



Office Report – Larimer & Weld County

Q1 2025

PREPARED BY

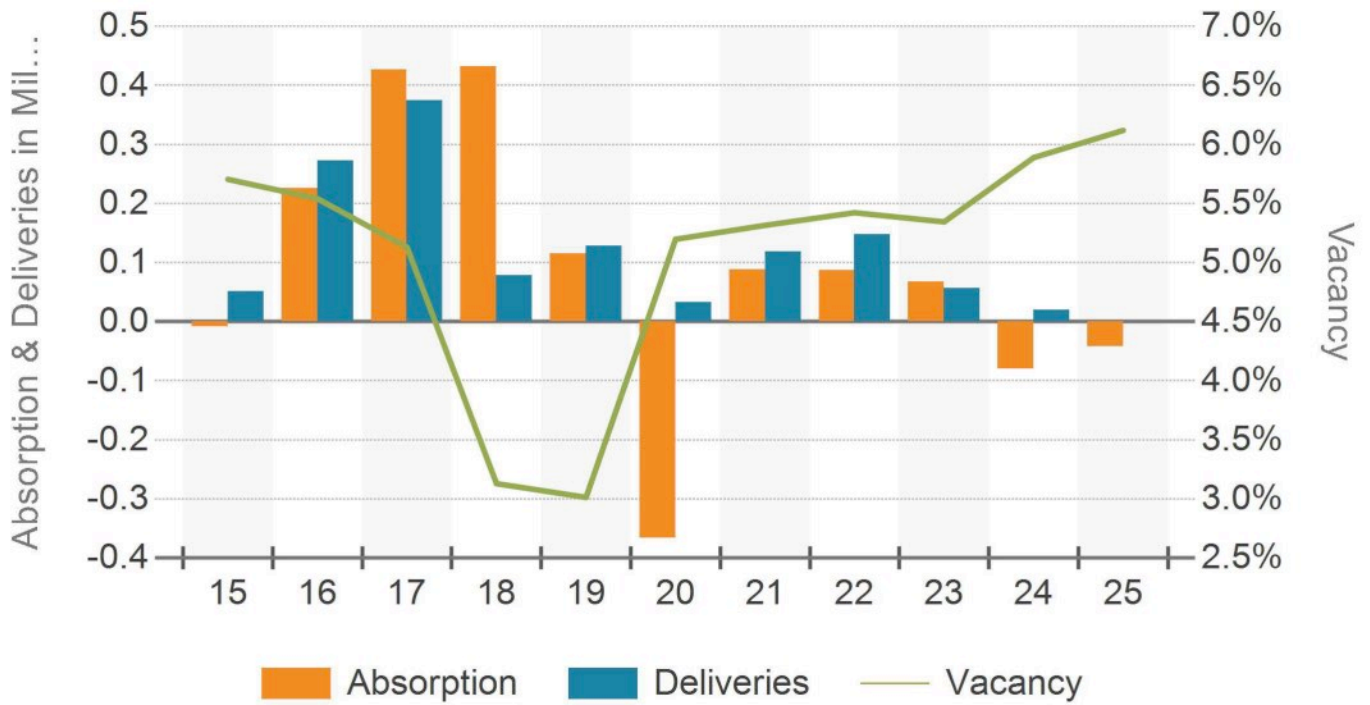
REALTEC
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelnik

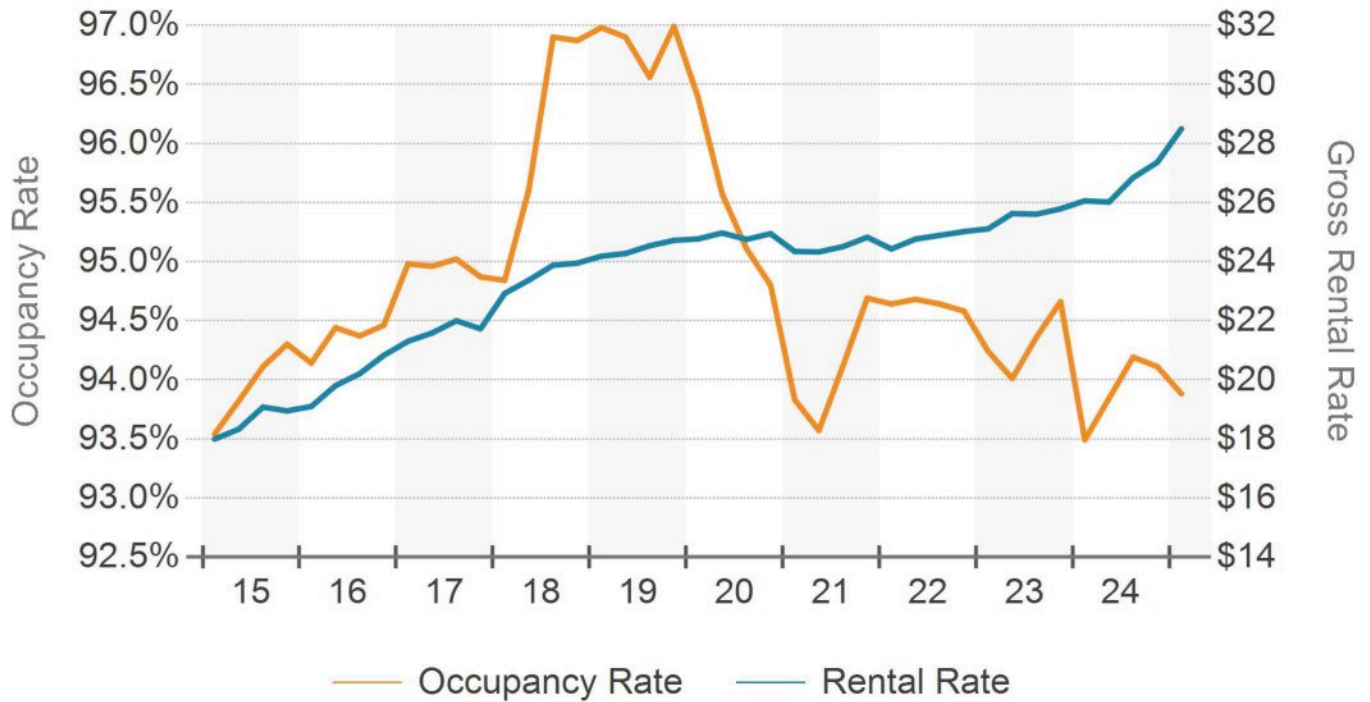
Broker



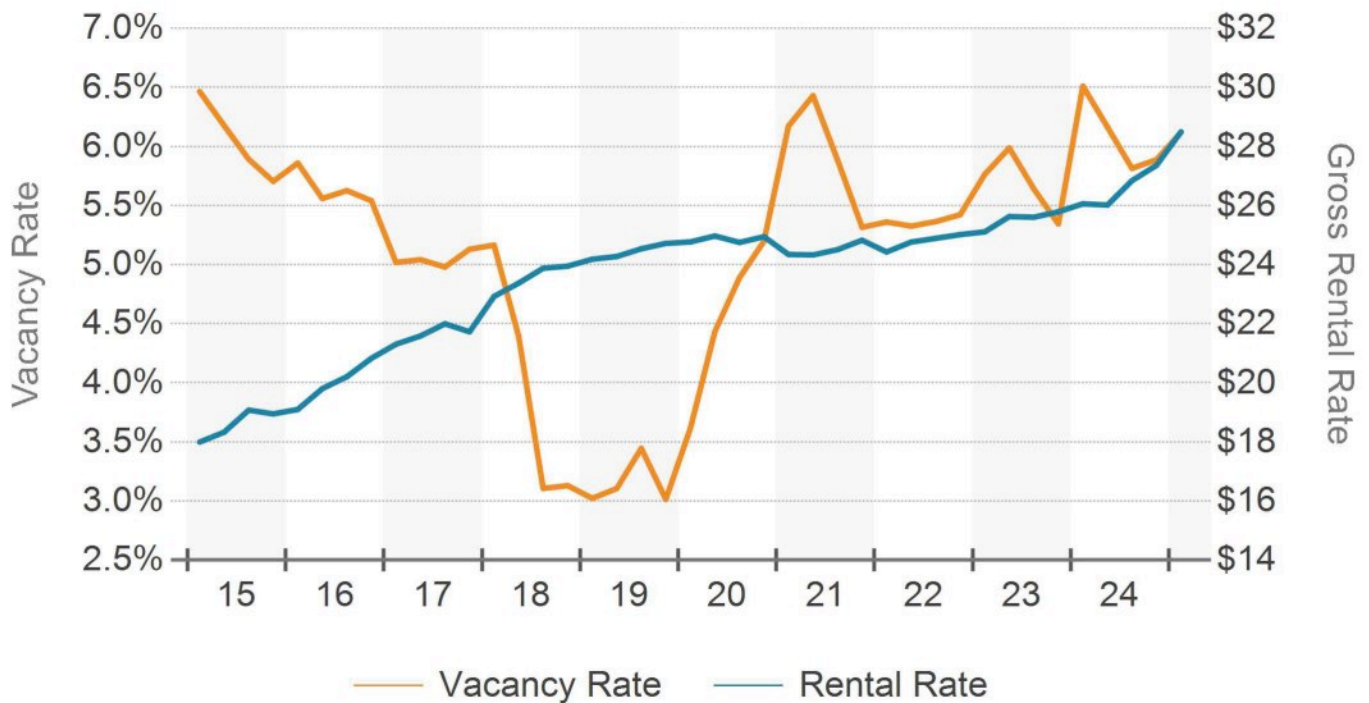
ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Gross Rent Per SF	\$28.49	\$23.69
Vacancy Rate	6.1%	5.5%
Vacant SF	1,115,653	1,002,418
Availability Rate	10.4%	9.3%
Available SF	1,899,652	1,697,573
Sublet SF	316,643	470,193
Months on Market	8.1	8.0

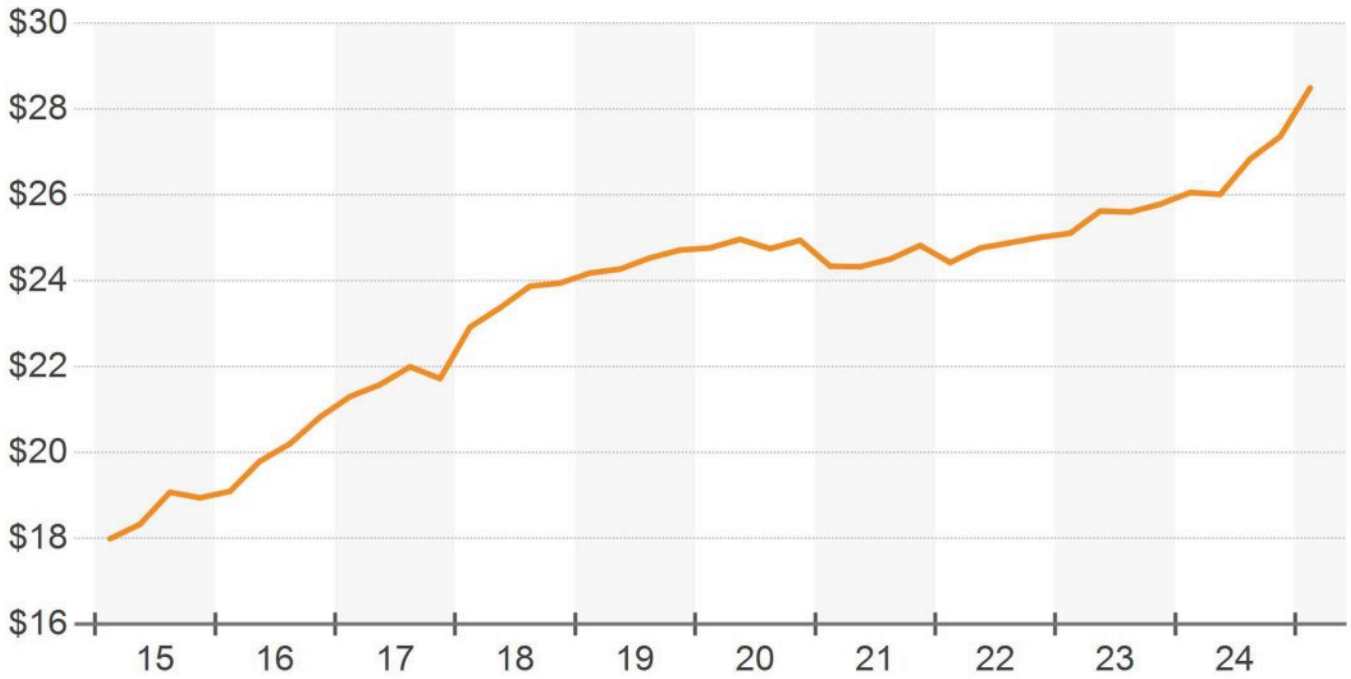
Inventory	Survey	5-Year Avg
Existing Buildings	1,677	1,662
Existing SF	18,257,974	18,117,013
12 Mo. Const. Starts	0	56,661
Under Construction	0	75,420
12 Mo. Deliveries	20,000	78,923

