



Office Report – Larimer & Weld County

Q1 2026

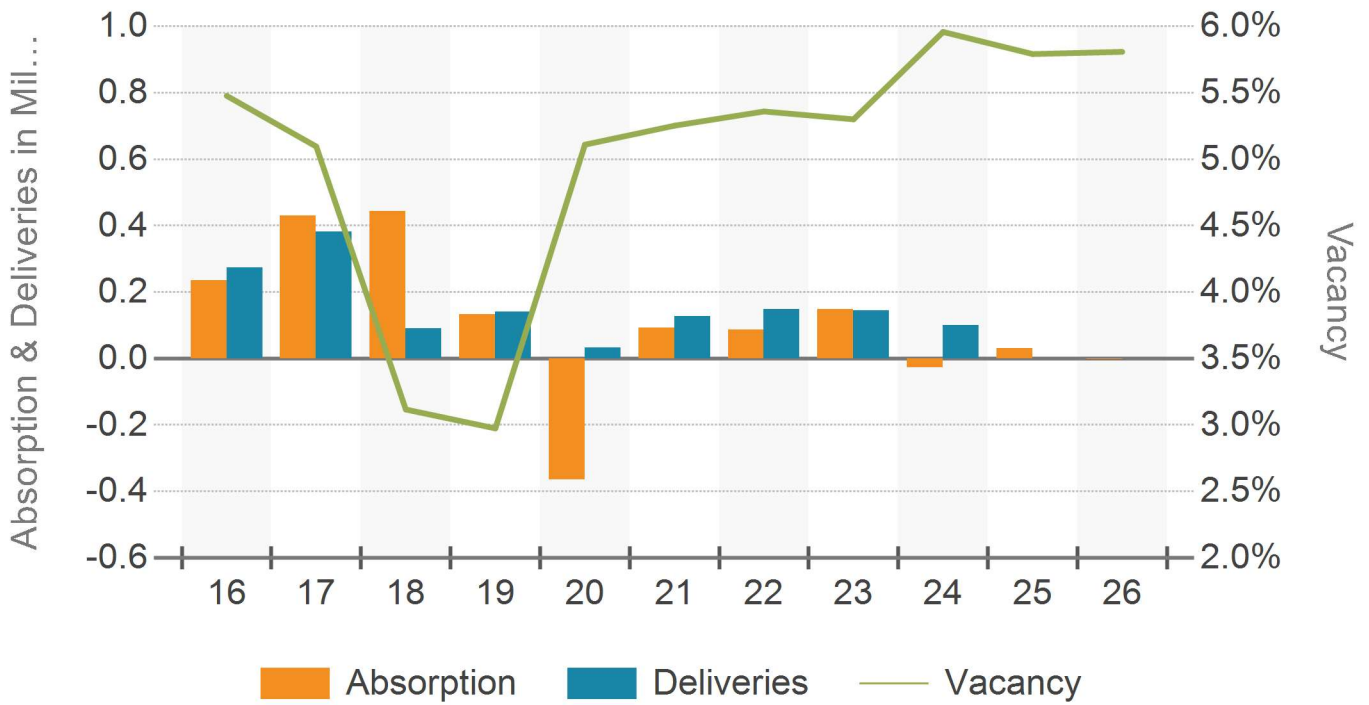
PREPARED BY

REALTEC
COMMERCIAL REAL ESTATE SERVICES

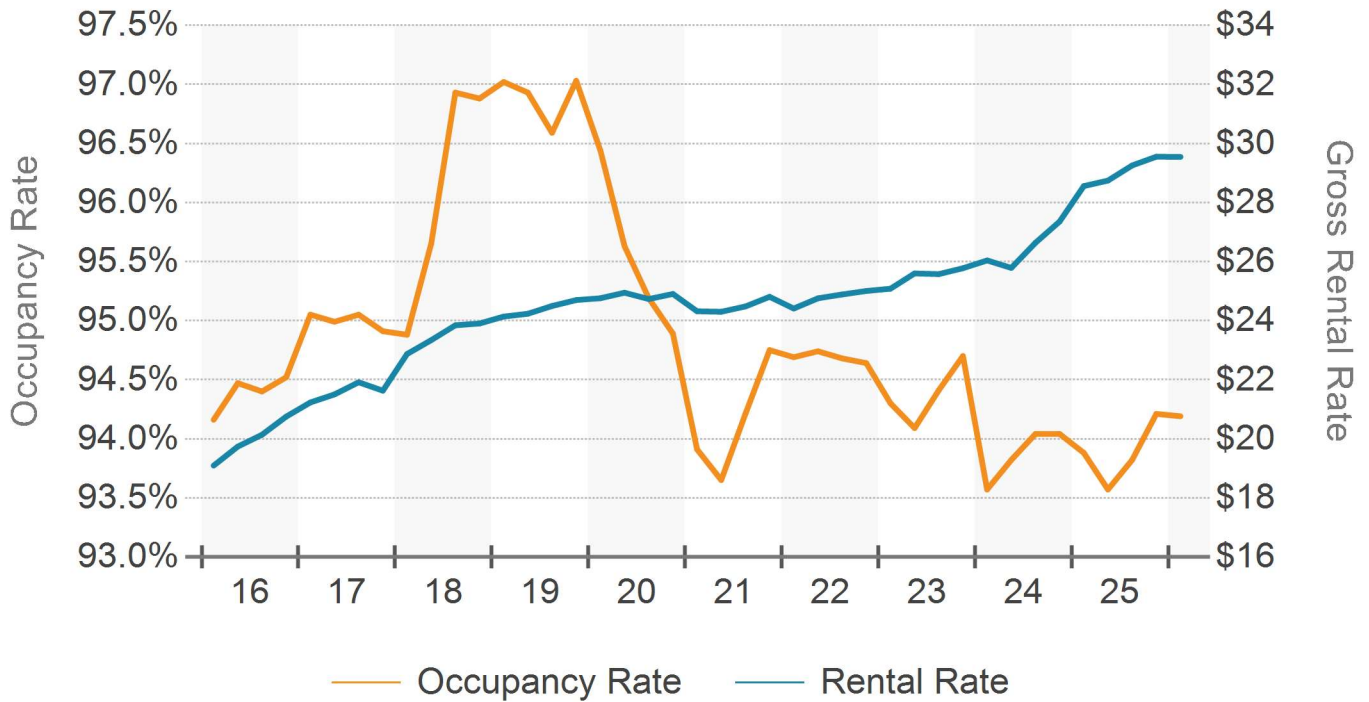
Jamie Globelnik
Broker



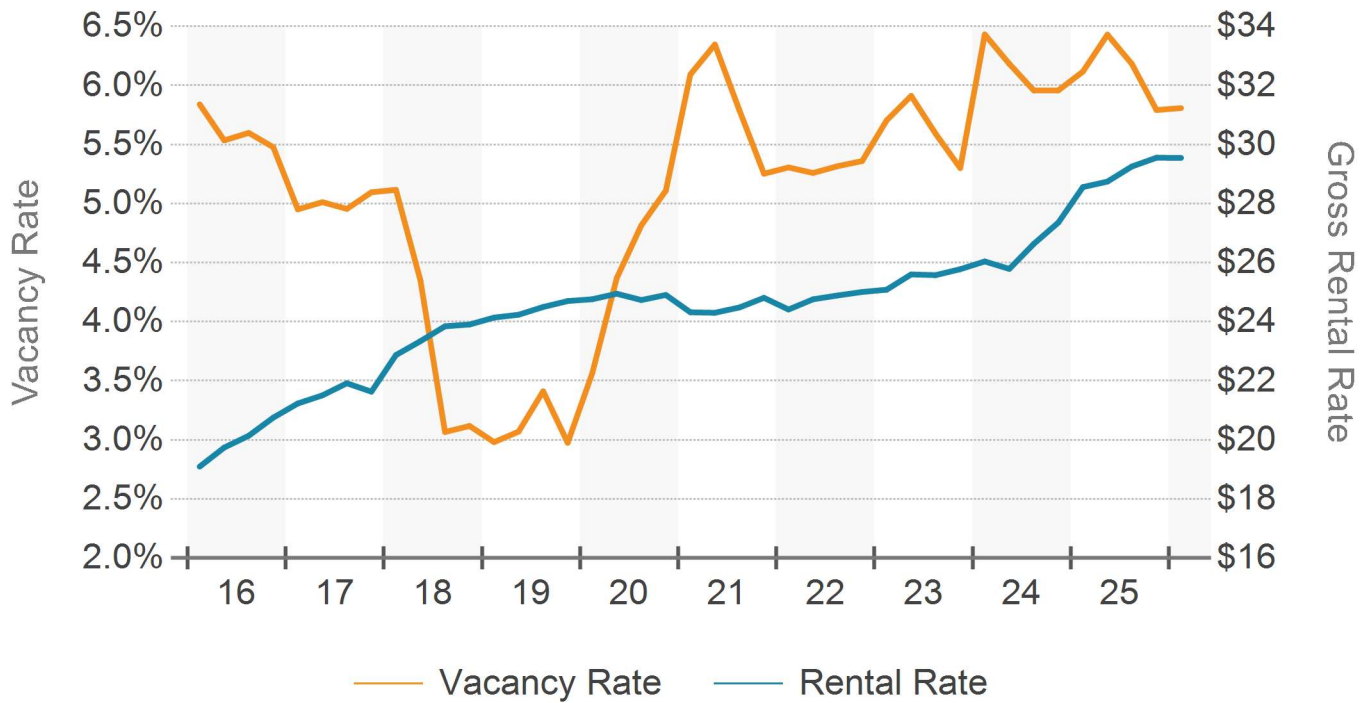
ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Gross Rent Per SF	\$29.54	\$26.21
Vacancy Rate	5.8%	5.8%
Vacant SF	1,087,795	1,078,756
Availability Rate	9.3%	10.1%
Available SF	1,749,079	1,879,471
Sublet SF	293,660	491,273
Months on Market	8.1	8.2

Inventory	Survey	5-Year Avg
Existing Buildings	1,699	1,684
Existing SF	18,730,925	18,524,824
12 Mo. Const. Starts	20,000	59,866
Under Construction	37,000	81,441
12 Mo. Deliveries	0	104,180

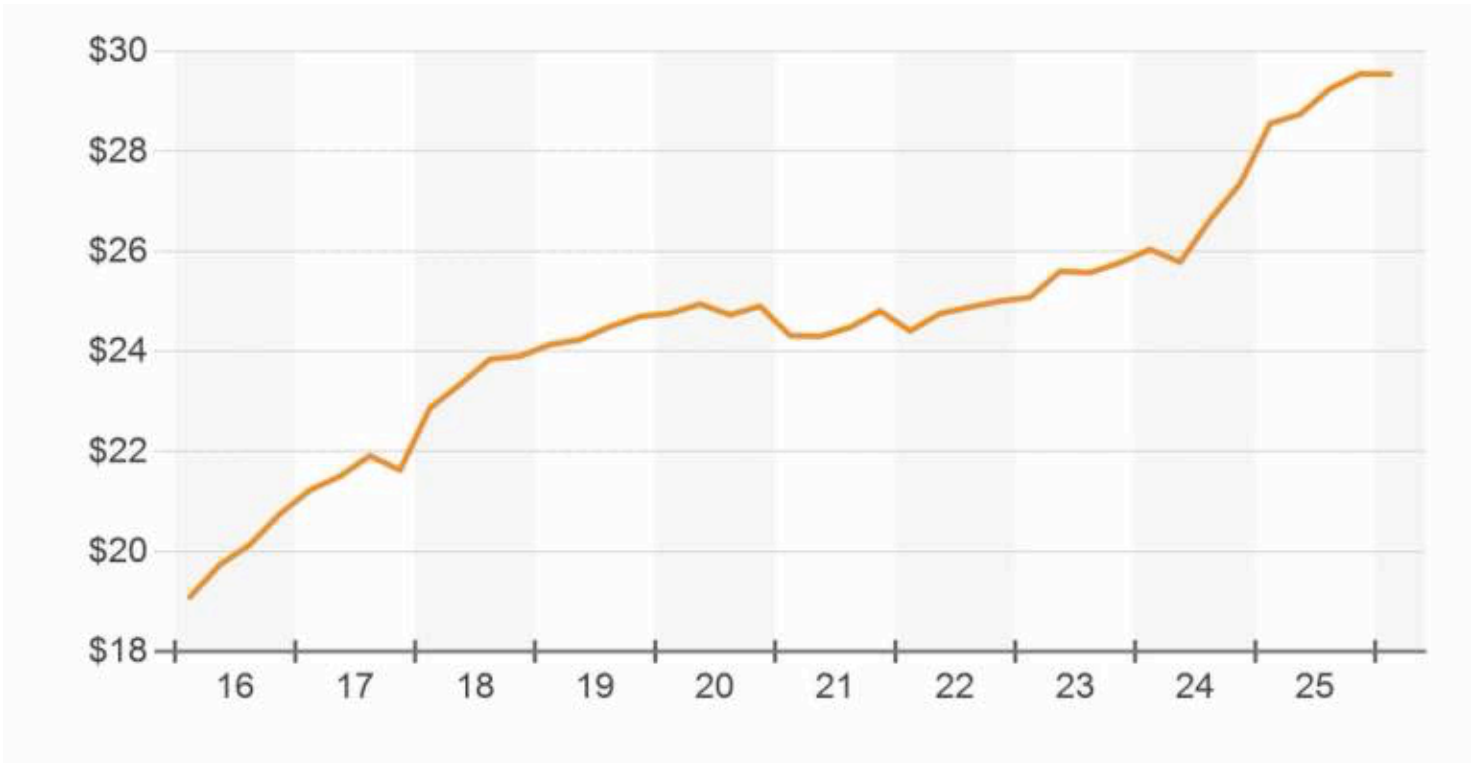
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	40,462	65,693
12 Mo. Leasing SF	510,946	615,075

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$107	\$133
Asking Price Per SF	\$267	\$241
Sales Volume (Mil.)	\$107	\$85
Cap Rate	7.6%	7.0%

