

Office Report – Larimer & Weld County

Q3 2026

PREPARED BY

REALTEC
COMMERCIAL REAL ESTATE SERVICES

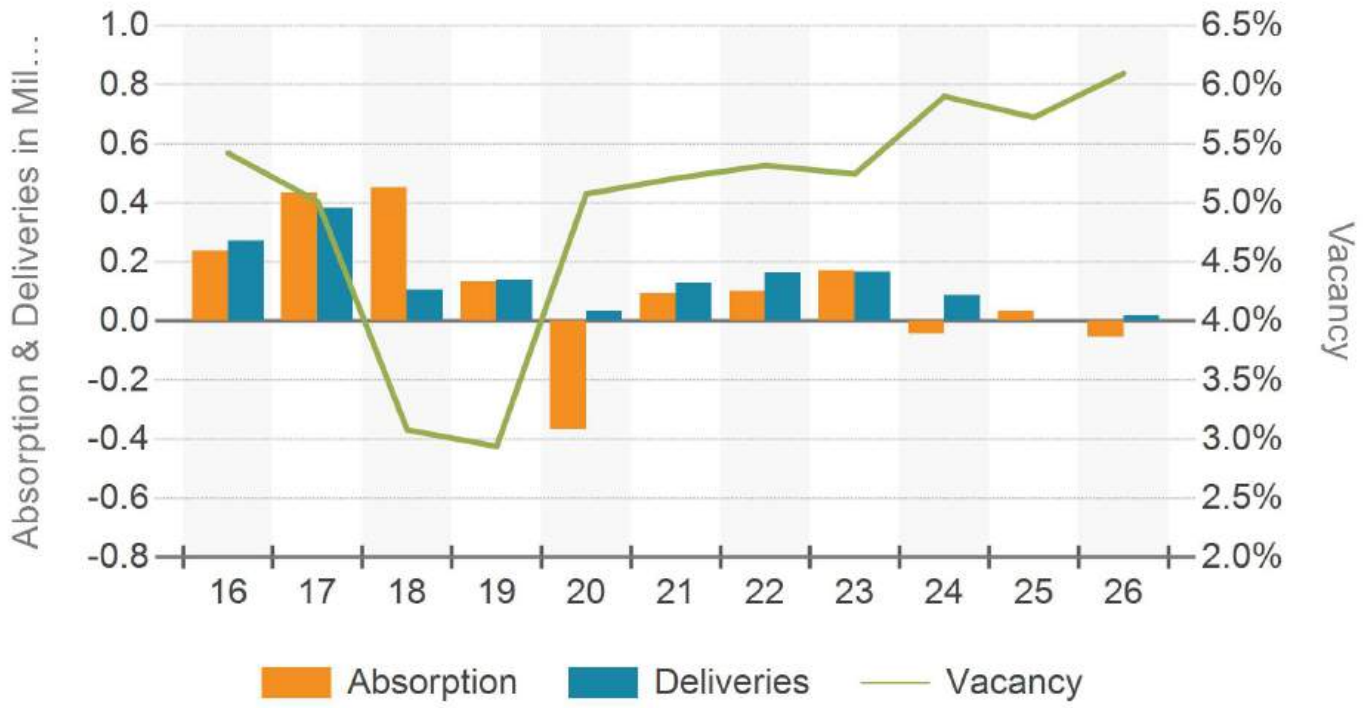
Jamie Globelnik

Broker

CoStar™

Overview

ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



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Overview

VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Gross Rent Per SF	$29.93	$26.78
Vacancy Rate	6.1%	5.8%
Vacant SF	1,151,843	1,076,725
Availability Rate	9.1%	10.1%
Available SF	1,724,511	1,888,530
Sublet SF	292,897	478,699
Months on Market	7.4	8.2

Inventory	Survey	5-Year Avg
Existing Buildings	1,708	1,699
Existing SF	18,901,762	18,634,367
12 Mo. Const. Starts	20,000	58,827
Under Construction	20,000	69,807
12 Mo. Deliveries	17,000	87,409

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	38,180	78,586
12 Mo. Leasing SF	418,468	603,307

Sales	Past Year	5-Year Avg
Sale Price Per SF	$117	$146
Asking Price Per SF	$231	$225
Sales Volume (Mil.)	$111	$83
Cap Rate	7.3%	7.0%

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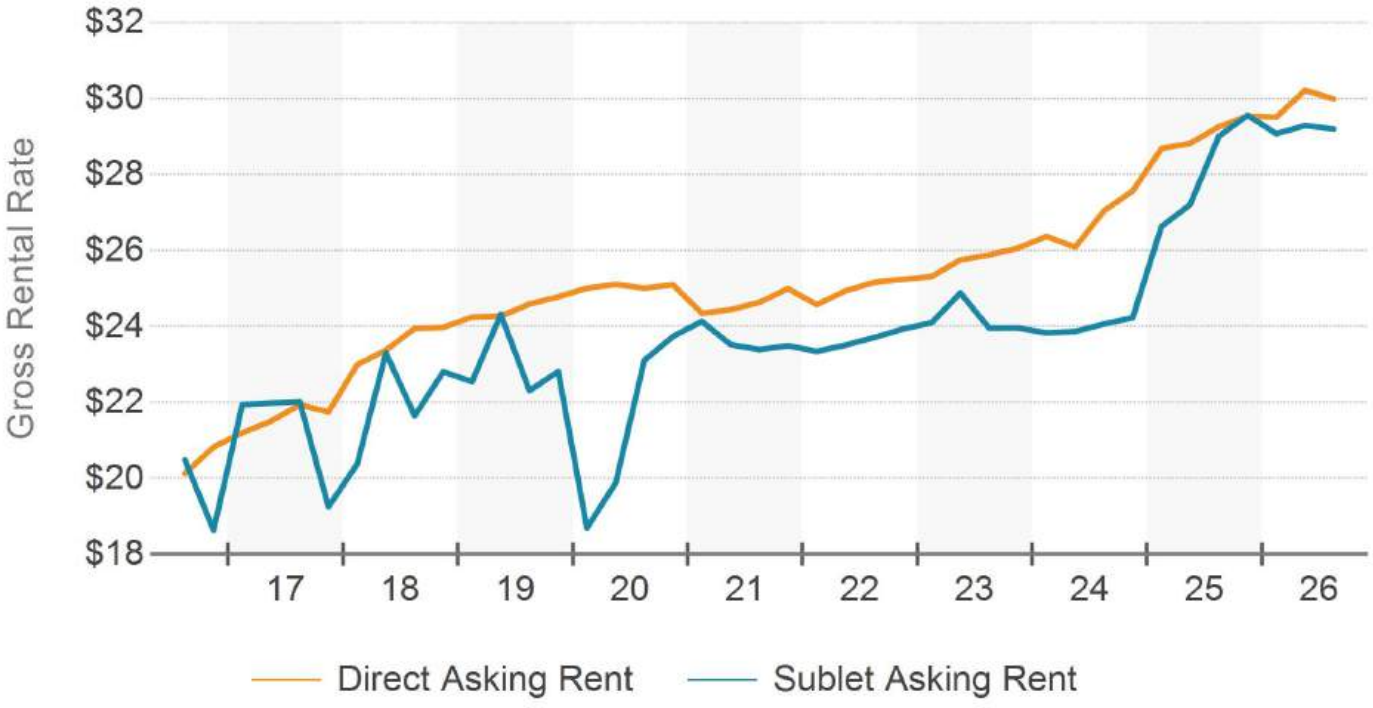
Rental Rates

Office - Larimer/Weld County Q3 2026

GROSS ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



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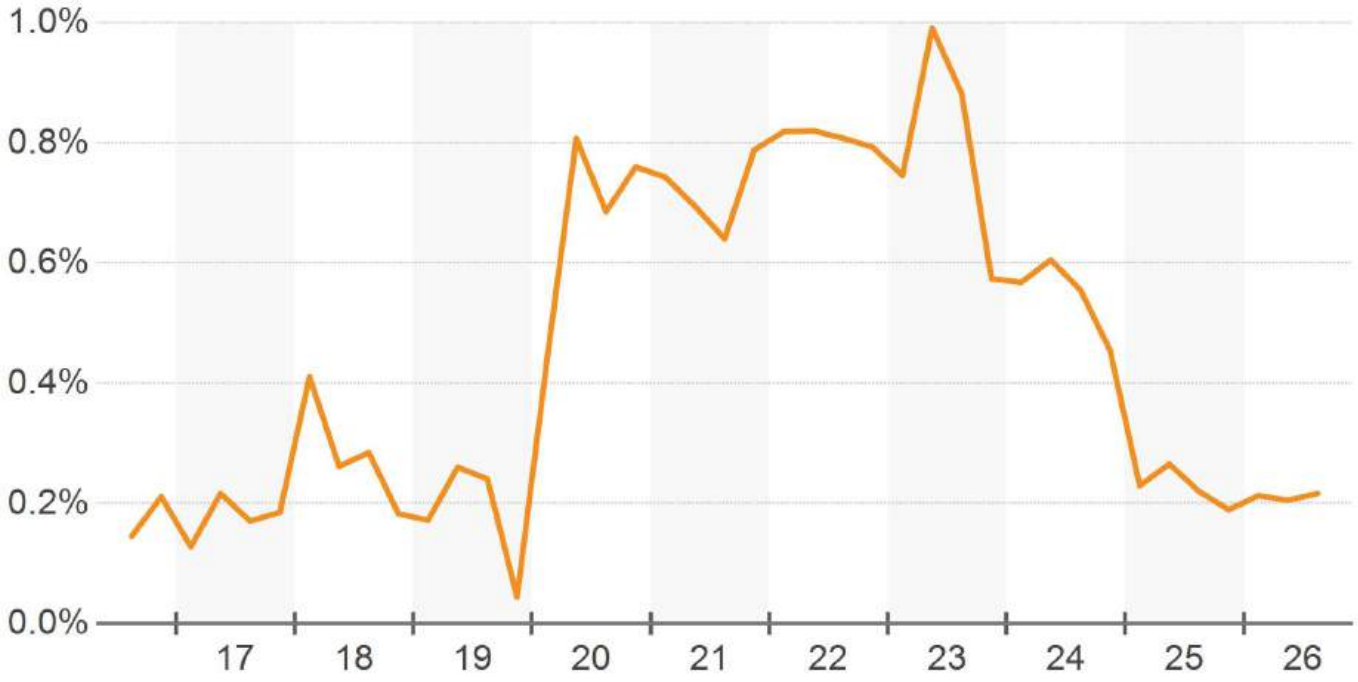
Vacancy & Availability

