



## Office Report - Larimer/Weld County

PREPARED BY

**REALTEC**

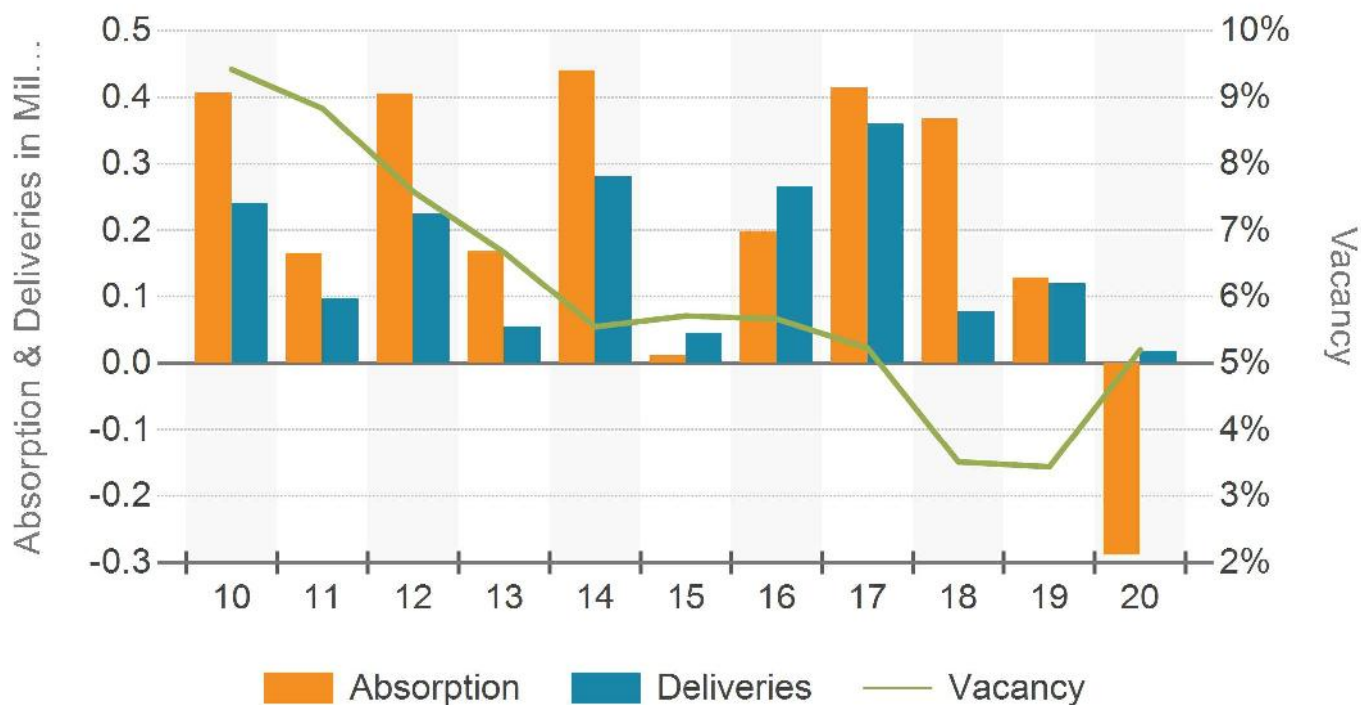
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelnik

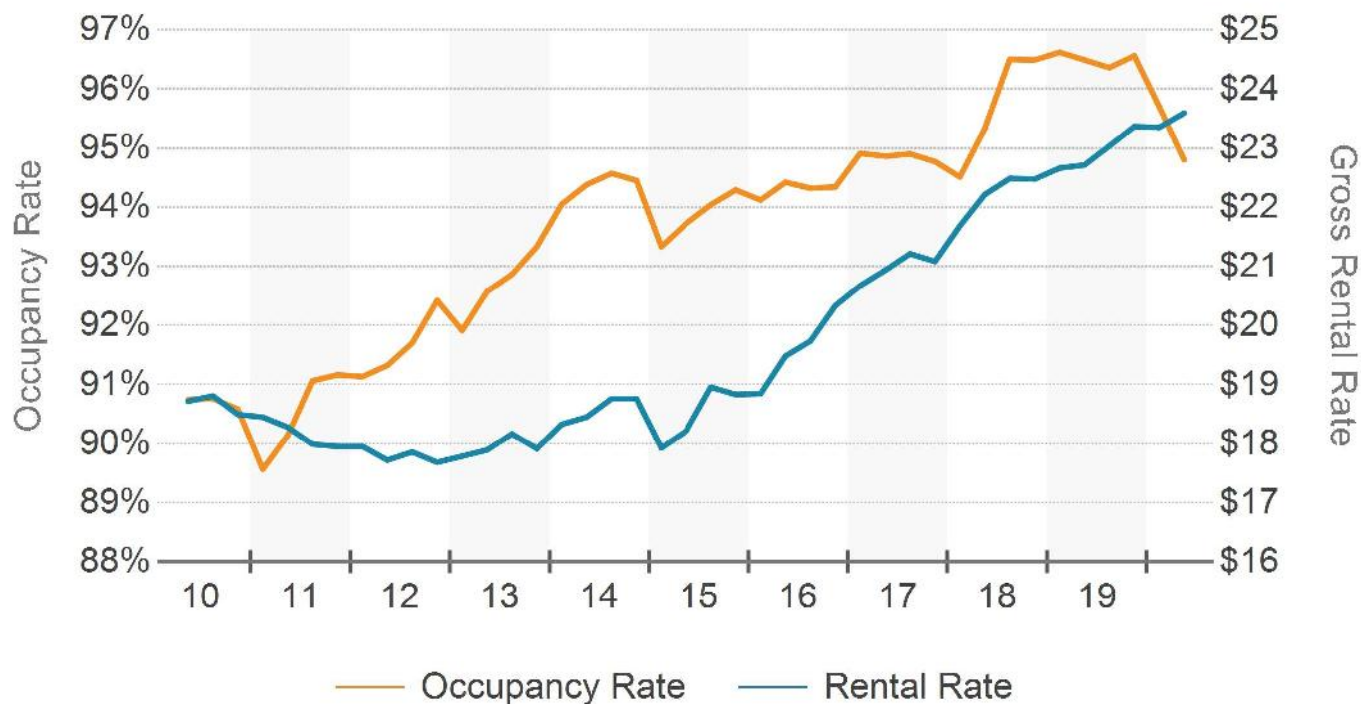
Associate Broker



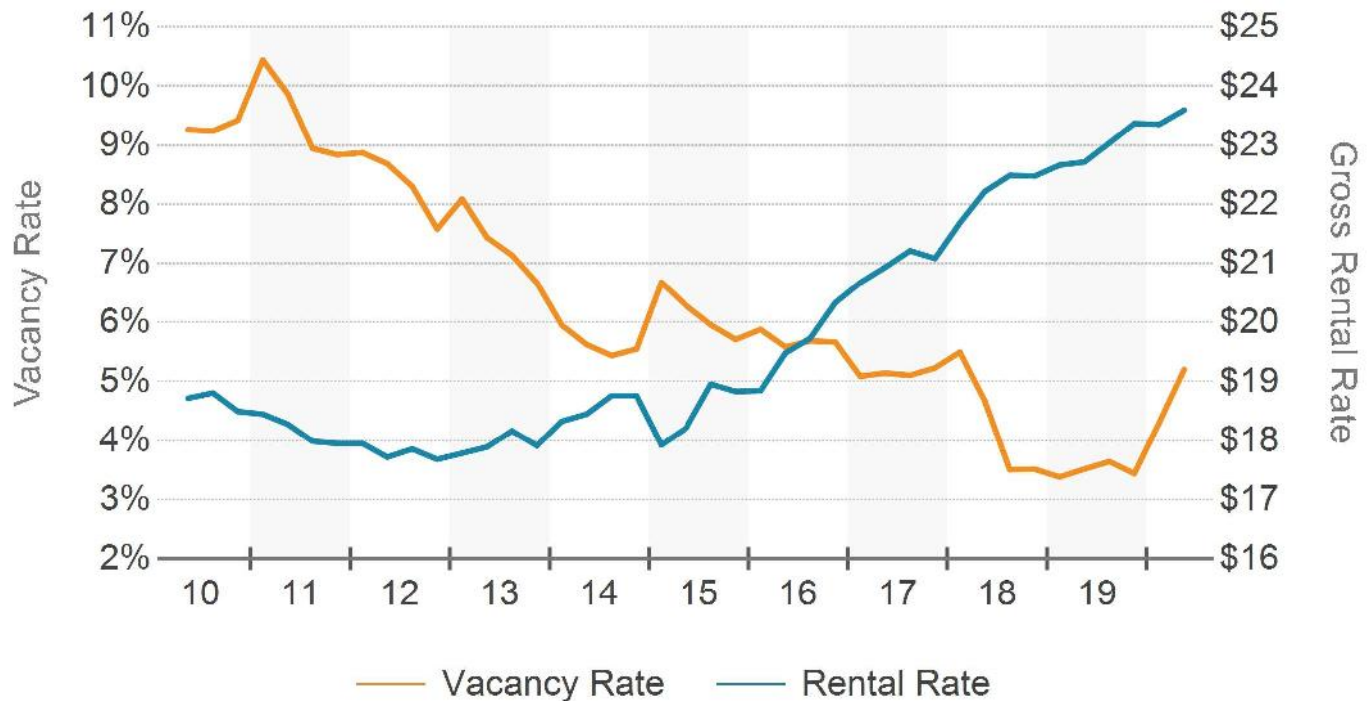
## ABSORPTION, DELIVERIES, VACANCY



## OCCUPANCY & RENTAL RATES



### VACANCY & RENTAL RATES



### SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Gross Rent Per SF	\$23.59	\$21.19
Vacancy Rate	5.2%	4.8%
Vacant SF	902,841	818,957
Availability Rate	7.8%	7.4%
Available SF	1,361,522	1,269,536
Sublet SF	156,424	81,988
Months on Market	7.0	8.6

