



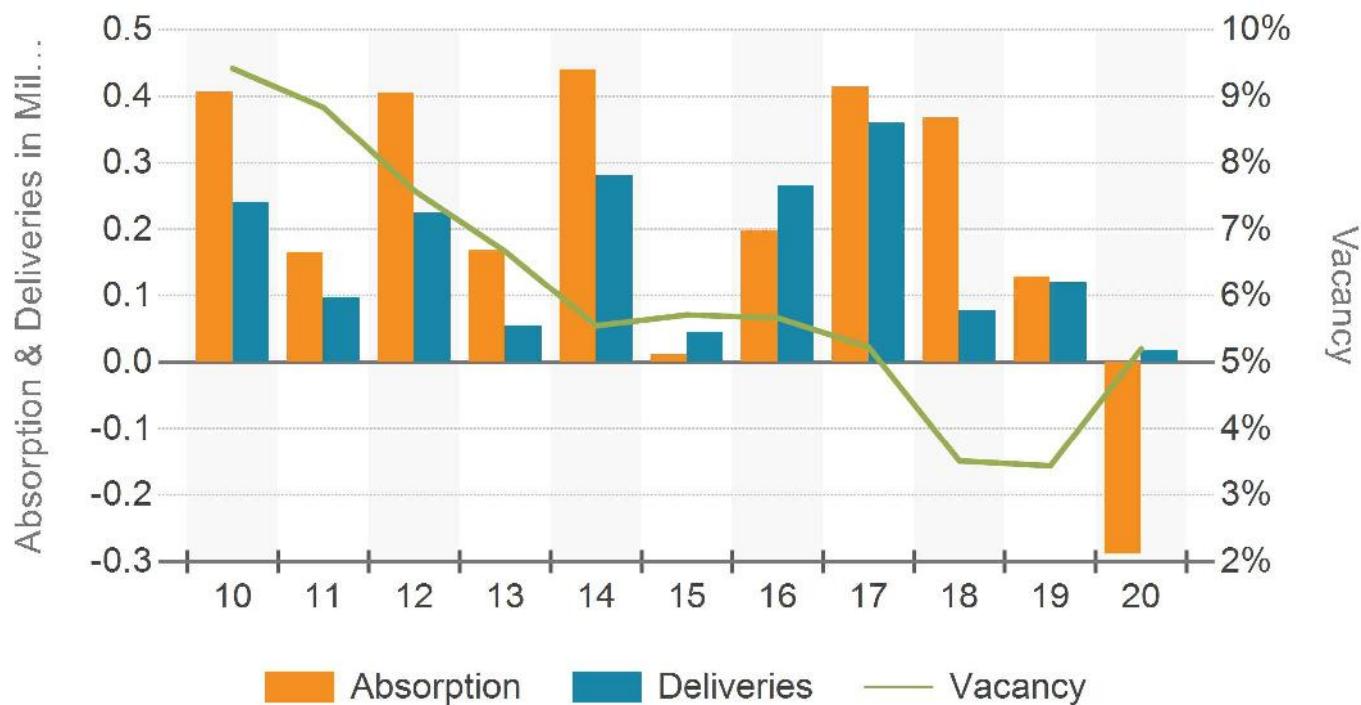
Office Report - Larimer/Weld County

PREPARED BY

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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%

