



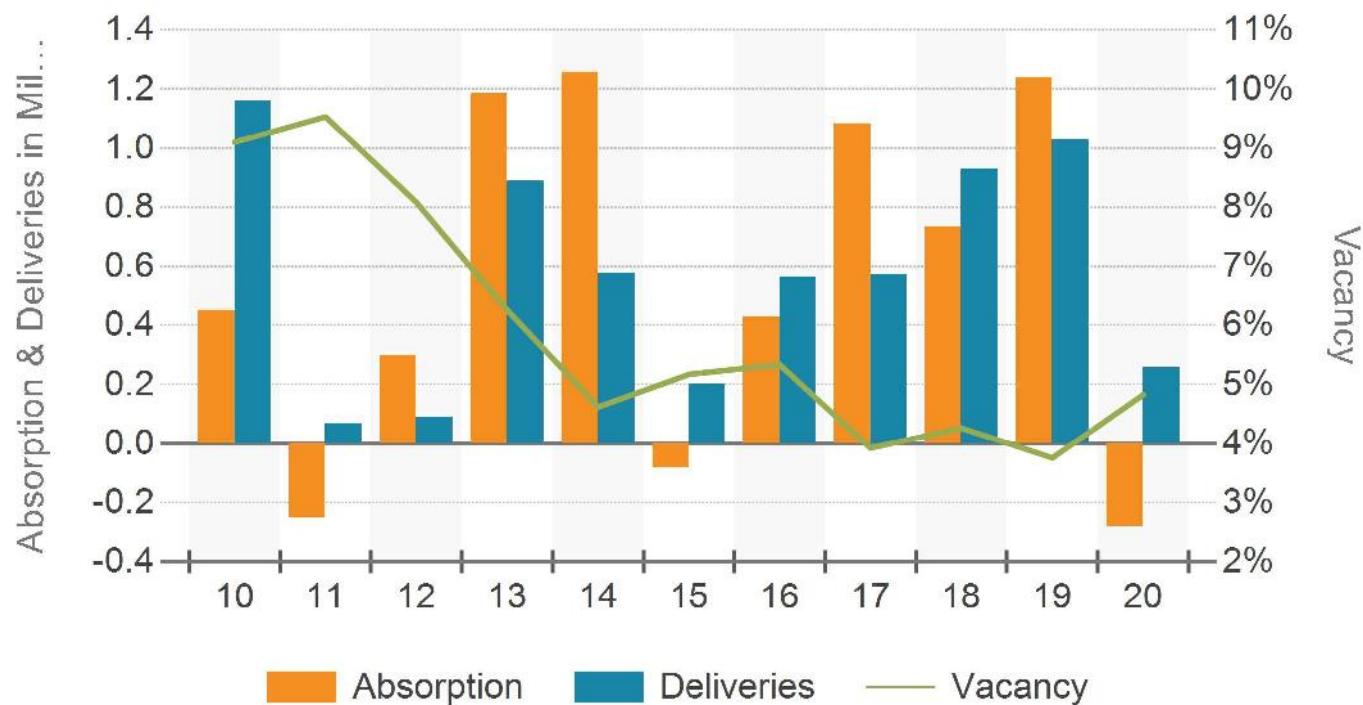
## Industrial/Flex Report - Larimer/Weld C...

PREPARED BY

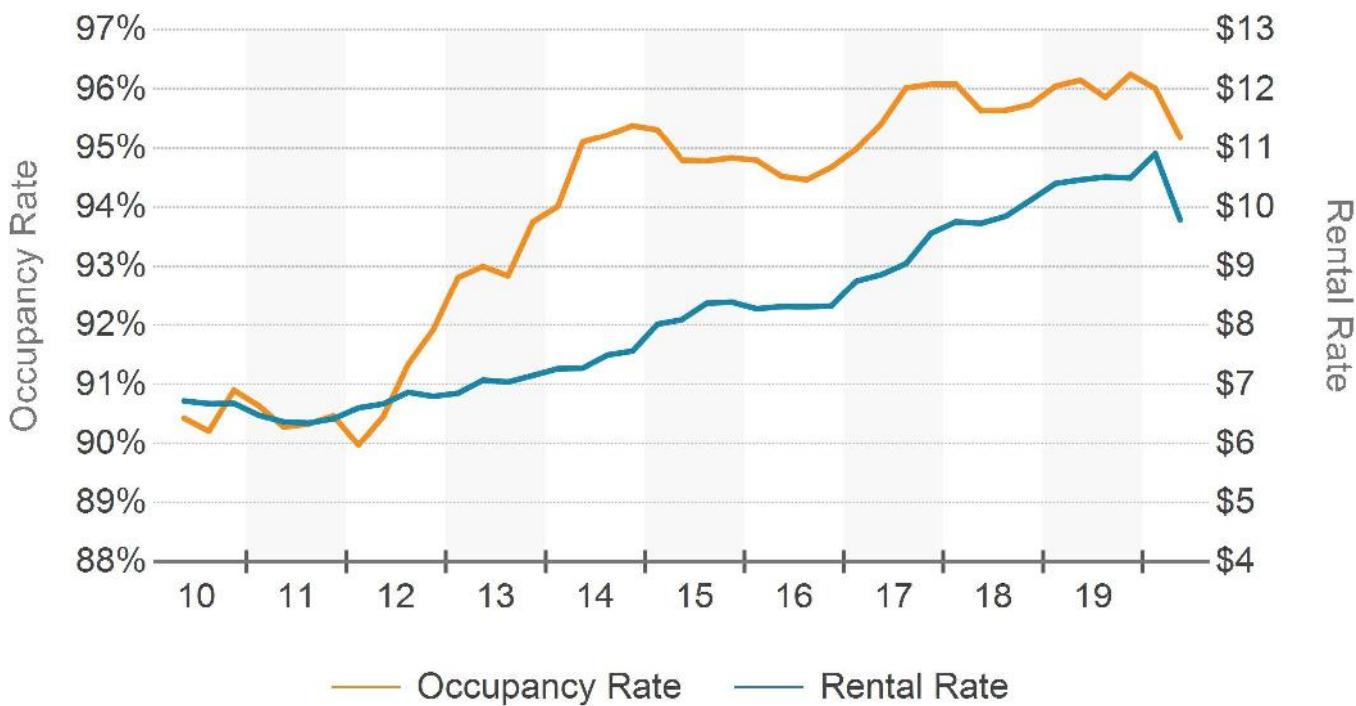
**REALTEC**  
COMMERCIAL REAL ESTATE SERVICES  
Jamie Globelink  
Associate Broker

 CoStar™

## ABSORPTION, DELIVERIES, VACANCY



## OCCUPANCY & RENTAL RATES



## VACANCY & RENTAL RATES



## SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Rent Per SF	\$9.79	\$9.34
Vacancy Rate	4.8%	4.6%
Vacant SF	2,335,704	2,100,217
Availability Rate	8.7%	6.7%
Available SF	4,257,353	3,090,516
Sublet SF	142,940	237,941
Months on Market	4.2	5.4

Inventory	Survey	5-Year Avg
Existing Buildings	2,174	2,077
Existing SF	48,416,206	45,832,302
12 Mo. Const. Starts	809,598	634,942
Under Construction	770,105	676,254
12 Mo. Deliveries	1,046,690	627,043

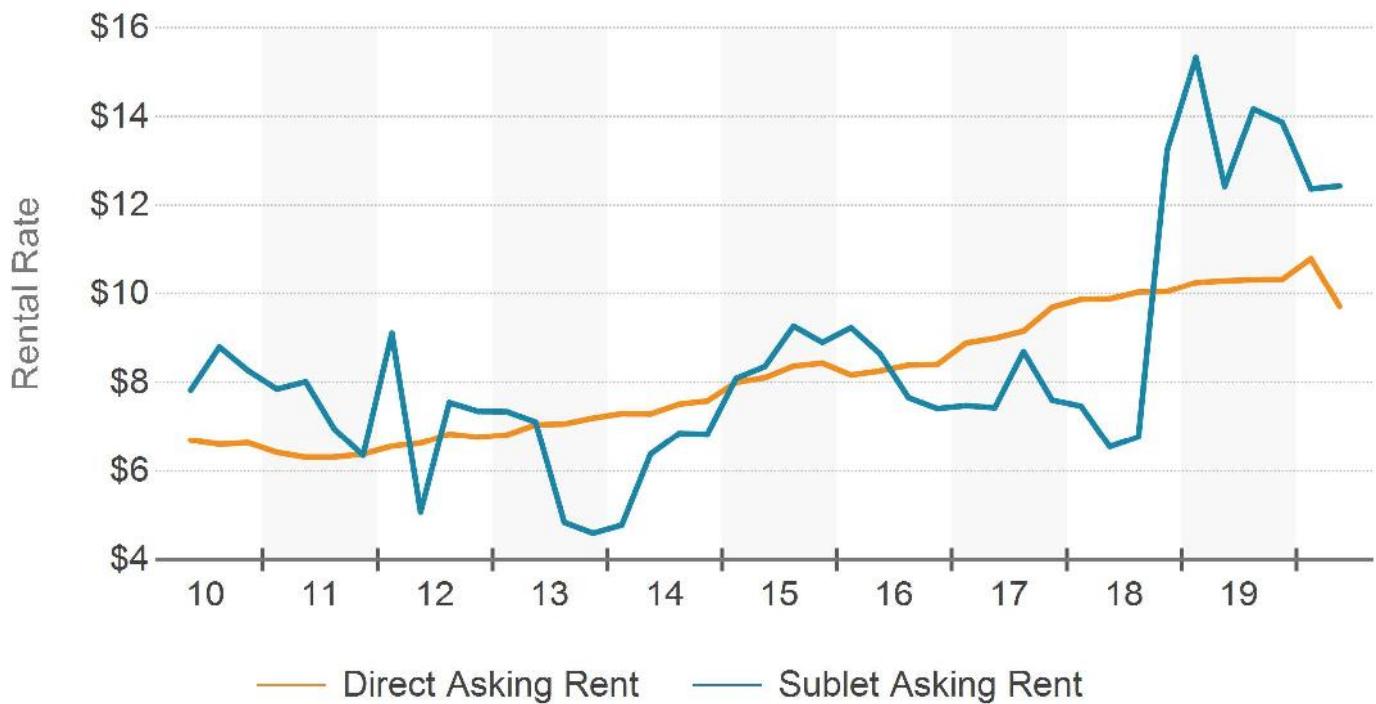
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	585,897	623,635
12 Mo. Leasing SF	1,485,167	1,357,280