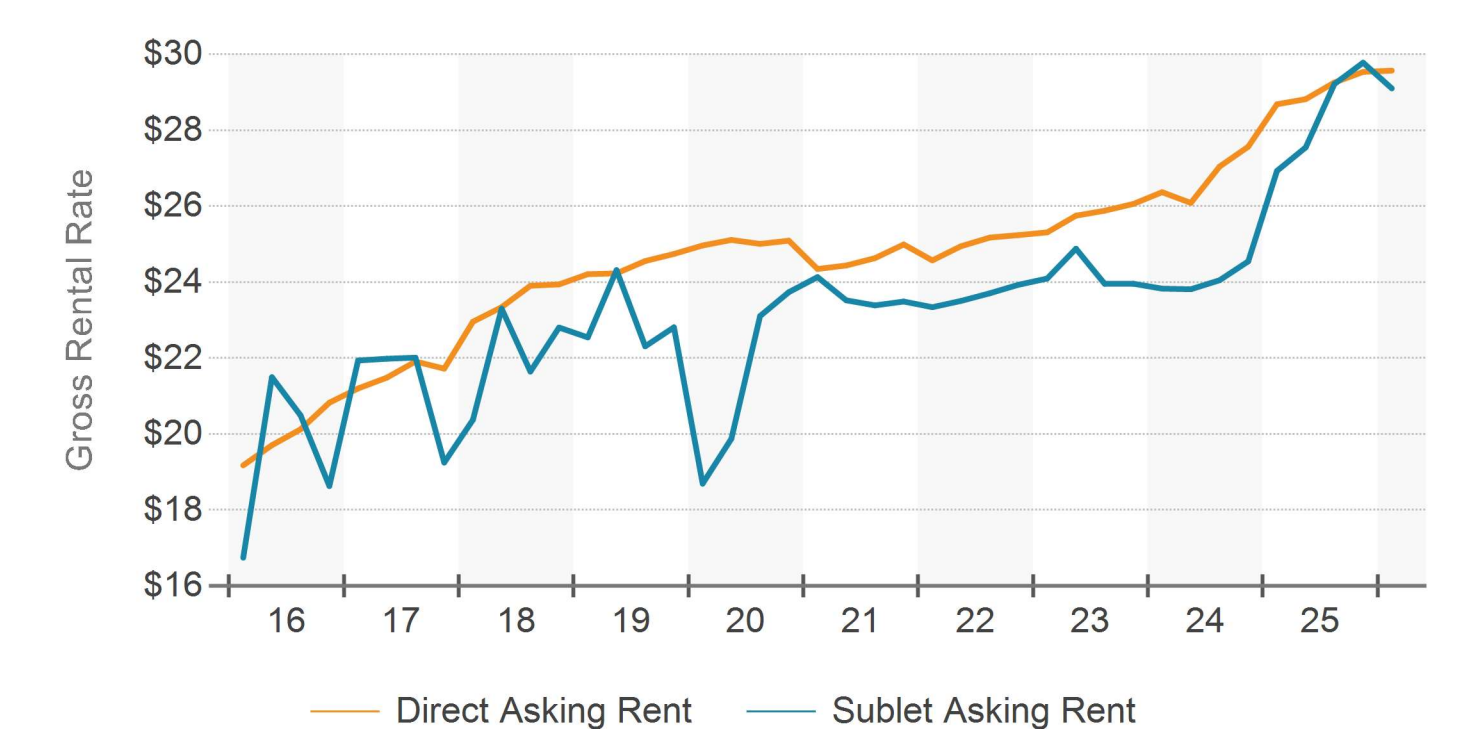
Rental Rates

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GROSS ASKING RENT PER SF



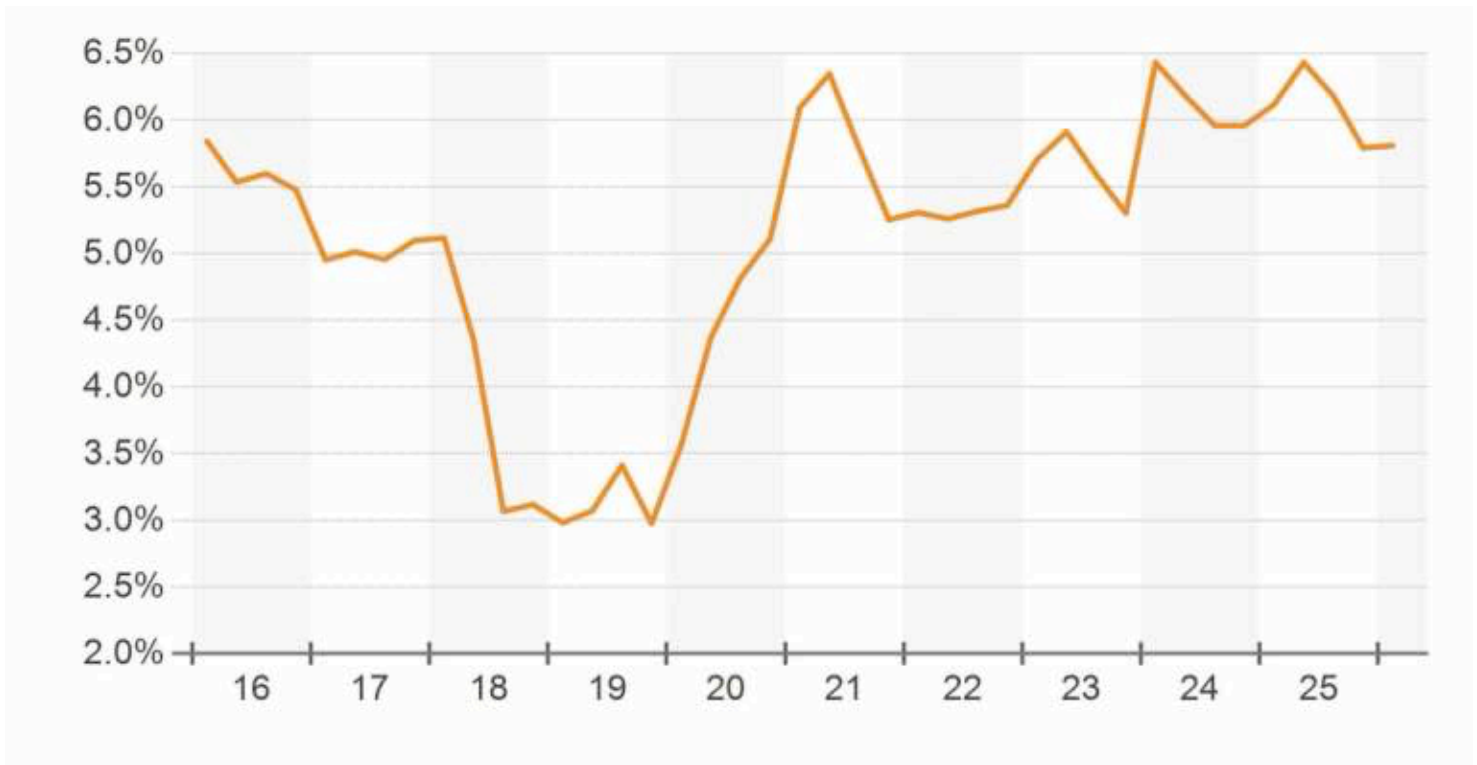
DIRECT & SUBLET RENTAL RATES



Vacancy & Availability

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VACANCY RATE



SUBLEASE VACANCY RATE



Vacancy & Availability

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AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