Inventory	Survey	5-Year Avg
Existing Buildings	1,594	1,562
Existing SF	17,364,219	16,983,443
12 Mo. Const. Starts	41,914	148,569
Under Construction	119,043	174,083
12 Mo. Deliveries	109,026	173,502

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-210,596	226,353
12 Mo. Leasing SF	579,618	623,026

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$210	\$152
Asking Price Per SF	\$255	\$199
Sales Volume (Mil.)	\$88	\$97
Cap Rate	6.7%	7.7%

GROSS ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES





## VACANCY RATE



## SUBLEASE VACANCY RATE



## AVAILABILITY RATE



## AVAILABILITY & VACANCY RATE



## OCCUPANCY RATE



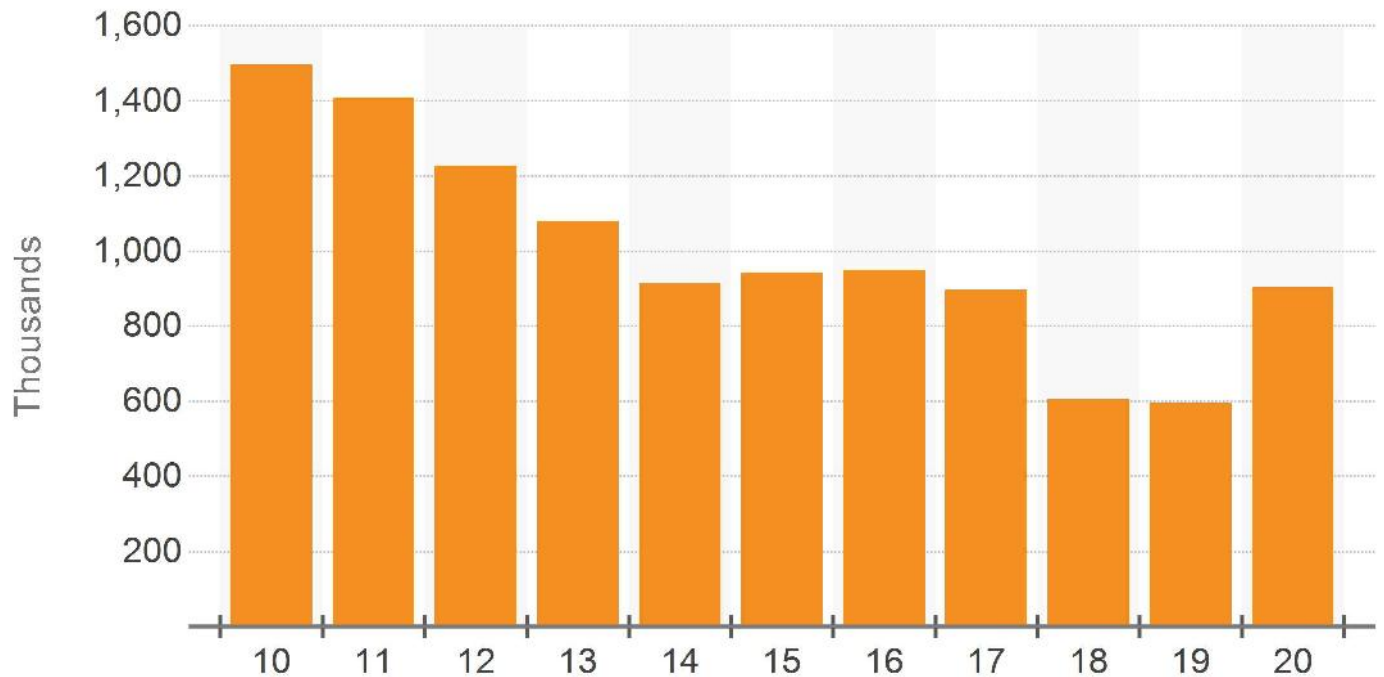
