



## Office Report – Larimer & Weld County

### Q3 2024

PREPARED BY

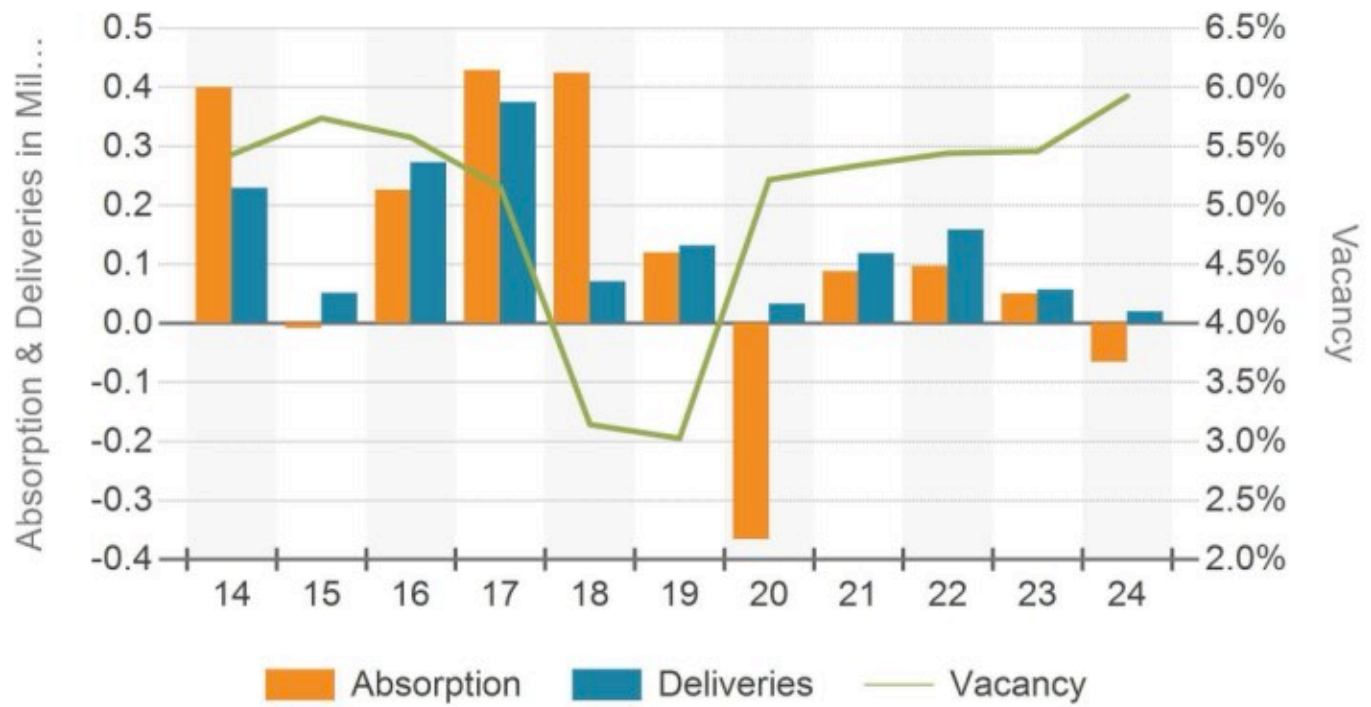
**REALTEC**  
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelnik

Broker



ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



### VACANCY & RENTAL RATES



### SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Gross Rent Per SF	\$23.56	\$23.64
Vacancy Rate	5.9%	5.3%
Vacant SF	1,077,907	958,961
Availability Rate	9.7%	9.0%
Available SF	1,759,454	1,628,267
Sublet SF	380,352	444,425
Months on Market	7.8	7.9

Inventory	Survey	5-Year Avg
Existing Buildings	1,668	1,651
Existing SF	18,192,825	18,007,564
12 Mo. Const. Starts	0	66,462
Under Construction	0	84,192
12 Mo. Deliveries	8,194	80,289

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	2,843	-51,623
12 Mo. Leasing SF	733,228	542,099

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$167	\$189
Asking Price Per SF	\$328	\$256
Sales Volume (Mil.)	\$56	\$80
Cap Rate	7.5%	7.2%