Rental Rates

Custom Market Report

GROSS ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



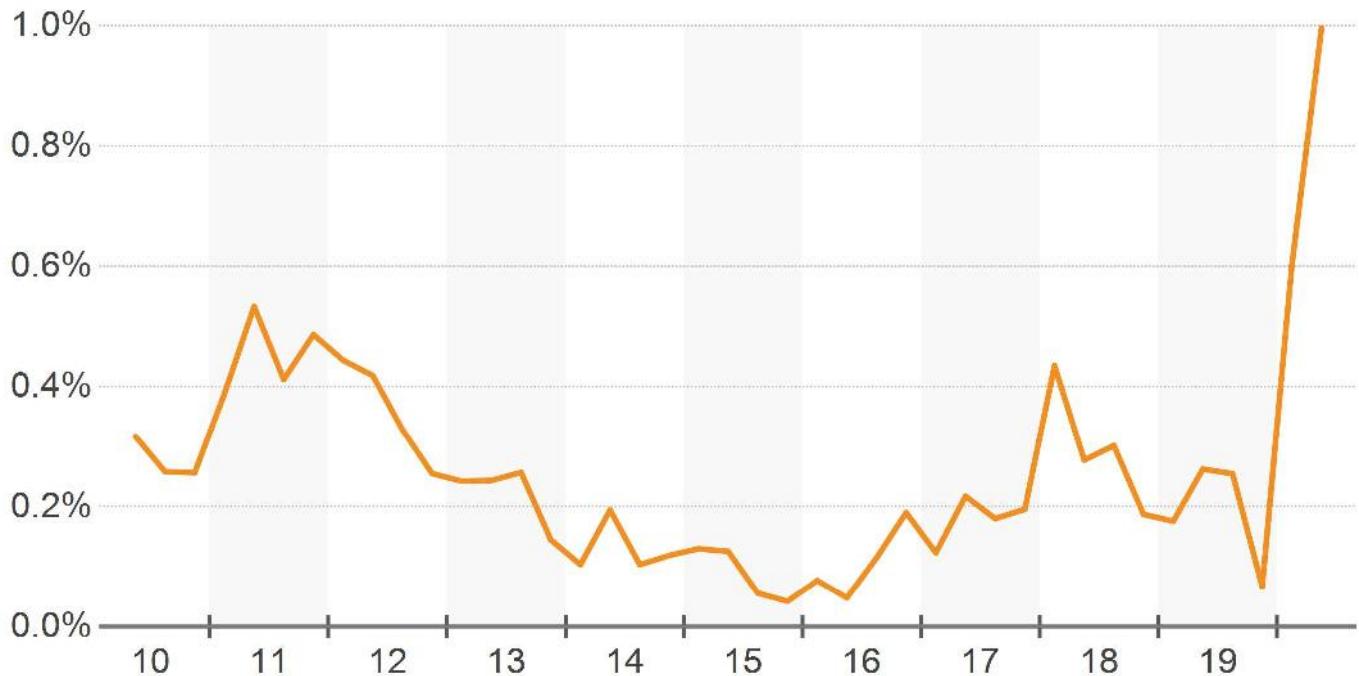
Vacancy & Availability

Custom Market Report

VACANCY RATE



SUBLEASE VACANCY RATE



Vacancy & Availability

Custom Market Report

AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



Vacancy & Availability

Custom Market Report

OCCUPANCY RATE



PERCENT LEASED RATE



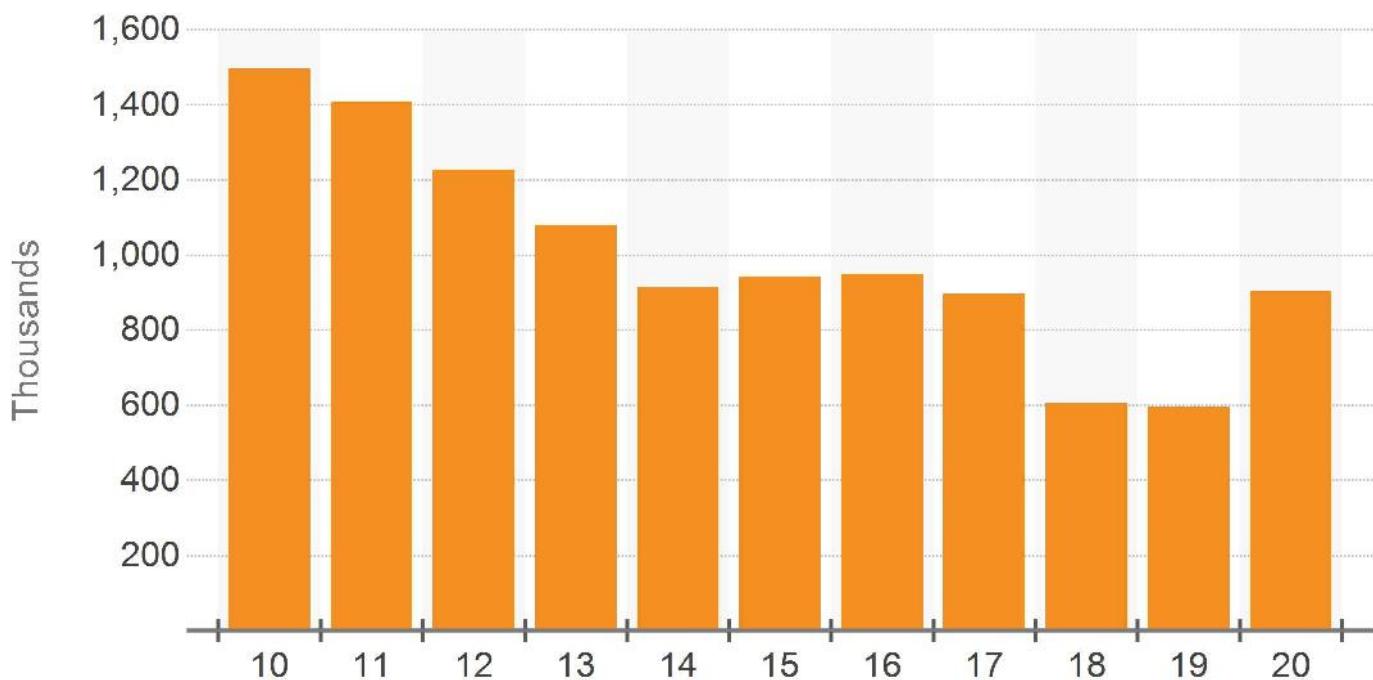
Vacancy & Availability