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$118	\$97
Asking Price Per SF	\$199	\$155
Sales Volume (Mil.)	\$163	\$144
Cap Rate	8.0%	7.6%

### ASKING RENT PER SF



### DIRECT & SUBLET RENTAL RATES



# Vacancy & Availability

Custom Market Report

## VACANCY RATE



## SUBLEASE VACANCY RATE



## AVAILABILITY RATE



## AVAILABILITY & VACANCY RATE



# Vacancy & Availability

Custom Market Report

## OCCUPANCY RATE



## PERCENT LEASED RATE



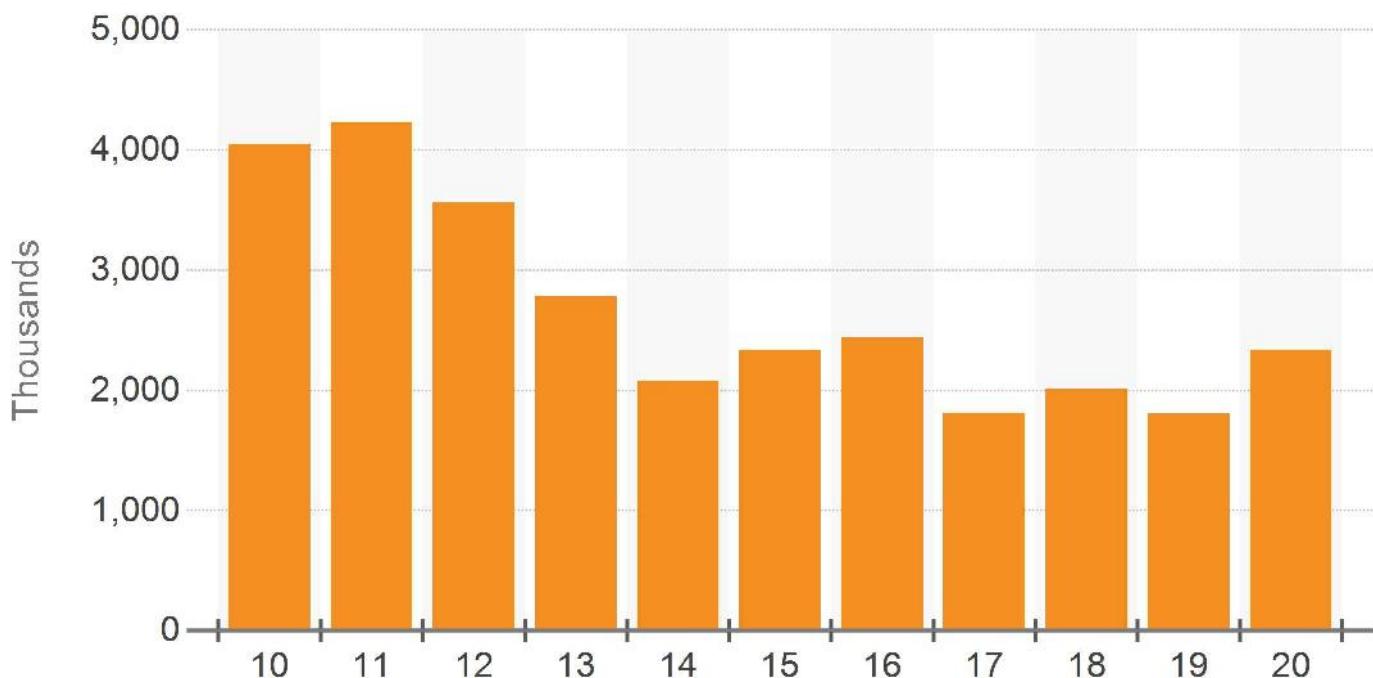
# Vacancy & Availability

Custom Market Report

## OCCUPANCY & PERCENT LEASED



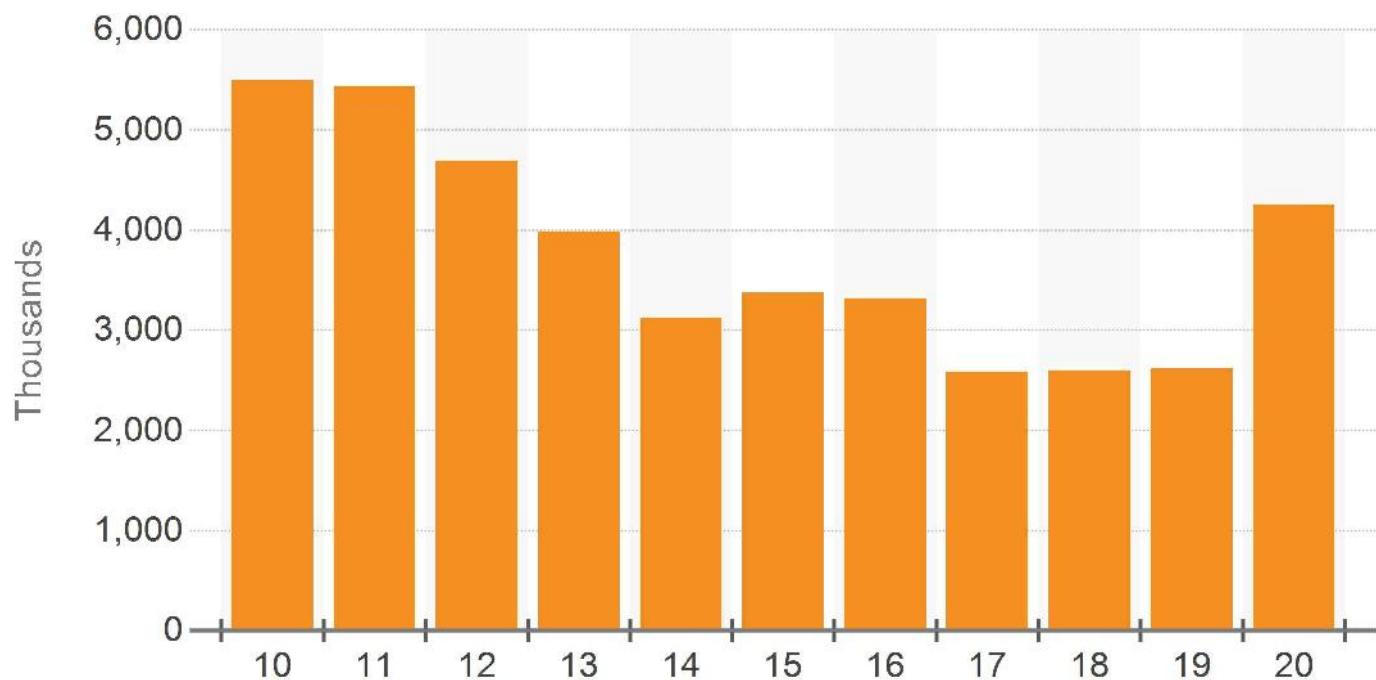
## VACANT SF



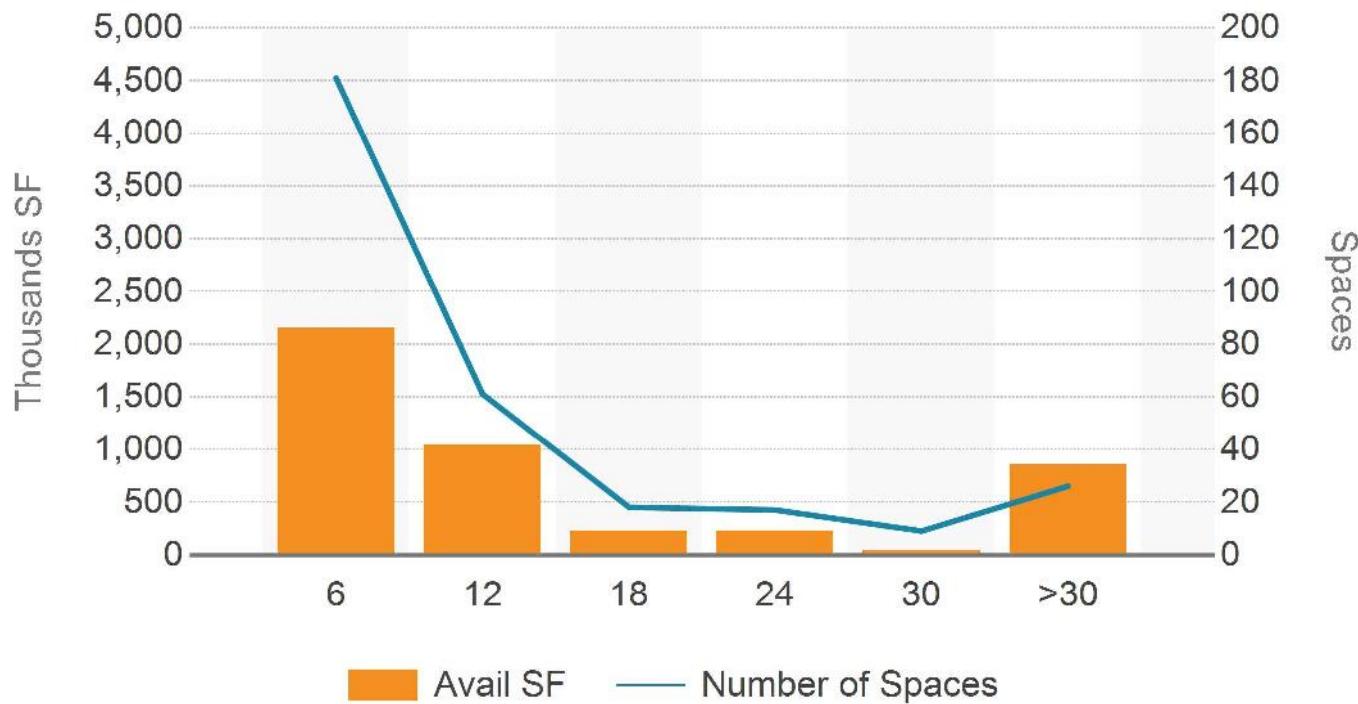
