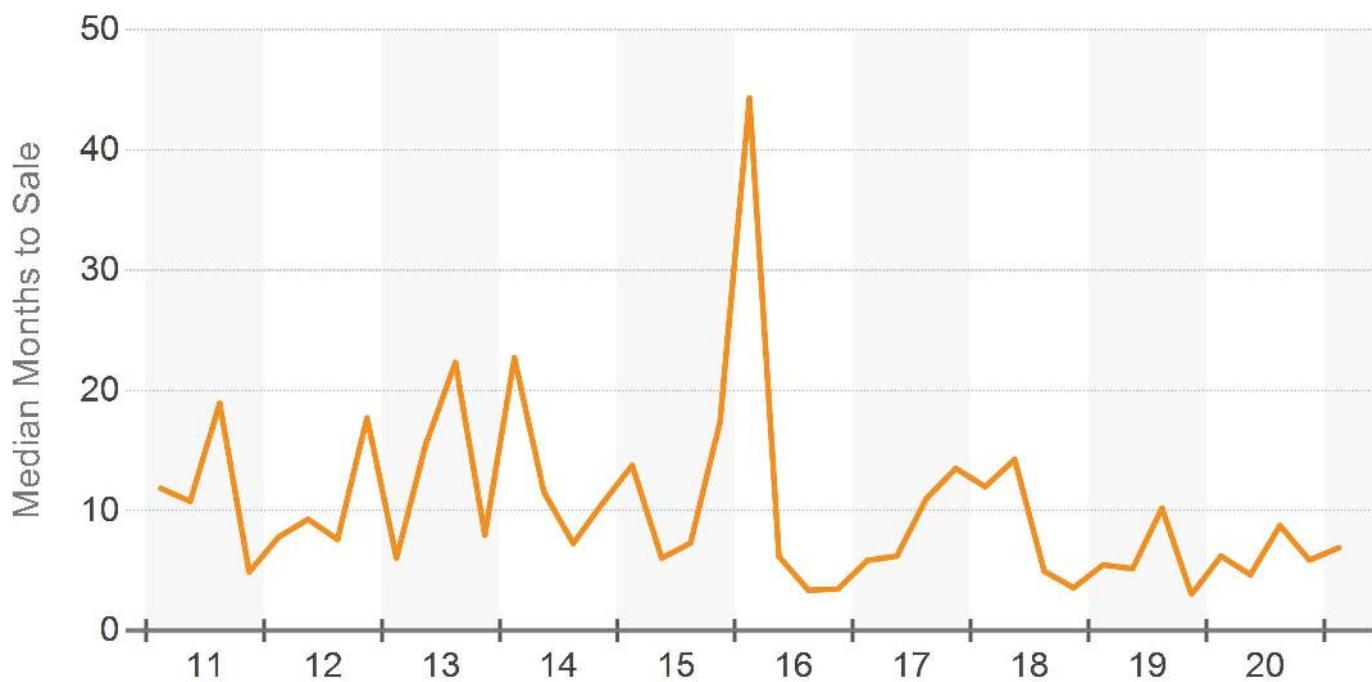
CAP RATE



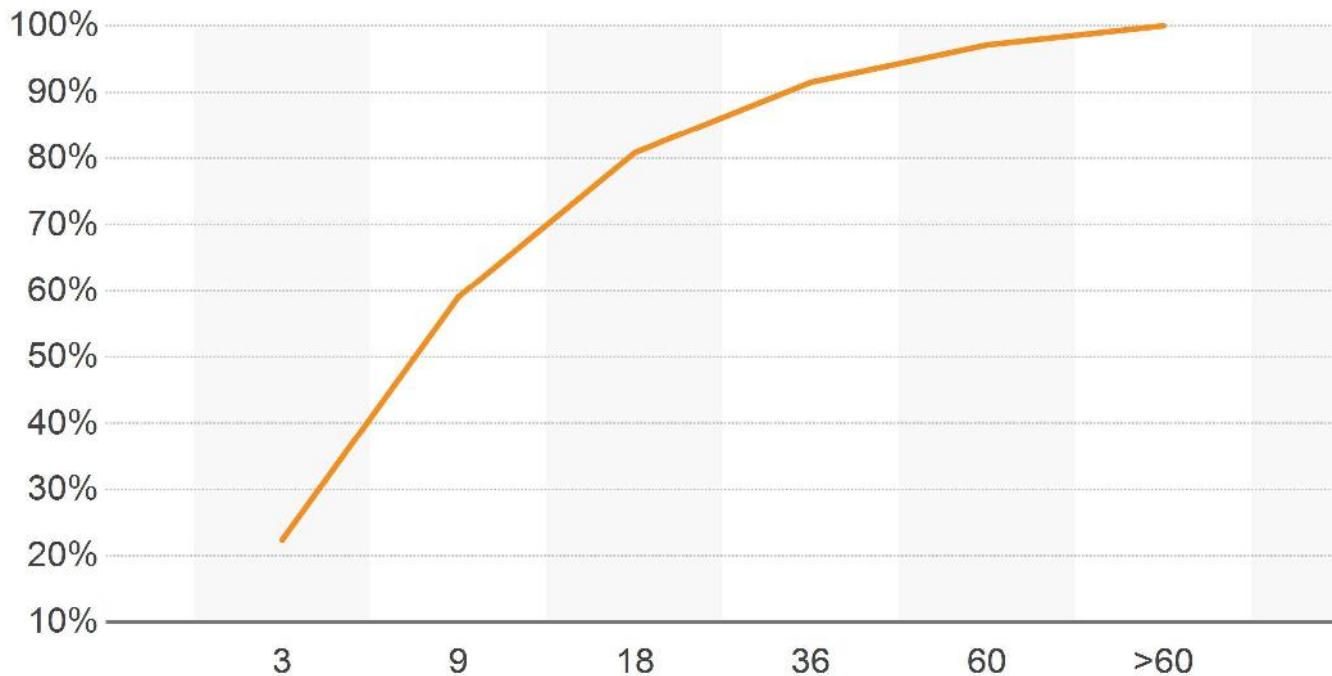
