



## Office Report - Larimer/Weld County

PREPARED BY

**REALTEC**

COMMERCIAL REAL ESTATE SERVICES

Jamie Globelink

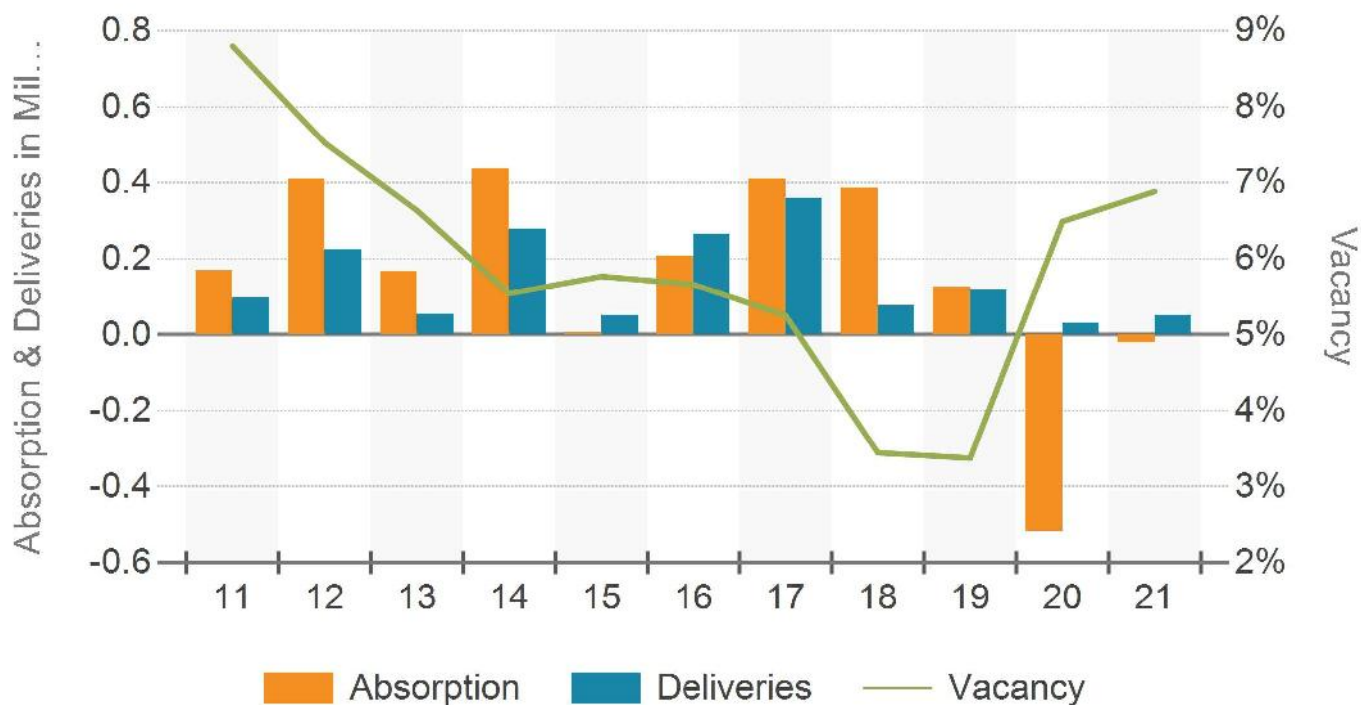
Associate Broker



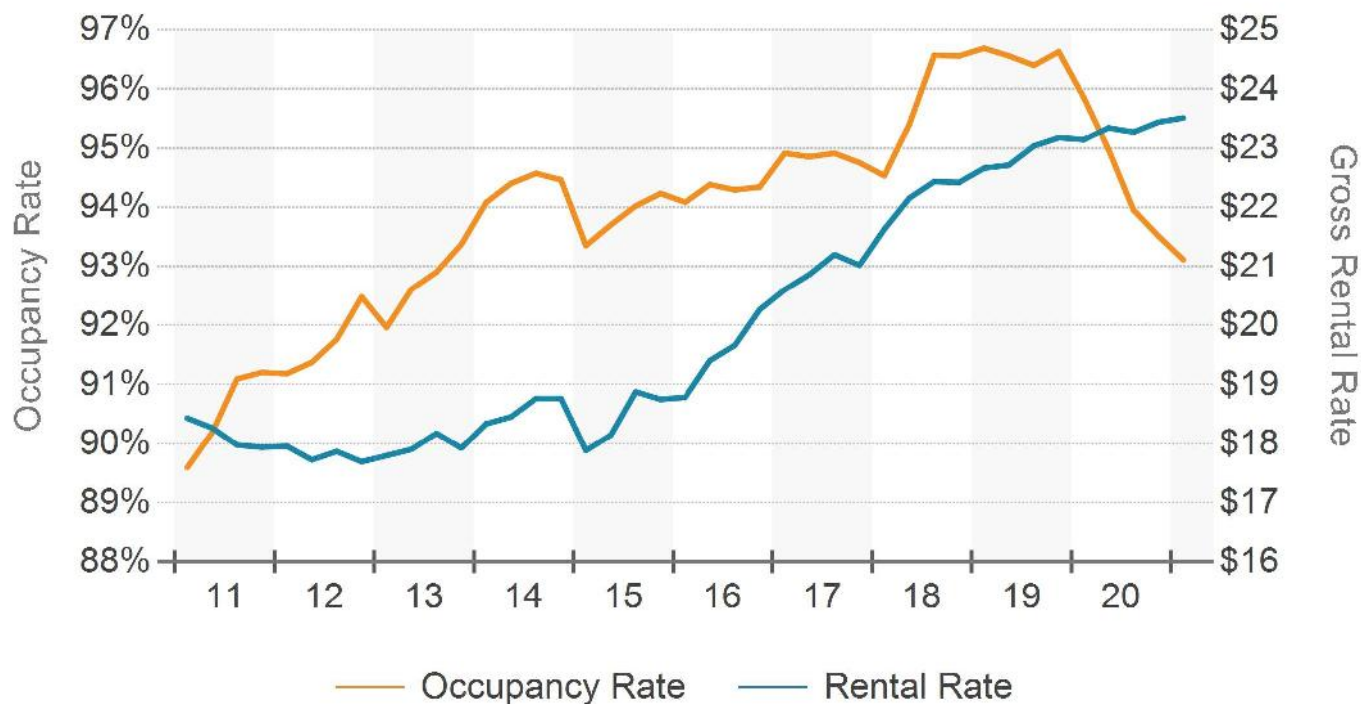
# Overview

Office Report: Larimer/Weld County

## 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

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

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

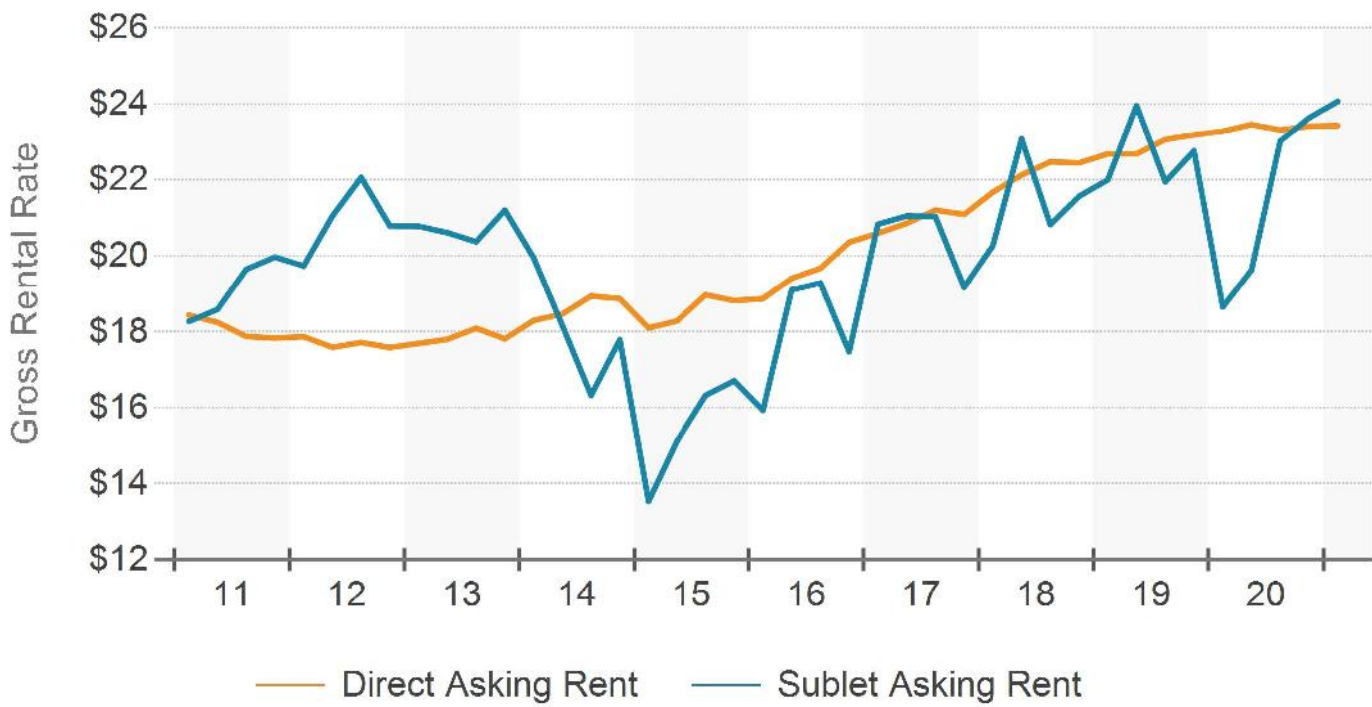
Sales	Past Year	5-Year Avg
Sale Price Per SF	\$163	\$155
Asking Price Per SF	\$256	\$209
Sales Volume (Mil.)	\$59	\$90
Cap Rate	7.6%	7.6%

