



## Office Report – Larimer & Weld County

### Q2 2026

PREPARED BY

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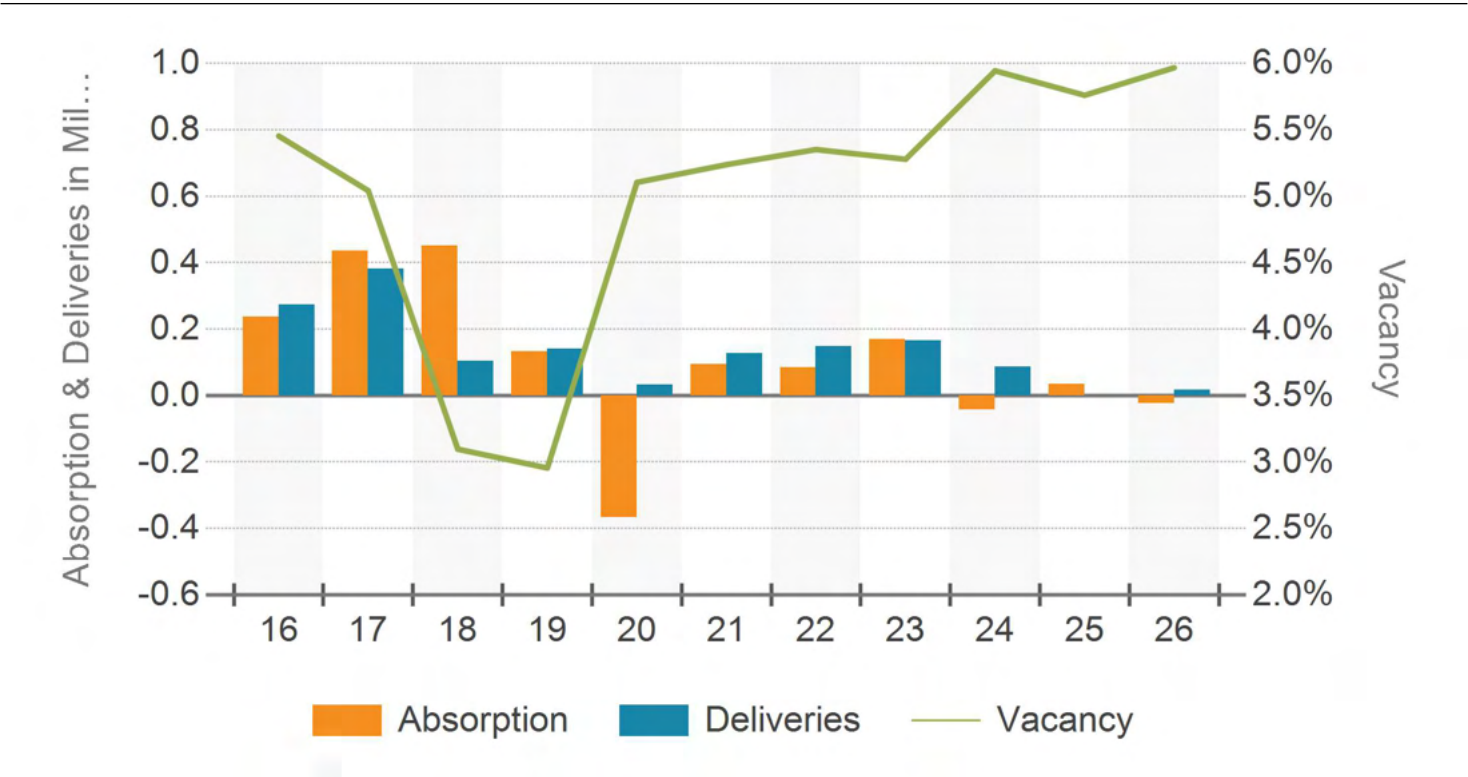
**REALTEC**  
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelnik

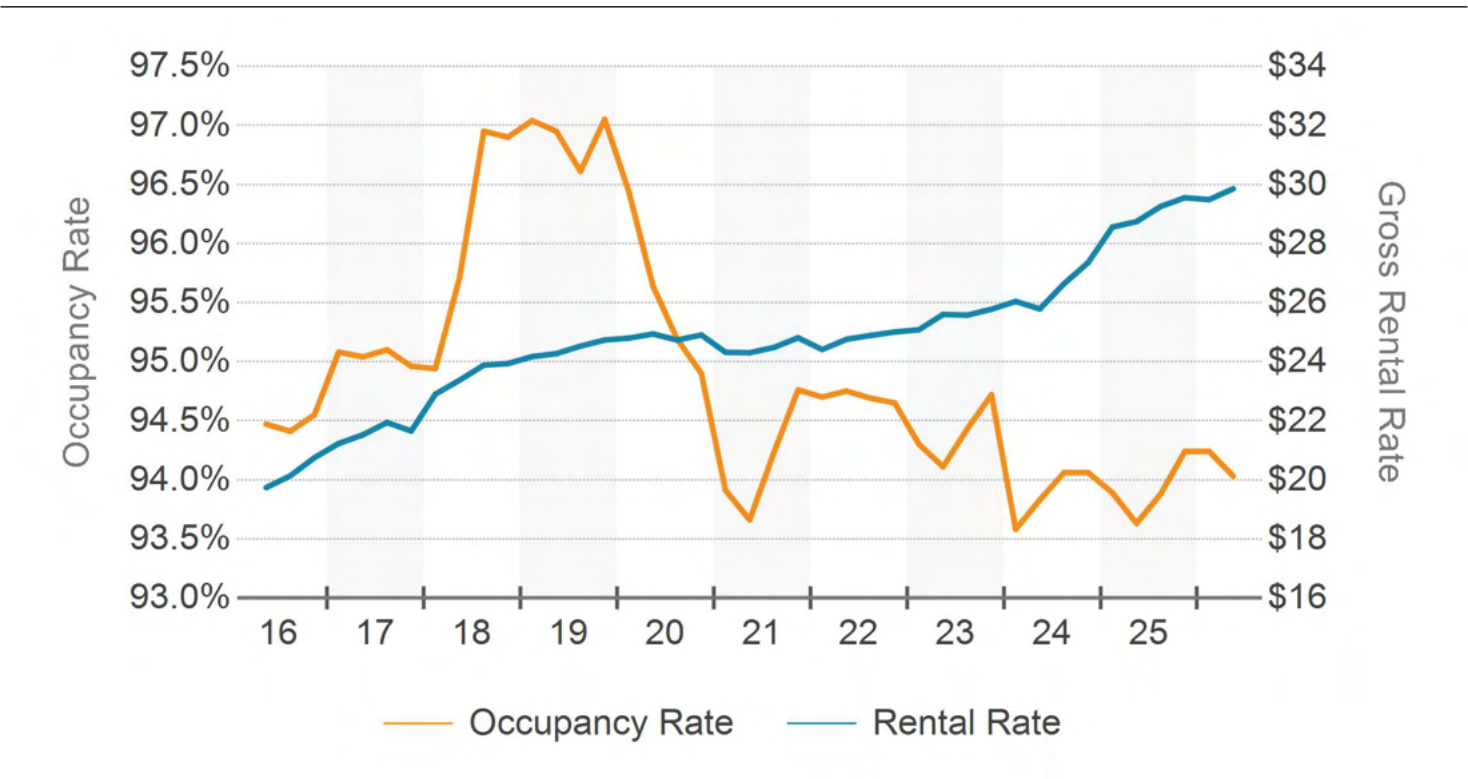
Broker



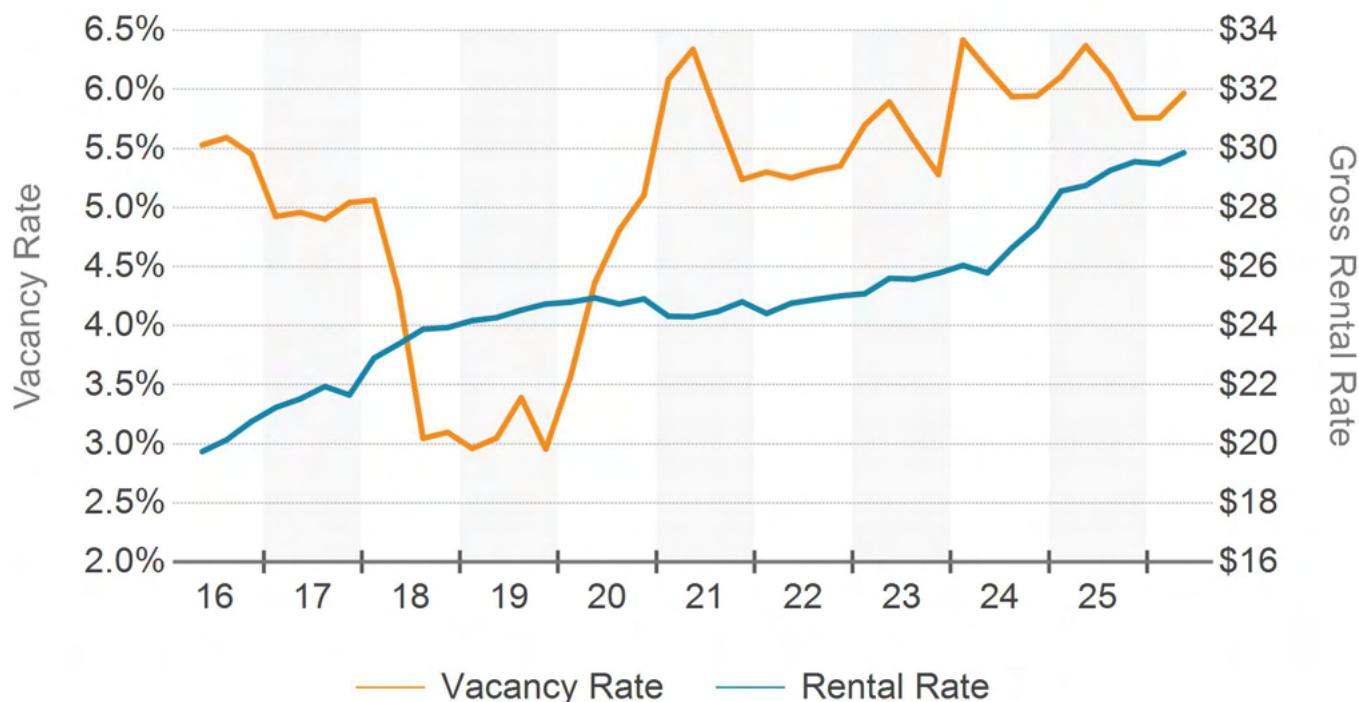
ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