Vacancy & Availability

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OCCUPANCY RATE



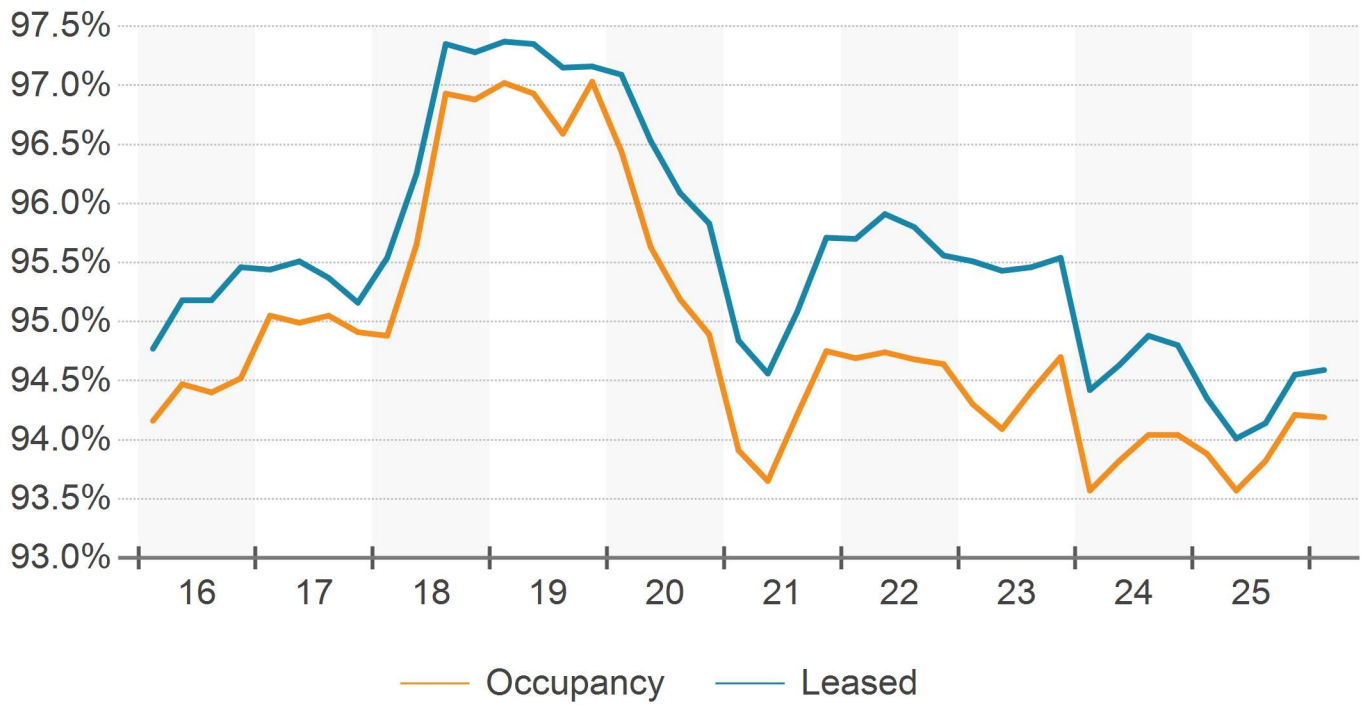
PERCENT LEASED RATE



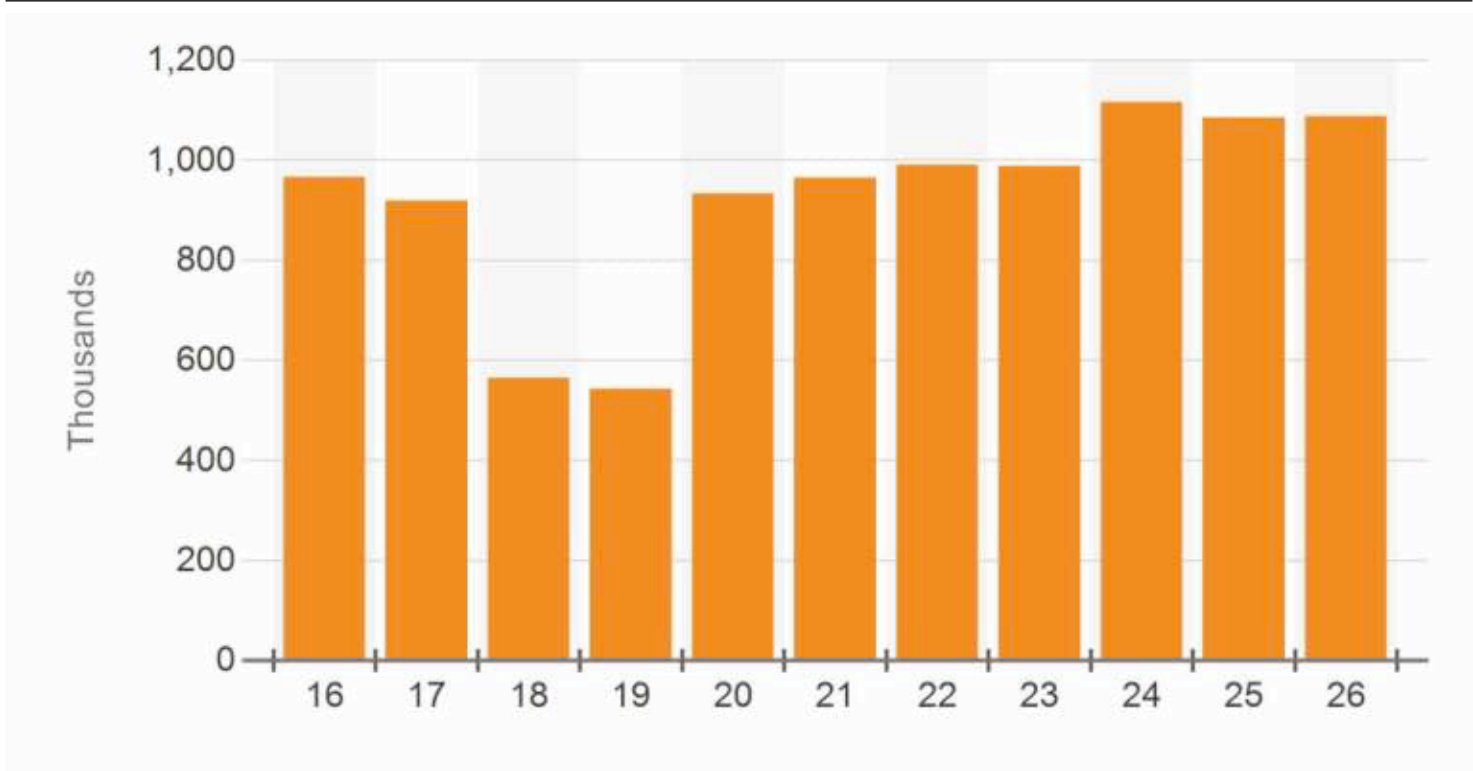
Vacancy & Availability

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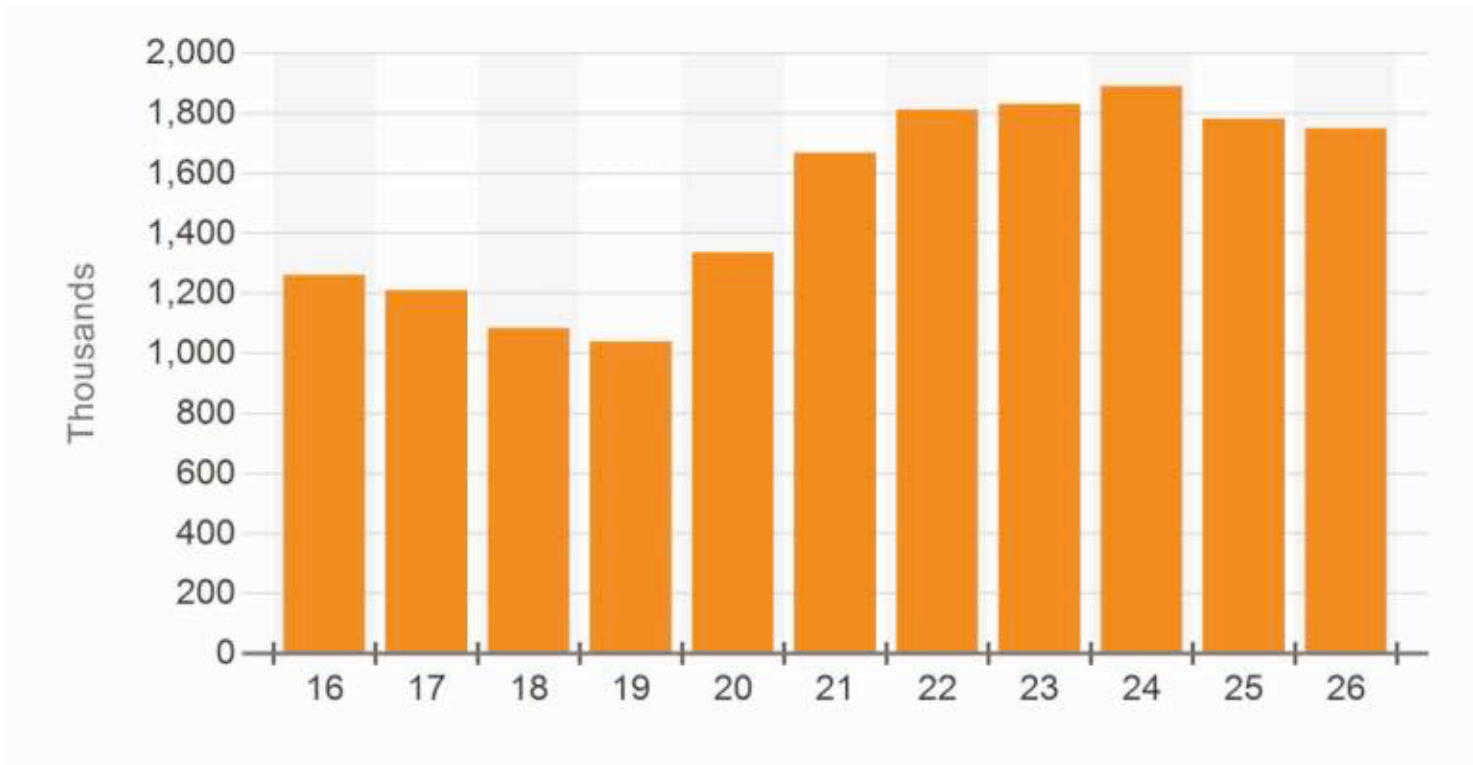
OCCUPANCY & PERCENT LEASED