## PERCENT LEASED RATE



## OCCUPANCY & PERCENT LEASED

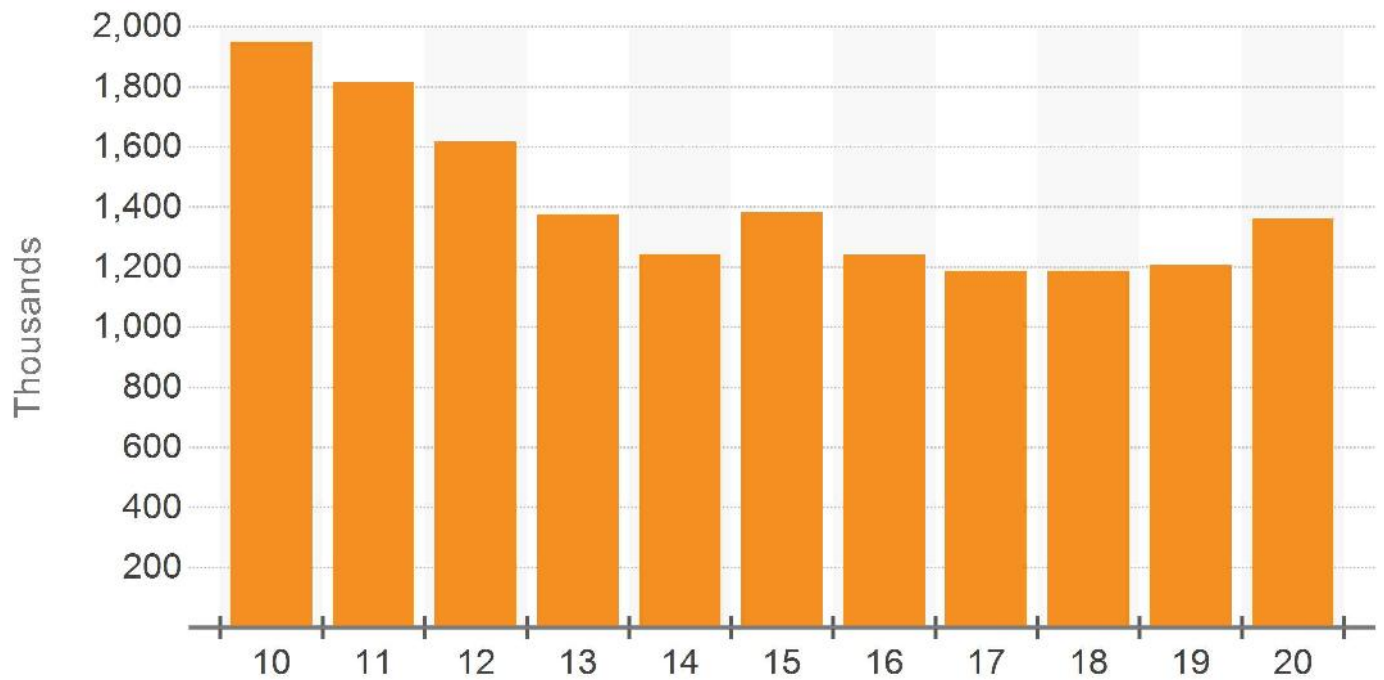


## VACANT SF

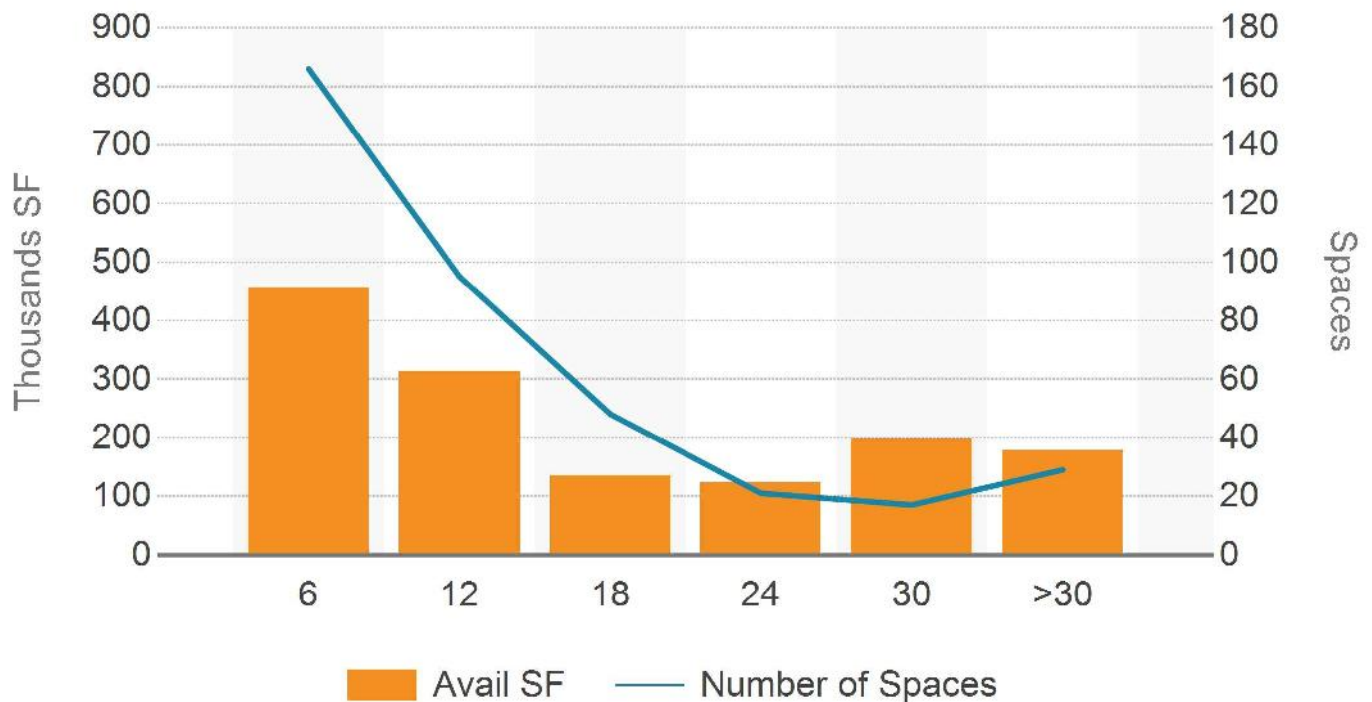




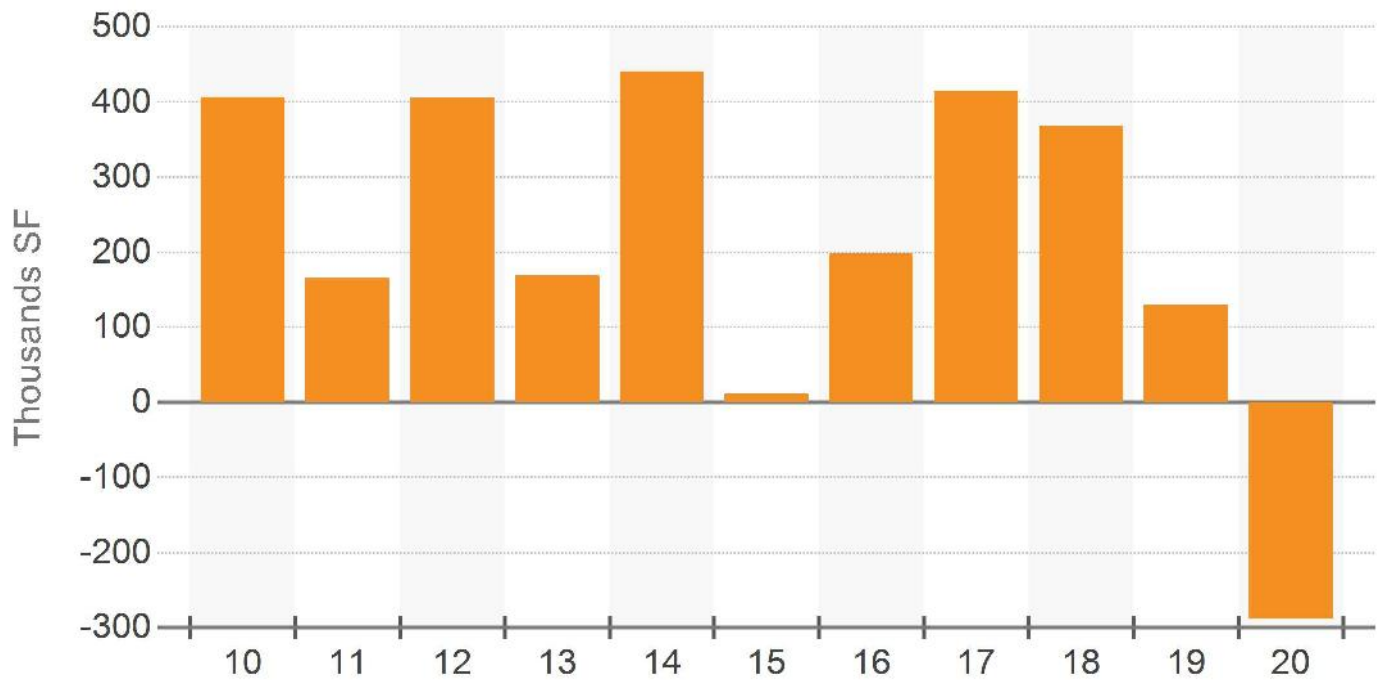
## AVAILABLE SF



## MONTHS ON MARKET DISTRIBUTION



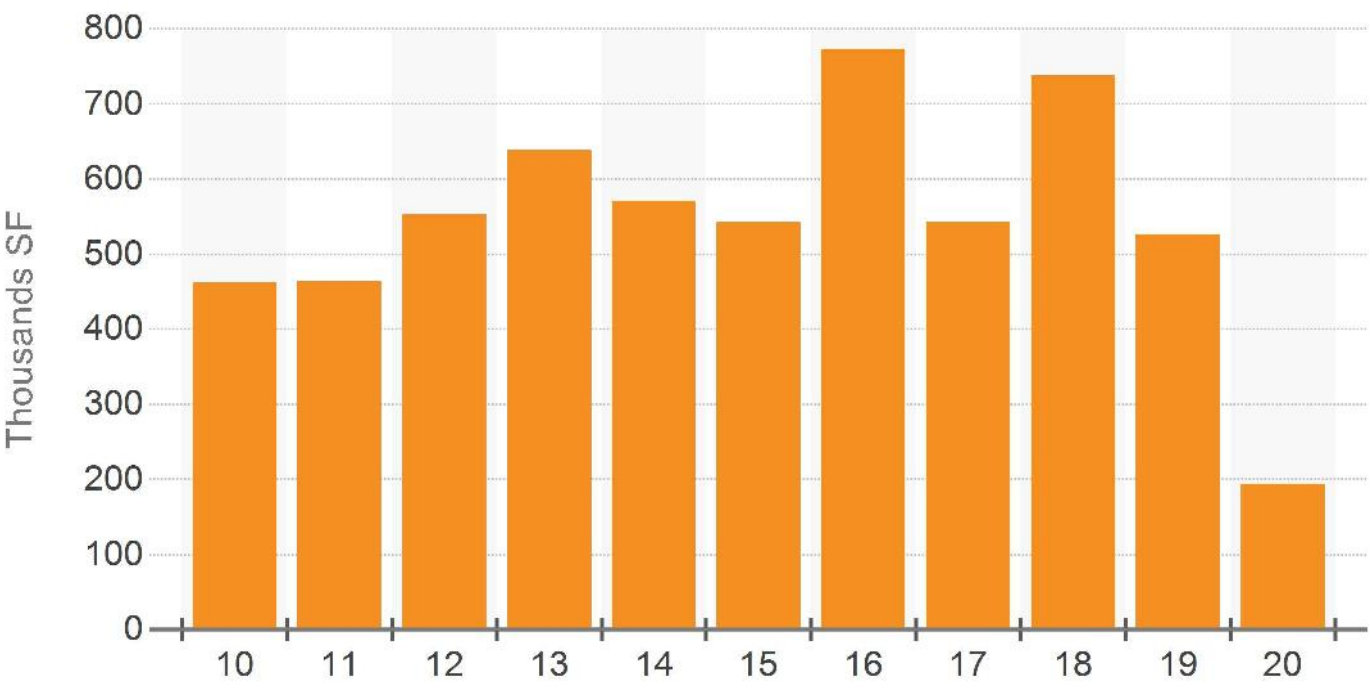