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VACANCY RATE



SUBLEASE VACANCY RATE

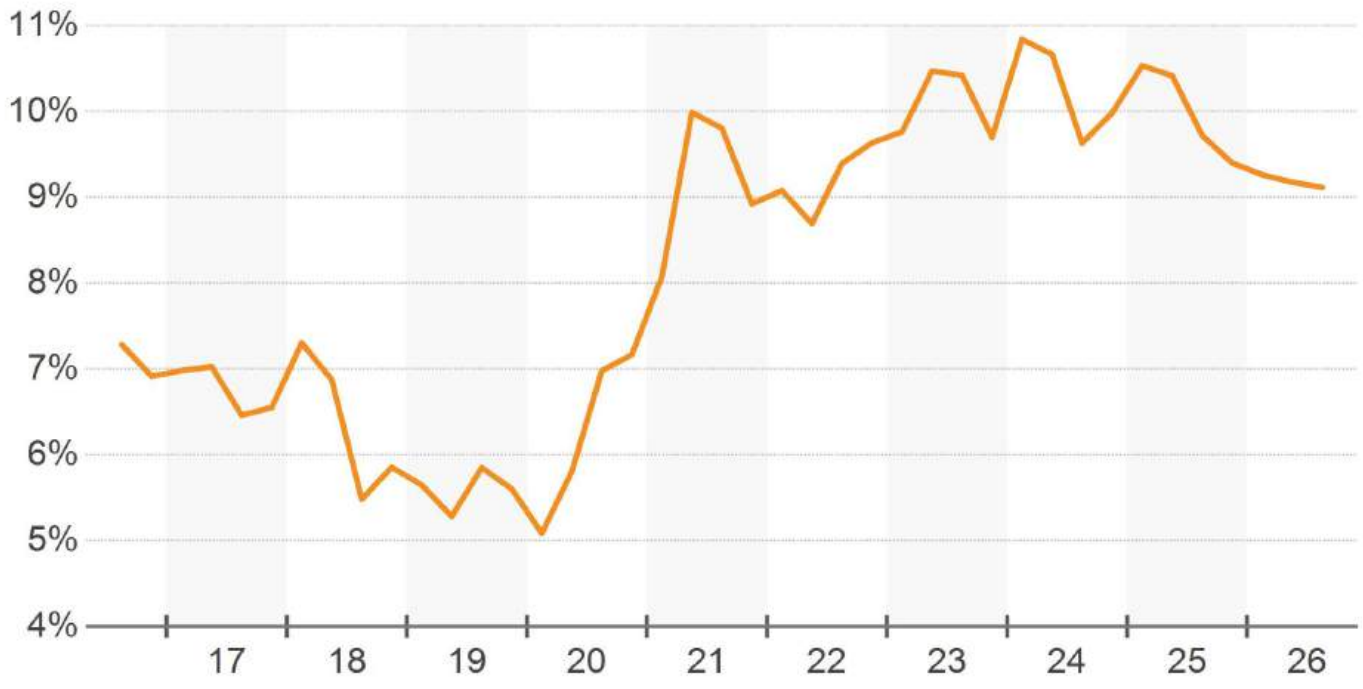


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Vacancy & Availability

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AVAILABILITY RATE



AVAILABILITY & VACANCY RATE

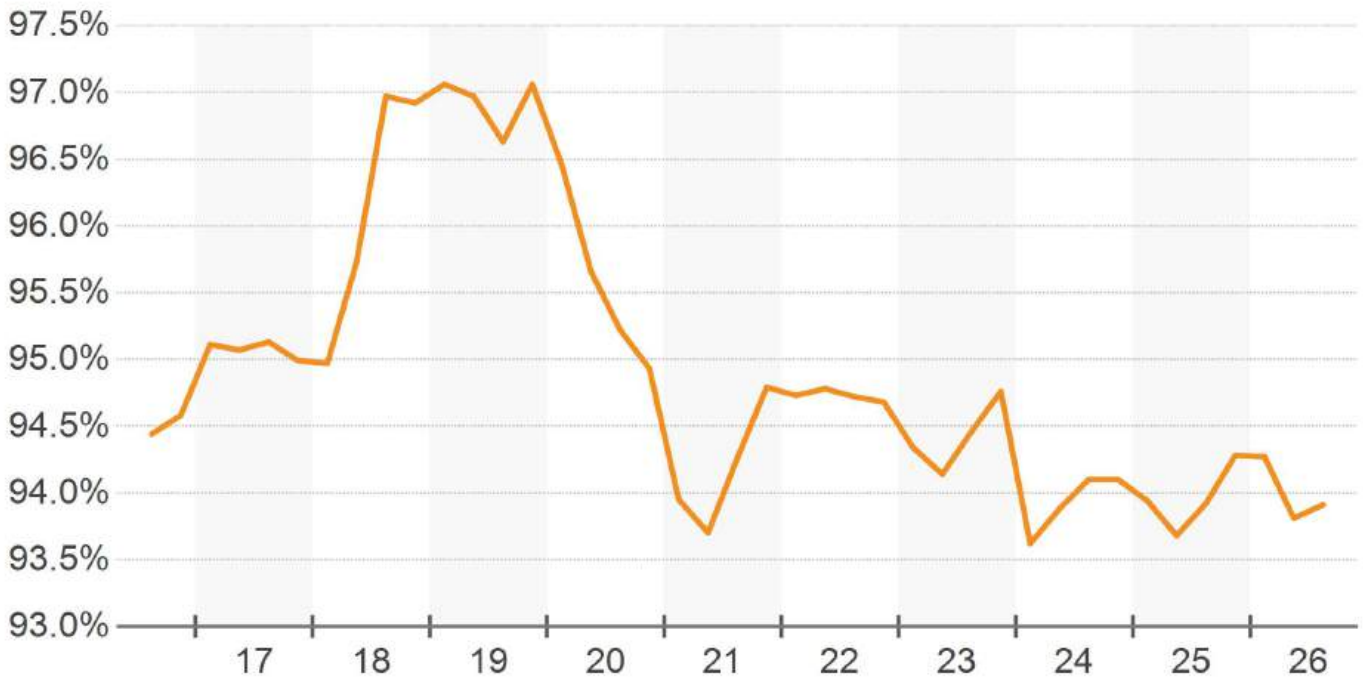