Custom Market Report

OCCUPANCY & PERCENT LEASED



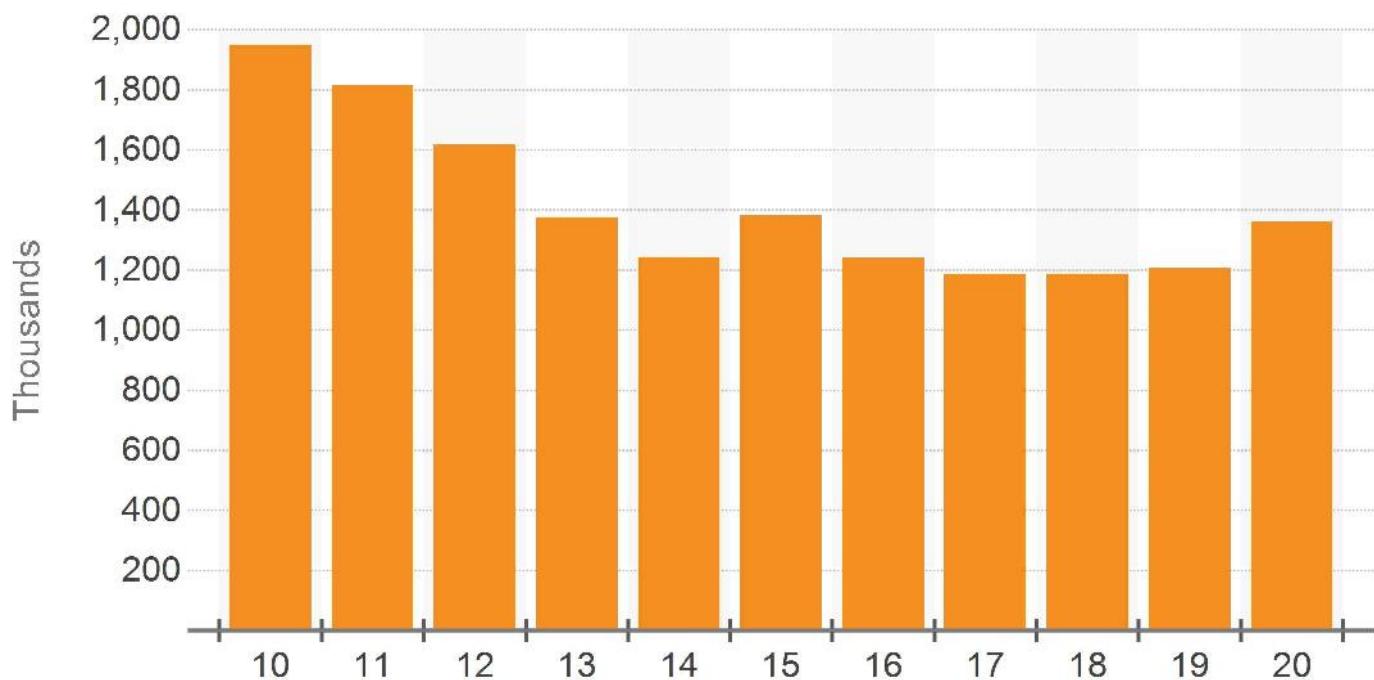
VACANT SF



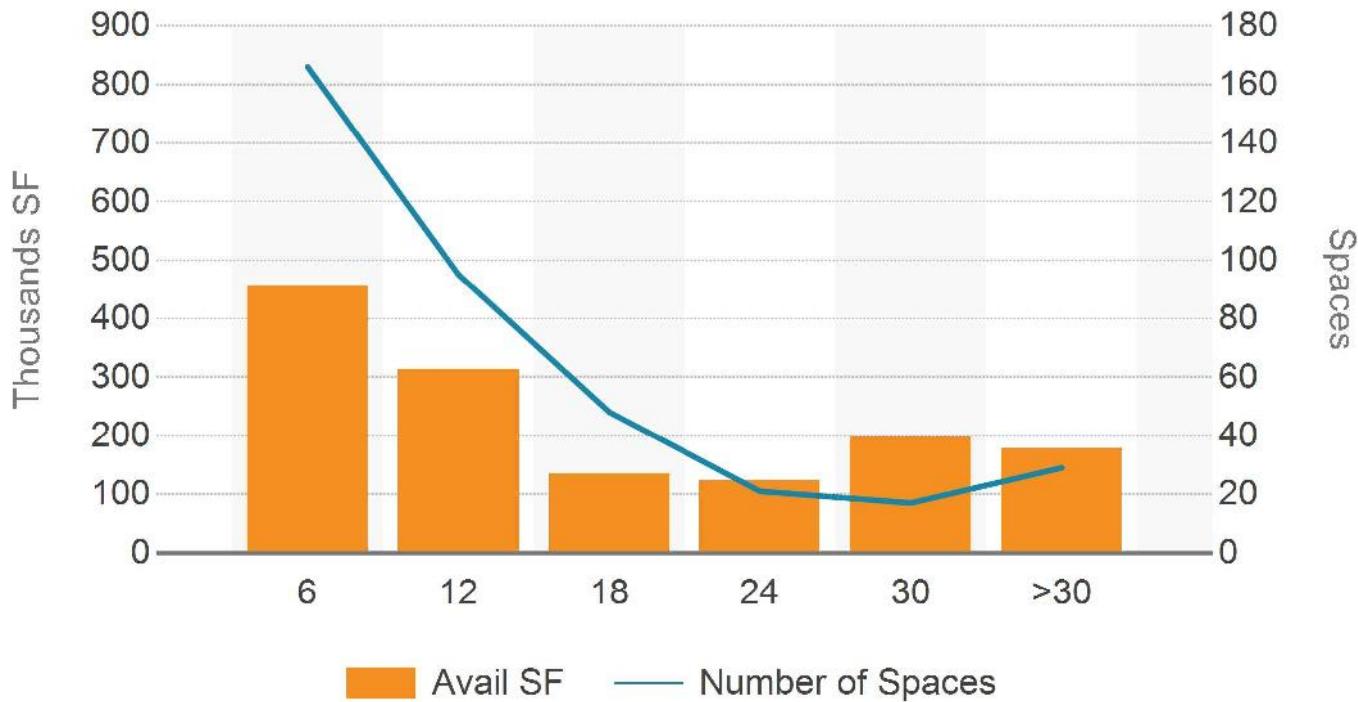
Vacancy & Availability

Custom Market Report

AVAILABLE SF



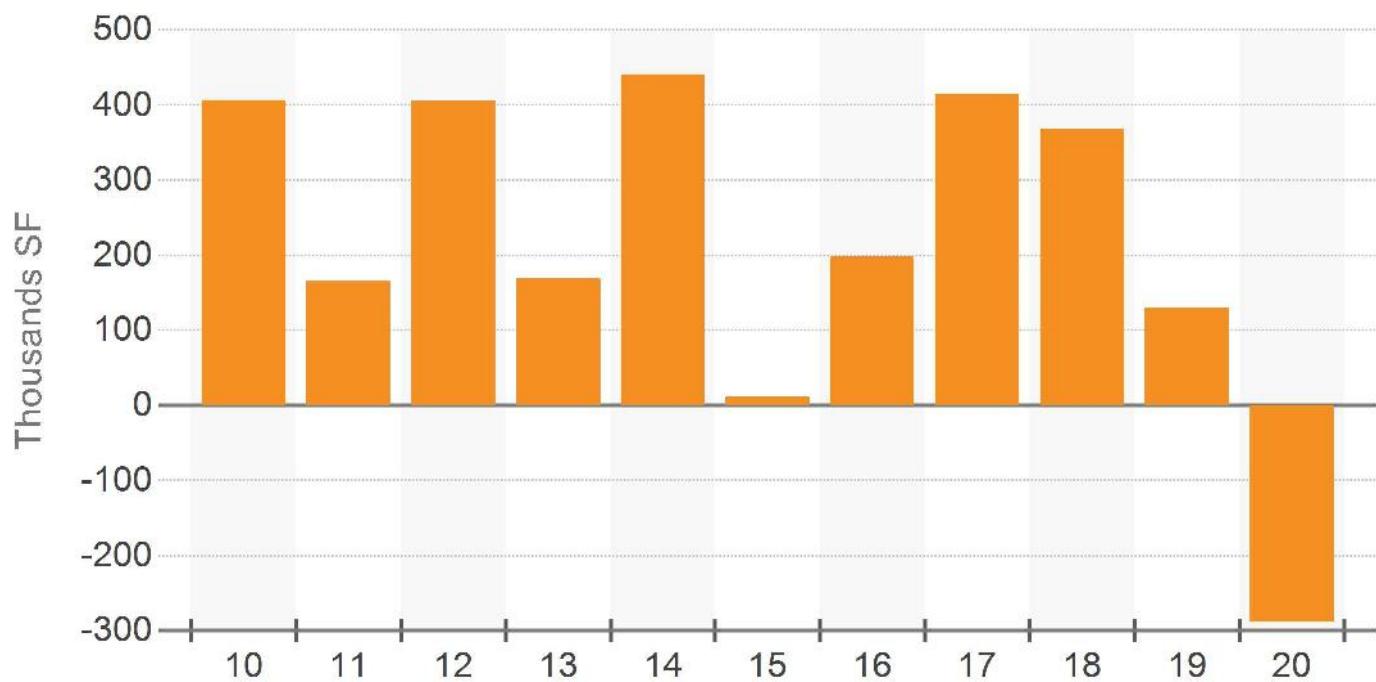
MONTHS ON MARKET DISTRIBUTION



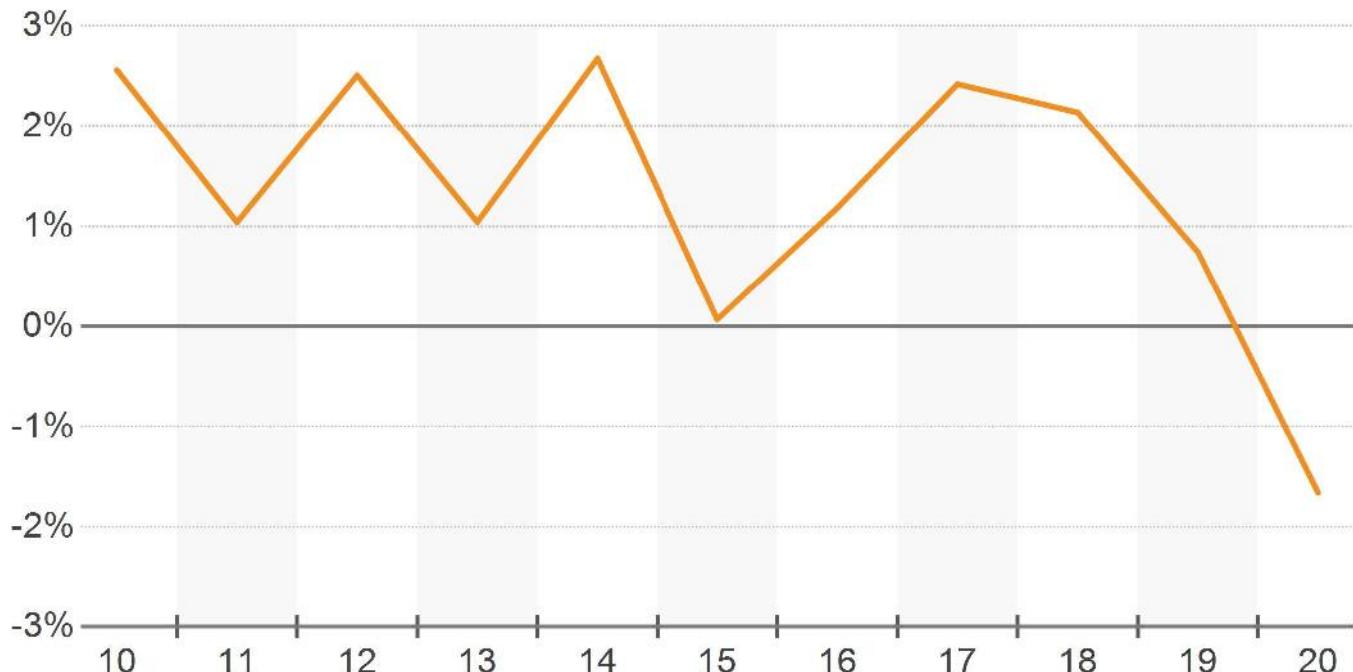
Leasing Demand

Custom Market Report

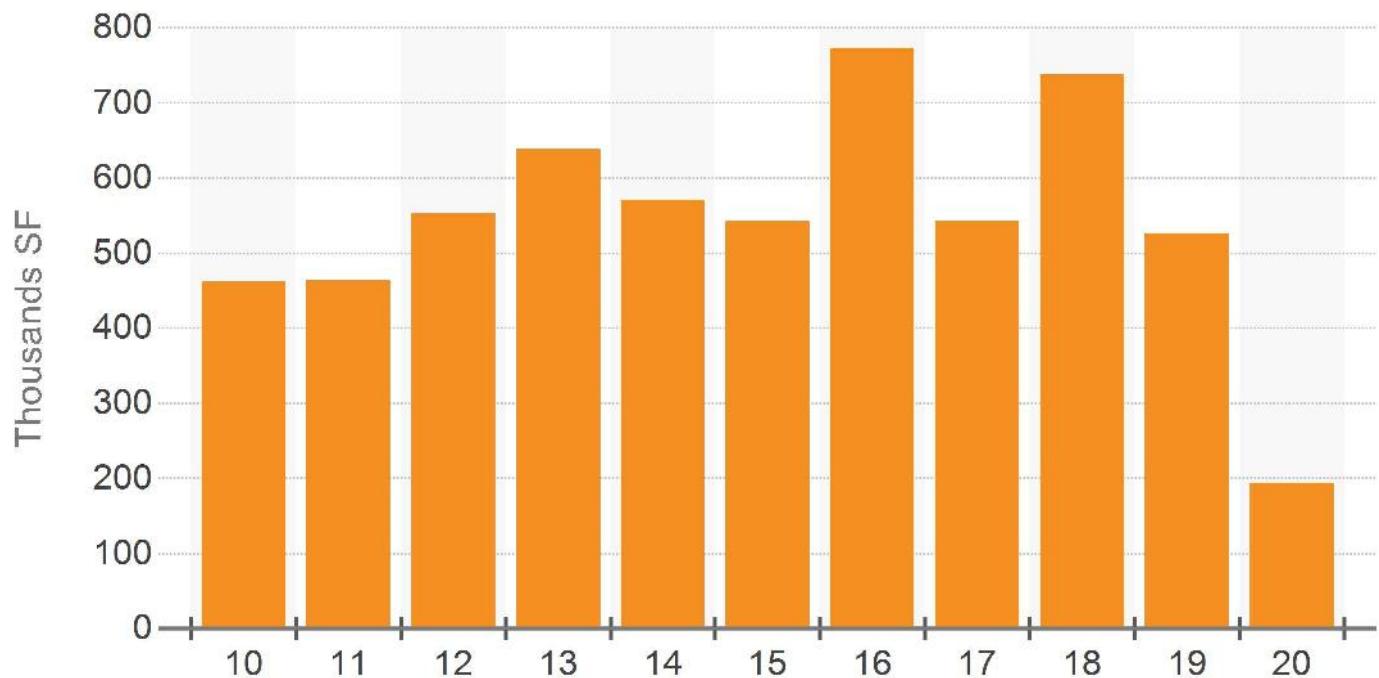
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



