



Office Report – Larimer & Weld County

Q4 2025

PREPARED BY

REALTEC
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelnik

Broker



Overview

ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Gross Rent Per SF	\$29.58	\$25.96
Vacancy Rate	5.9%	5.8%
Vacant SF	1,112,703	1,070,981
Availability Rate	9.4%	10.0%
Available SF	1,762,948	1,852,144
Sublet SF	278,185	491,573
Months on Market	8.9	8.2

Inventory	Survey	5-Year Avg
Existing Buildings	1,688	1,670
Existing SF	18,703,129	18,465,164
12 Mo. Const. Starts	0	66,613
Under Construction	38,250	98,803
12 Mo. Deliveries	44,645	109,663

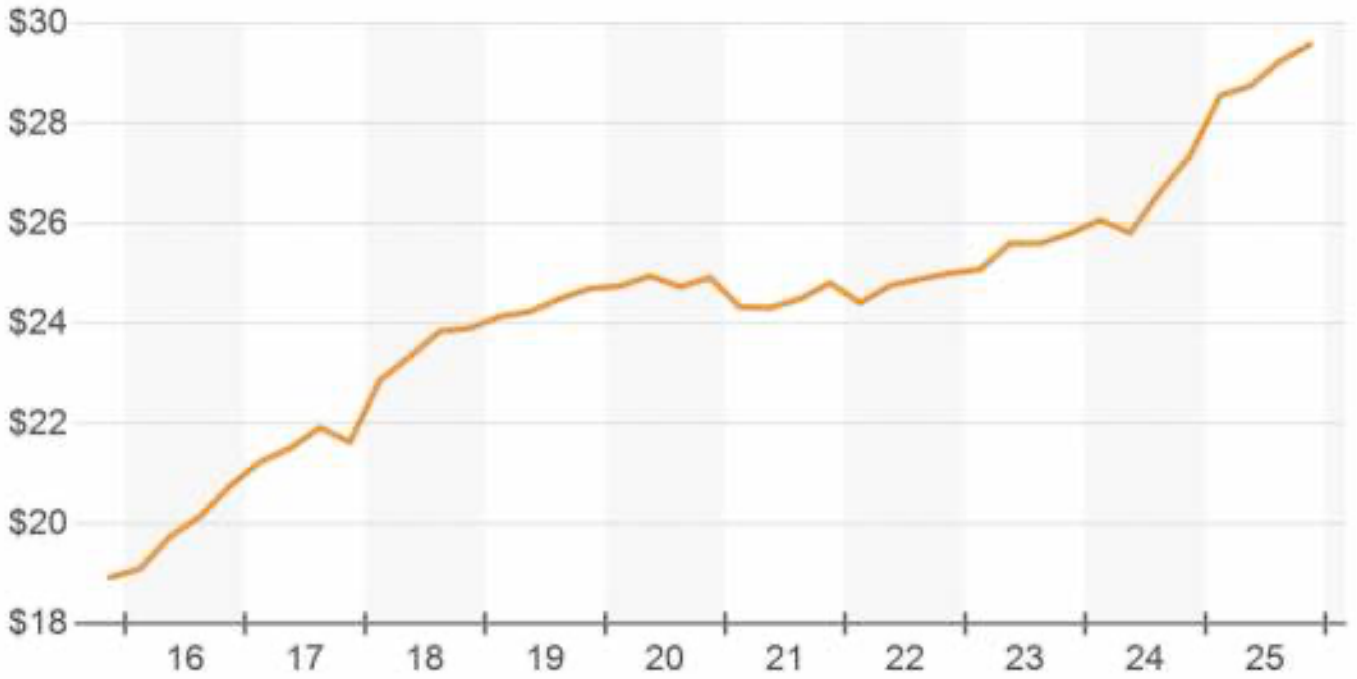
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	5,797	40,180
12 Mo. Leasing SF	491,594	620,752

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$108	\$139
Asking Price Per SF	\$272	\$238
Sales Volume (Mil.)	\$106	\$93
Cap Rate	6.8%	7.1%