# Rental Rates

## GROSS ASKING RENT PER SF



## DIRECT & SUBLET RENTAL RATES





## VACANCY RATE



## SUBLEASE VACANCY RATE



## AVAILABILITY RATE



## AVAILABILITY & VACANCY RATE



## OCCUPANCY RATE



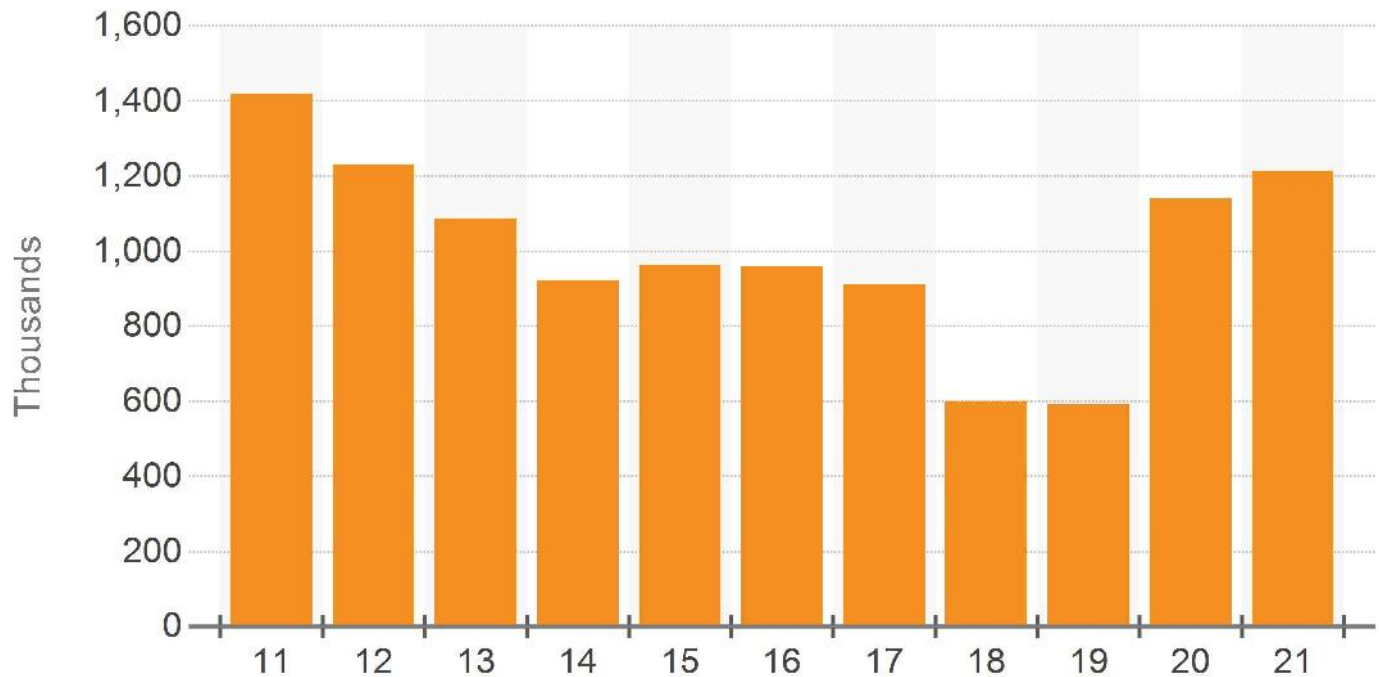
## PERCENT LEASED RATE



## OCCUPANCY & PERCENT LEASED

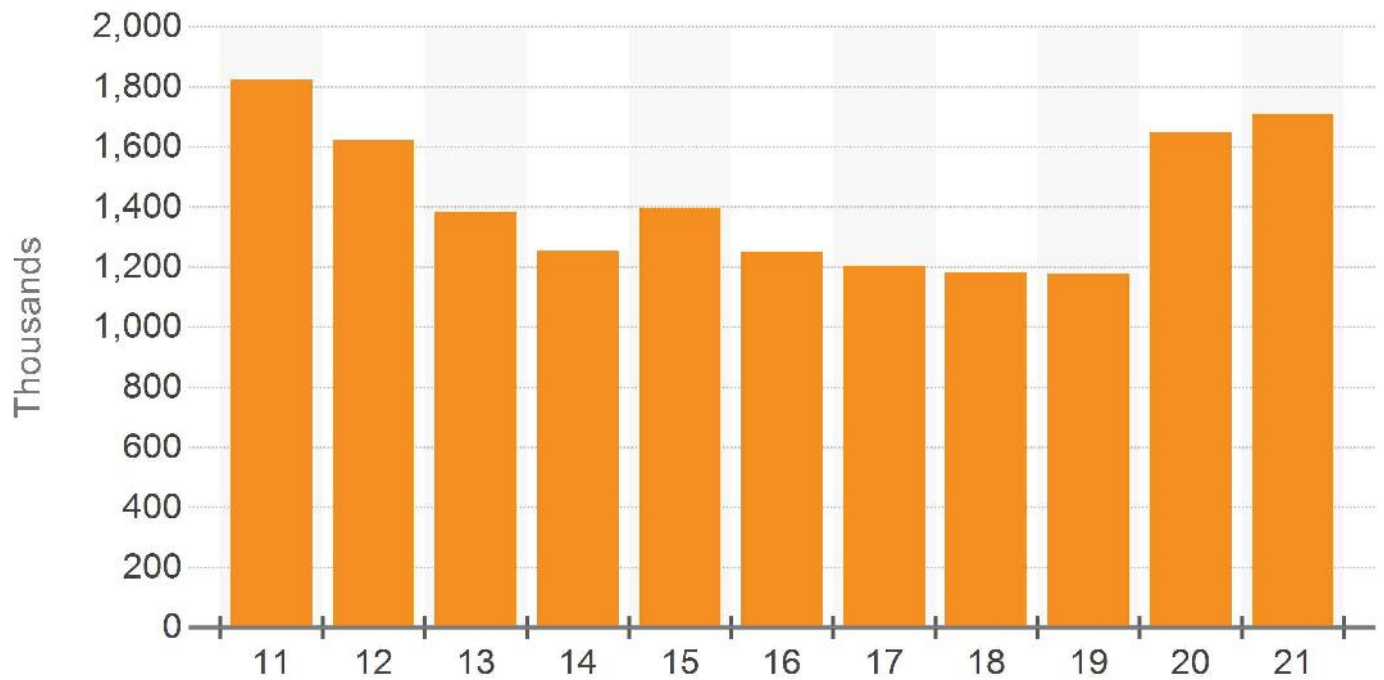