## NET ABSORPTION



## NET ABSORPTION AS % OF INVENTORY



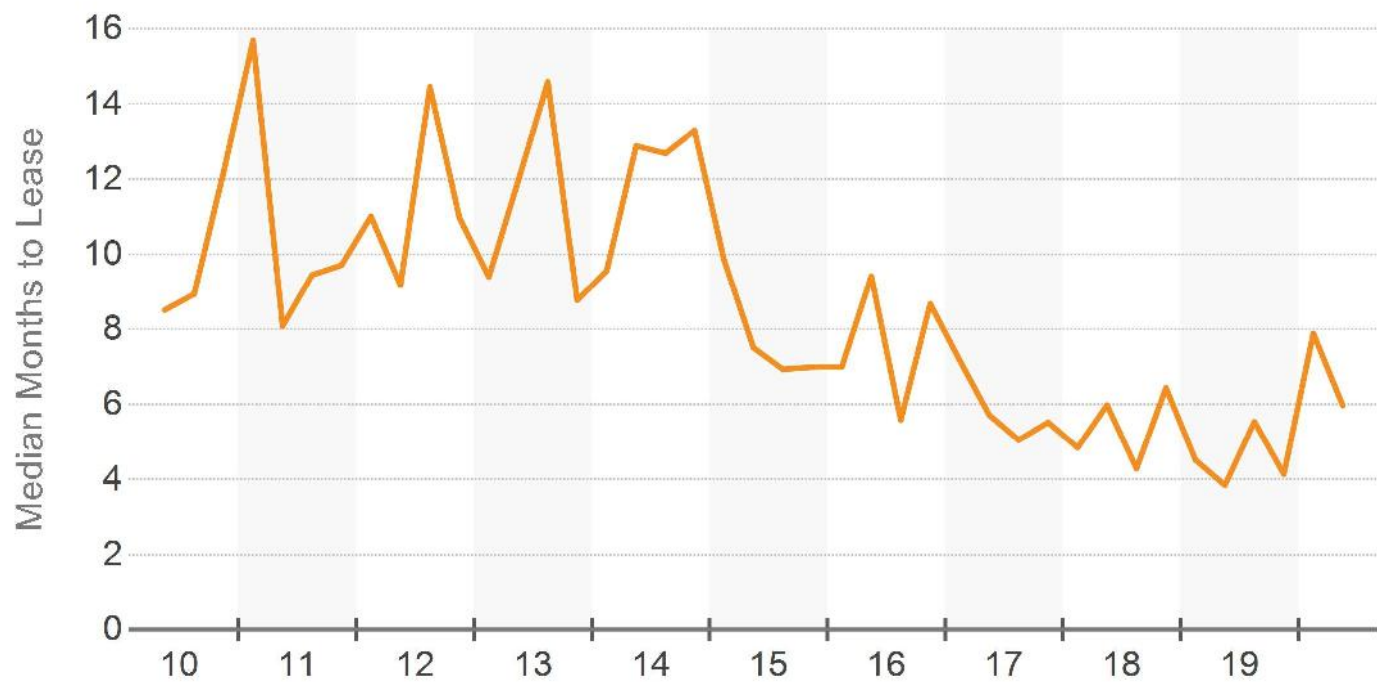
LEASING ACTIVITY



MONTHS ON MARKET



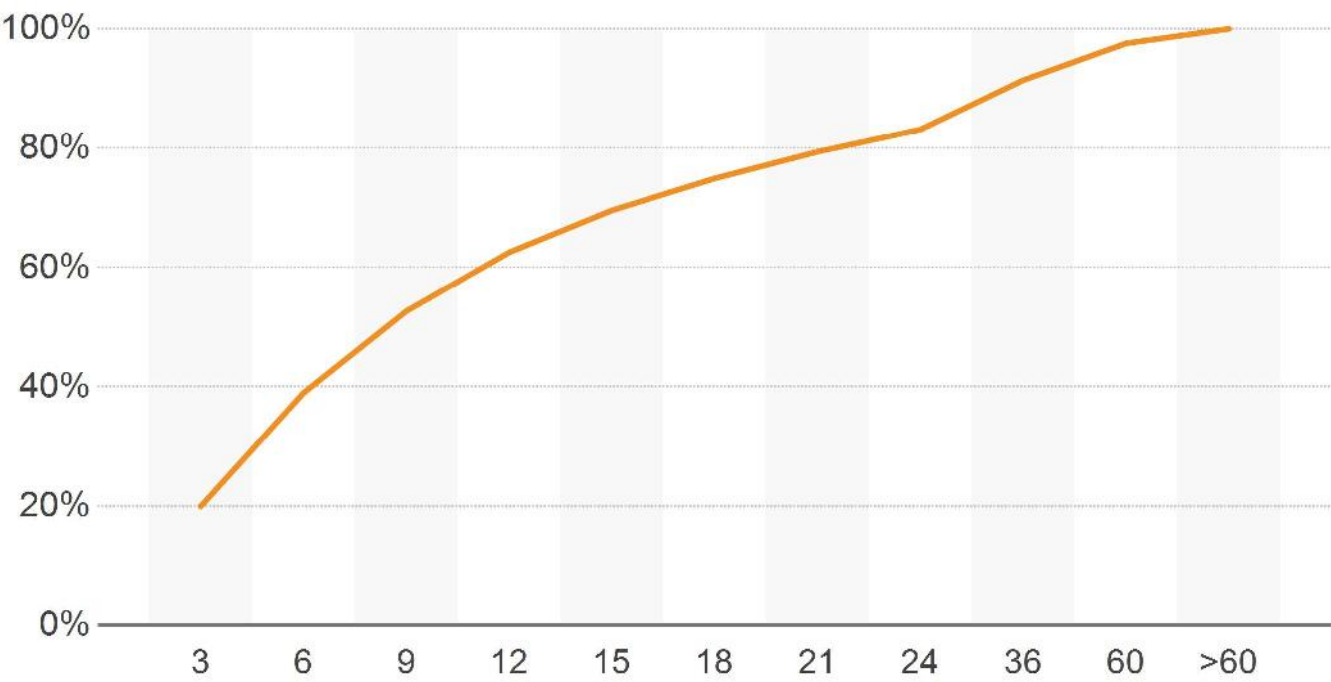
MONTHS TO LEASE



MONTHS VACANT

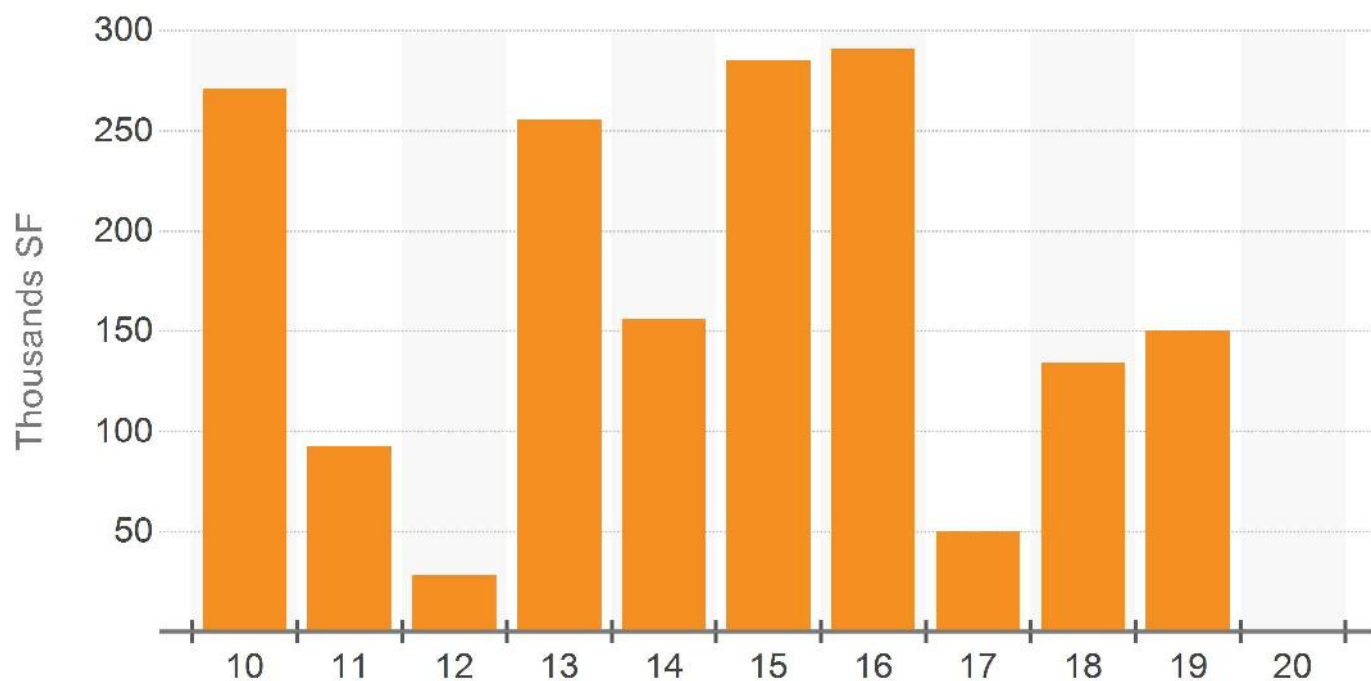


PROBABILITY OF LEASING IN MONTHS

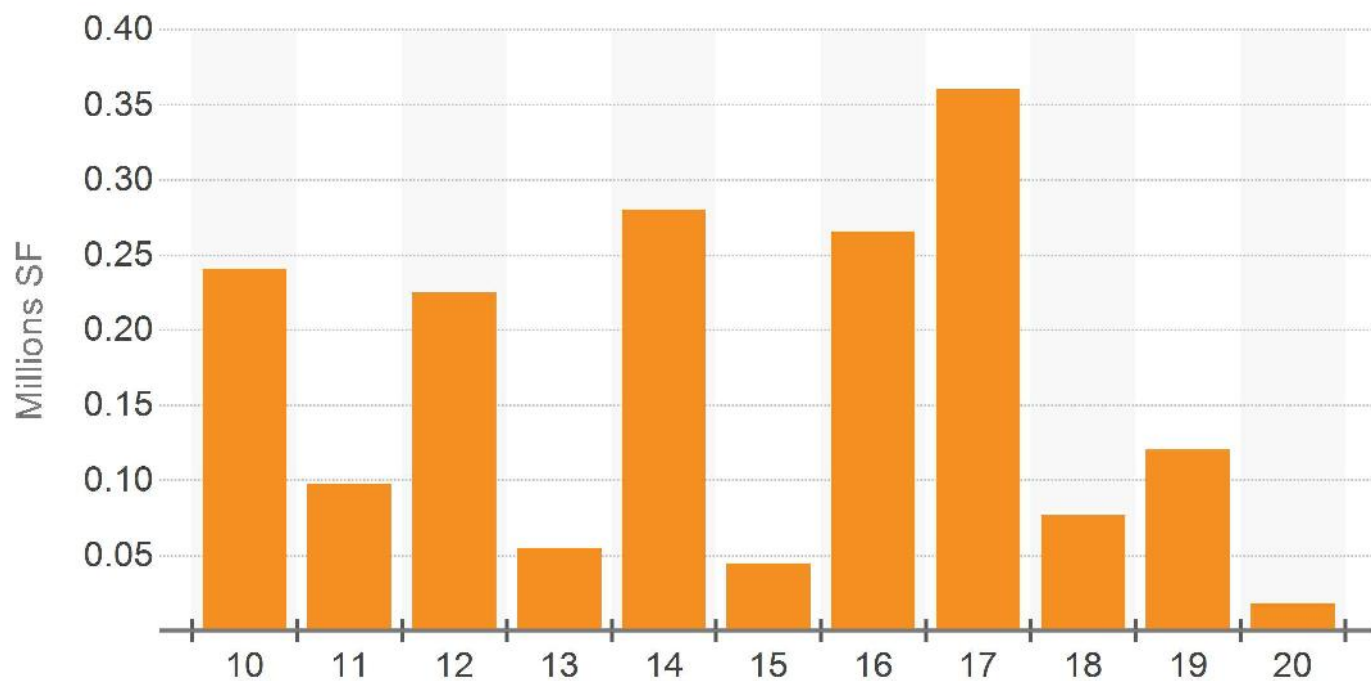