GROSS ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES





VACANCY RATE



SUBLEASE VACANCY RATE



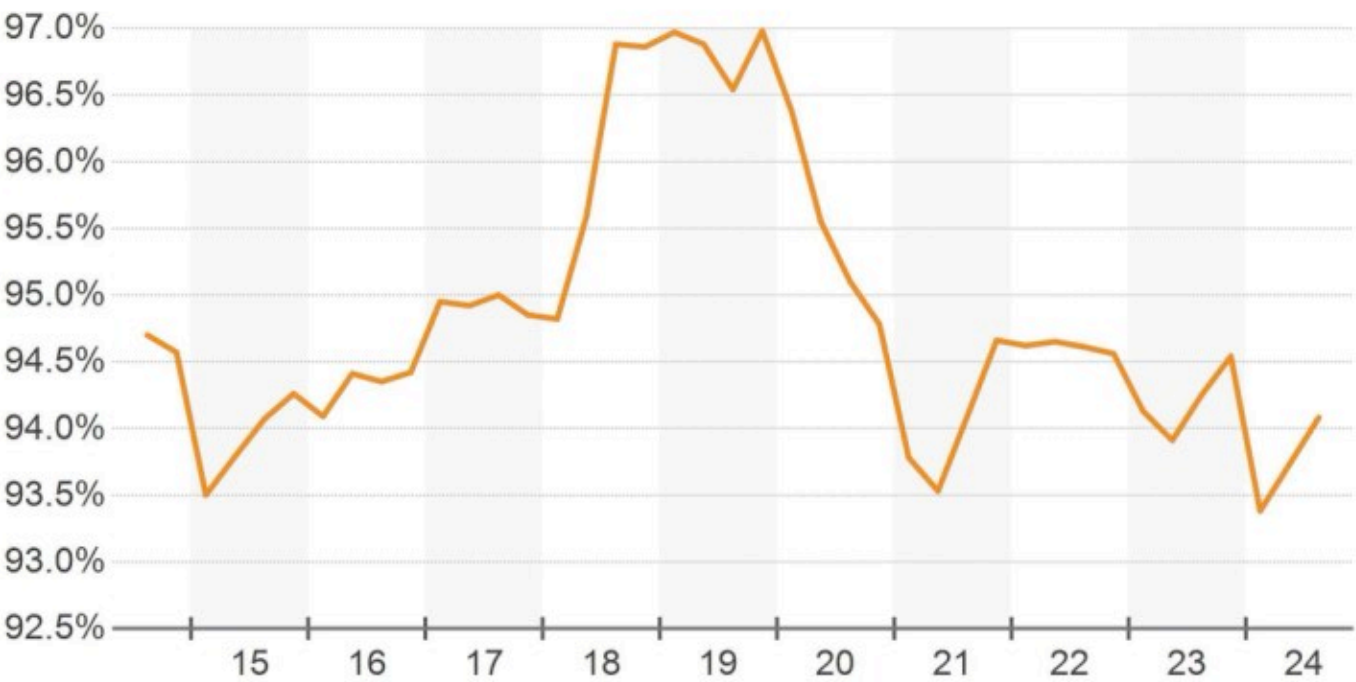
AVAILABILITY RATE



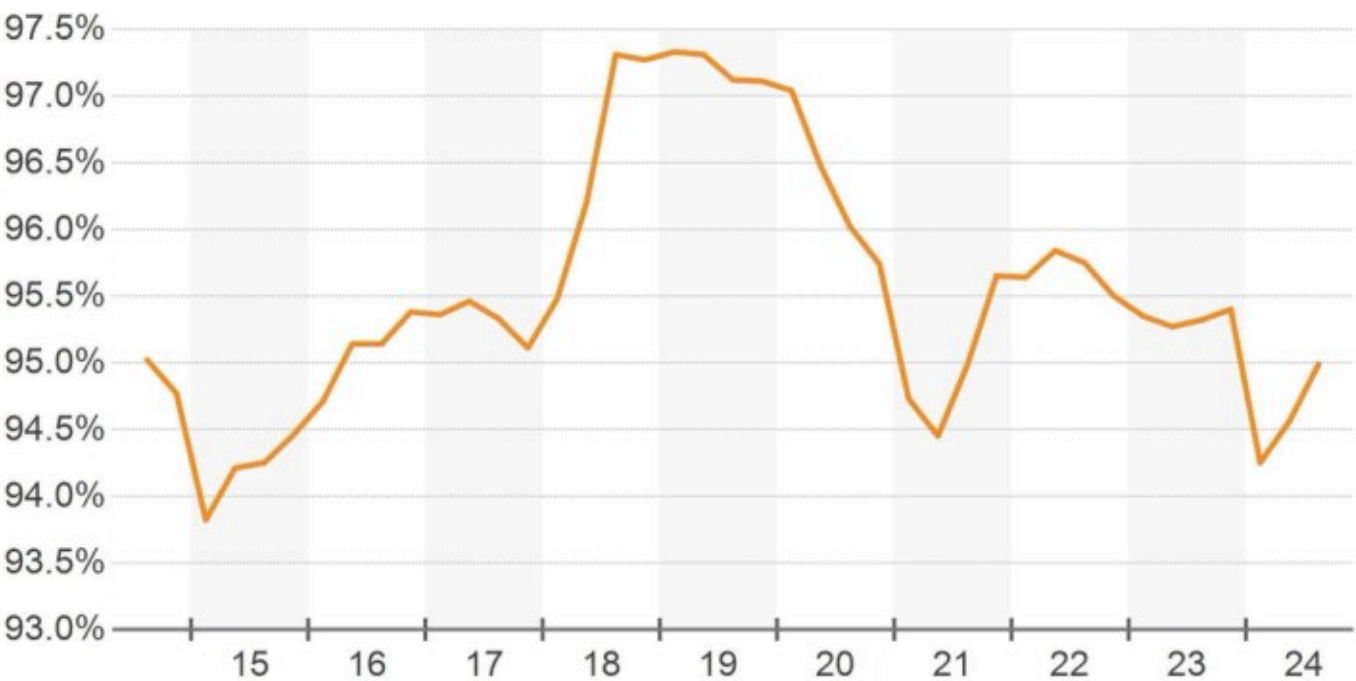
AVAILABILITY & VACANCY RATE



OCCUPANCY RATE



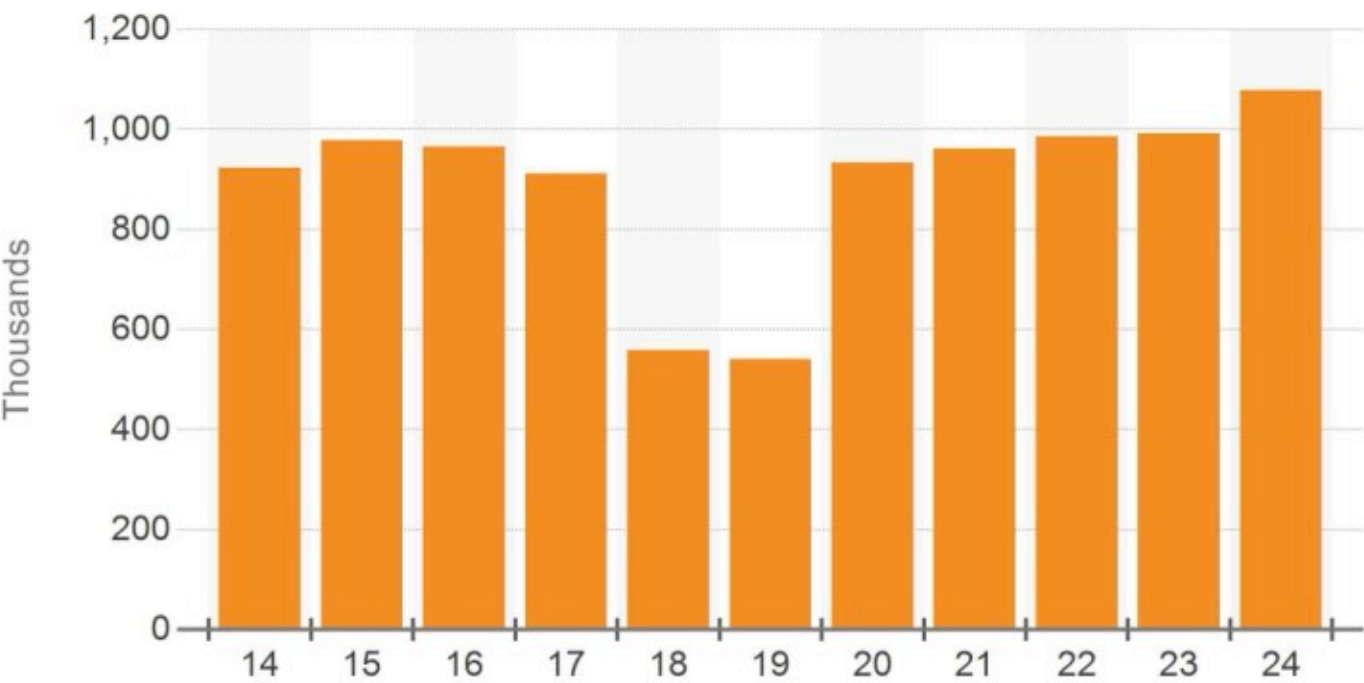
PERCENT LEASED RATE



OCCUPANCY & PERCENT LEASED