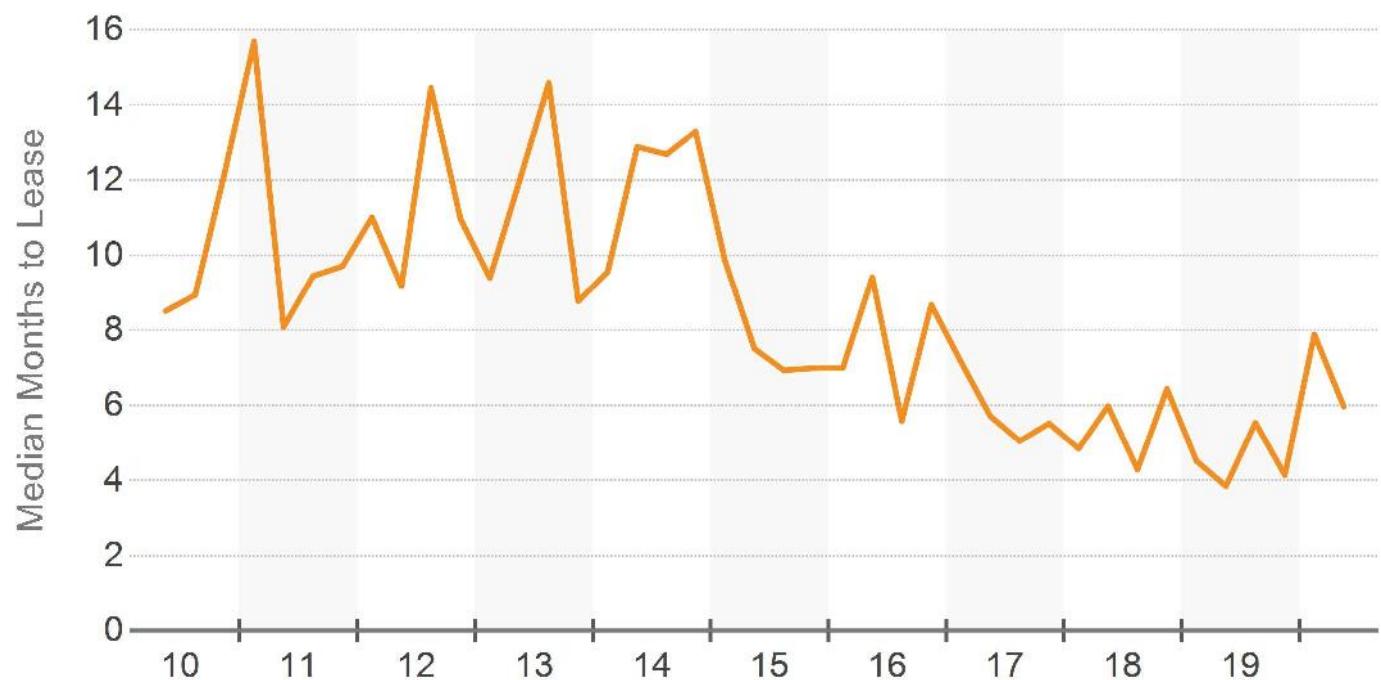
MONTHS ON MARKET



Leasing Demand

Custom Market Report

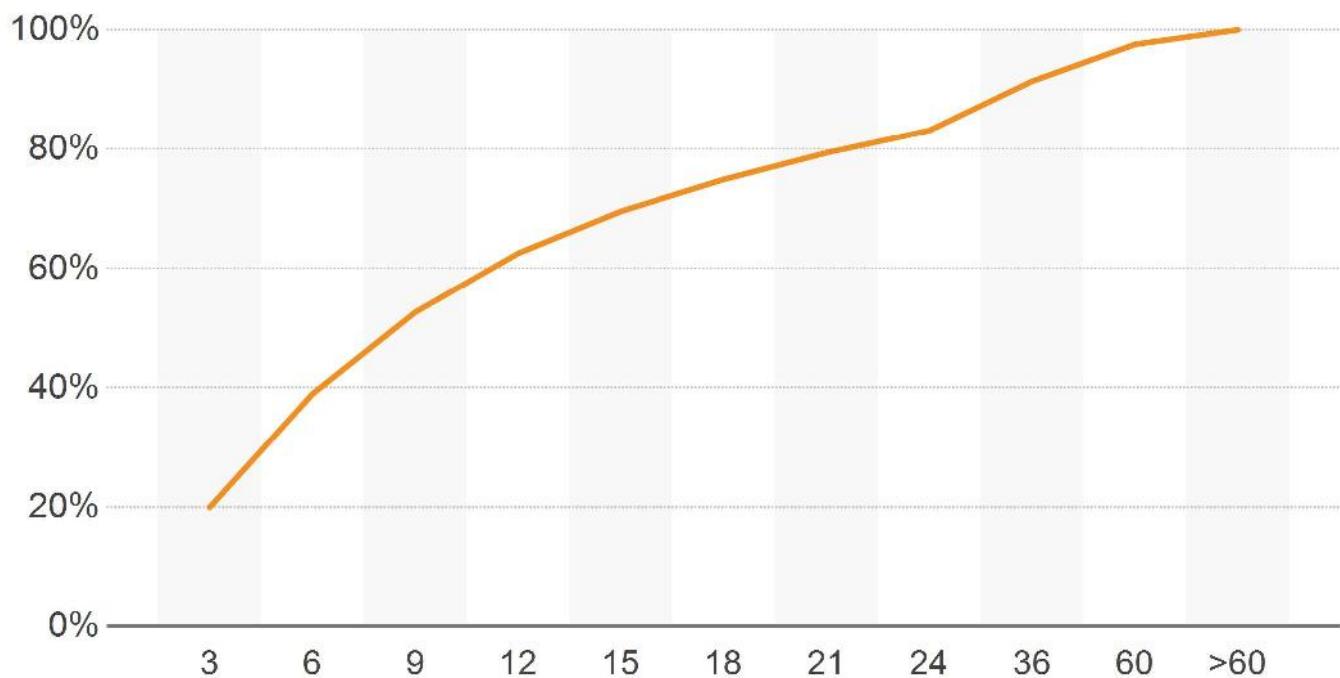
MONTHS TO LEASE



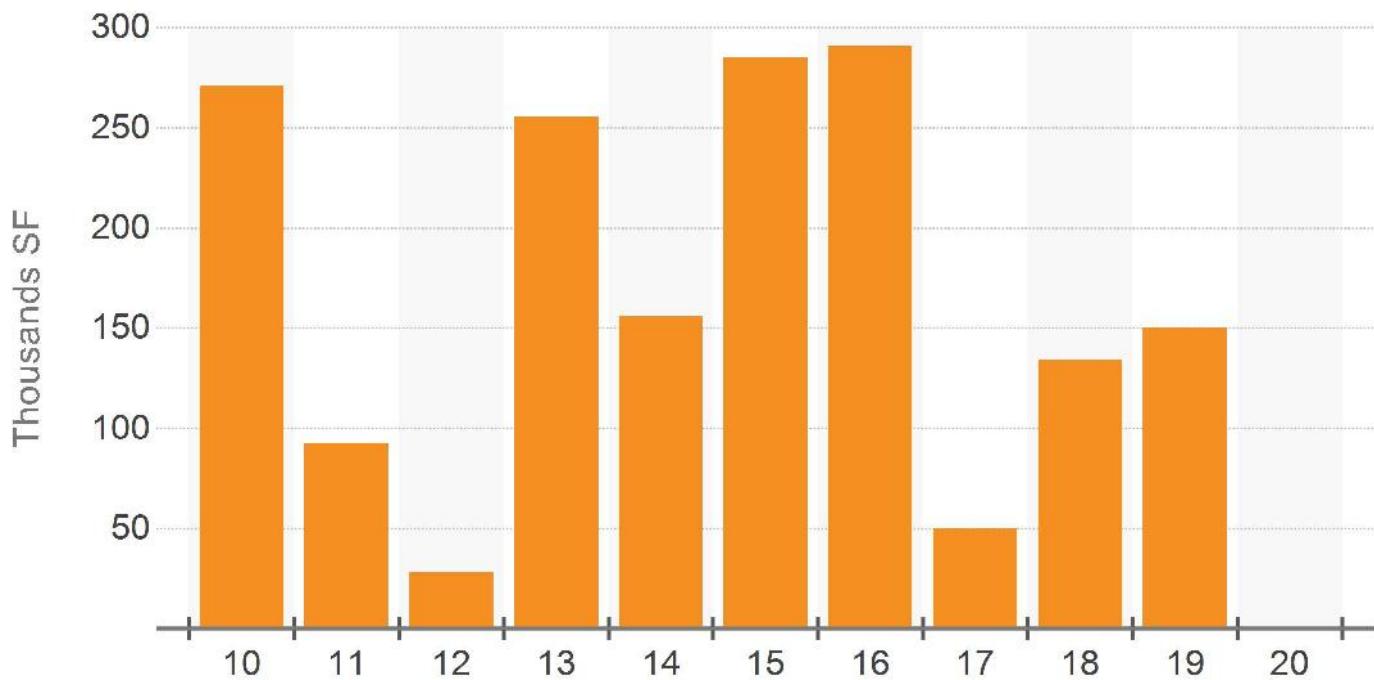
MONTHS VACANT



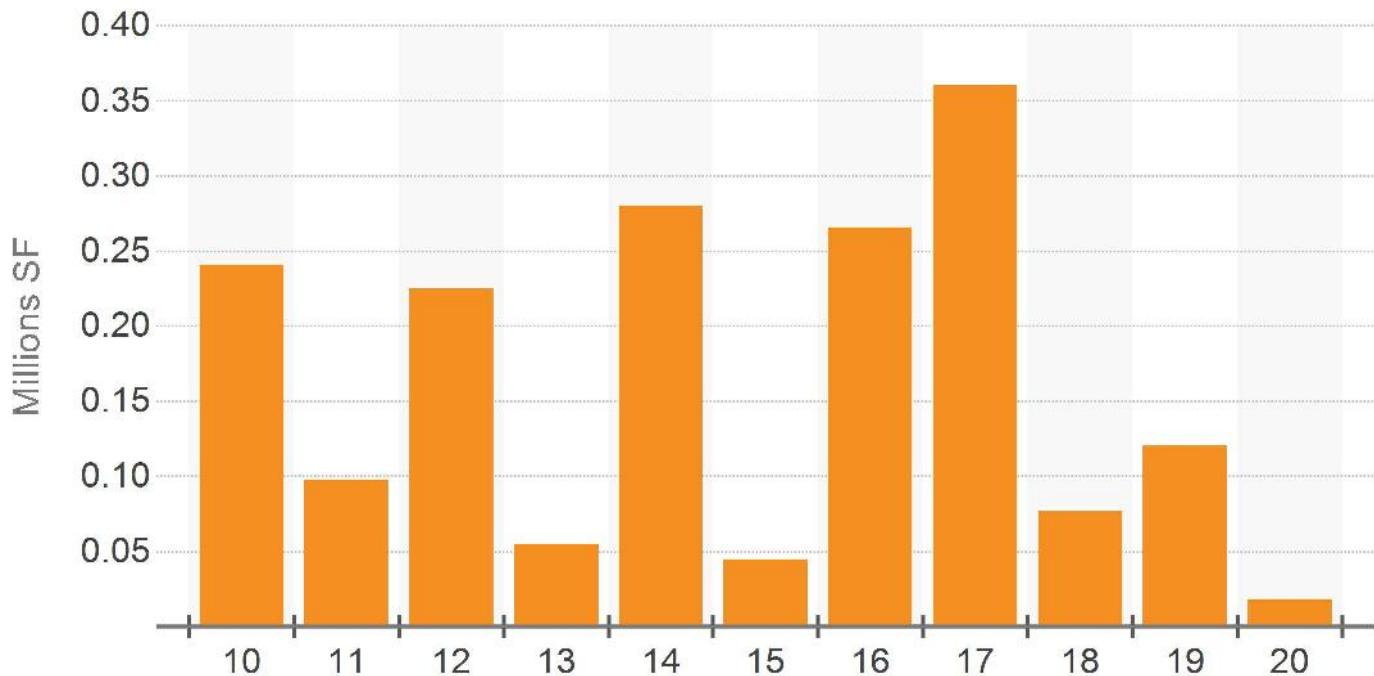