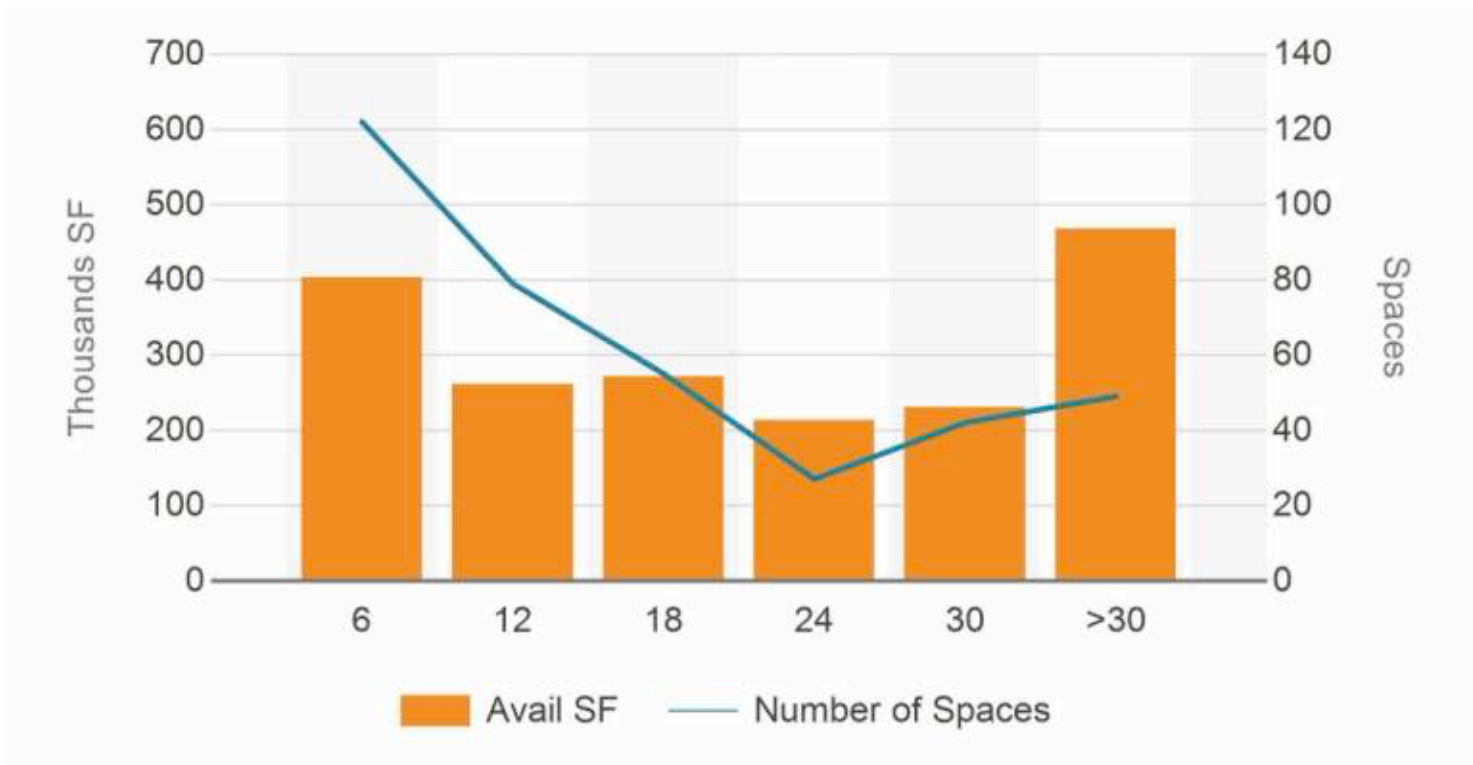
VACANT SF



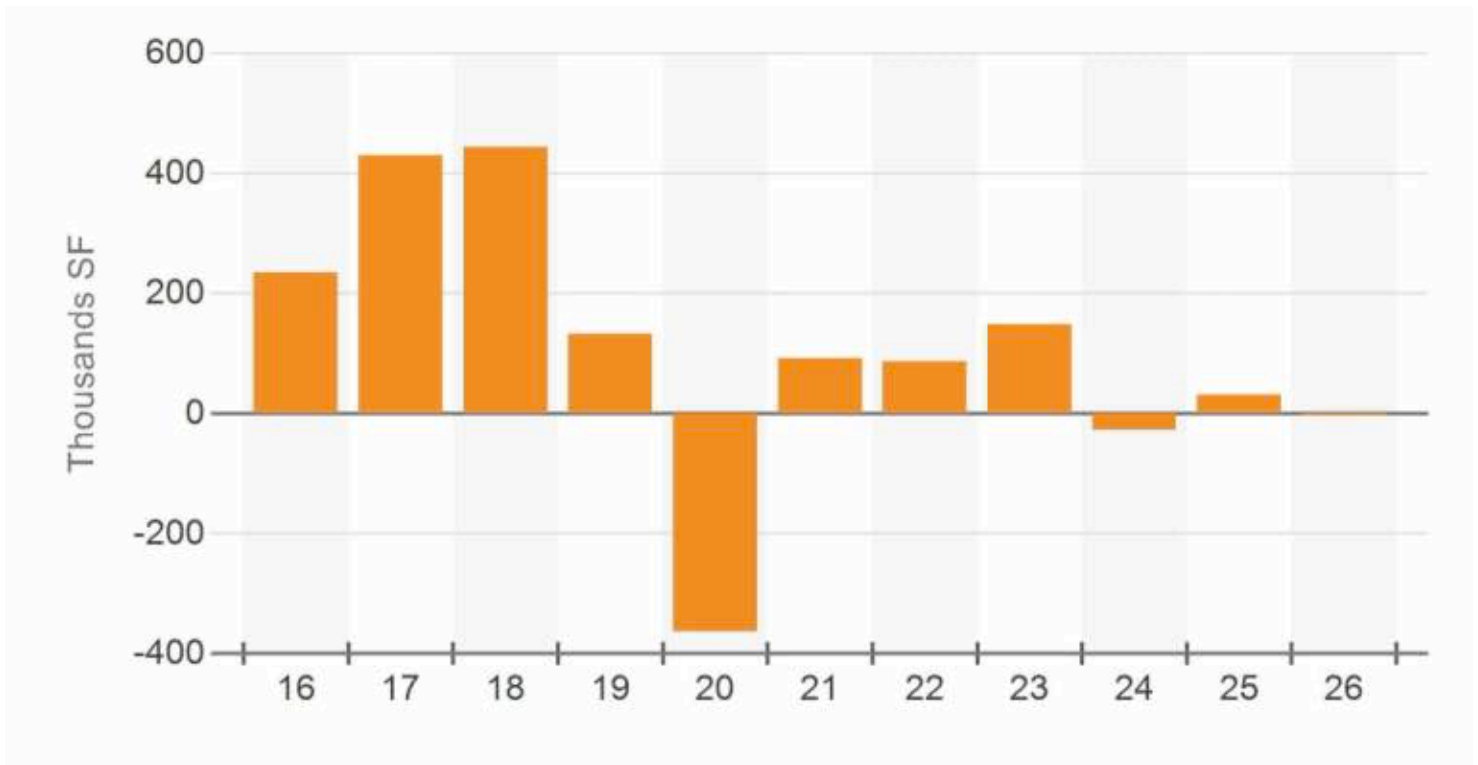
AVAILABLE SF



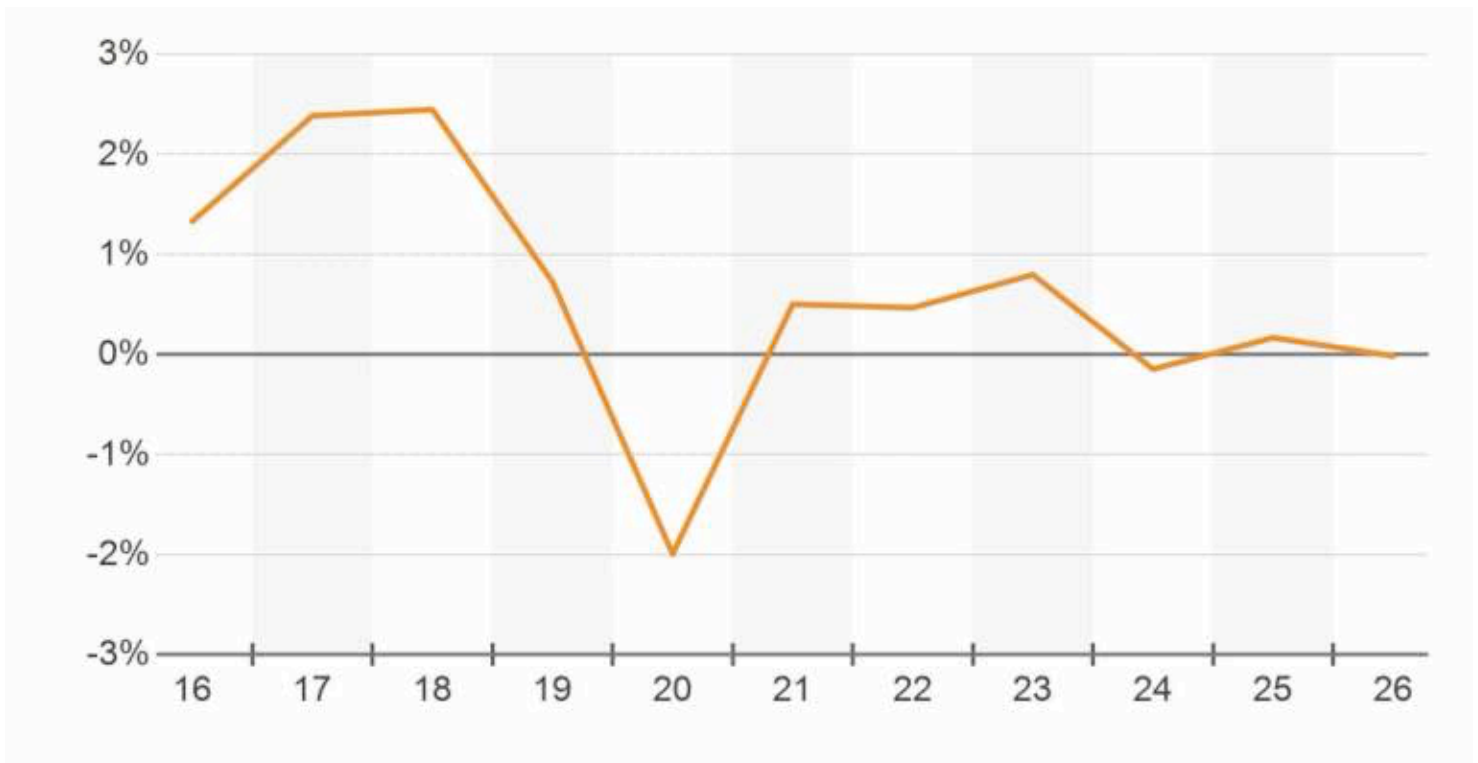
MONTHS ON MARKET DISTRIBUTION



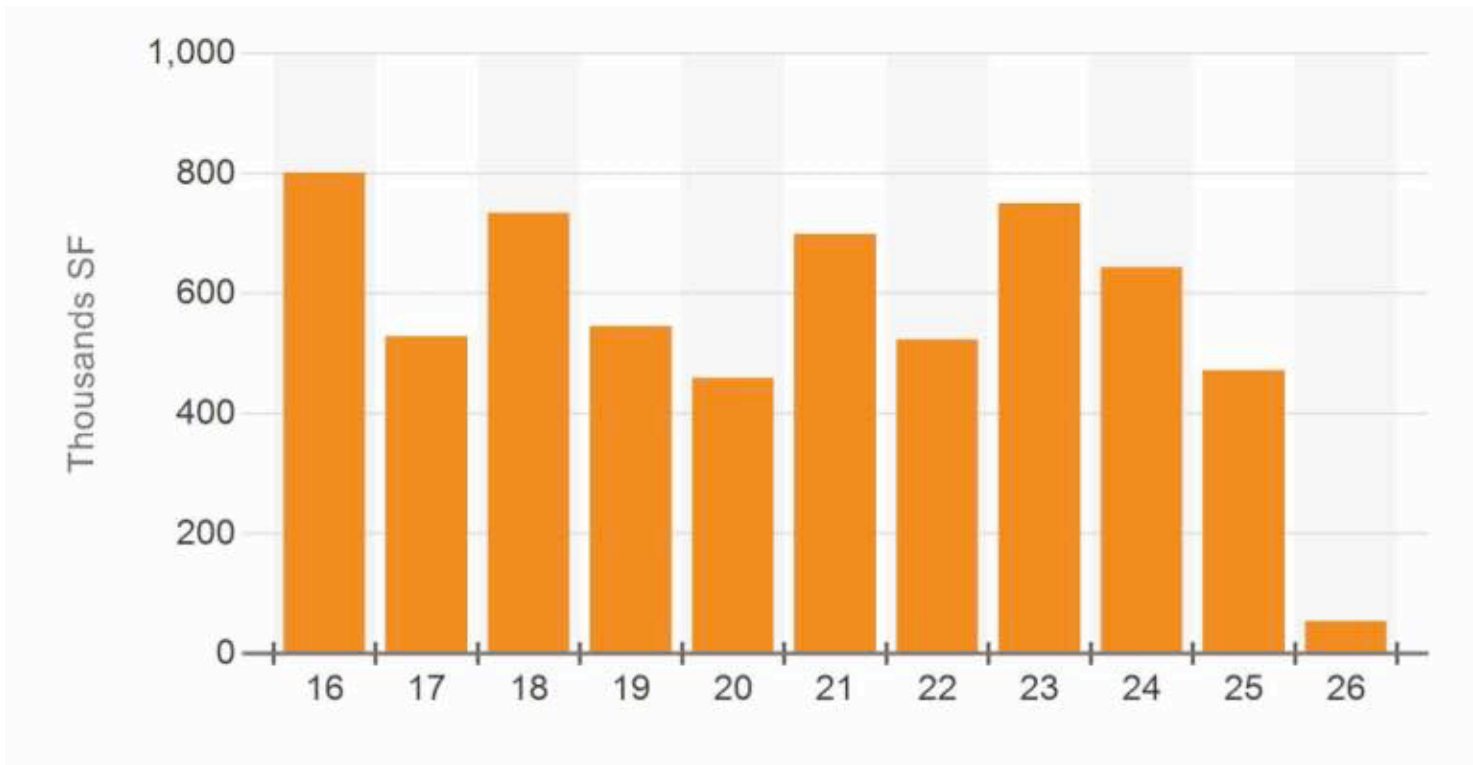
NET ABSORPTION



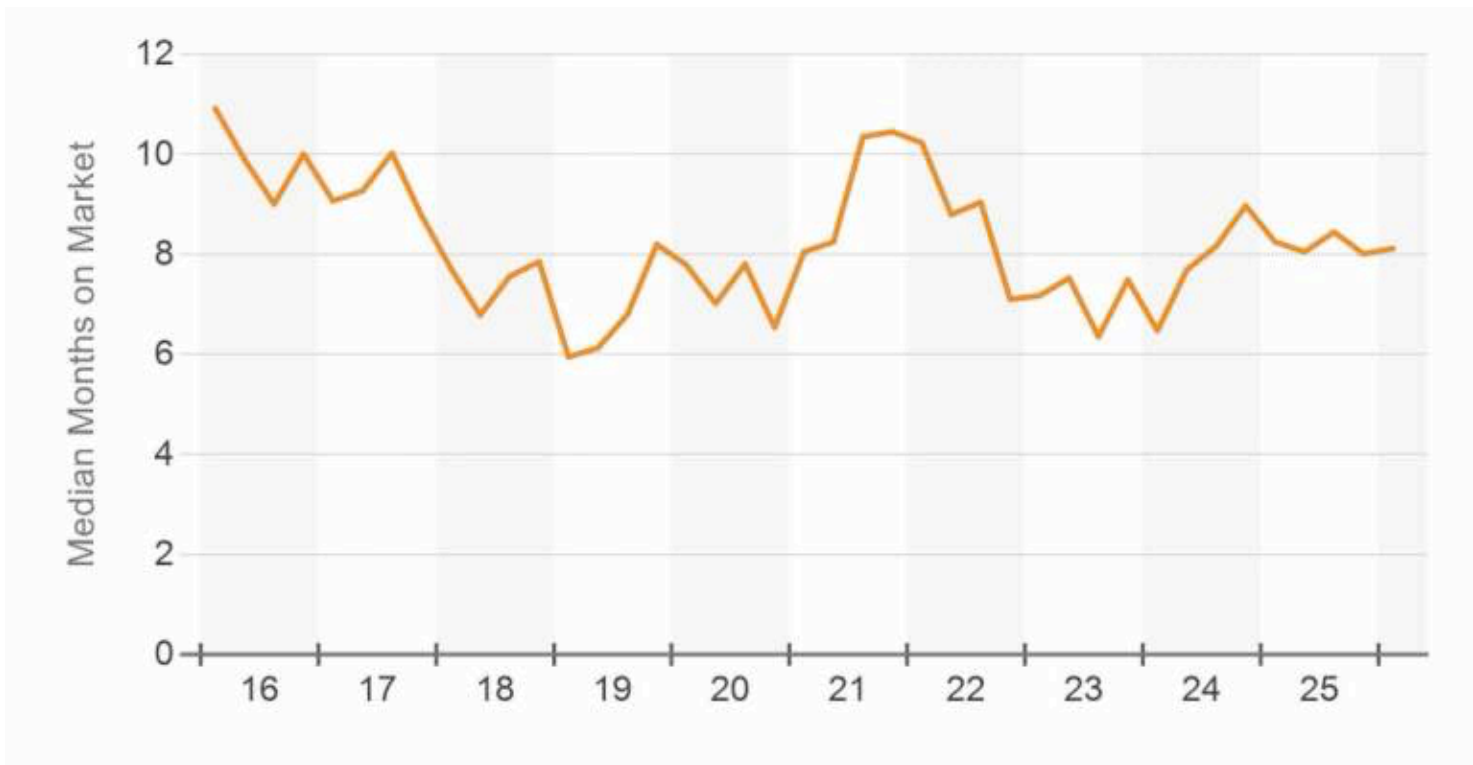
NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



MONTHS ON MARKET



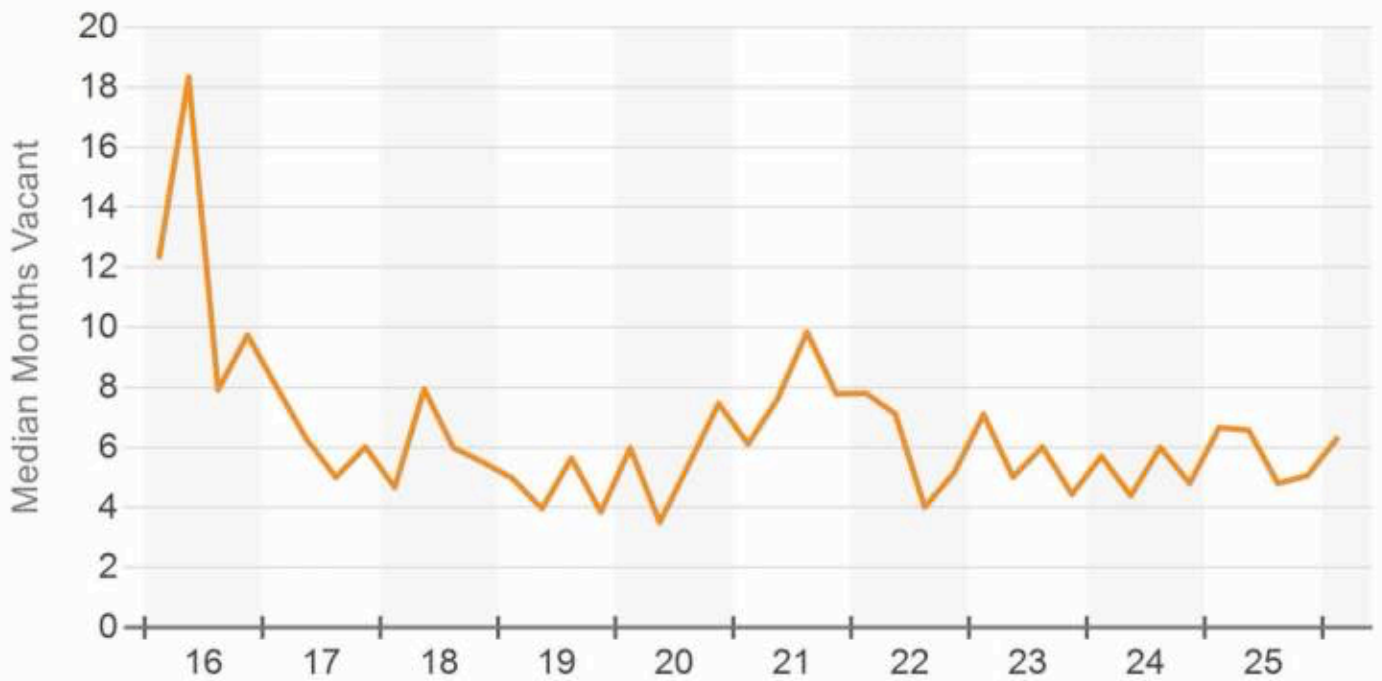
Leasing Demand

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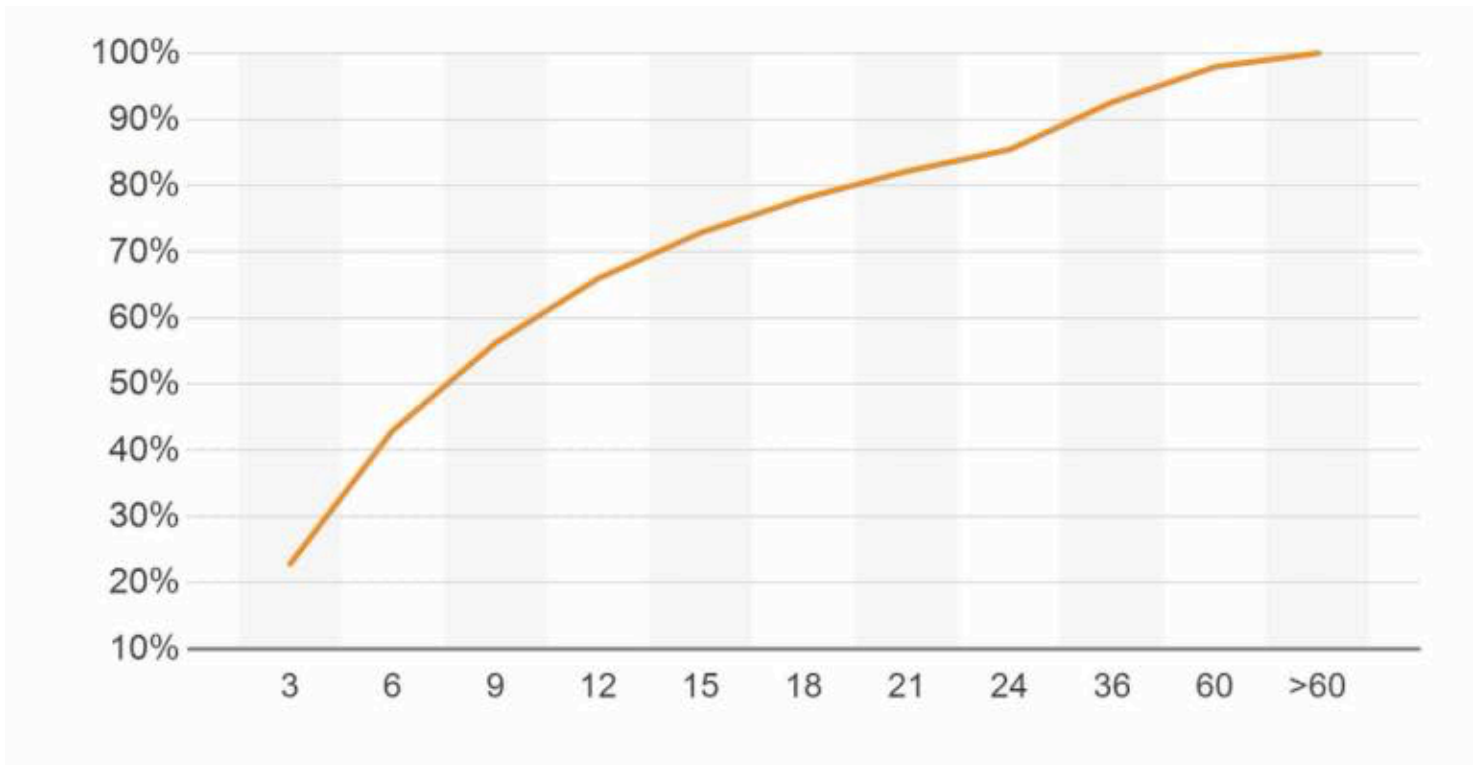
MONTHS TO LEASE