## VACANT SF

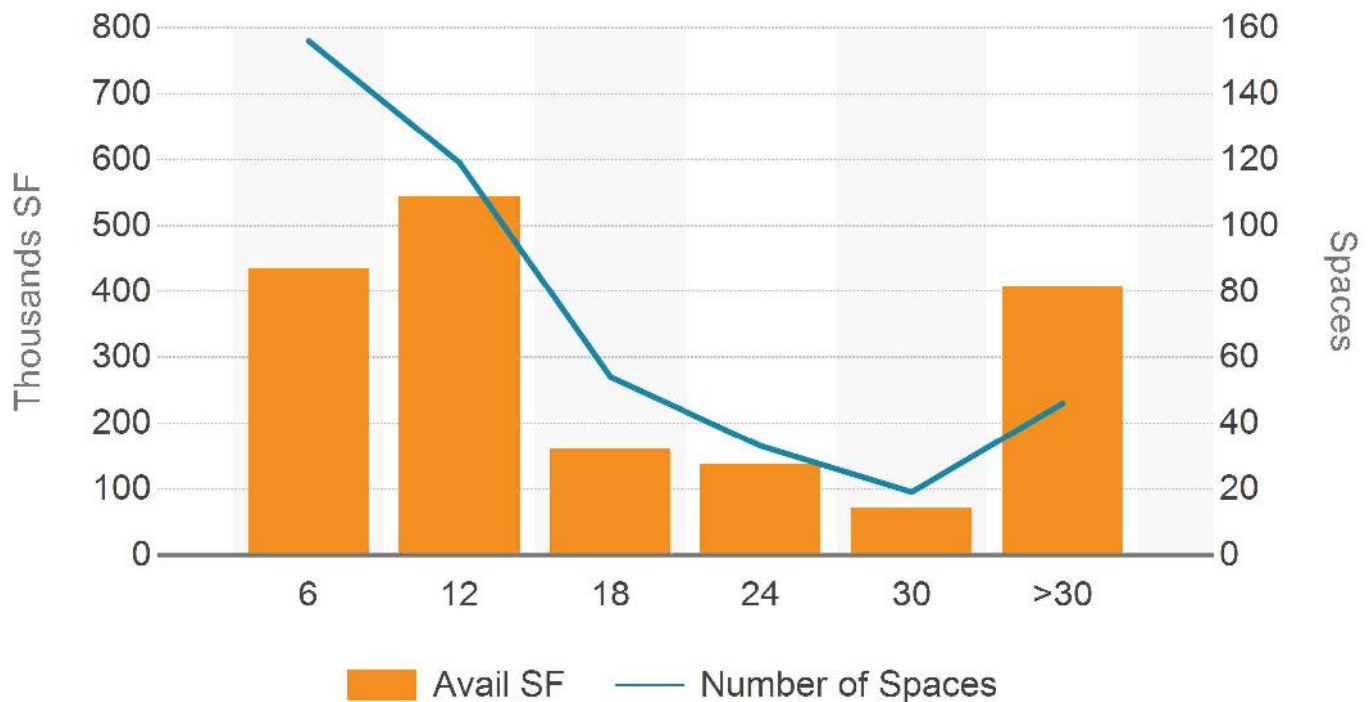




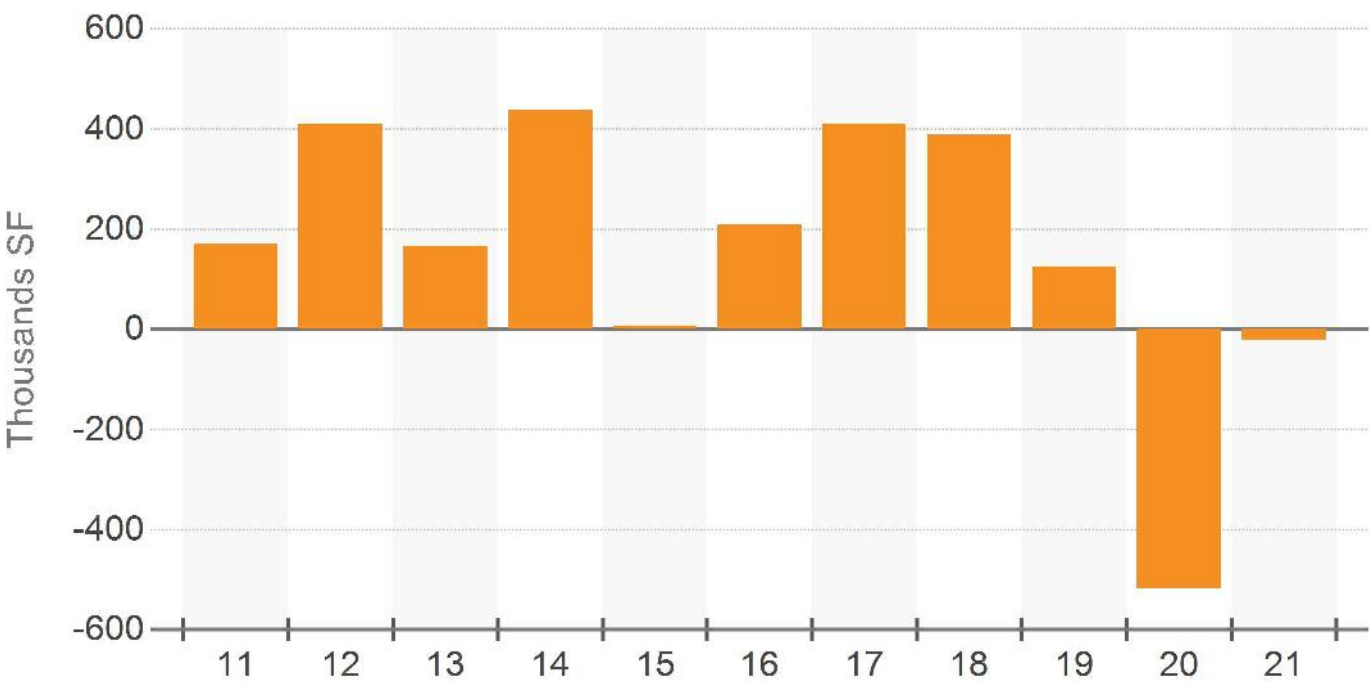
## AVAILABLE SF



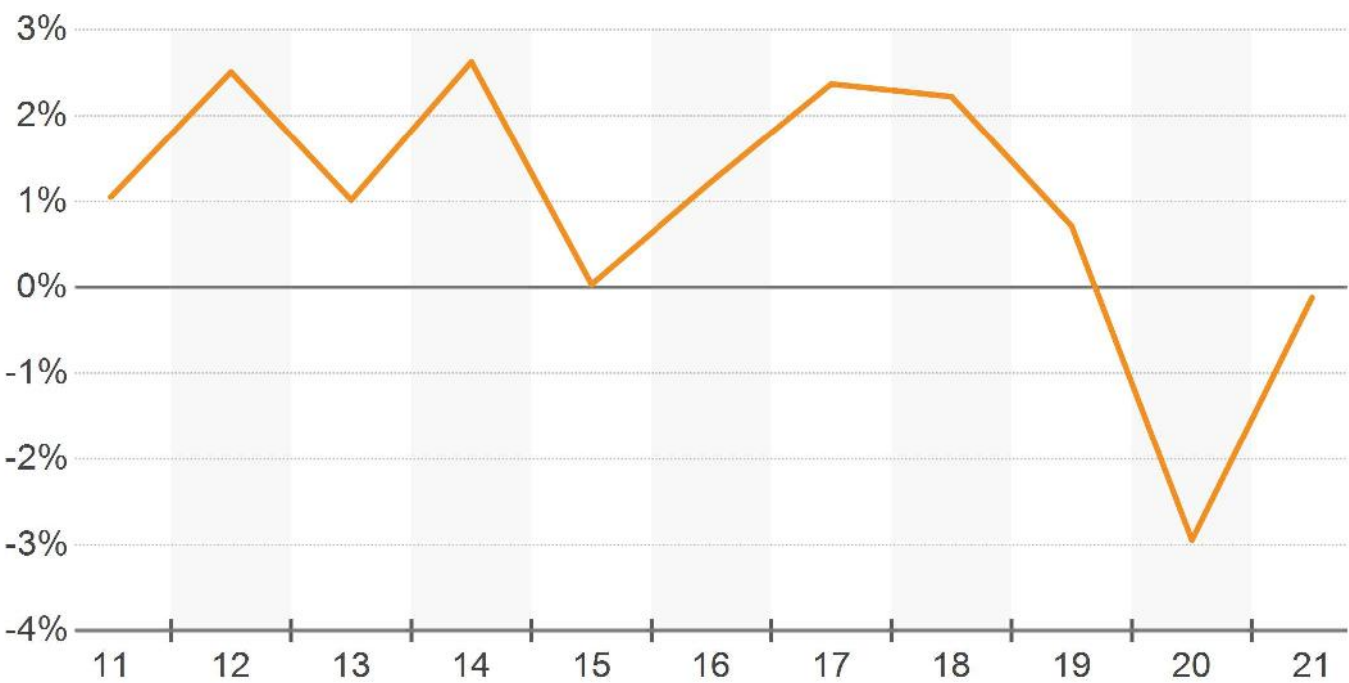
## MONTHS ON MARKET DISTRIBUTION



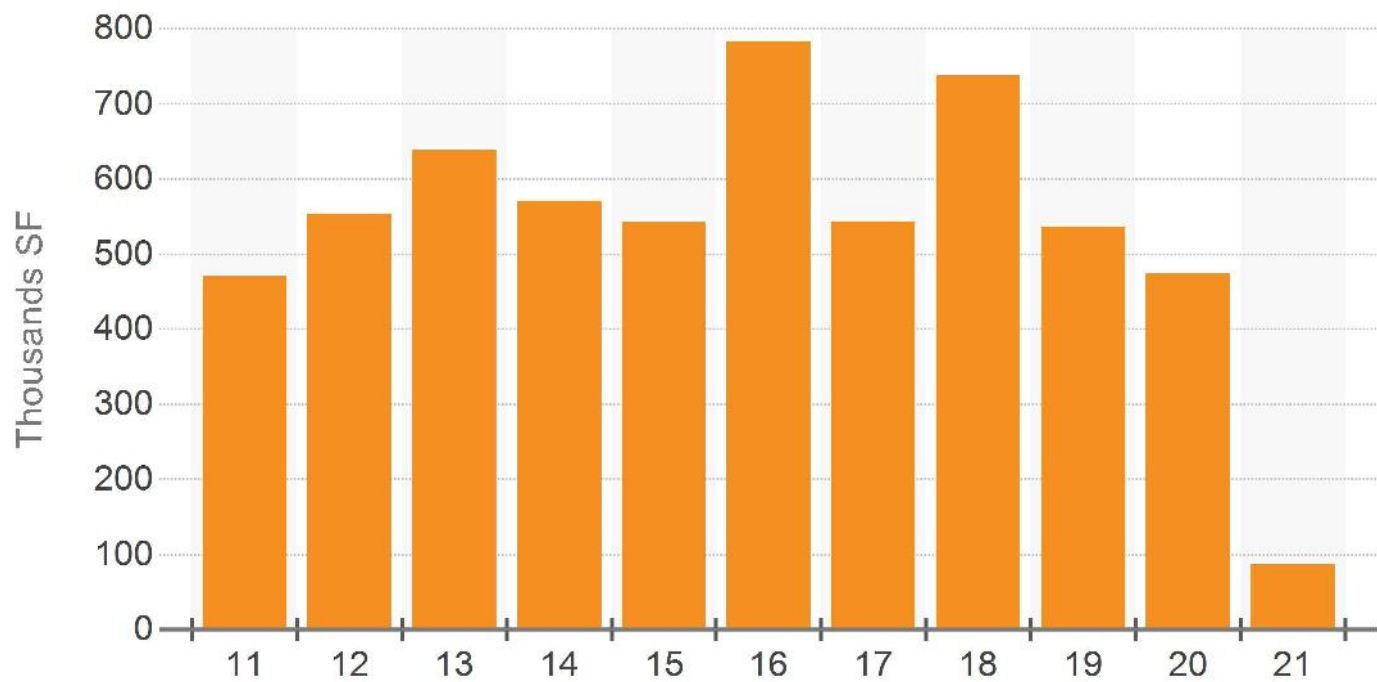
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