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-89,303	-41,124
12 Mo. Leasing SF	605,235	589,179

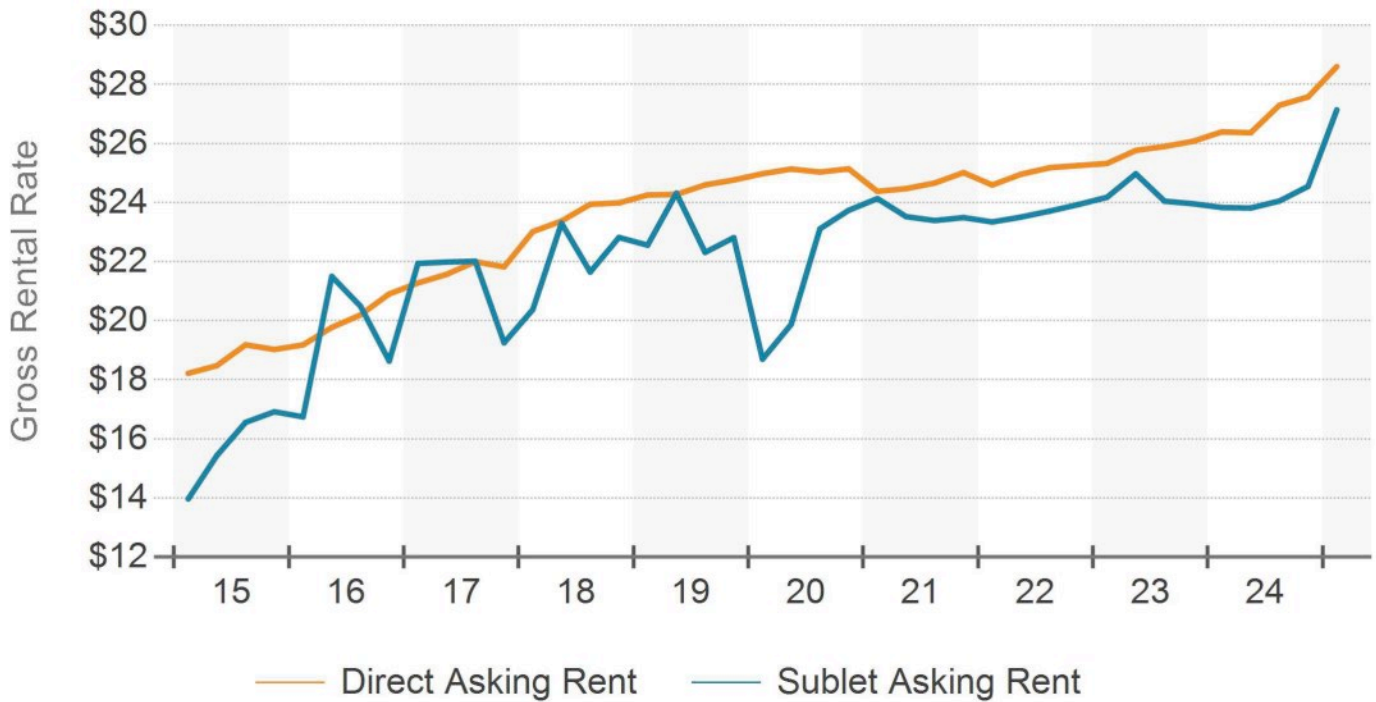
Sales	Past Year	5-Year Avg
Sale Price Per SF	\$199	\$188
Asking Price Per SF	\$305	\$260
Sales Volume (Mil.)	\$60	\$70
Cap Rate	6.9%	7.2%

Rental Rates

GROSS ASKING RENT PER SF



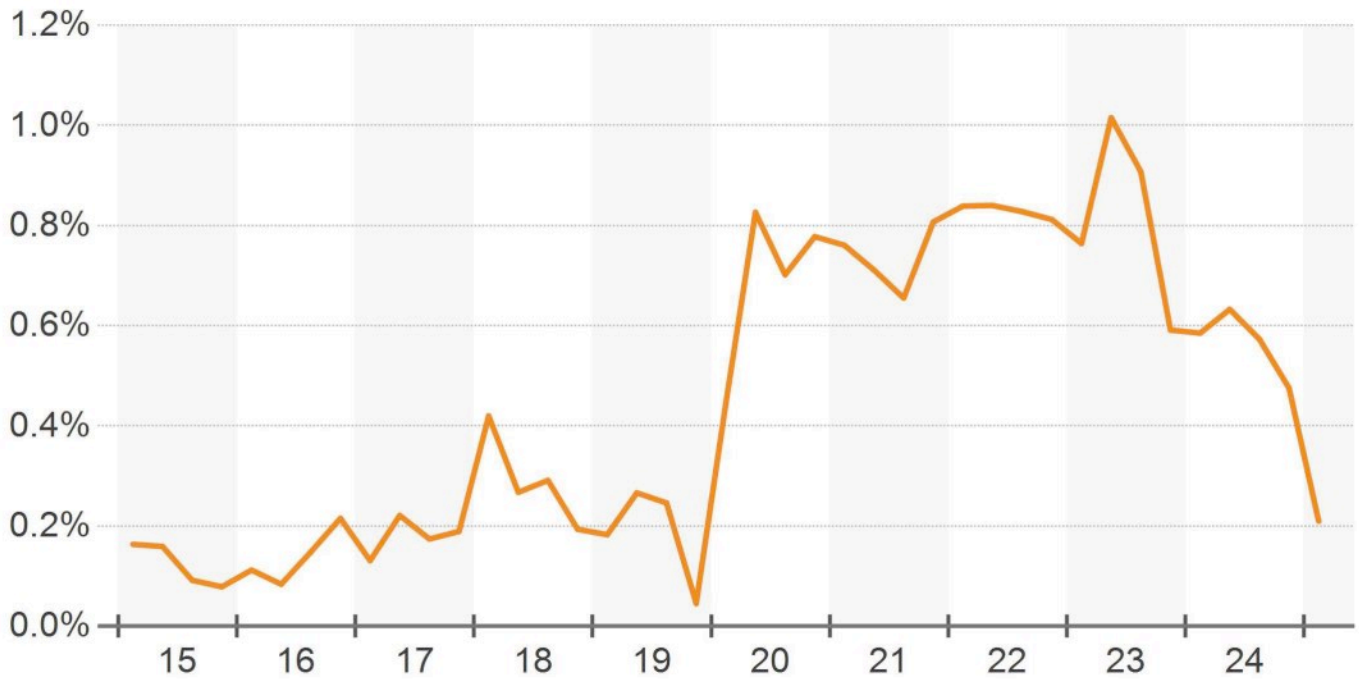
DIRECT & SUBLET RENTAL RATES



VACANCY RATE



SUBLEASE VACANCY RATE



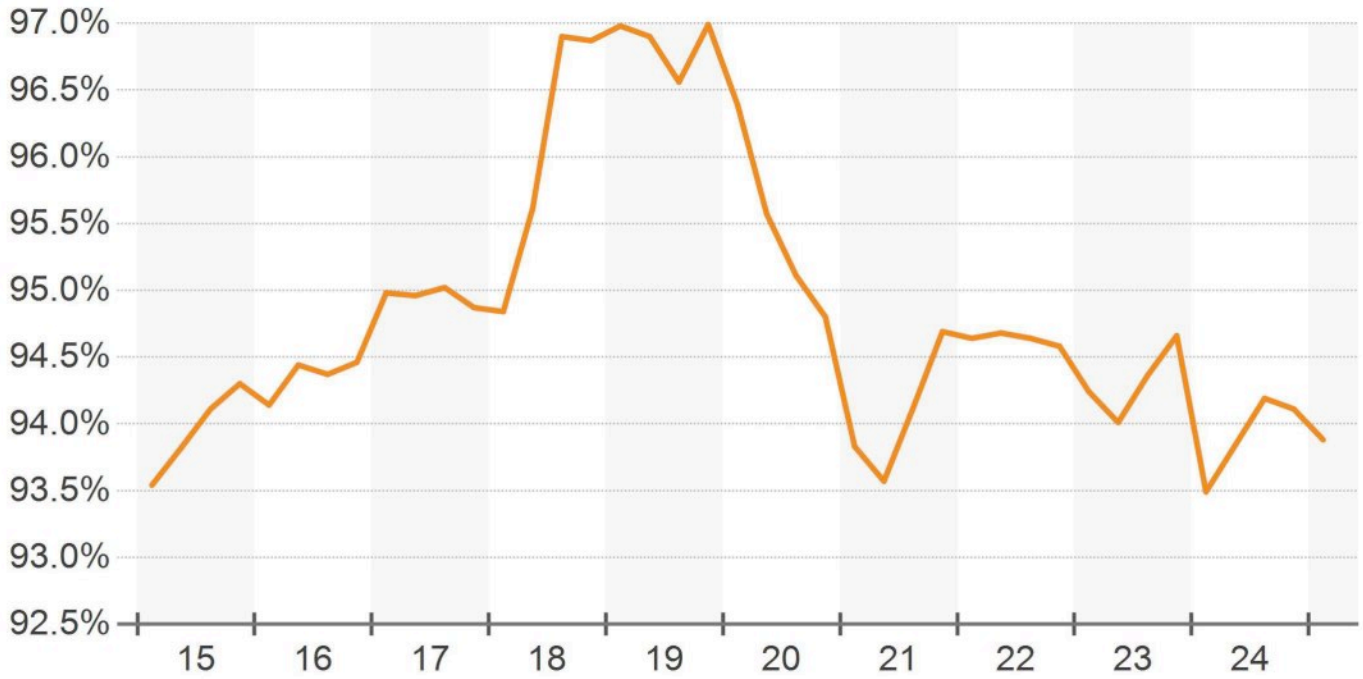
AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