PROBABILITY OF LEASING IN MONTHS



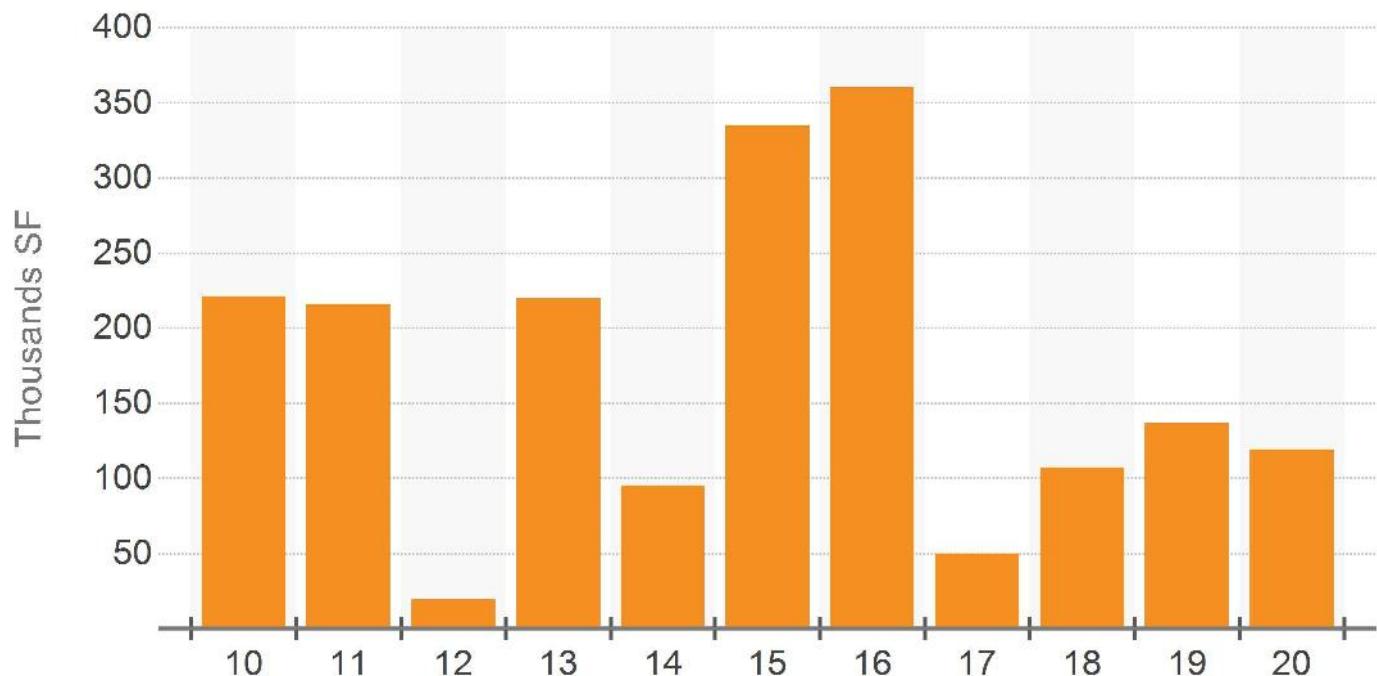
CONSTRUCTION STARTS



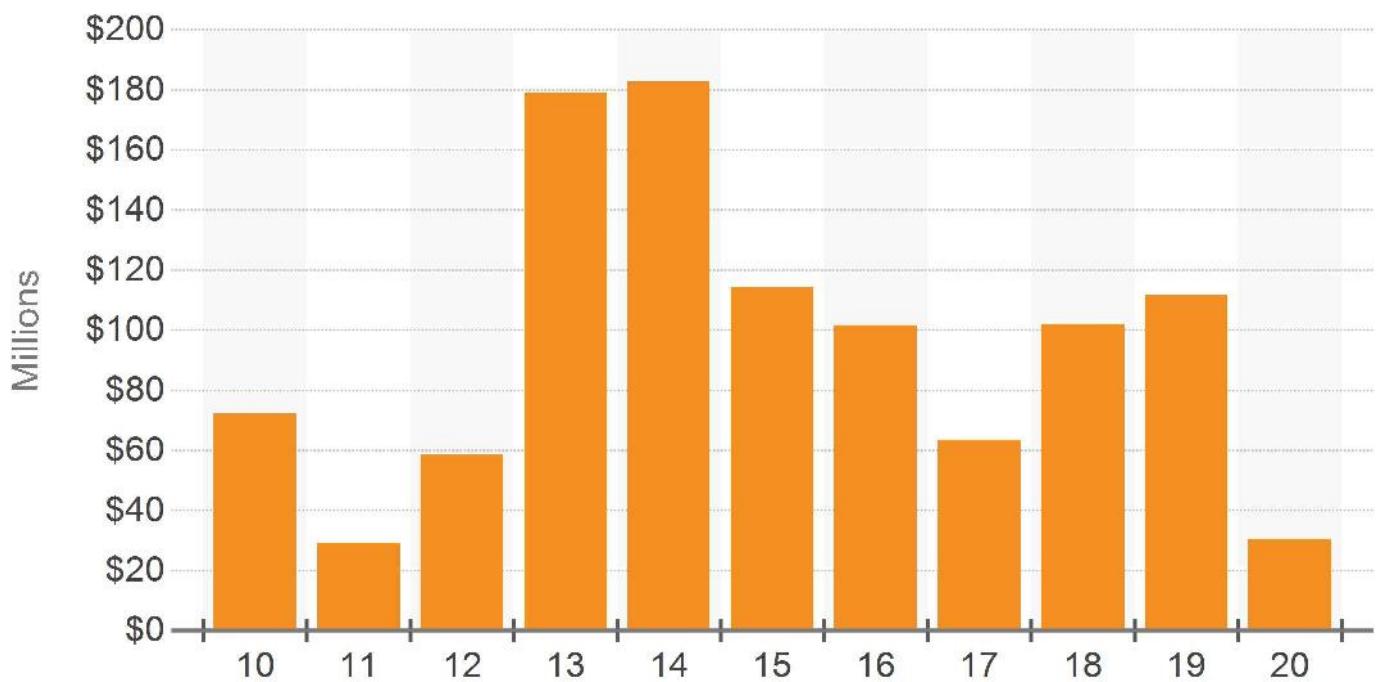
CONSTRUCTION DELIVERIES



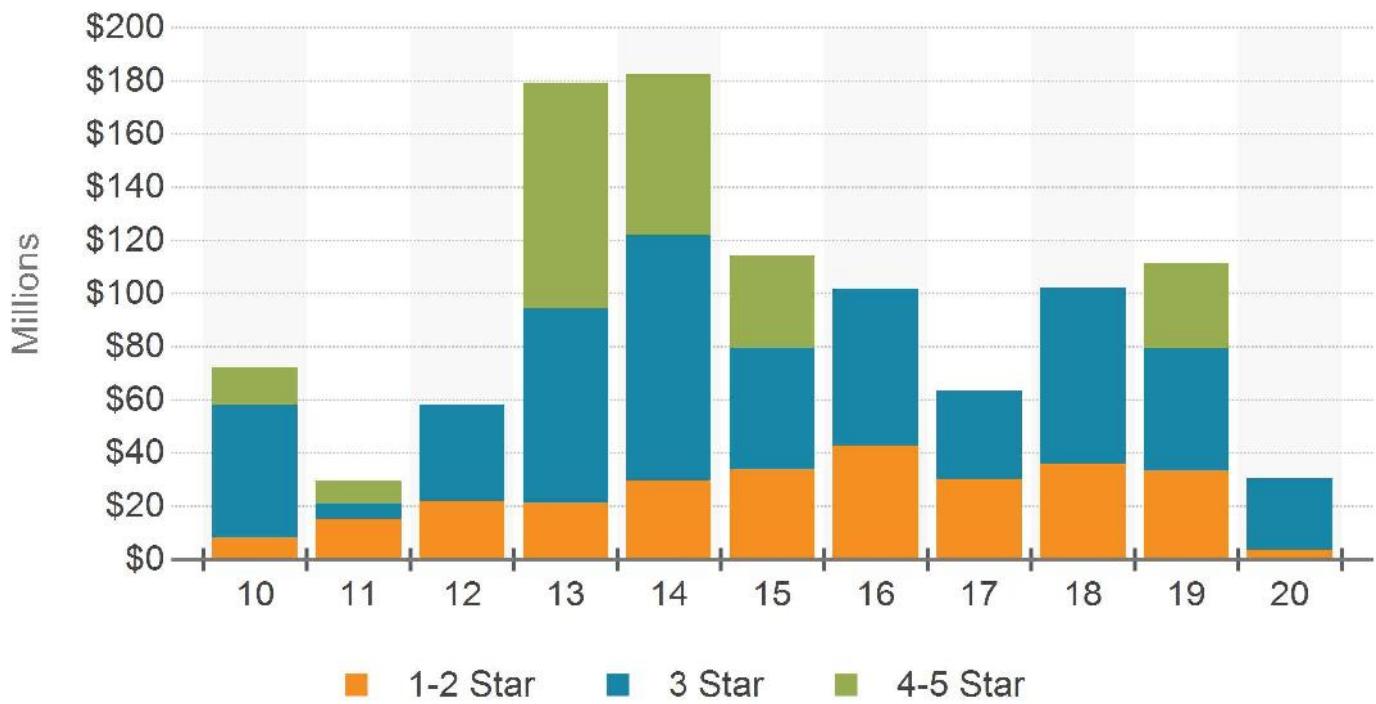
UNDER CONSTRUCTION