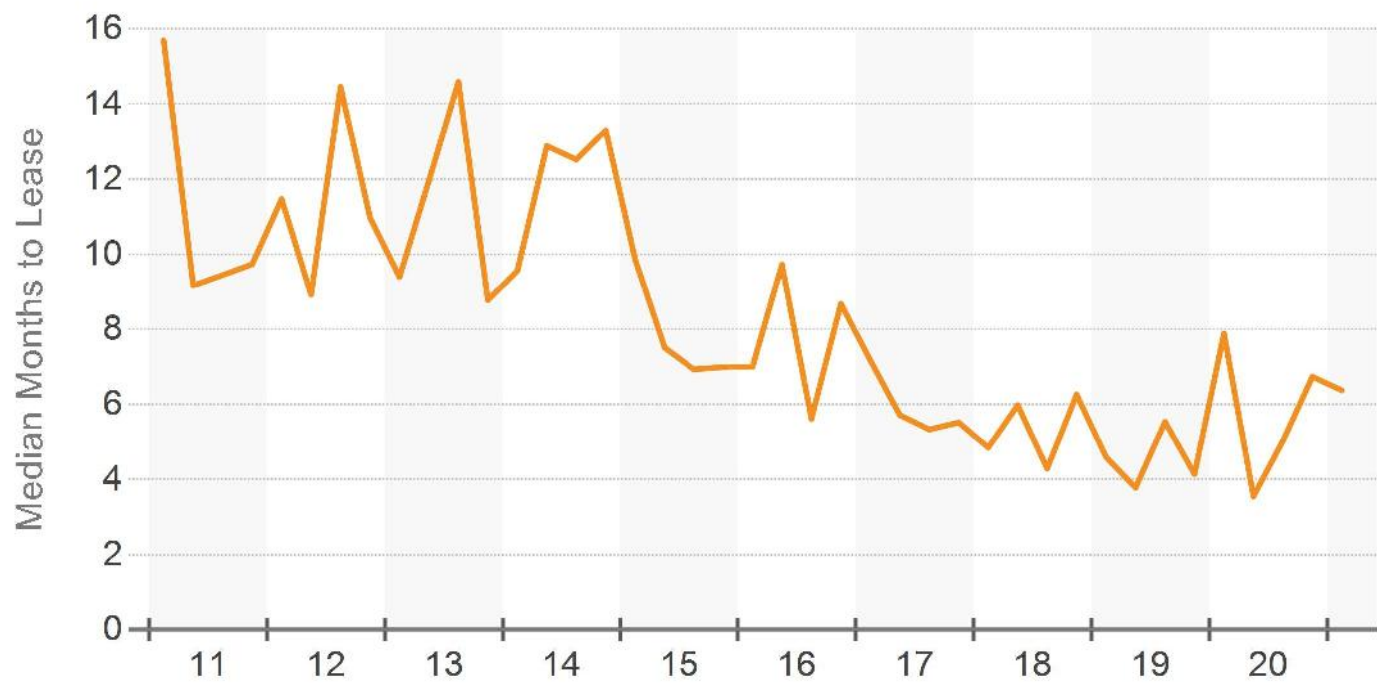
LEASING ACTIVITY



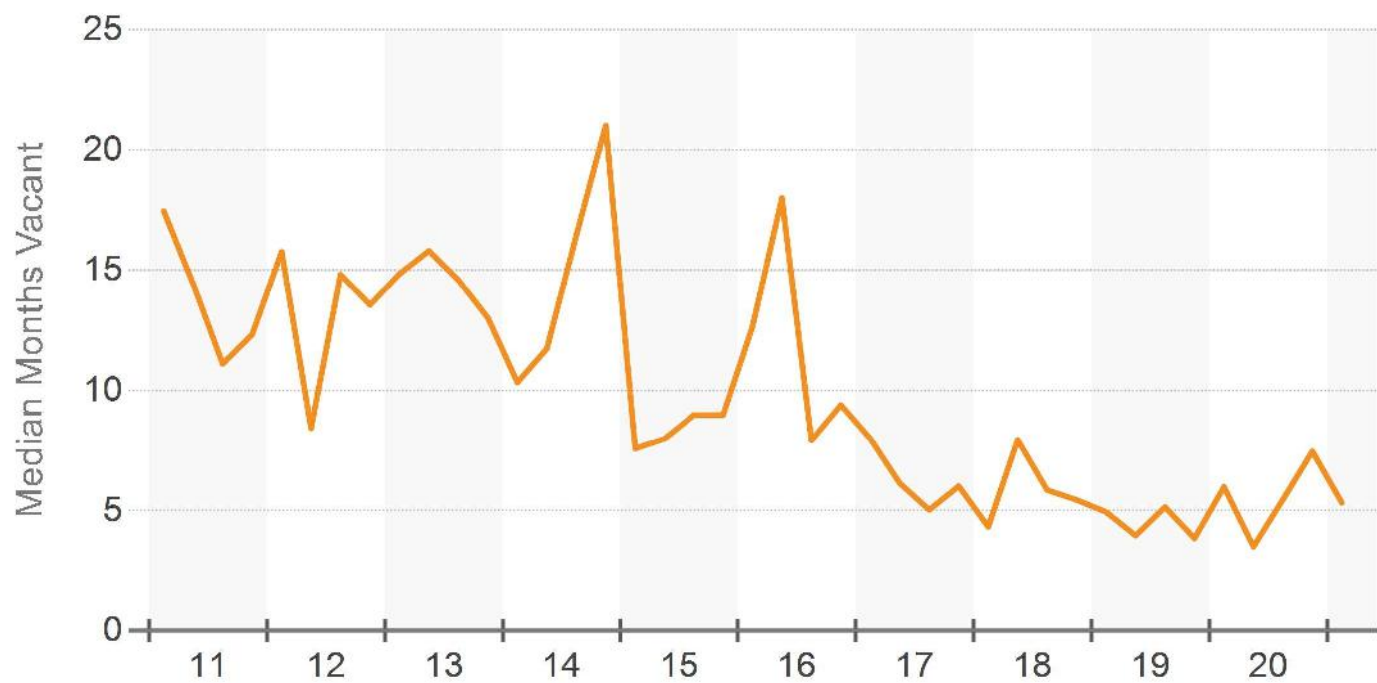
MONTHS ON MARKET



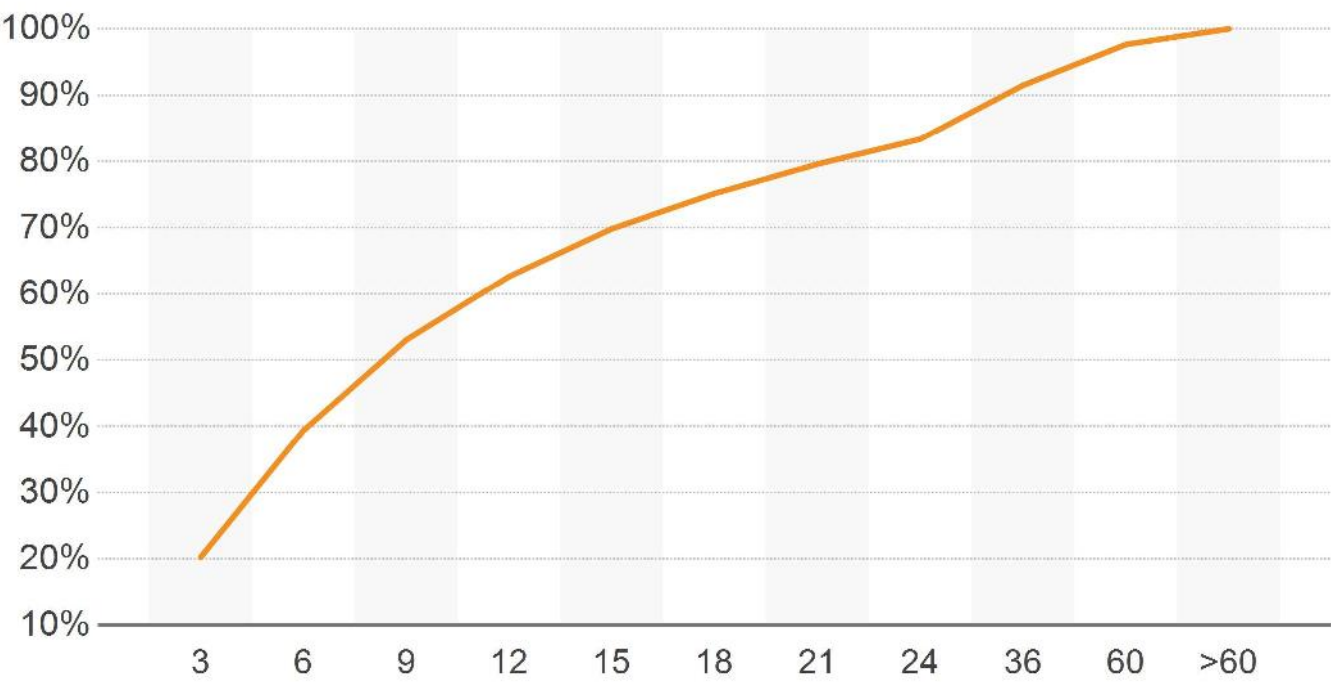
MONTHS TO LEASE



MONTHS VACANT

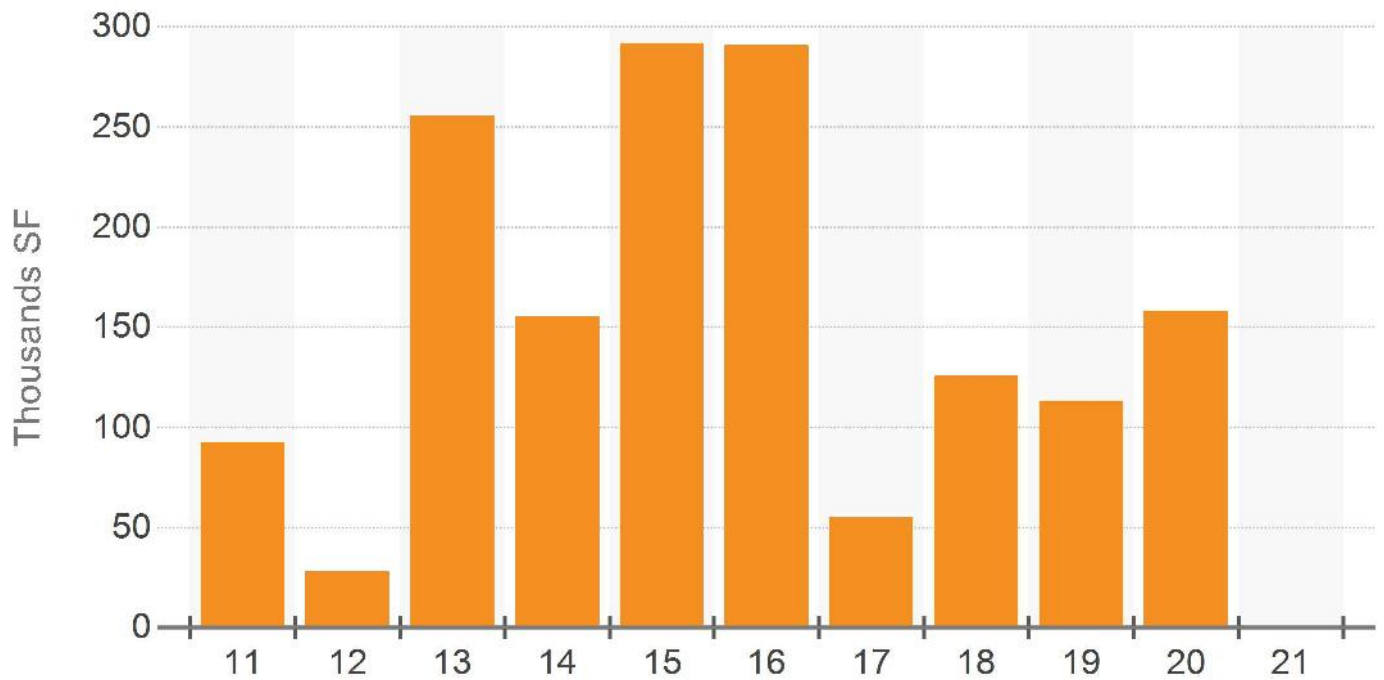


PROBABILITY OF LEASING IN MONTHS