OCCUPANCY RATE



PERCENT LEASED RATE

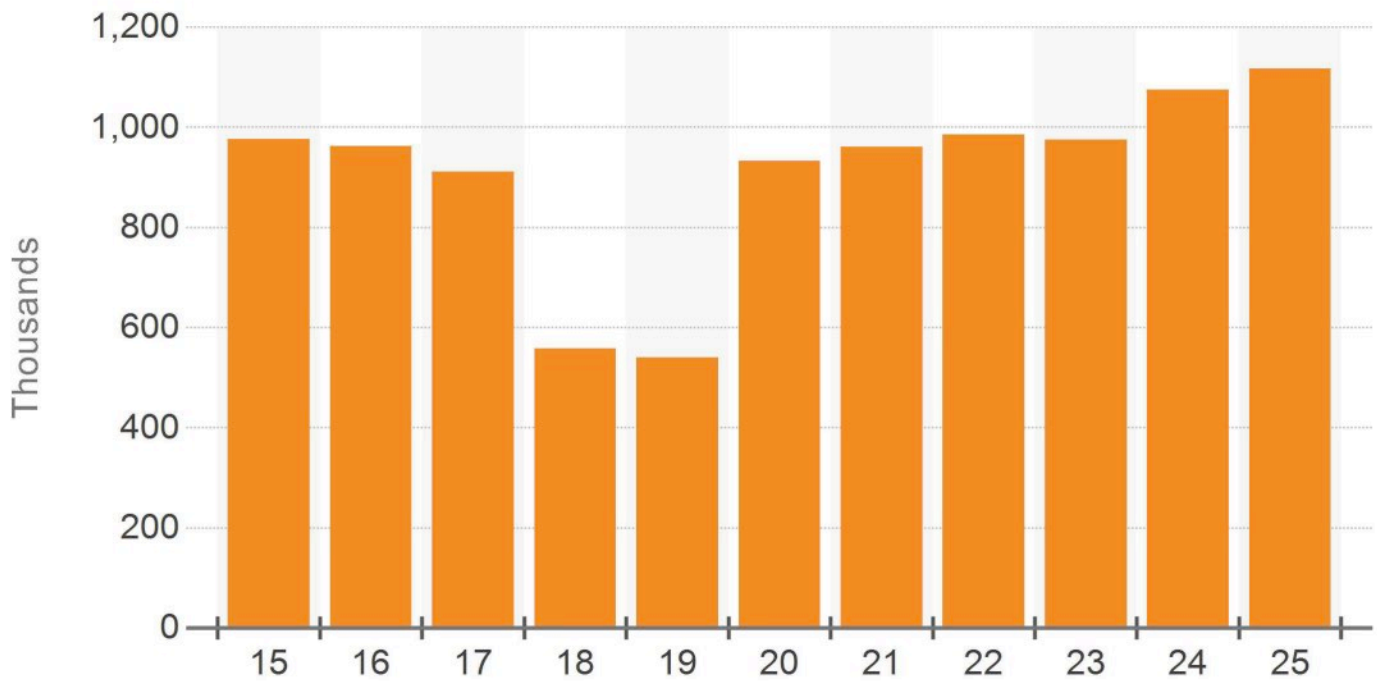


Vacancy & Availability

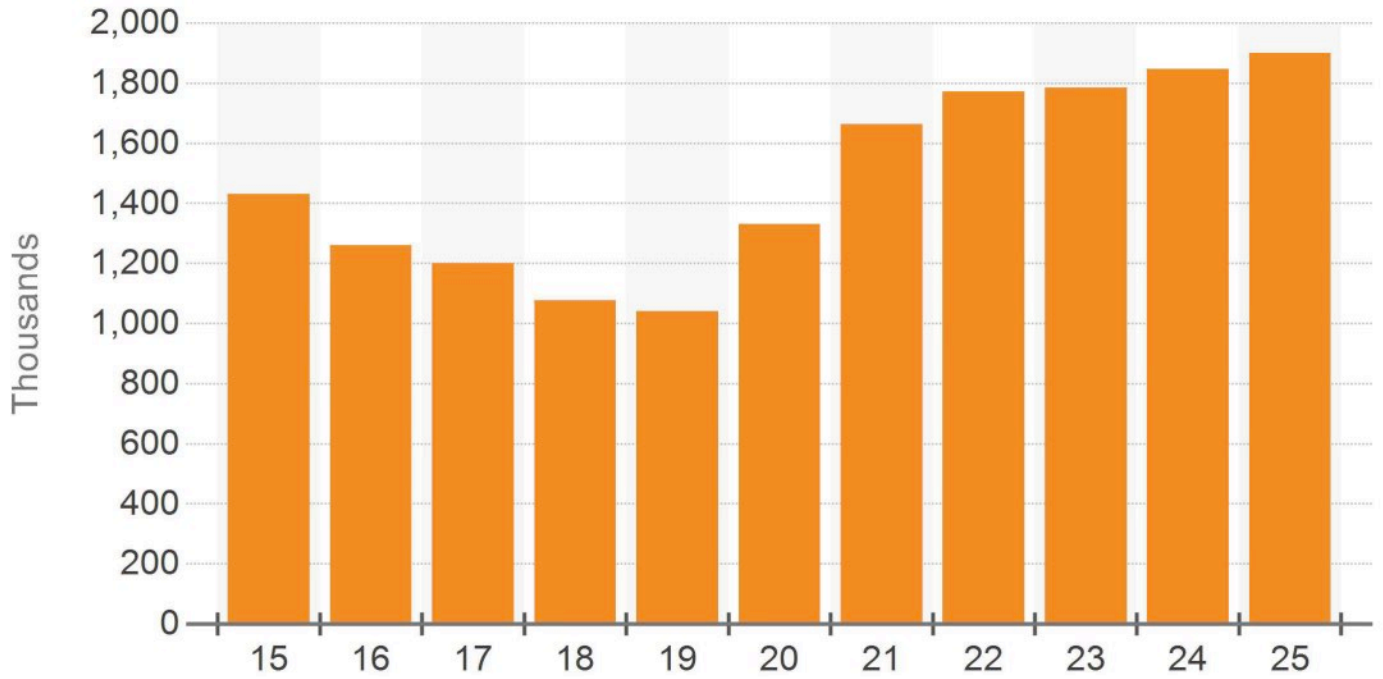
OCCUPANCY & PERCENT LEASED



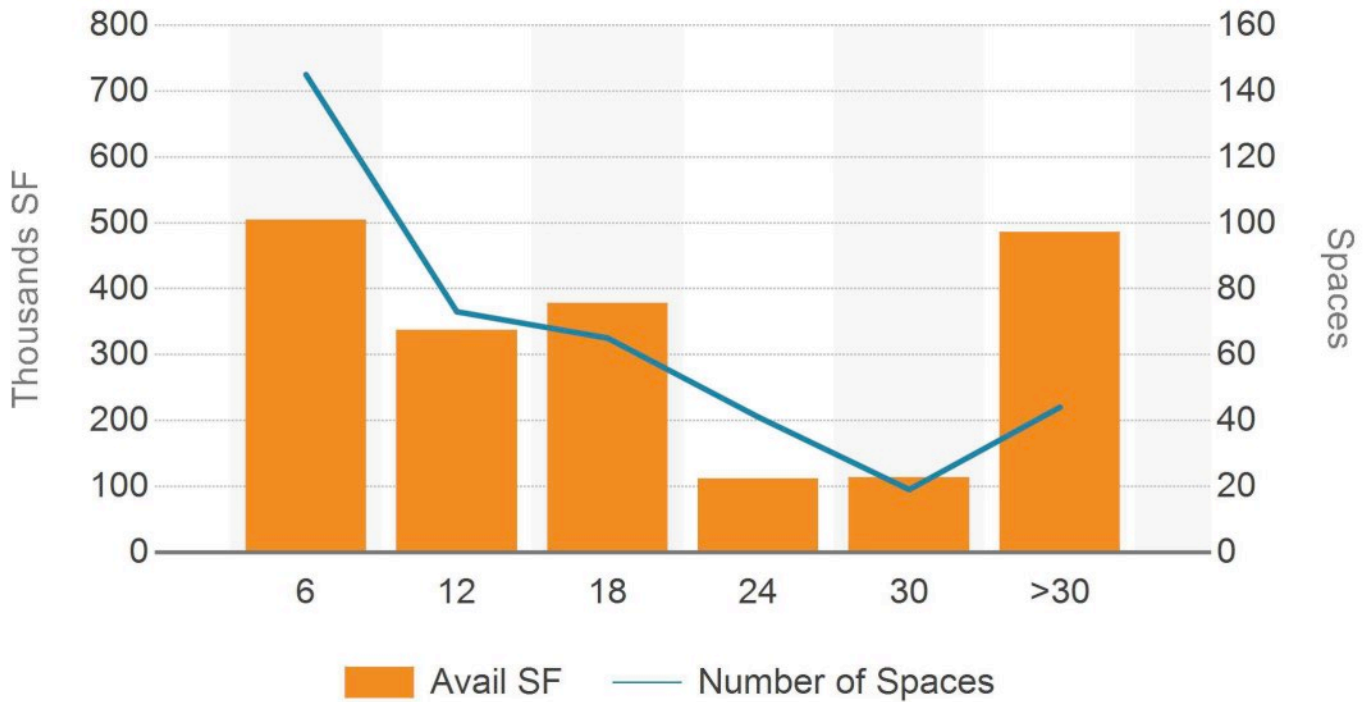
VACANT SF