## VACANCY & RENTAL RATES



## SUMMARY STATISTICS

| Availability      | Survey    | 5-Year Avg |
|-------------------|-----------|------------|
| Gross Rent Per SF | \$29.85   | \$26.48    |
| Vacancy Rate      | 6.0%      | 5.8%       |
| Vacant SF         | 1,120,609 | 1,076,135  |
| Availability Rate | 8.9%      | 10.1%      |
| Available SF      | 1,677,401 | 1,891,591  |
| Sublet SF         | 284,846   | 491,982    |
| Months on Market  | 7.6       | 8.2        |

| Inventory            | Survey     | 5-Year Avg |
|----------------------|------------|------------|
| Existing Buildings   | 1,705      | 1,694      |
| Existing SF          | 18,782,064 | 18,644,470 |
| 12 Mo. Const. Starts | 20,000     | 62,212     |
| Under Construction   | 20,000     | 76,217     |
| 12 Mo. Deliveries    | 17,000     | 97,866     |

| Demand               | Survey  | 5-Year Avg |
|----------------------|---------|------------|
| 12 Mo. Absorption SF | 62,930  | 96,796     |
| 12 Mo. Leasing SF    | 380,044 | 606,394    |

| Sales               | Past Year | 5-Year Avg |
|---------------------|-----------|------------|
| Sale Price Per SF   | \$107     | \$138      |
| Asking Price Per SF | \$234     | \$228      |
| Sales Volume (Mil.) | \$116     | \$86       |
| Cap Rate            | 7.4%      | 7.0%       |