# Vacancy & Availability

Custom Market Report

## AVAILABLE SF



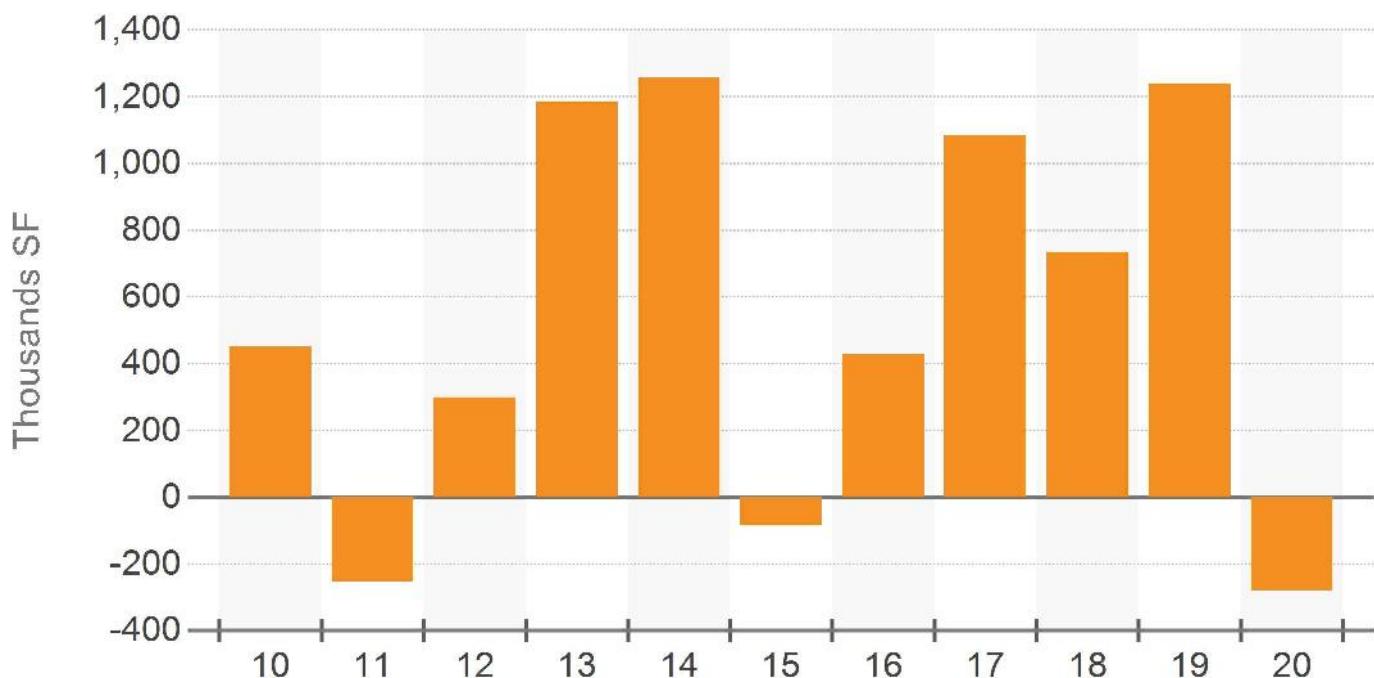
## MONTHS ON MARKET DISTRIBUTION



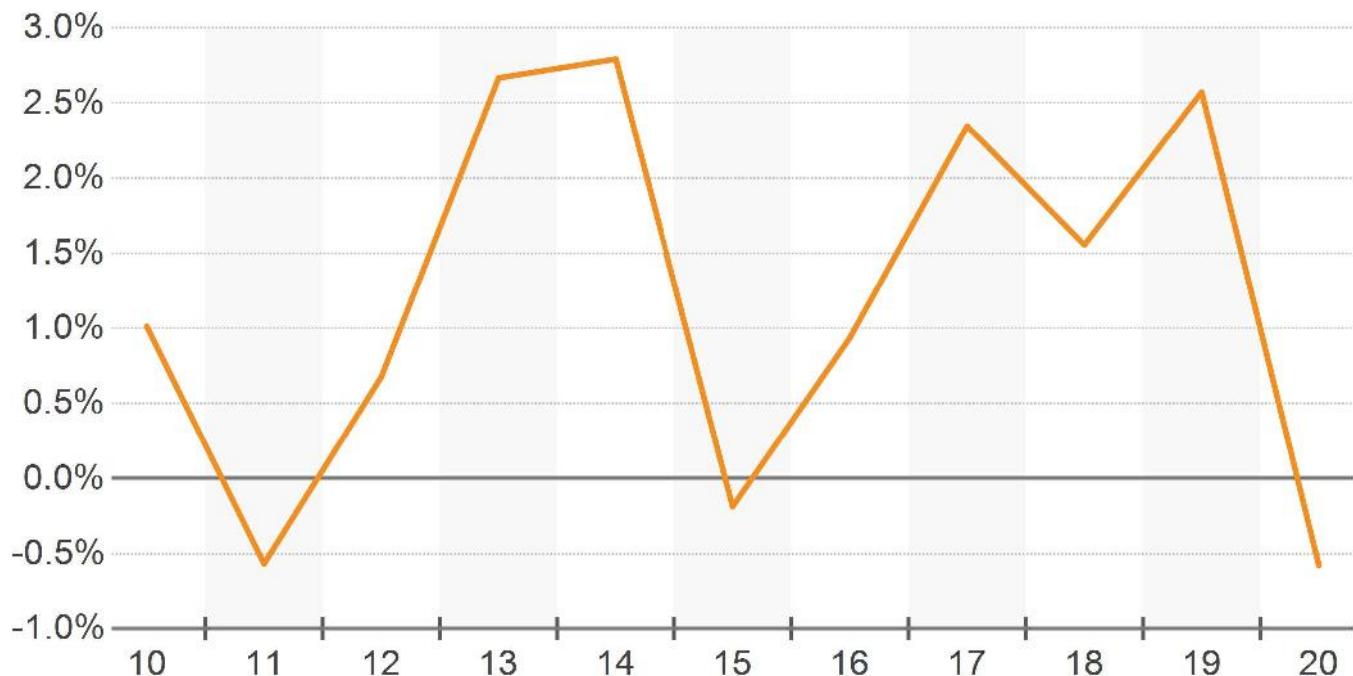
# Leasing Demand

Custom Market Report

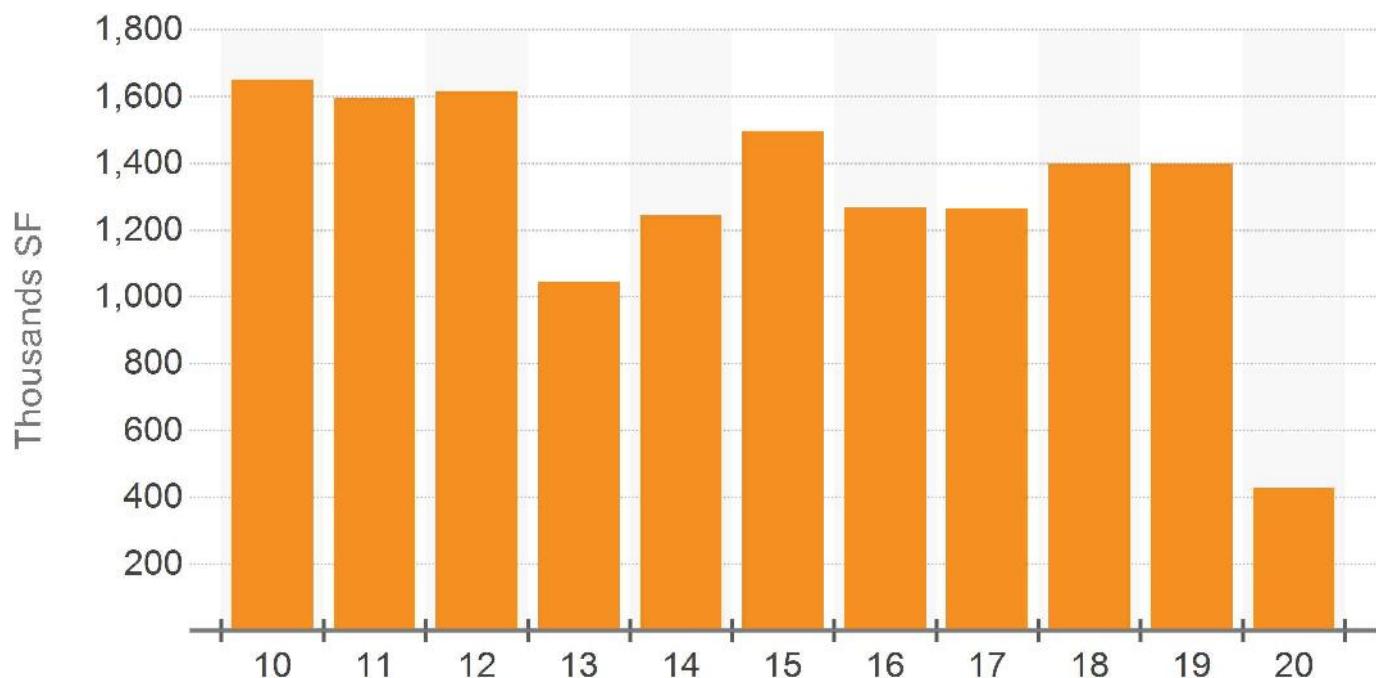
## NET ABSORPTION



## NET ABSORPTION AS % OF INVENTORY



## LEASING ACTIVITY



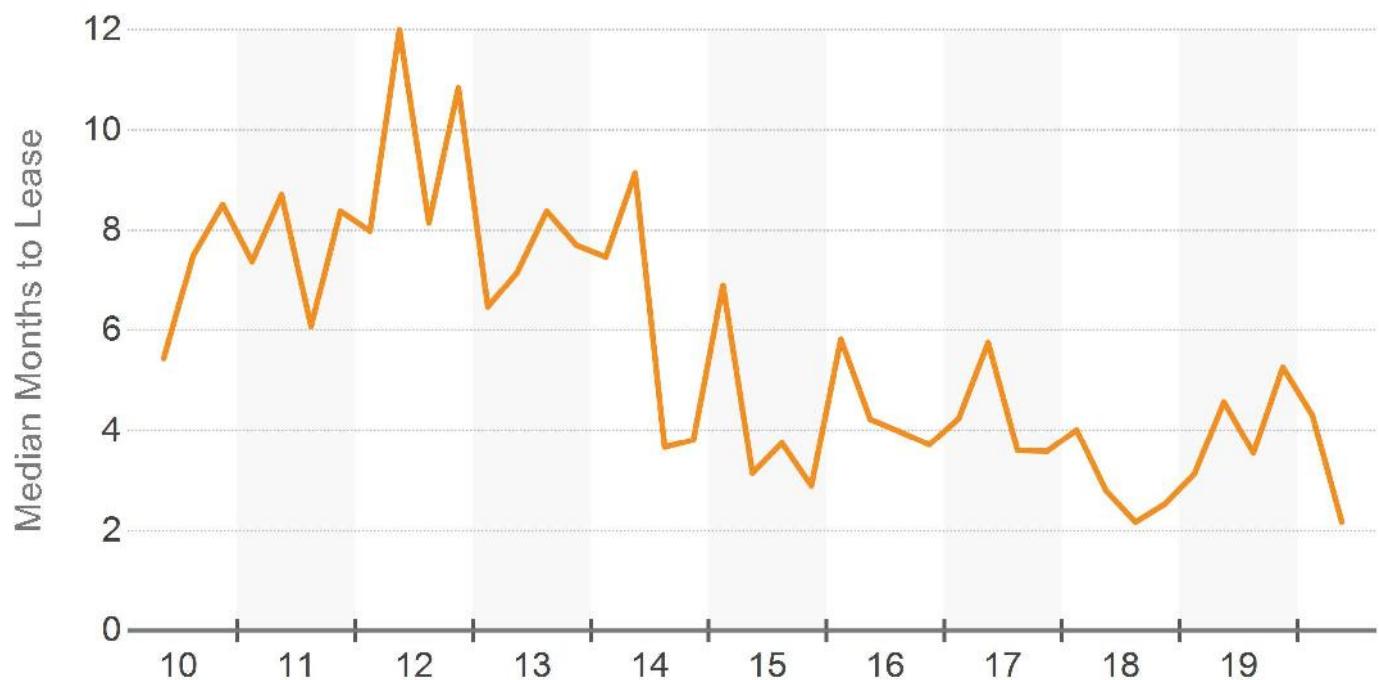