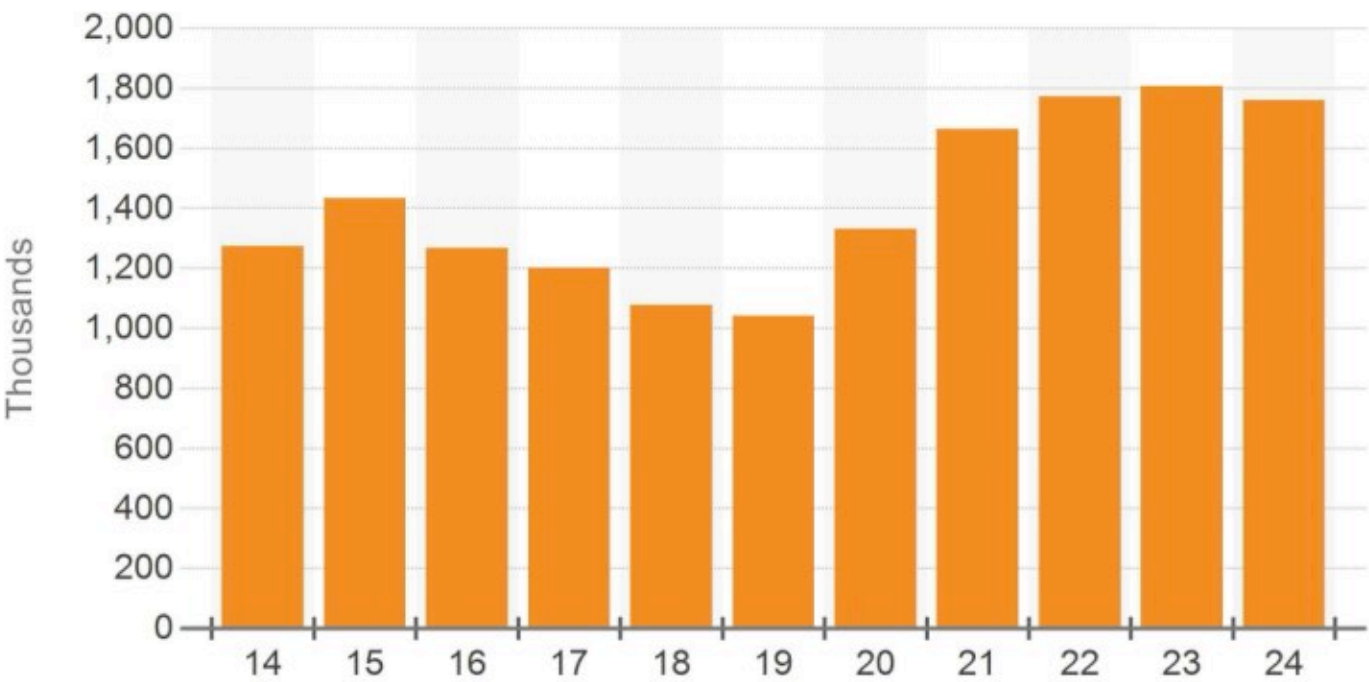


VACANT SF

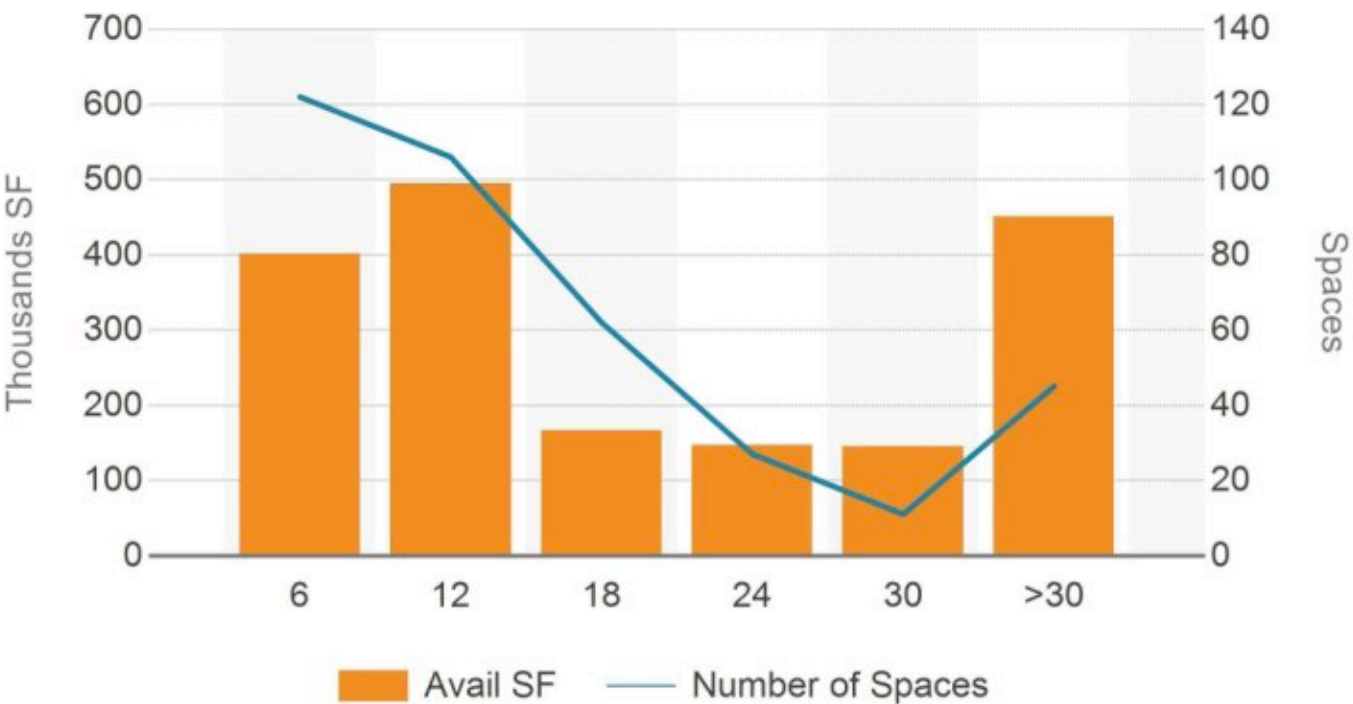




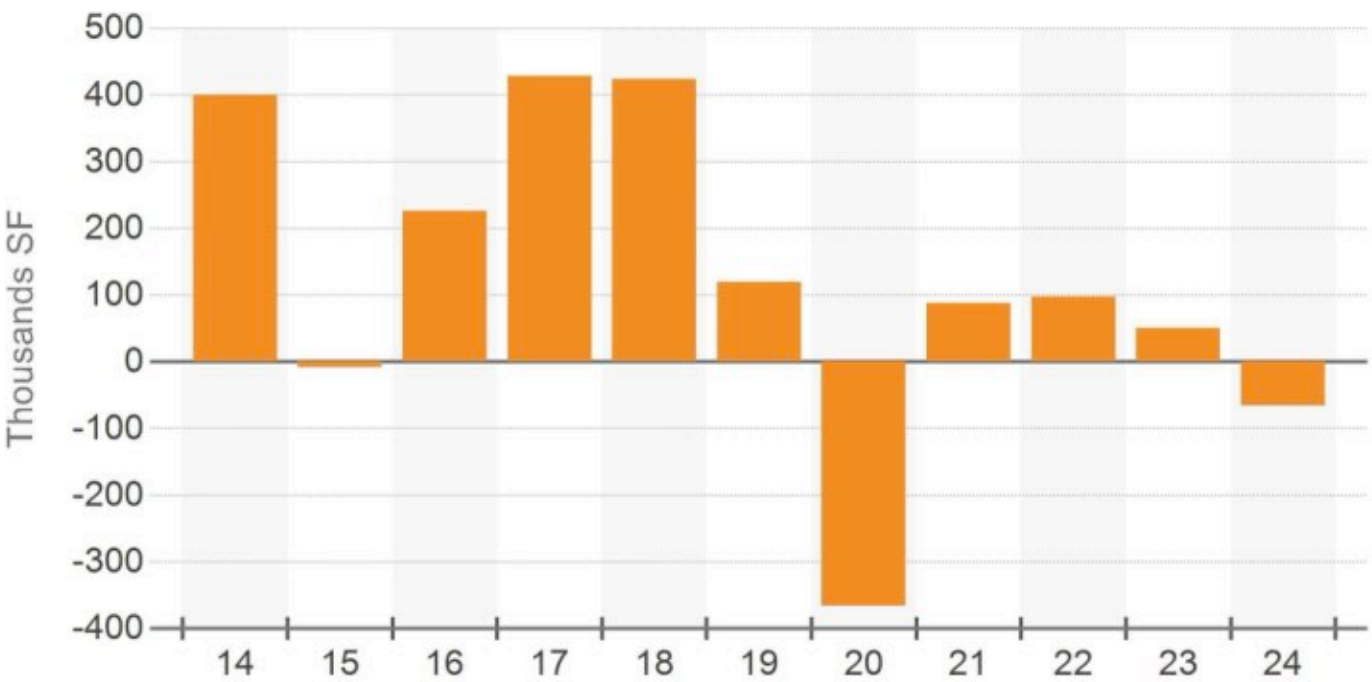
AVAILABLE SF



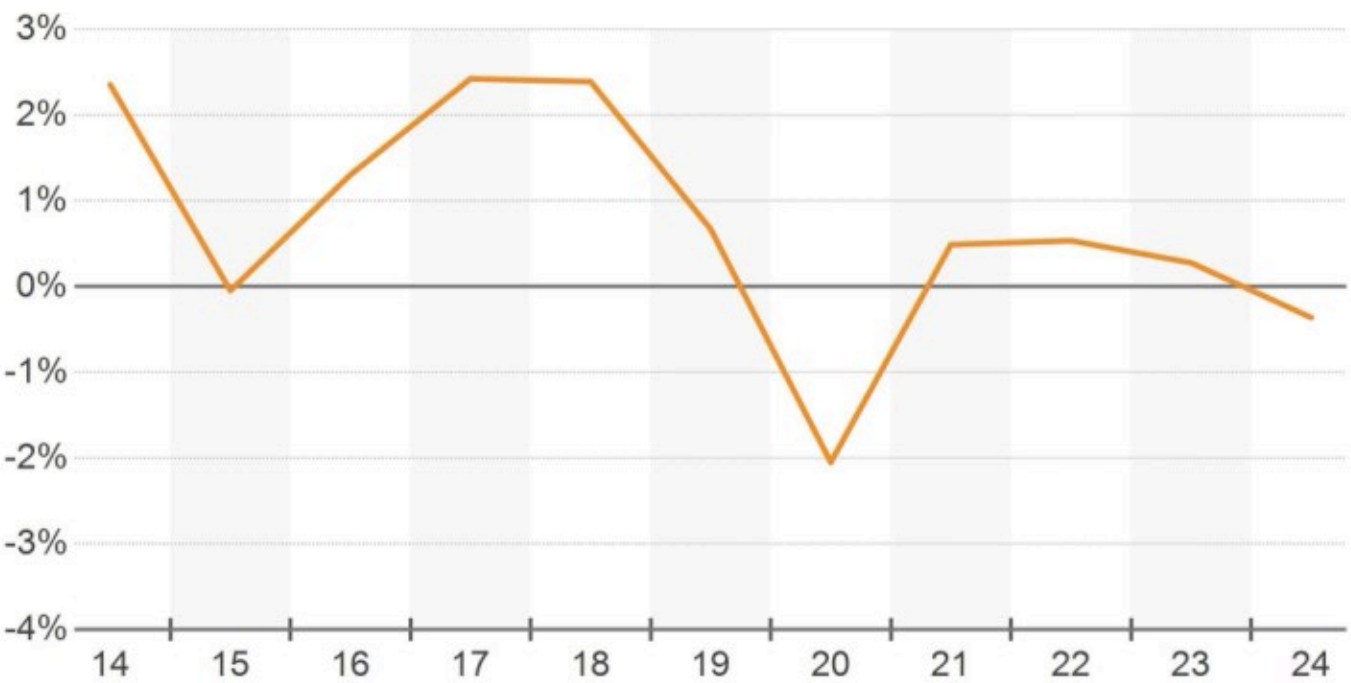
MONTHS ON MARKET DISTRIBUTION



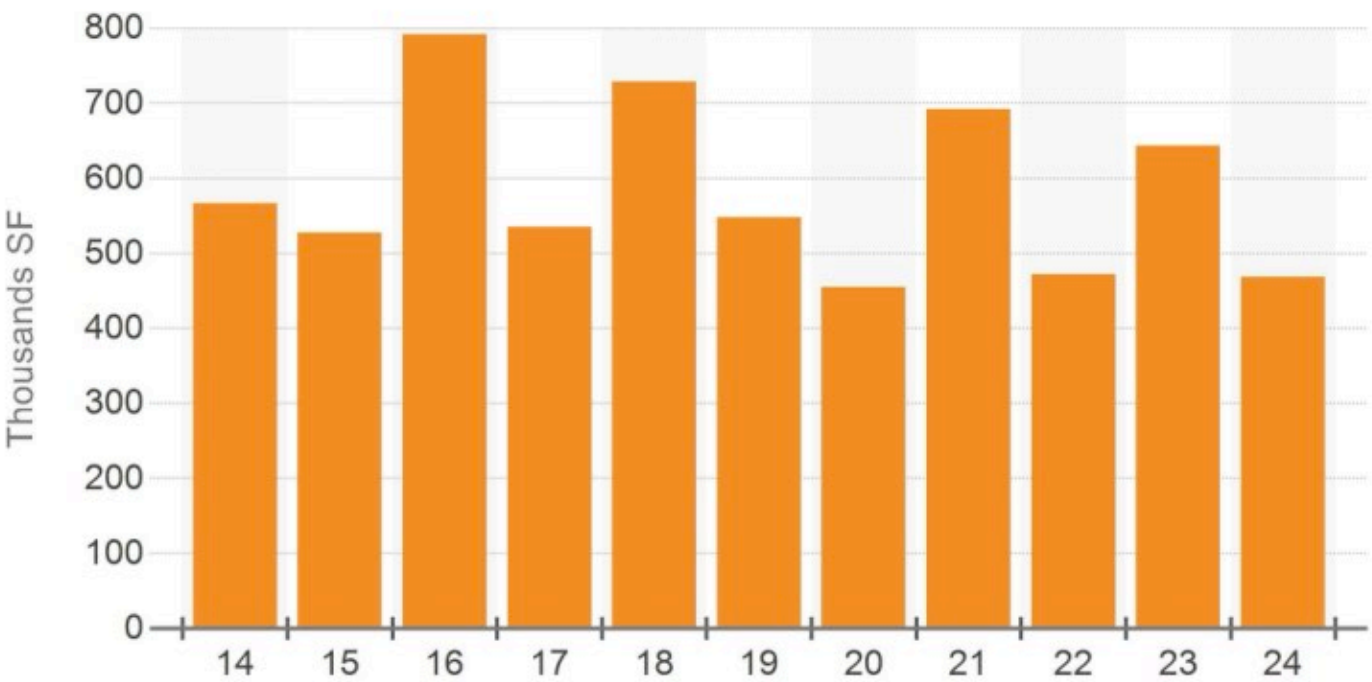
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