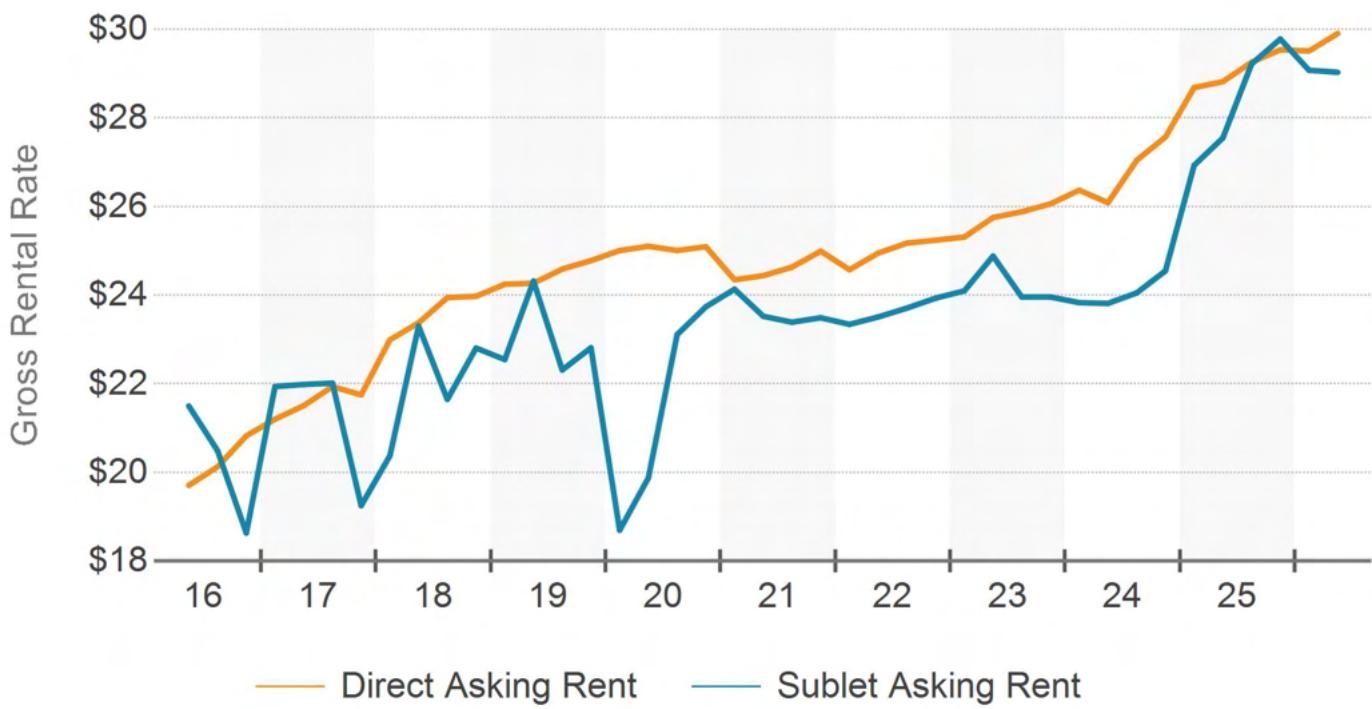
# Rental Rates

Office - Larimer/Weld County Q2 2026

GROSS ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



VACANCY RATE



SUBLEASE VACANCY RATE



AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



OCCUPANCY RATE



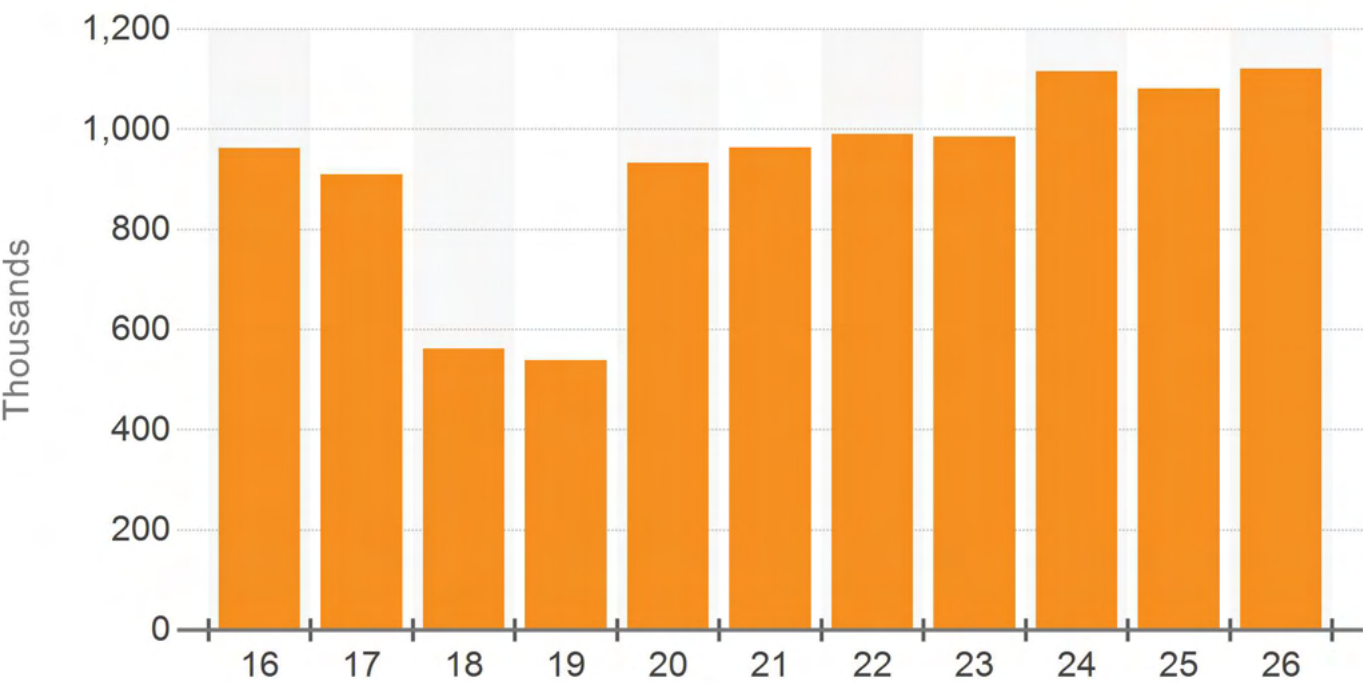
PERCENT LEASED RATE