## MONTHS ON MARKET



# Leasing Demand

Custom Market Report

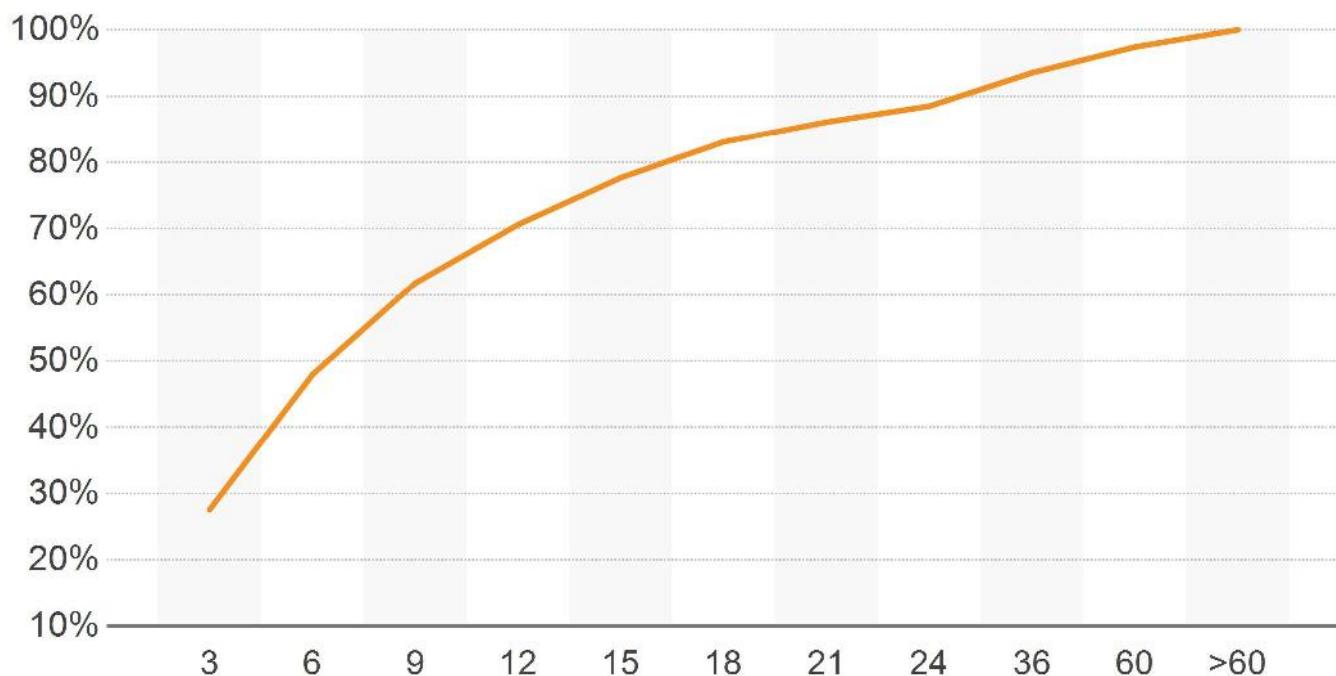
## MONTHS TO LEASE



## MONTHS VACANT



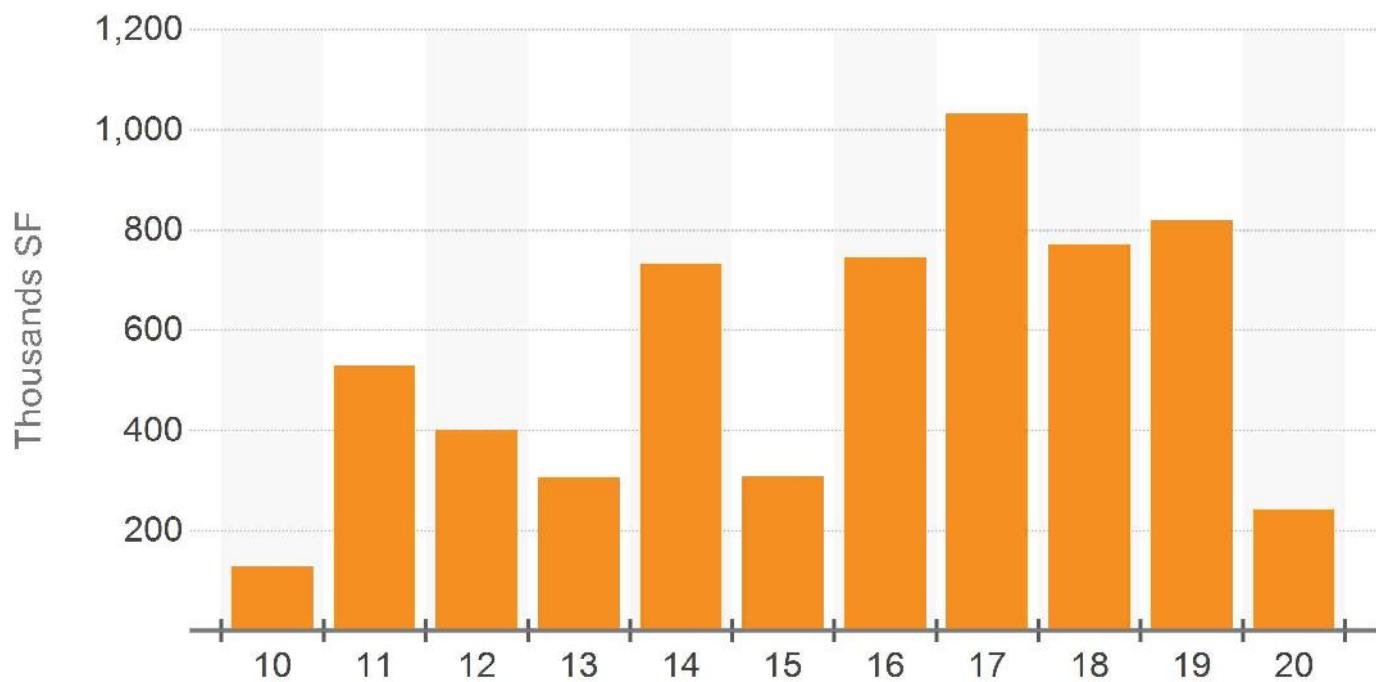
## PROBABILITY OF LEASING IN MONTHS



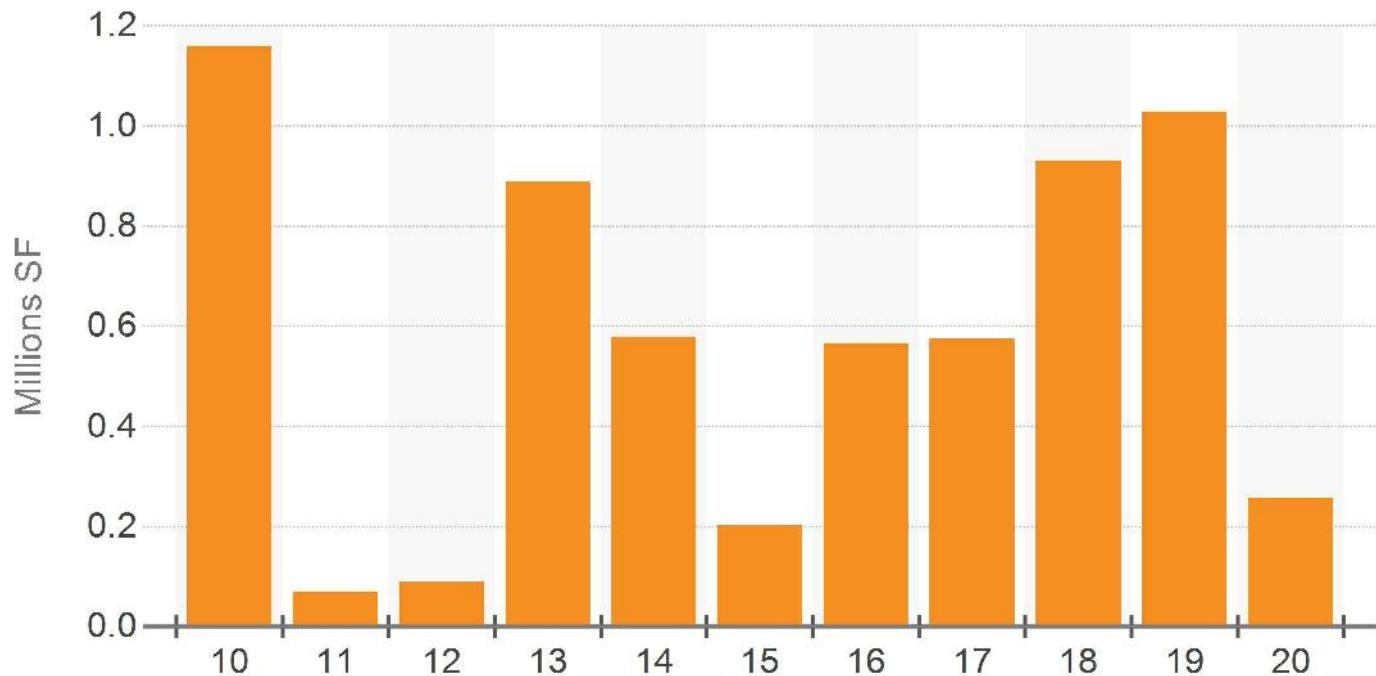
# Construction Activity

Custom Market Report