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Vacancy & Availability

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OCCUPANCY RATE



PERCENT LEASED RATE

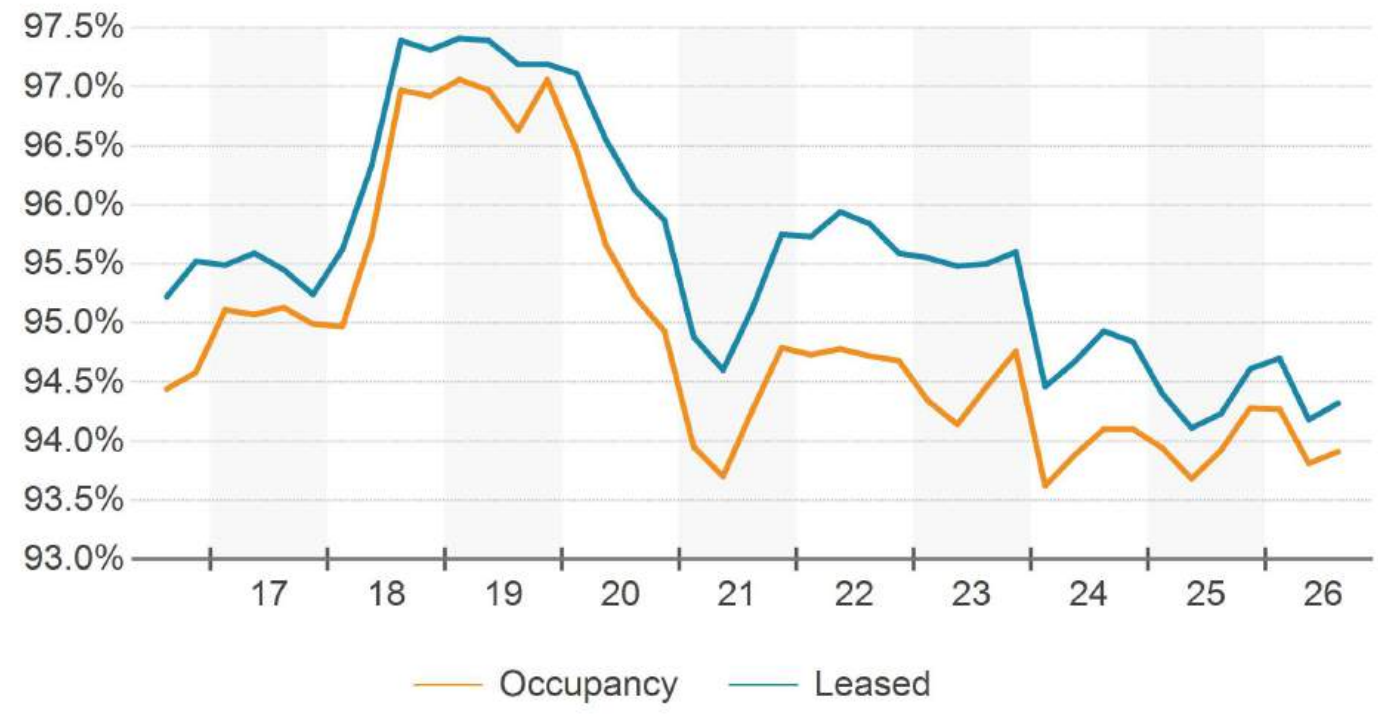


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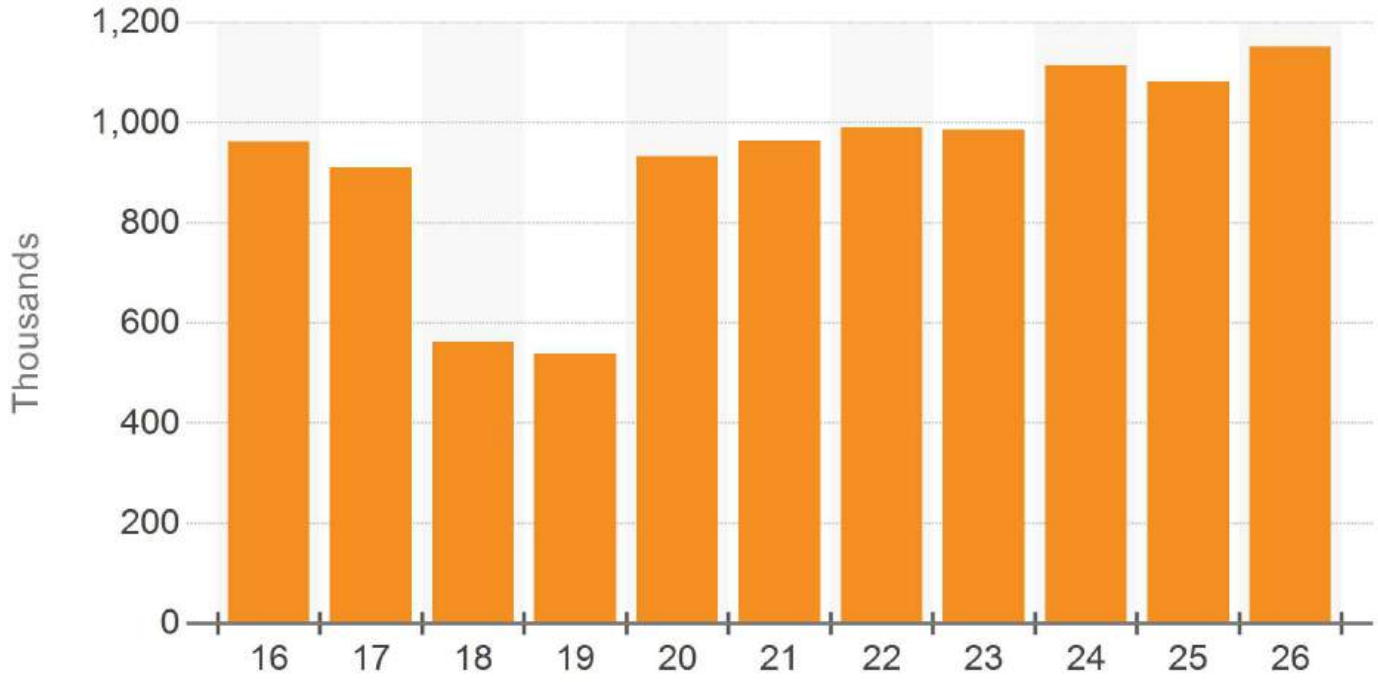
Vacancy & Availability