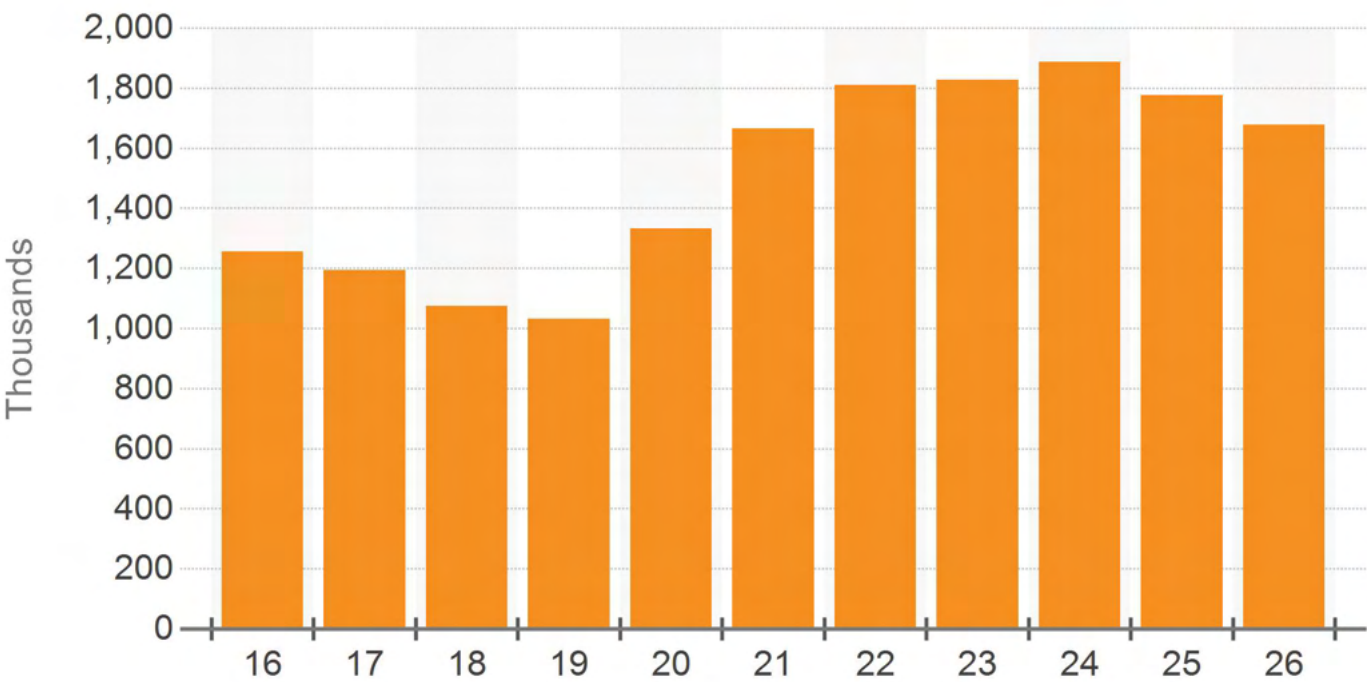
OCCUPANCY & PERCENT LEASED



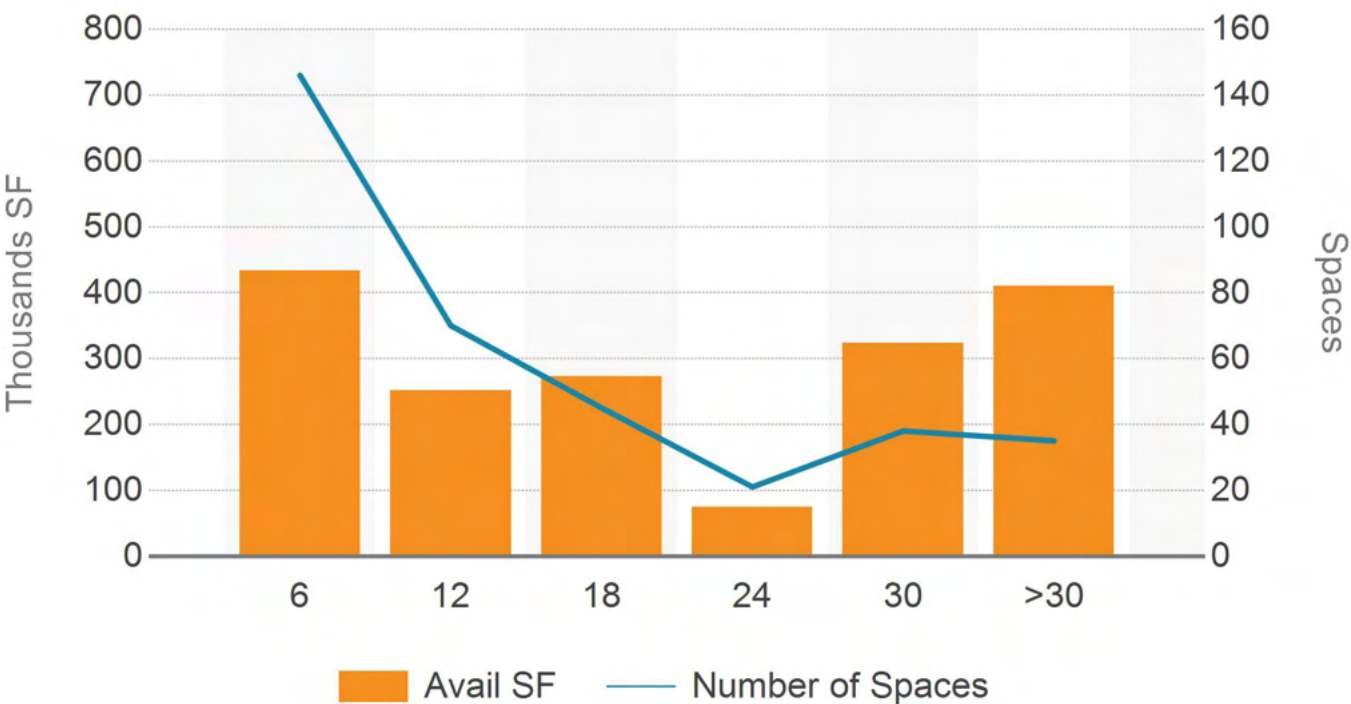
VACANT SF



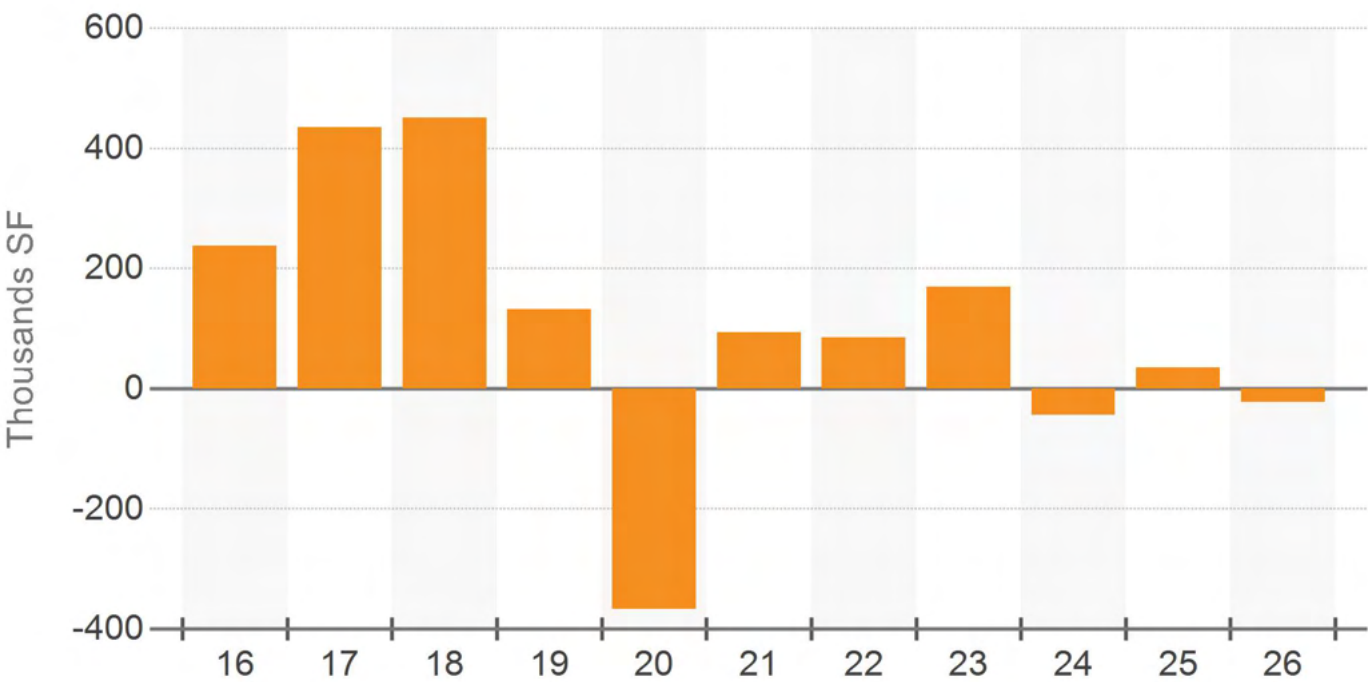
AVAILABLE SF



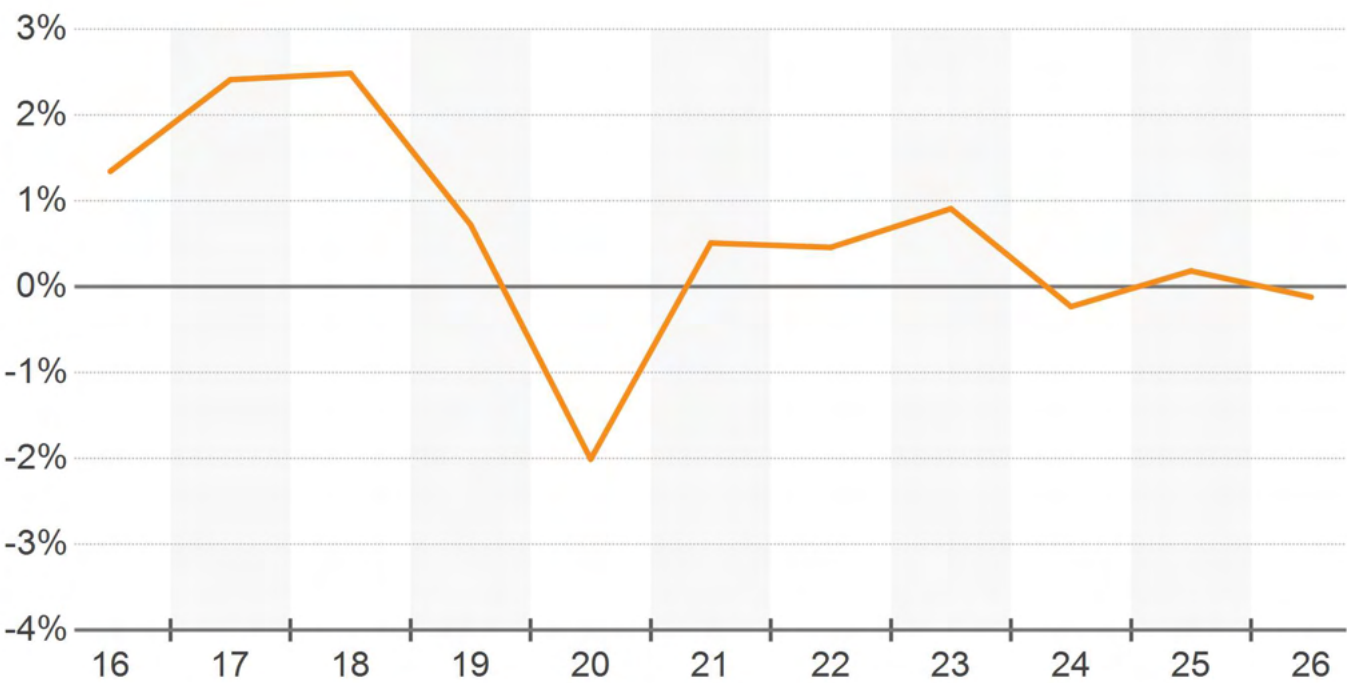
MONTHS ON MARKET DISTRIBUTION



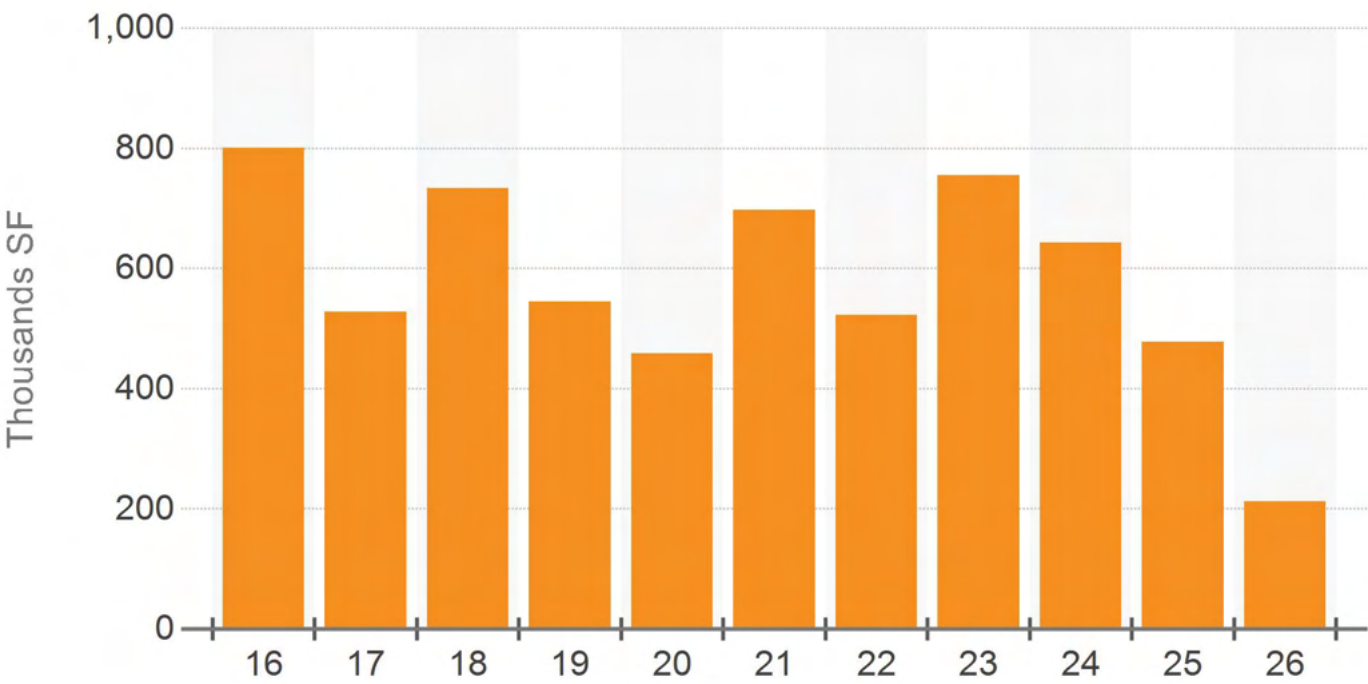
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