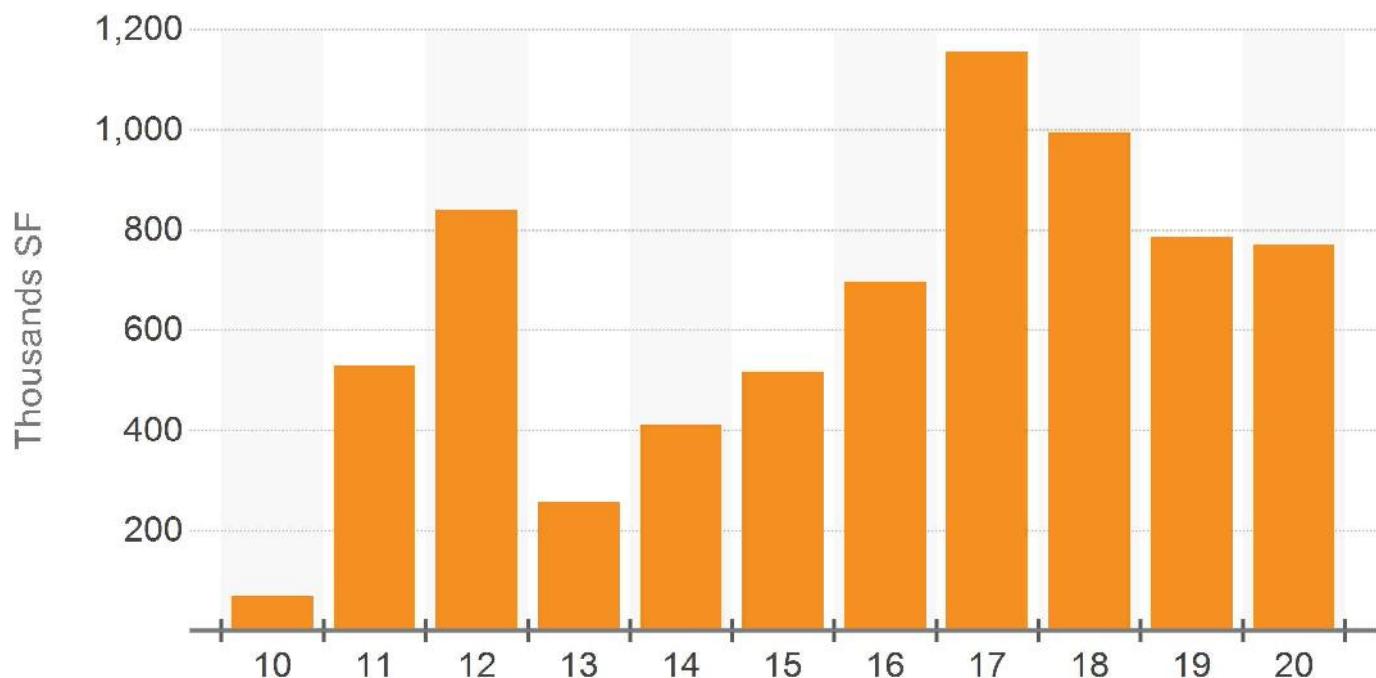
## CONSTRUCTION STARTS



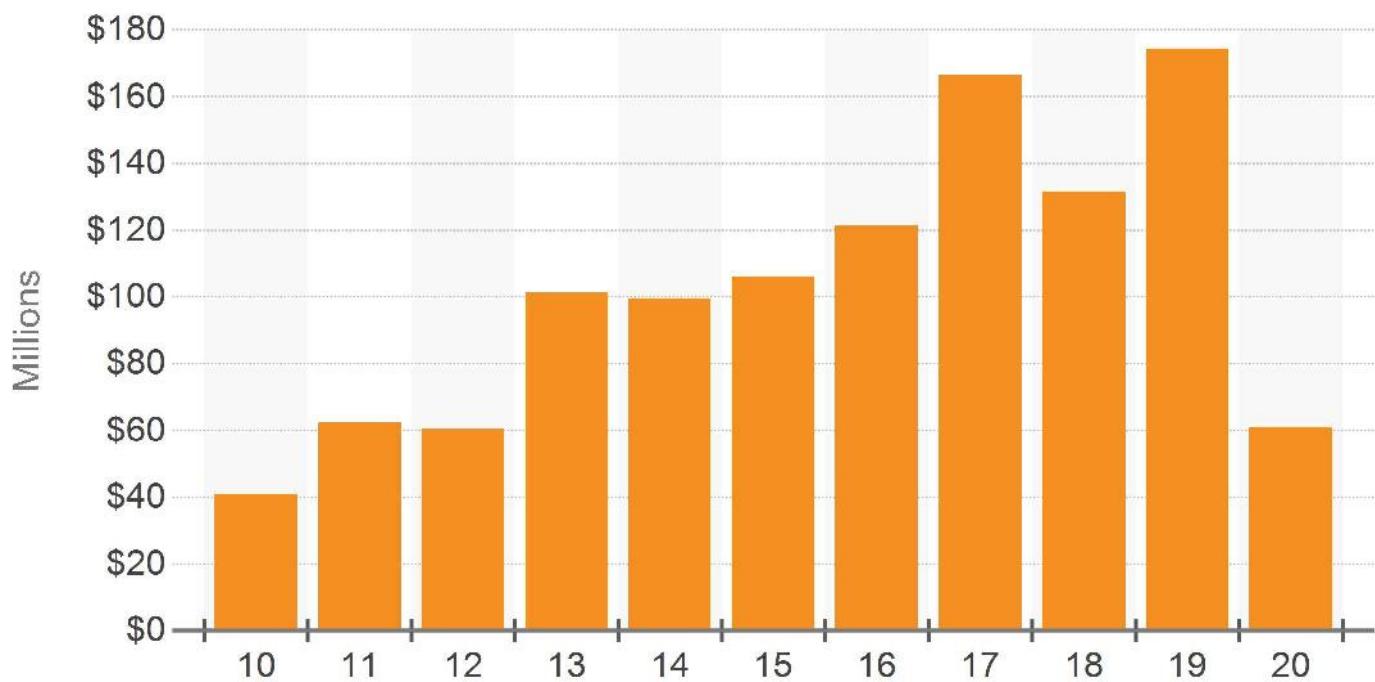
## CONSTRUCTION DELIVERIES



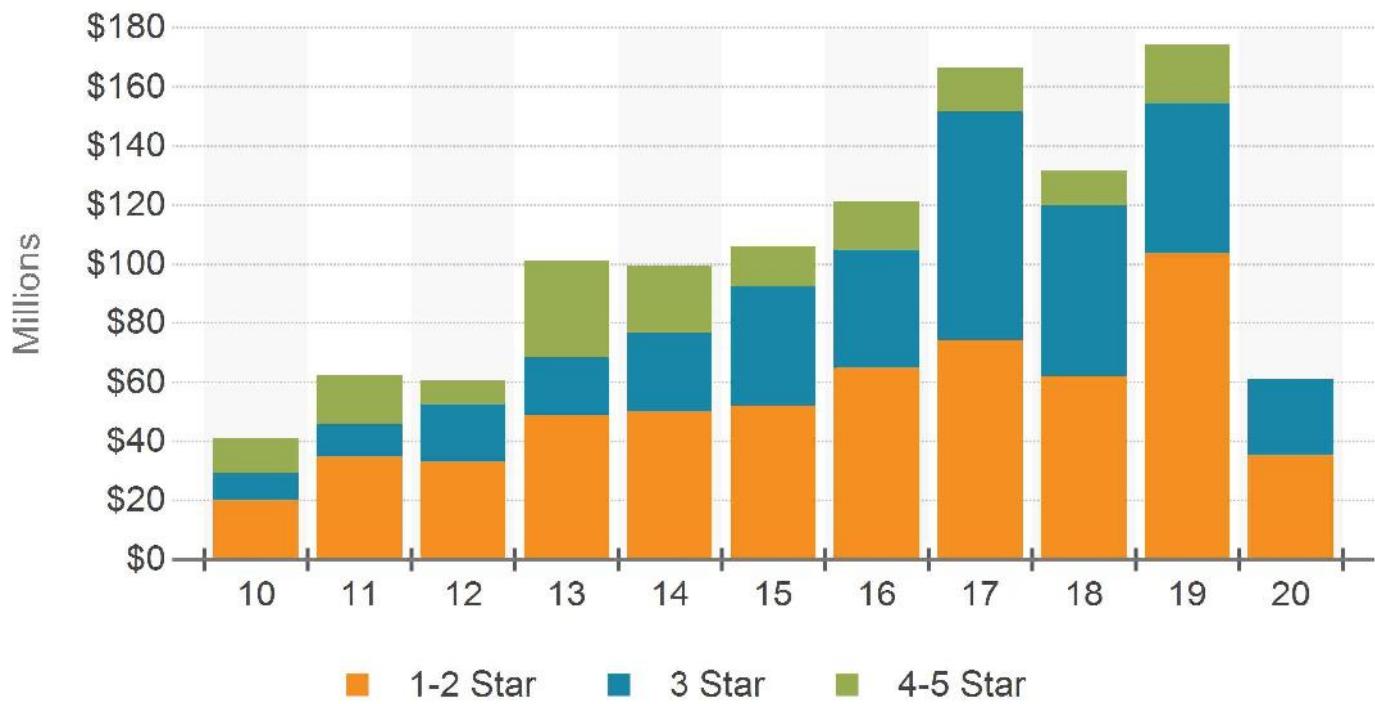
## UNDER CONSTRUCTION



### SALES VOLUME



### SALES VOLUME BY STAR RATING



## AVERAGE SALE PRICE PER SF



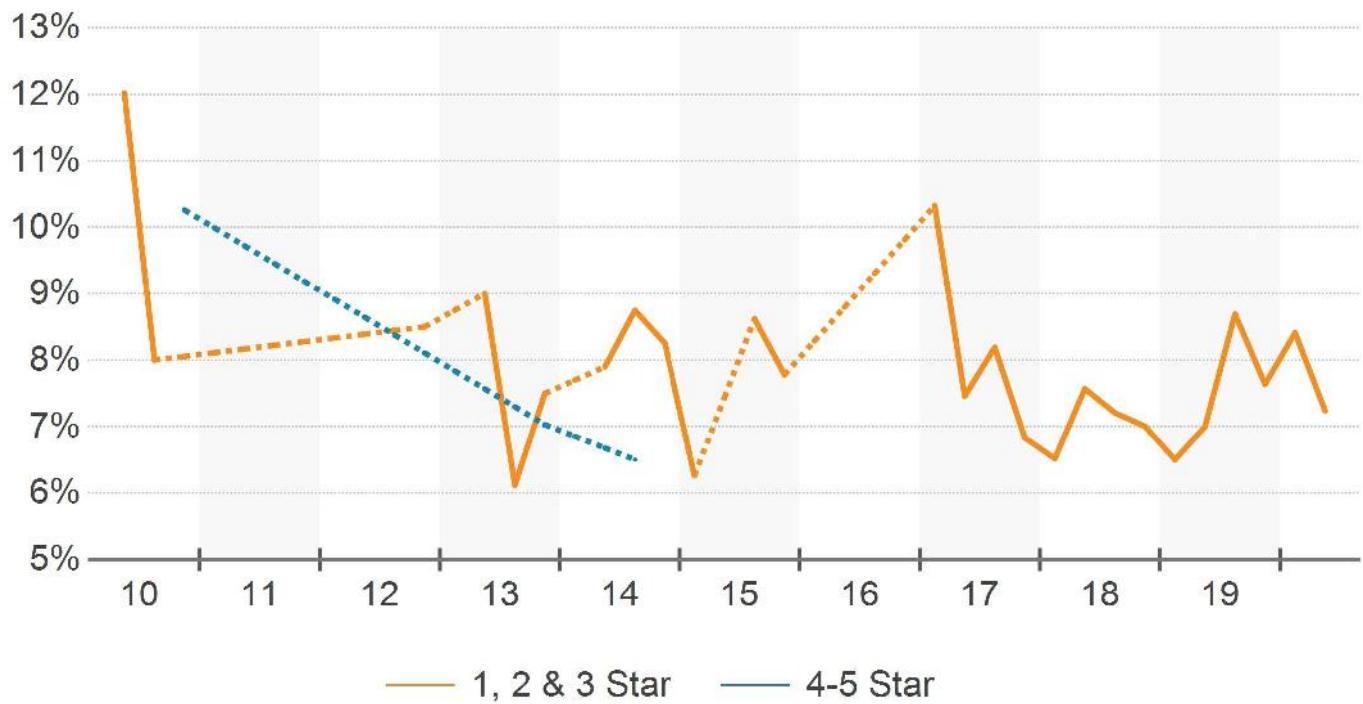