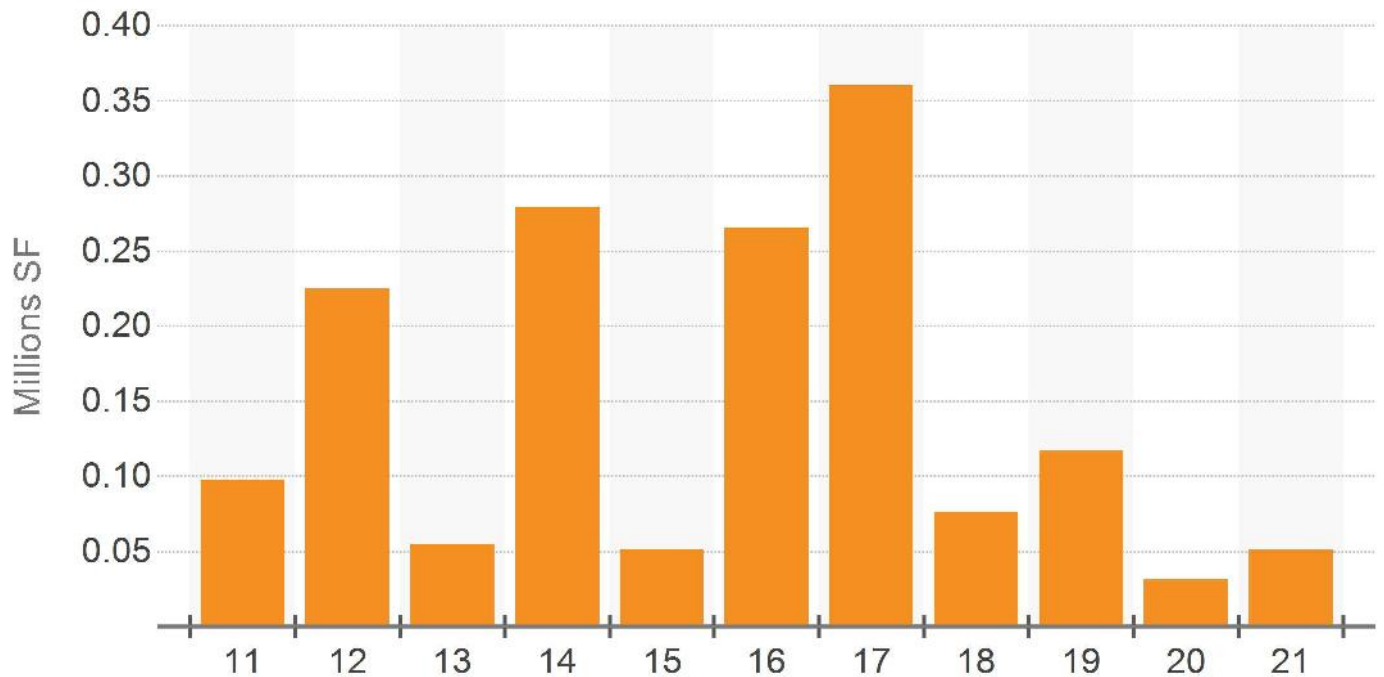




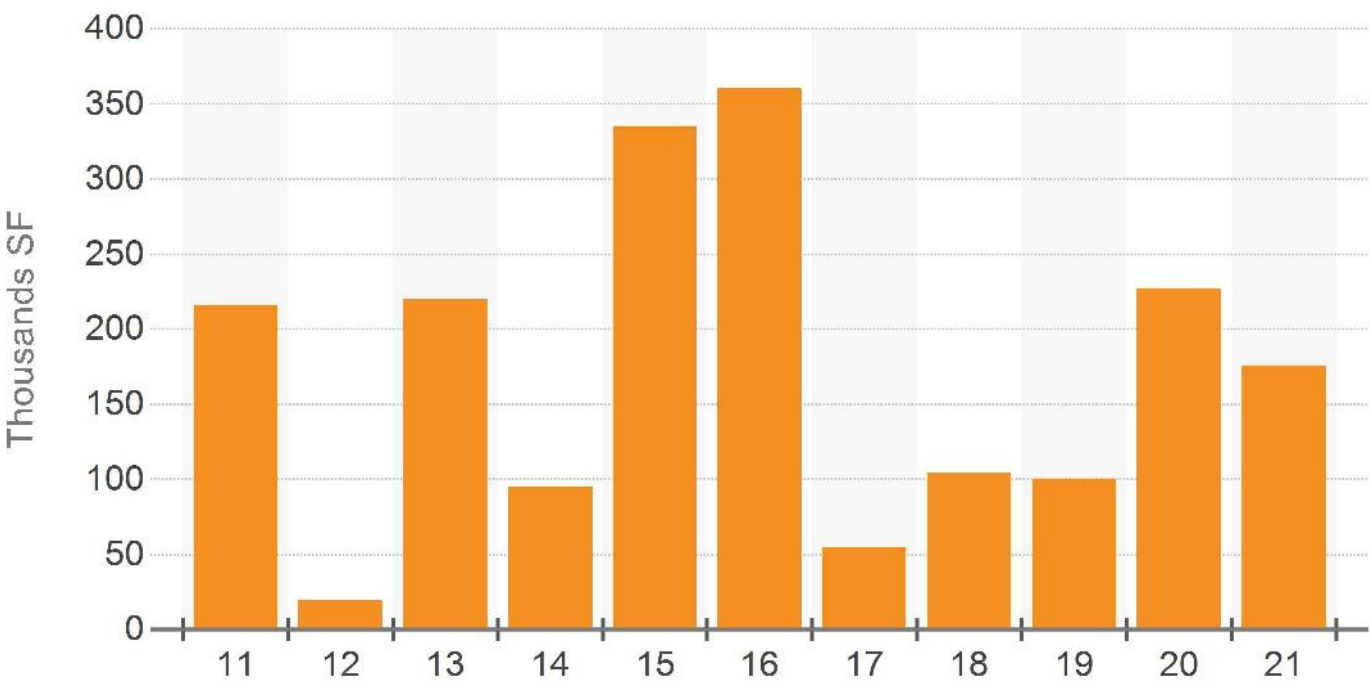
## CONSTRUCTION STARTS



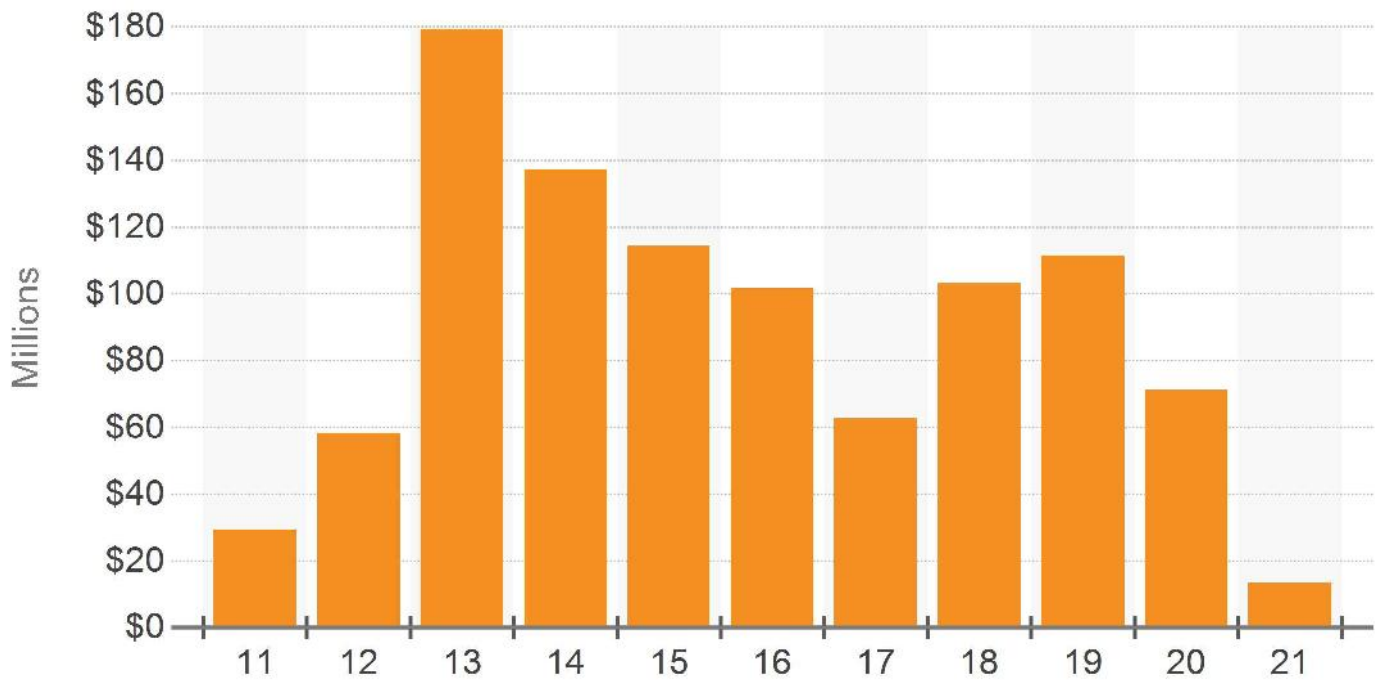
## CONSTRUCTION DELIVERIES



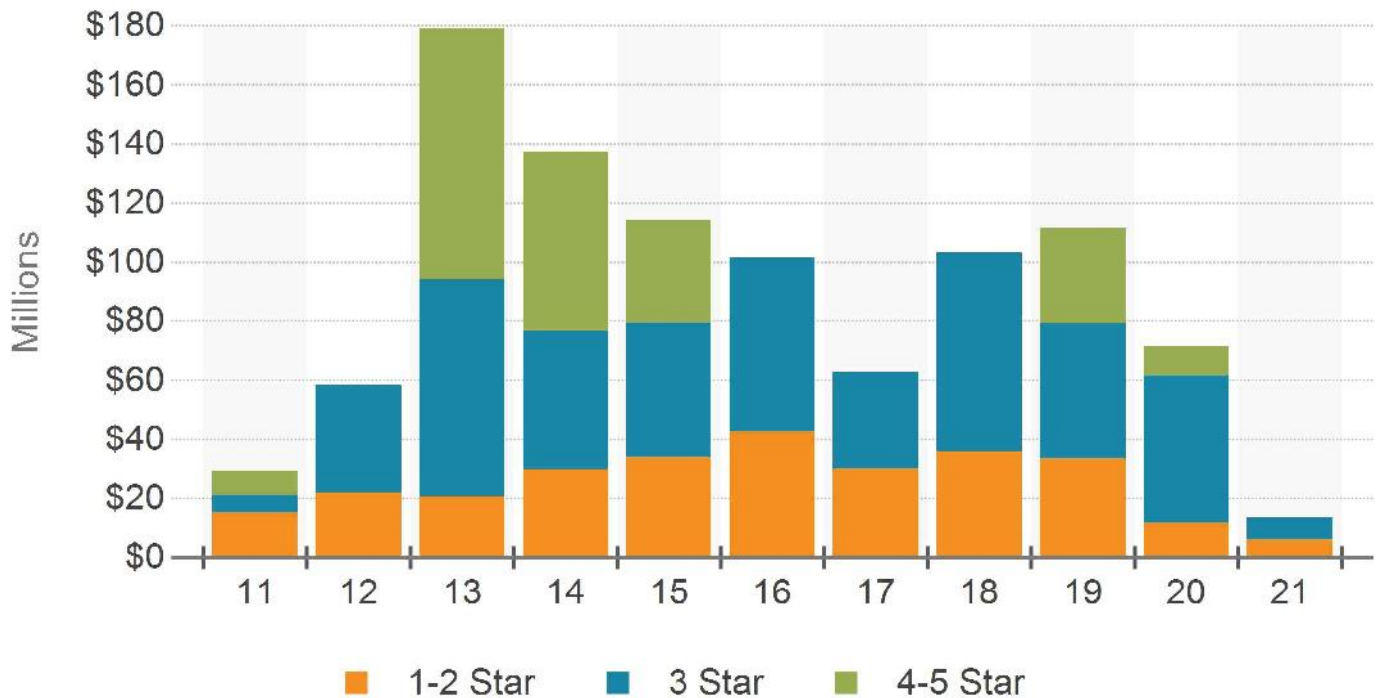
UNDER CONSTRUCTION



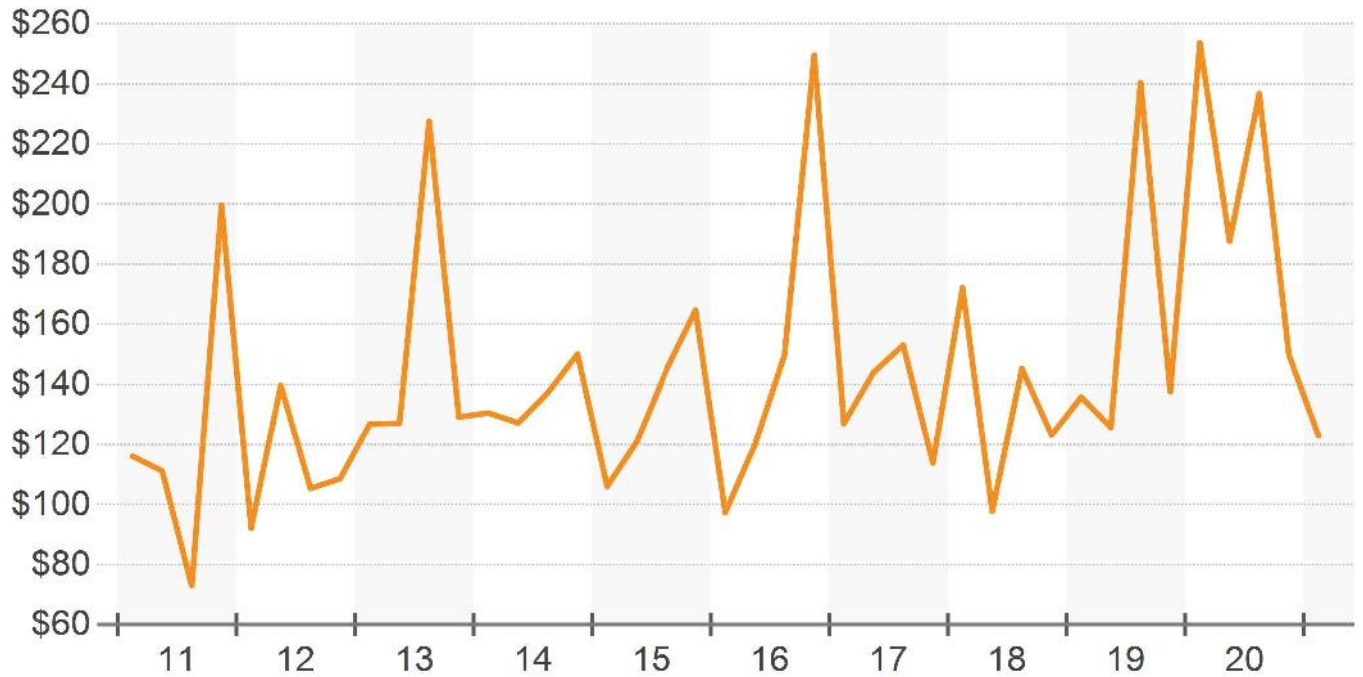