Rental Rates

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GROSS ASKING RENT PER SF



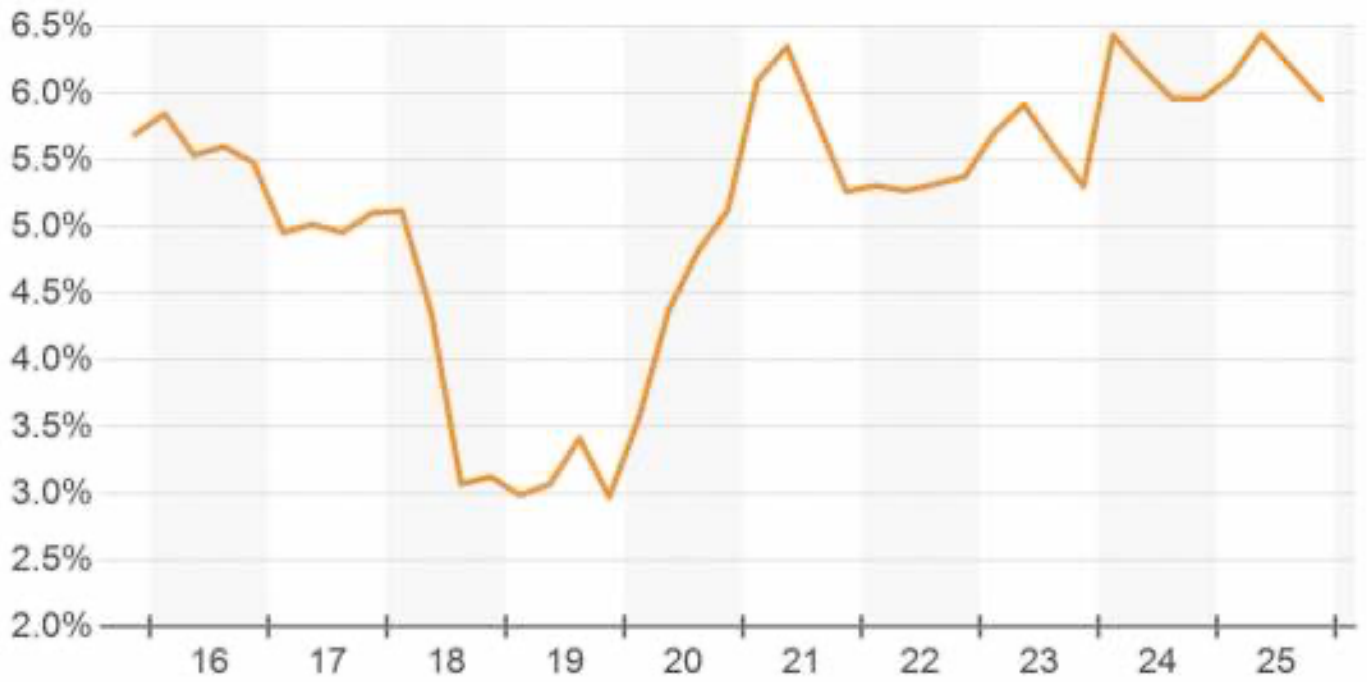
DIRECT & SUBLET RENTAL RATES



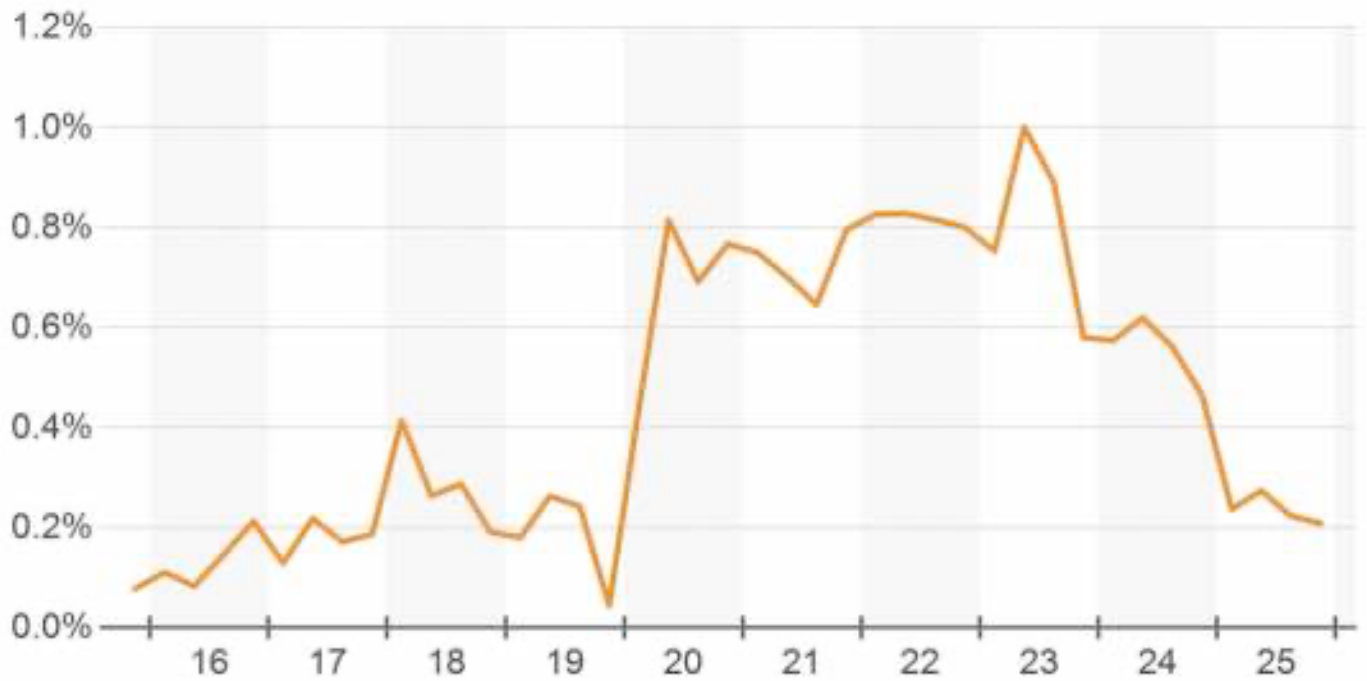
Vacancy & Availability

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VACANCY RATE



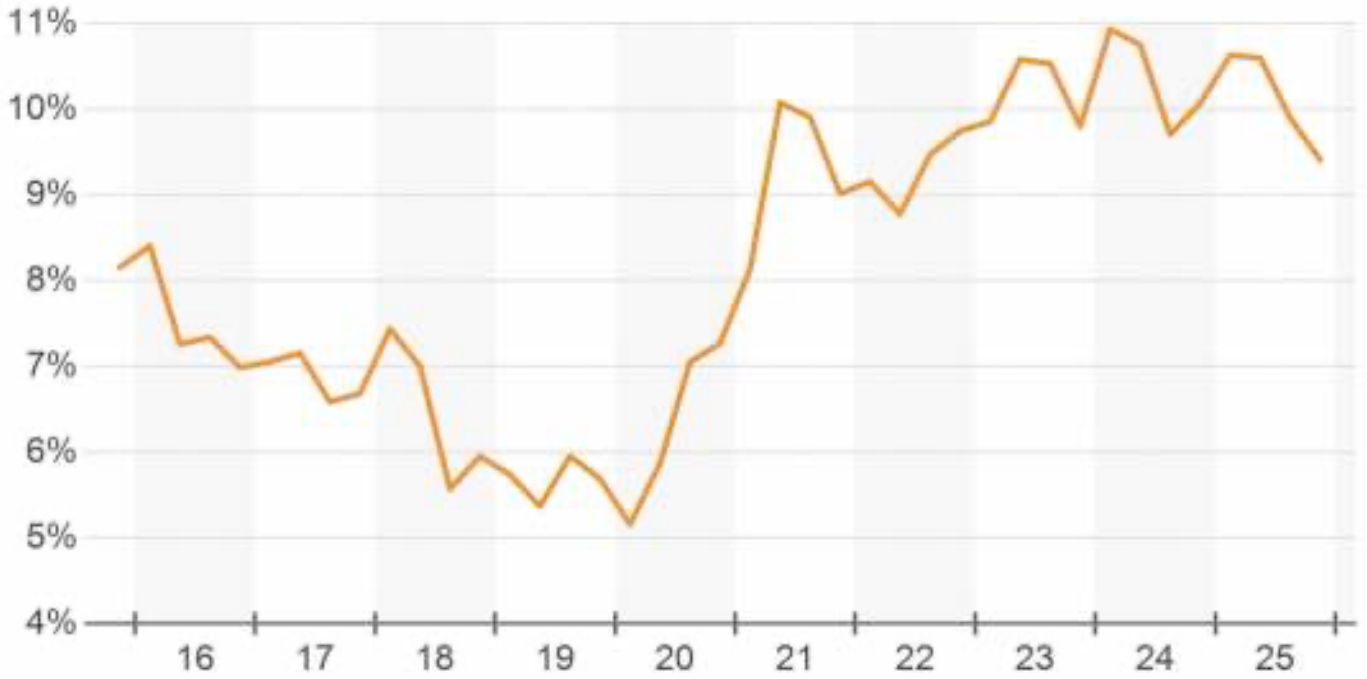
SUBLEASE VACANCY RATE



Vacancy & Availability

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AVAILABILITY RATE



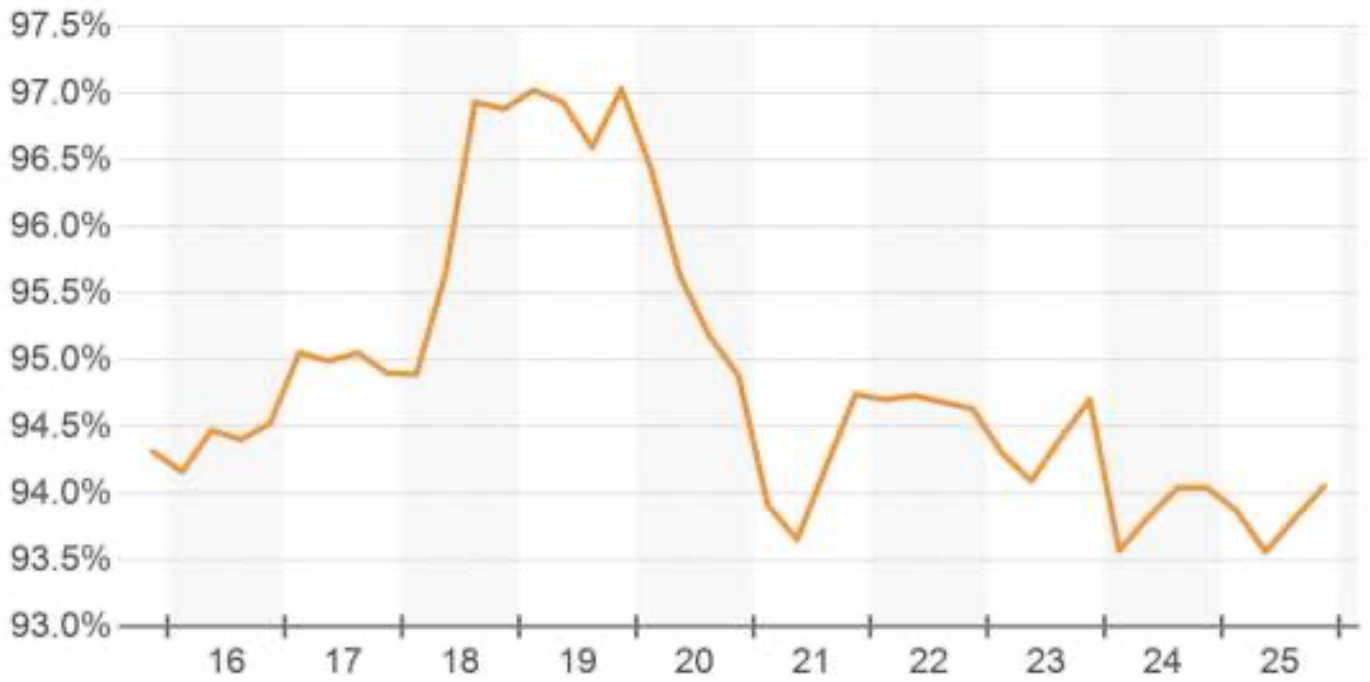
AVAILABILITY & VACANCY RATE



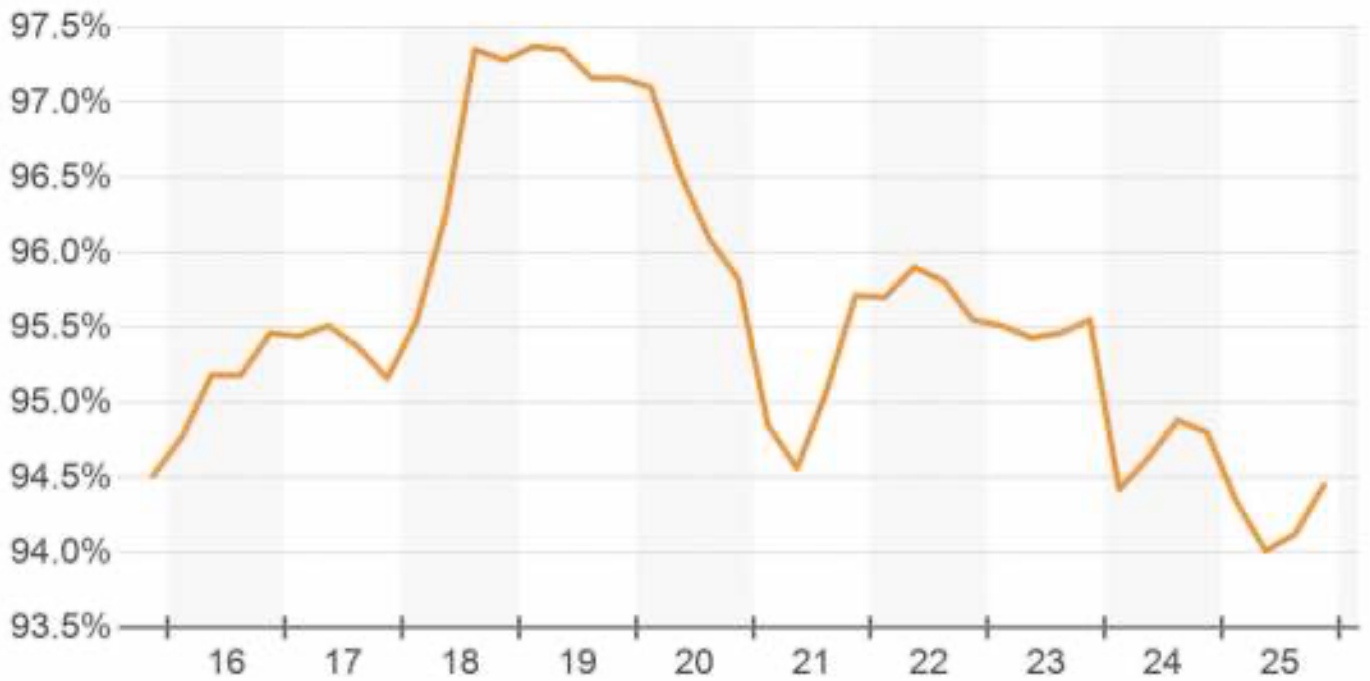
Vacancy & Availability

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OCCUPANCY RATE



PERCENT LEASED RATE



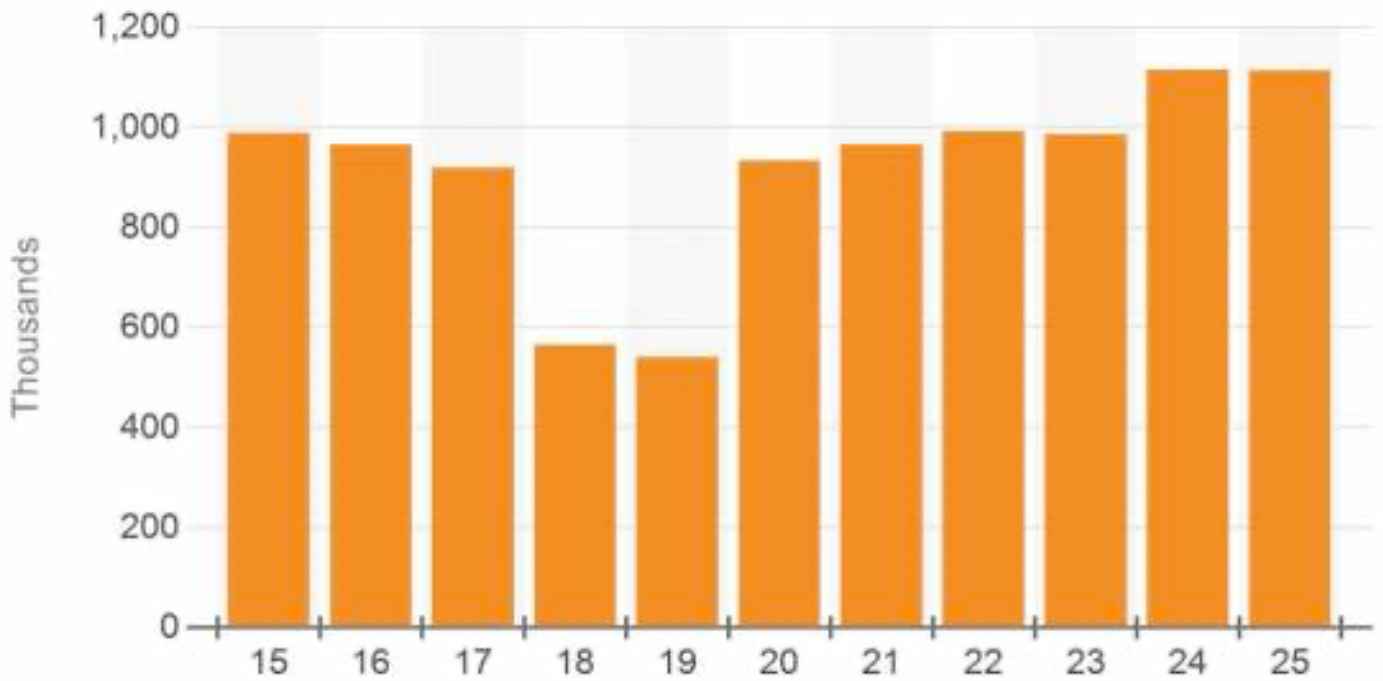
Vacancy & Availability

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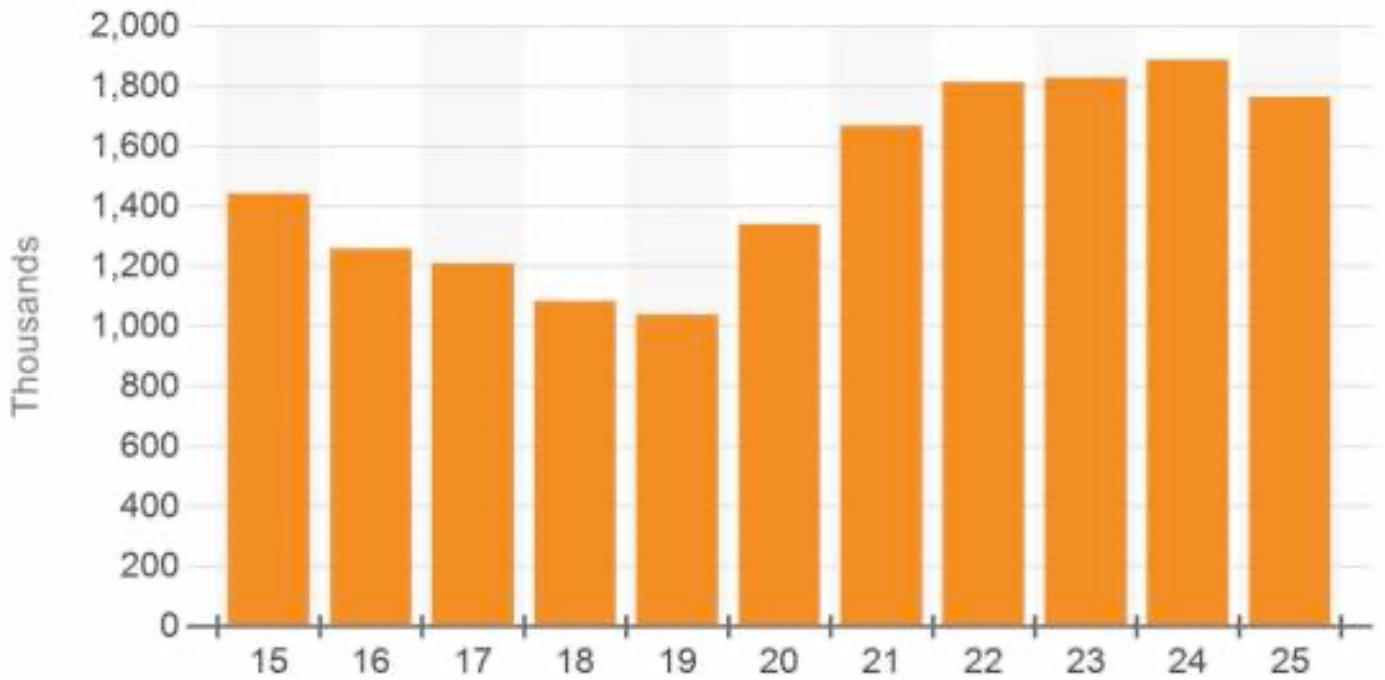
OCCUPANCY & PERCENT LEASED