## SALE TO ASKING PRICE DIFFERENTIAL



## CAP RATE



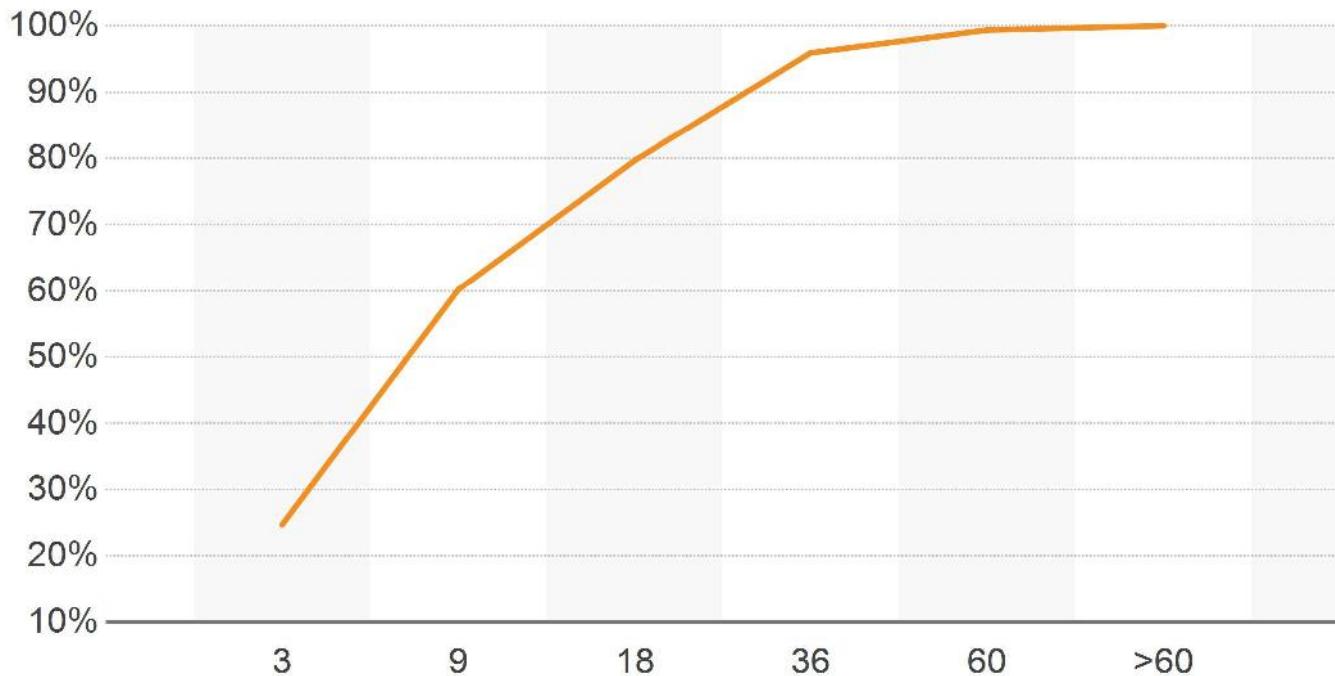
## CAP RATE BY STAR RATING



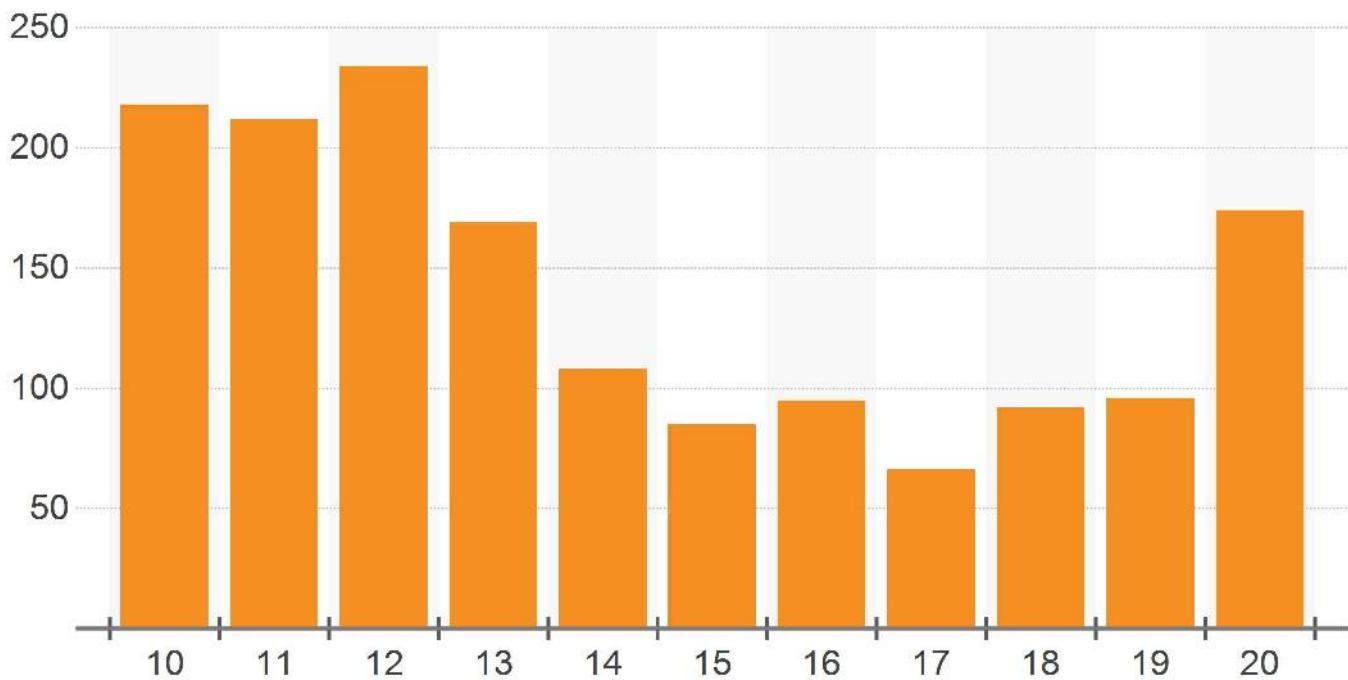
### MONTHS TO SALE



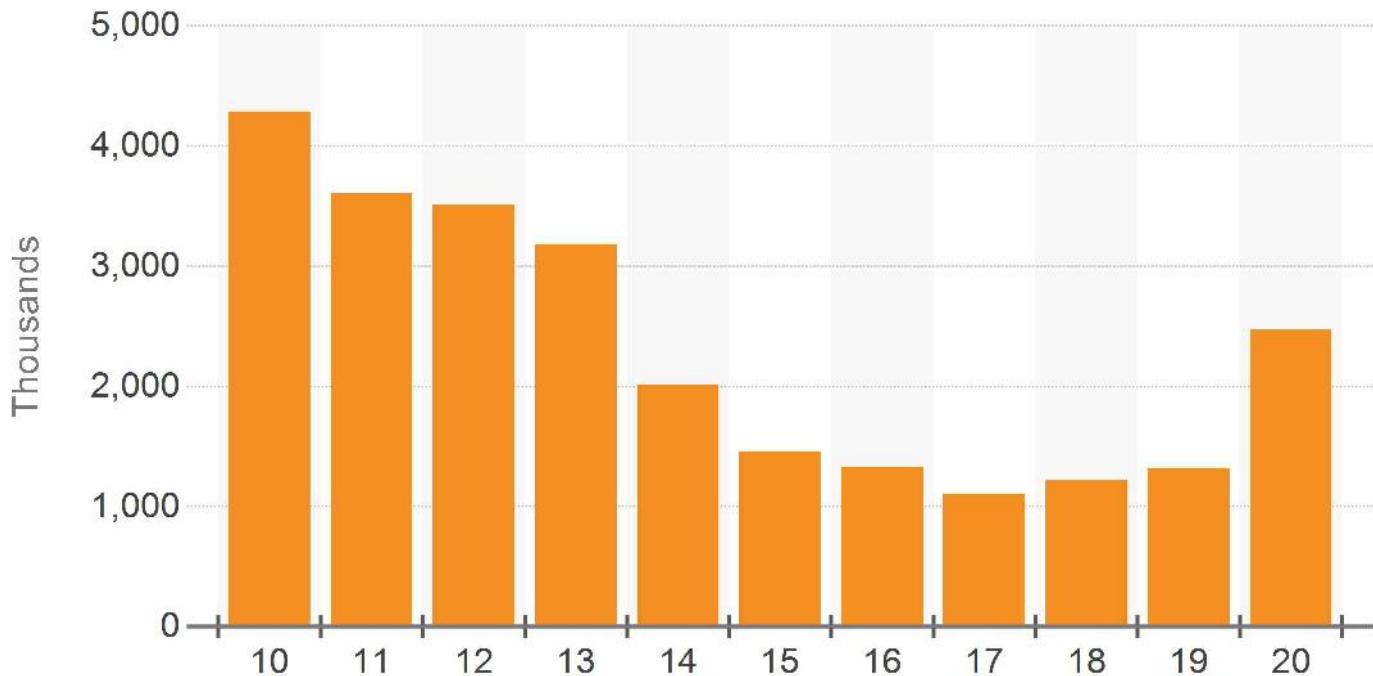
### PROBABILITY OF SELLING IN MONTHS



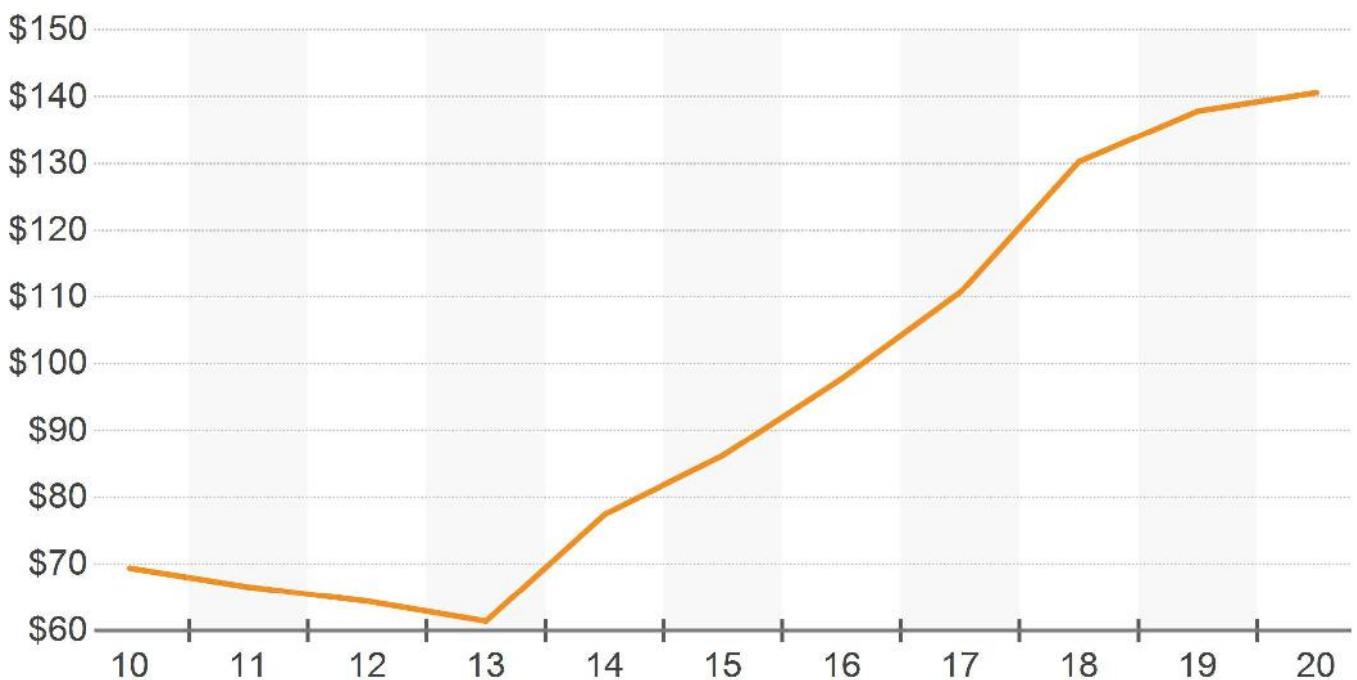
### FOR SALE TOTAL LISTINGS



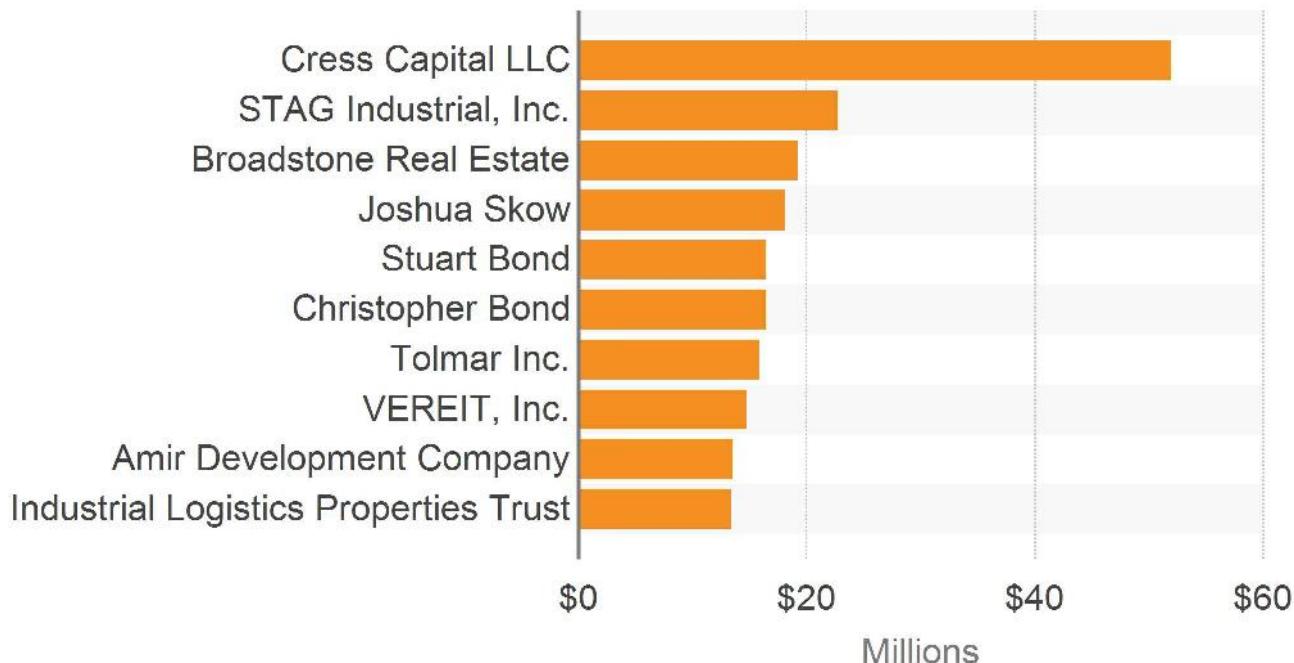