CAP RATE BY STAR RATING



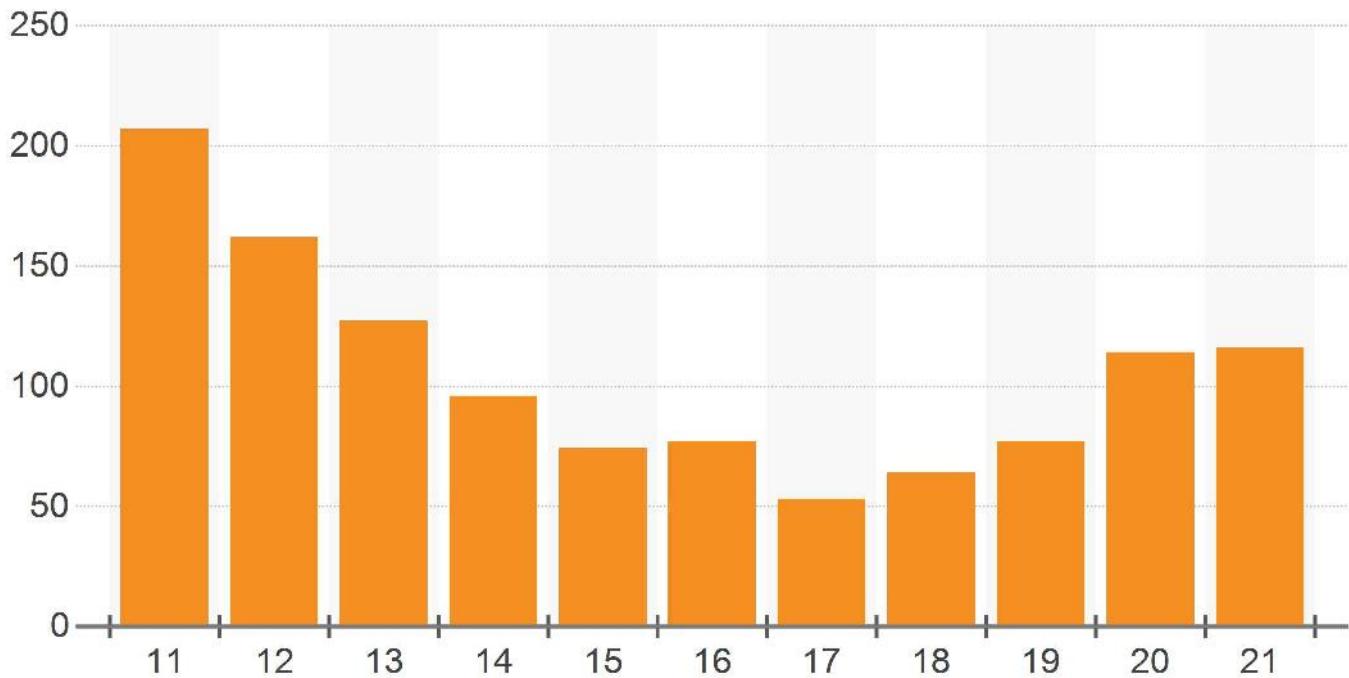
MONTHS TO SALE