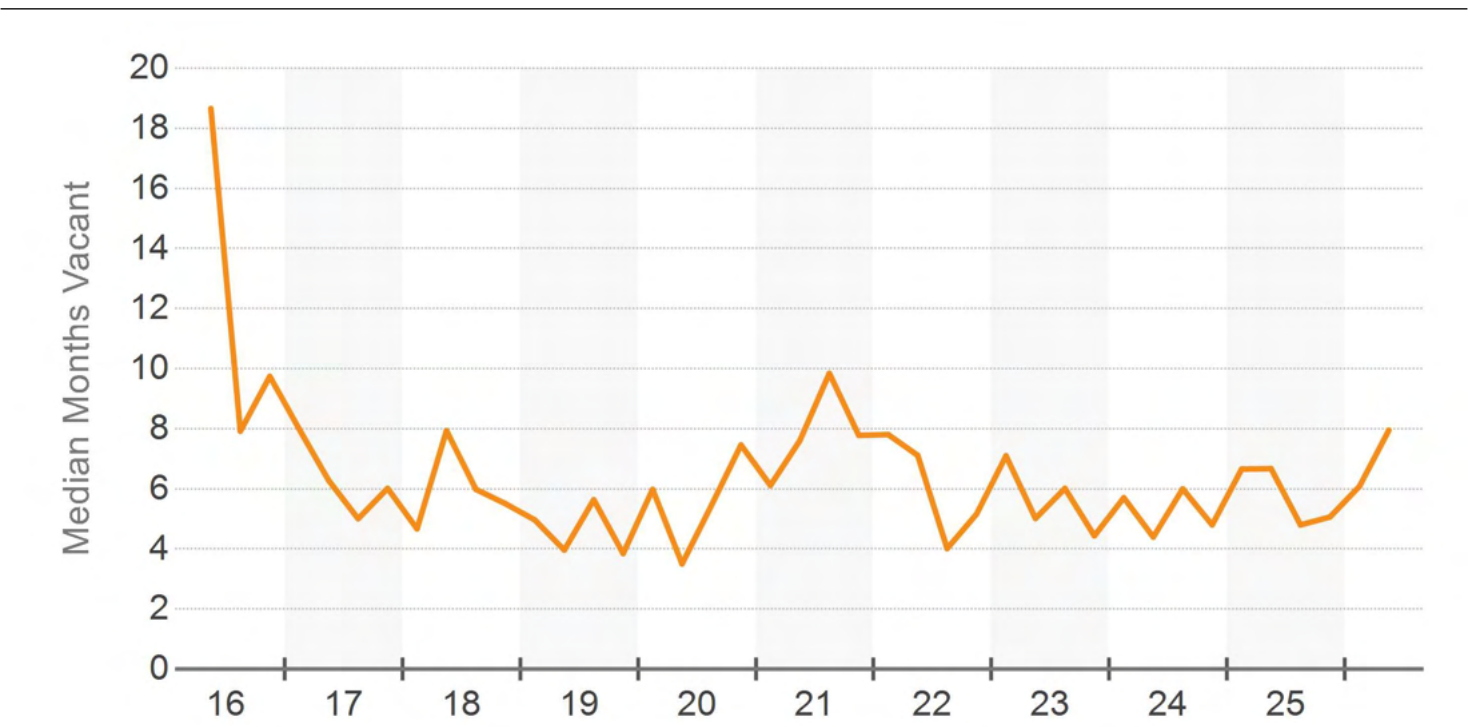
MONTHS ON MARKET



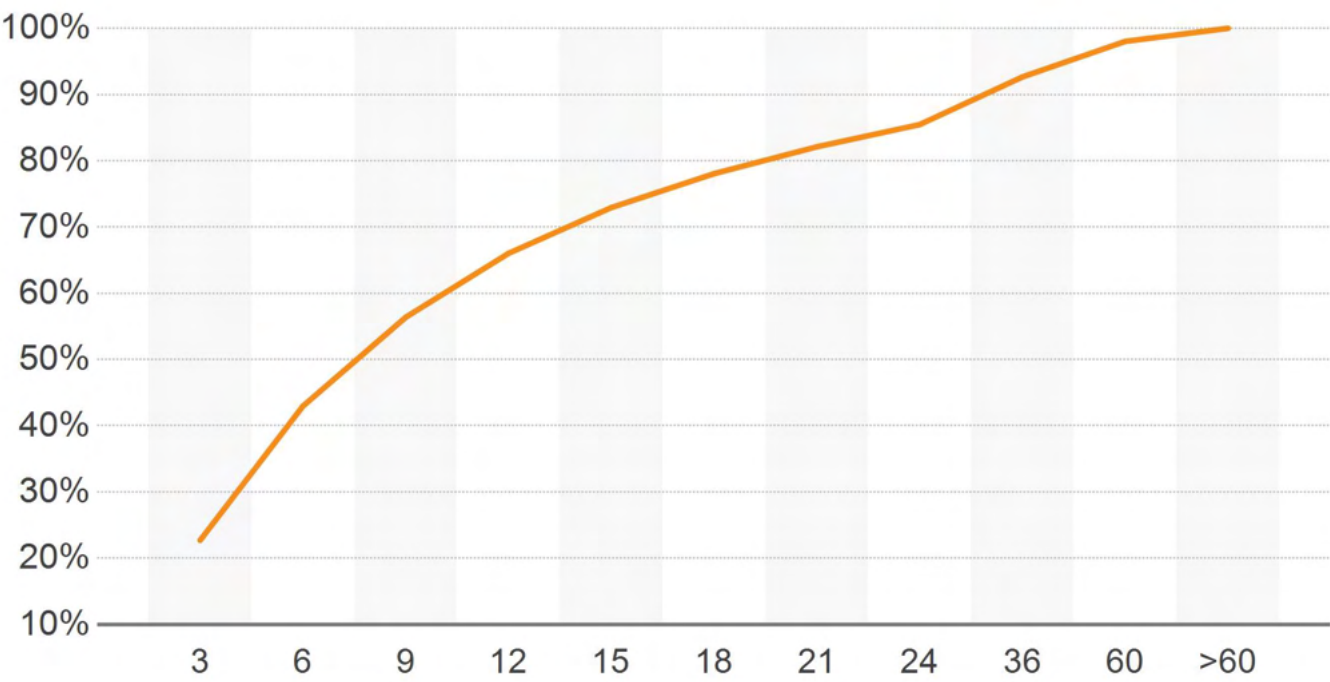
MONTHS TO LEASE



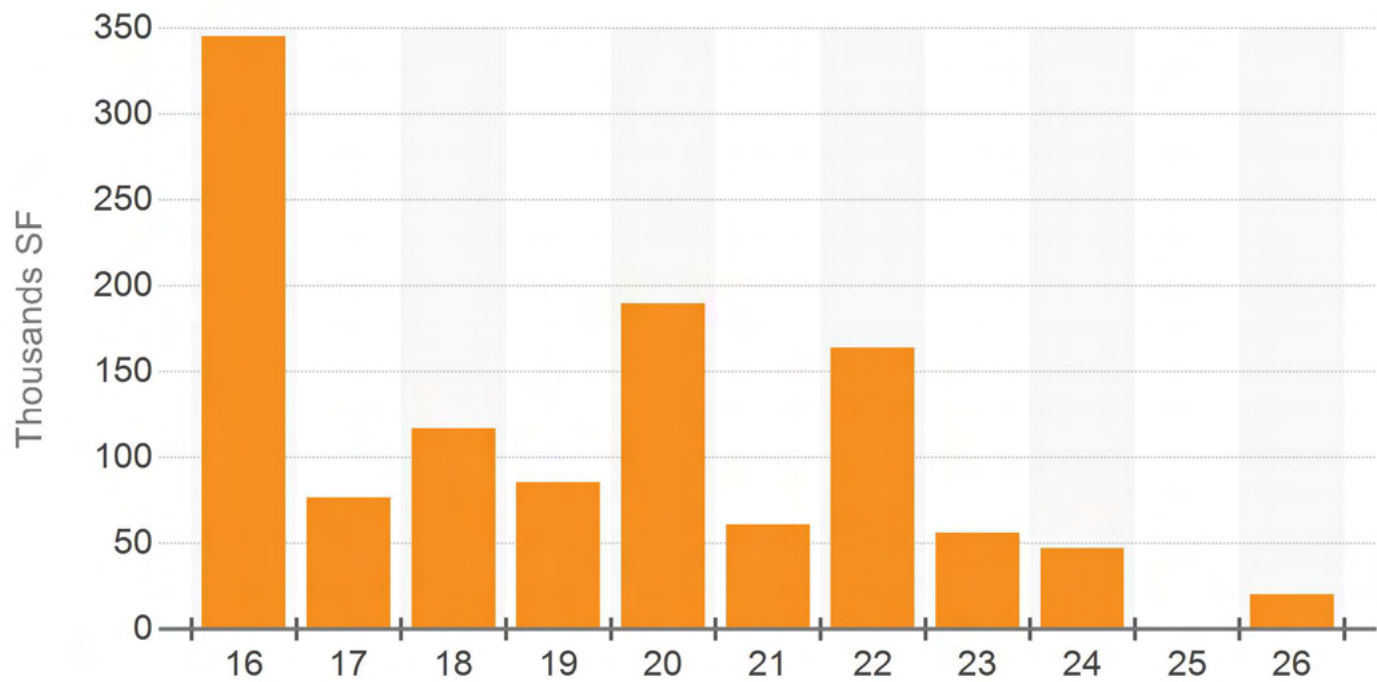
MONTHS VACANT



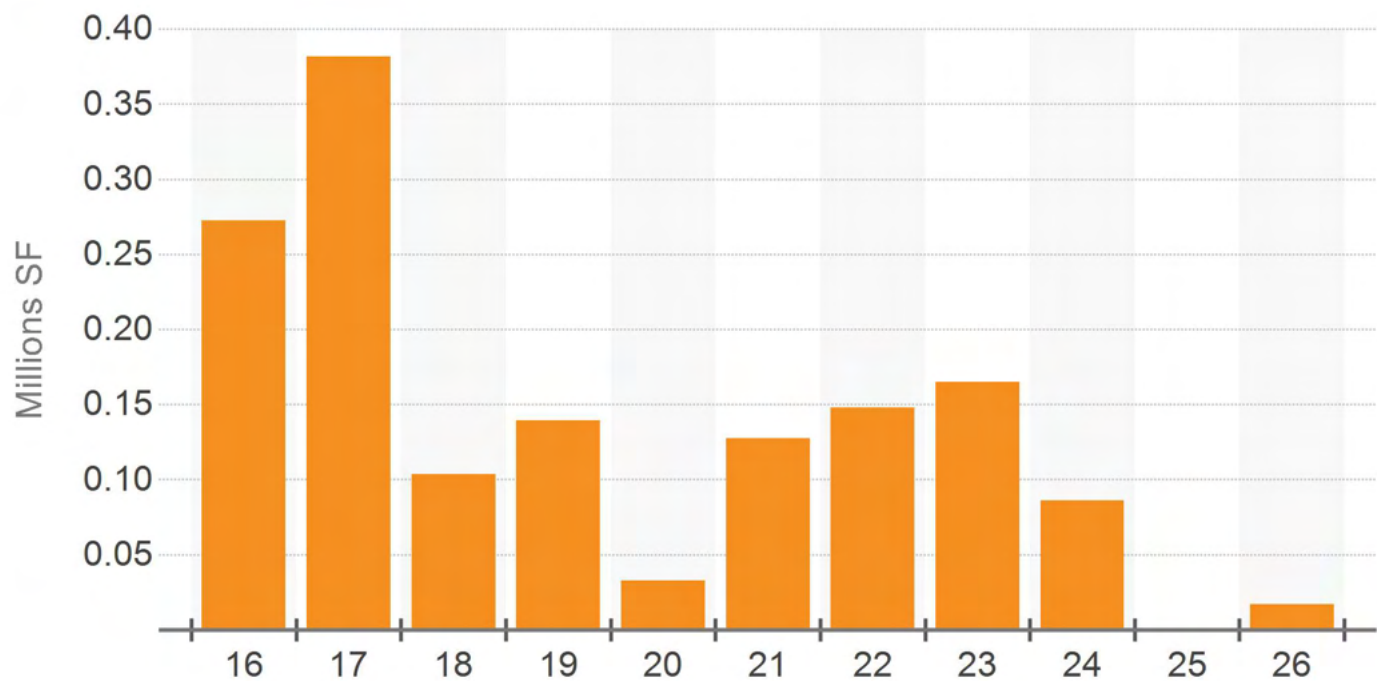
PROBABILITY OF LEASING IN MONTHS



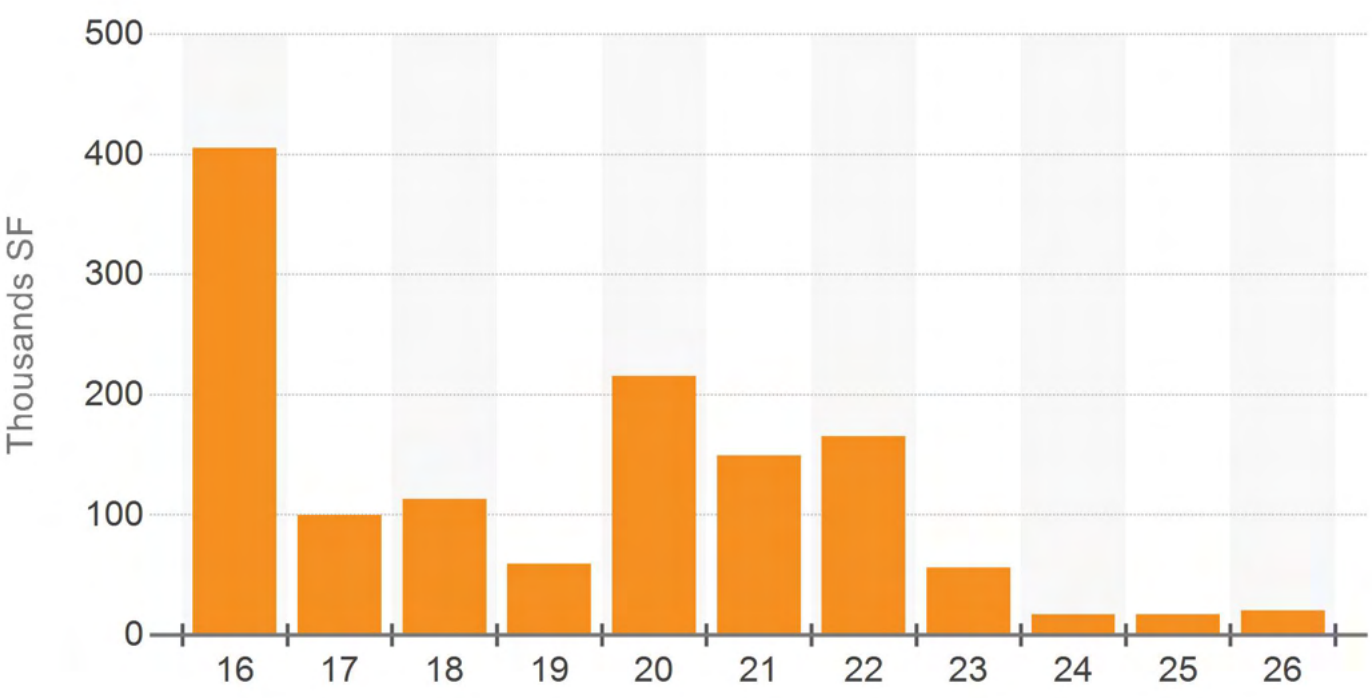