MONTHS ON MARKET



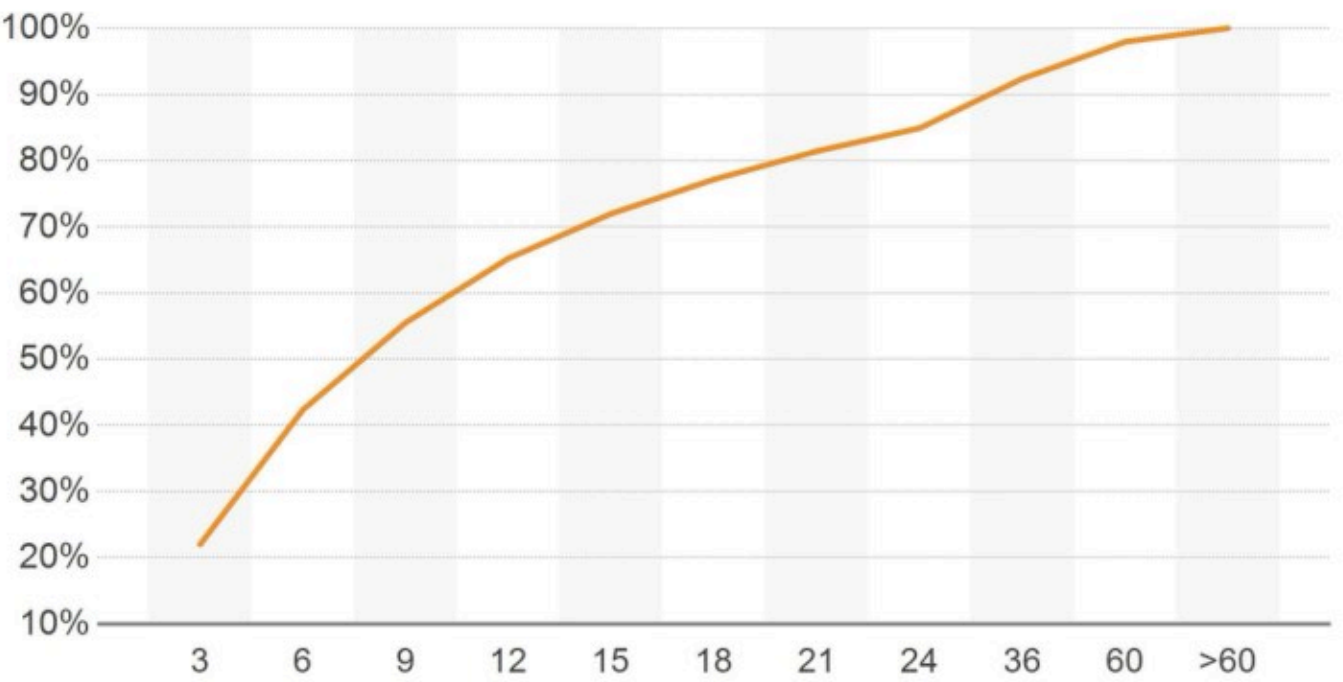
MONTHS TO LEASE



MONTHS VACANT

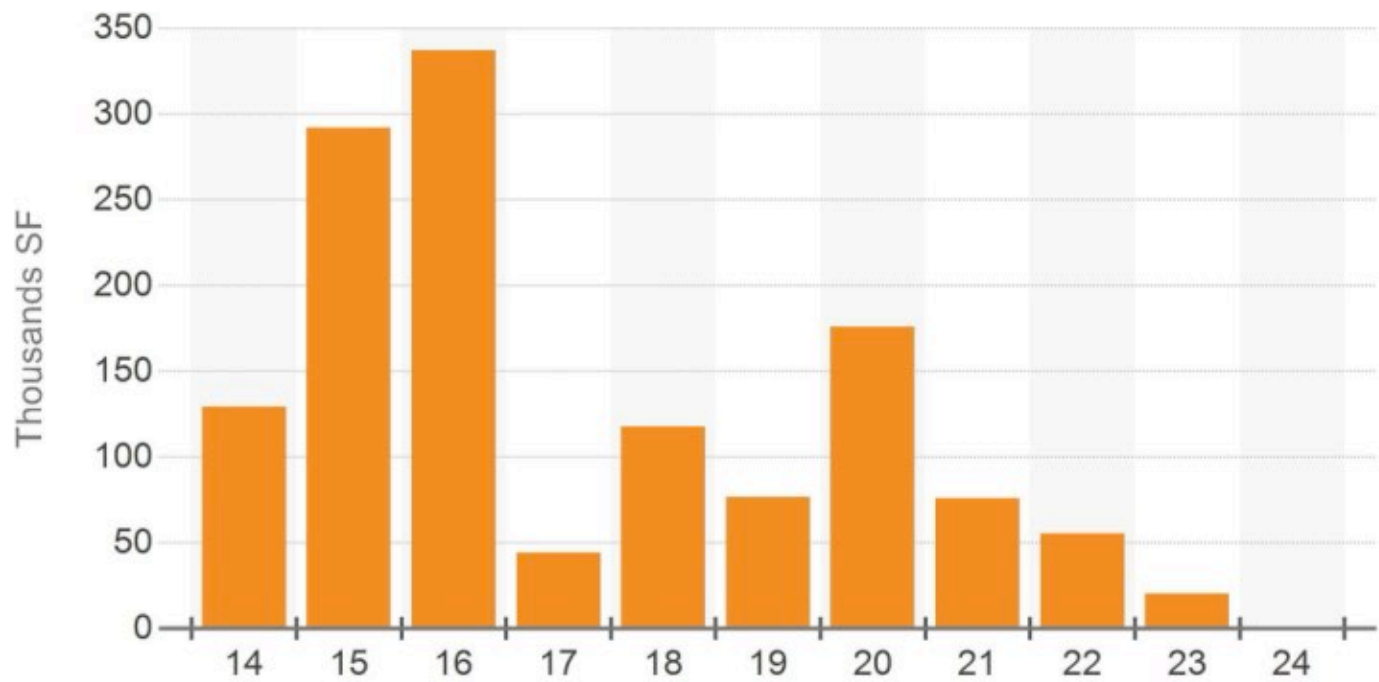


PROBABILITY OF LEASING IN MONTHS

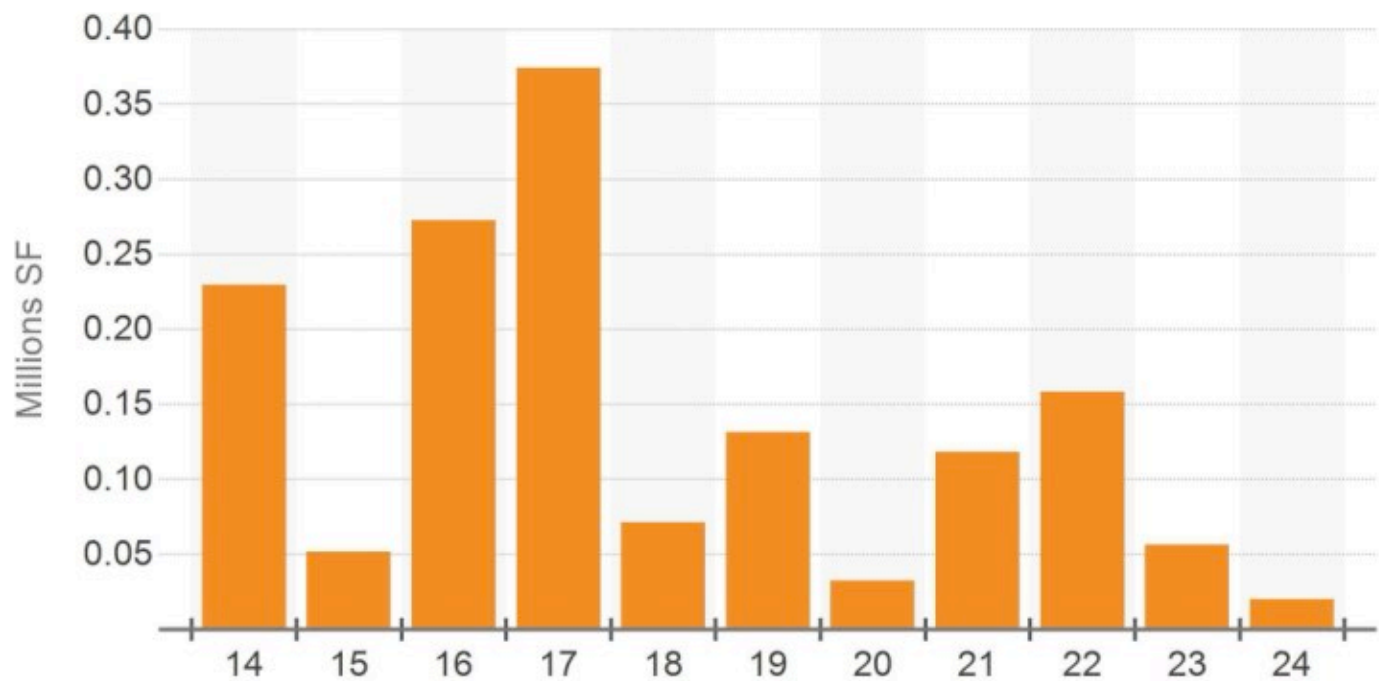