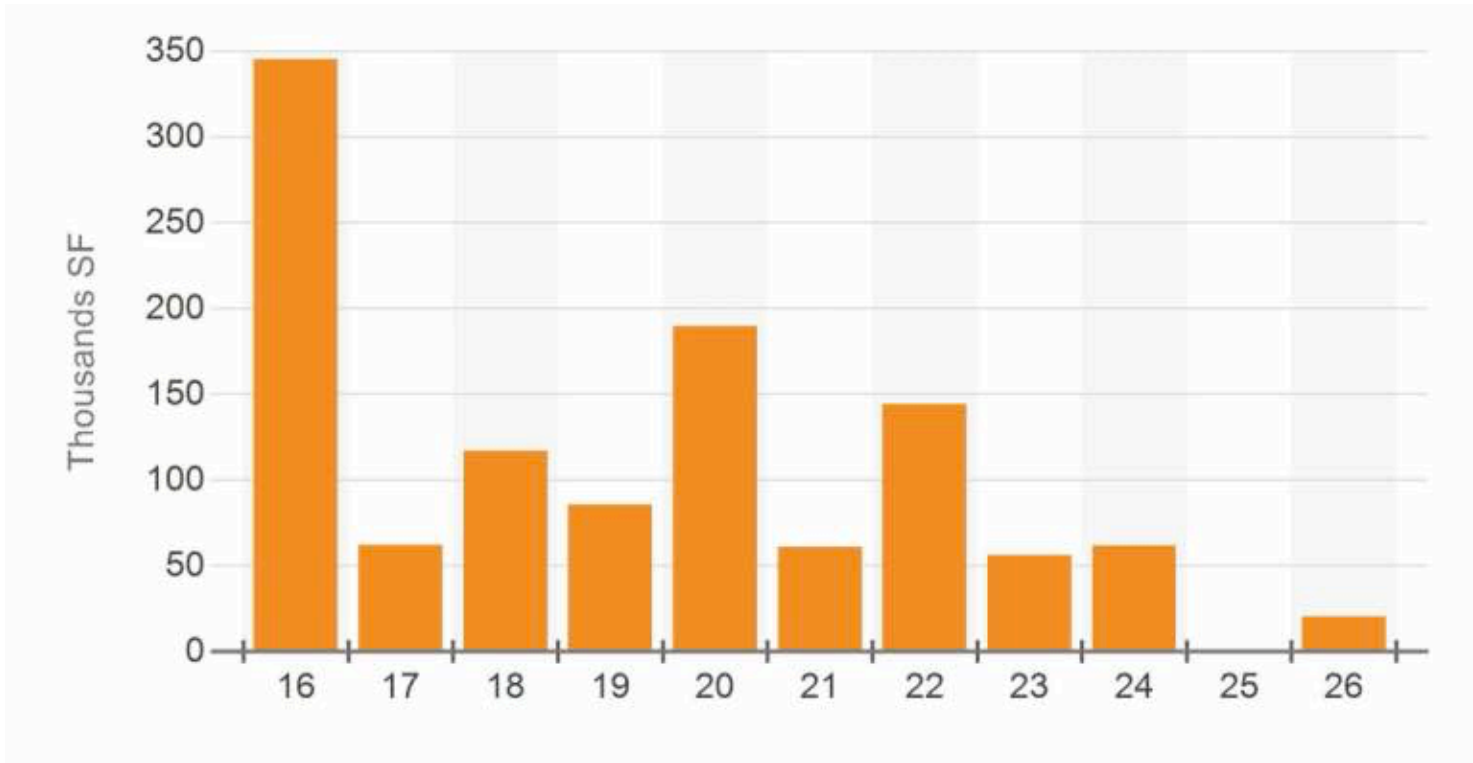
MONTHS VACANT



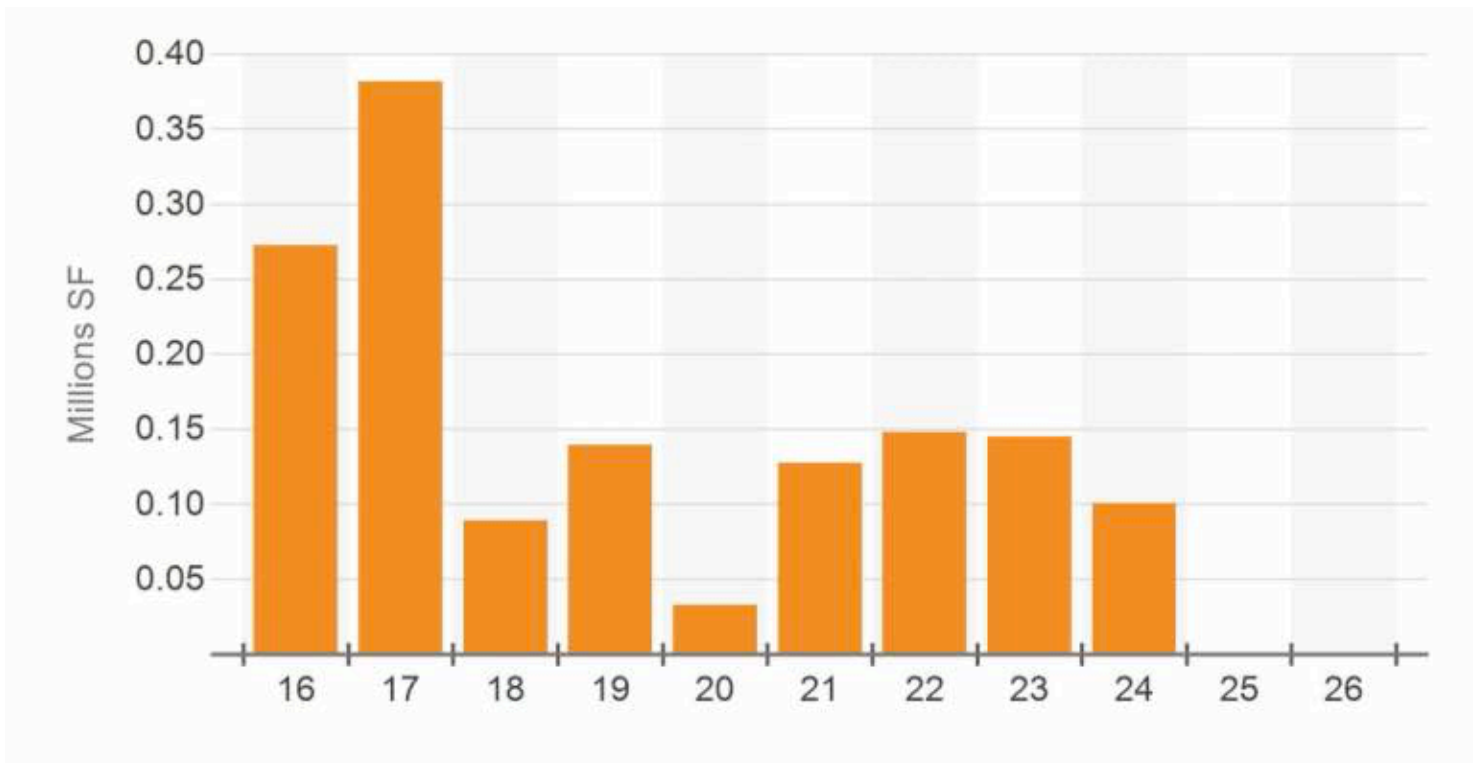
PROBABILITY OF LEASING IN MONTHS



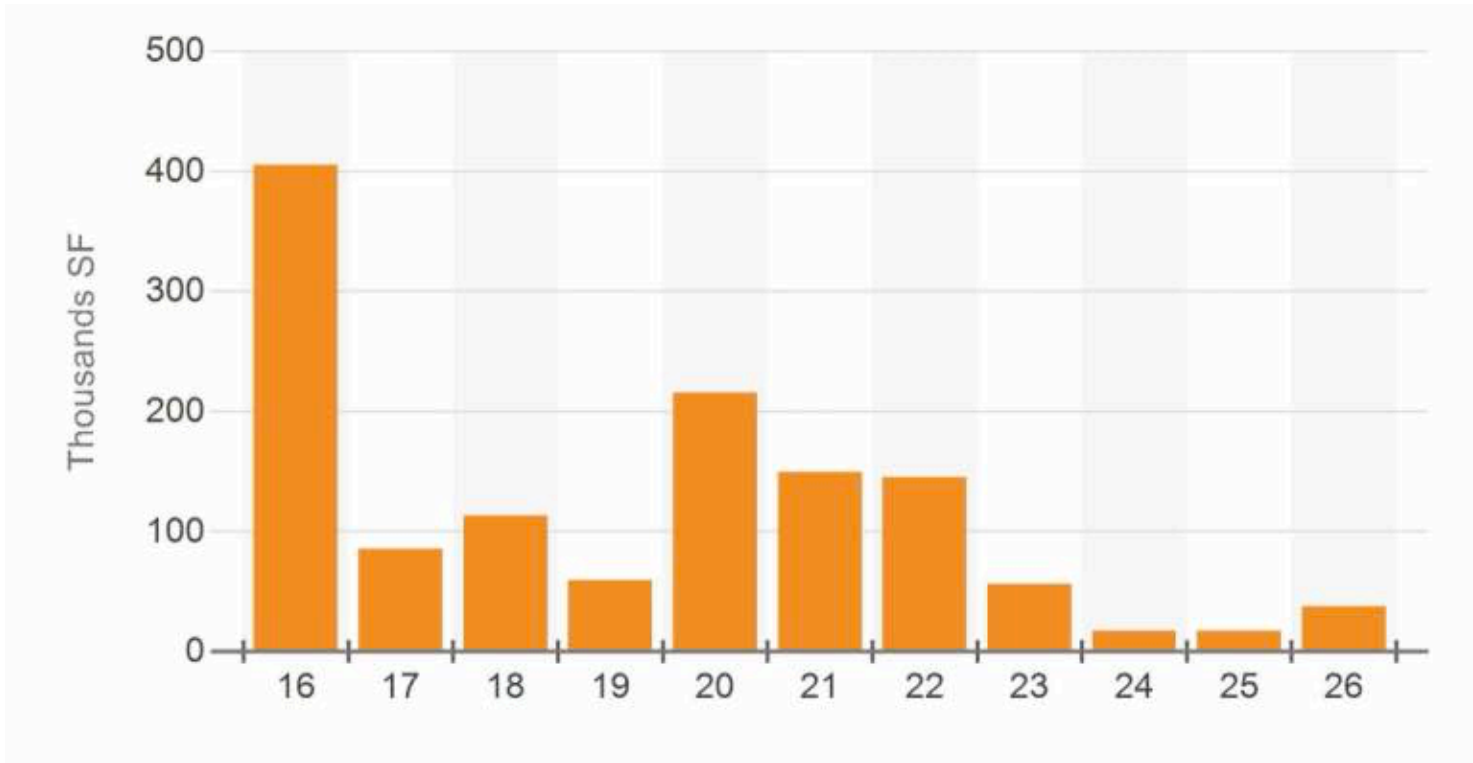
CONSTRUCTION STARTS



CONSTRUCTION DELIVERIES

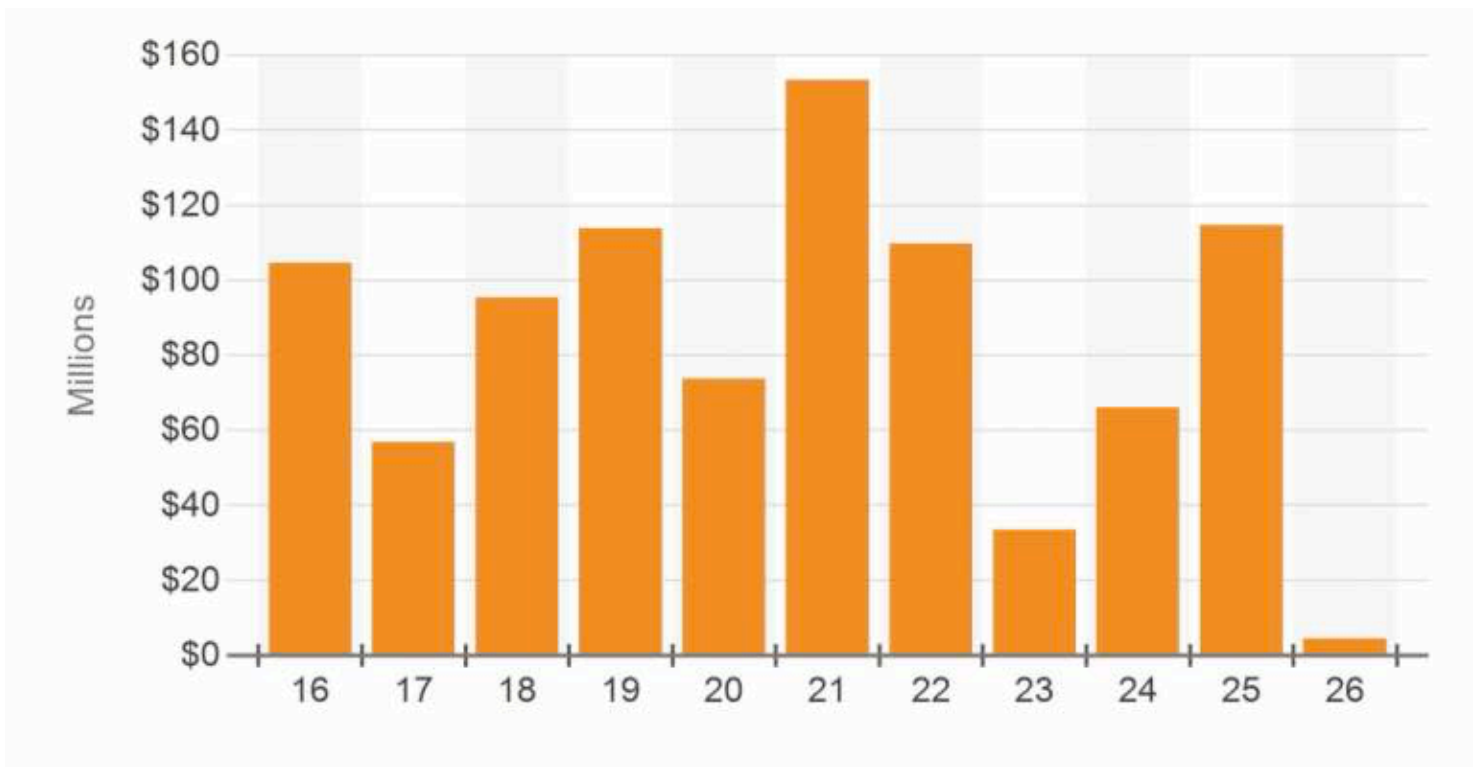


UNDER CONSTRUCTION