CONSTRUCTION STARTS



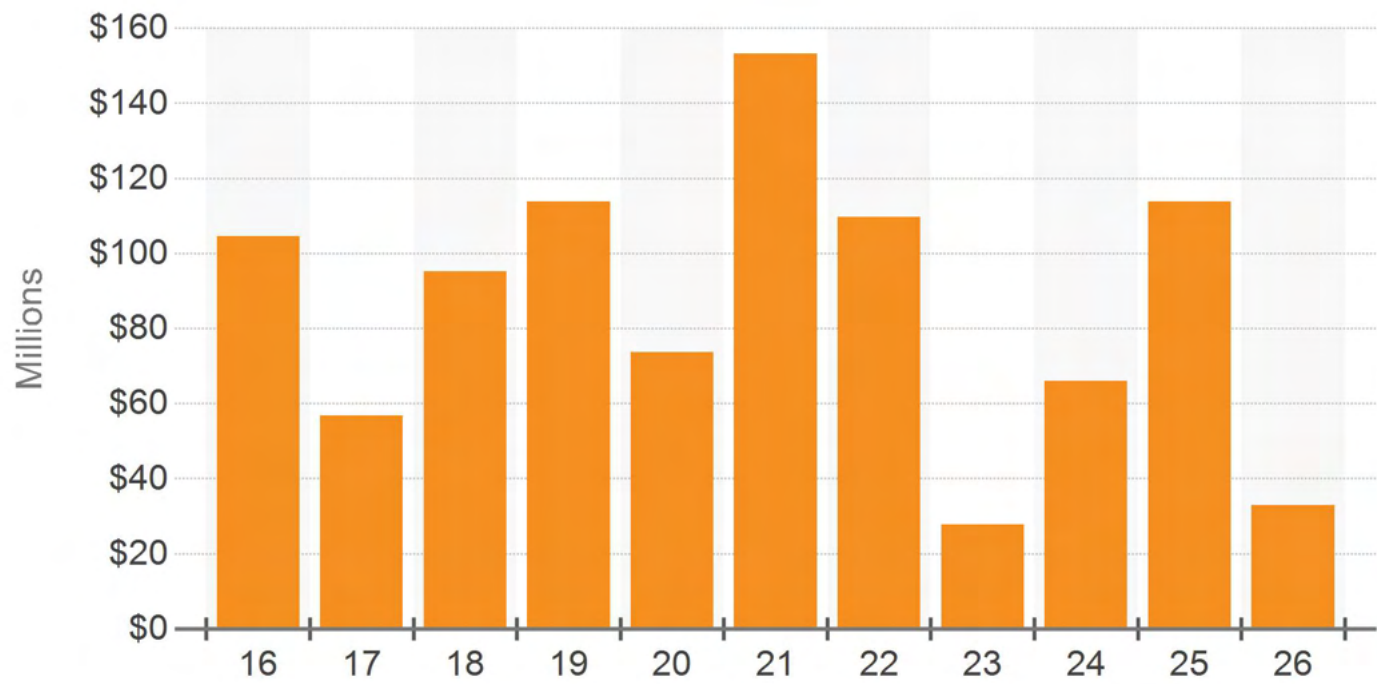
CONSTRUCTION DELIVERIES



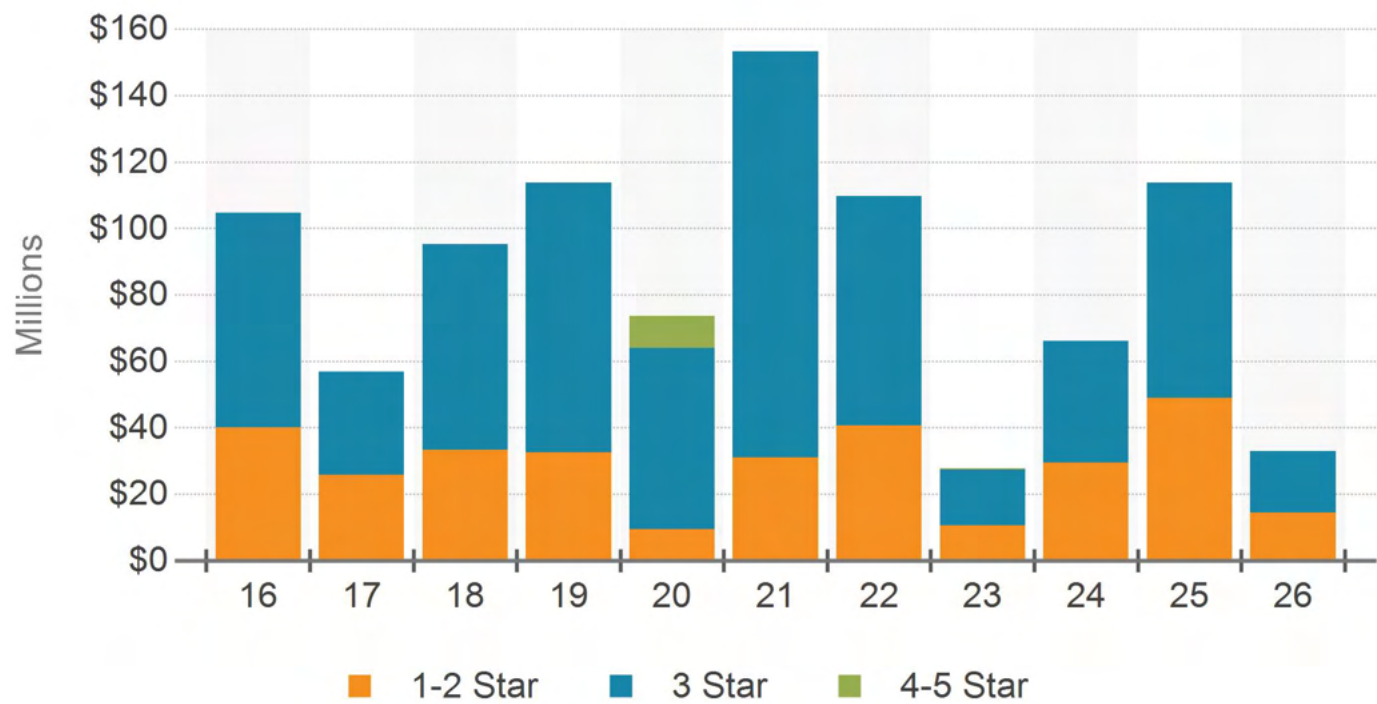
UNDER CONSTRUCTION



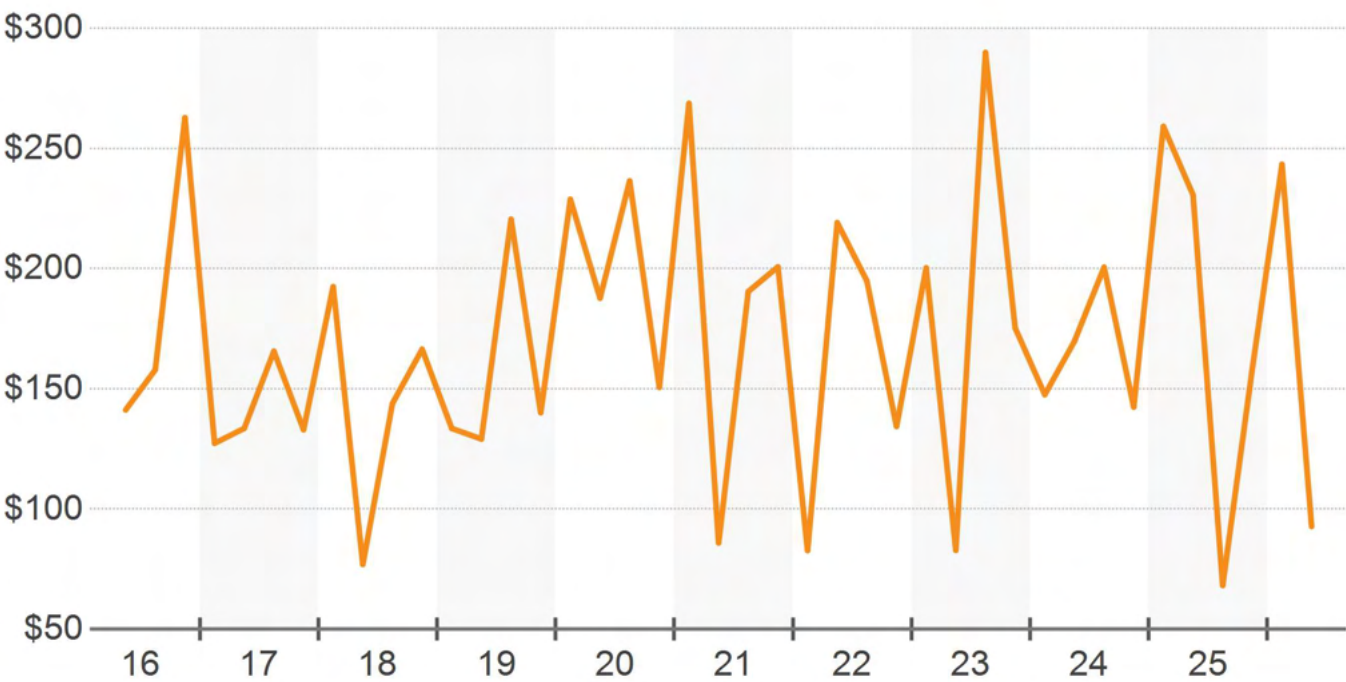
SALES VOLUME



SALES VOLUME BY STAR RATING



AVERAGE SALE PRICE PER SF



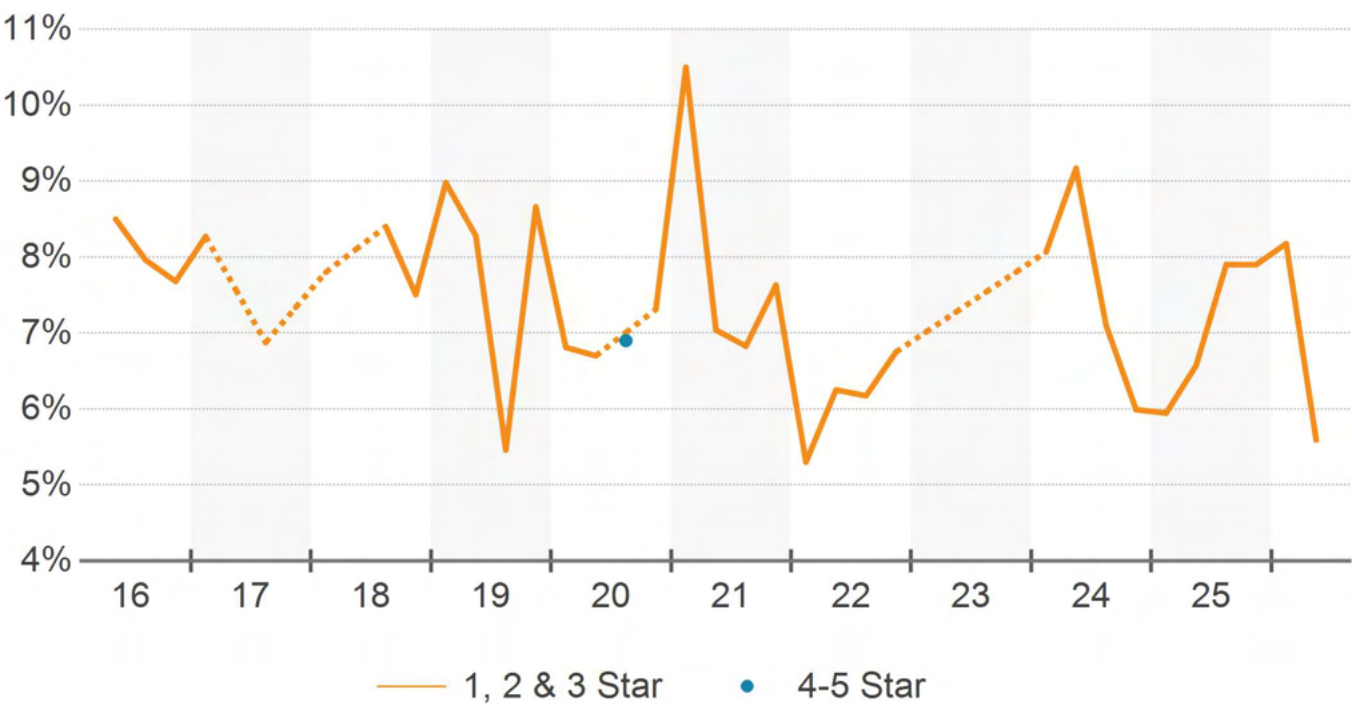