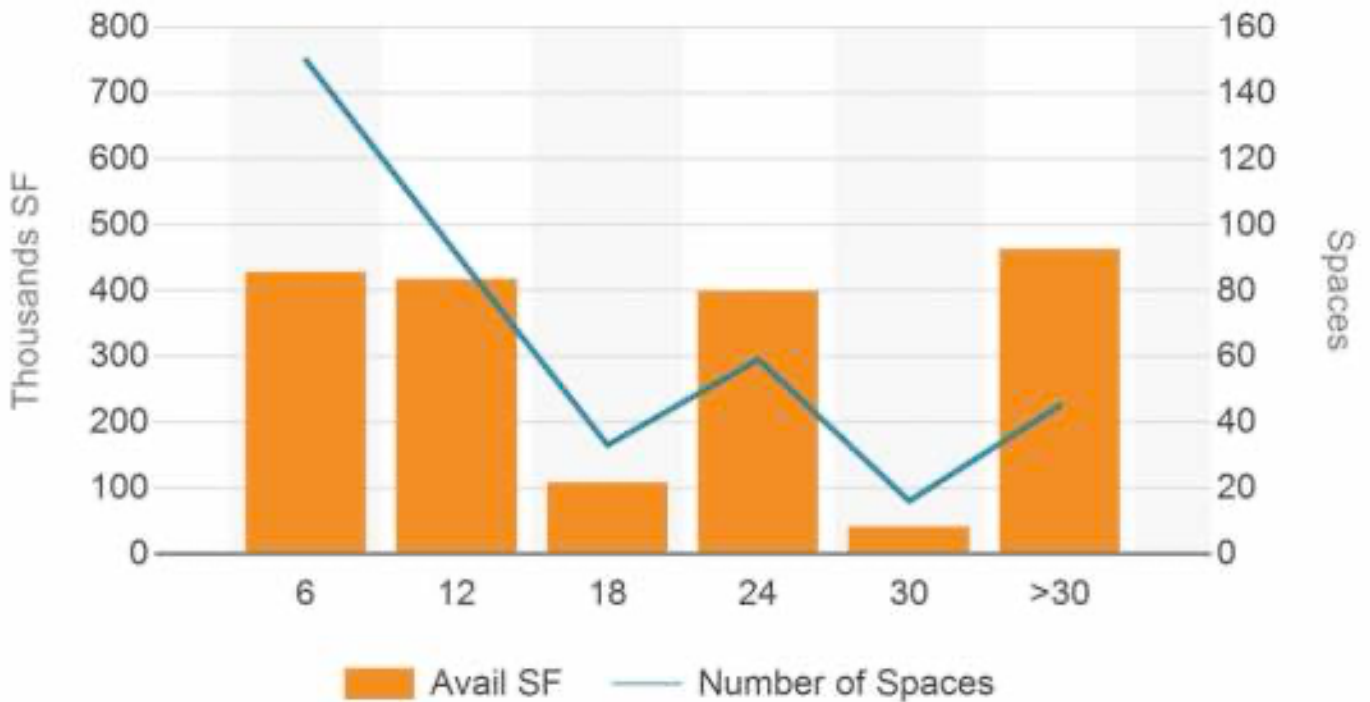
VACANT SF



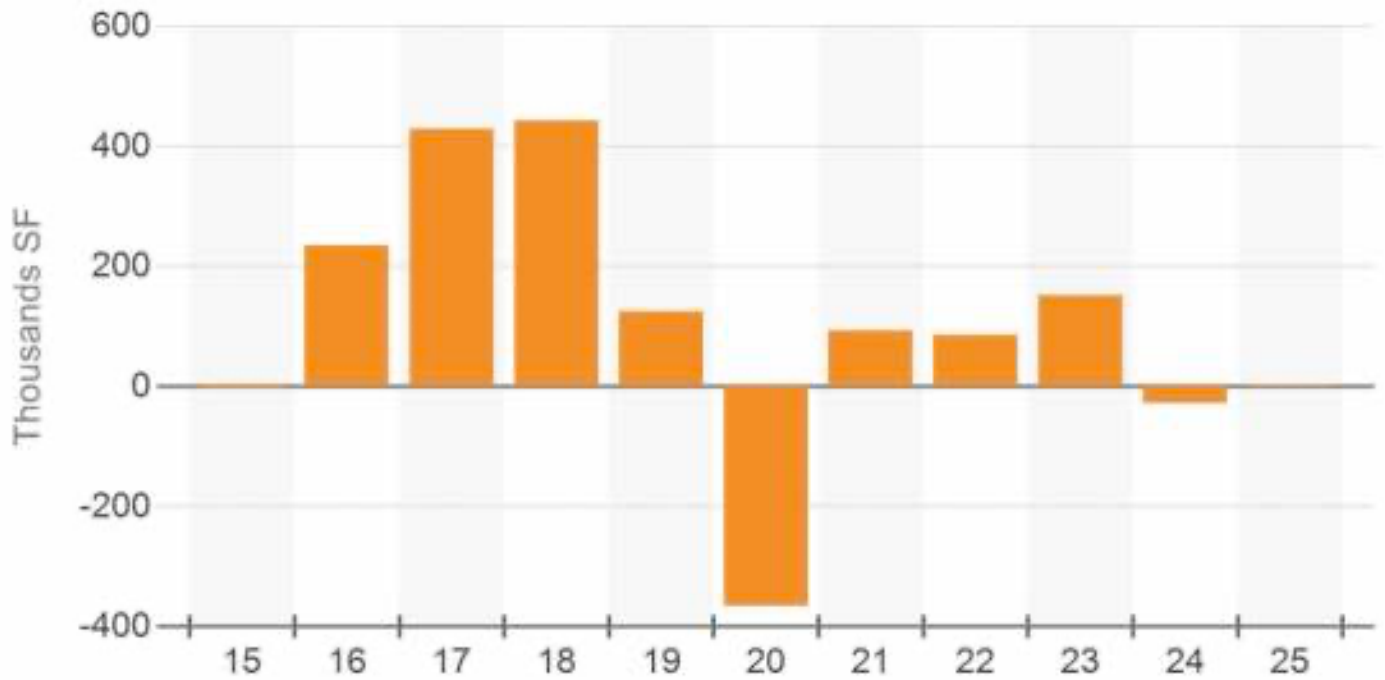
AVAILABLE SF



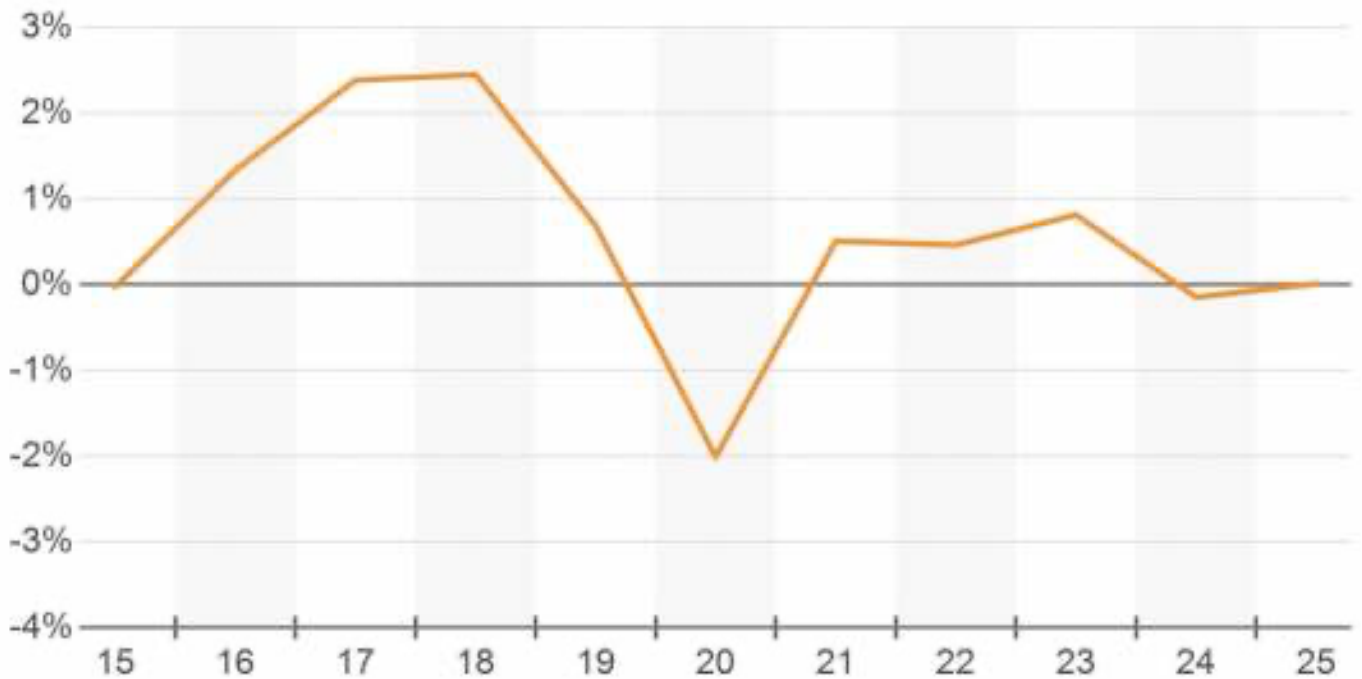
MONTHS ON MARKET DISTRIBUTION



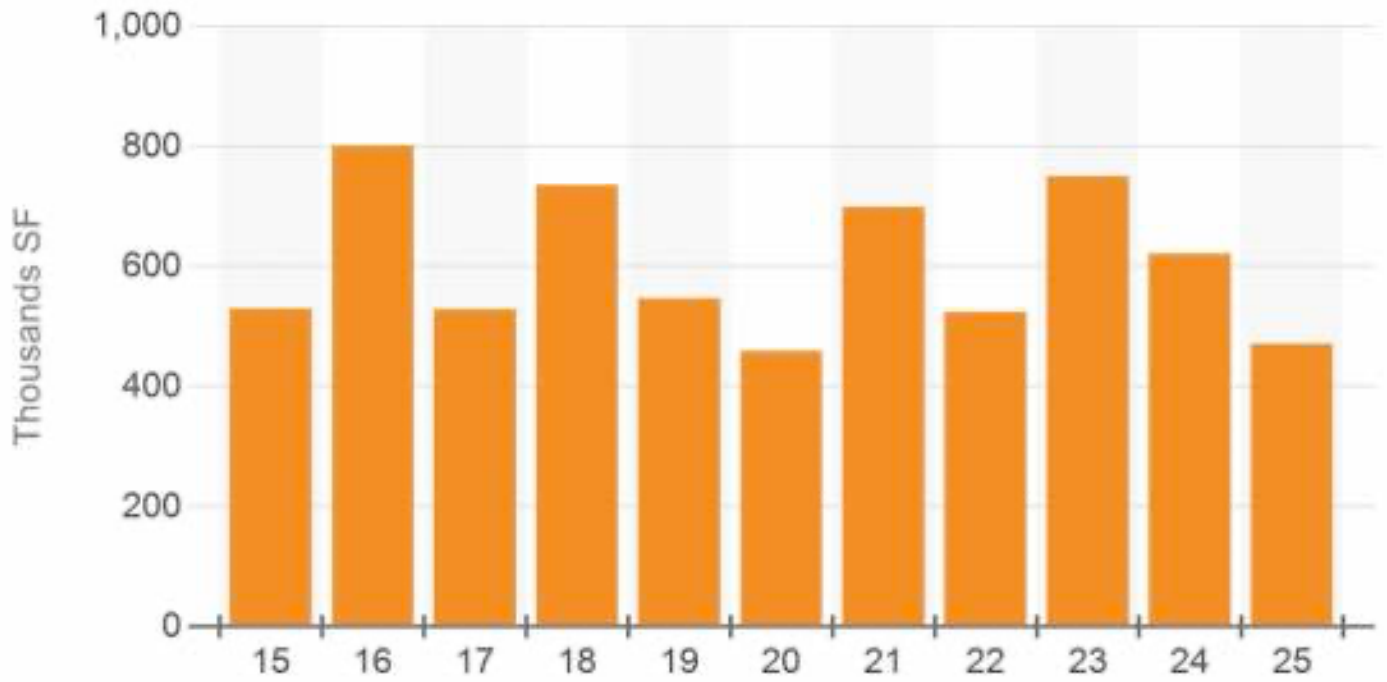
NET ABSORPTION



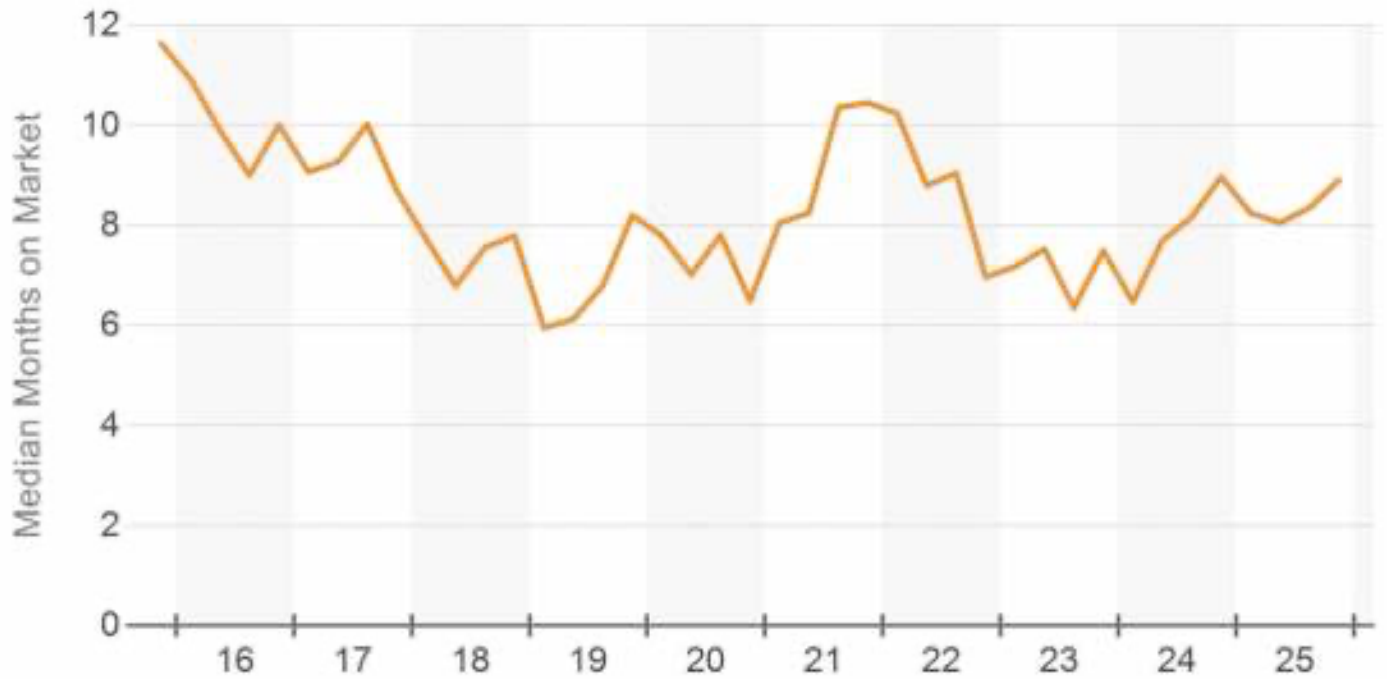
NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



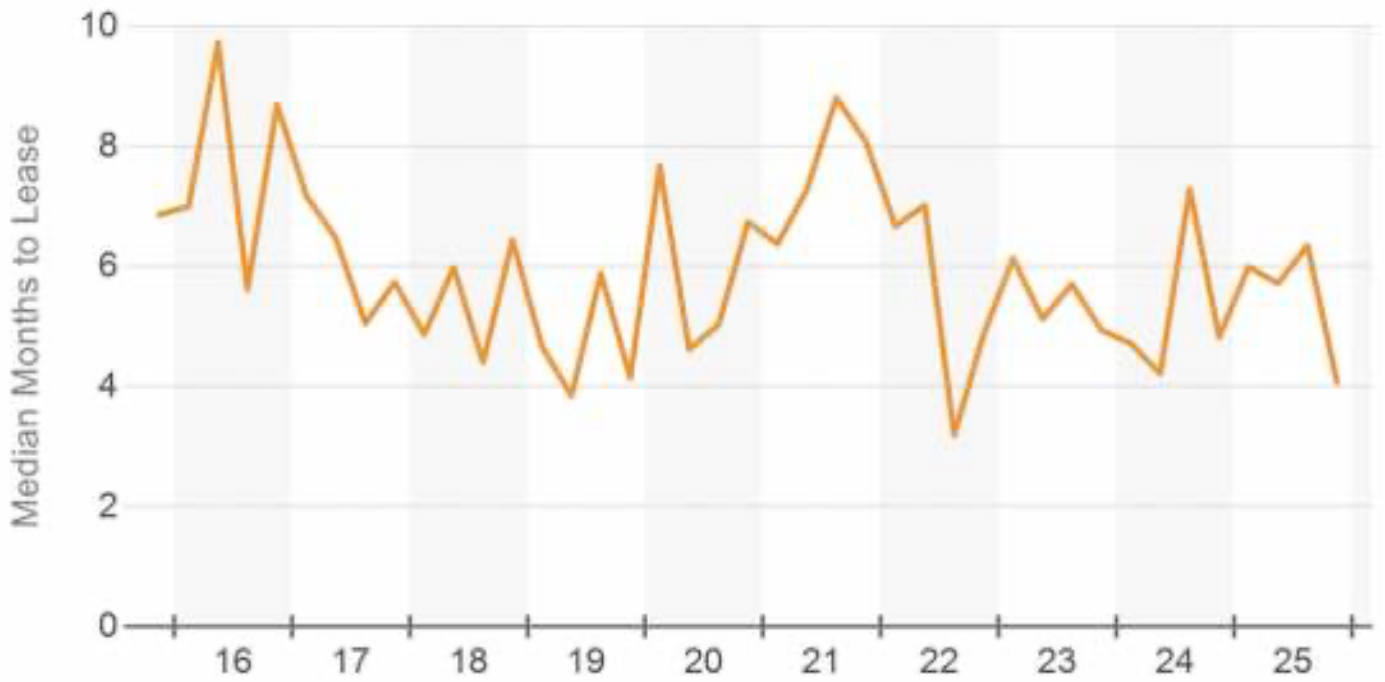
MONTHS ON MARKET



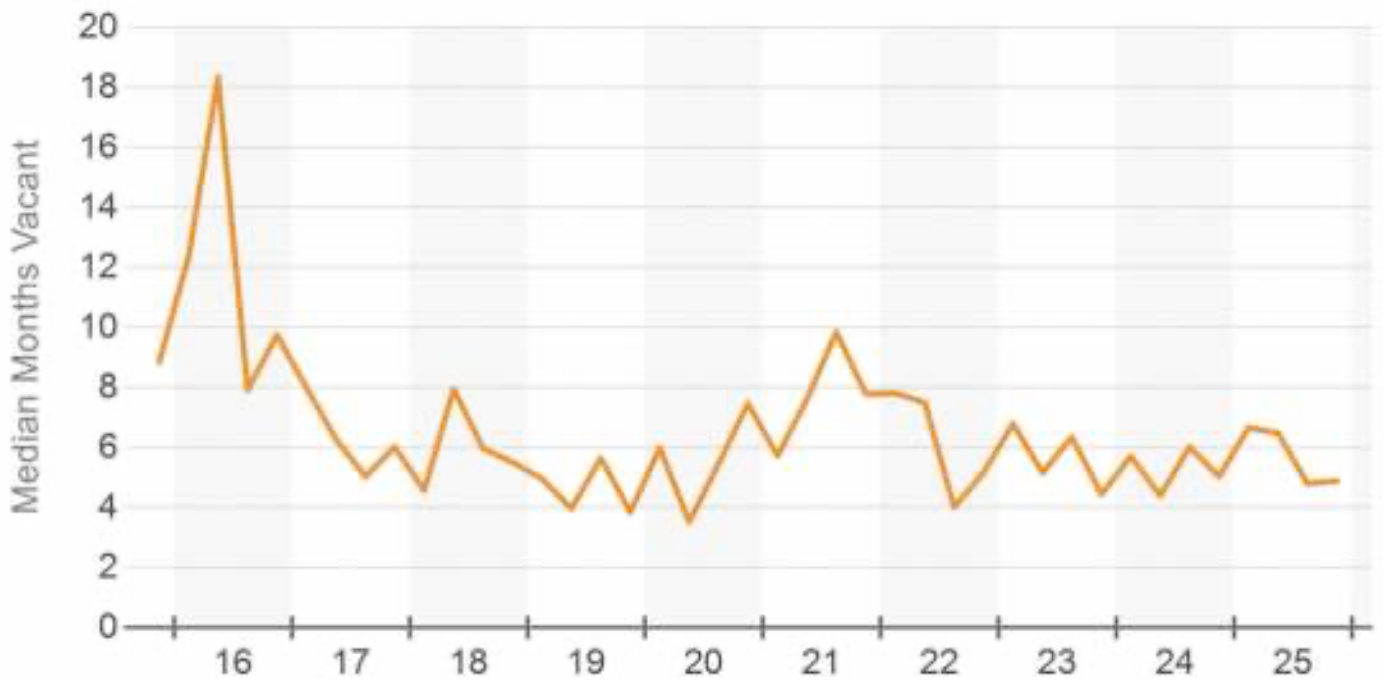
Leasing Demand

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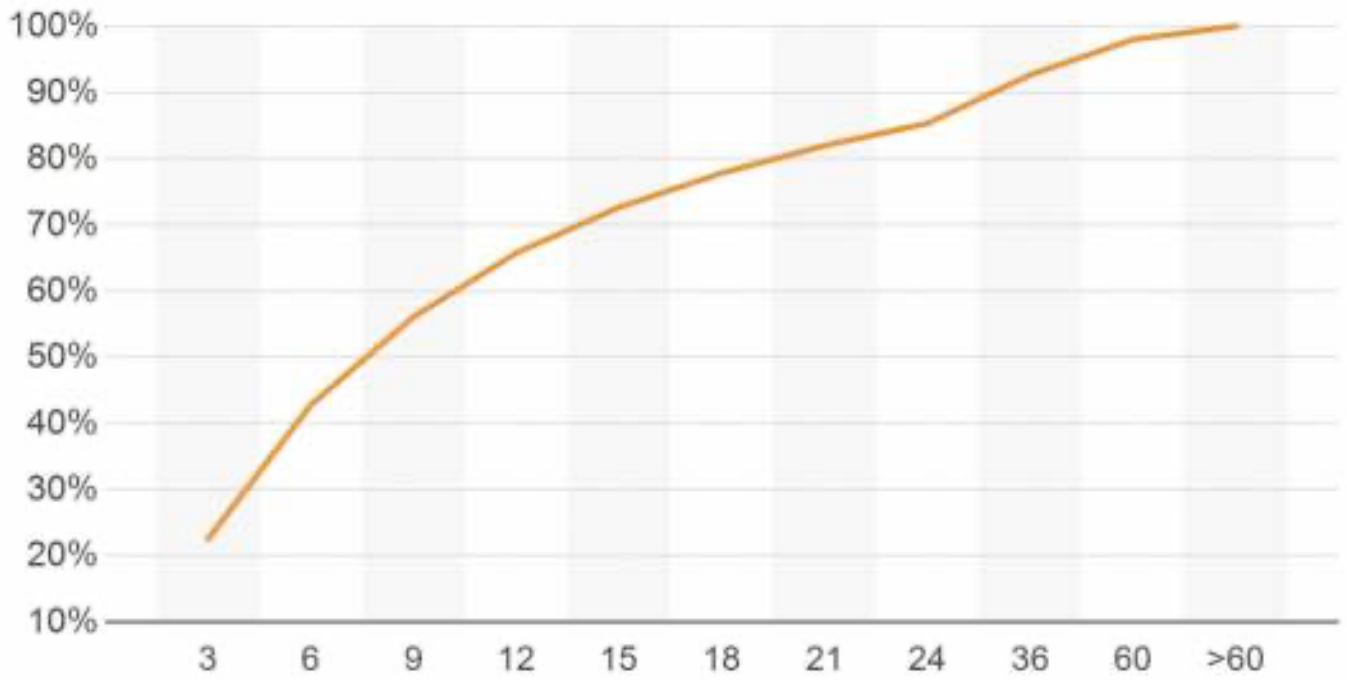
MONTHS TO LEASE