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OCCUPANCY & PERCENT LEASED



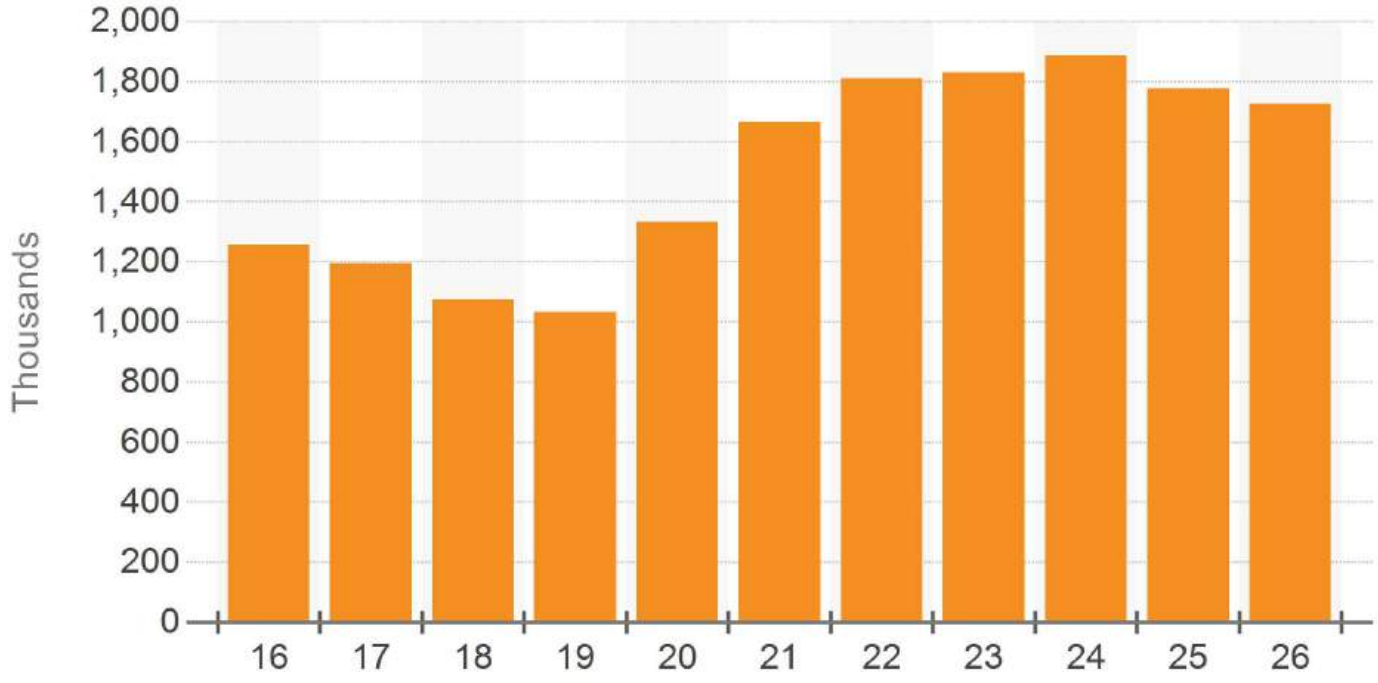
VACANT SF



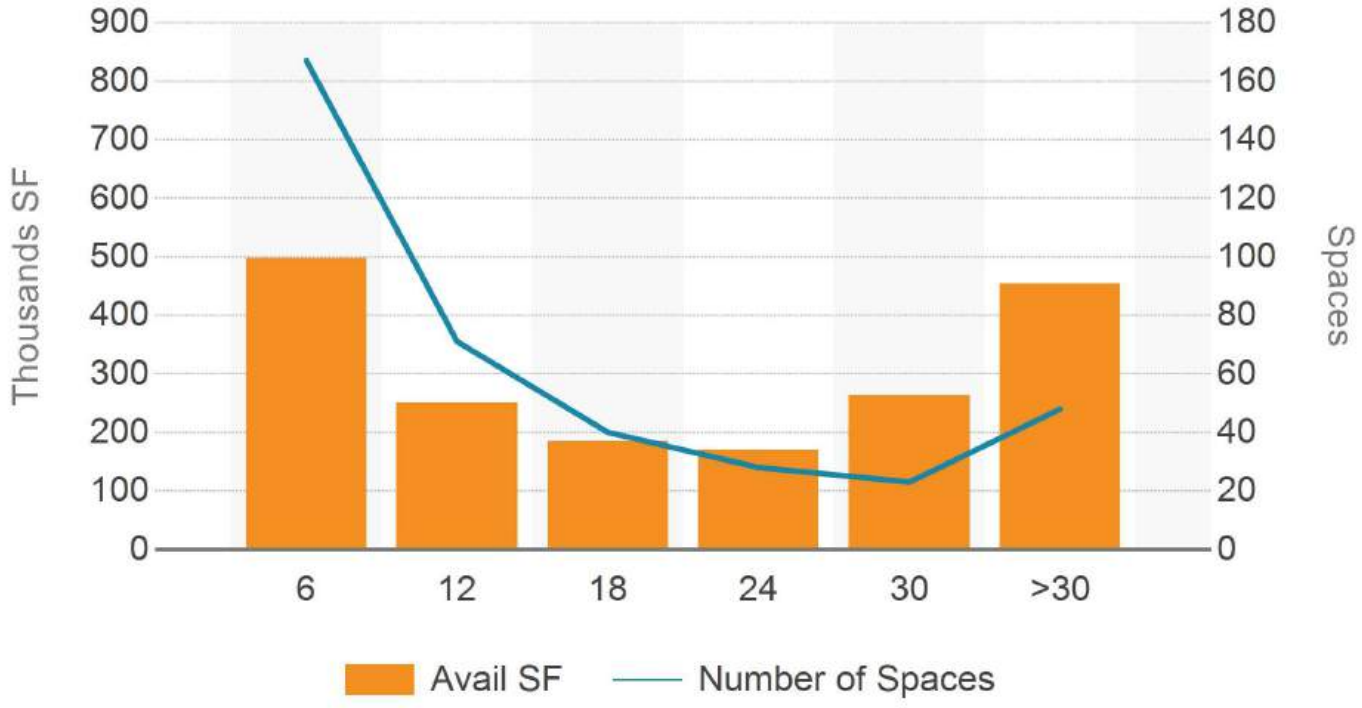
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Vacancy & Availability

AVAILABLE SF



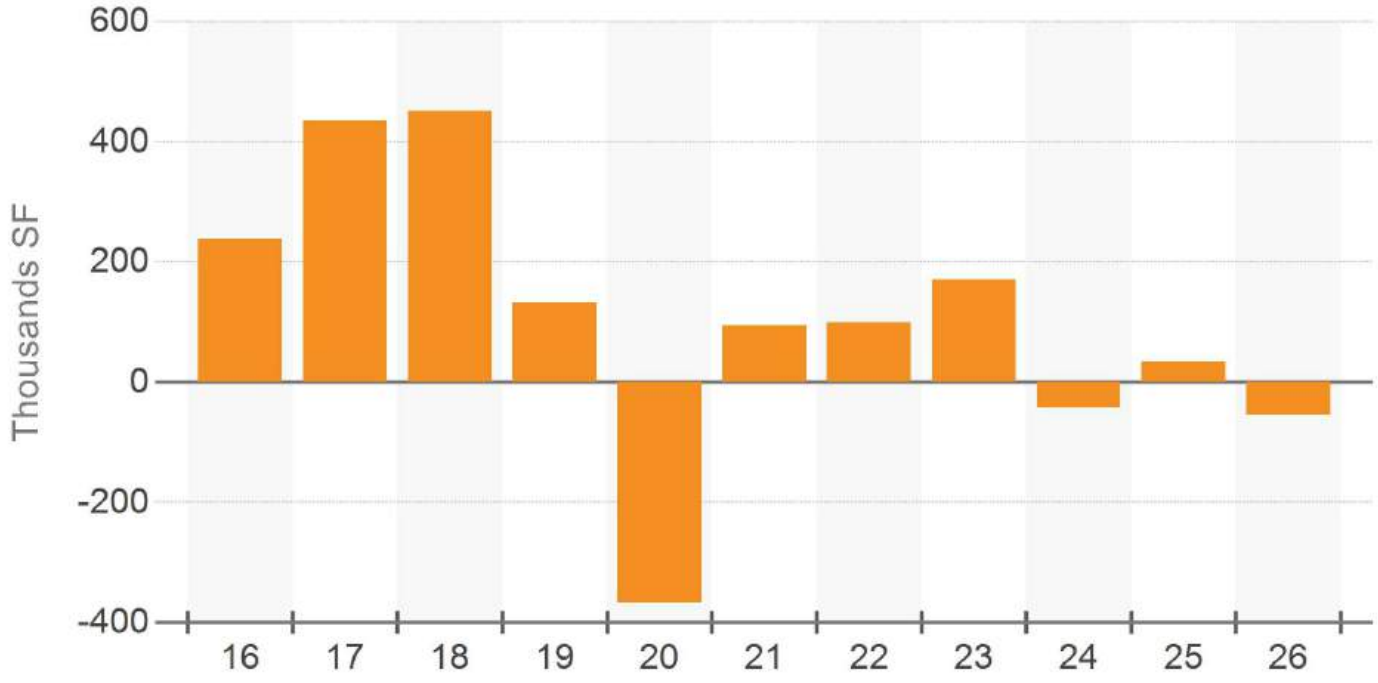
MONTHS ON MARKET DISTRIBUTION



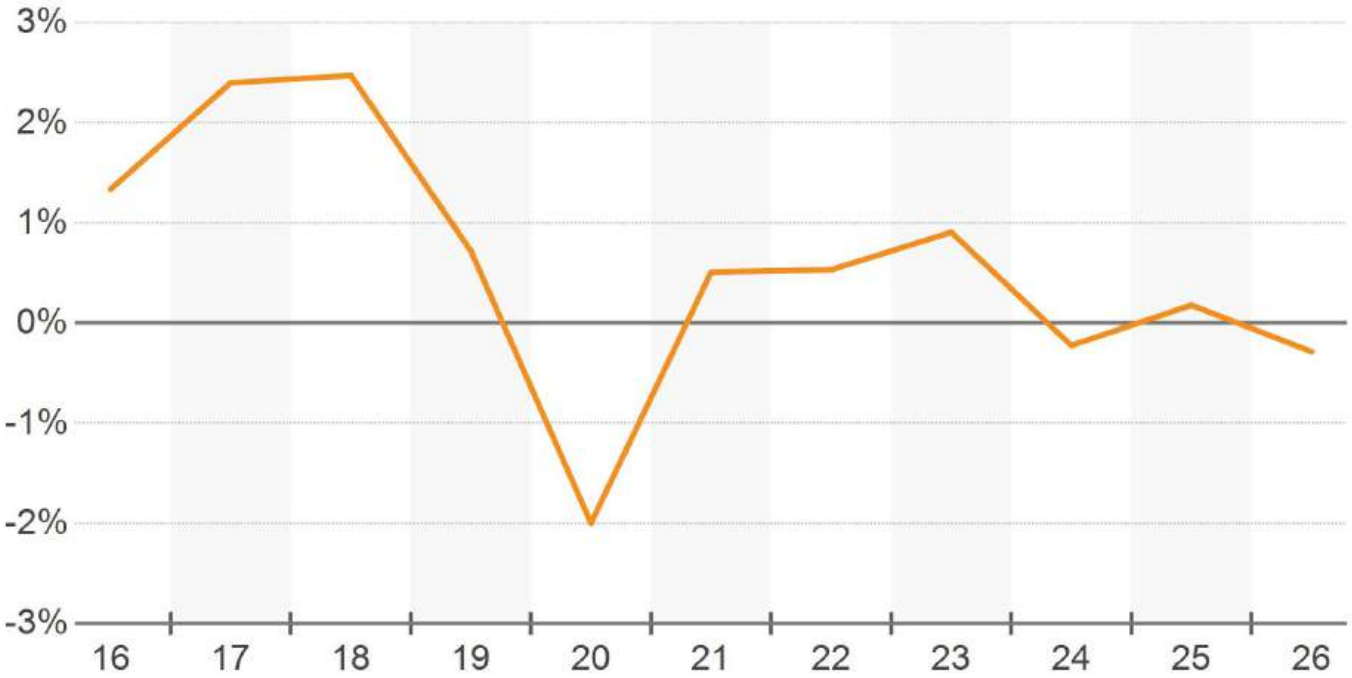
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Leasing Demand