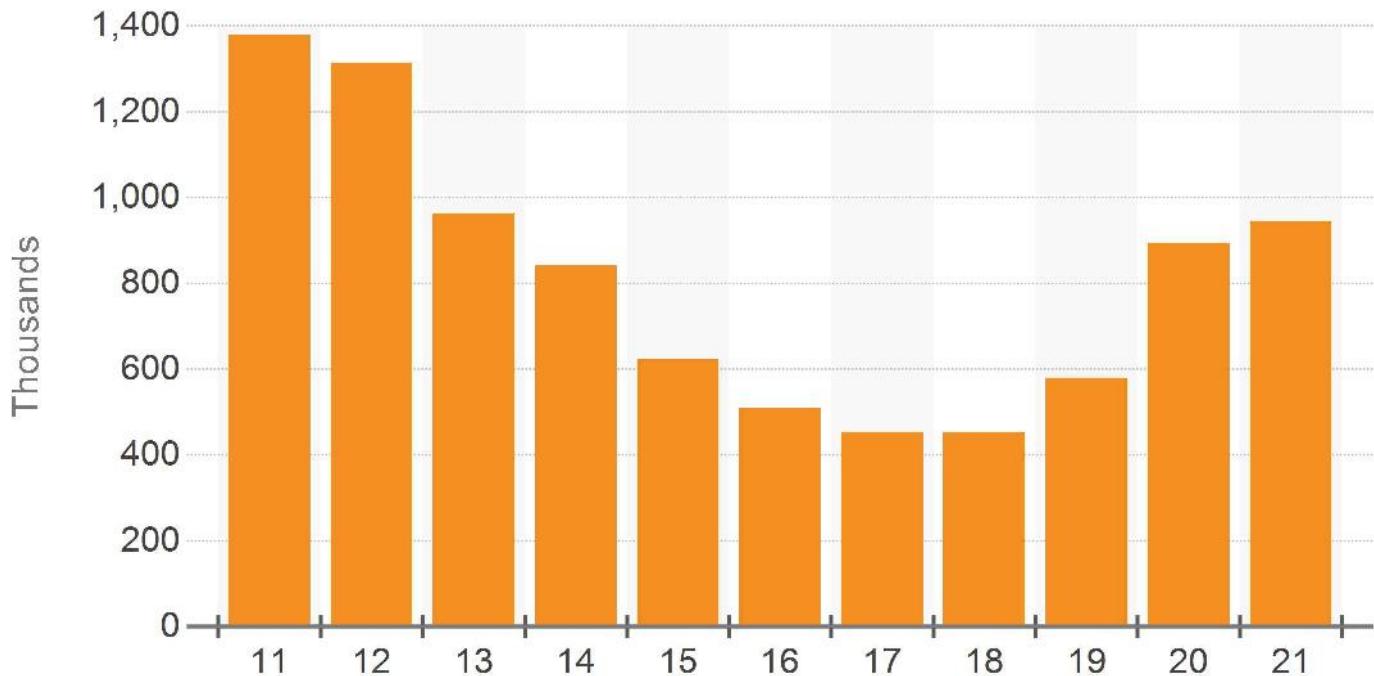
PROBABILITY OF SELLING IN MONTHS



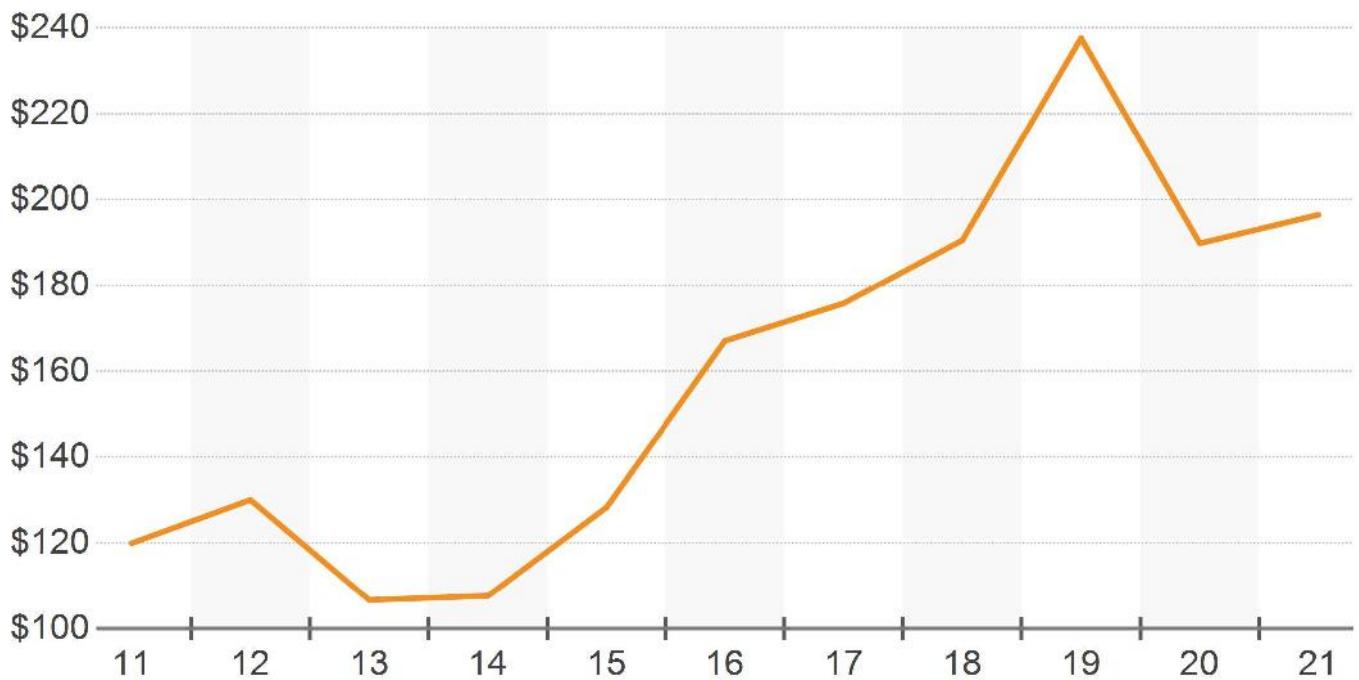