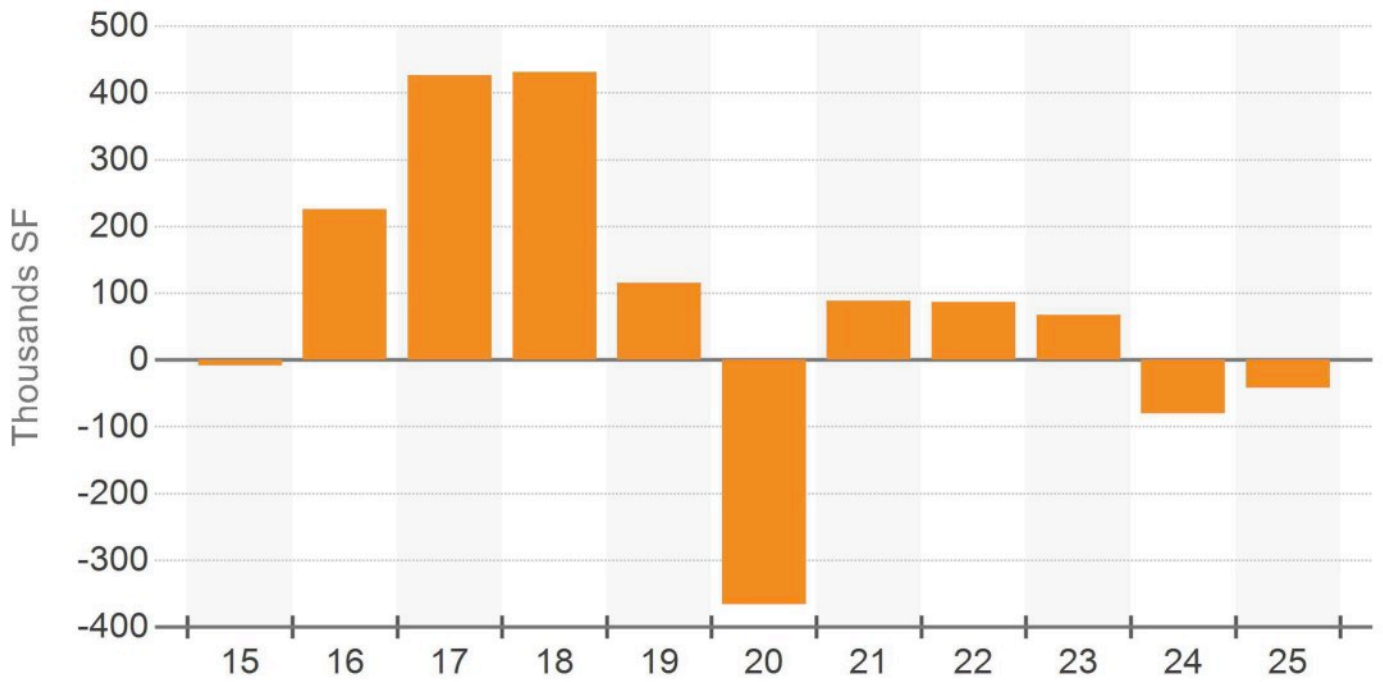
AVAILABLE SF



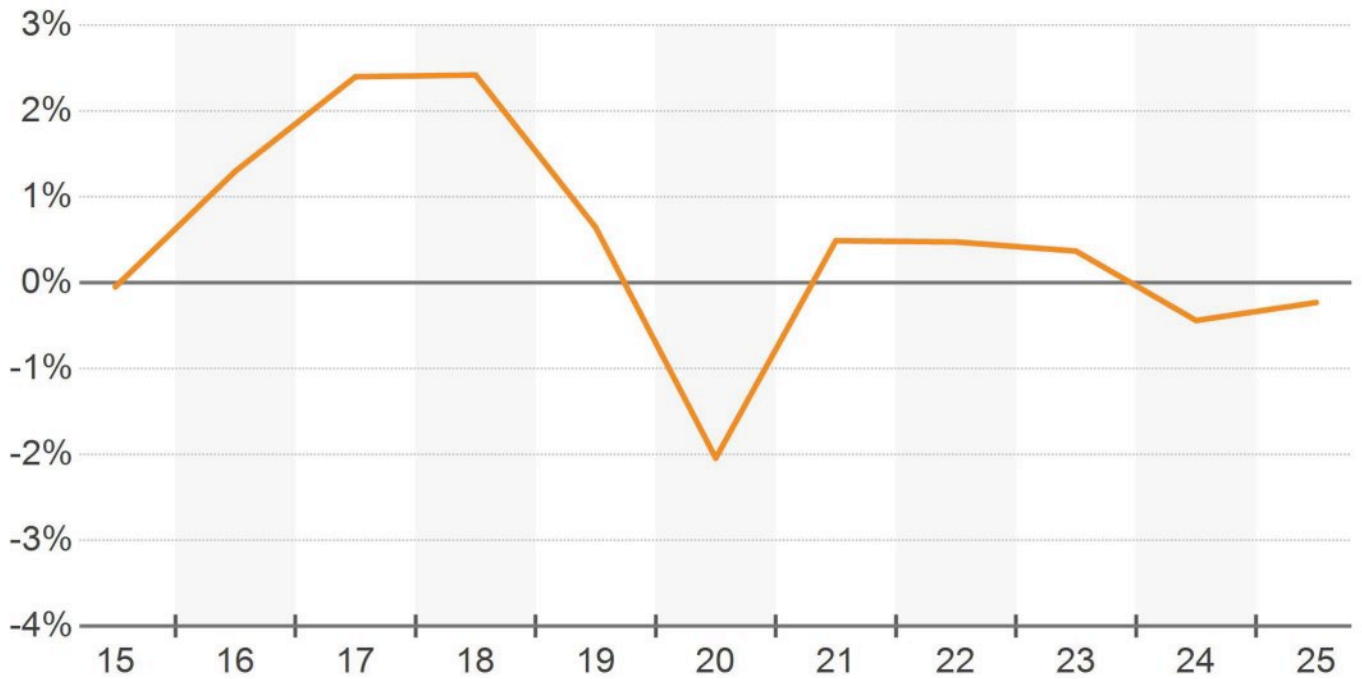
MONTHS ON MARKET DISTRIBUTION



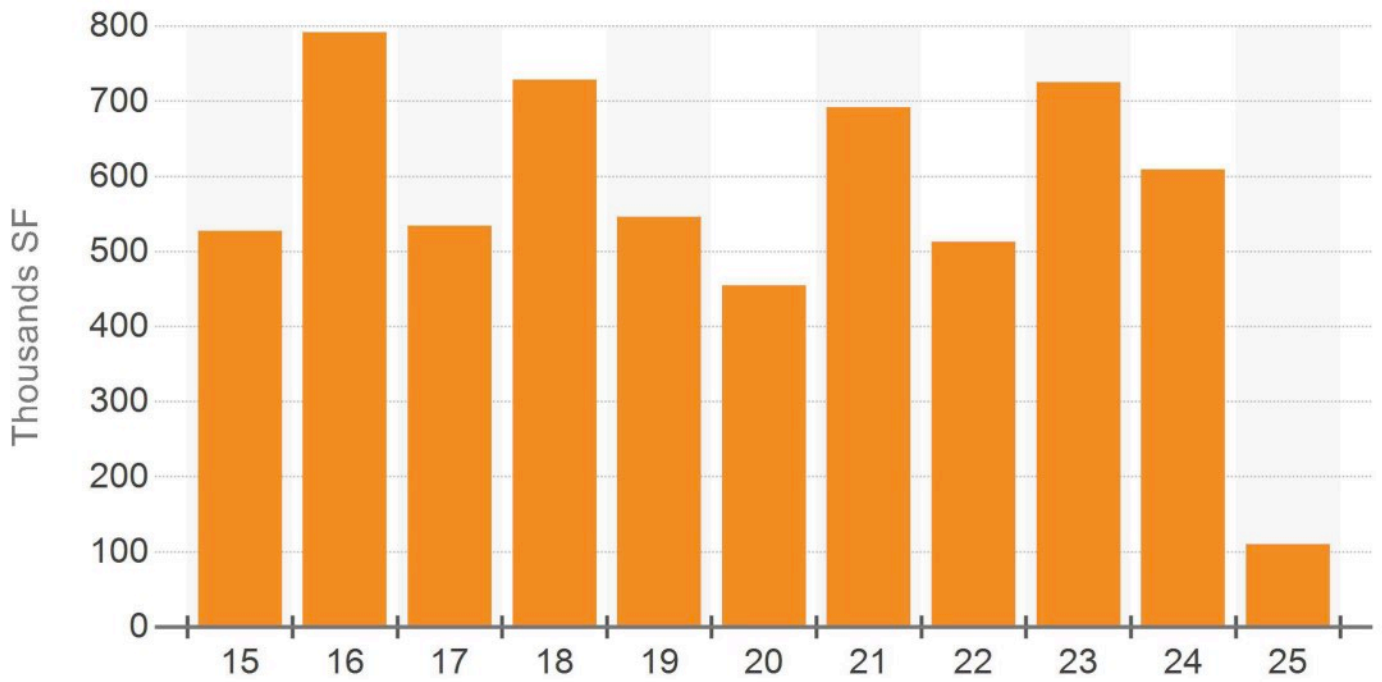
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