SALES VOLUME



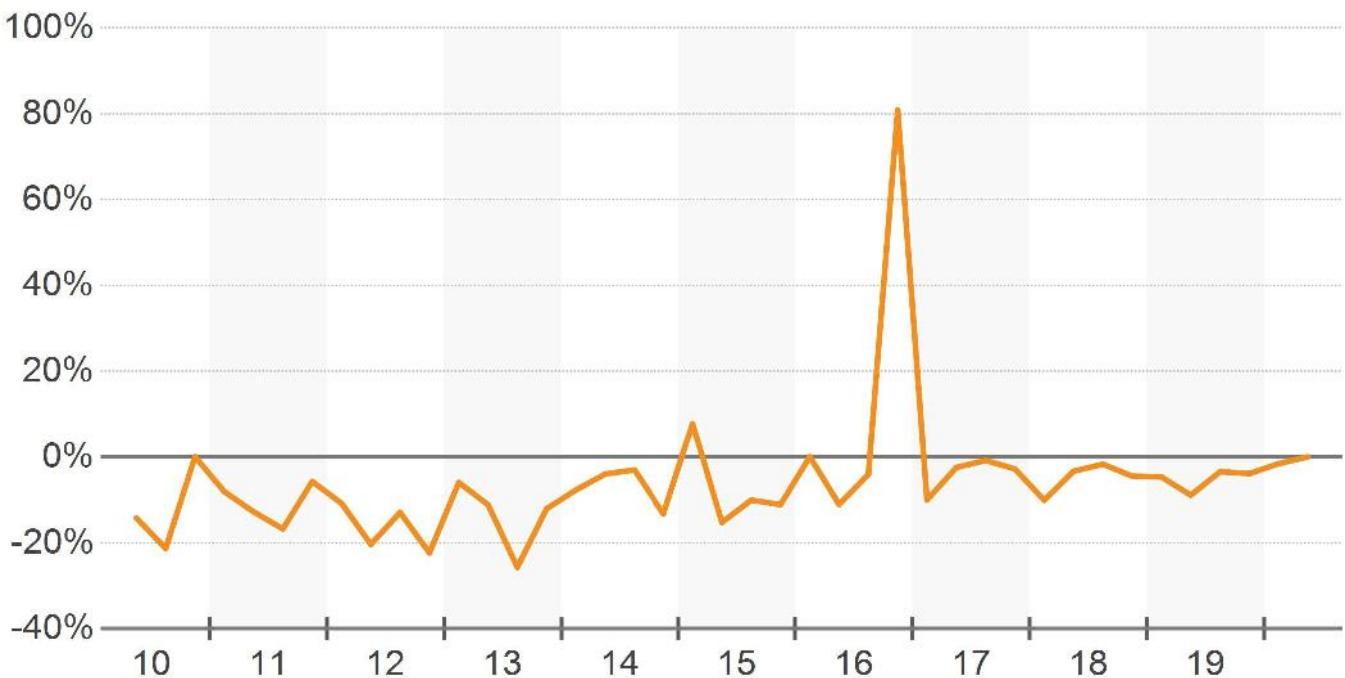
SALES VOLUME BY STAR RATING



AVERAGE SALE PRICE PER SF



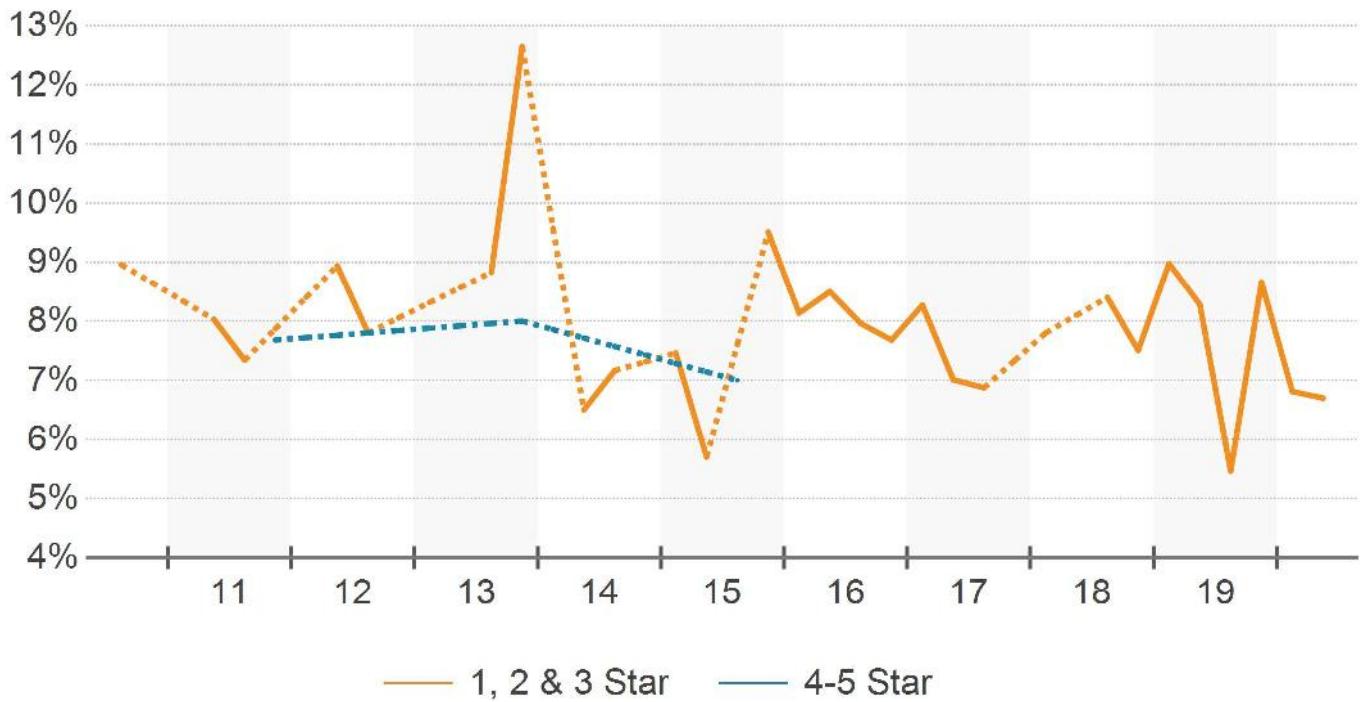
SALE TO ASKING PRICE DIFFERENTIAL



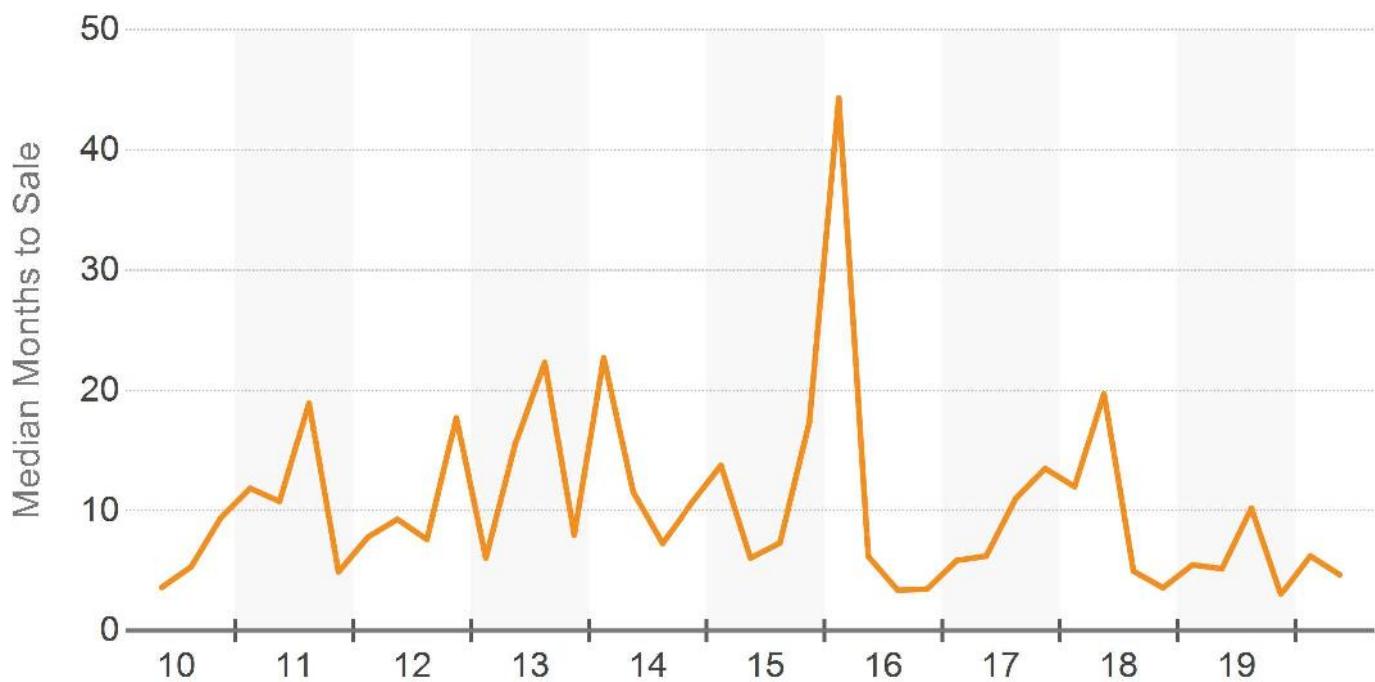