FOR SALE TOTAL LISTINGS



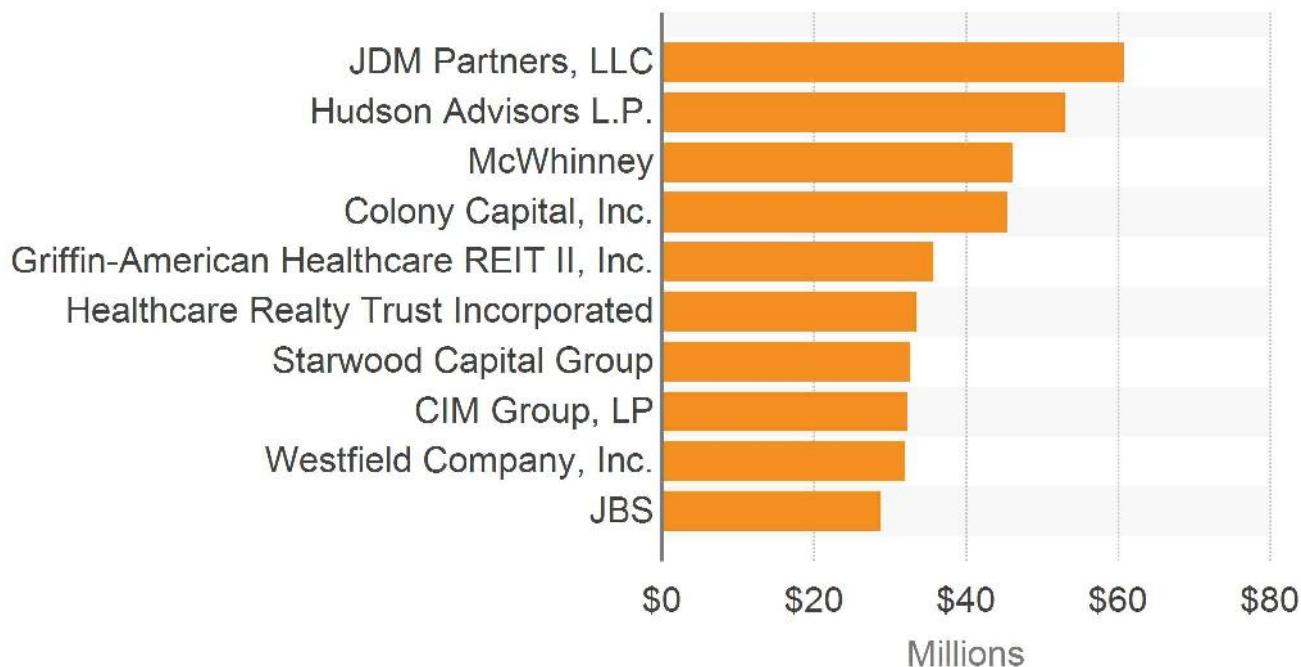