SALE TO ASKING PRICE DIFFERENTIAL



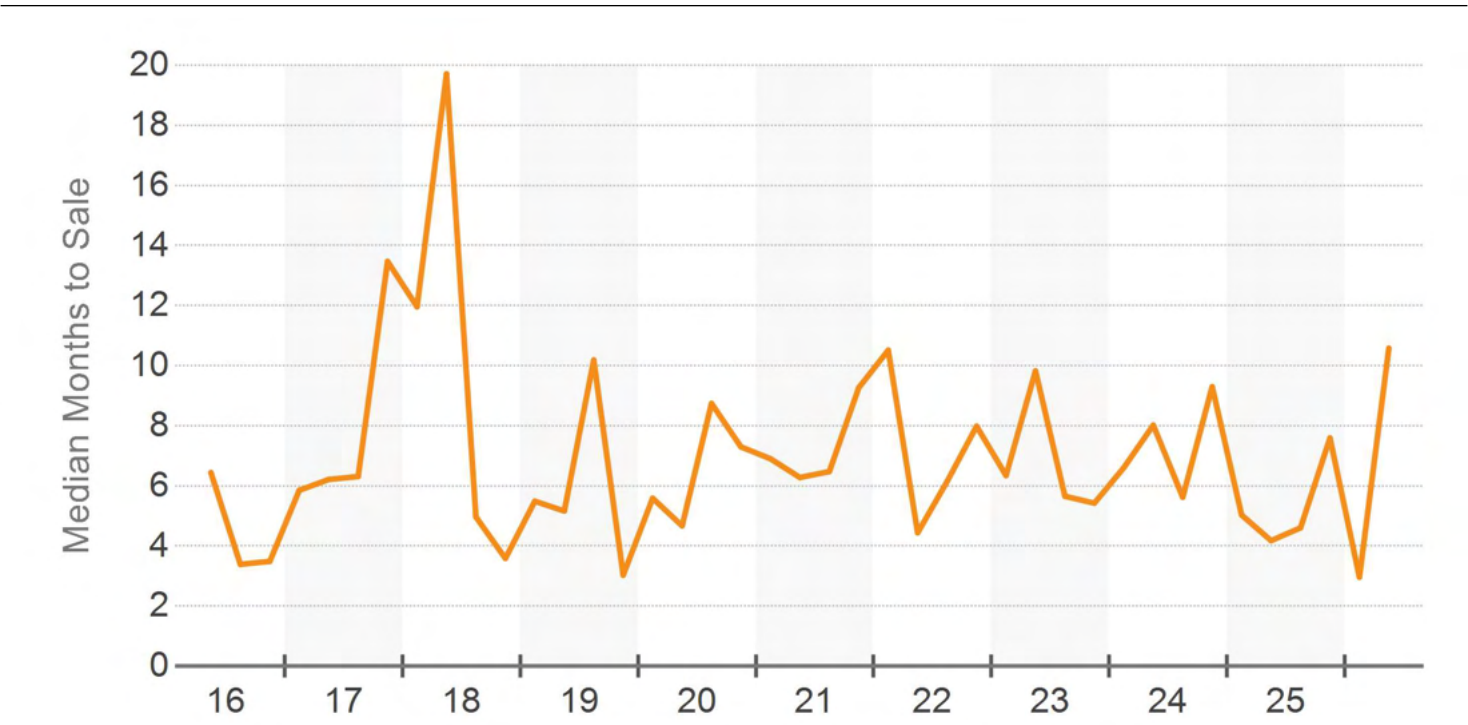
CAP RATE



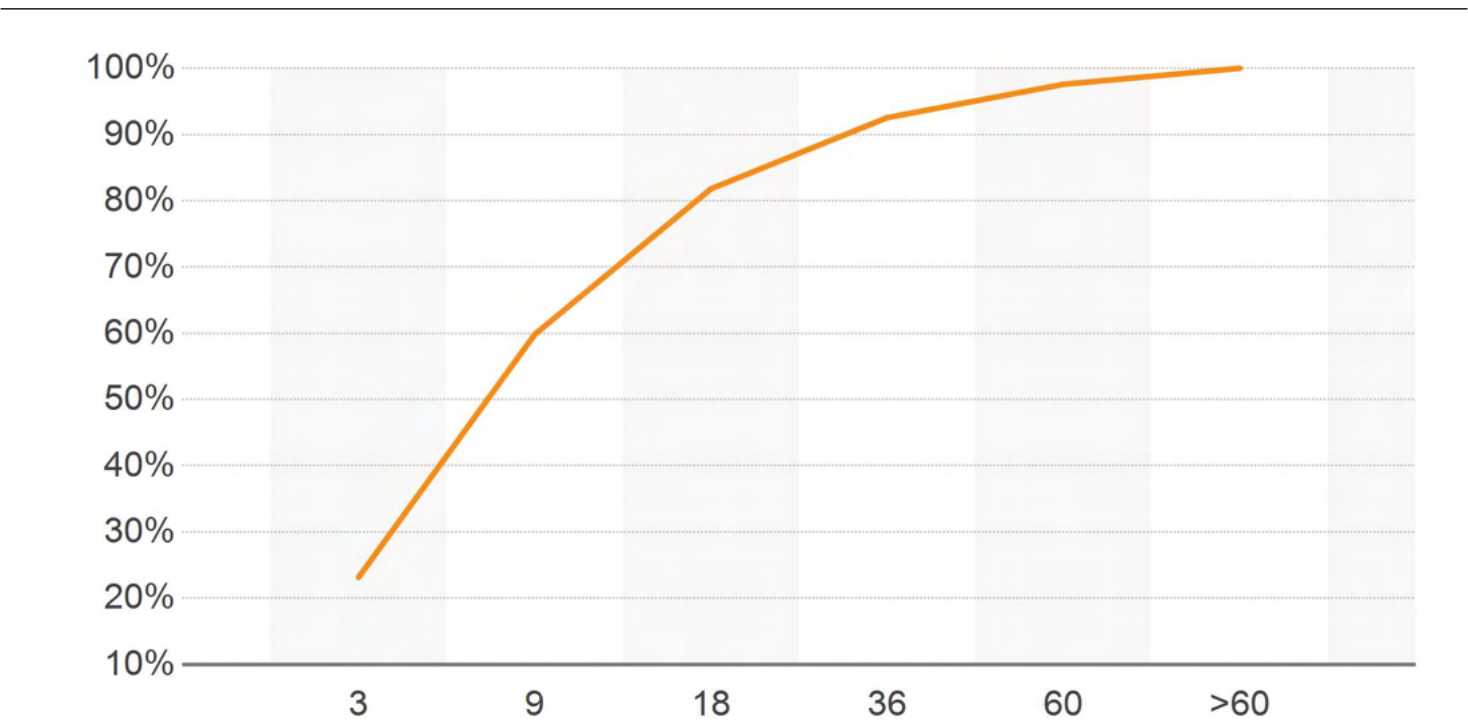
CAP RATE BY STAR RATING



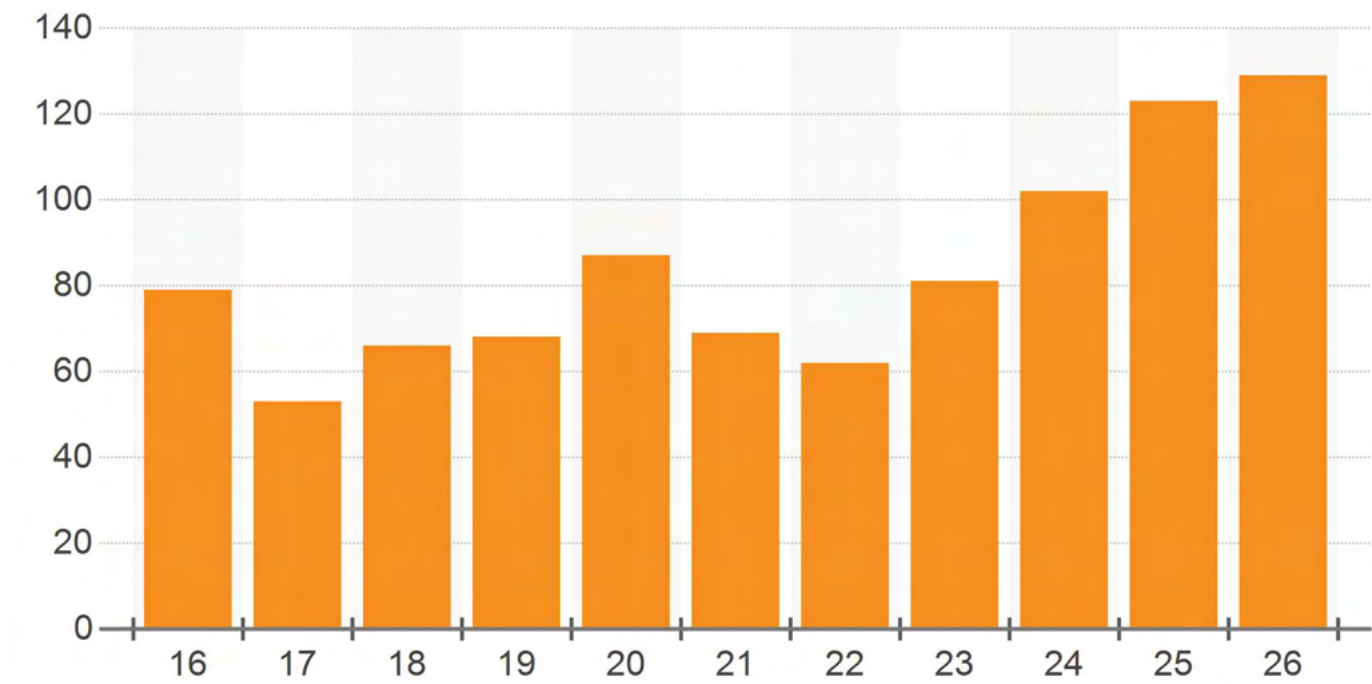
MONTHS TO SALE



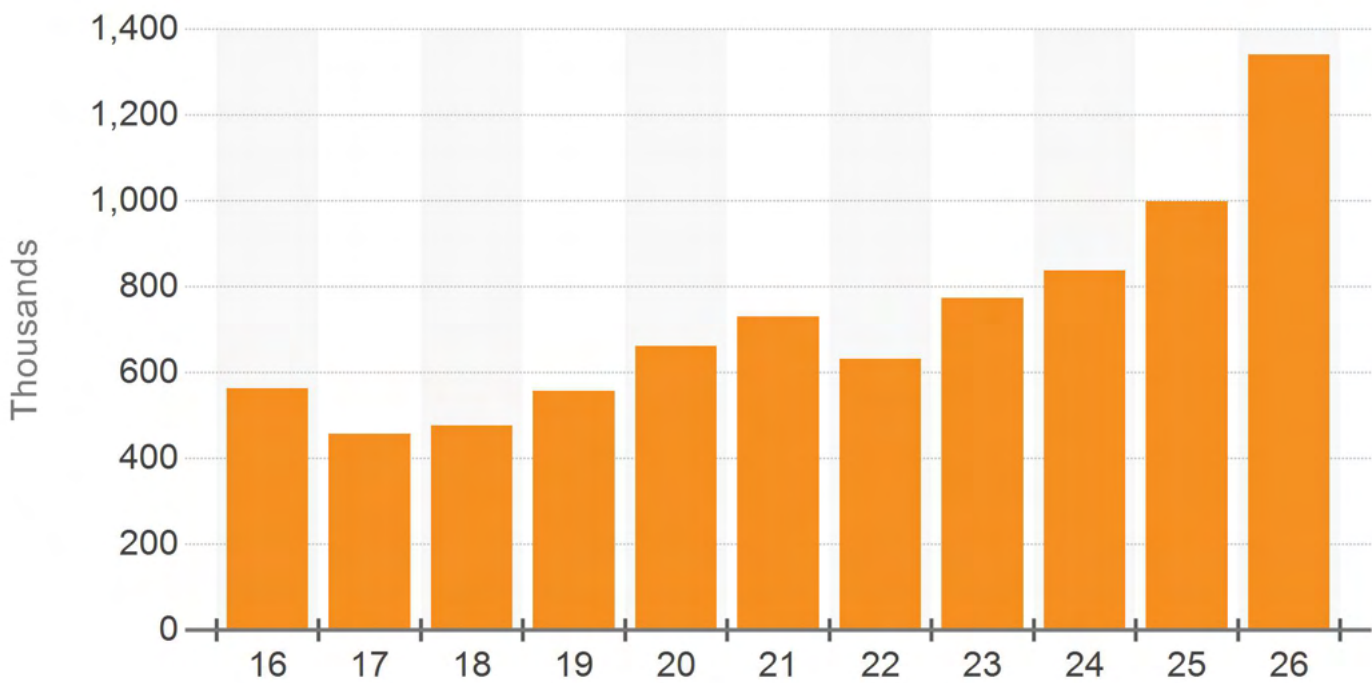
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