## SALES VOLUME



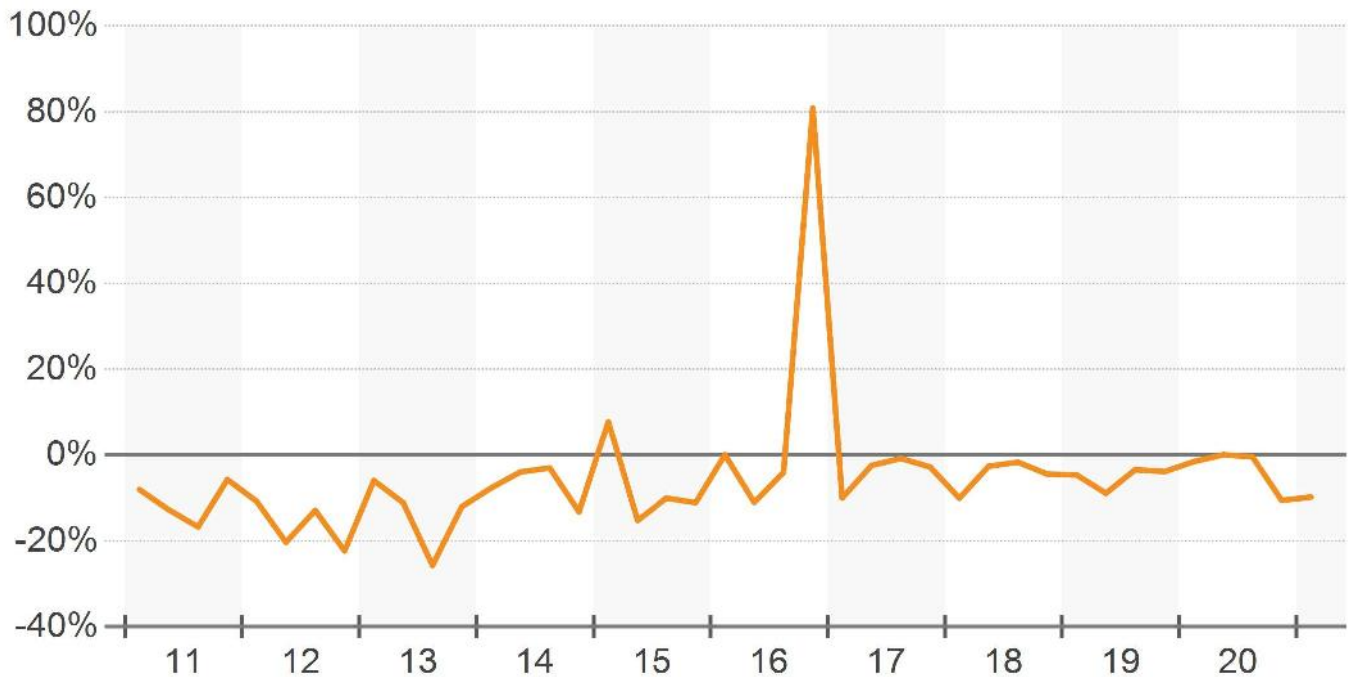
## SALES VOLUME BY STAR RATING



## AVERAGE SALE PRICE PER SF



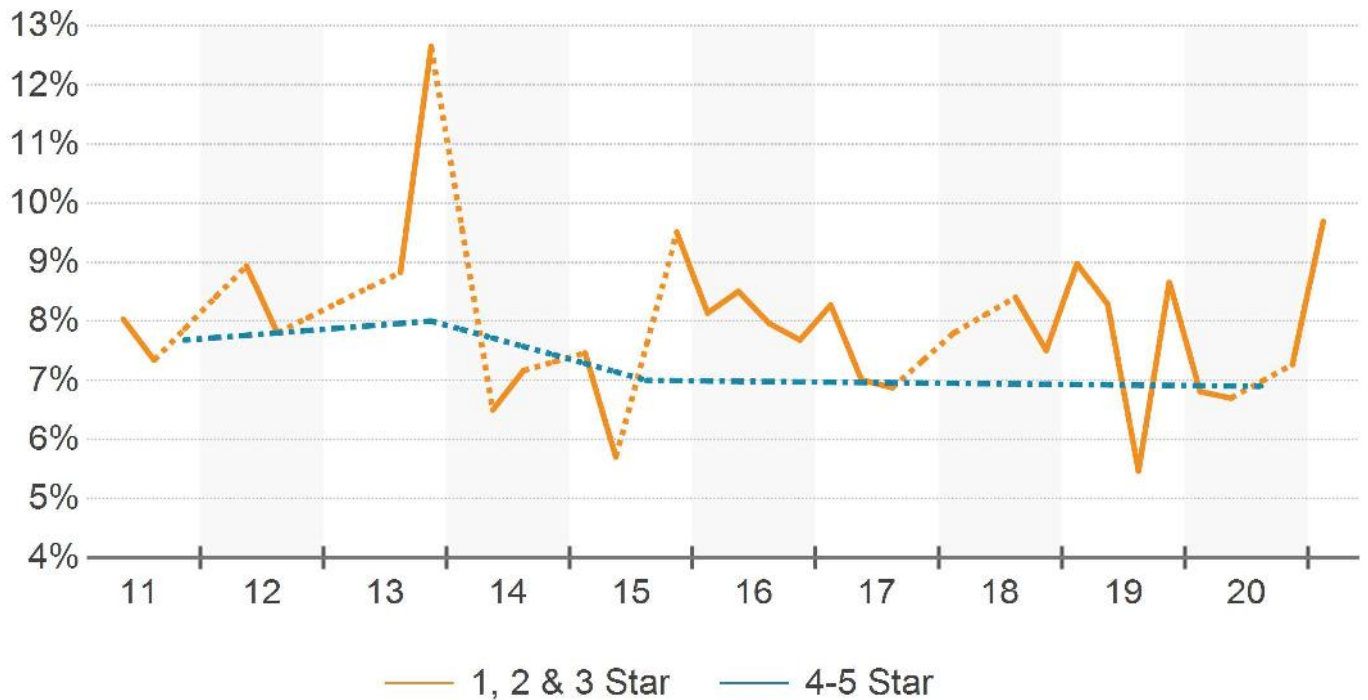
## SALE TO ASKING PRICE DIFFERENTIAL



## CAP RATE

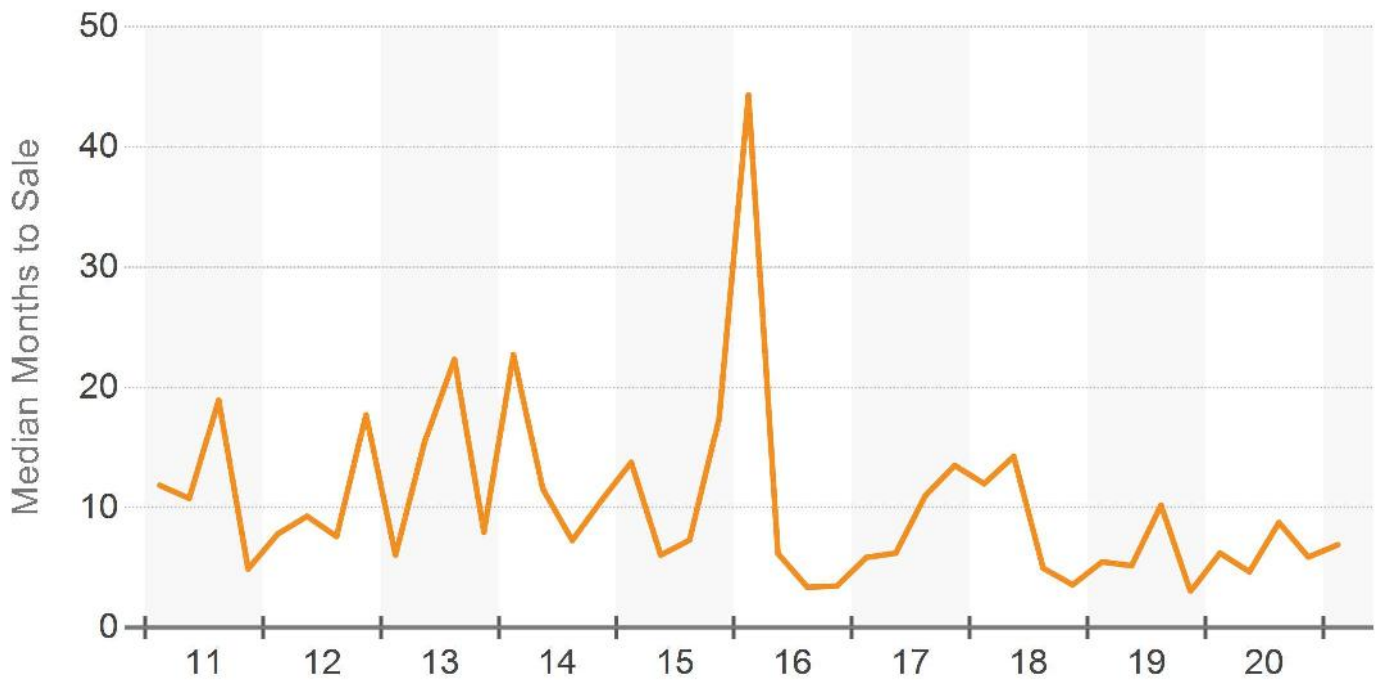


## CAP RATE BY STAR RATING

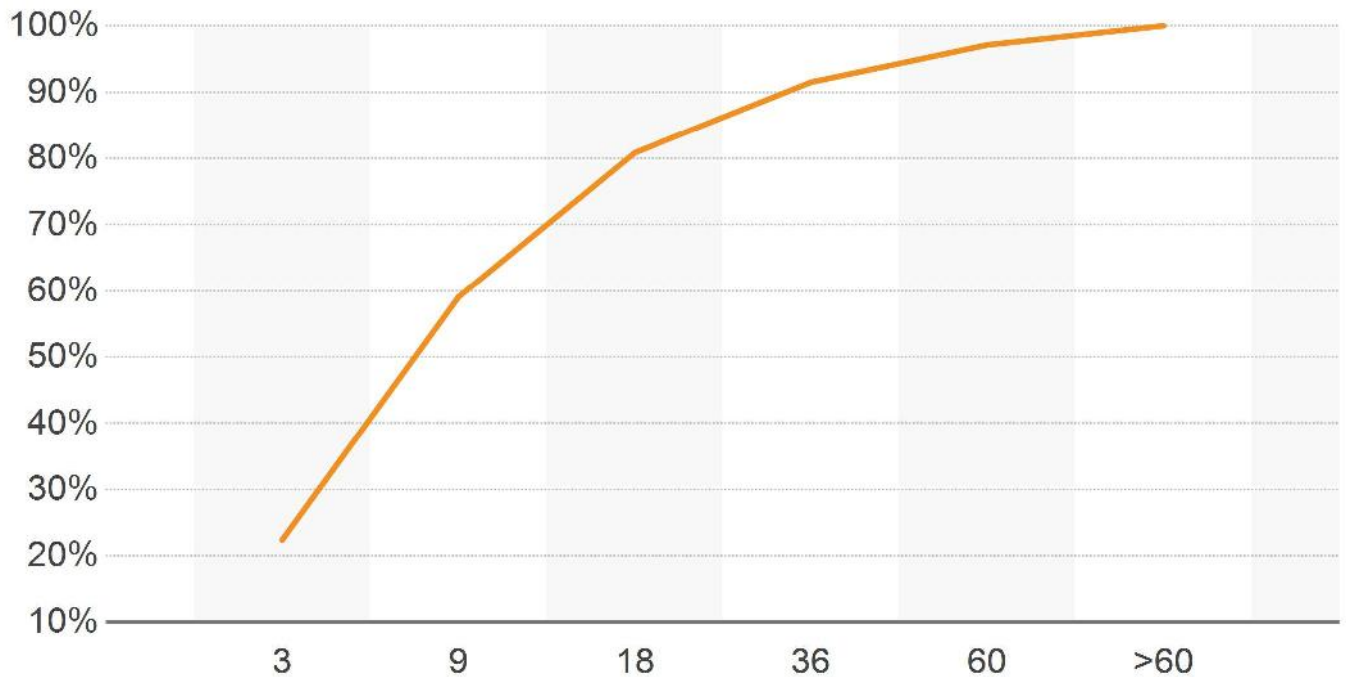