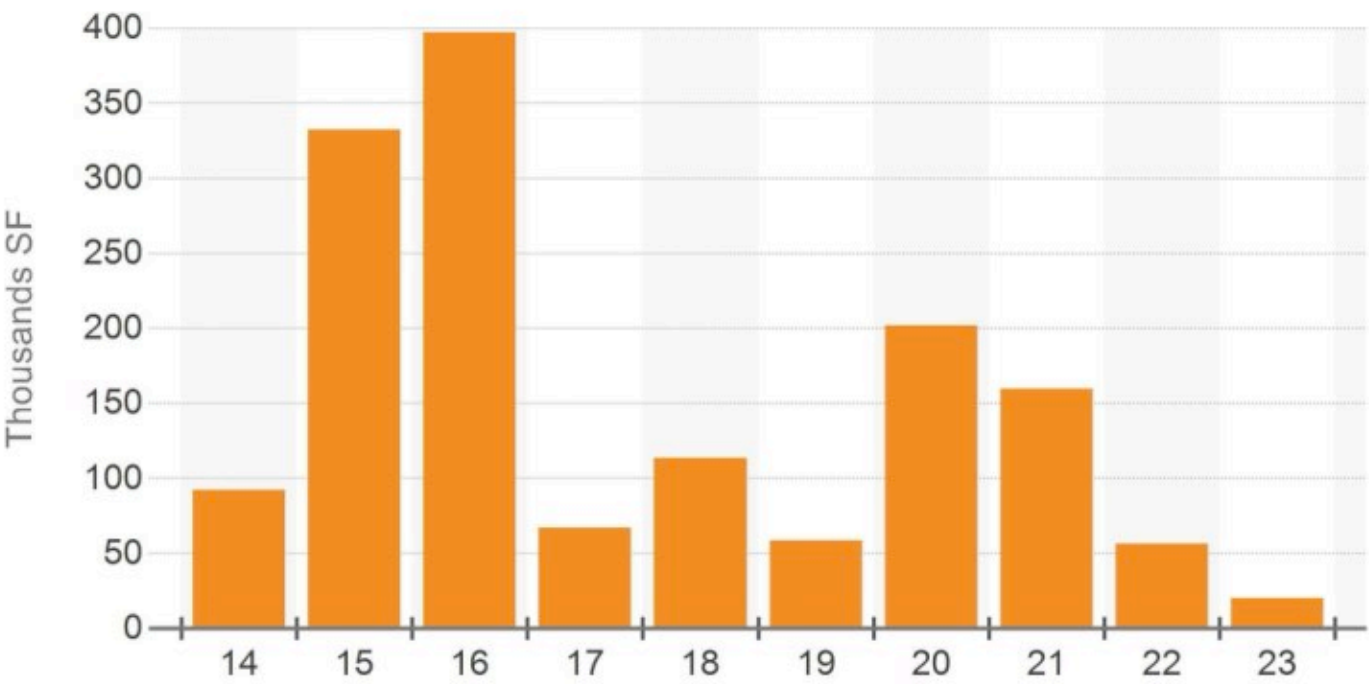
CONSTRUCTION STARTS



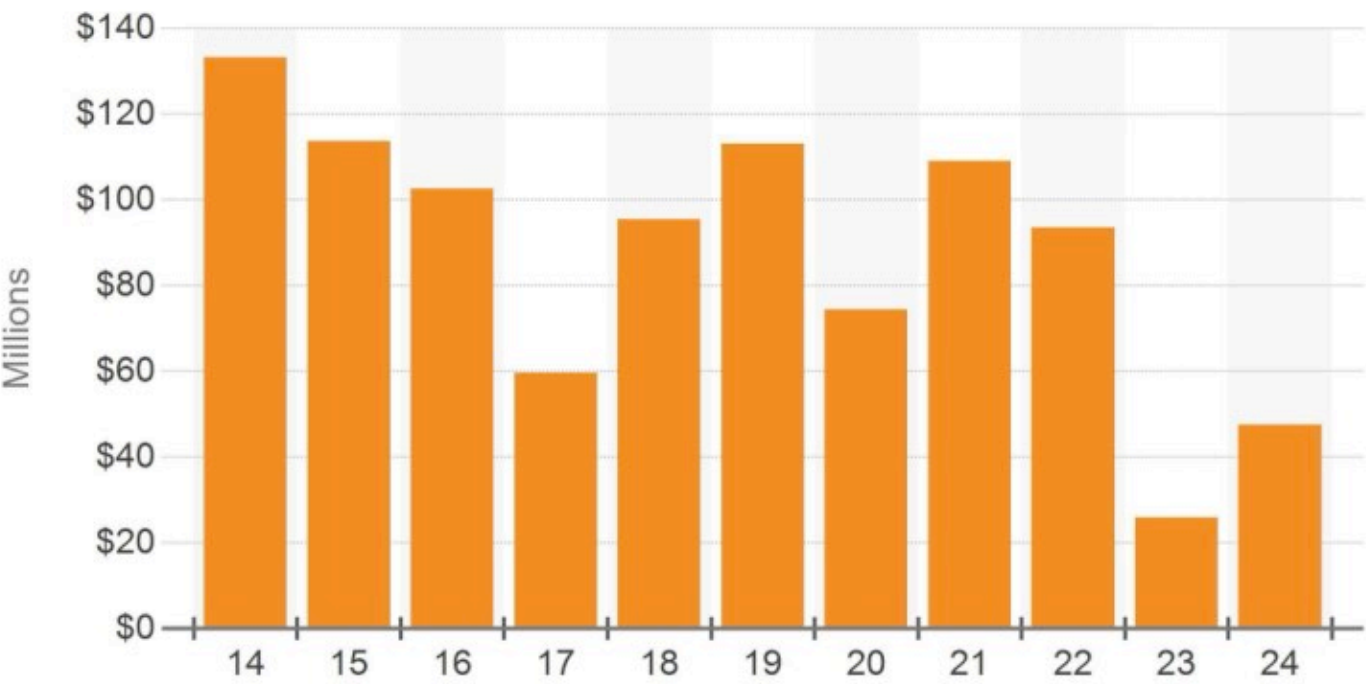
CONSTRUCTION DELIVERIES



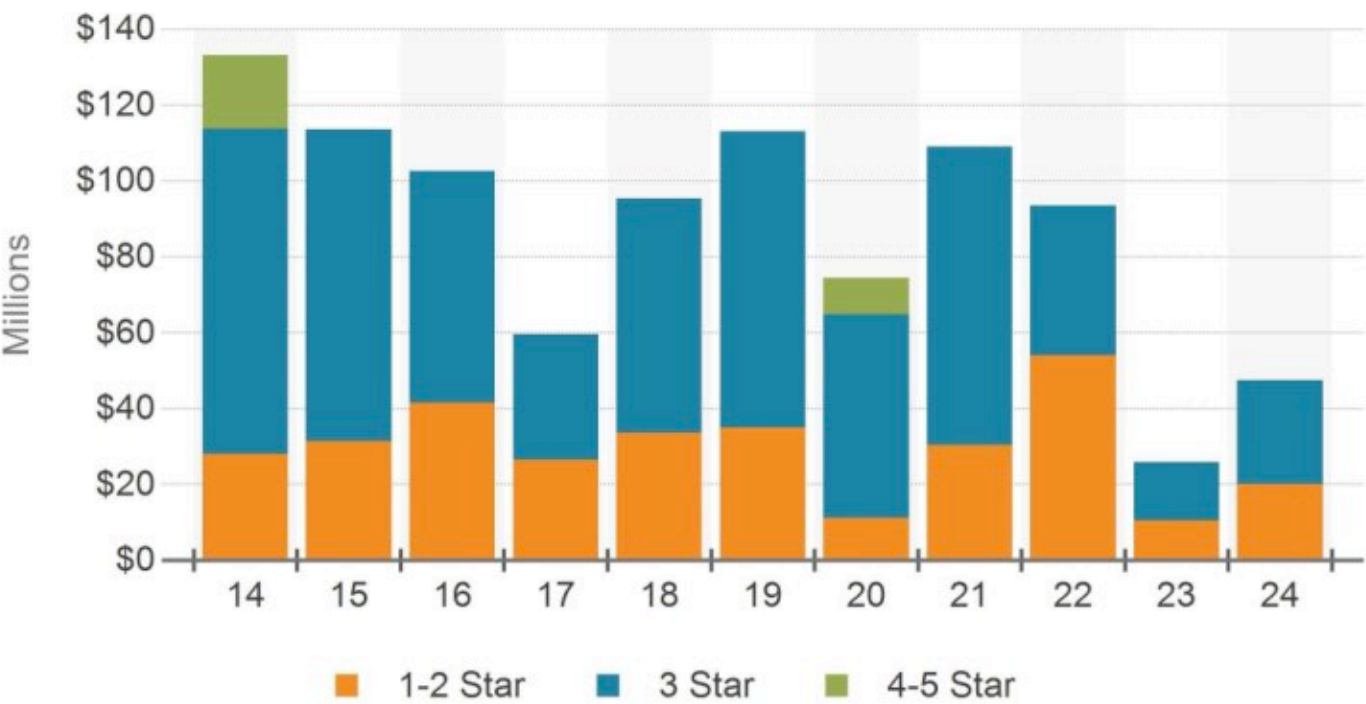
UNDER CONSTRUCTION



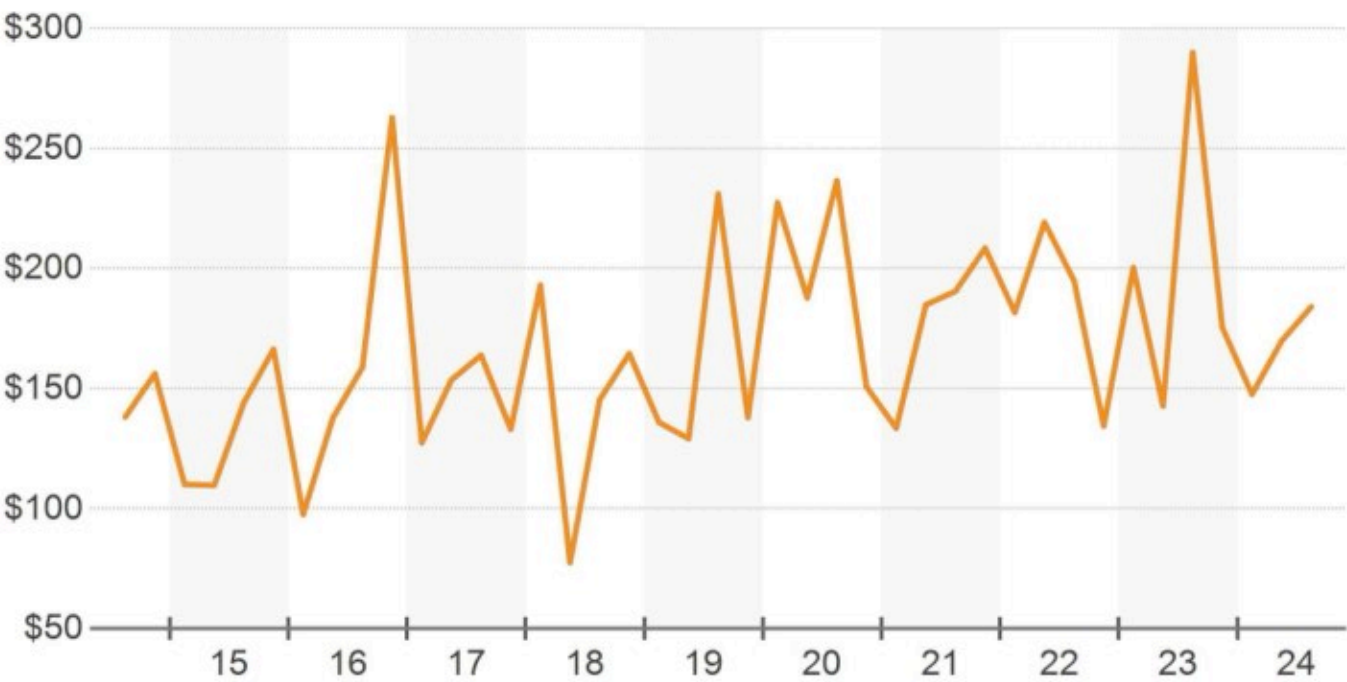
SALES VOLUME