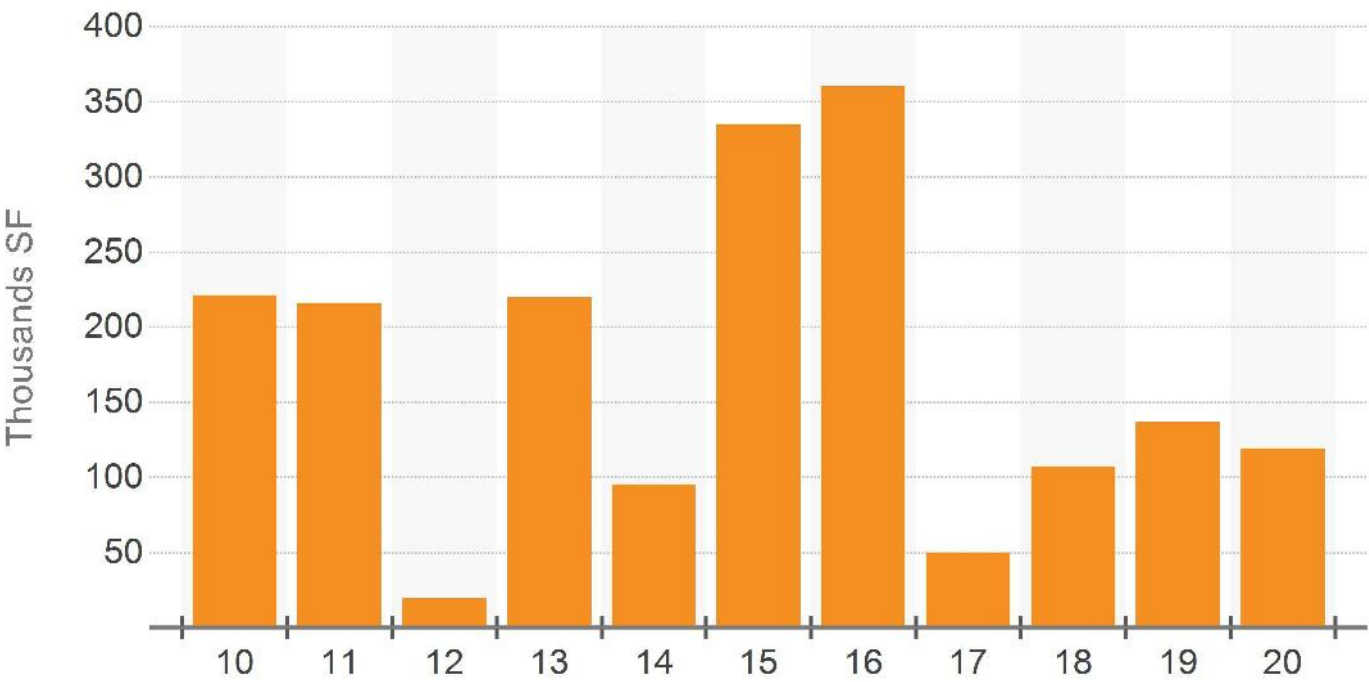
## CONSTRUCTION STARTS



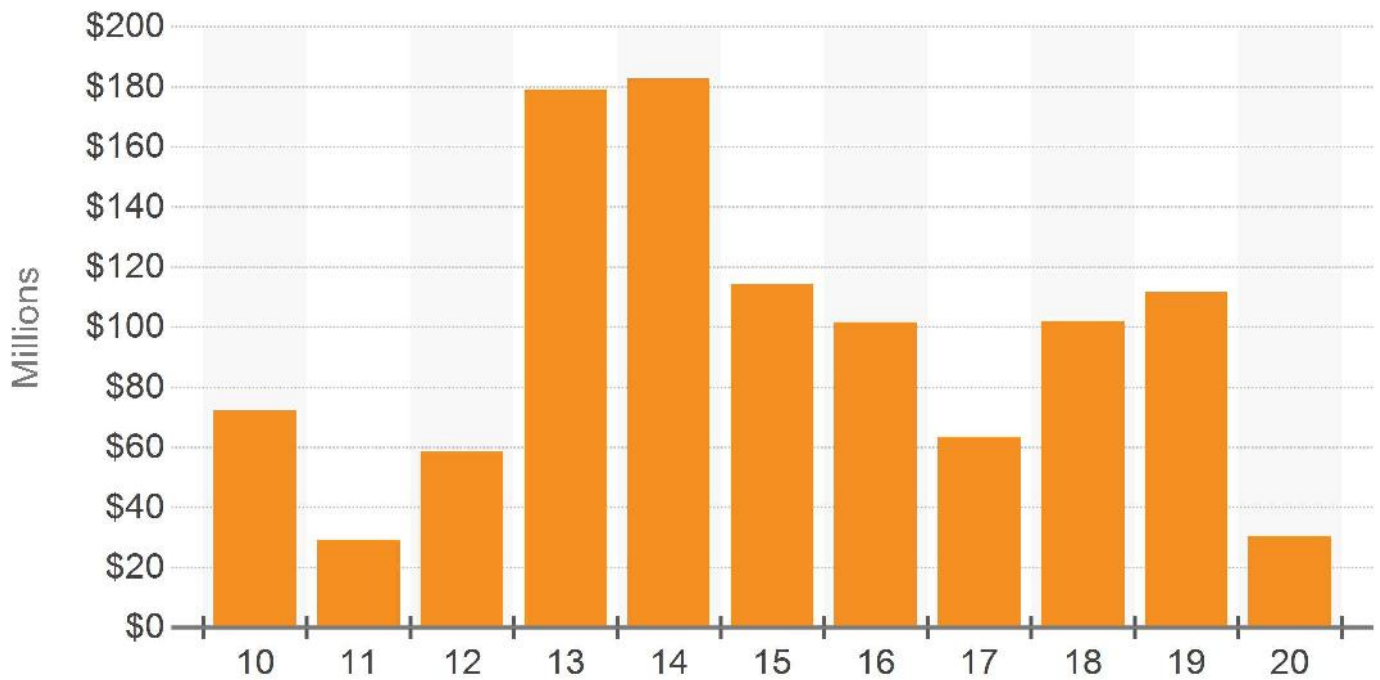
## CONSTRUCTION DELIVERIES



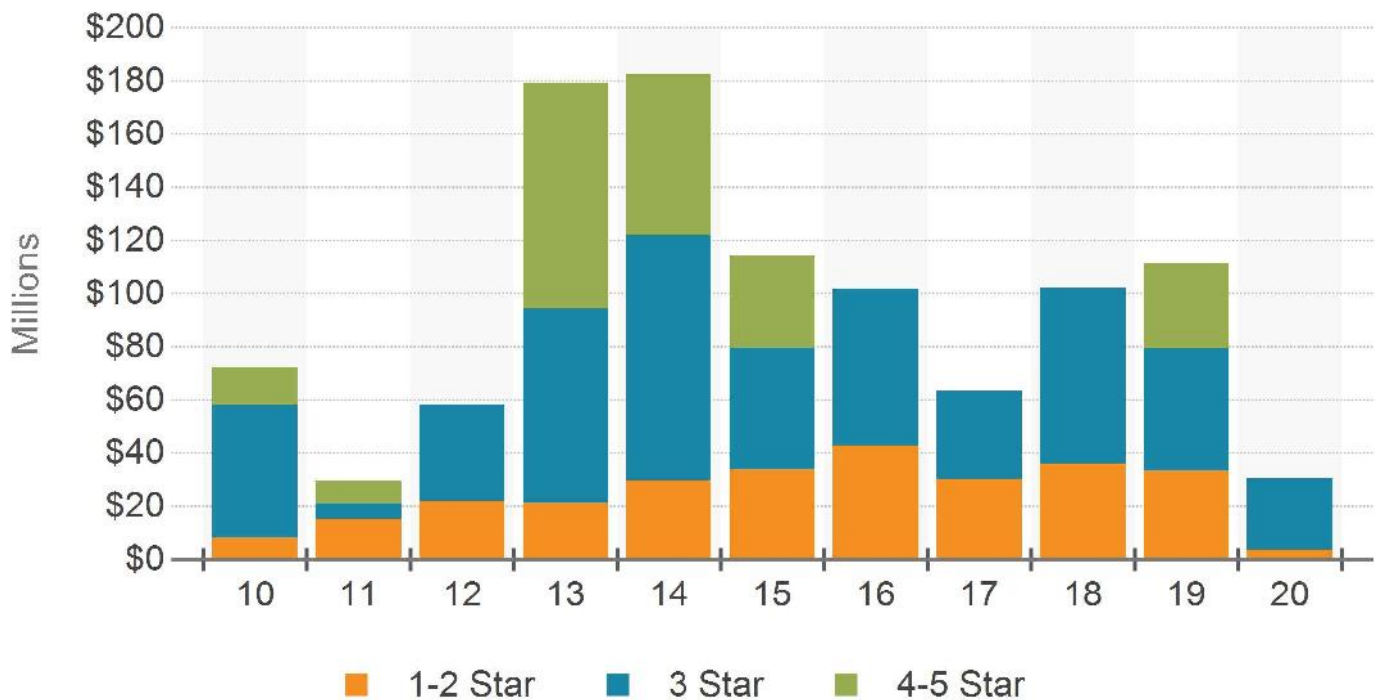
UNDER CONSTRUCTION



## SALES VOLUME



## SALES VOLUME BY STAR RATING



## AVERAGE SALE PRICE PER SF



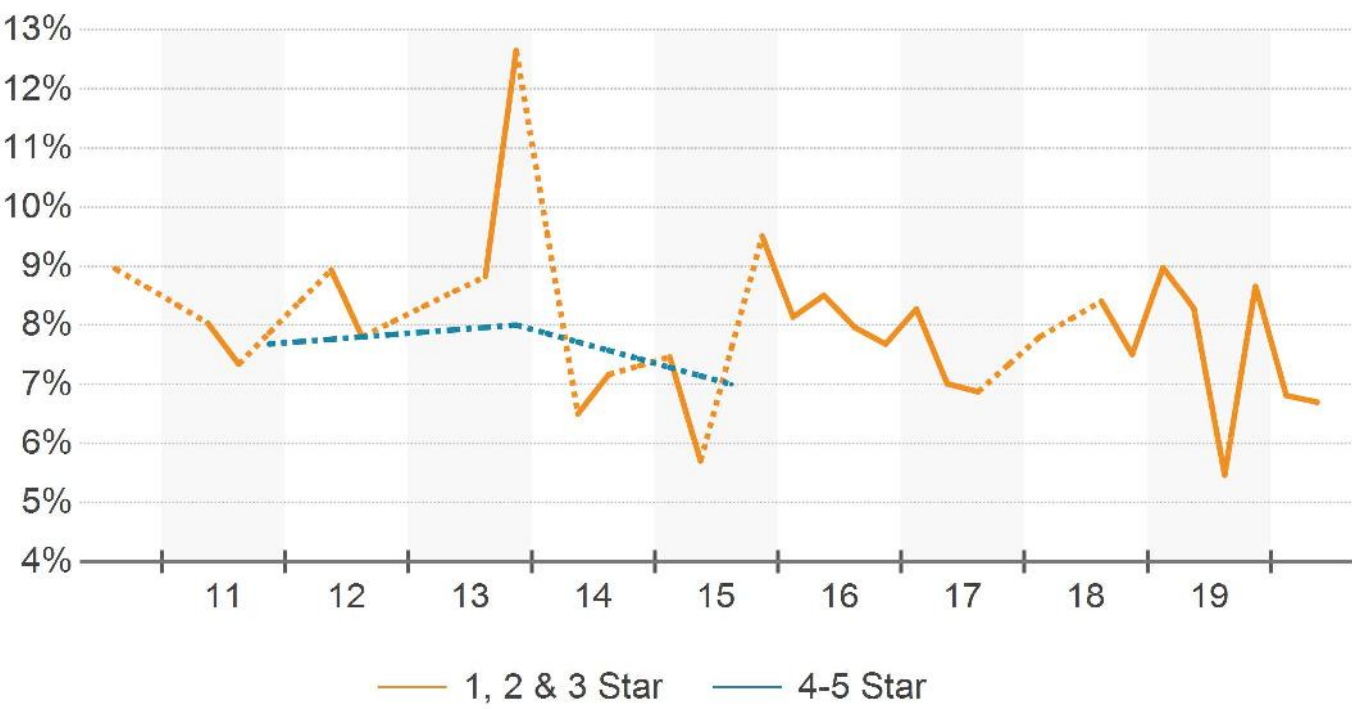