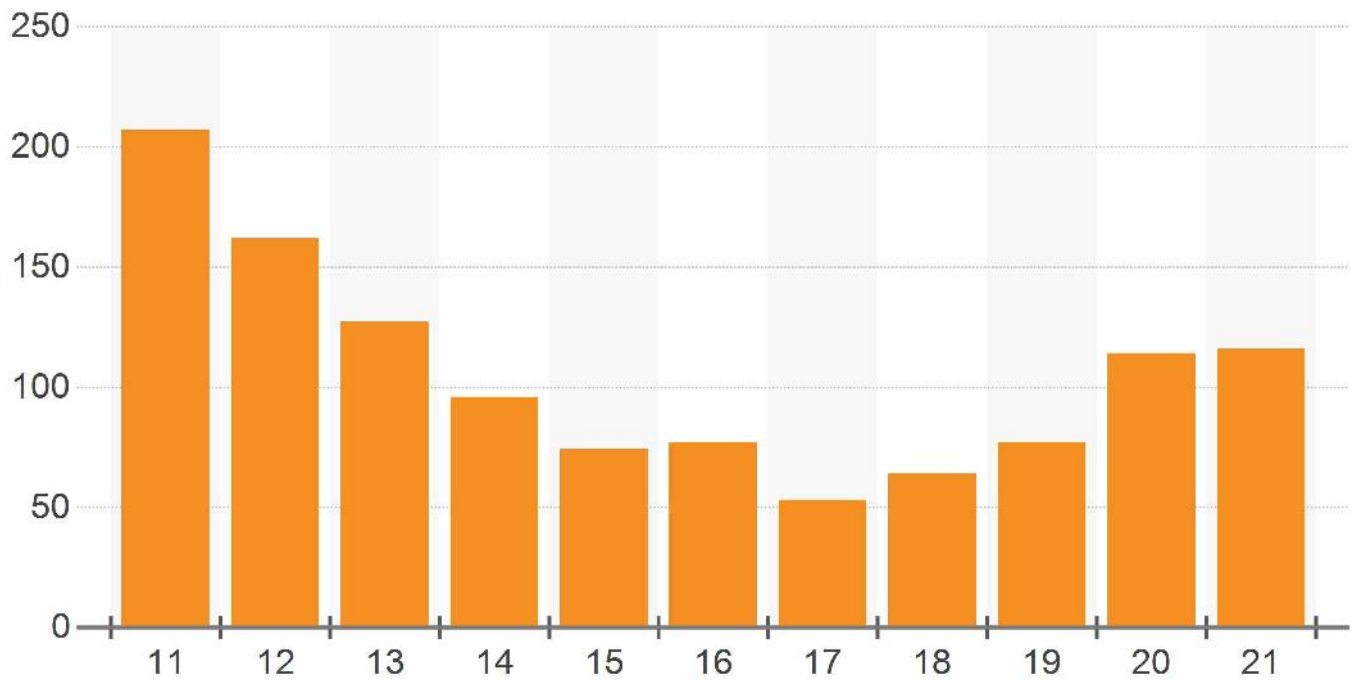
## MONTHS TO SALE



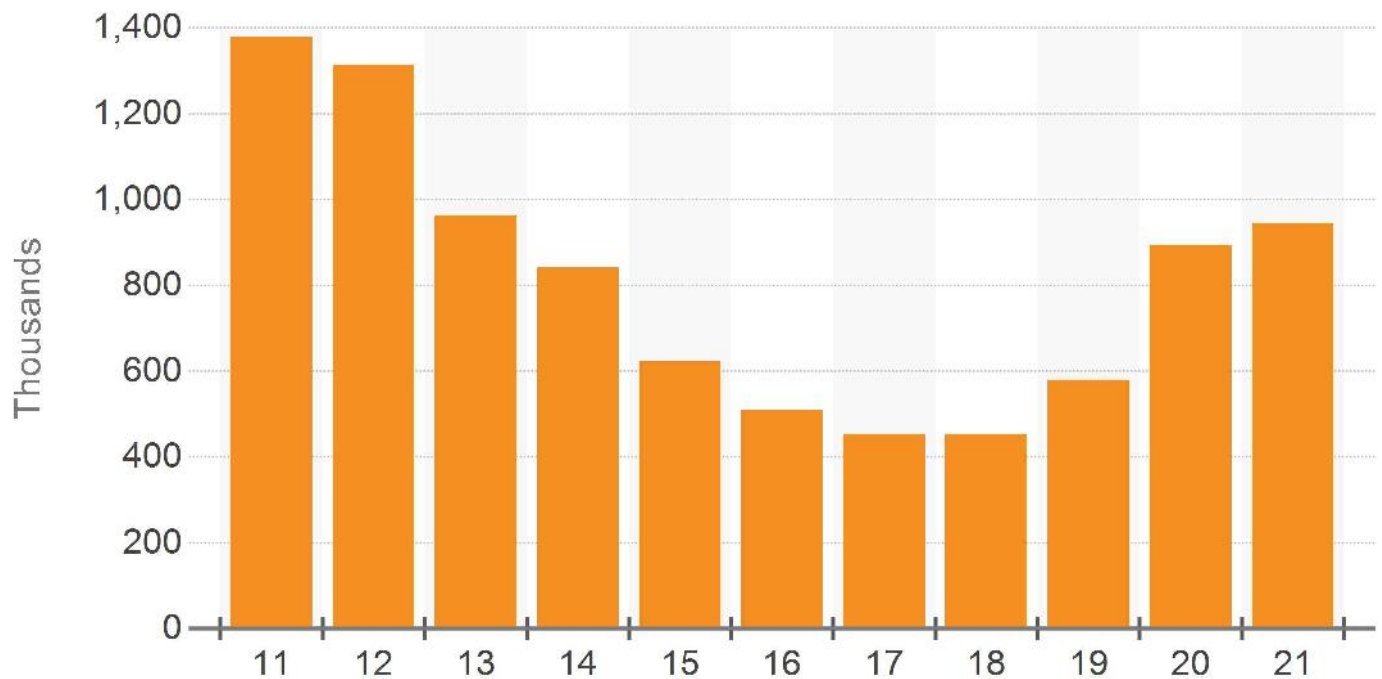
## PROBABILITY OF SELLING IN MONTHS



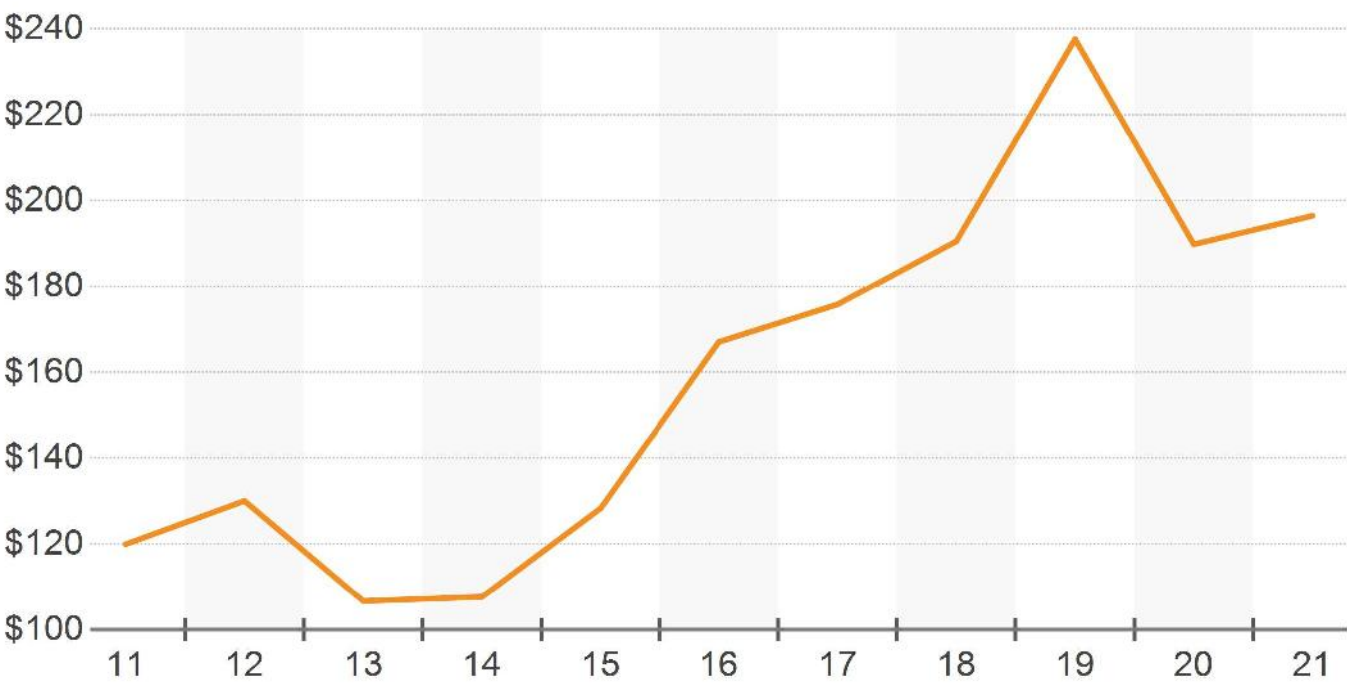
## FOR SALE TOTAL LISTINGS



## FOR SALE TOTAL SF



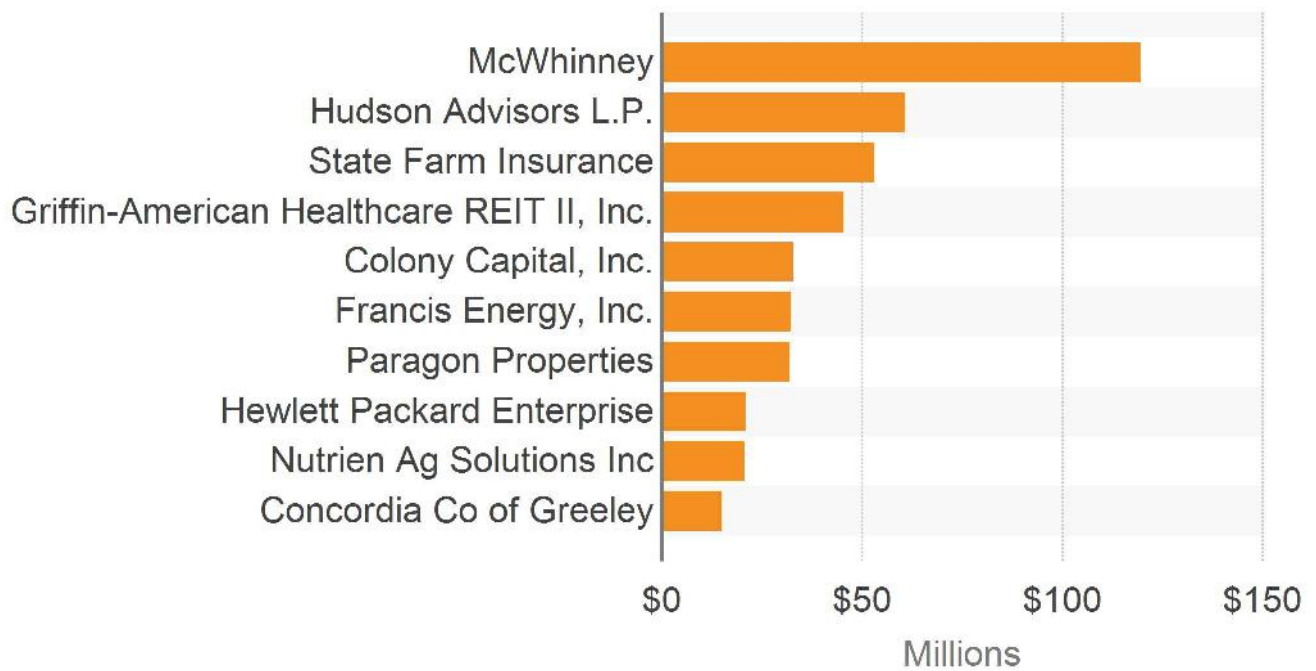