SALES VOLUME BY STAR RATING



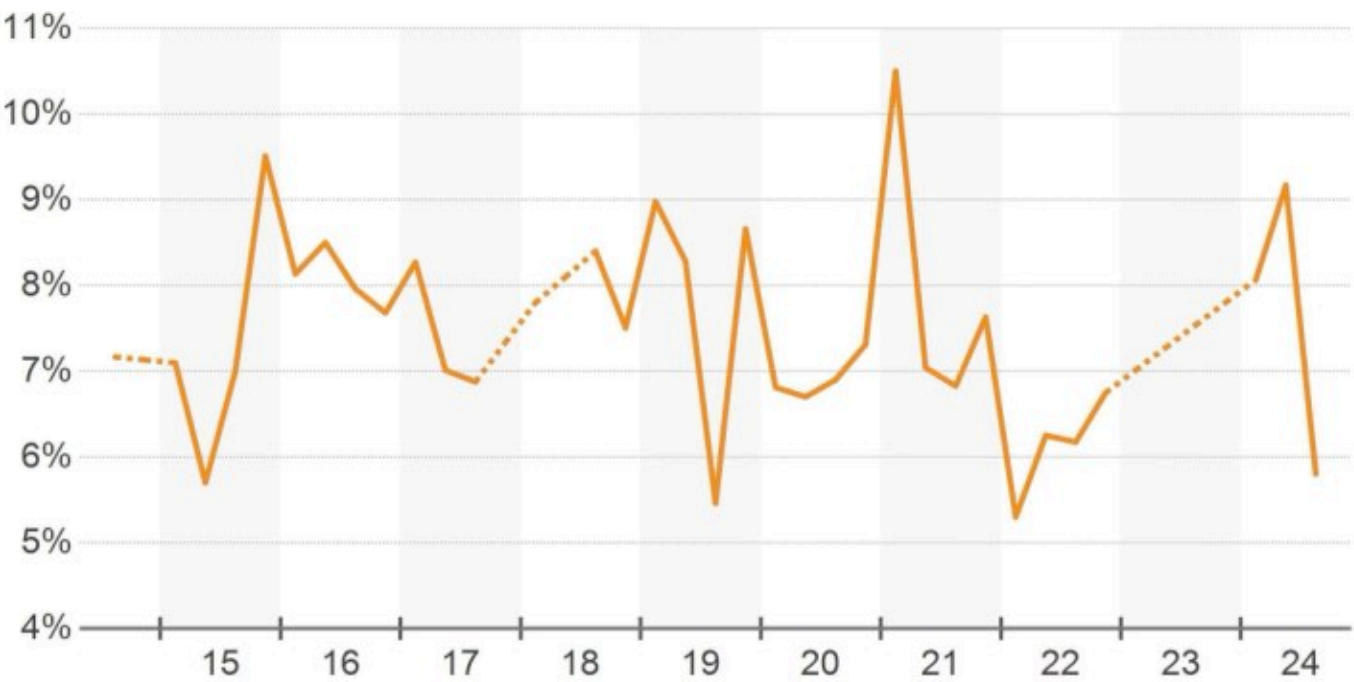
AVERAGE SALE PRICE PER SF



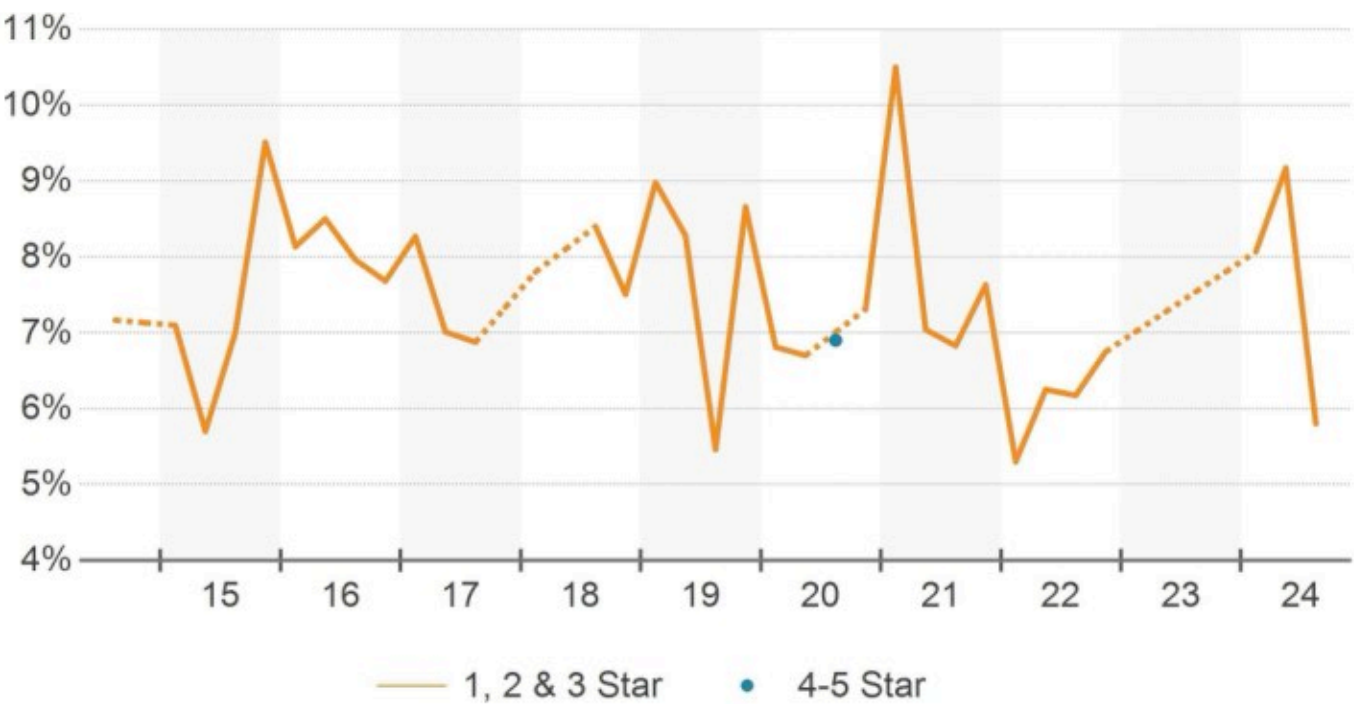
SALE TO ASKING PRICE DIFFERENTIAL



CAP RATE

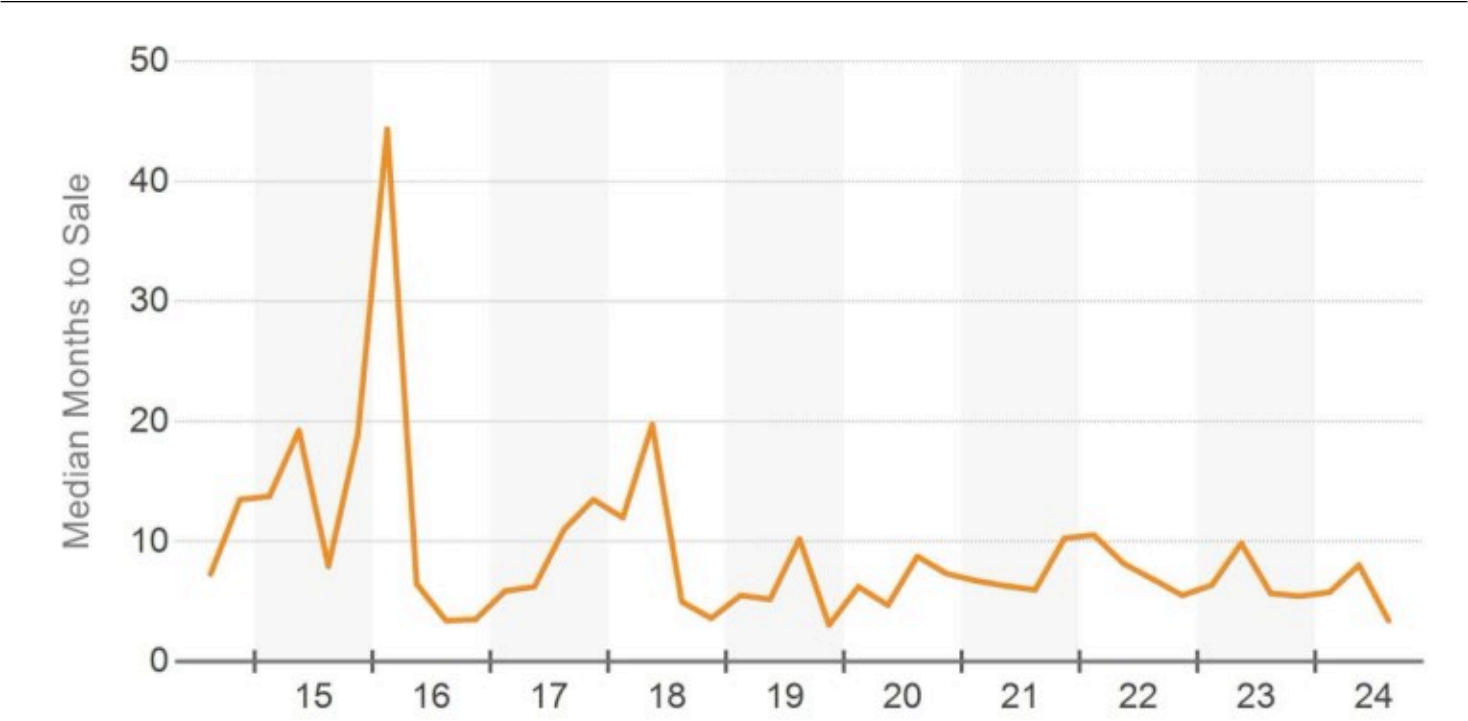