NET ABSORPTION



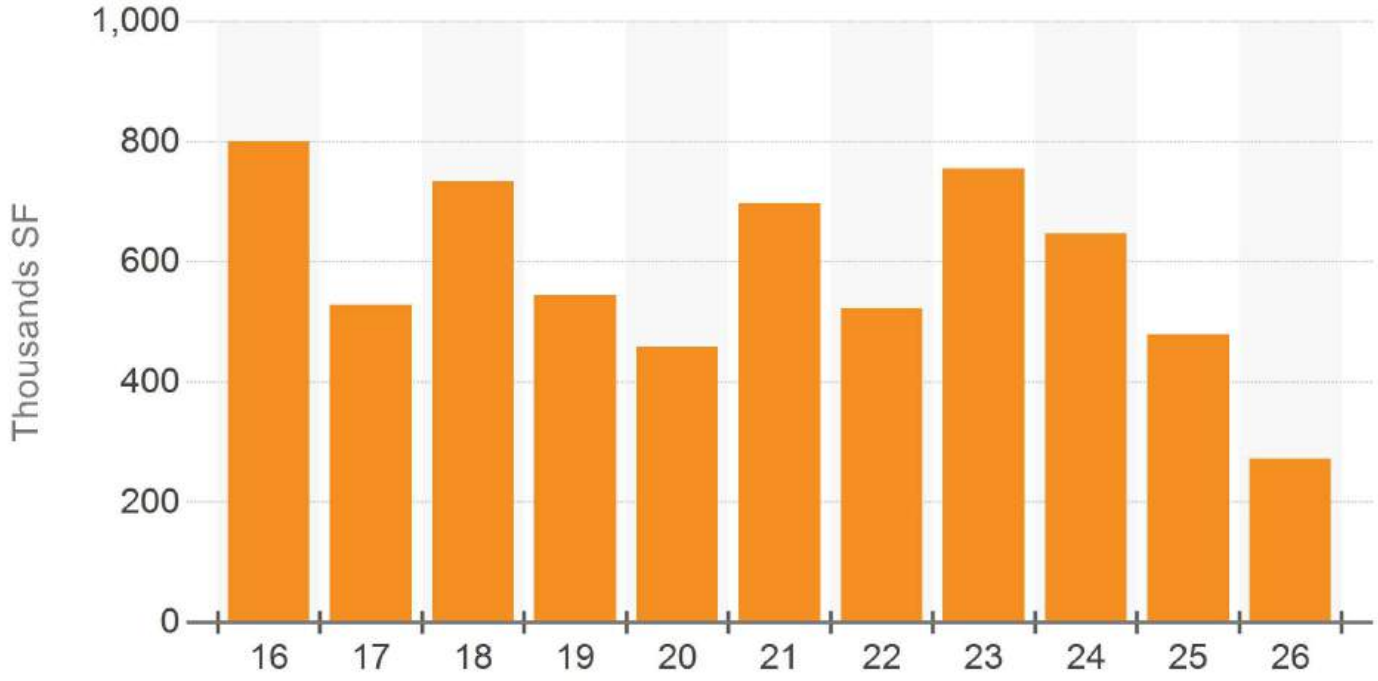
NET ABSORPTION AS % OF INVENTORY



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Leasing Demand

LEASING ACTIVITY



MONTHS ON MARKET



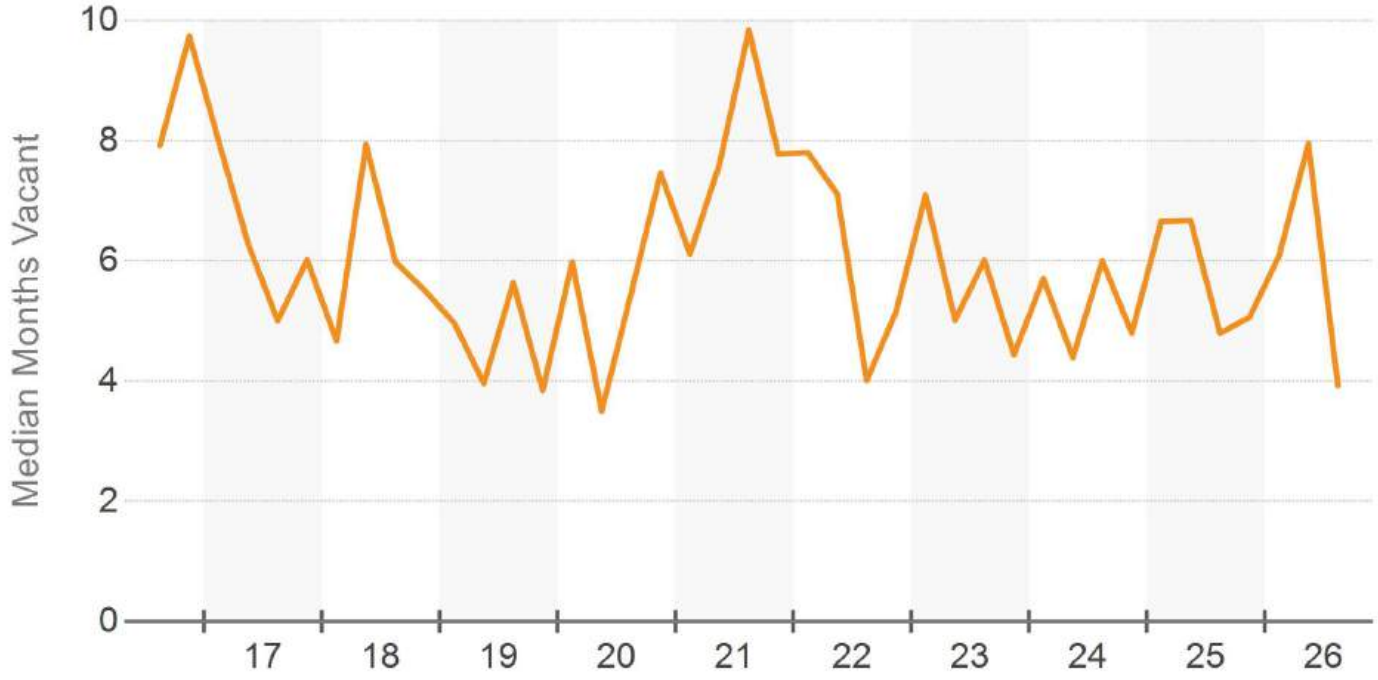
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Leasing Demand