## SALE TO ASKING PRICE DIFFERENTIAL



CAP RATE

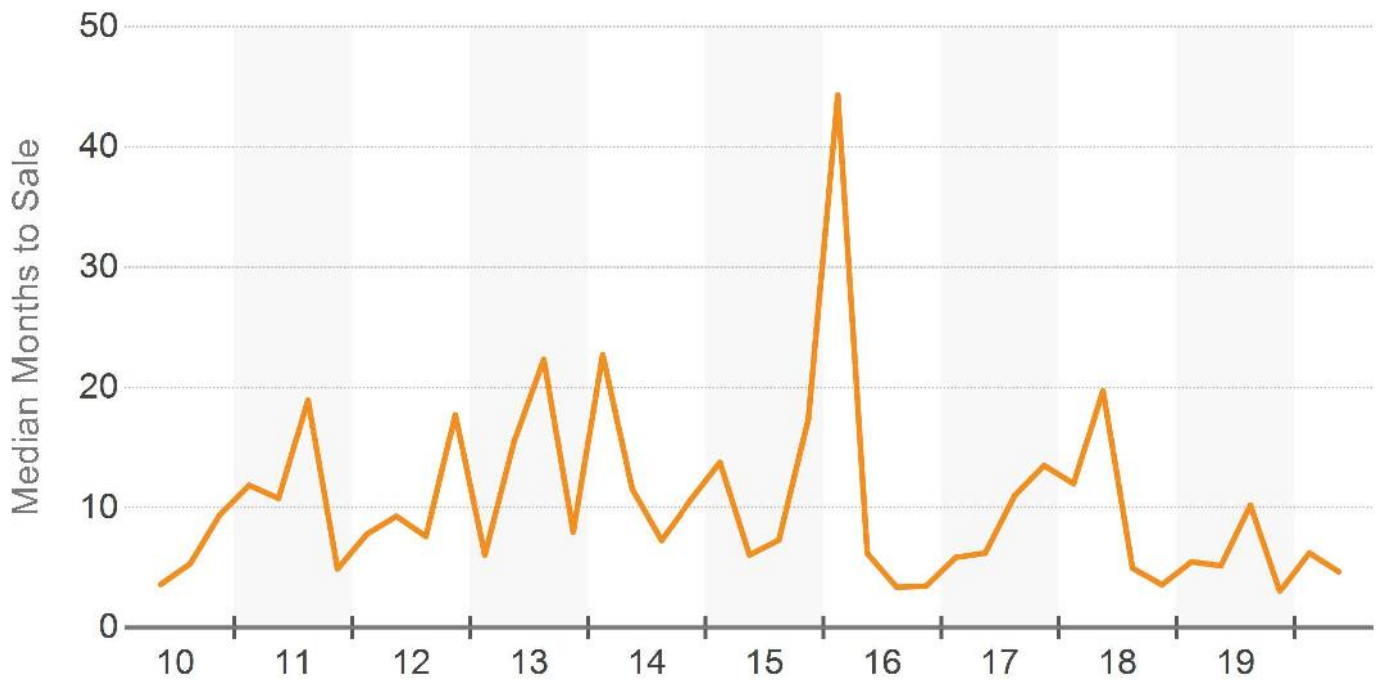


CAP RATE BY STAR RATING

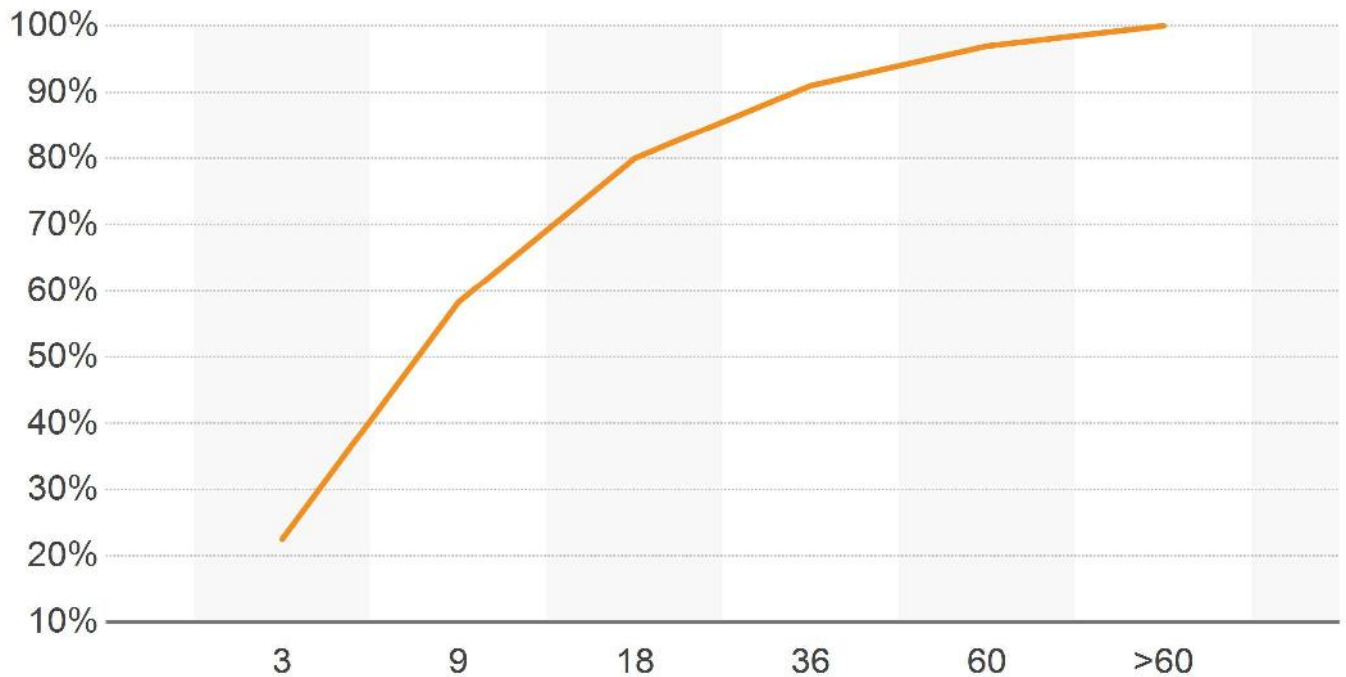




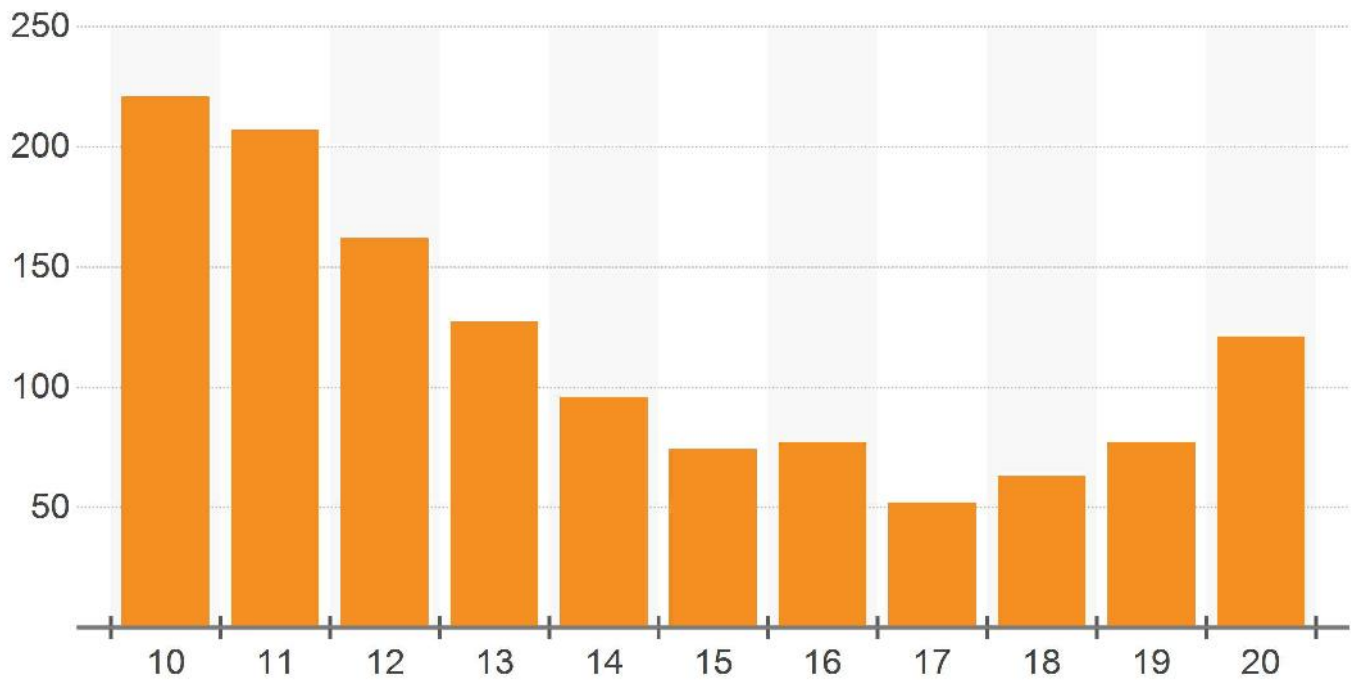
## MONTHS TO SALE



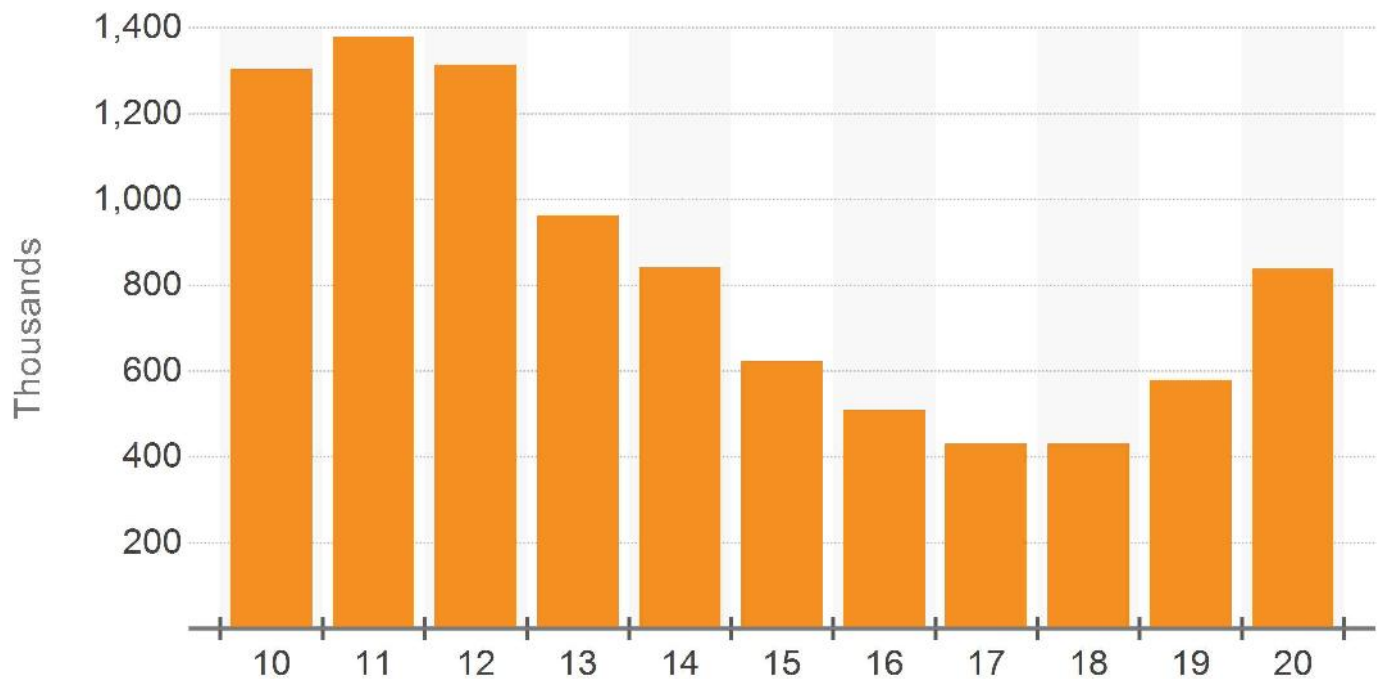
## PROBABILITY OF SELLING IN MONTHS



## FOR SALE TOTAL LISTINGS



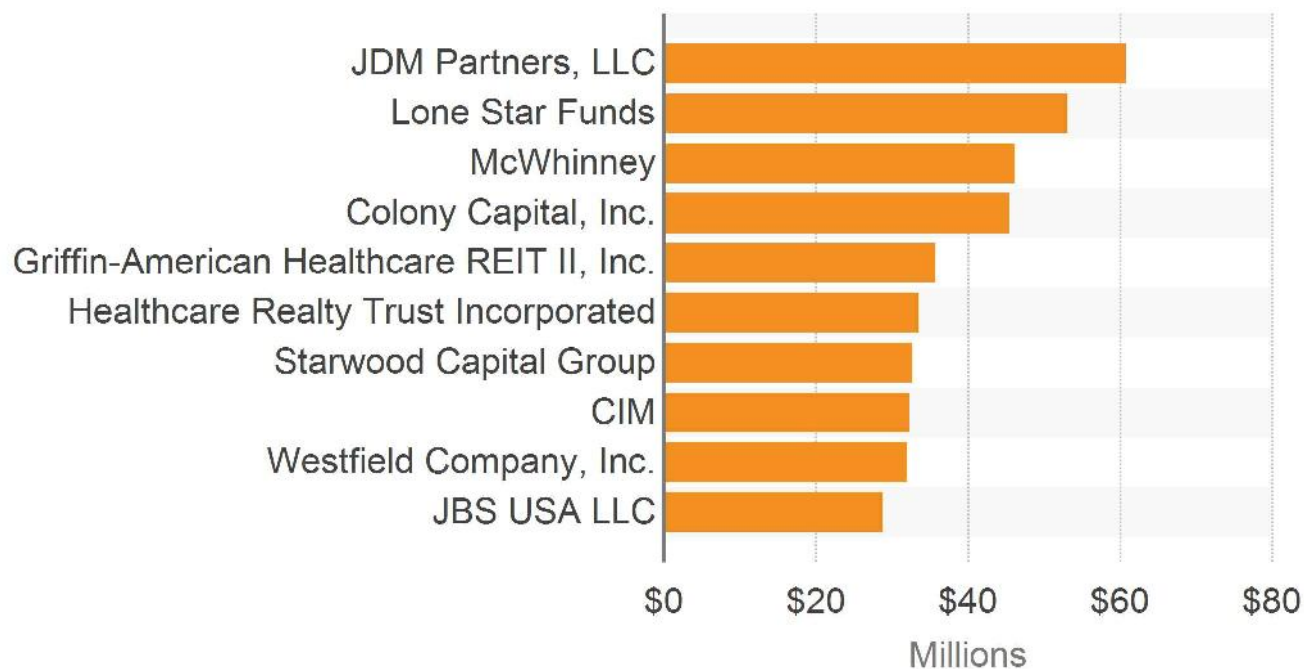