CAP RATE BY STAR RATING

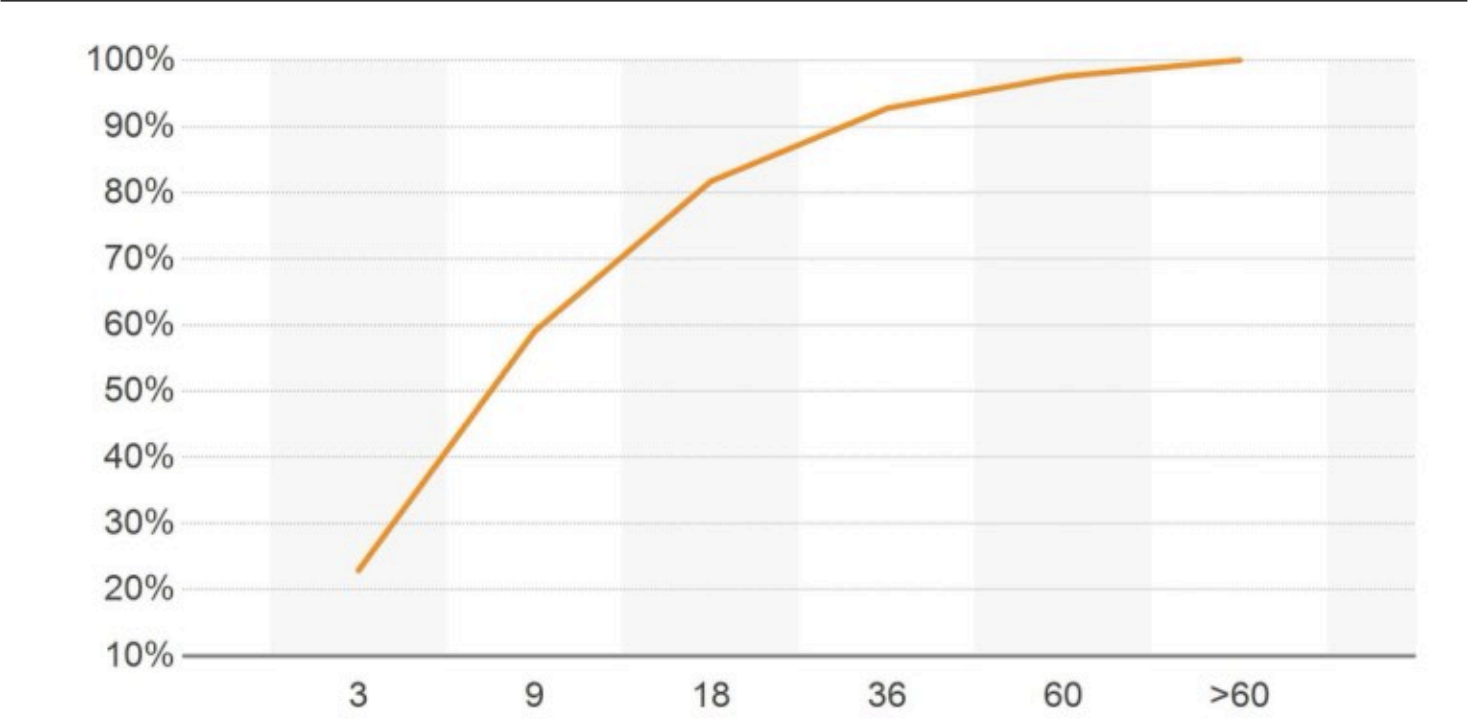




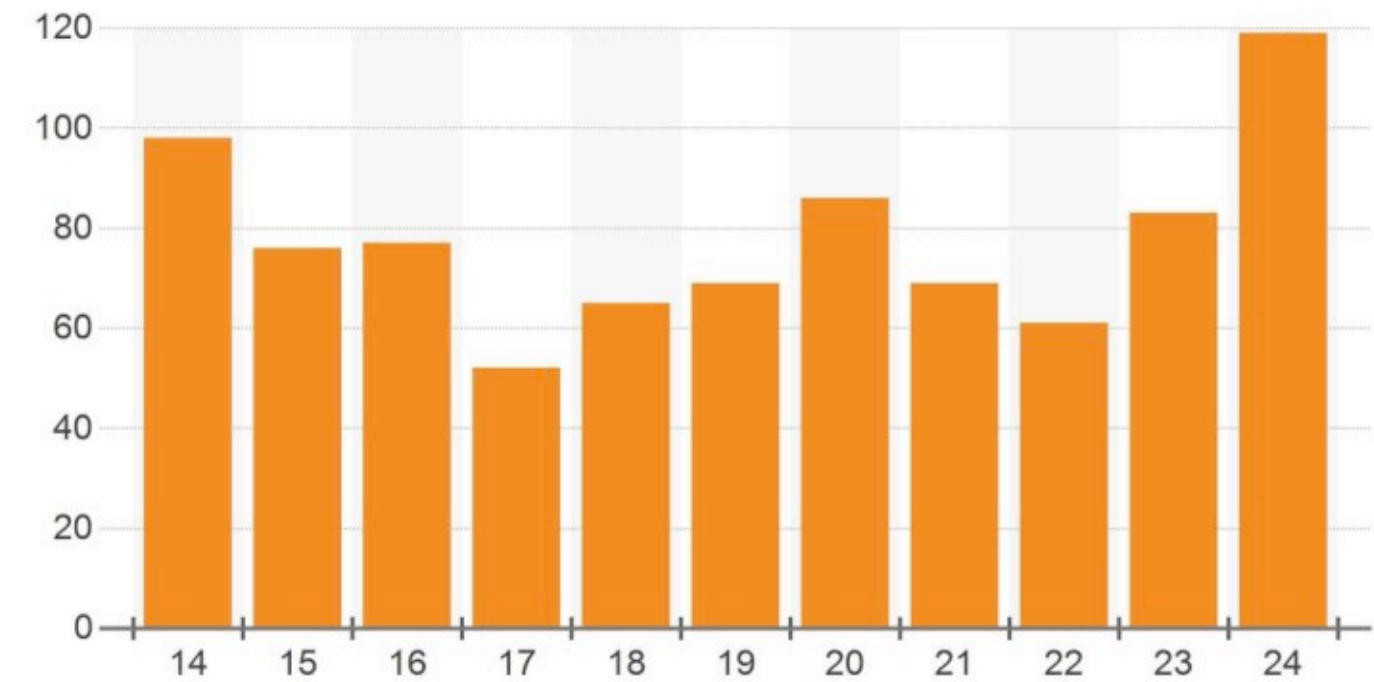
MONTHS TO SALE



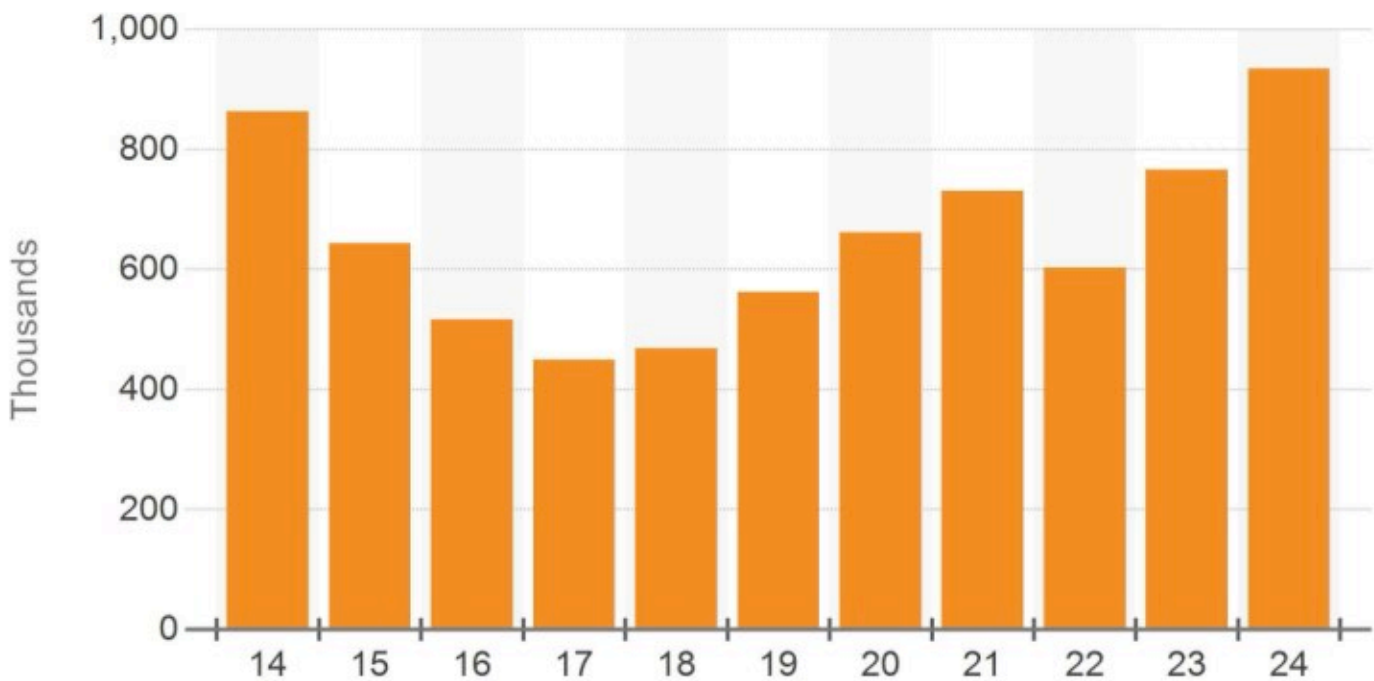
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