MONTHS TO LEASE

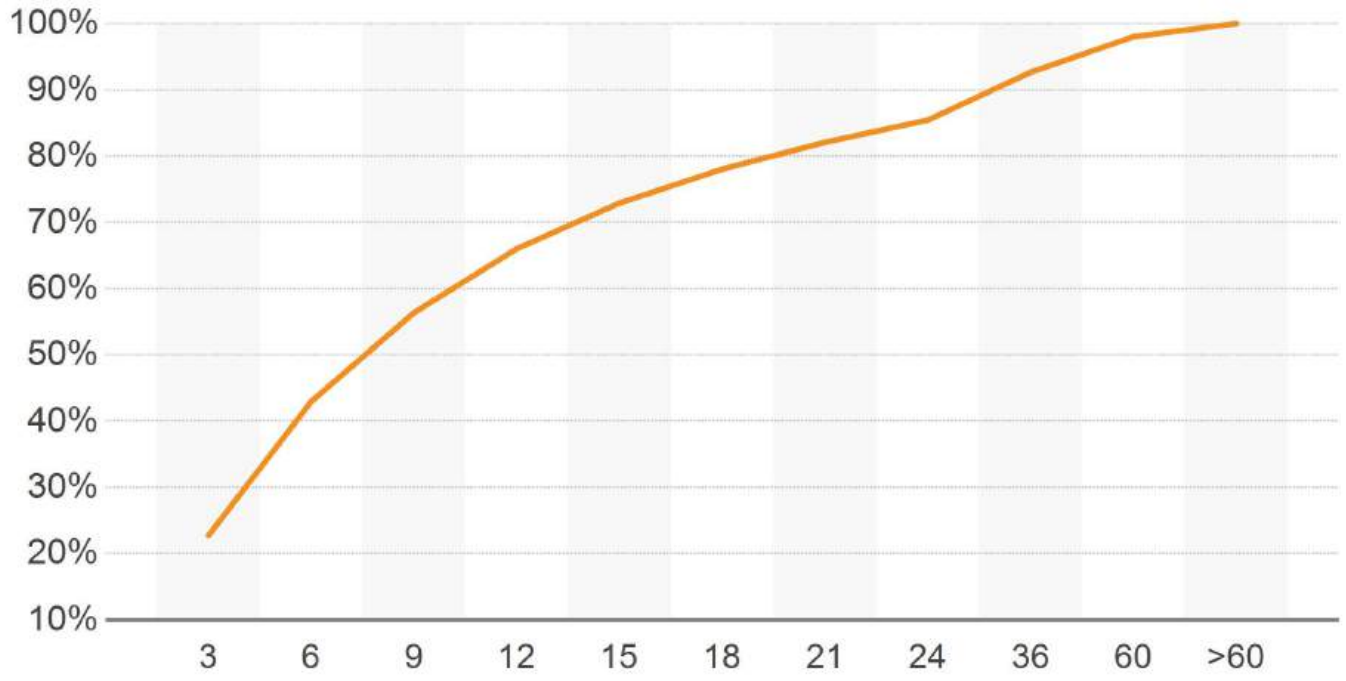


MONTHS VACANT



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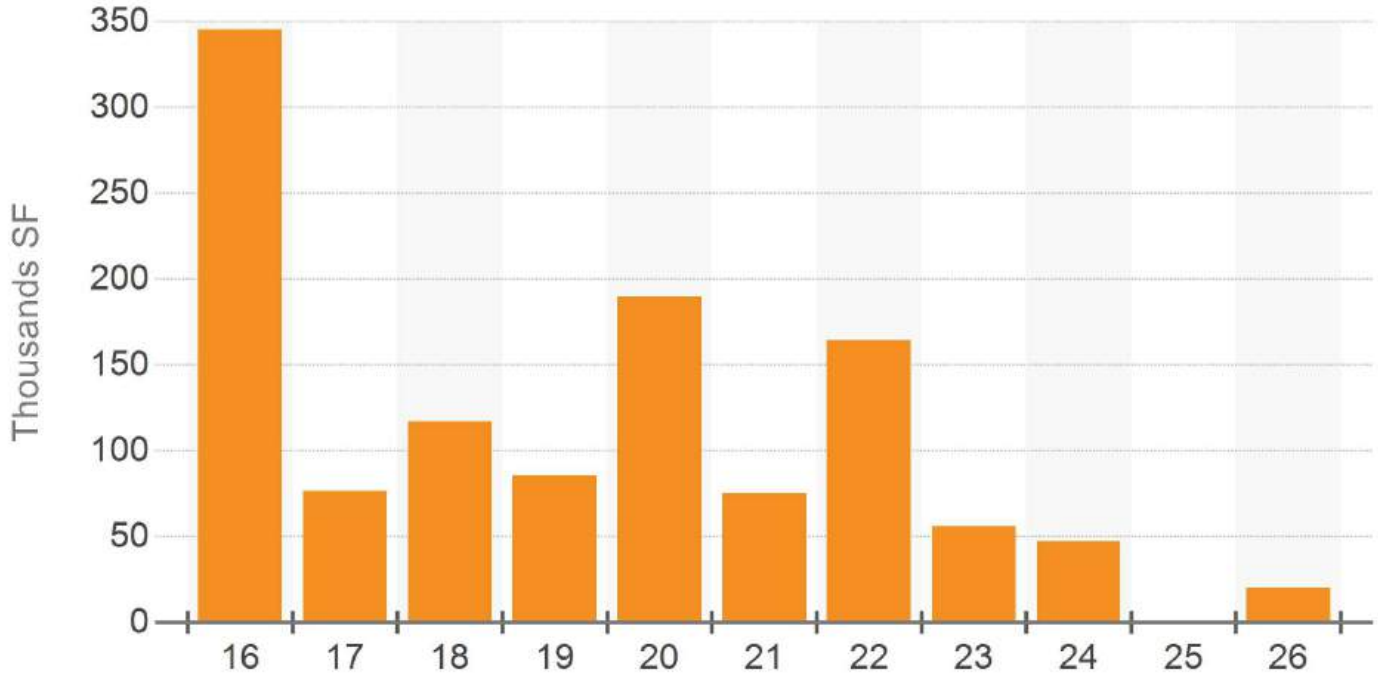
PROBABILITY OF LEASING IN MONTHS



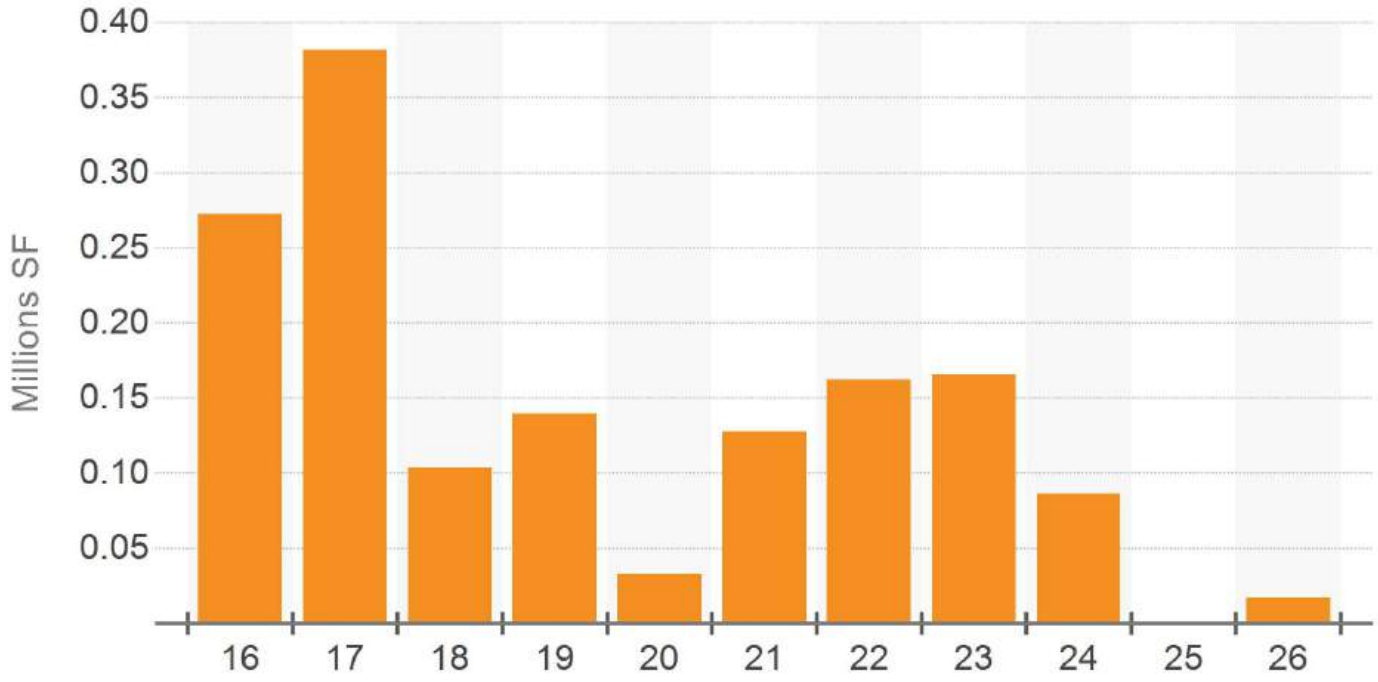
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Construction Activity