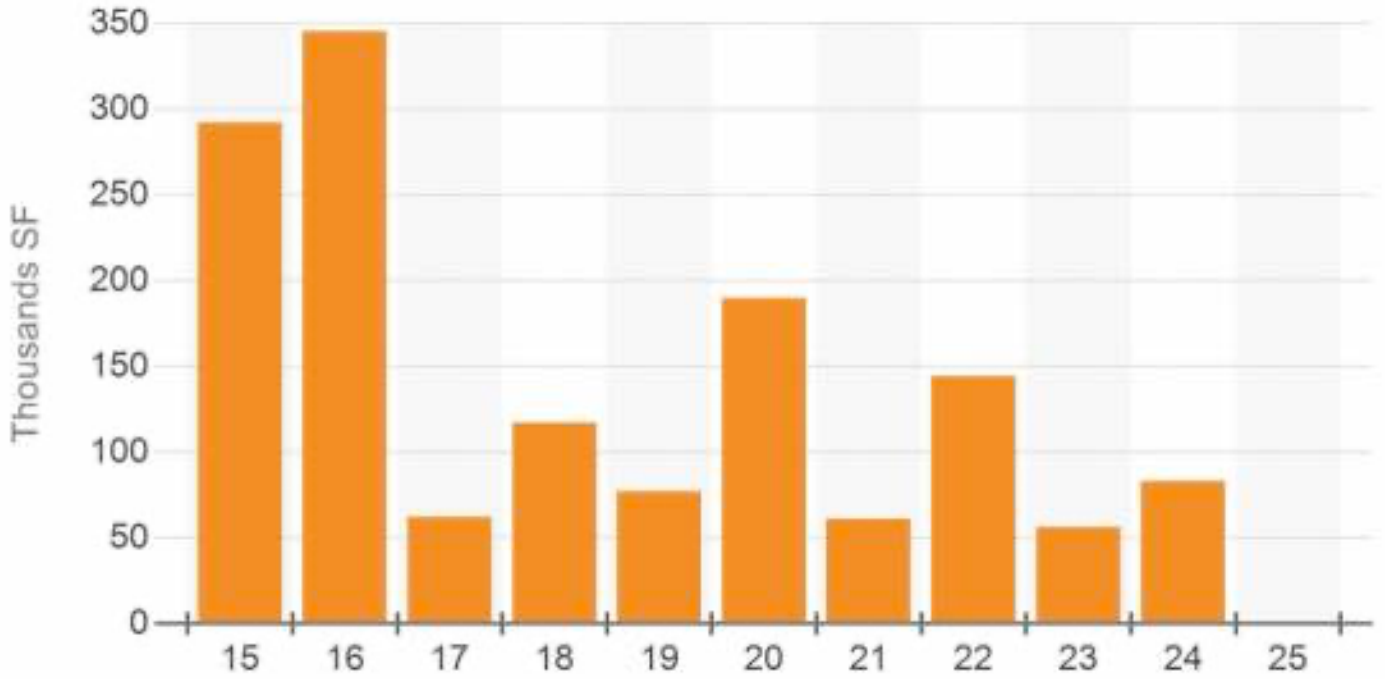
MONTHS VACANT



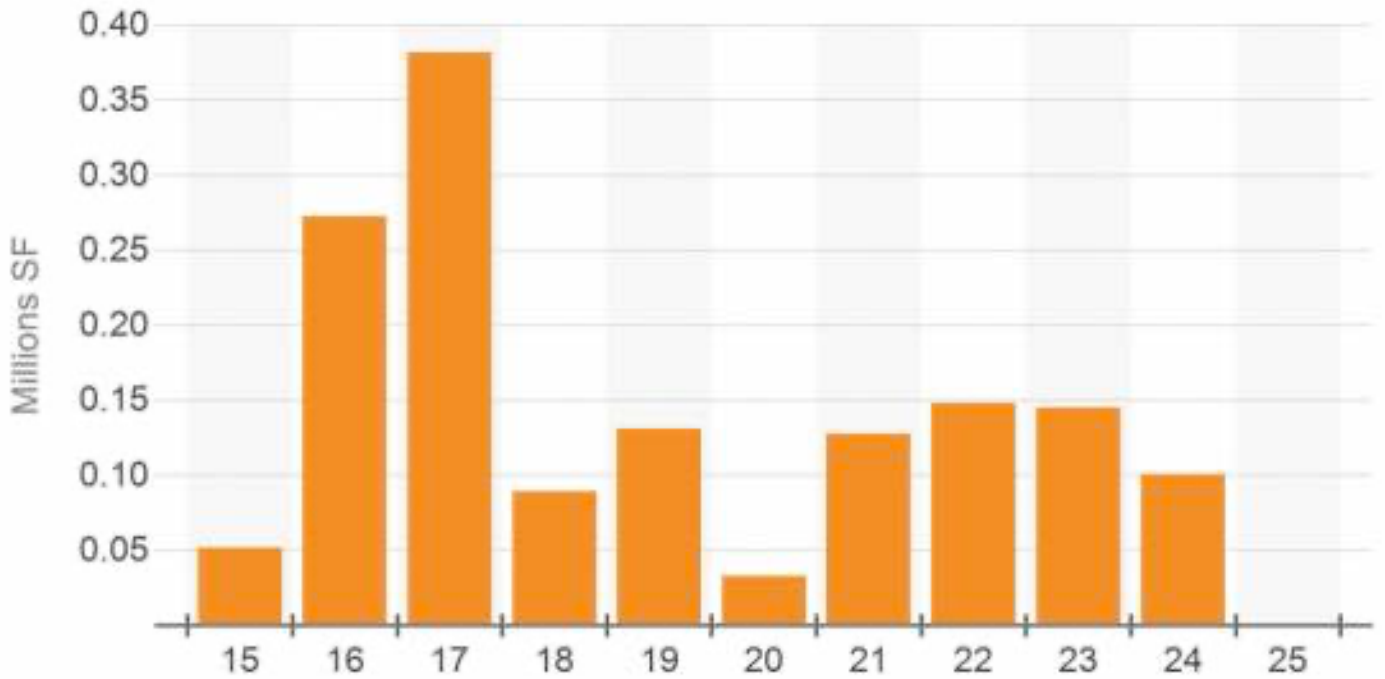
PROBABILITY OF LEASING IN MONTHS



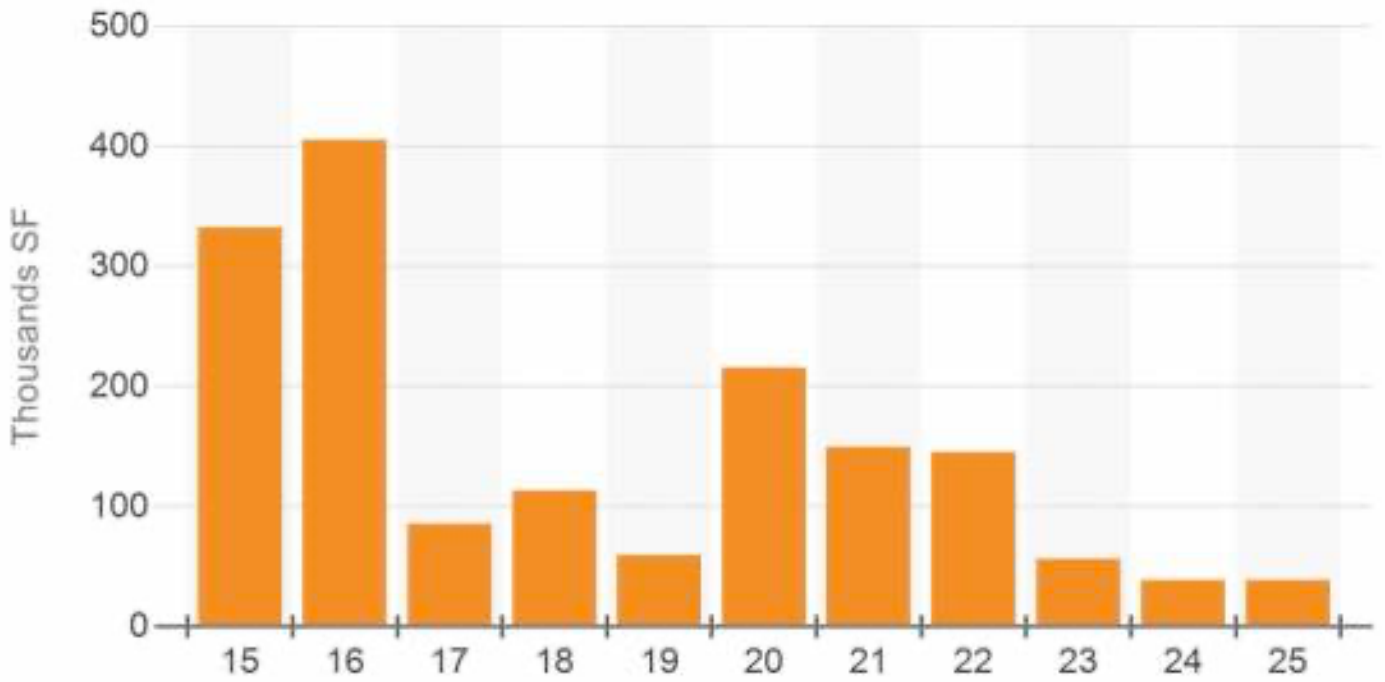
CONSTRUCTION STARTS



CONSTRUCTION DELIVERIES

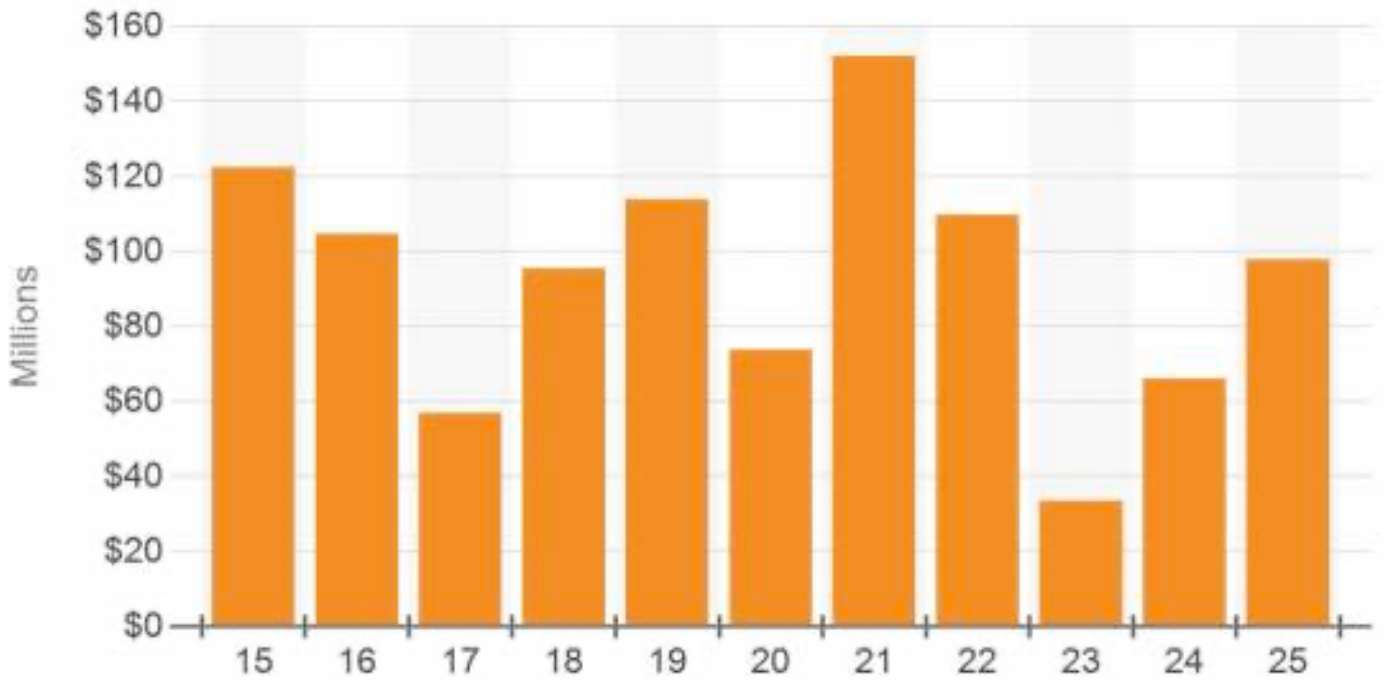


UNDER CONSTRUCTION