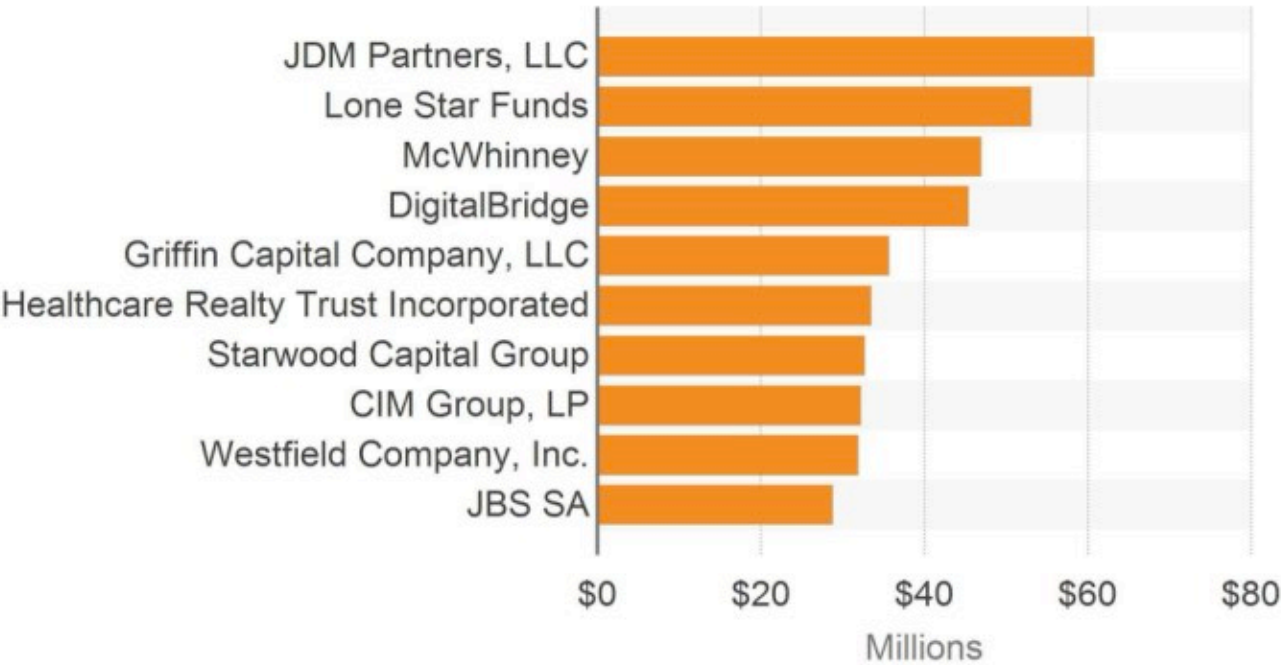
FOR SALE TOTAL SF



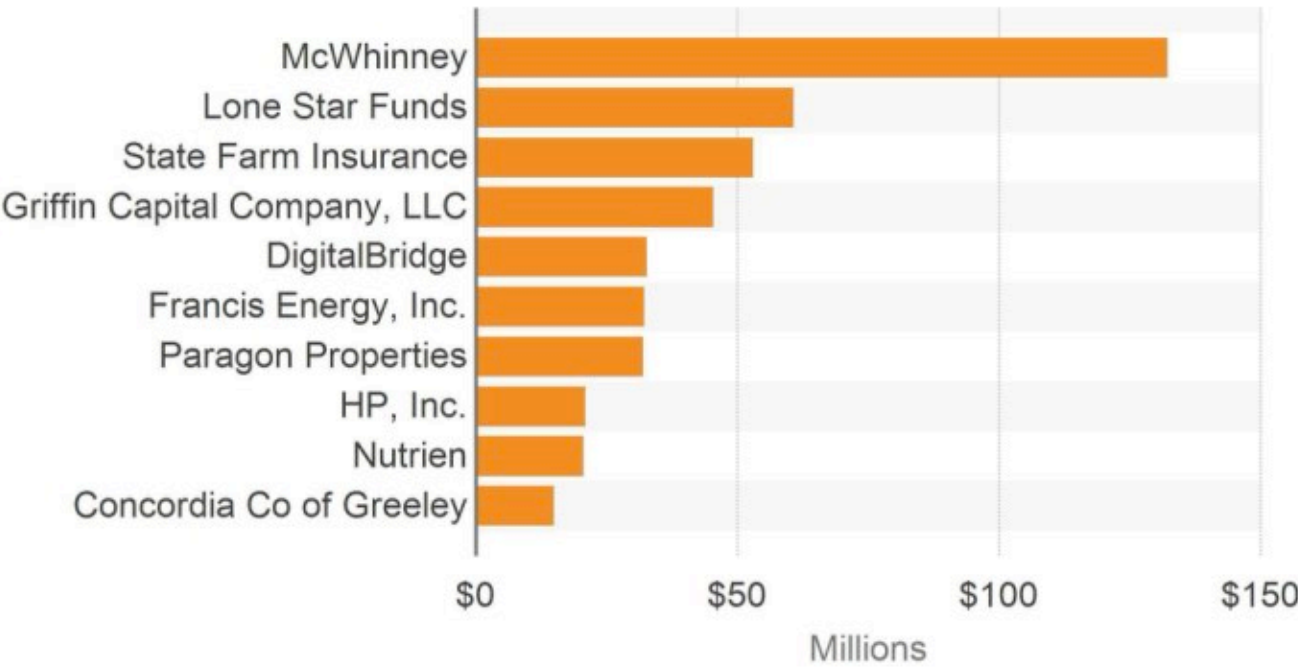
ASKING PRICE PER SF



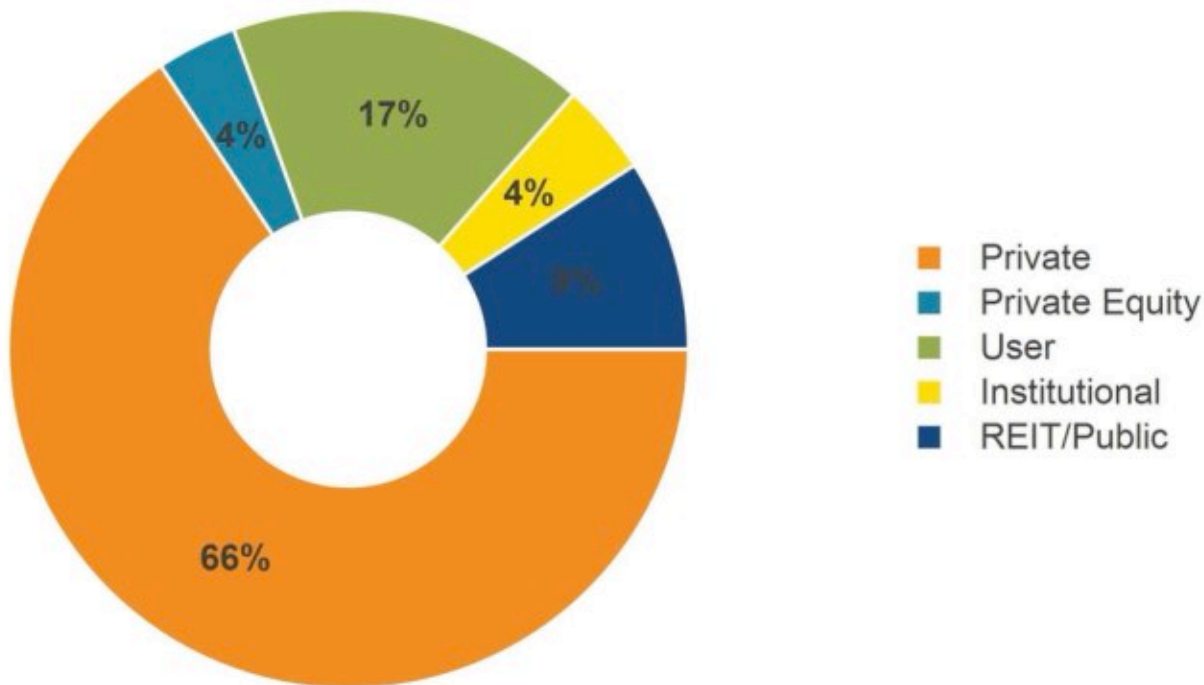
TOP BUYERS



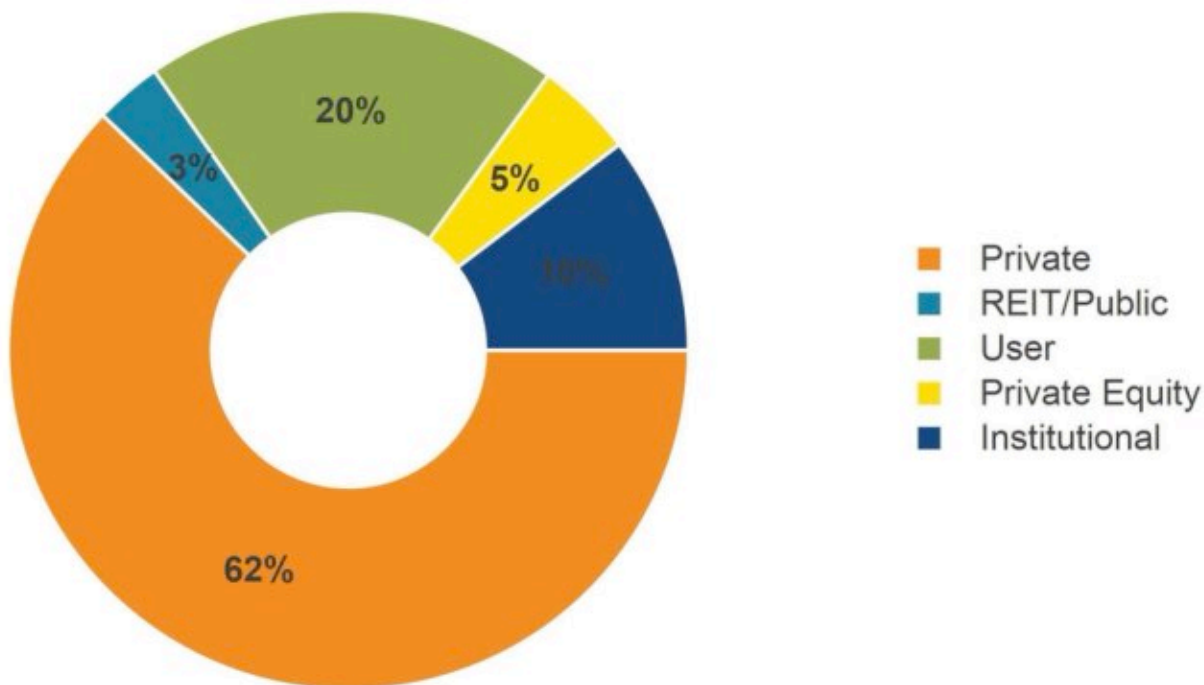
TOP SELLERS



SALES VOLUME BY BUYER TYPE

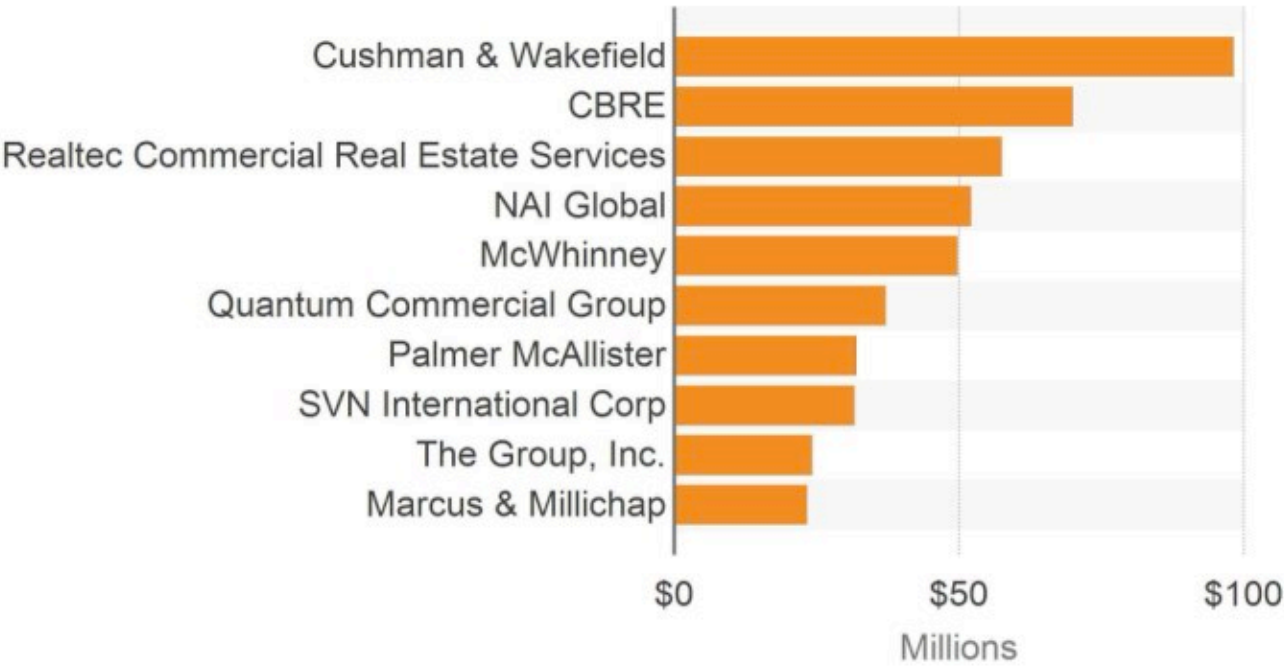


SALES VOLUME BY SELLER TYPE





TOP BUYER BROKERS



TOP SELLER BROKERS