MONTHS ON MARKET



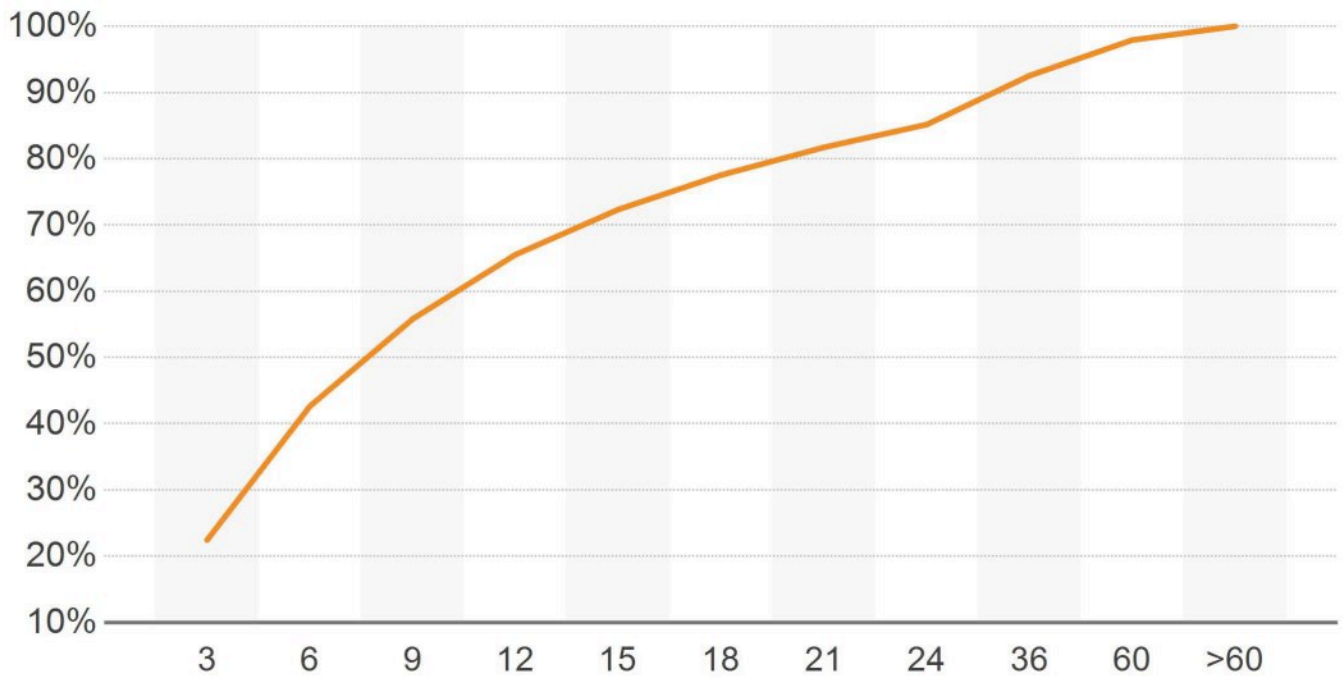
MONTHS TO LEASE



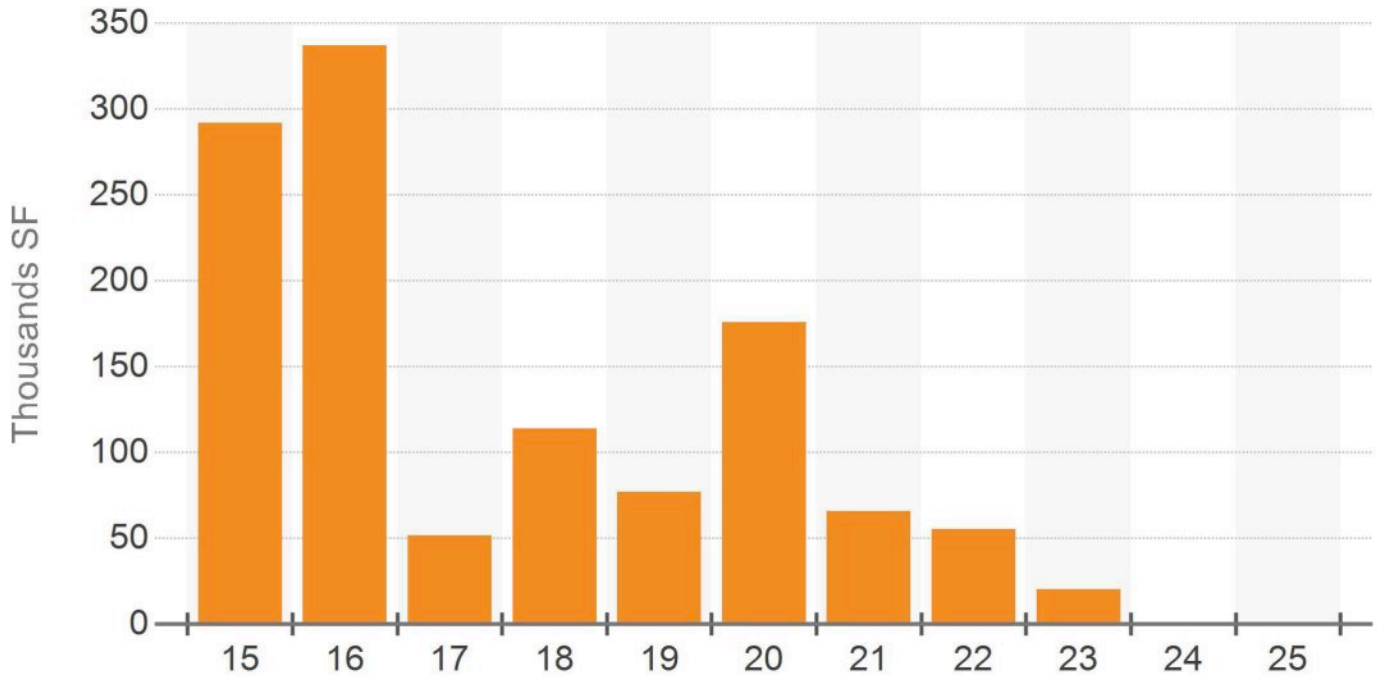
MONTHS VACANT



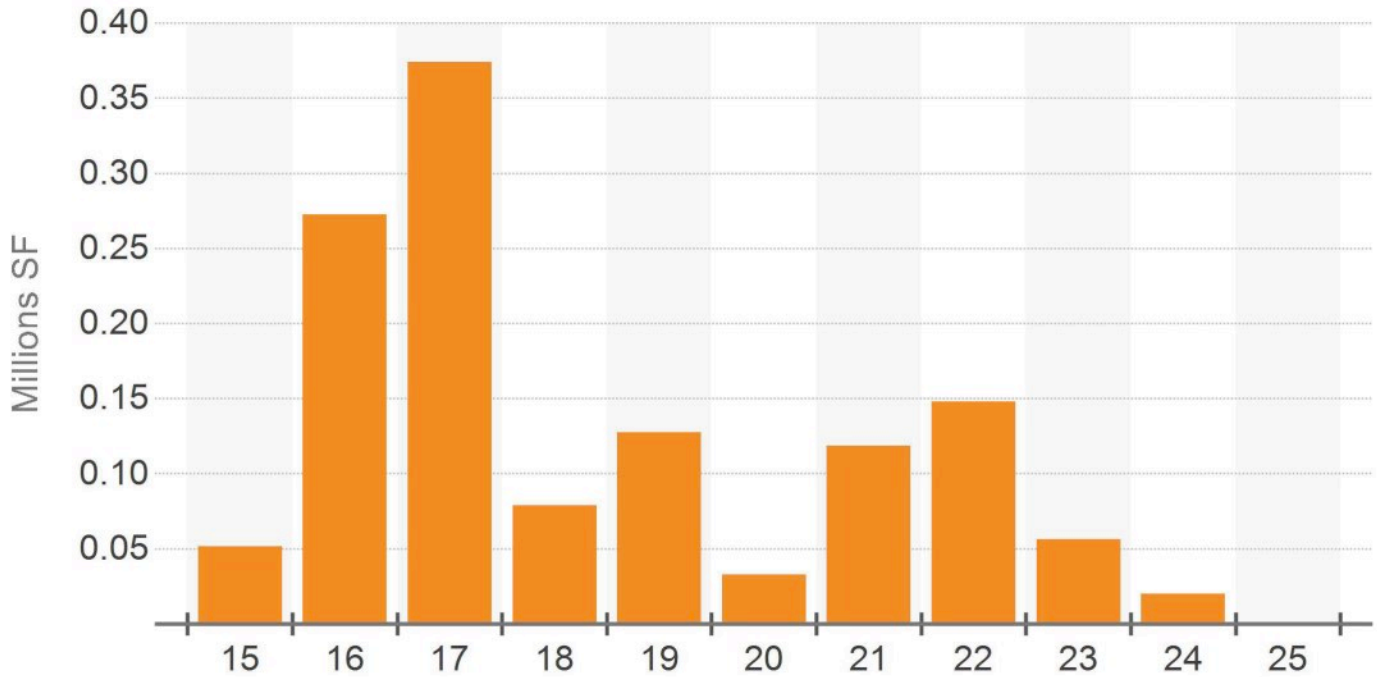
PROBABILITY OF LEASING IN MONTHS



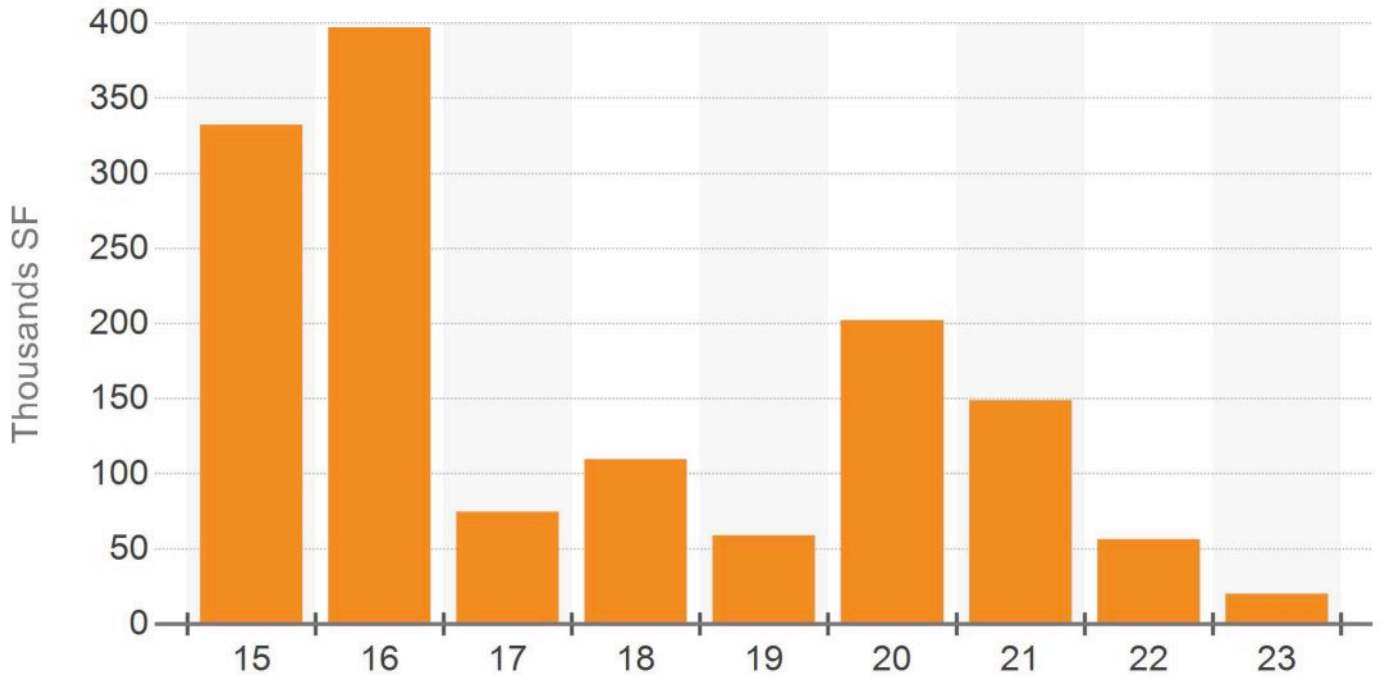
CONSTRUCTION STARTS



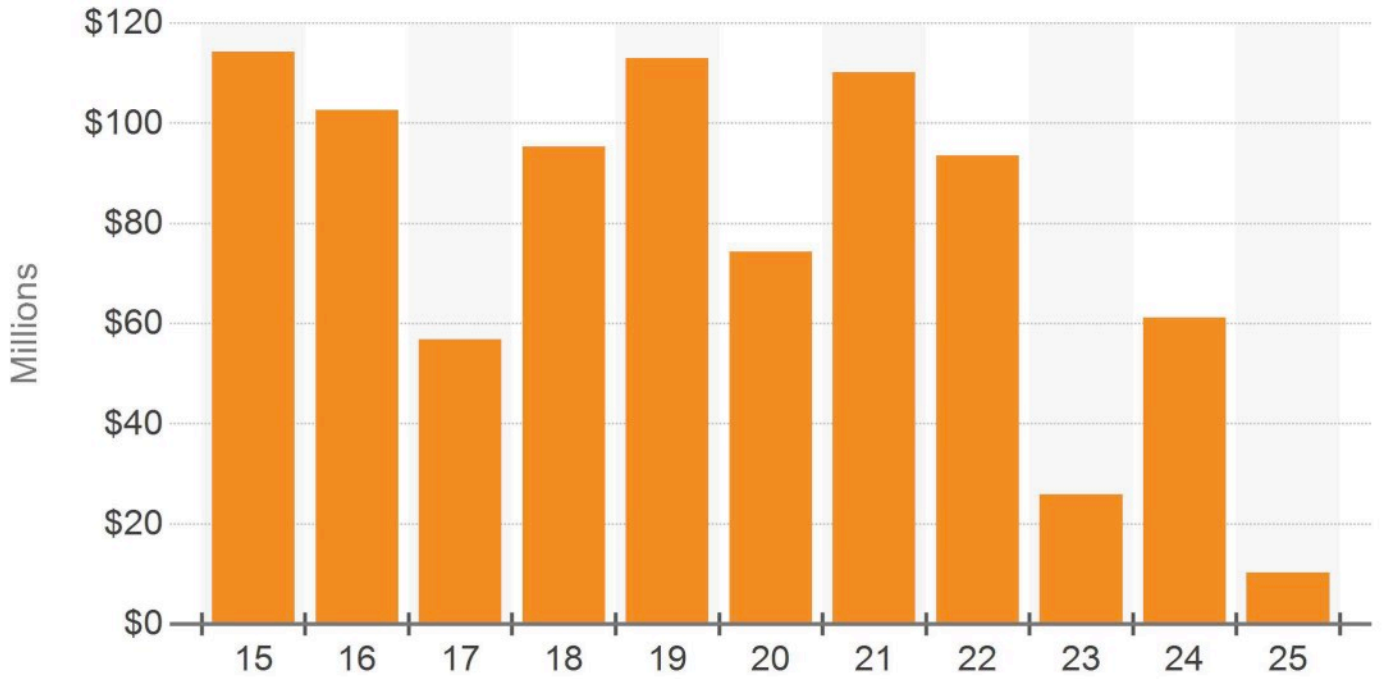