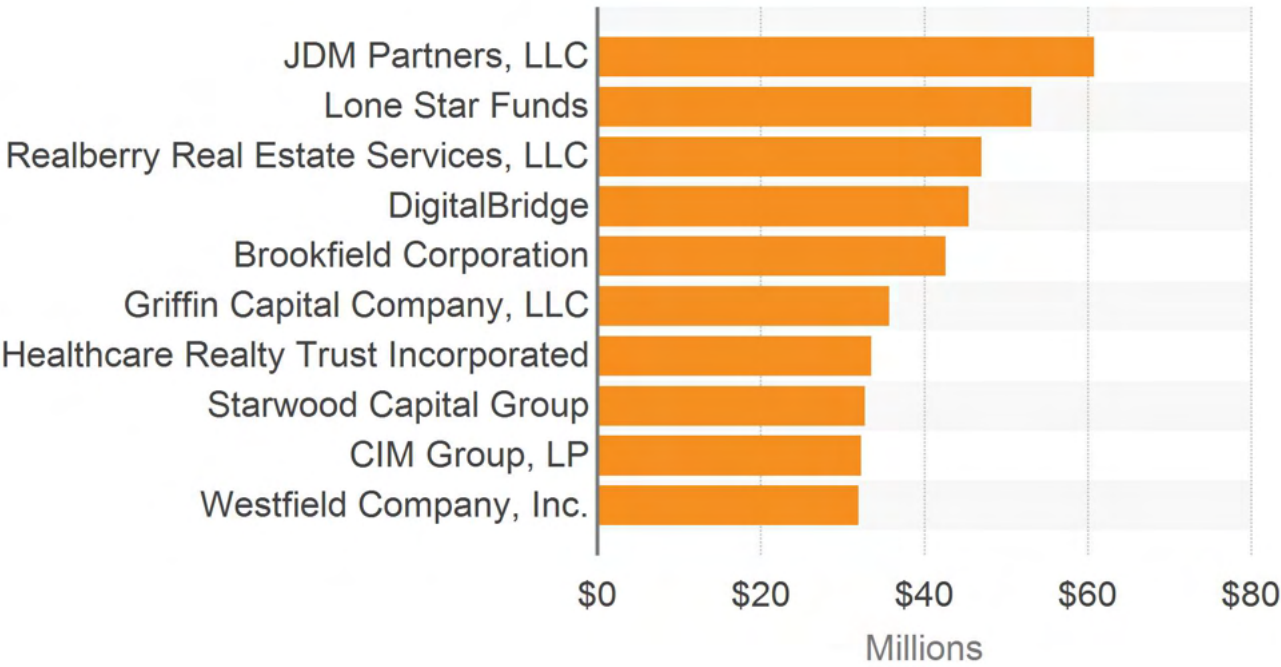
FOR SALE TOTAL SF



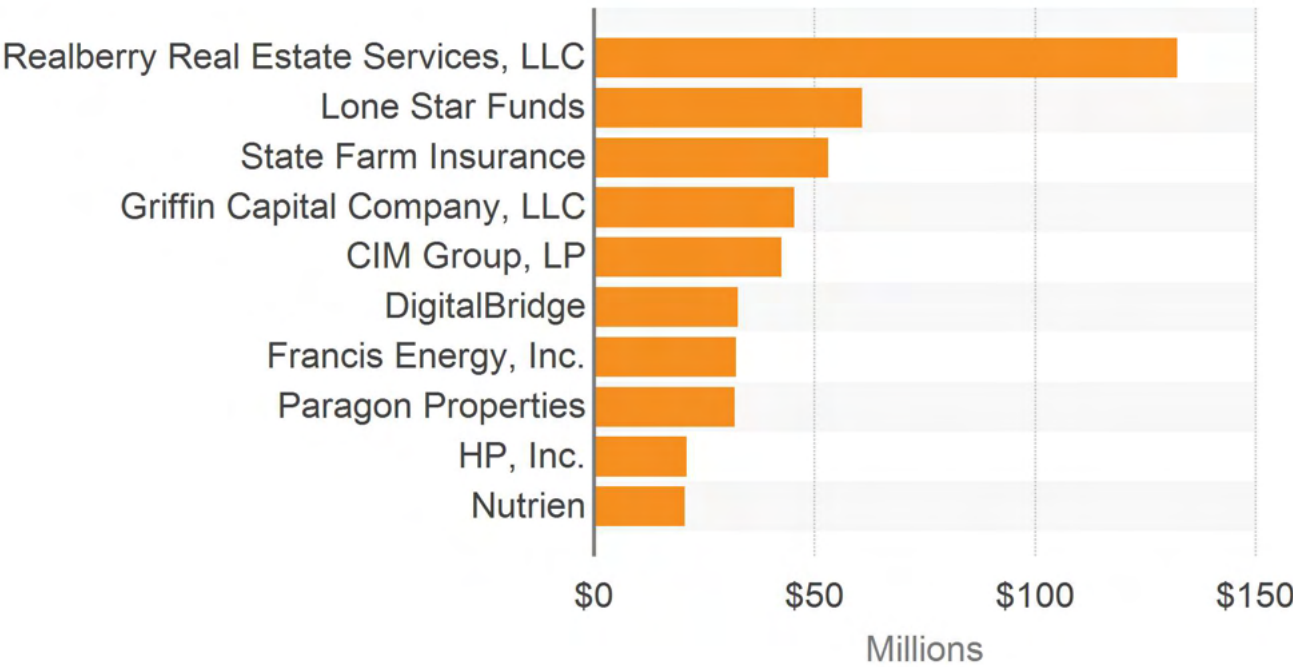
ASKING PRICE PER SF



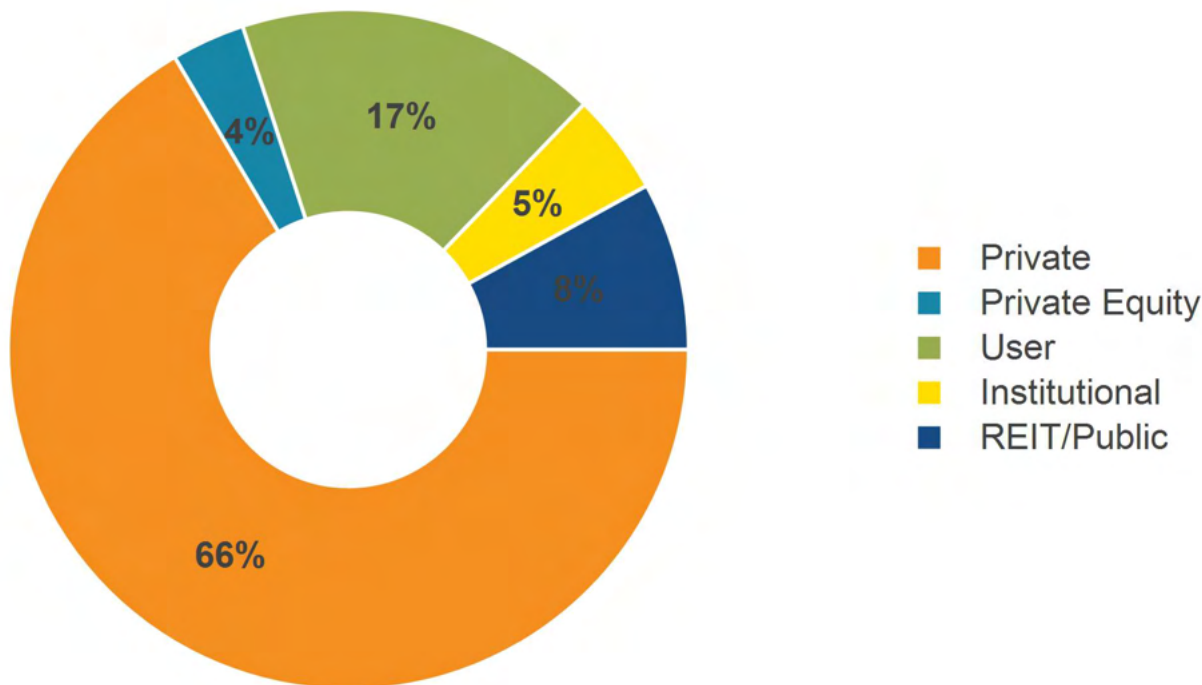
TOP BUYERS



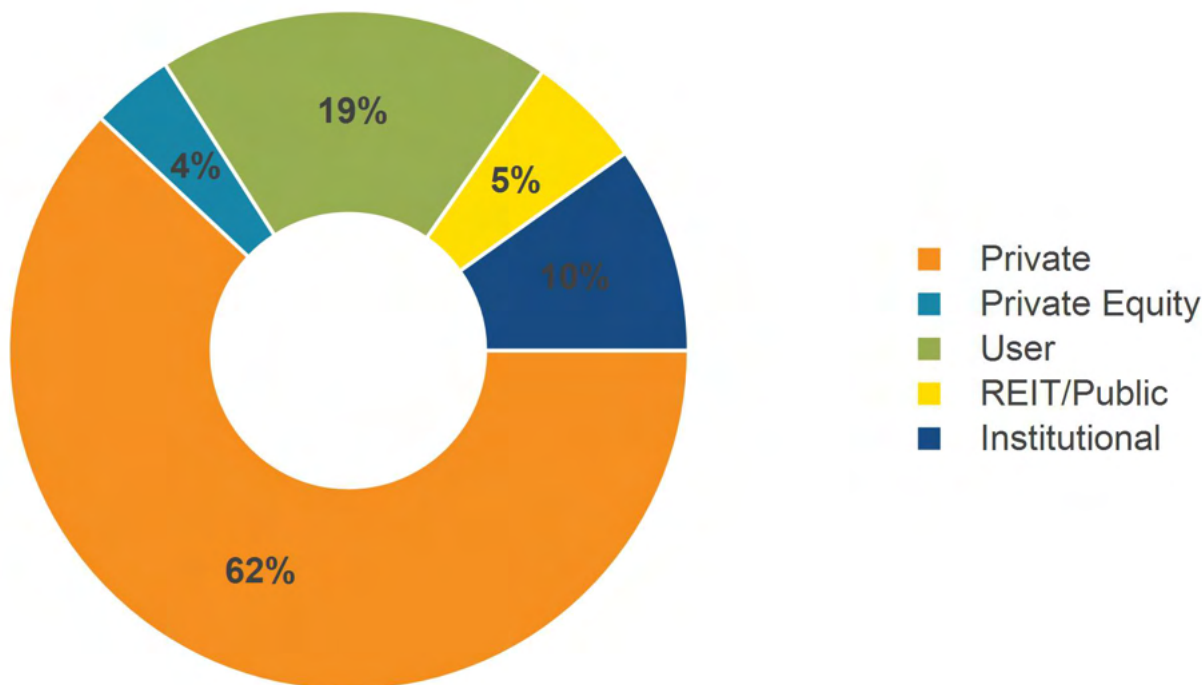
TOP SELLERS



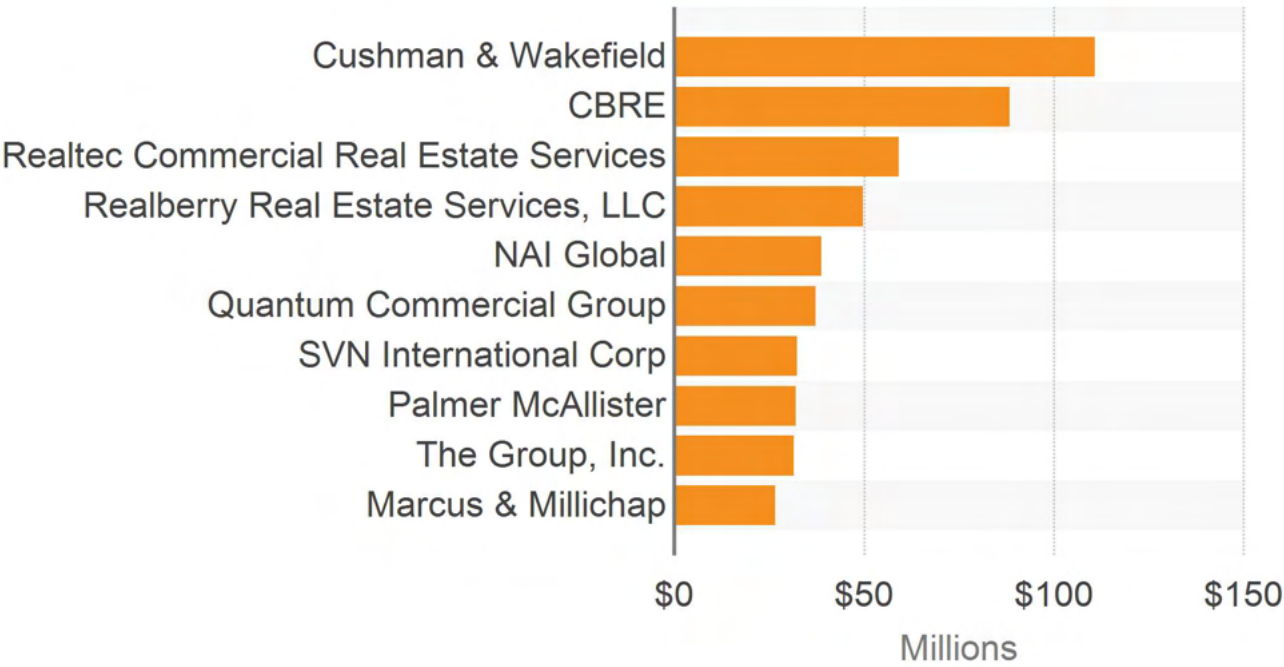
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