CAP RATE



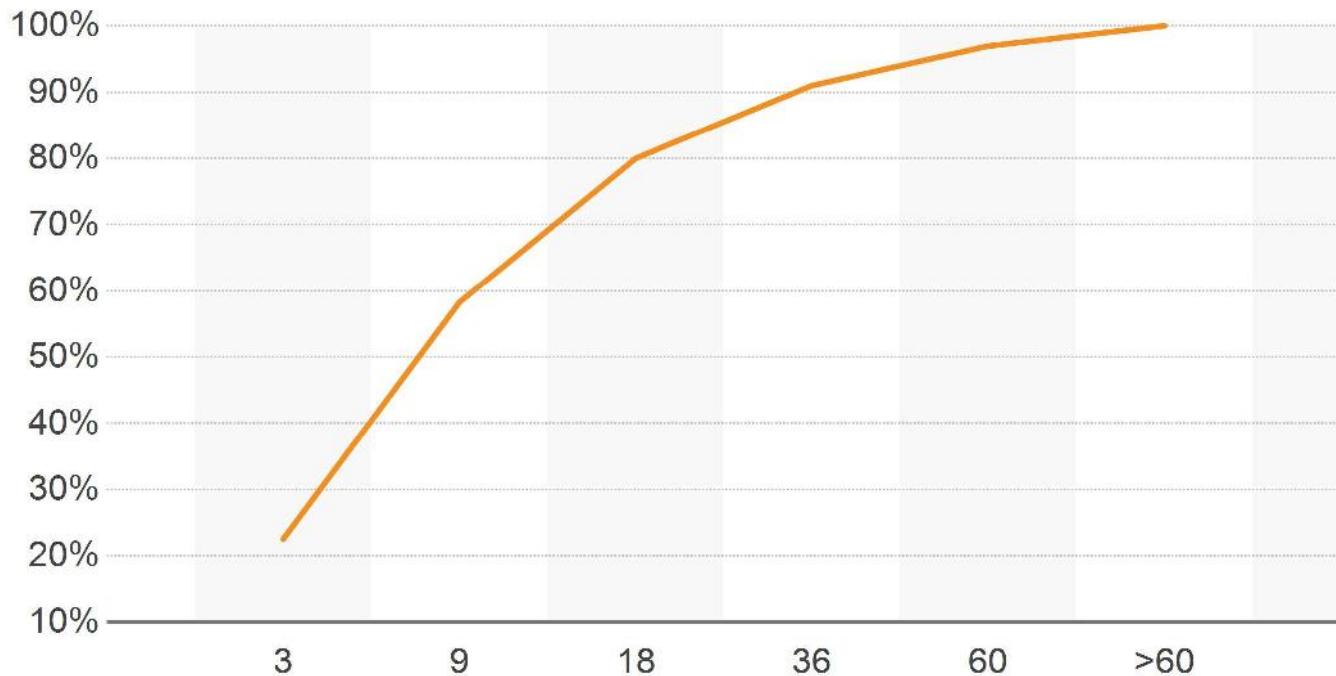
CAP RATE BY STAR RATING



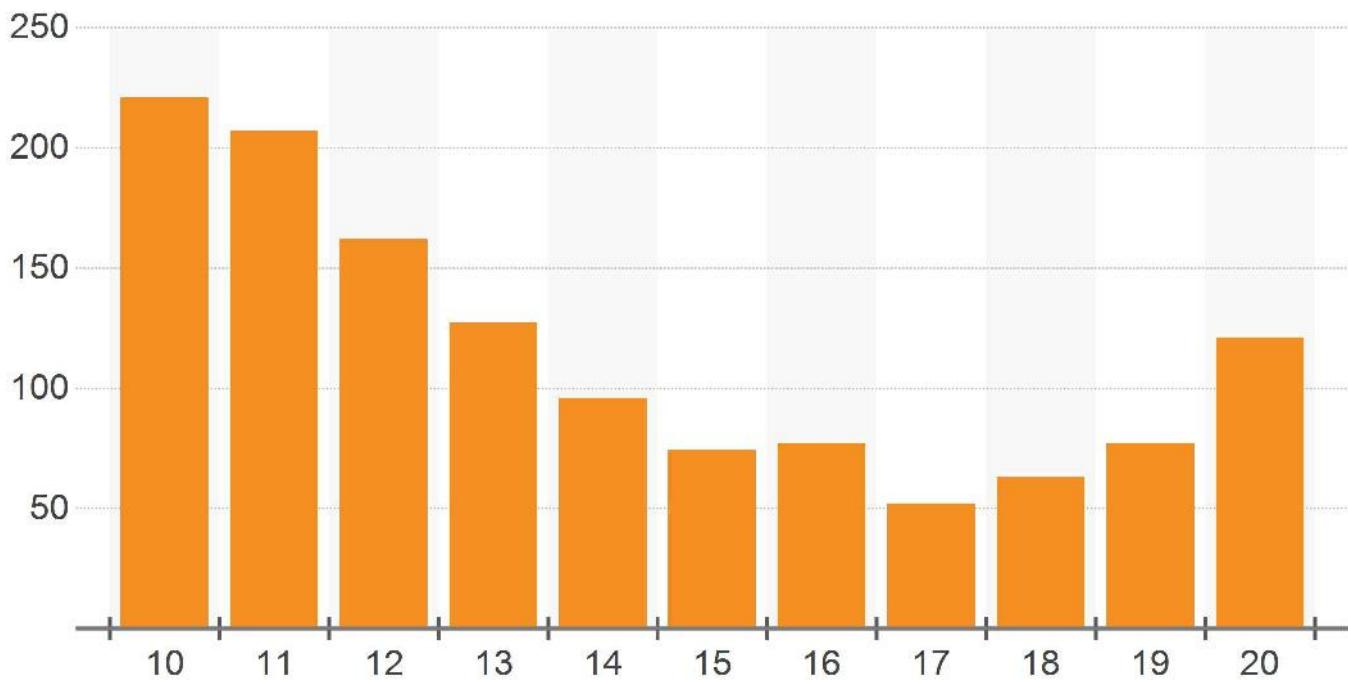
MONTHS TO SALE



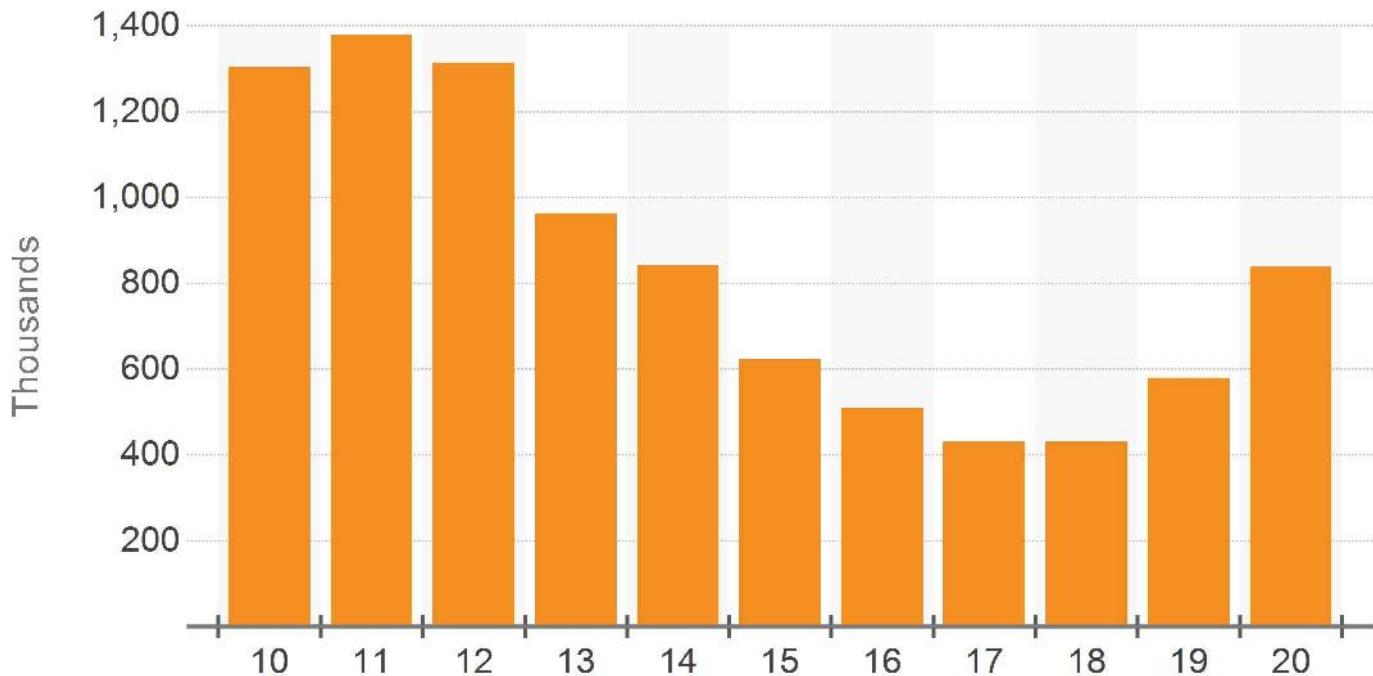
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