CONSTRUCTION DELIVERIES



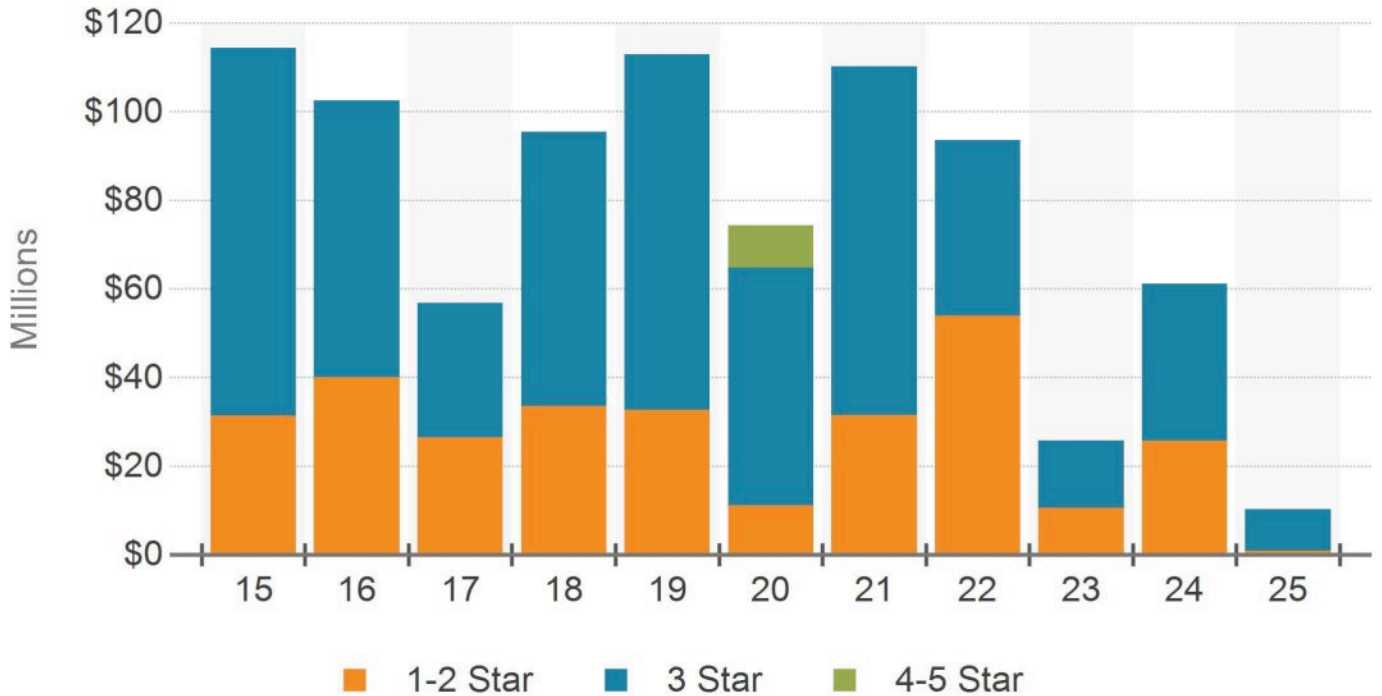
UNDER CONSTRUCTION



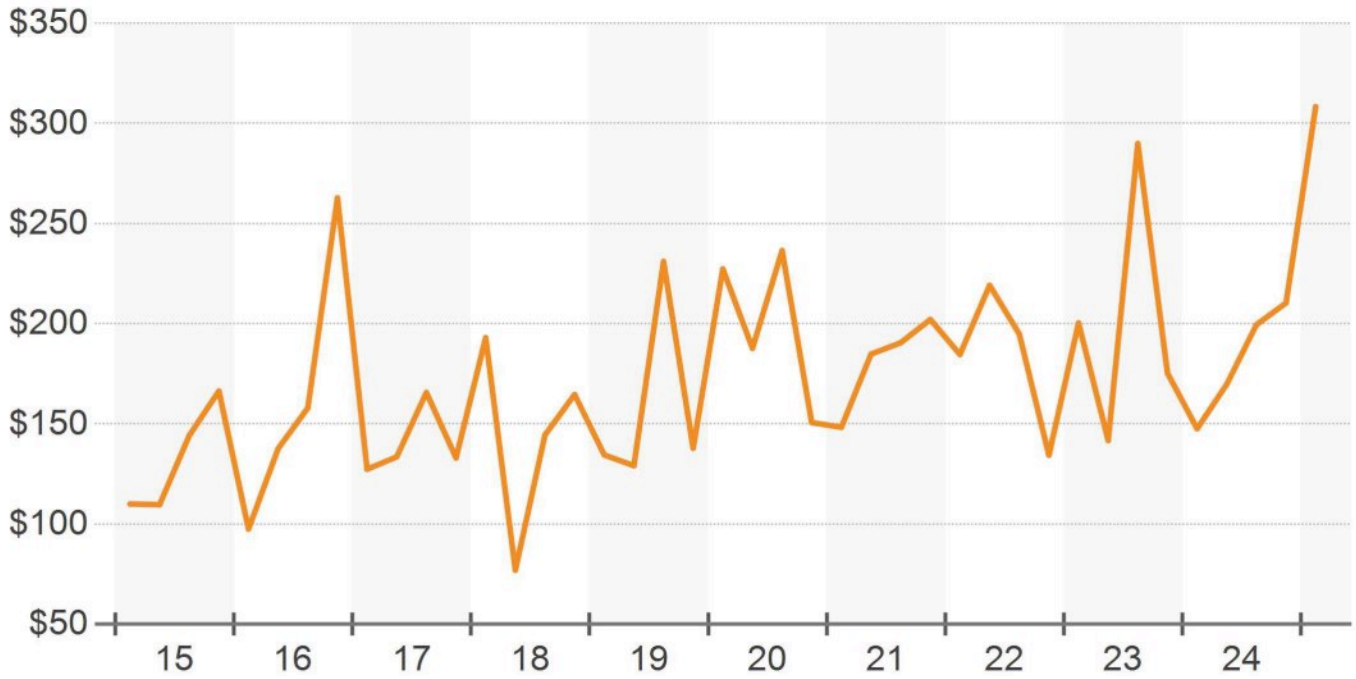
SALES VOLUME



SALES VOLUME BY STAR RATING



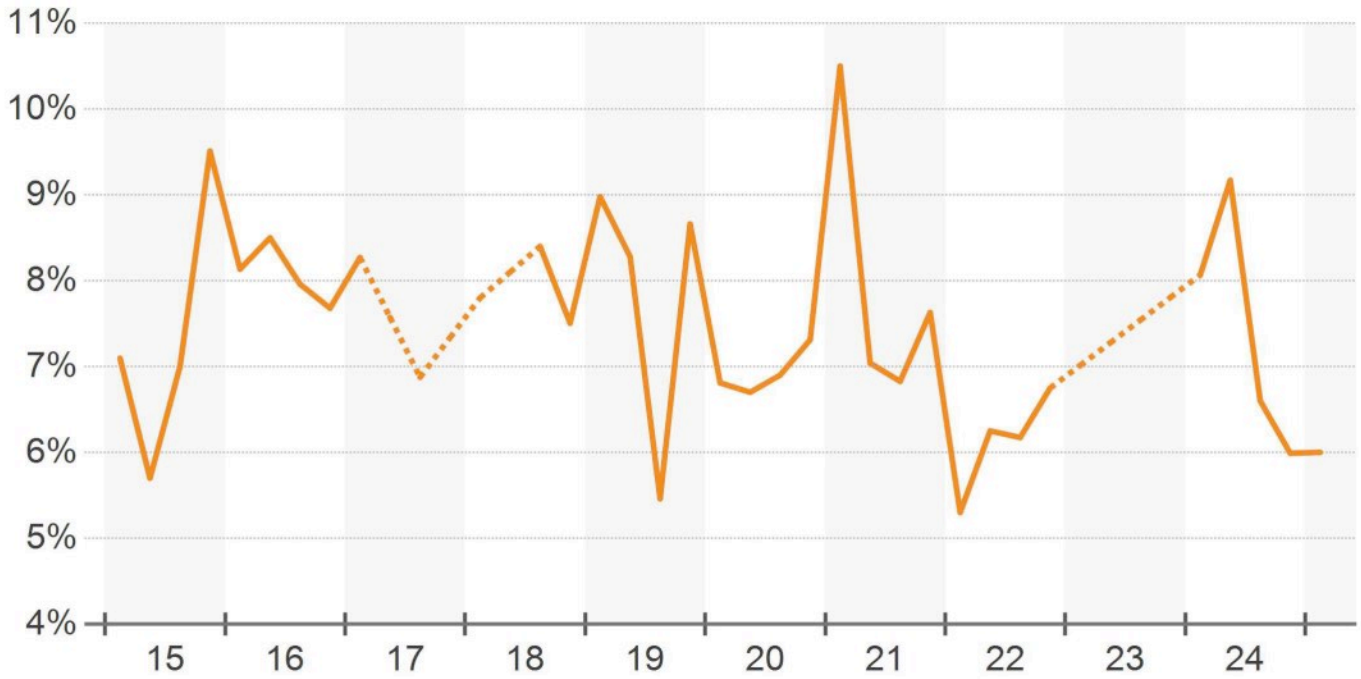
AVERAGE SALE PRICE PER SF



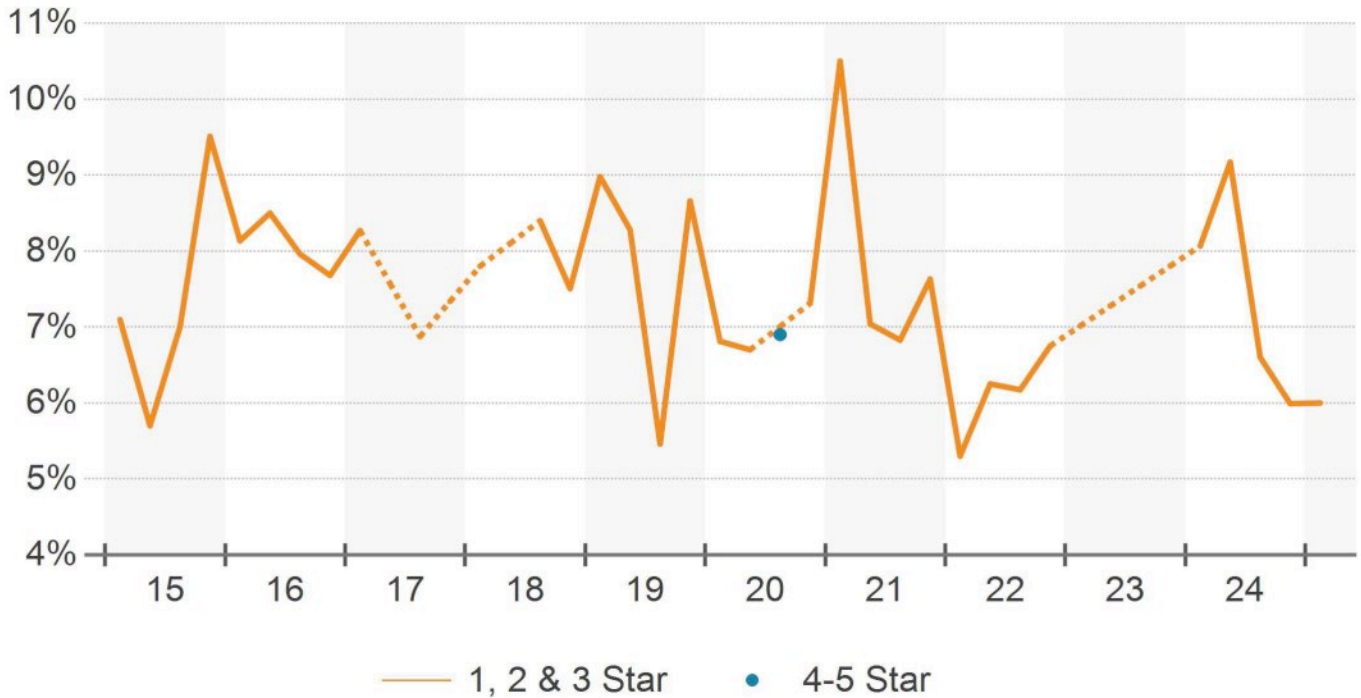