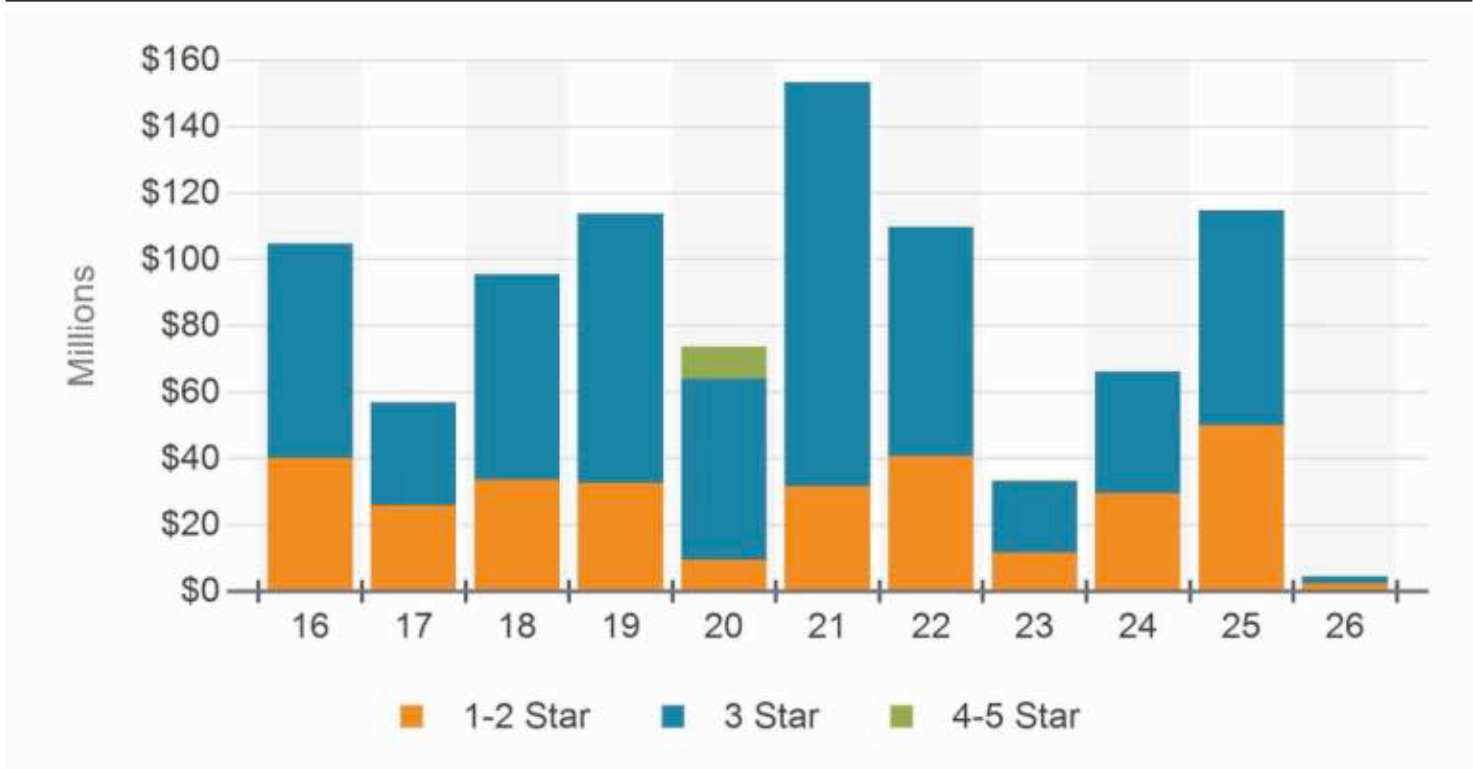


Sales Volume

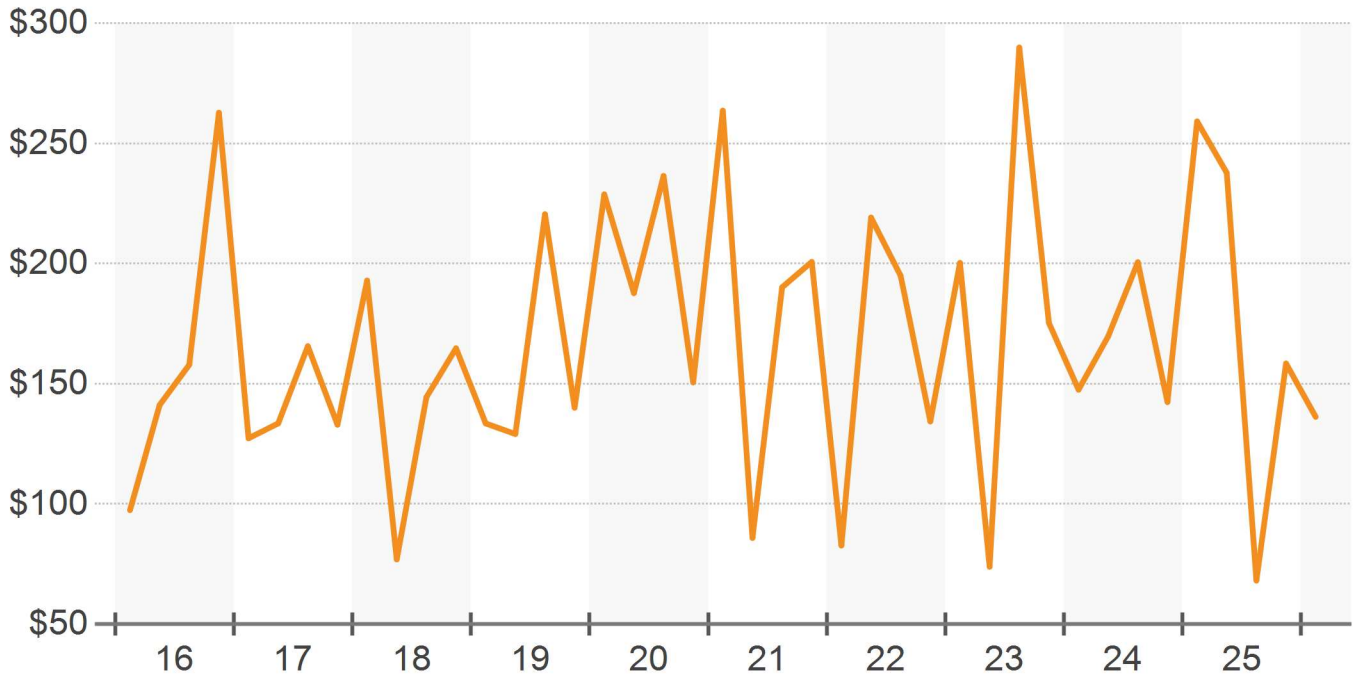
SALES VOLUME



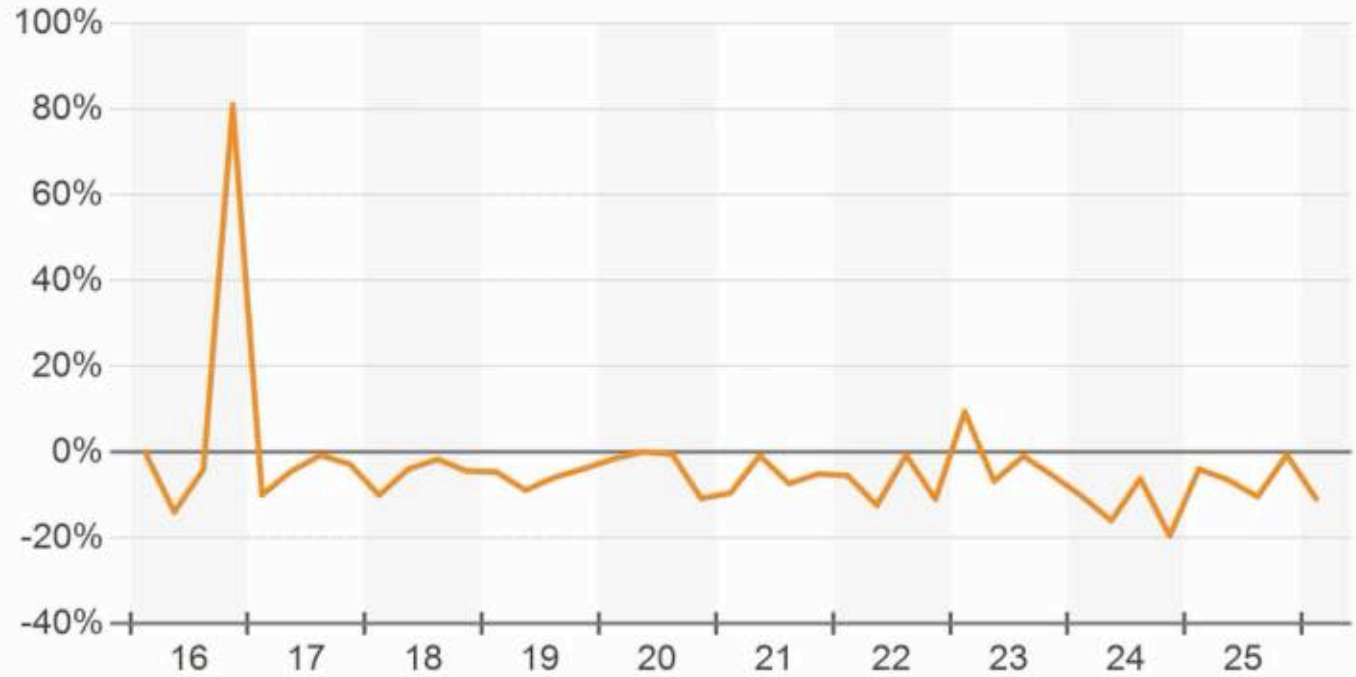
SALES VOLUME BY STAR RATING



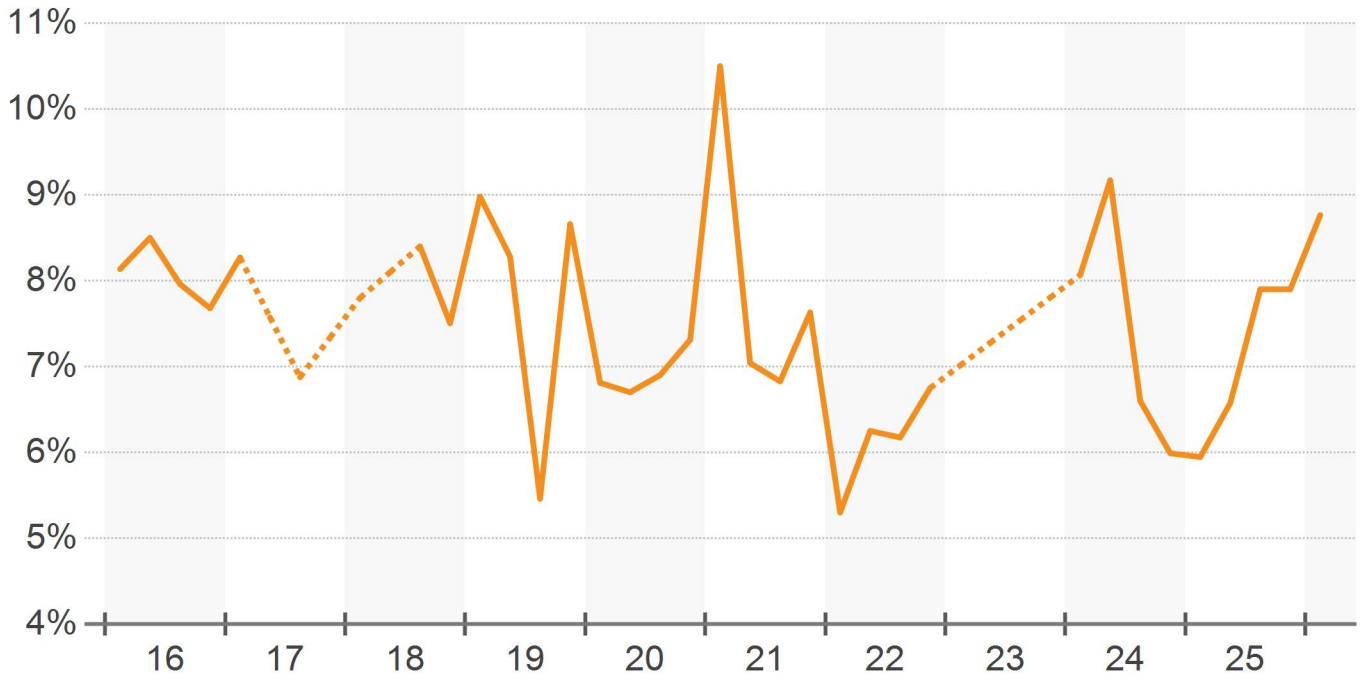
AVERAGE SALE PRICE PER SF



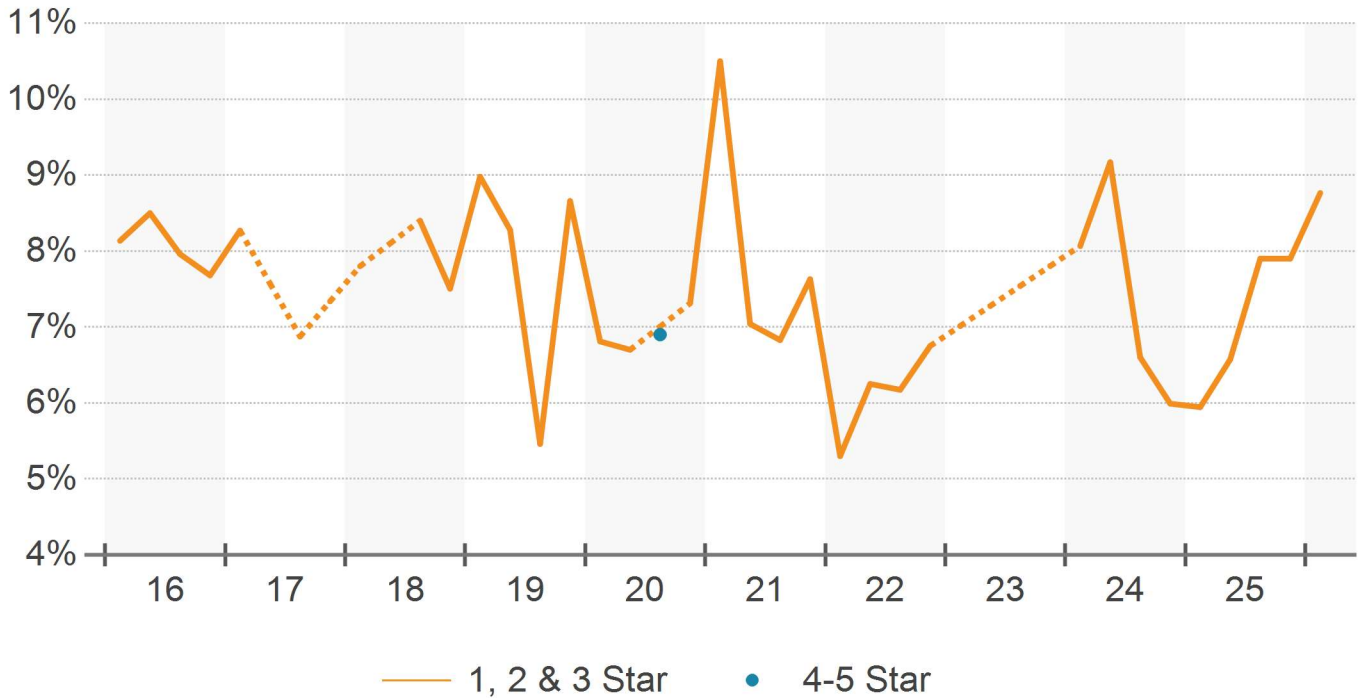