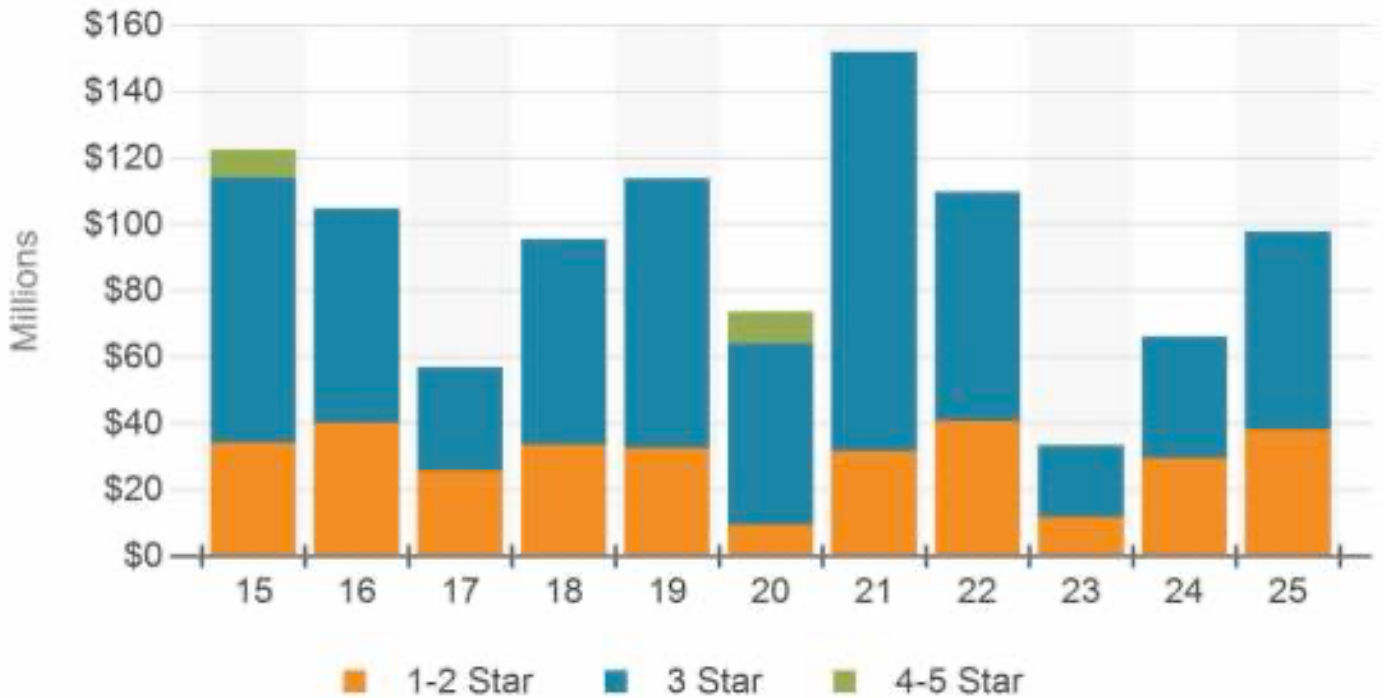


Sales Volume

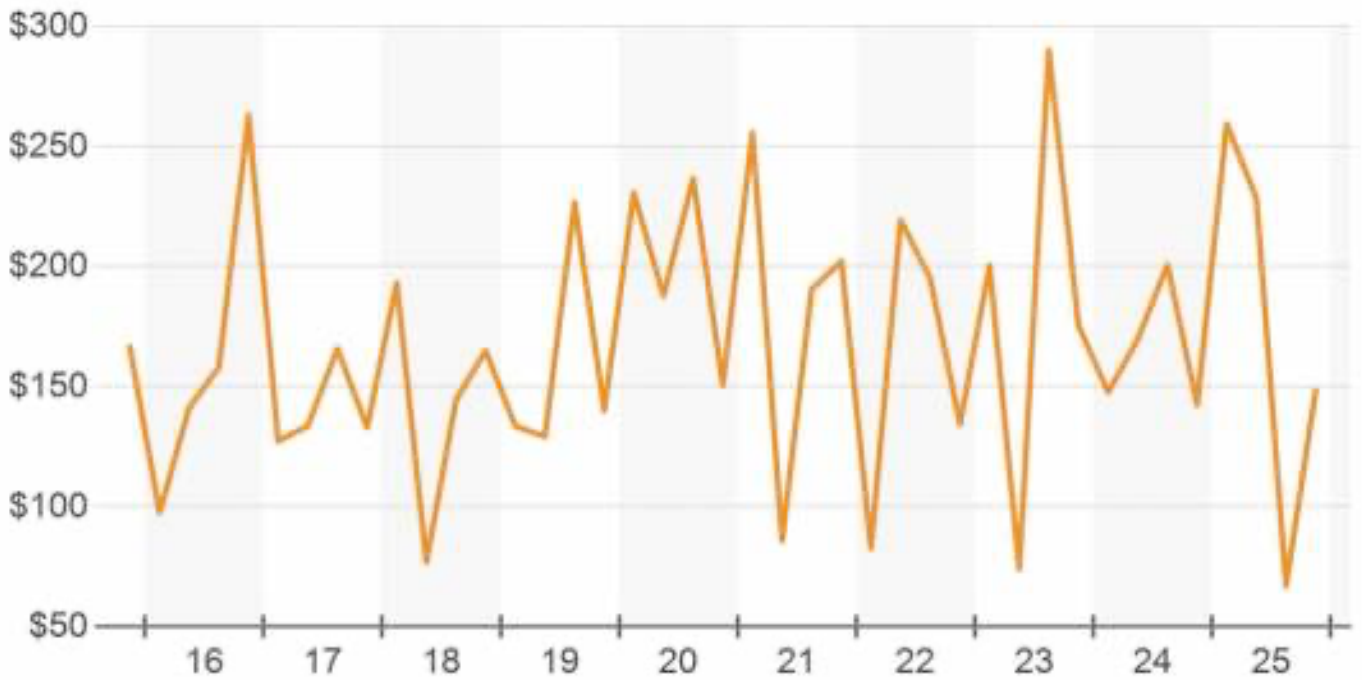
SALES VOLUME



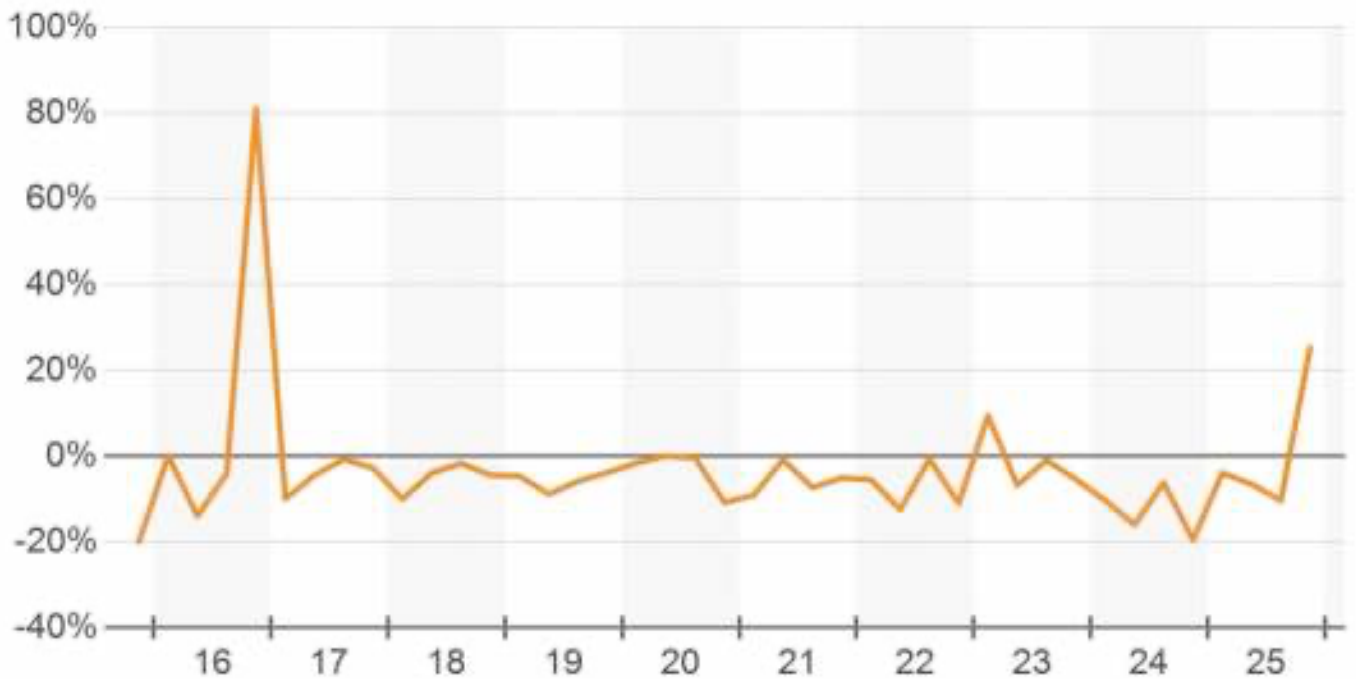
SALES VOLUME BY STAR RATING



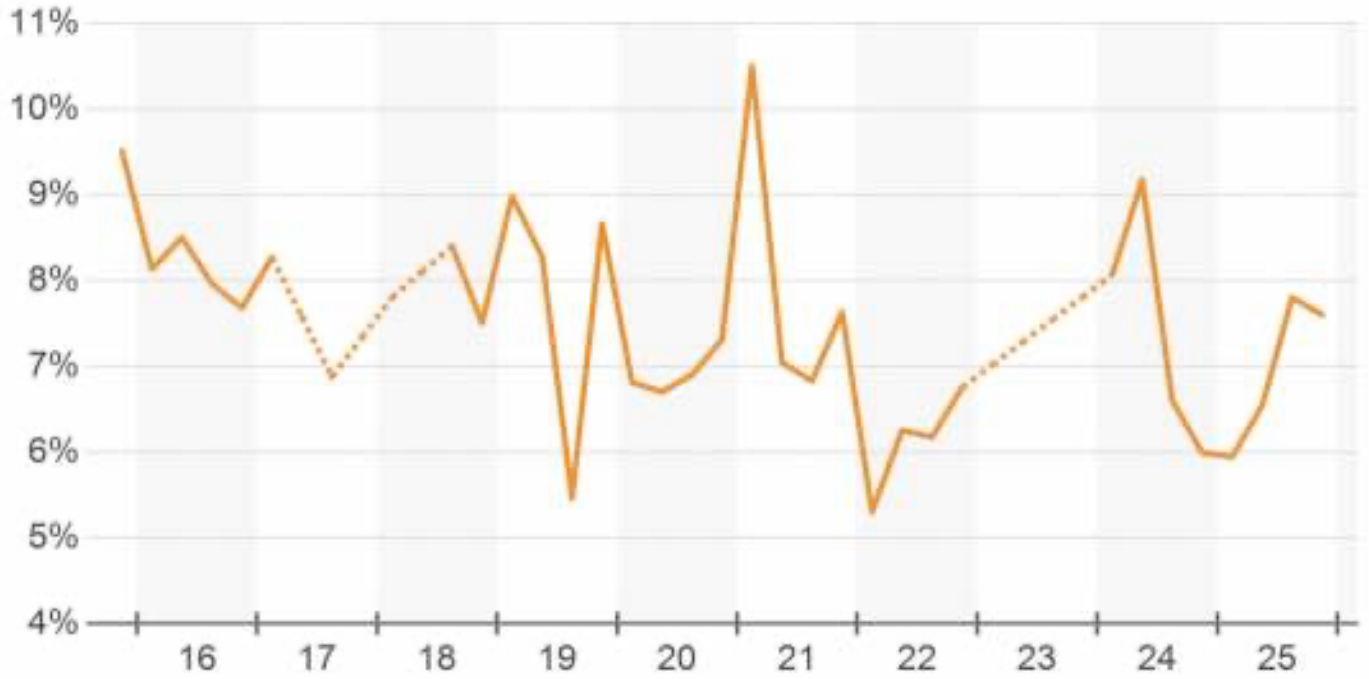
AVERAGE SALE PRICE PER SF



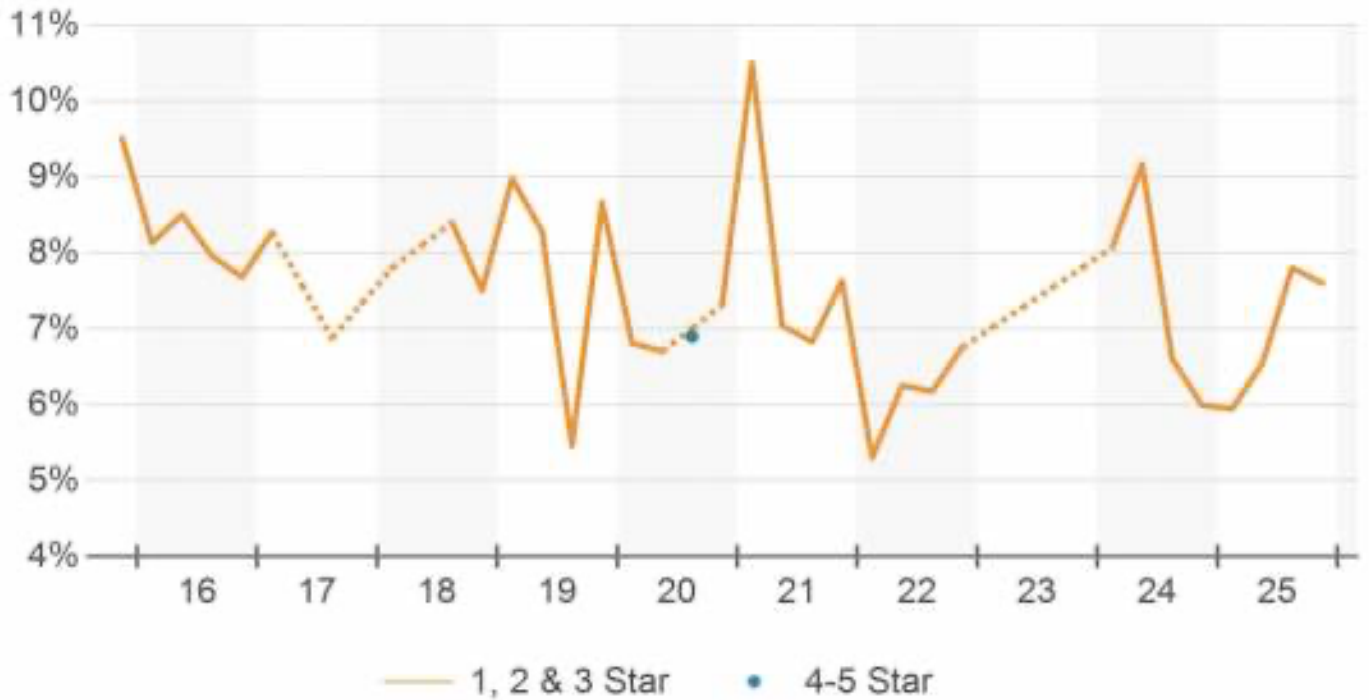