ASKING PRICE PER SF



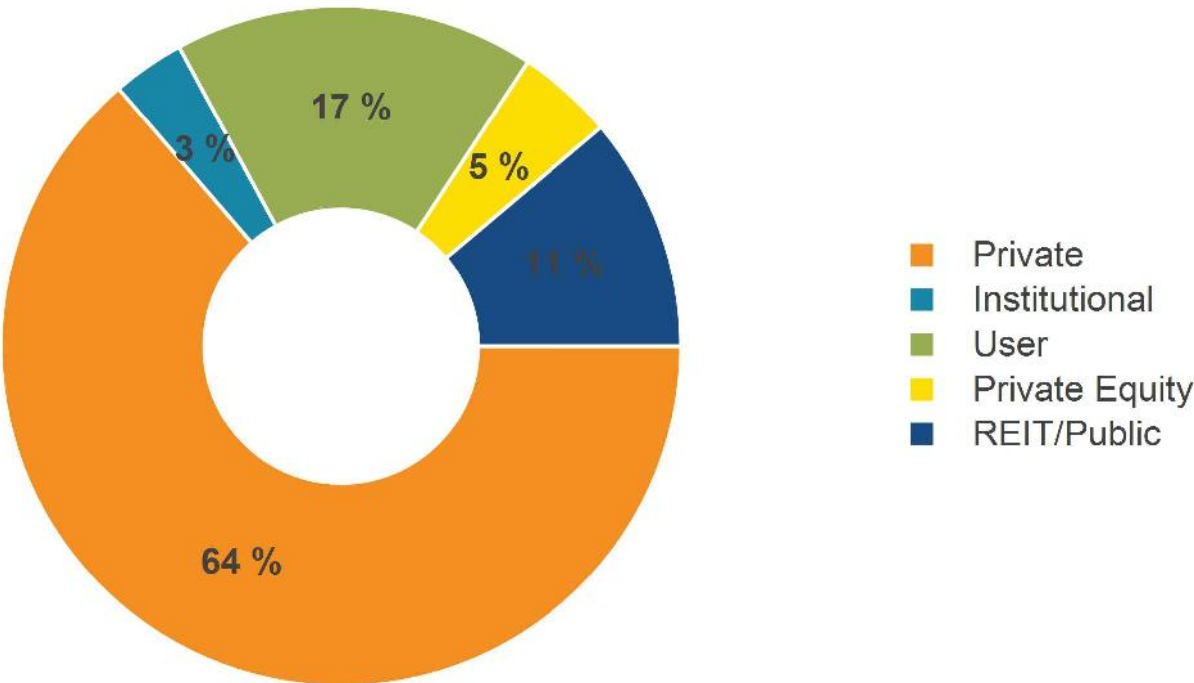
## TOP BUYERS



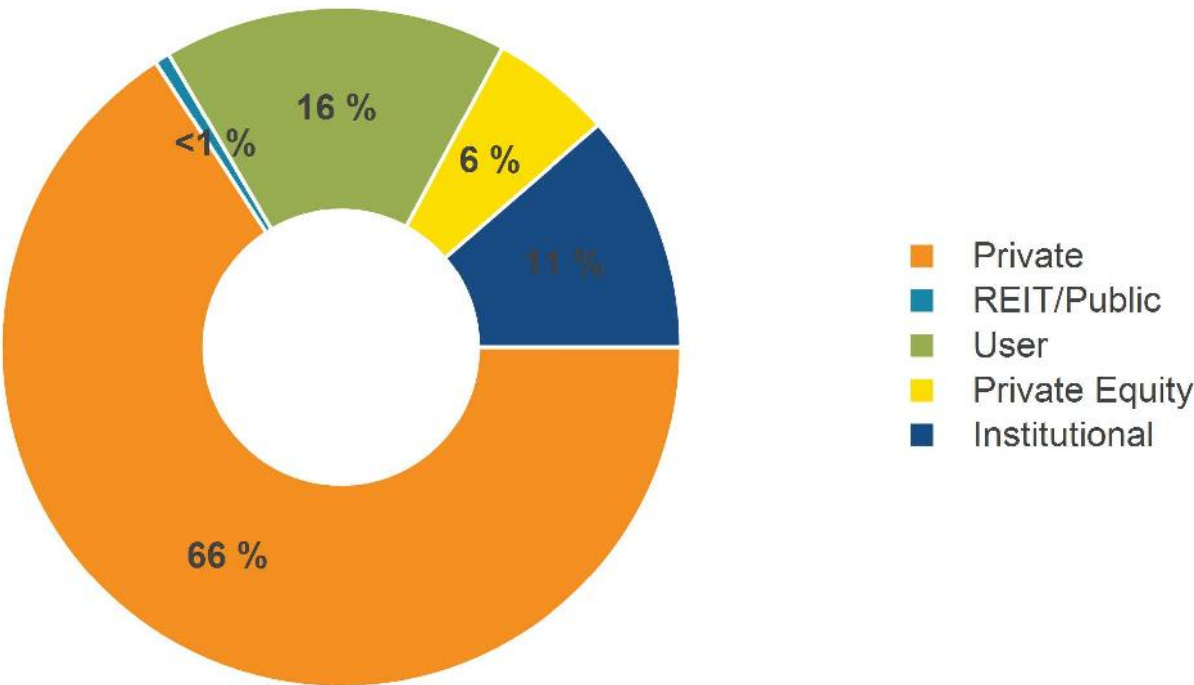
## TOP SELLERS



SALES VOLUME BY BUYER TYPE

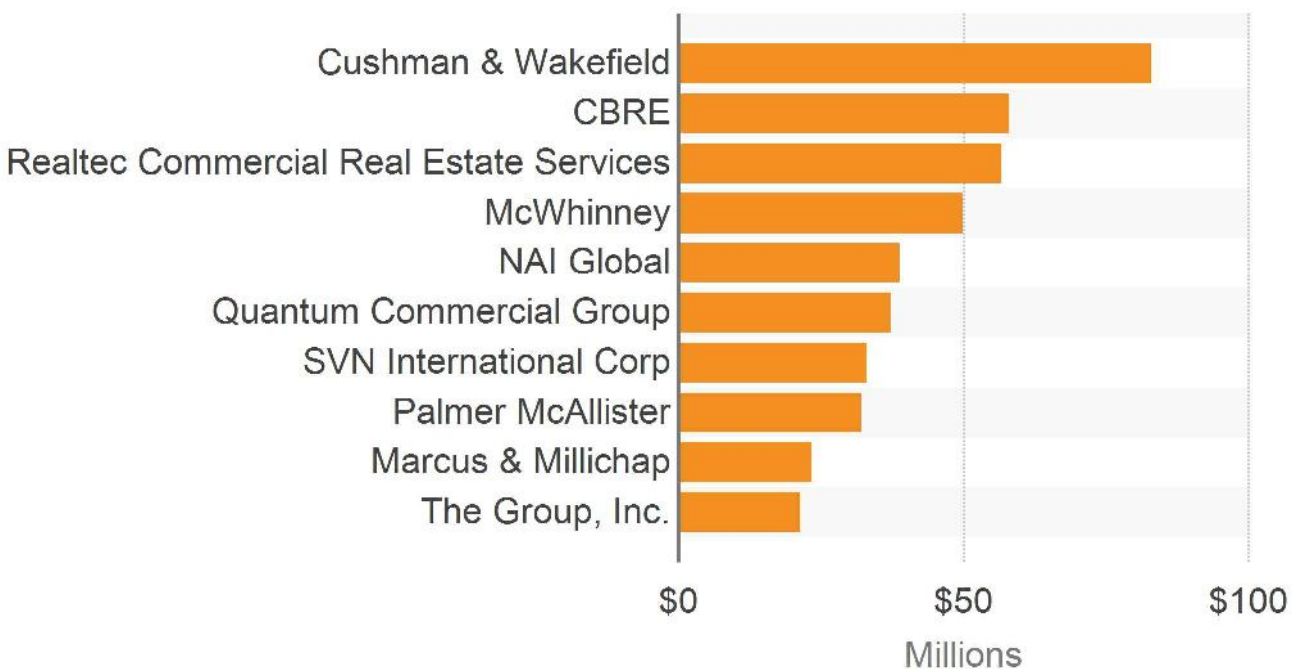


SALES VOLUME BY SELLER TYPE





## TOP BUYER BROKERS



## TOP SELLER BROKERS