CONSTRUCTION STARTS



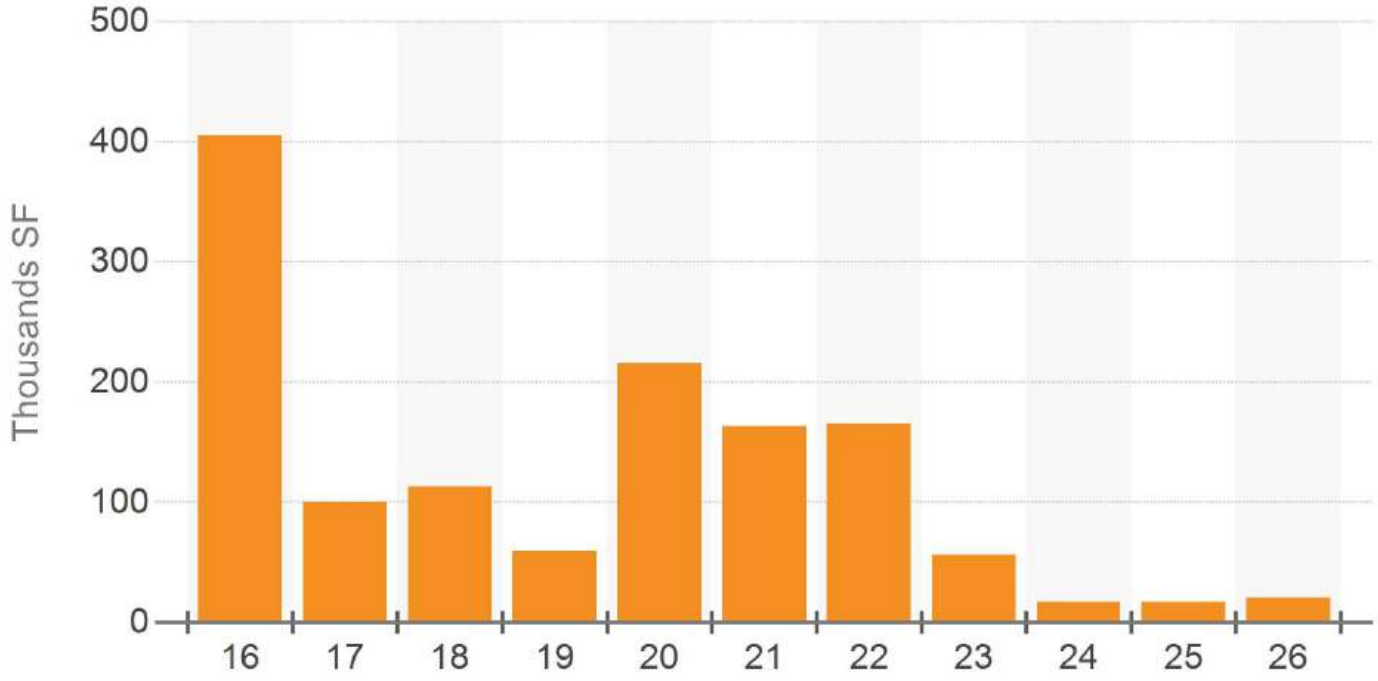
CONSTRUCTION DELIVERIES



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Construction Activity

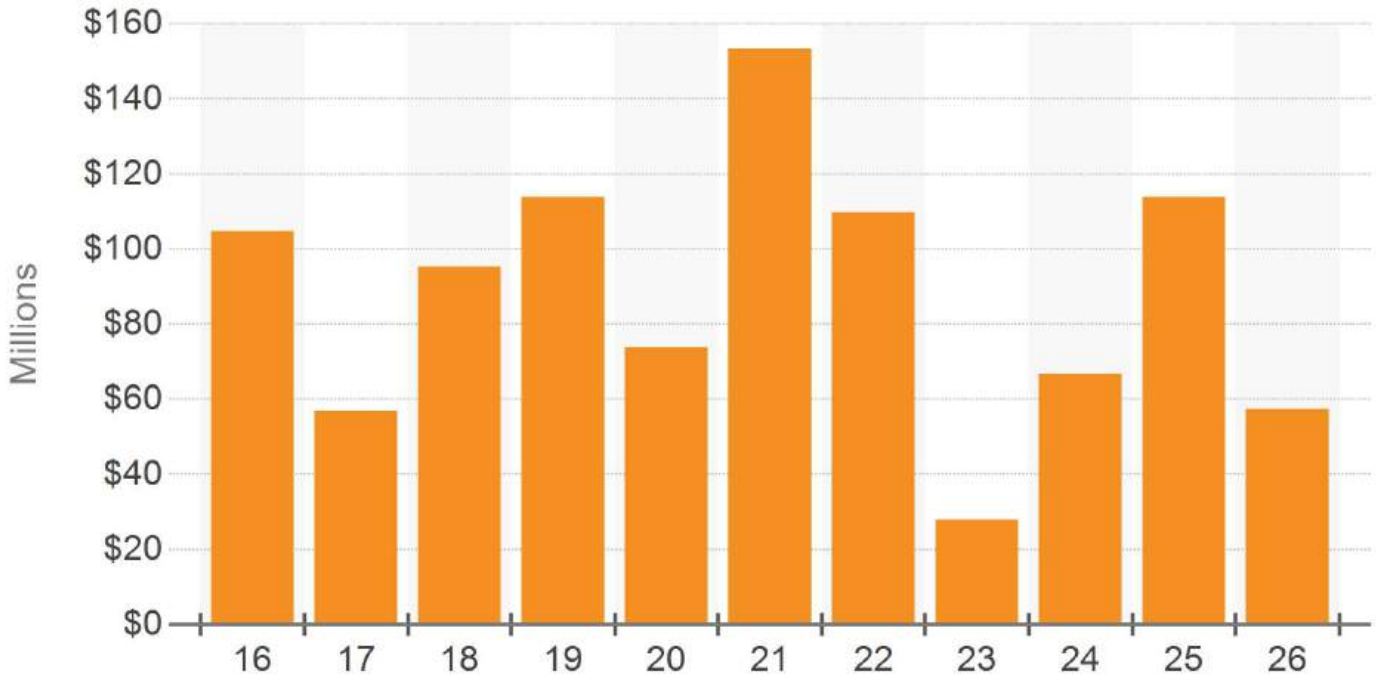
UNDER CONSTRUCTION



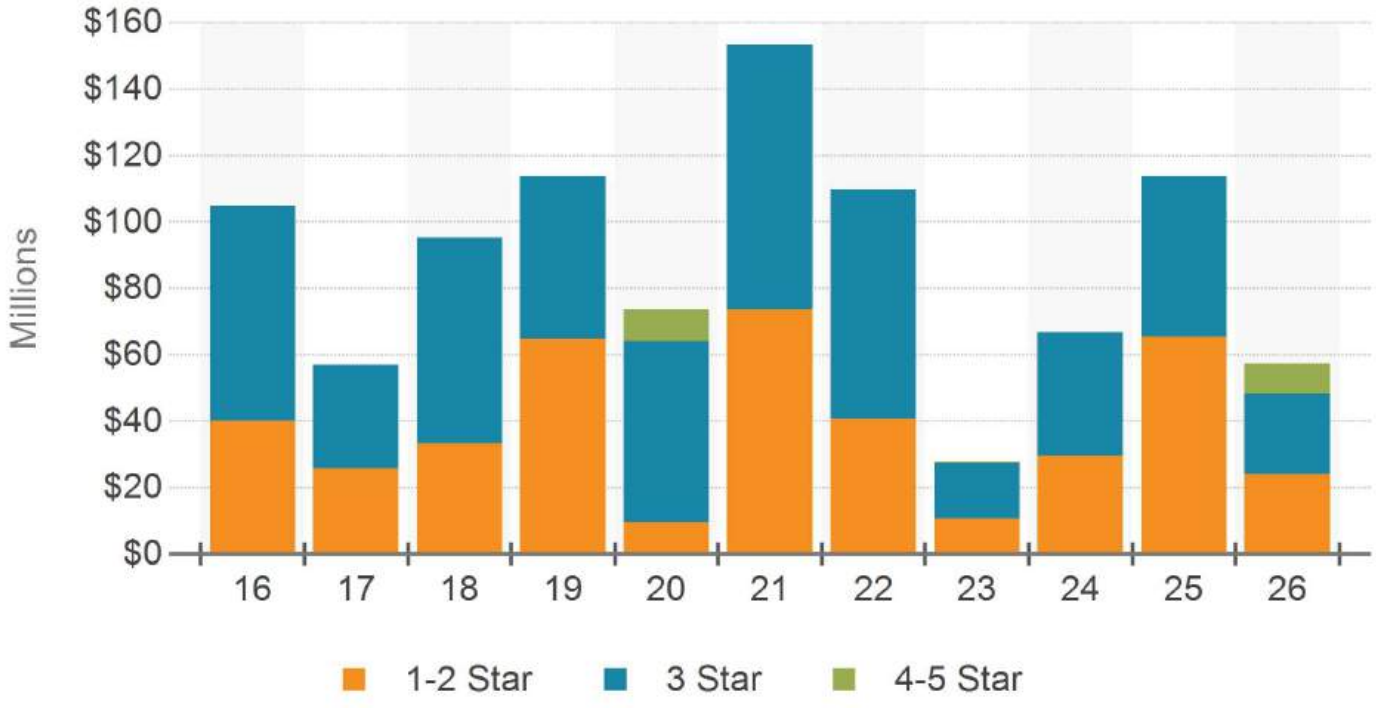
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Sales Volume