SALE TO ASKING PRICE DIFFERENTIAL



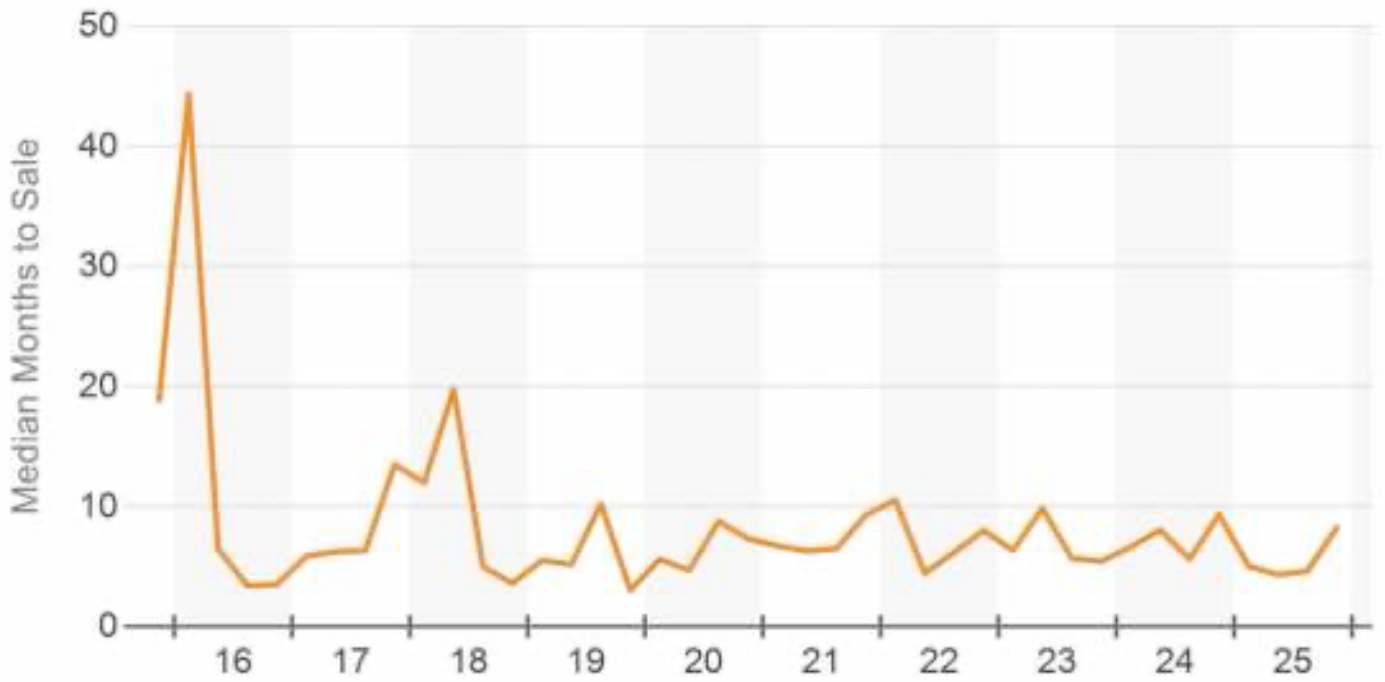
CAP RATE



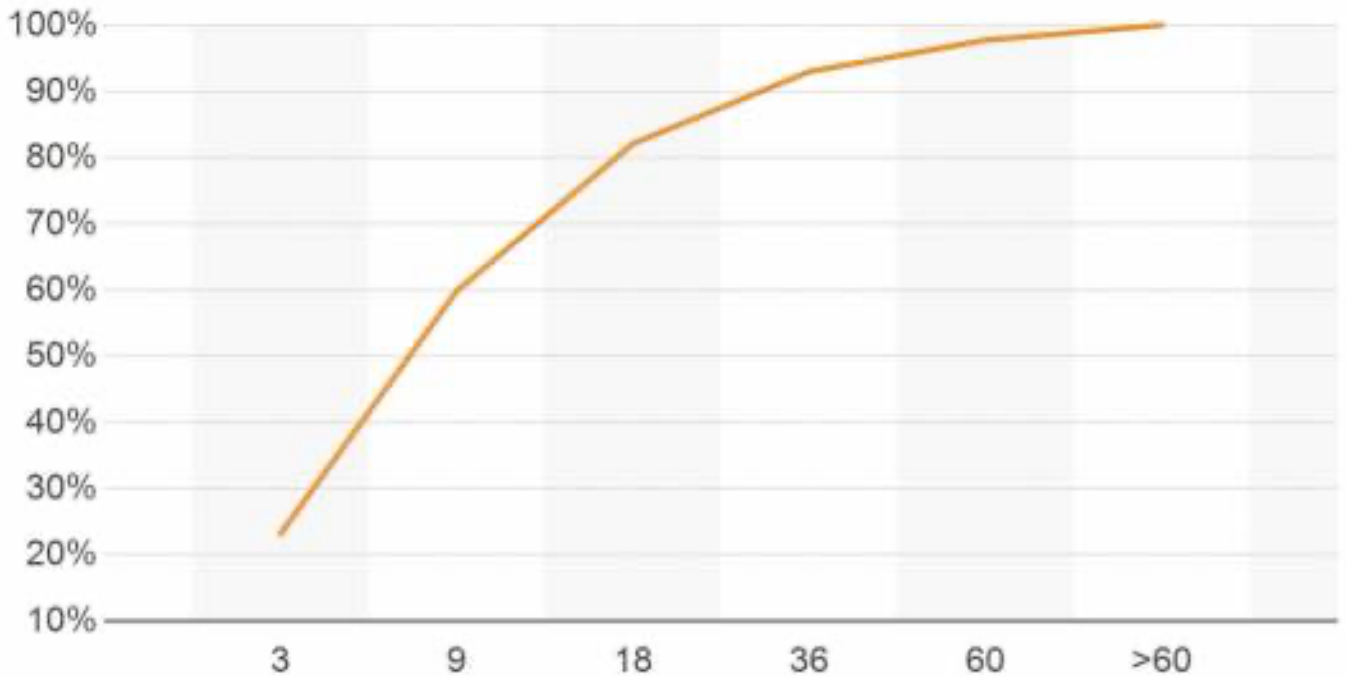
CAP RATE BY STAR RATING



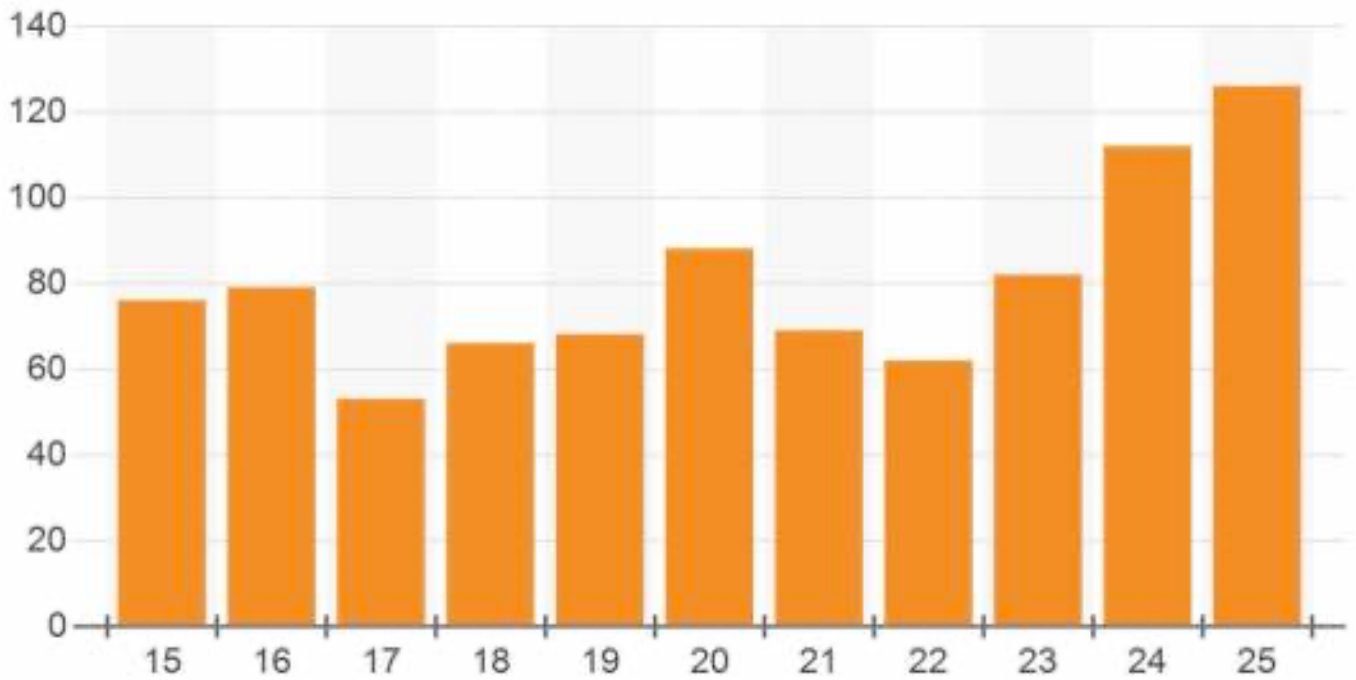
MONTHS TO SALE



PROBABILITY OF SELLING IN MONTHS



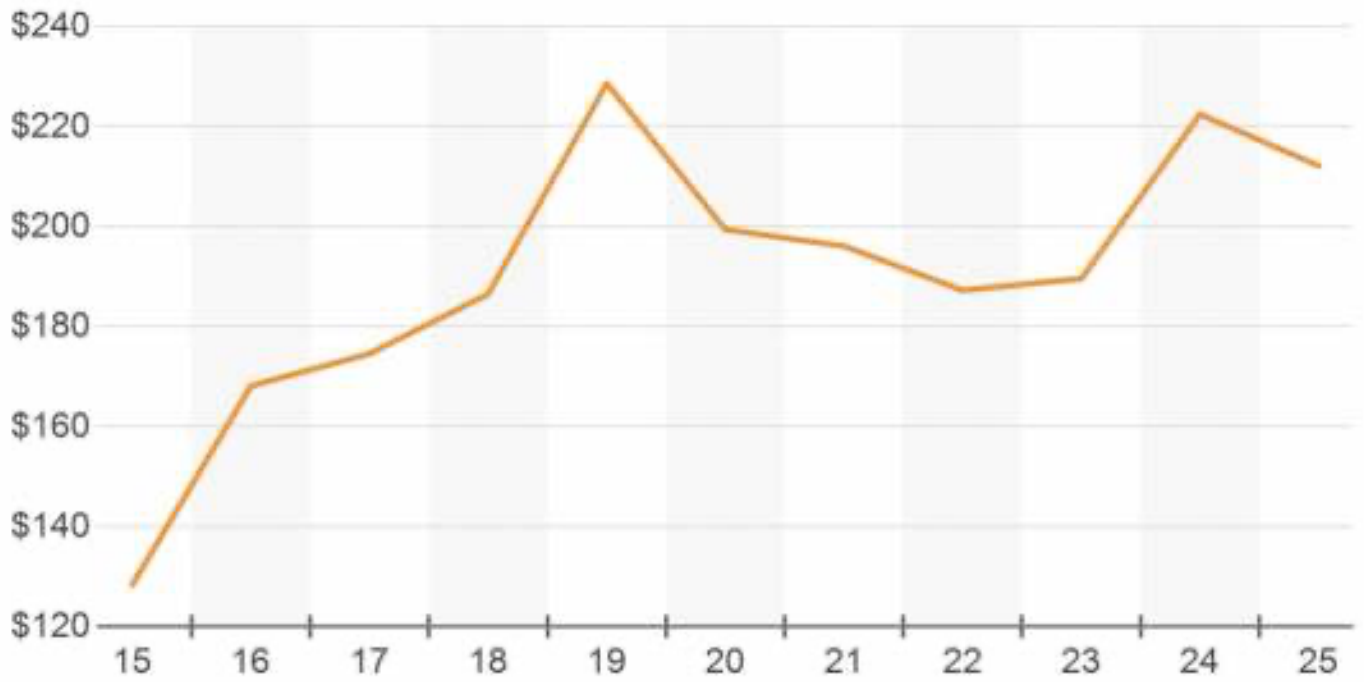