FOR SALE TOTAL SF



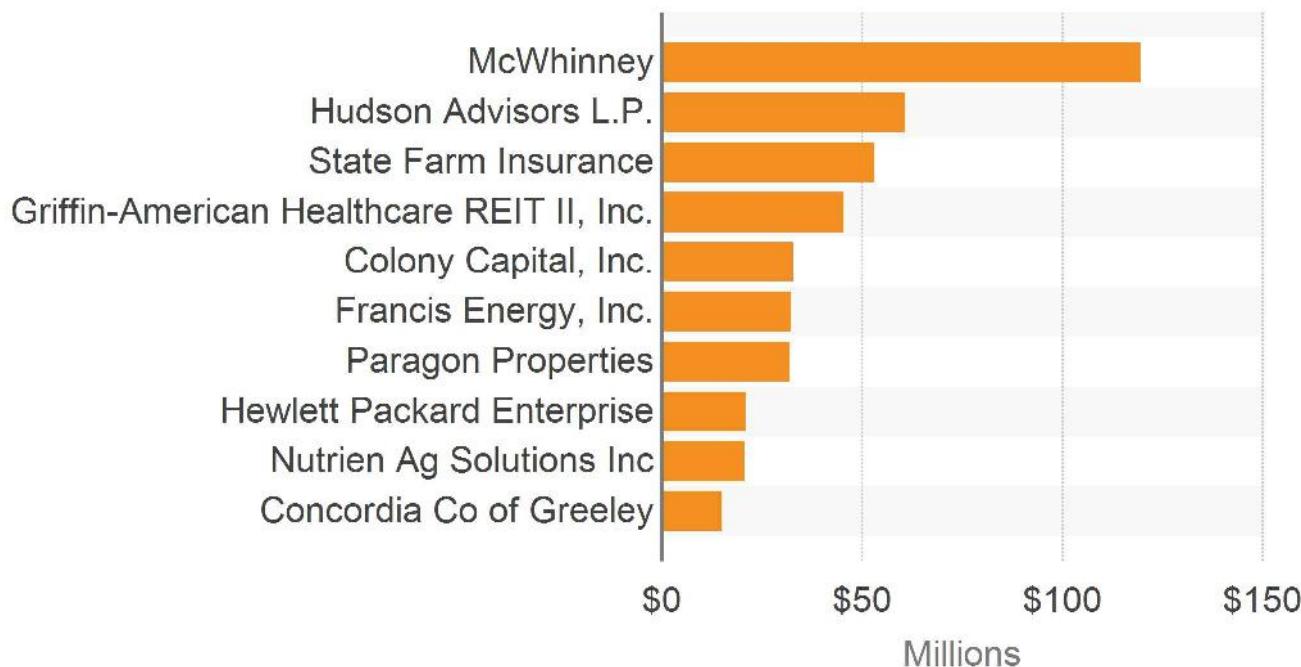
ASKING PRICE PER SF