SALE TO ASKING PRICE DIFFERENTIAL



CAP RATE



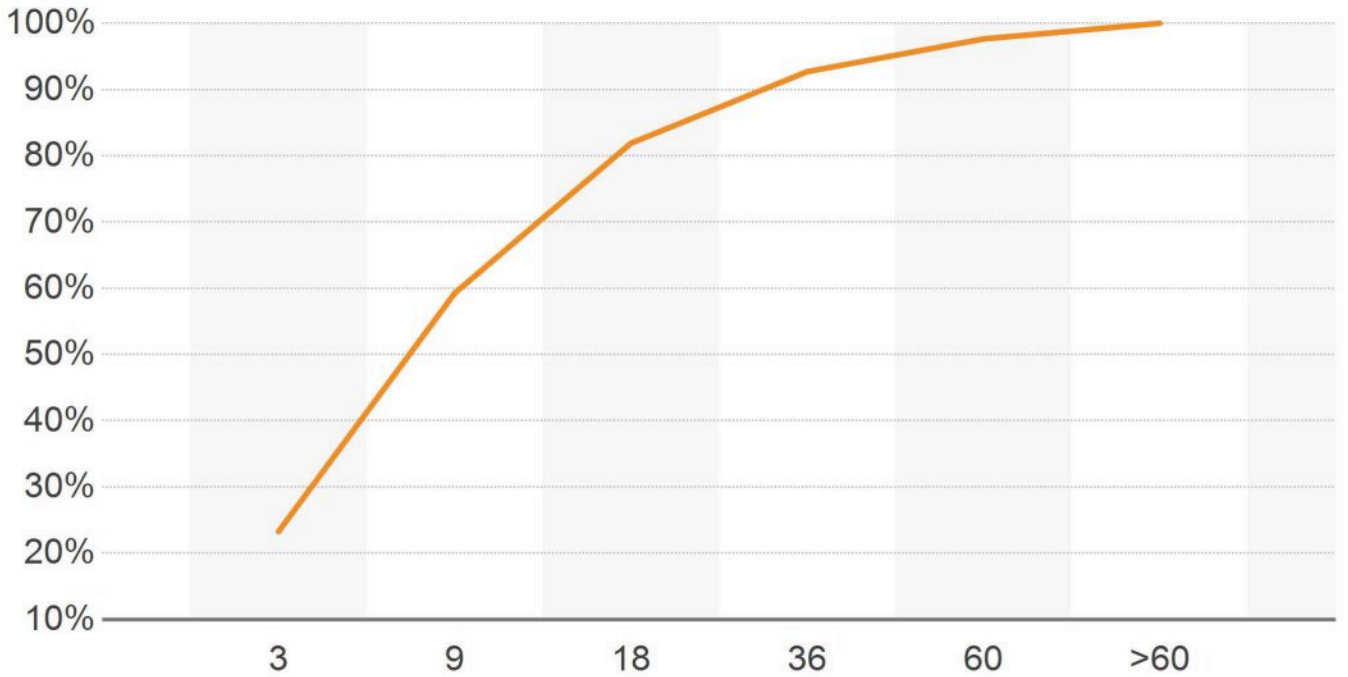
CAP RATE BY STAR RATING



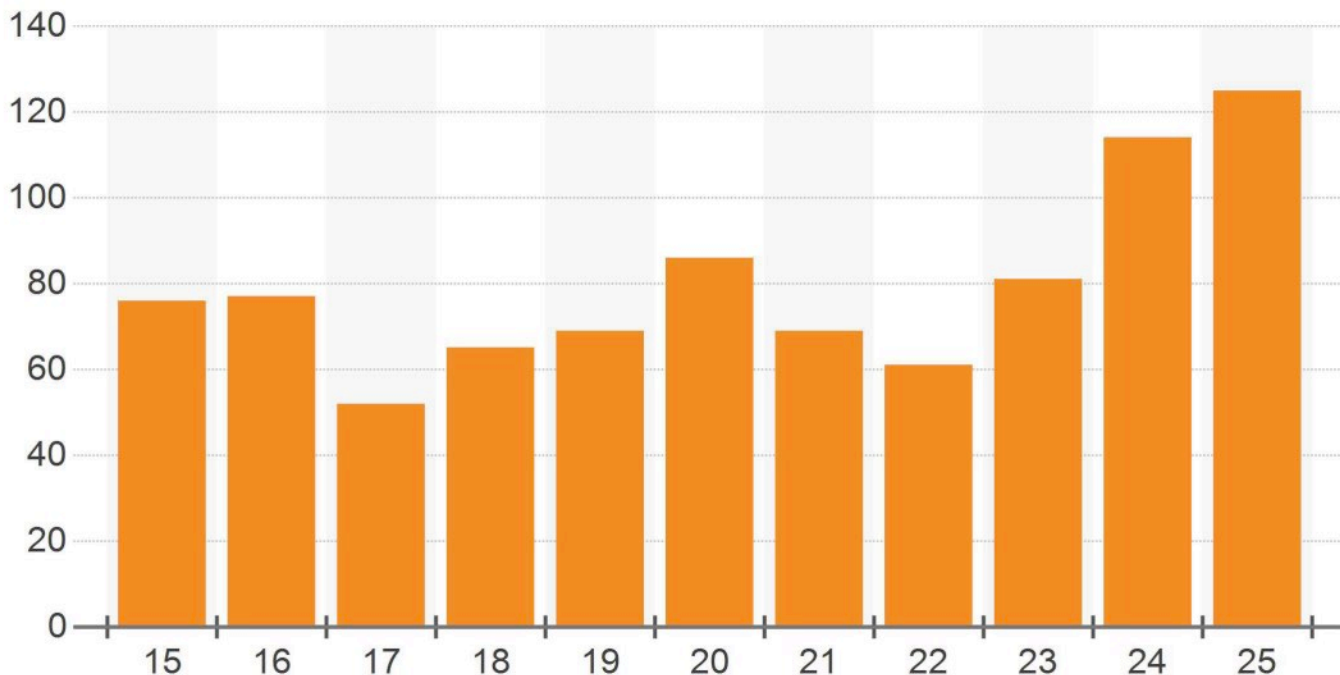
MONTHS TO SALE



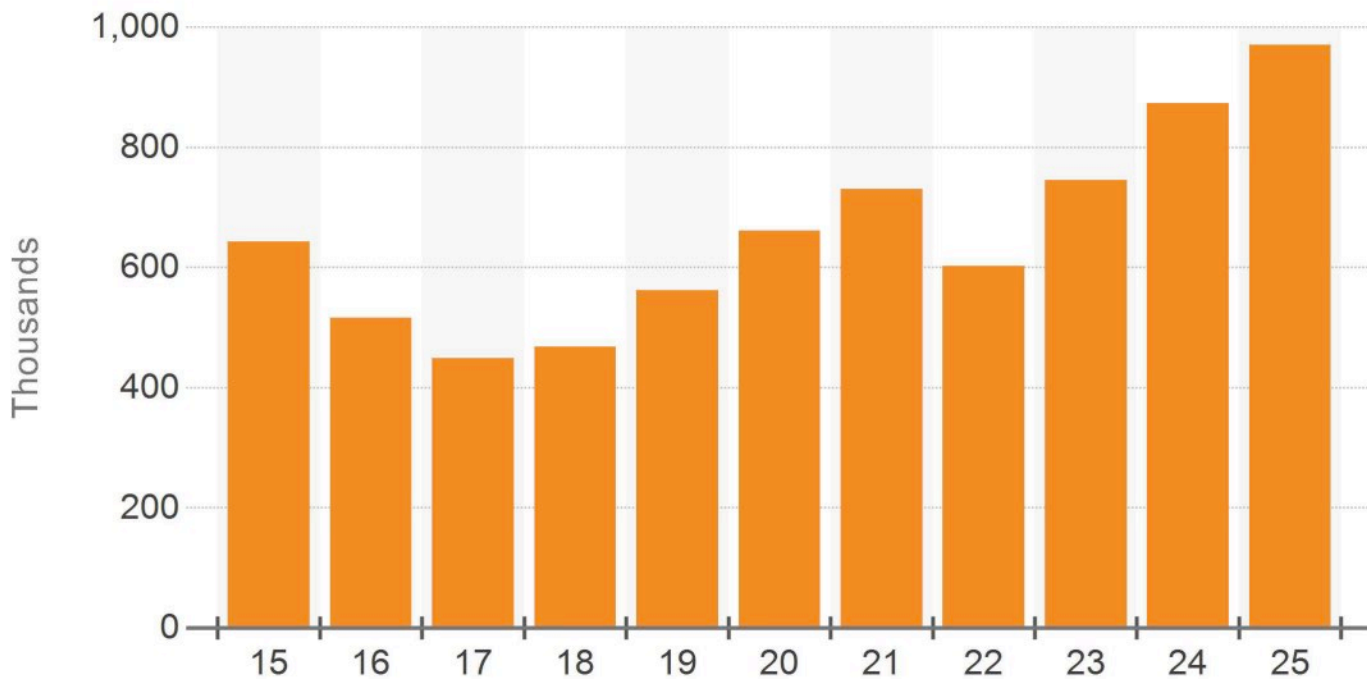
PROBABILITY OF SELLING IN MONTHS



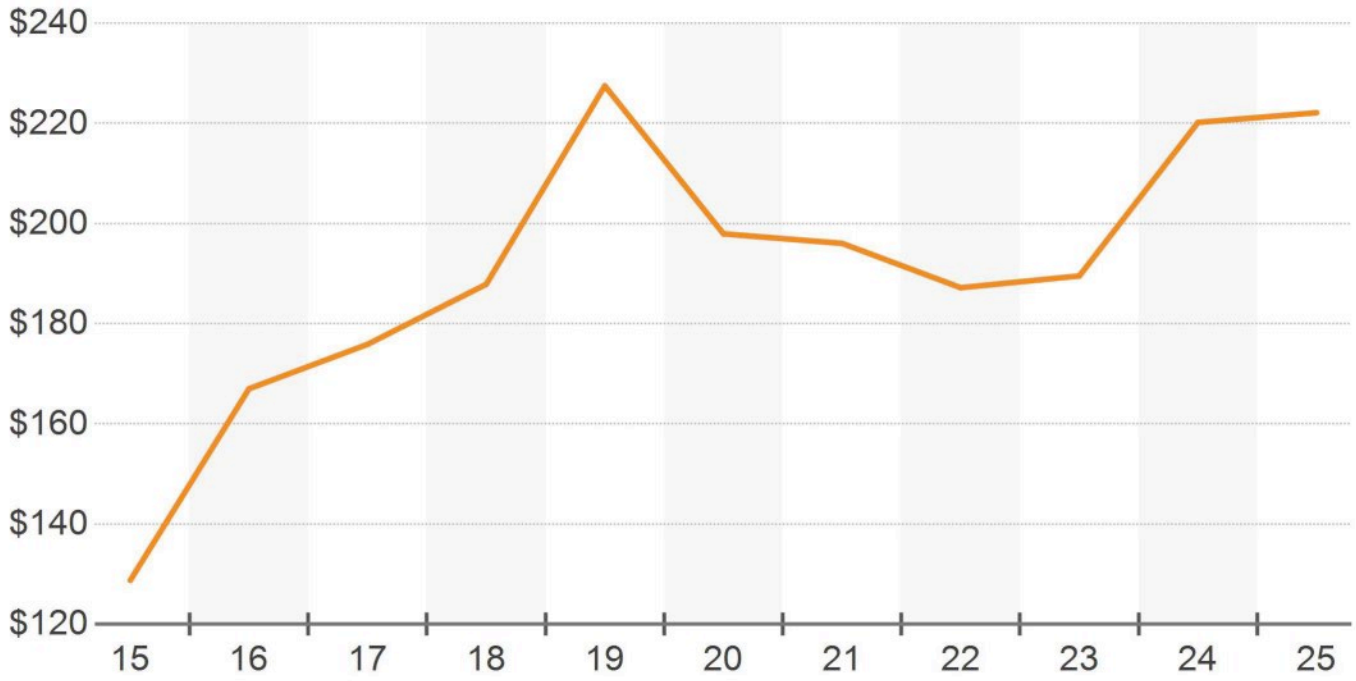