## FOR SALE TOTAL SF



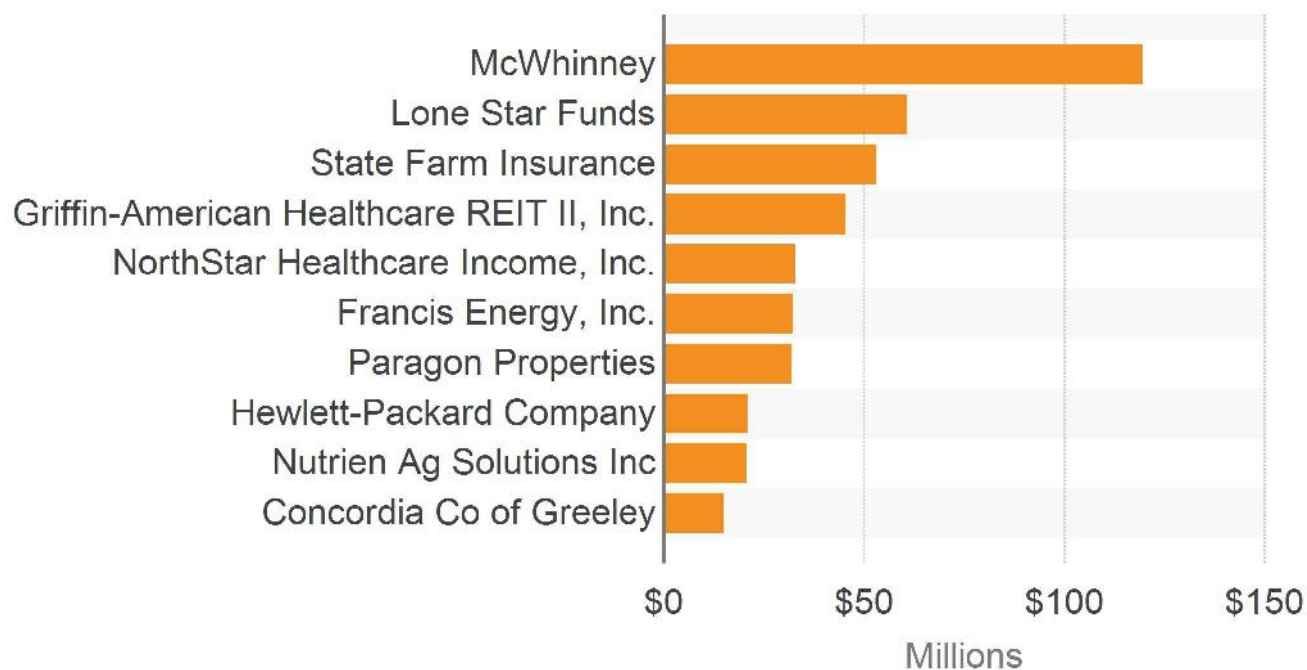
ASKING PRICE PER SF



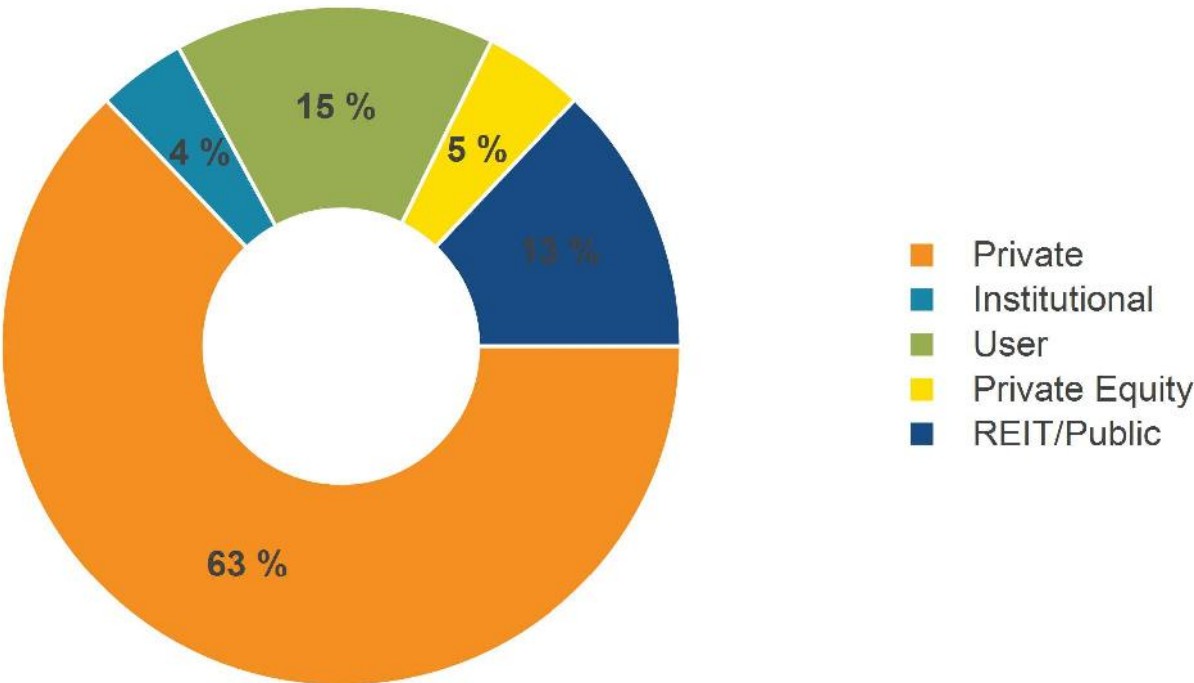
## TOP BUYERS



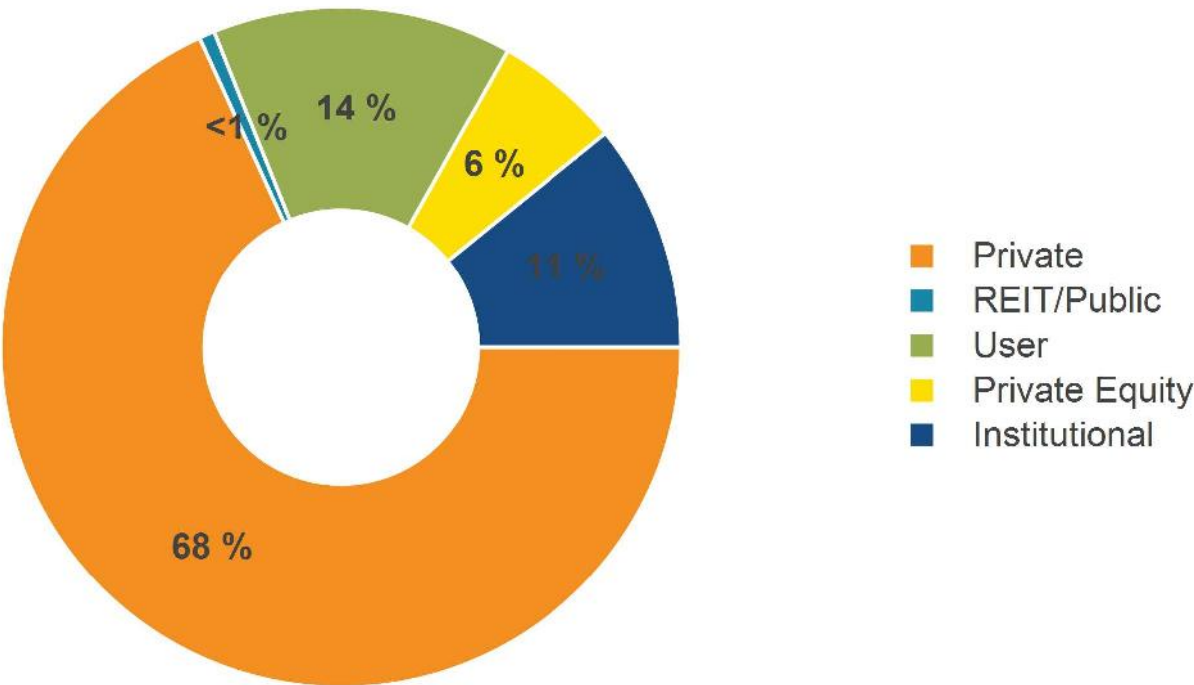
## TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE





TOP BUYER BROKERS



TOP SELLER BROKERS