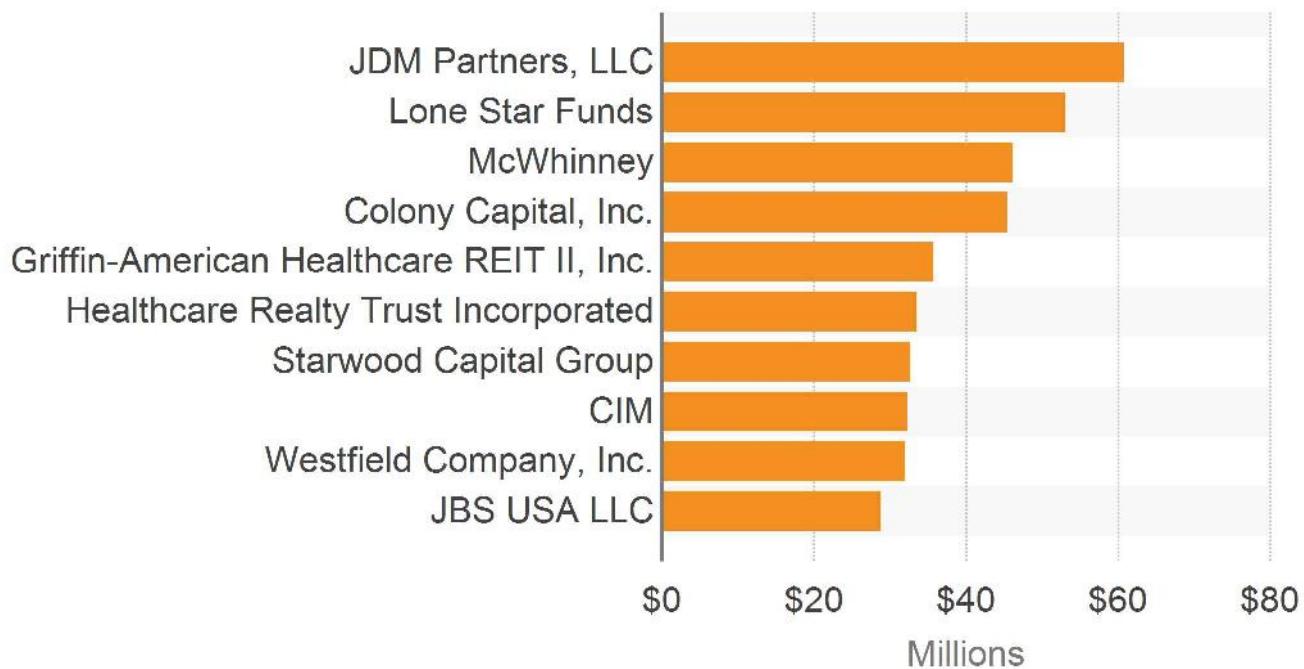
FOR SALE TOTAL SF



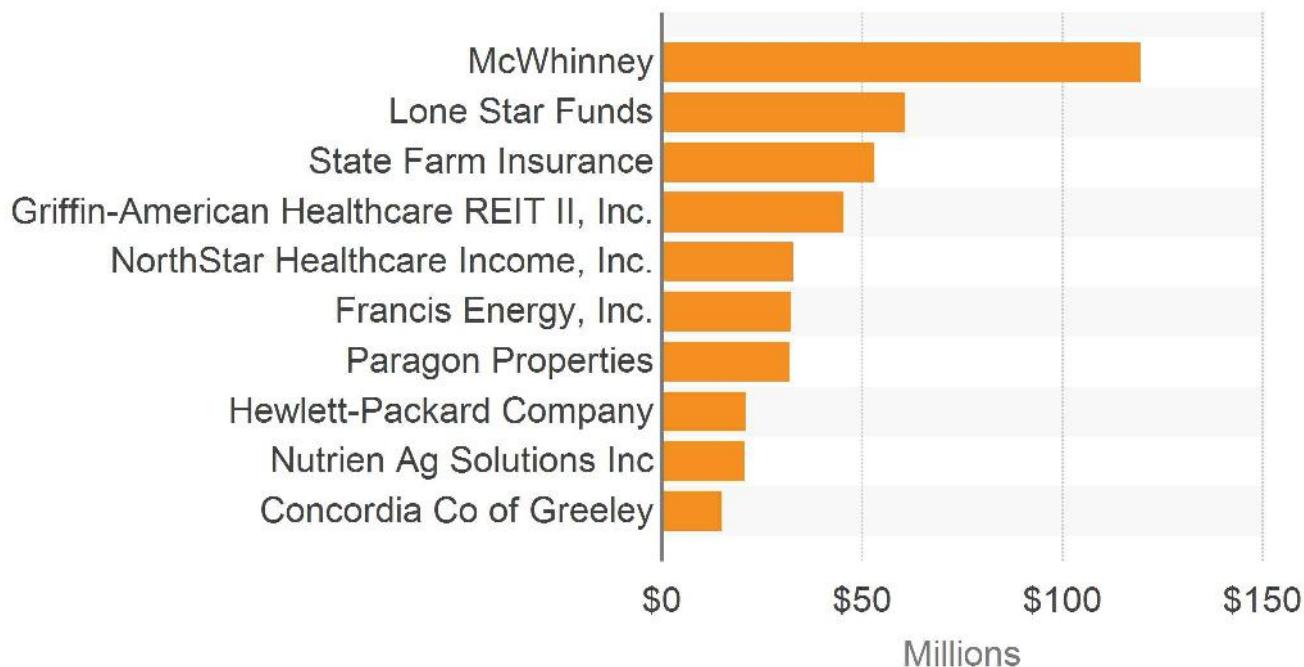
ASKING PRICE PER SF



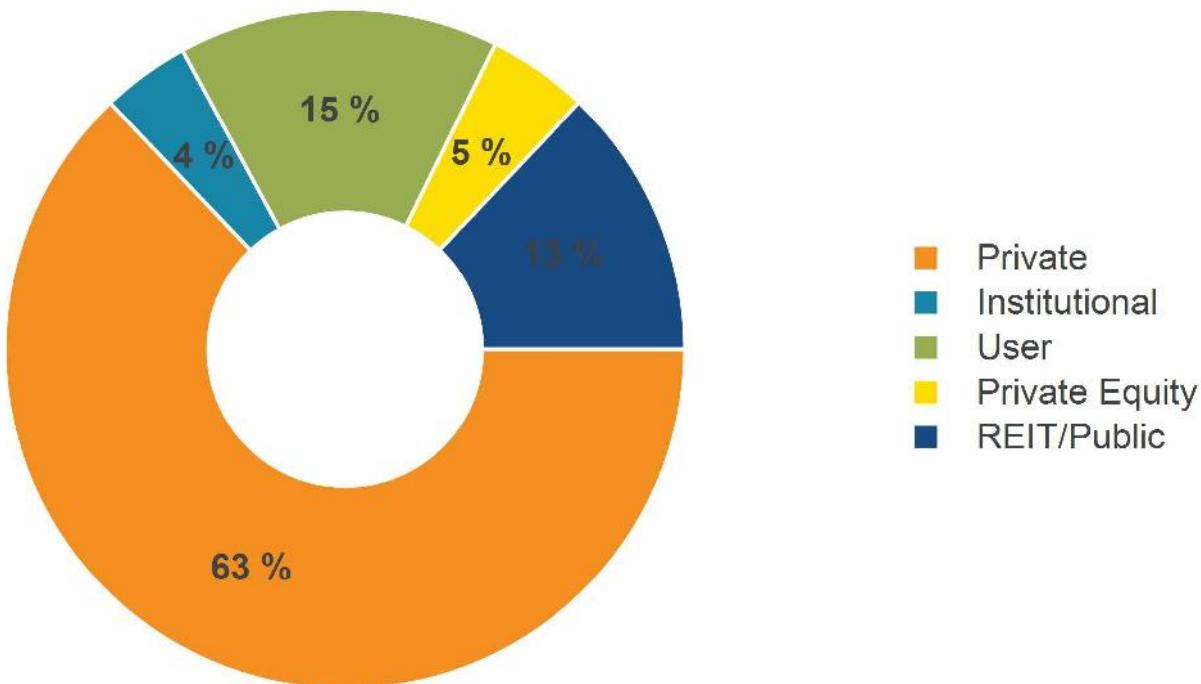
TOP BUYERS



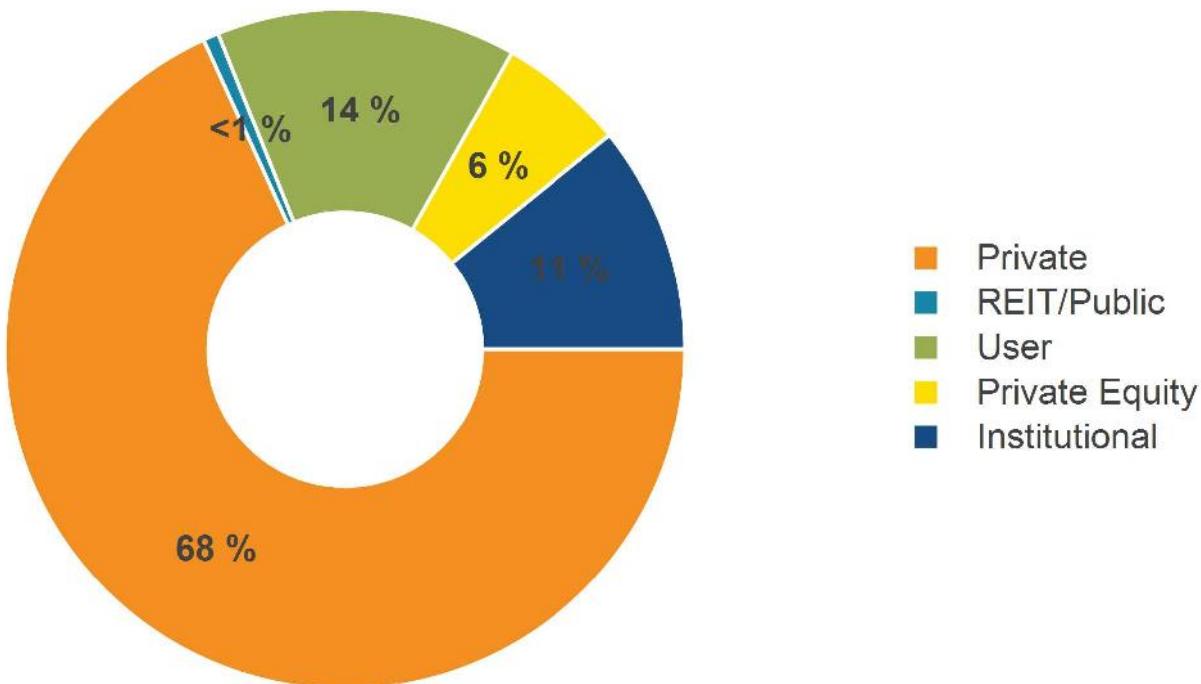
TOP SELLERS



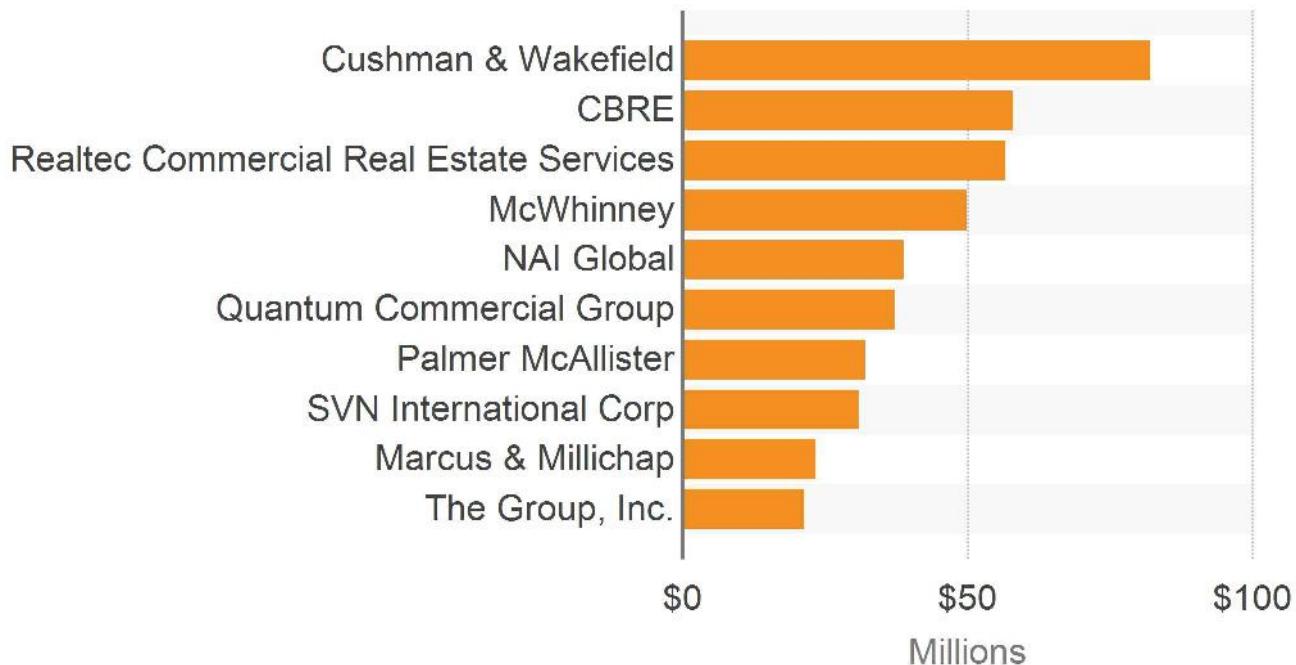
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