SALE TO ASKING PRICE DIFFERENTIAL



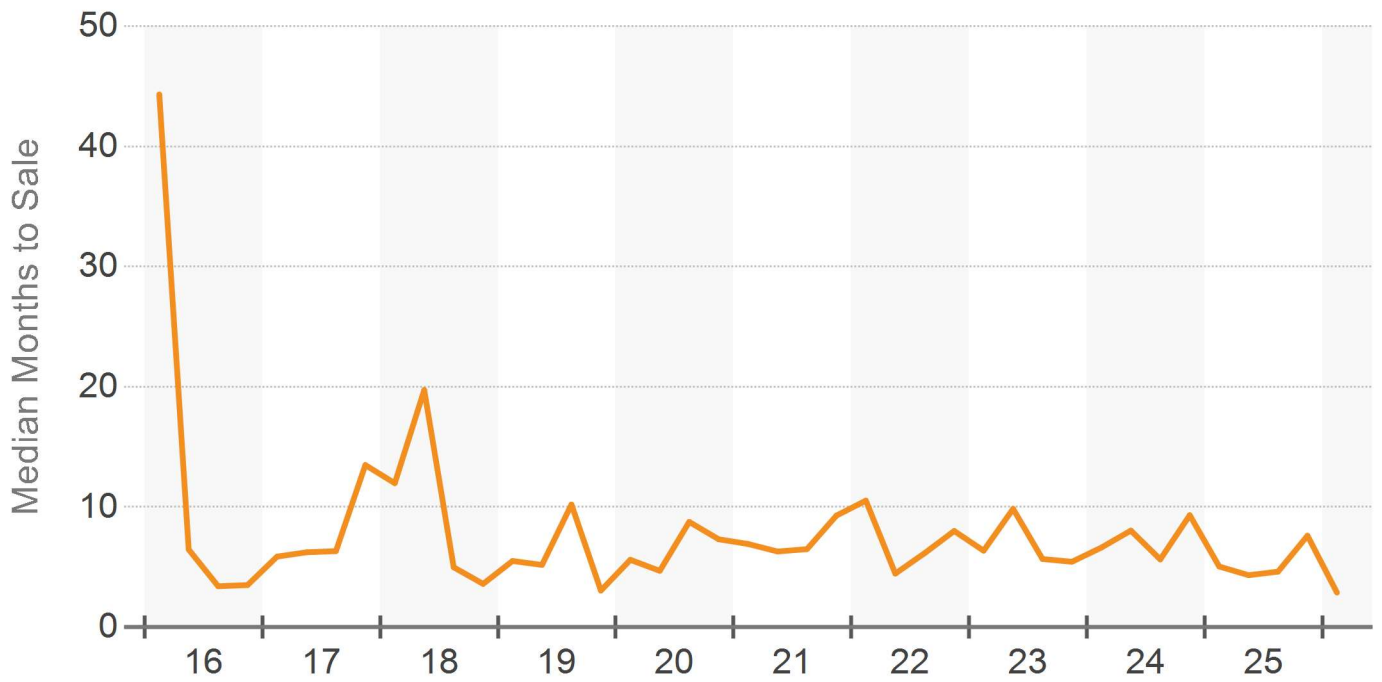
CAP RATE



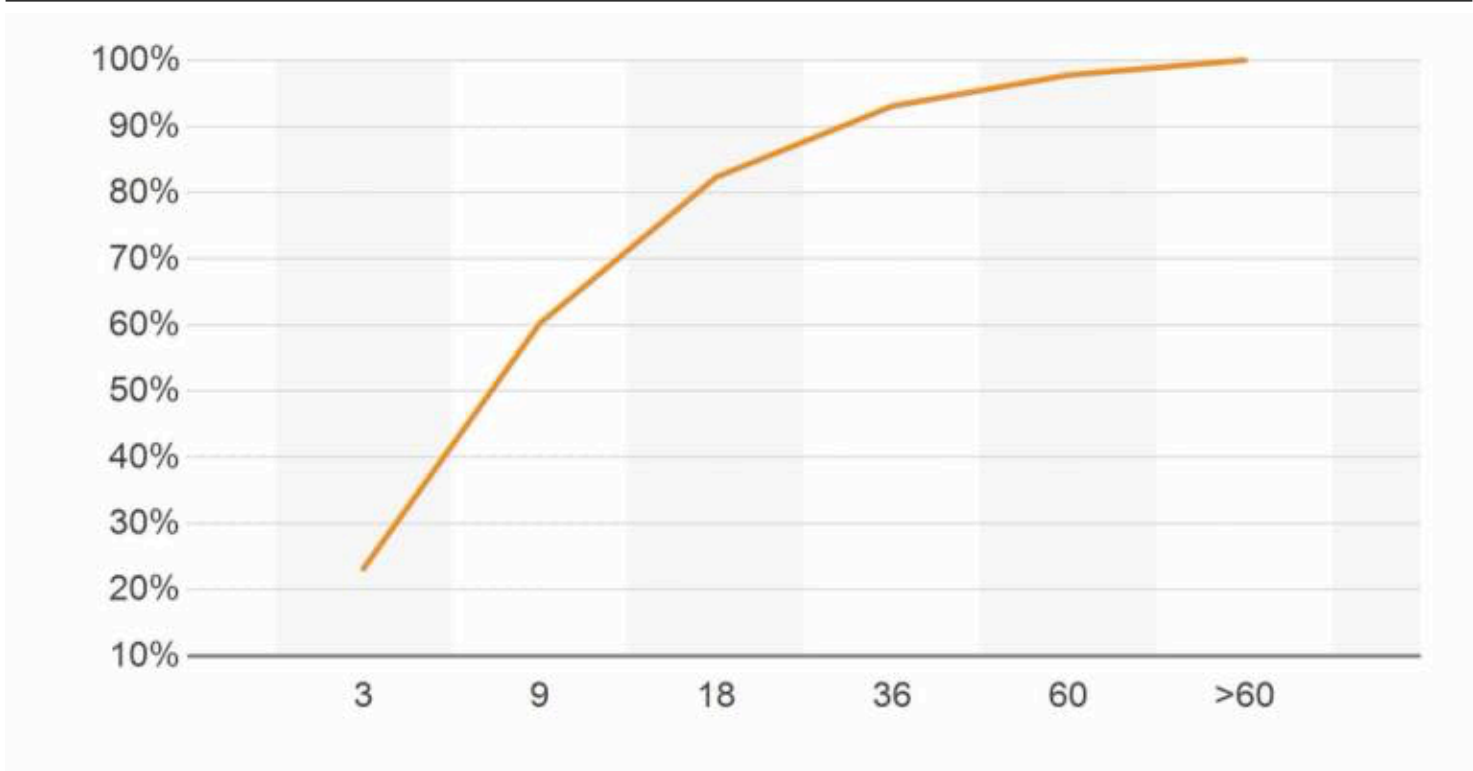
CAP RATE BY STAR RATING



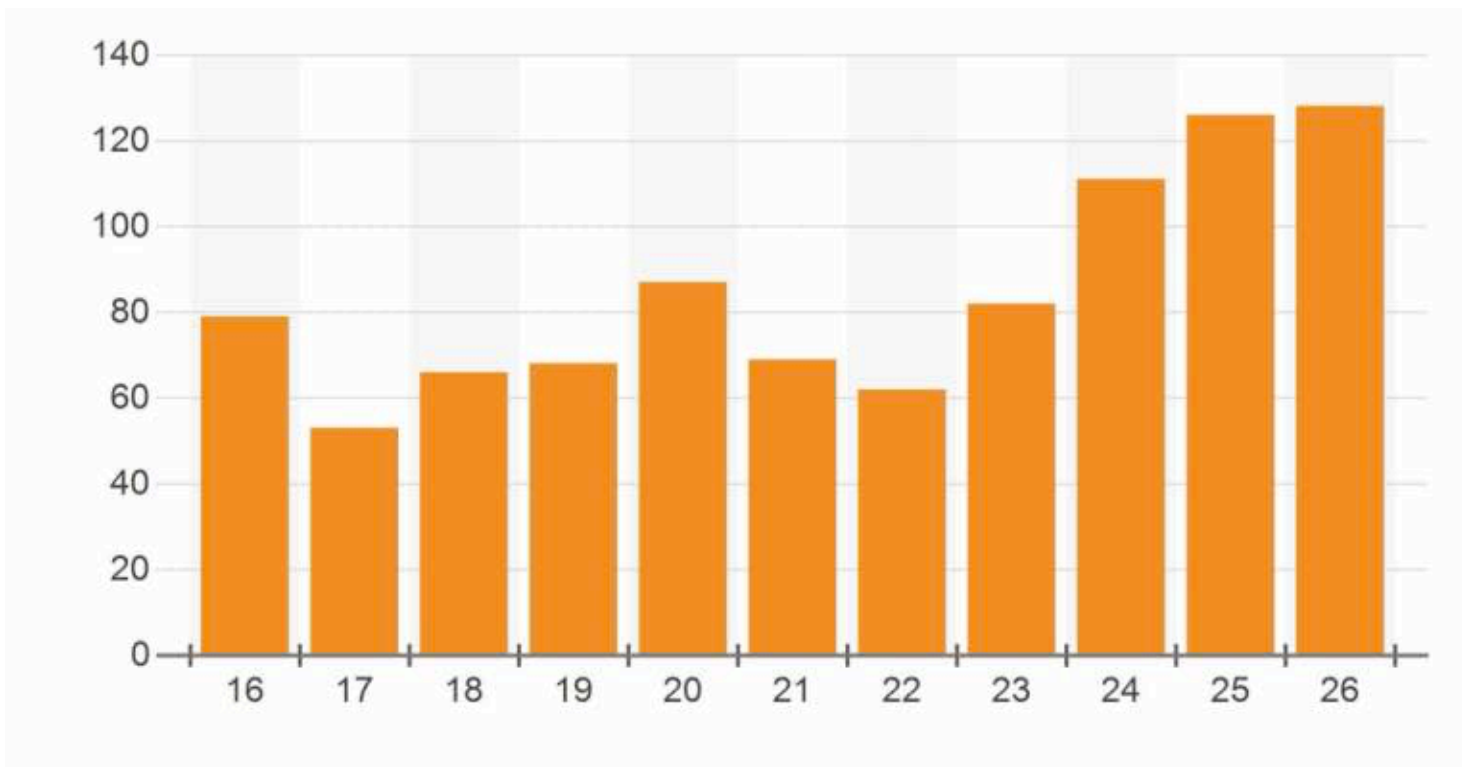
MONTHS TO SALE



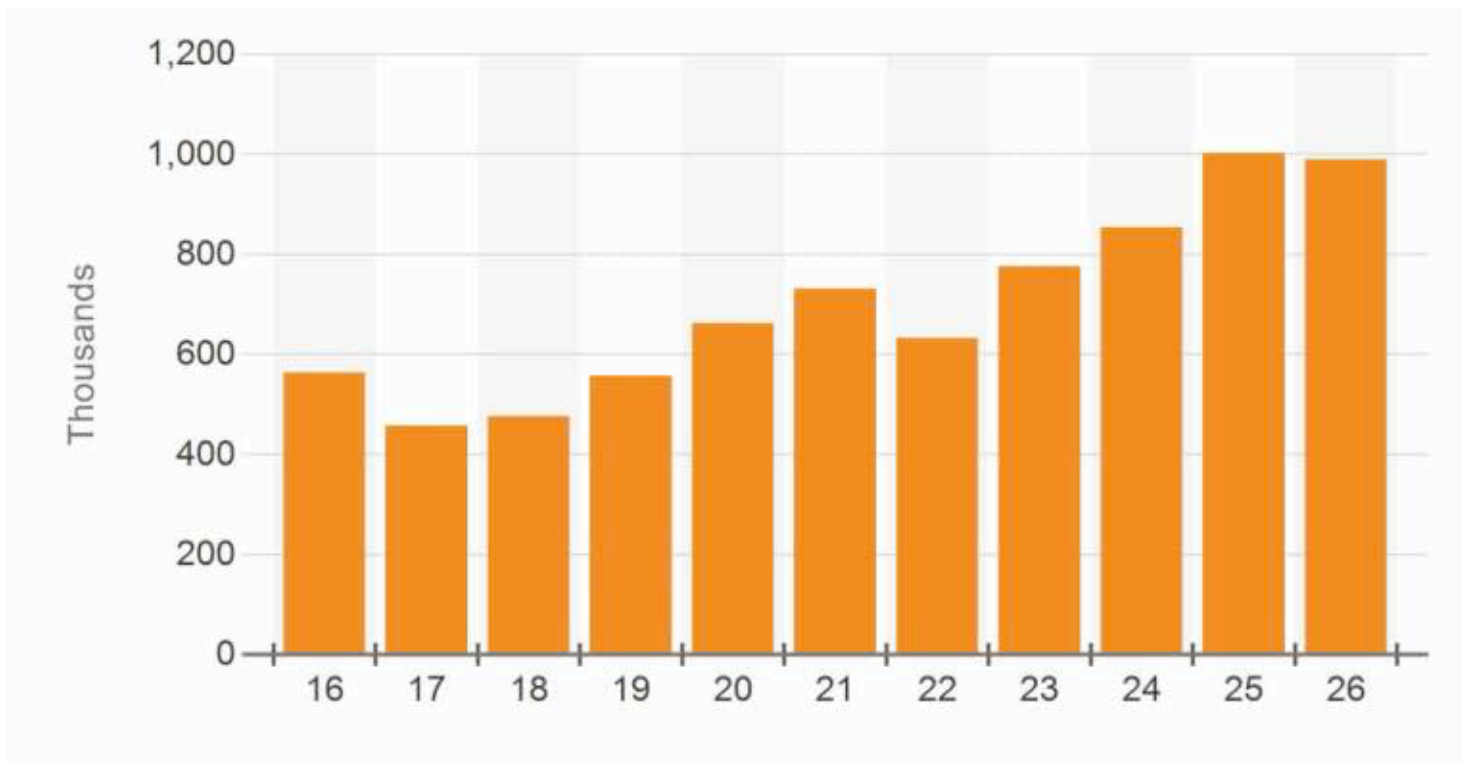
PROBABILITY OF SELLING IN MONTHS