### FOR SALE TOTAL SF



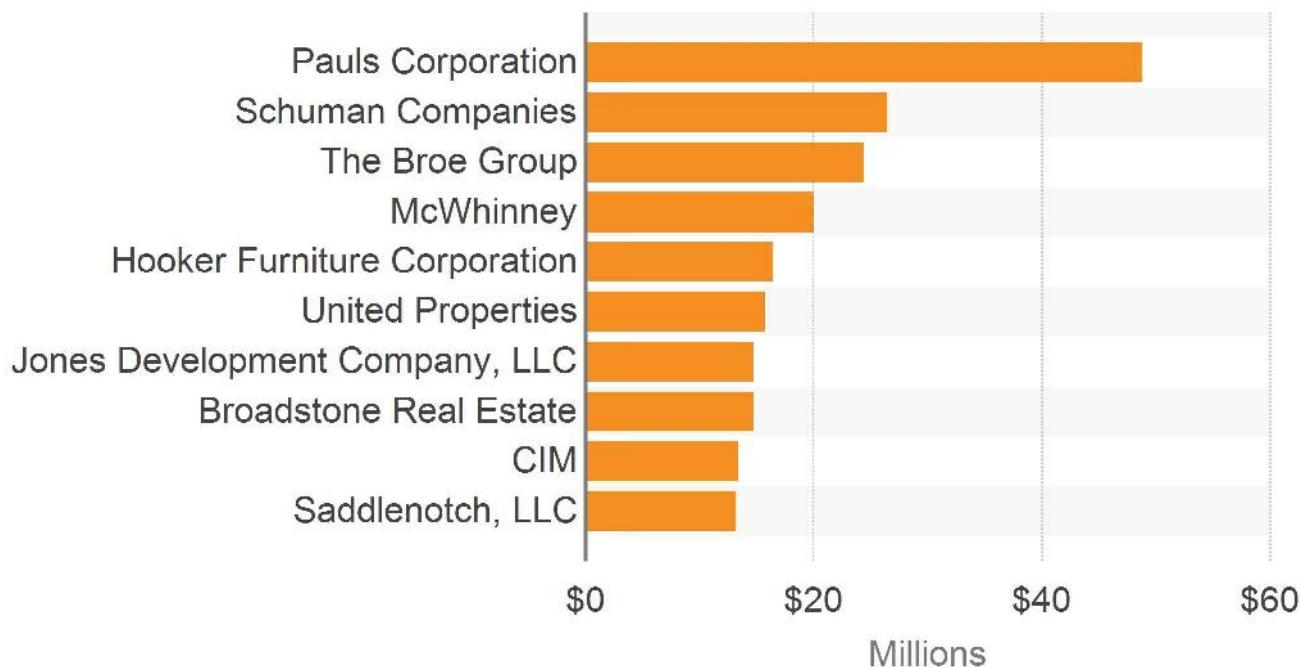
### ASKING PRICE PER SF



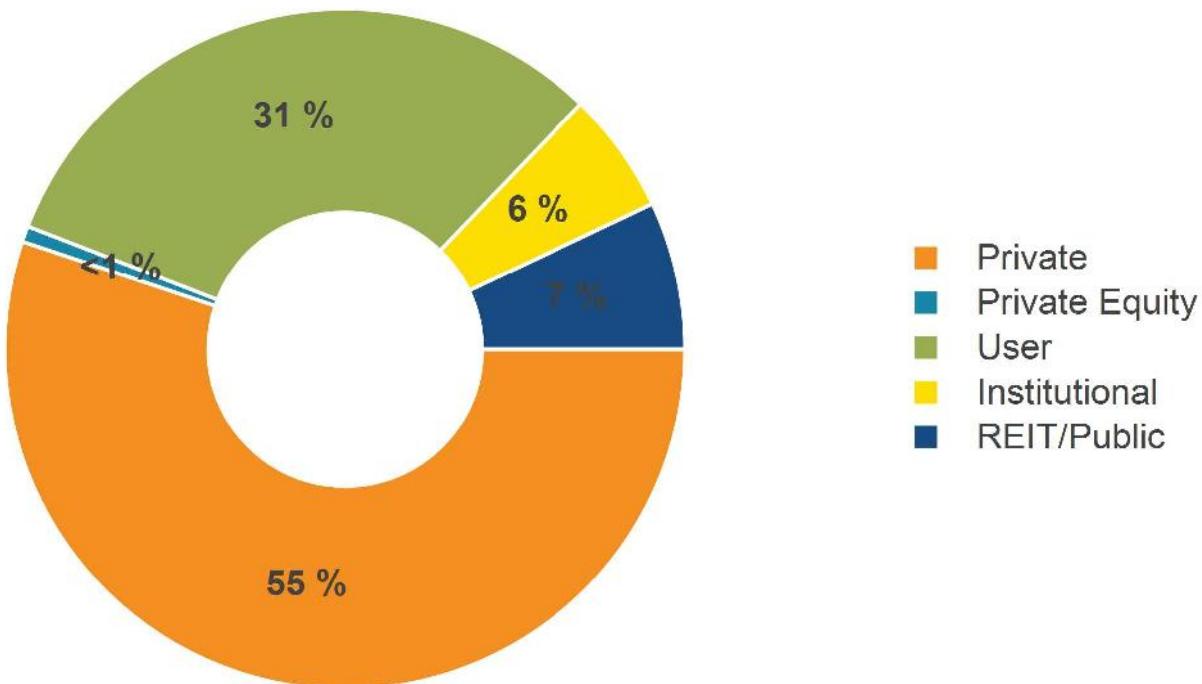
### TOP BUYERS



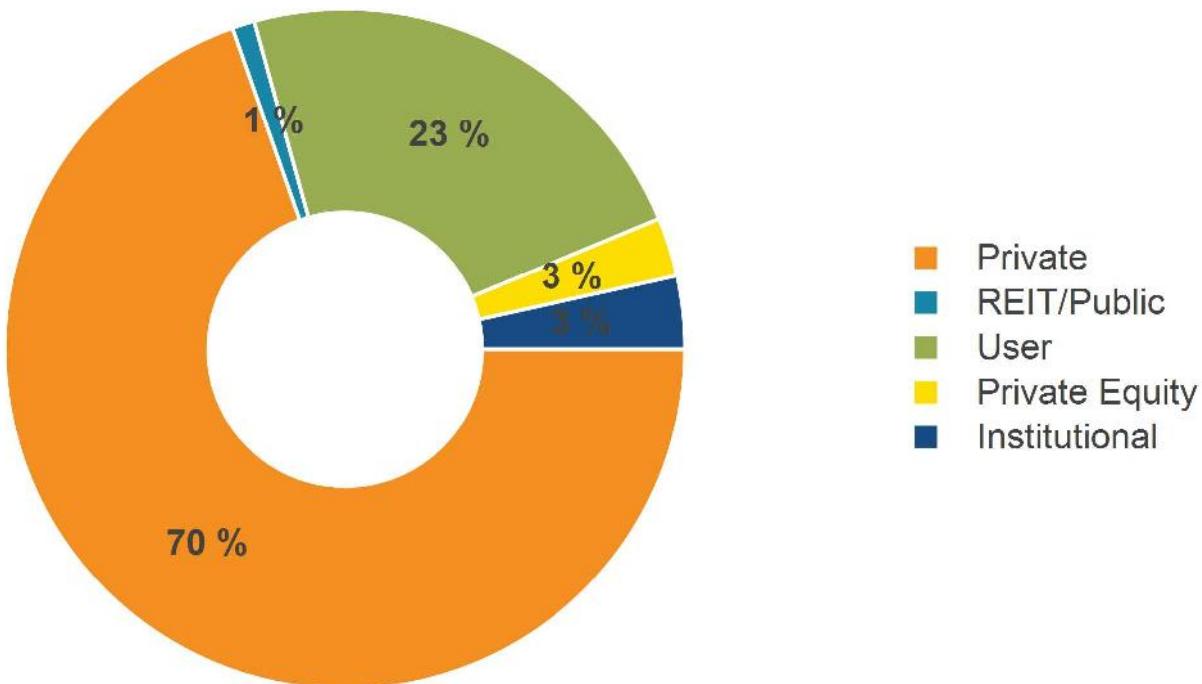
### TOP SELLERS



### SALES VOLUME BY BUYER TYPE



### SALES VOLUME BY SELLER TYPE



### TOP BUYER BROKERS



### TOP SELLER BROKERS