FOR SALE TOTAL LISTINGS



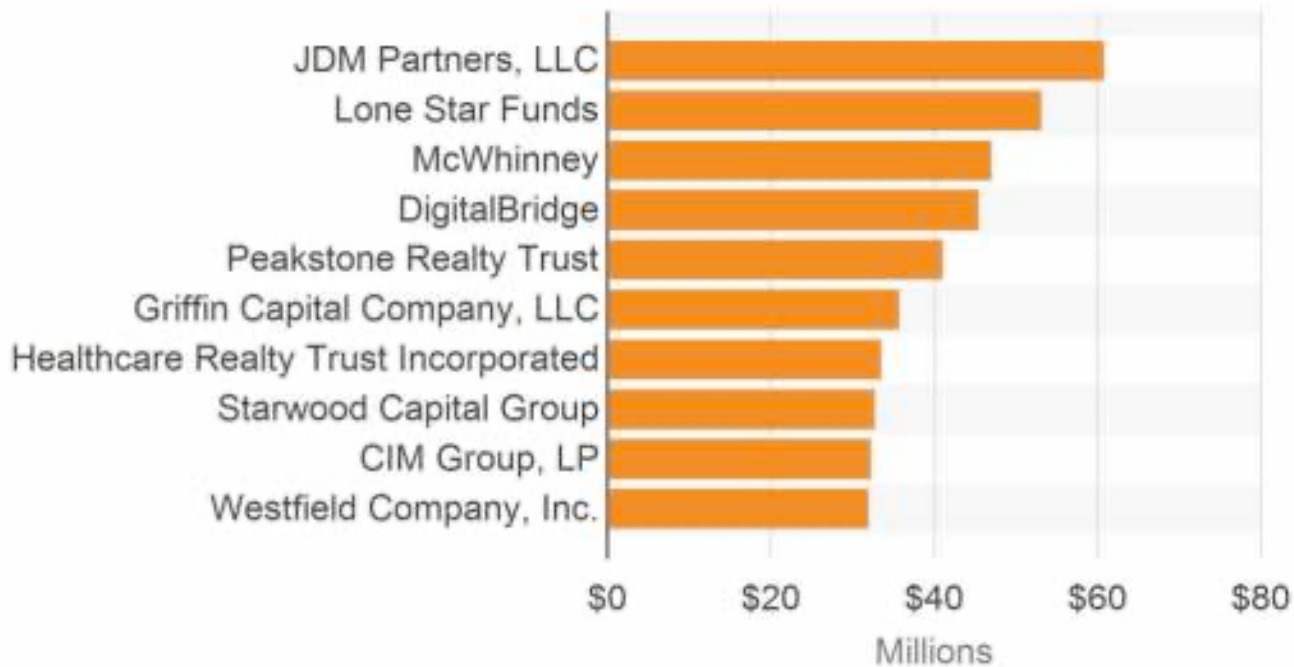
FOR SALE TOTAL SF



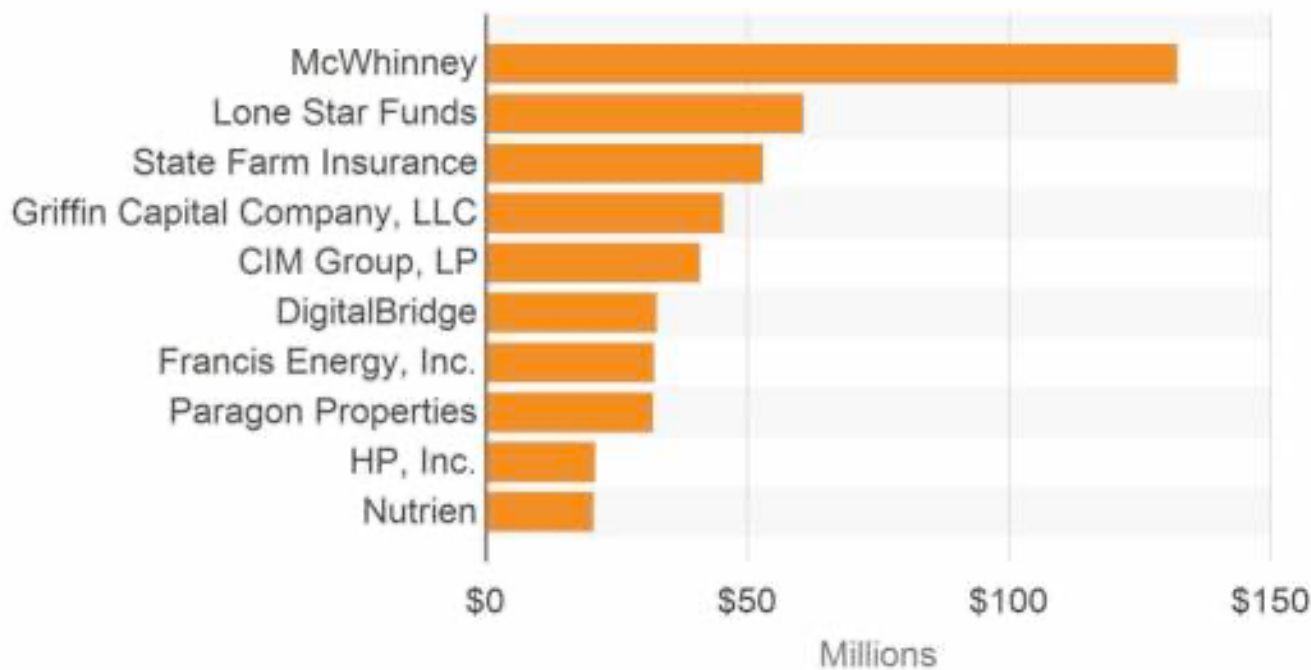
ASKING PRICE PER SF



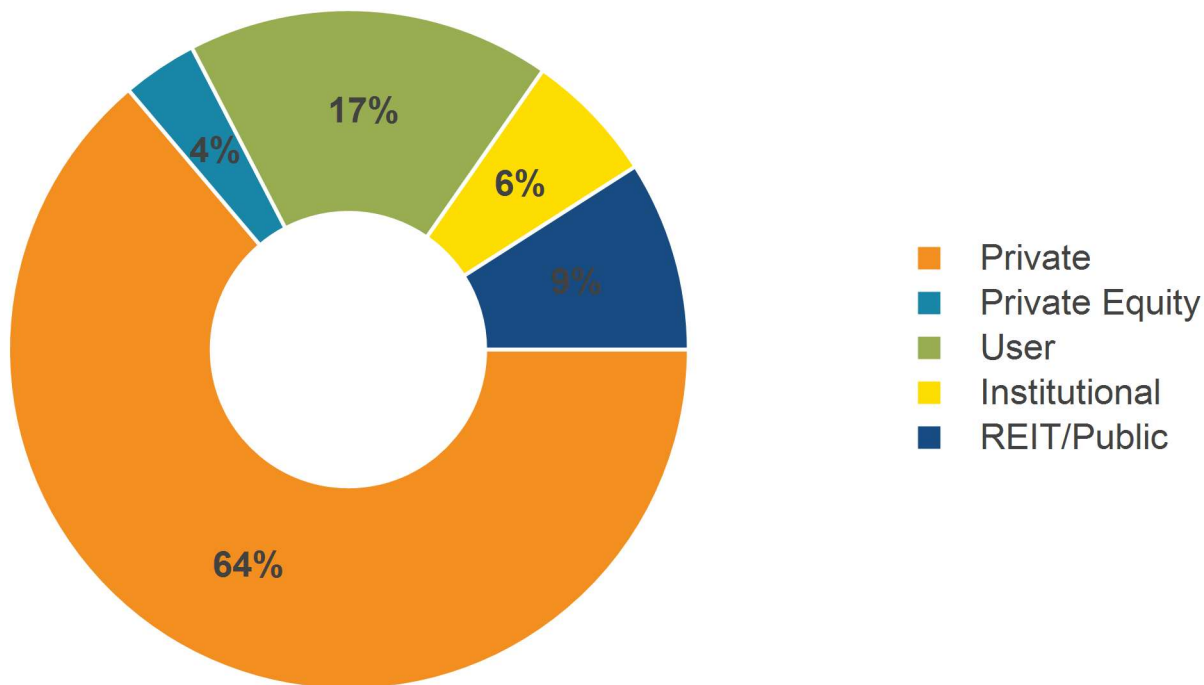
TOP BUYERS



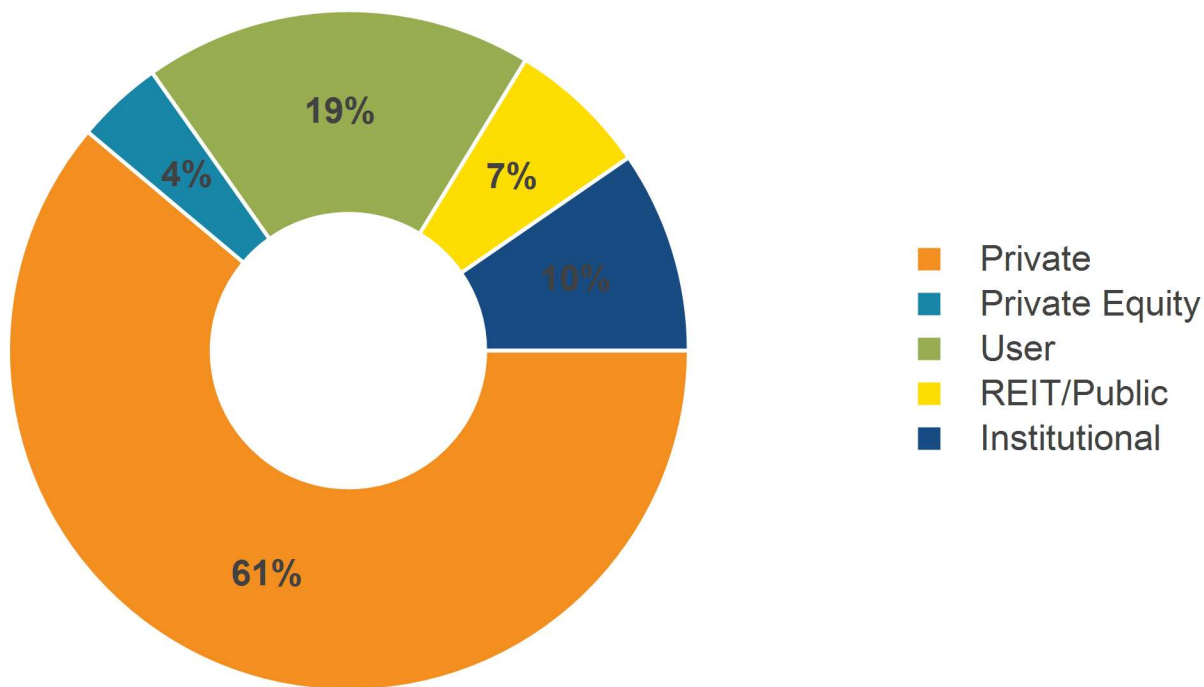
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