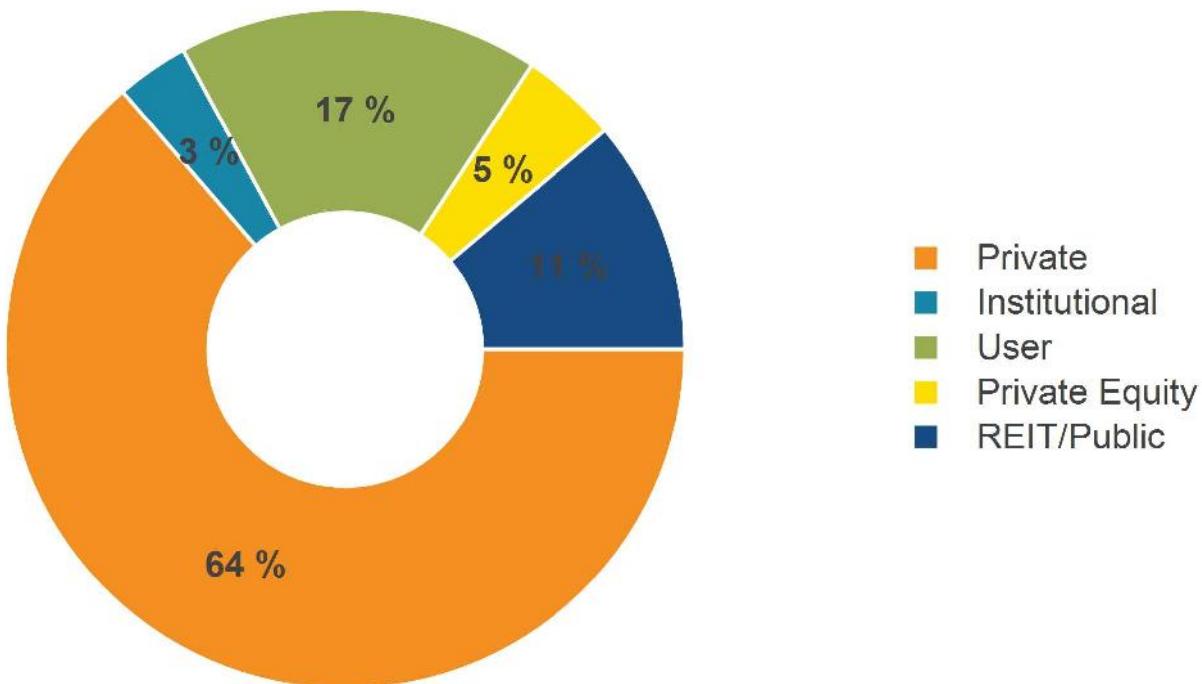
TOP BUYERS



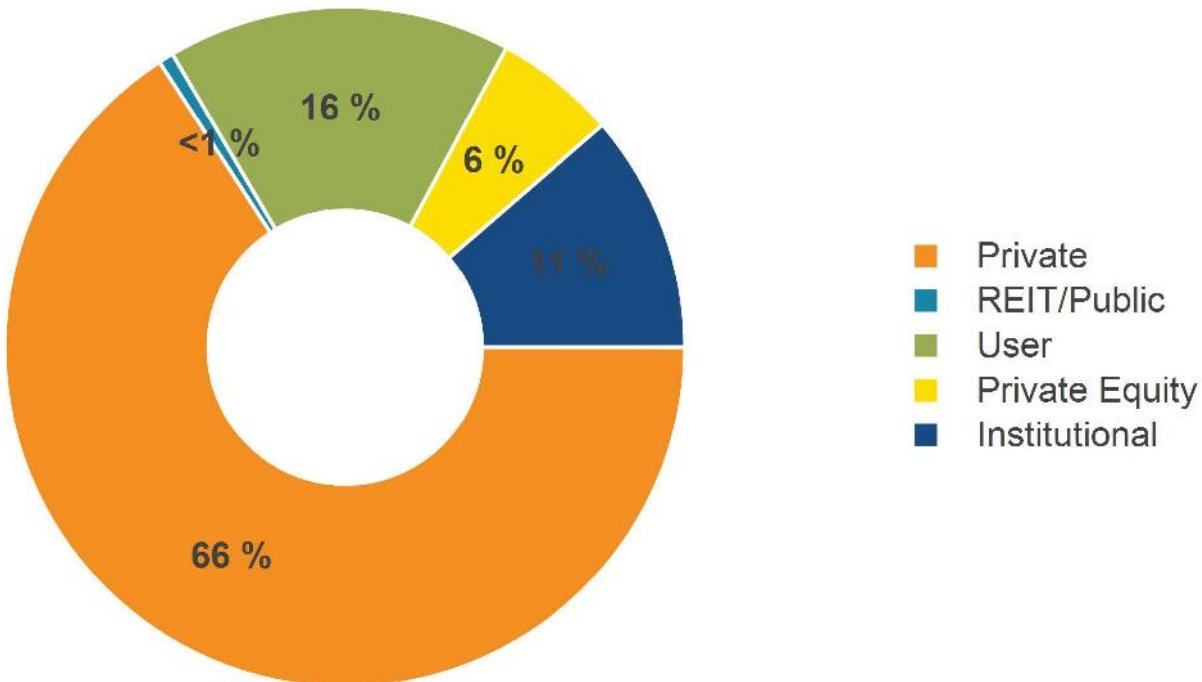
TOP SELLERS