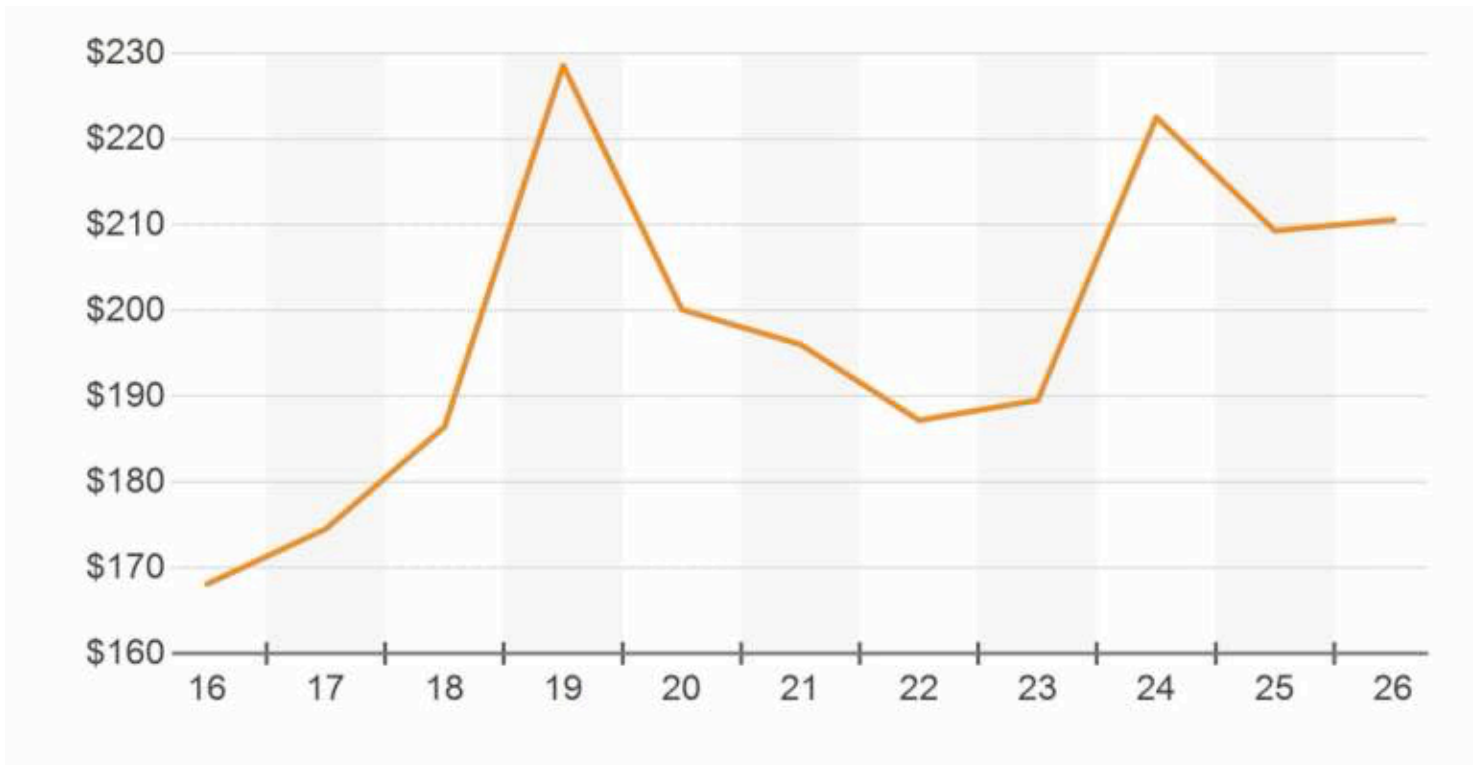
FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF



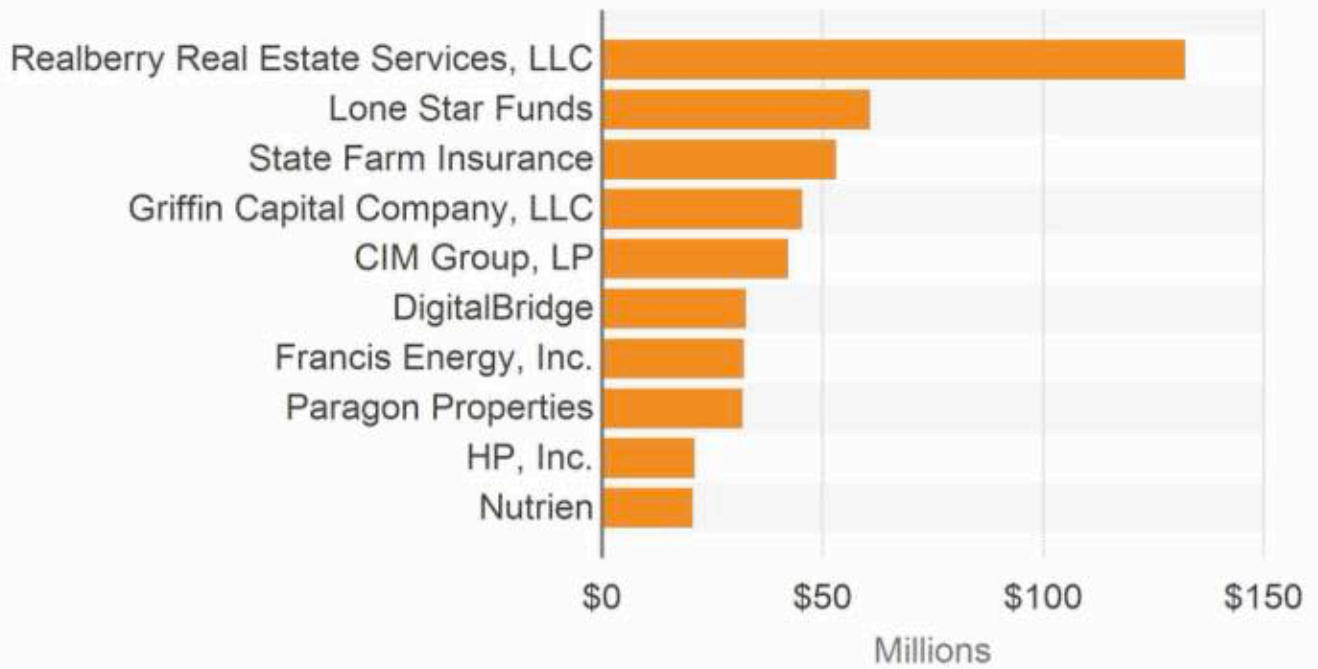
ASKING PRICE PER SF



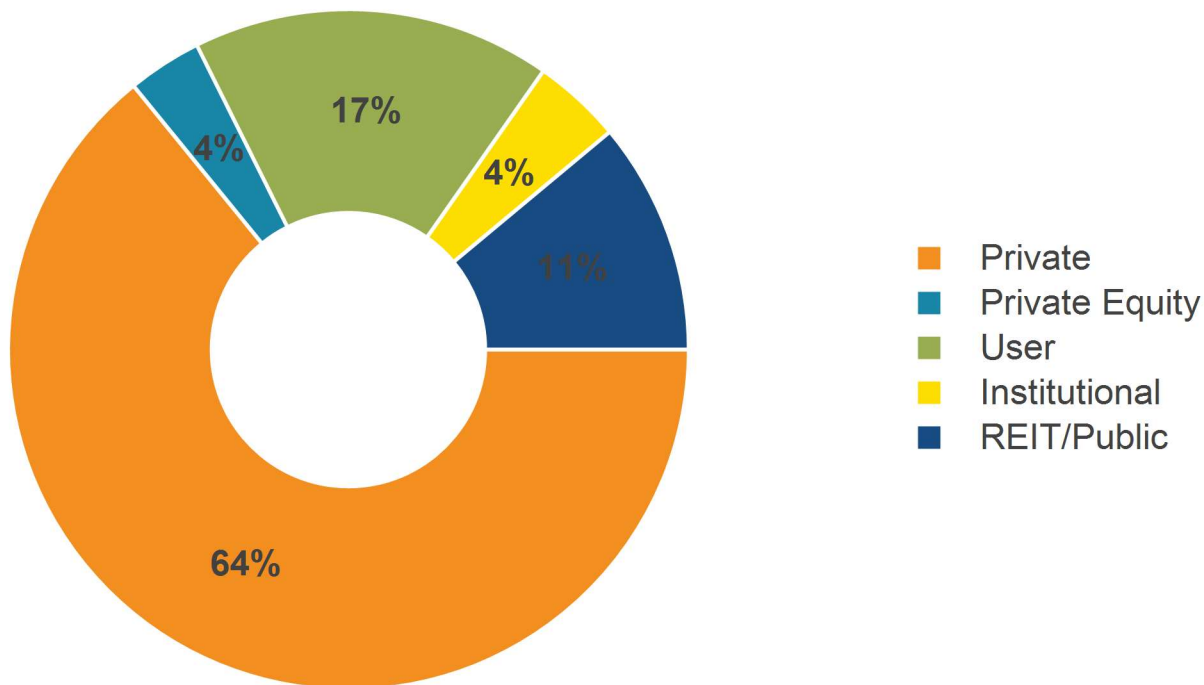
TOP BUYERS



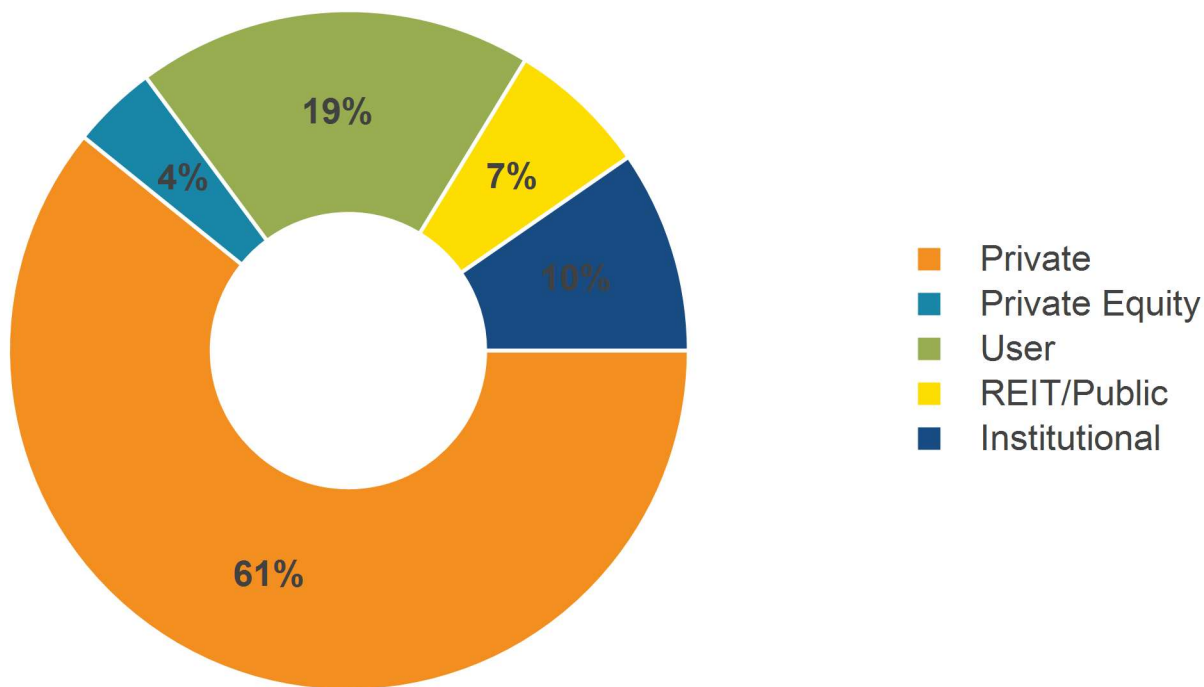
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