FOR SALE TOTAL LISTINGS



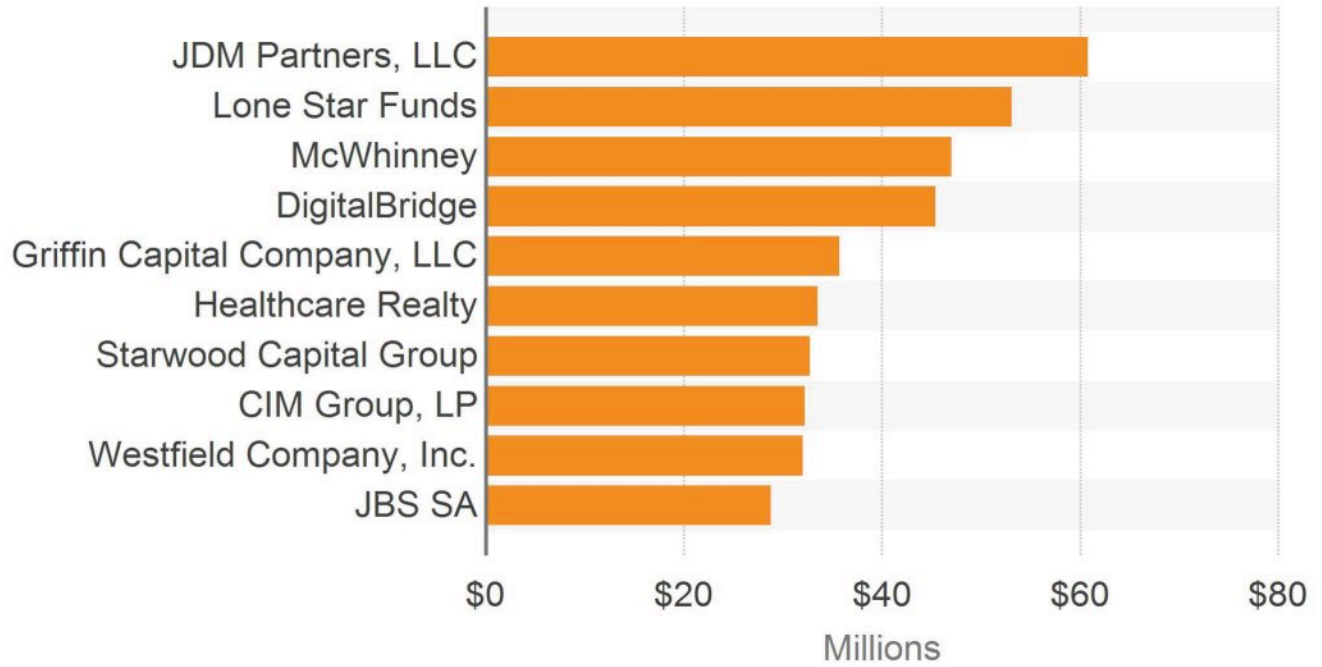
FOR SALE TOTAL SF



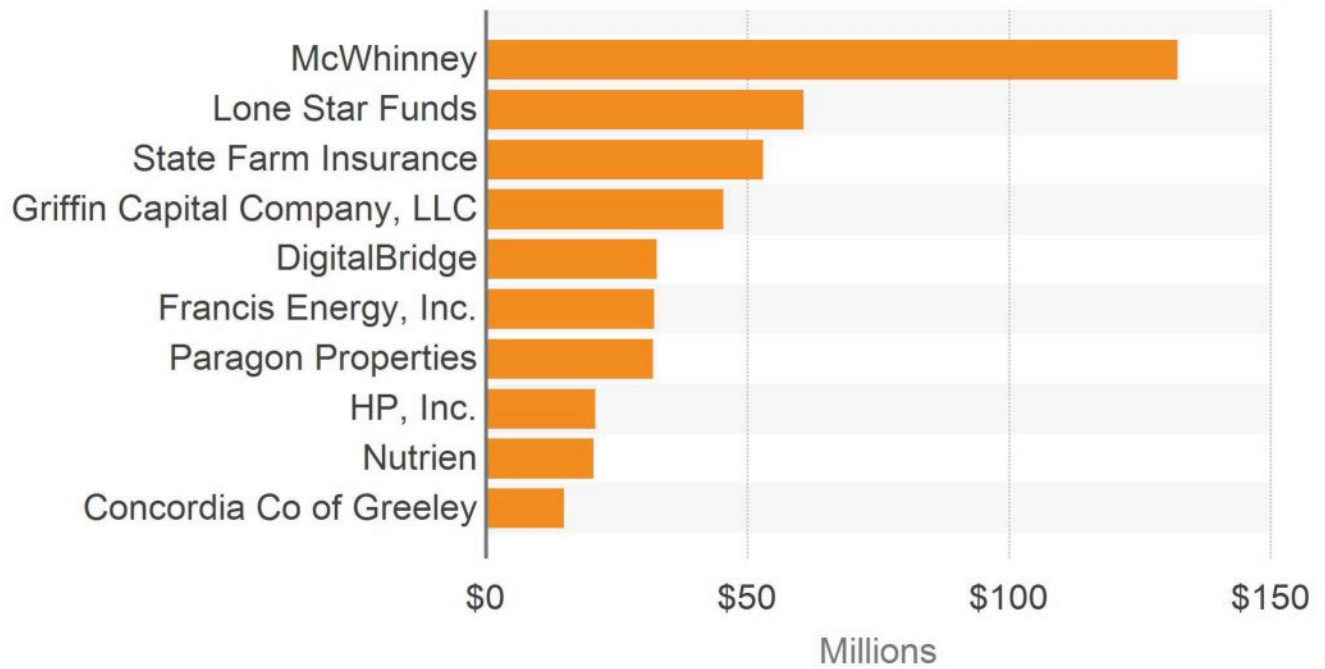
ASKING PRICE PER SF



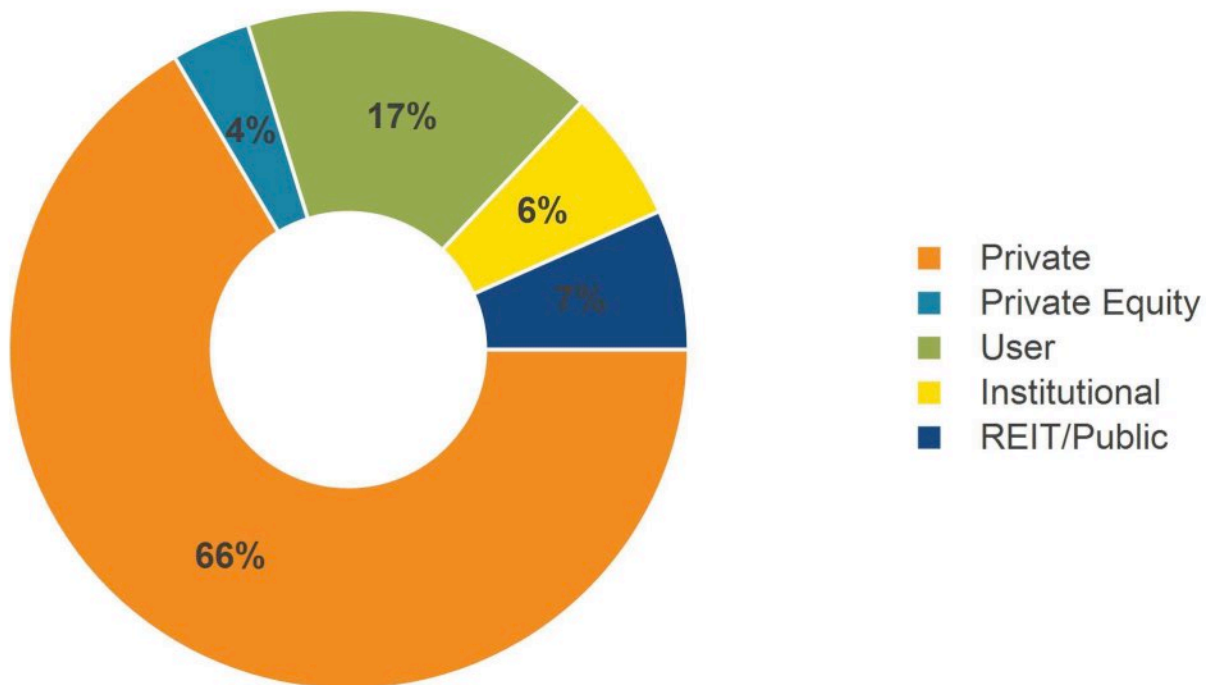
TOP BUYERS



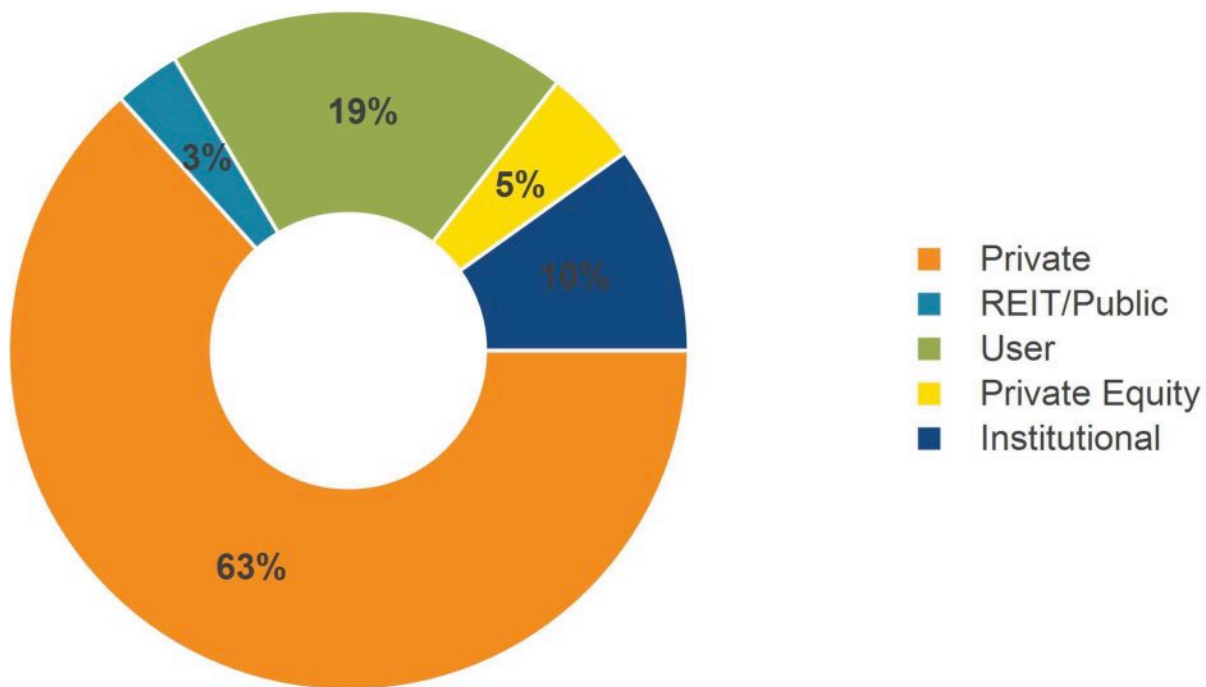
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