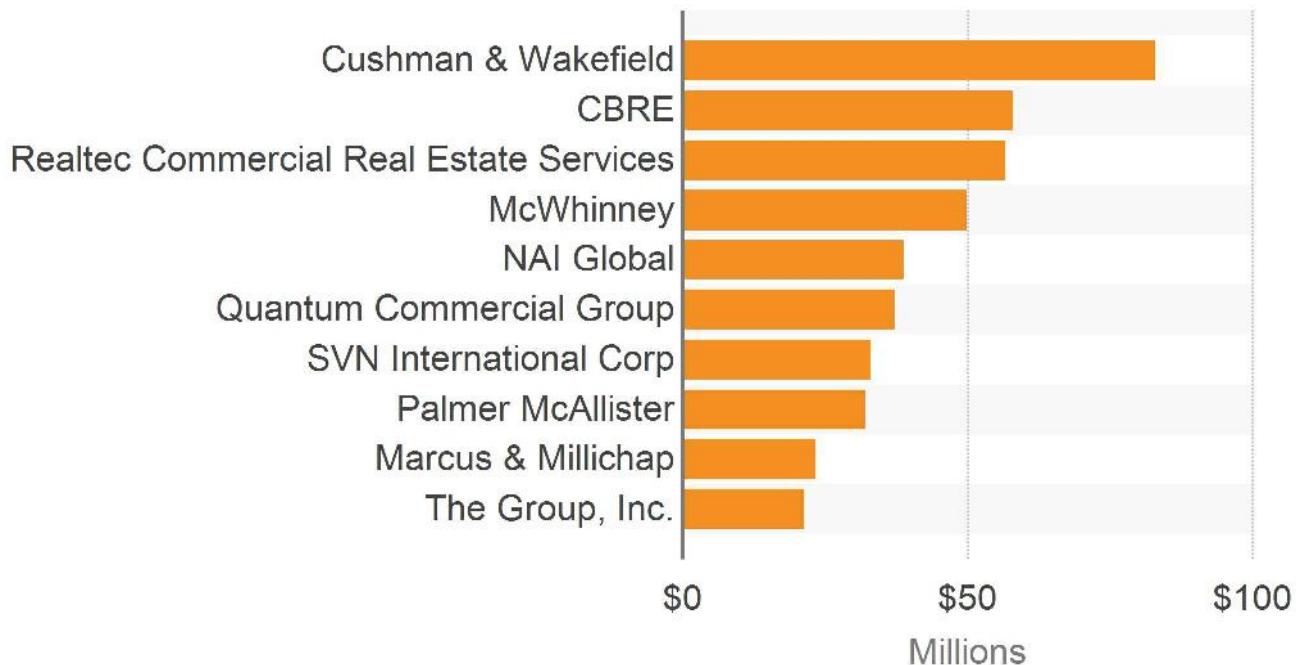
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