SALES VOLUME



SALES VOLUME BY STAR RATING

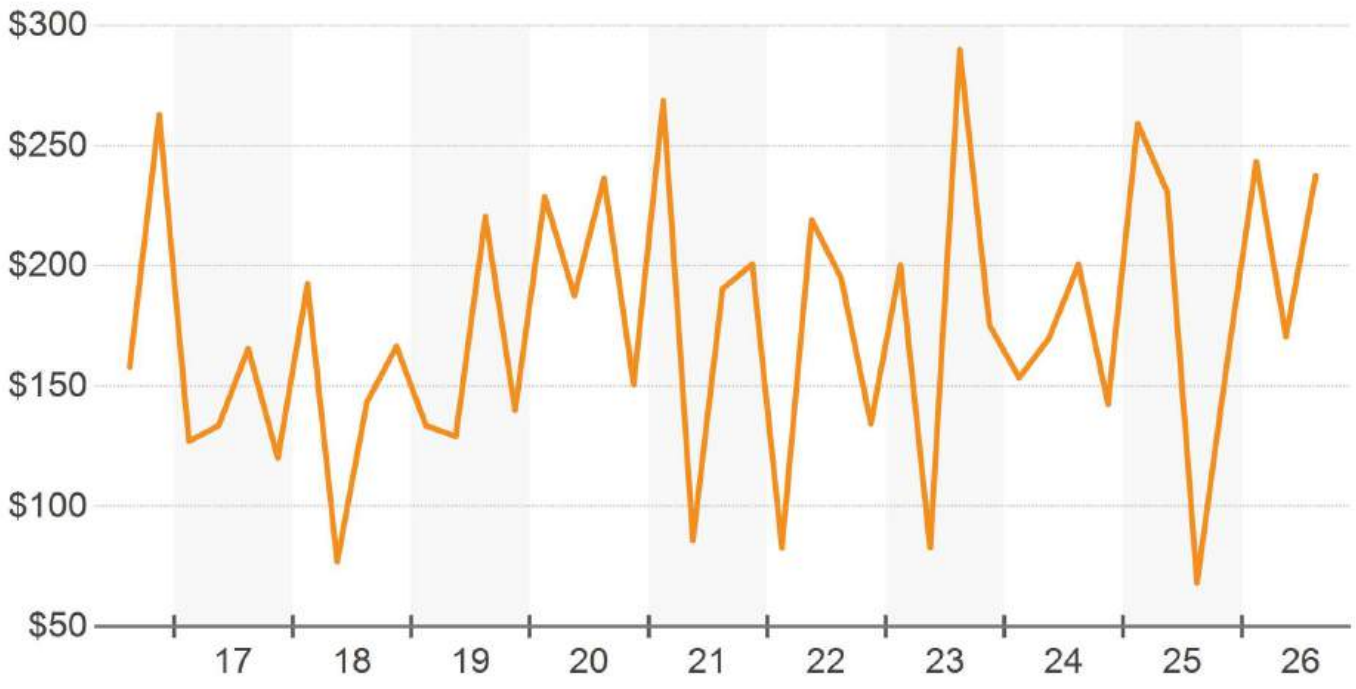


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Sales Pricing

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AVERAGE SALE PRICE PER SF



SALE TO ASKING PRICE DIFFERENTIAL



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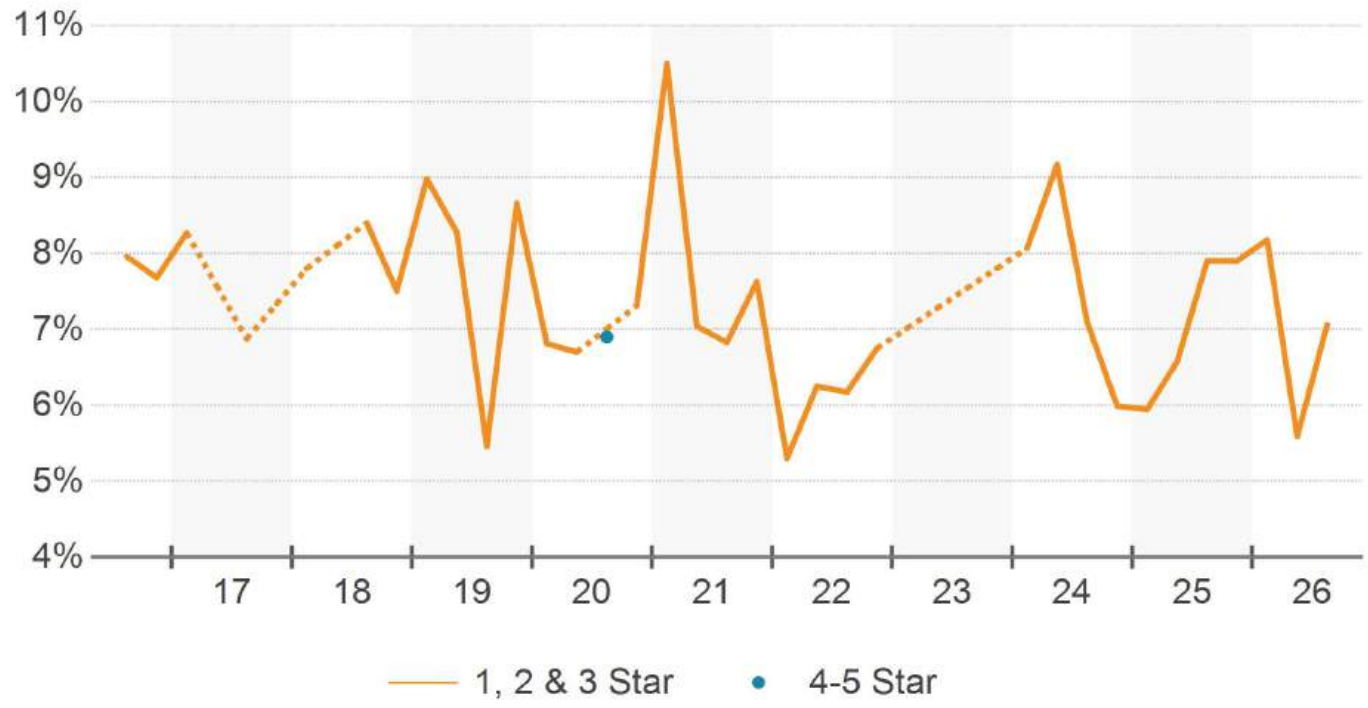
Sales Pricing

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CAP RATE



CAP RATE BY STAR RATING

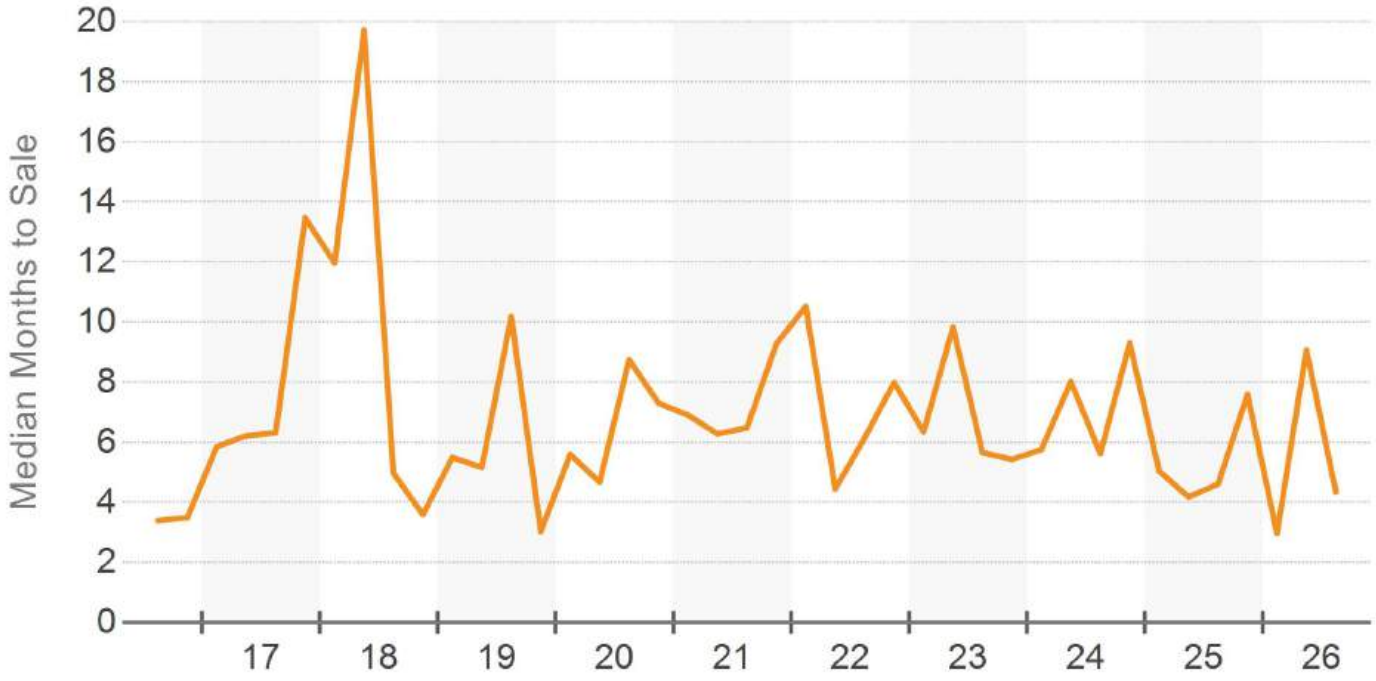


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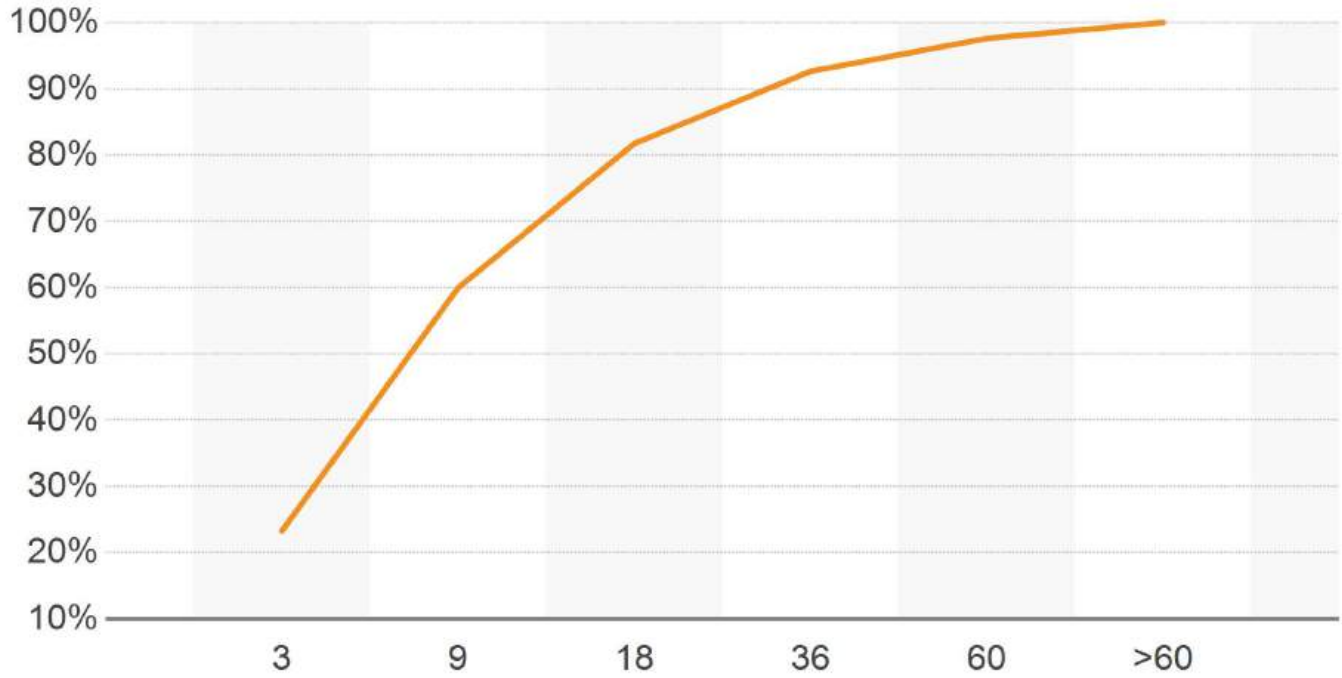
Sales Pricing

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MONTHS TO SALE



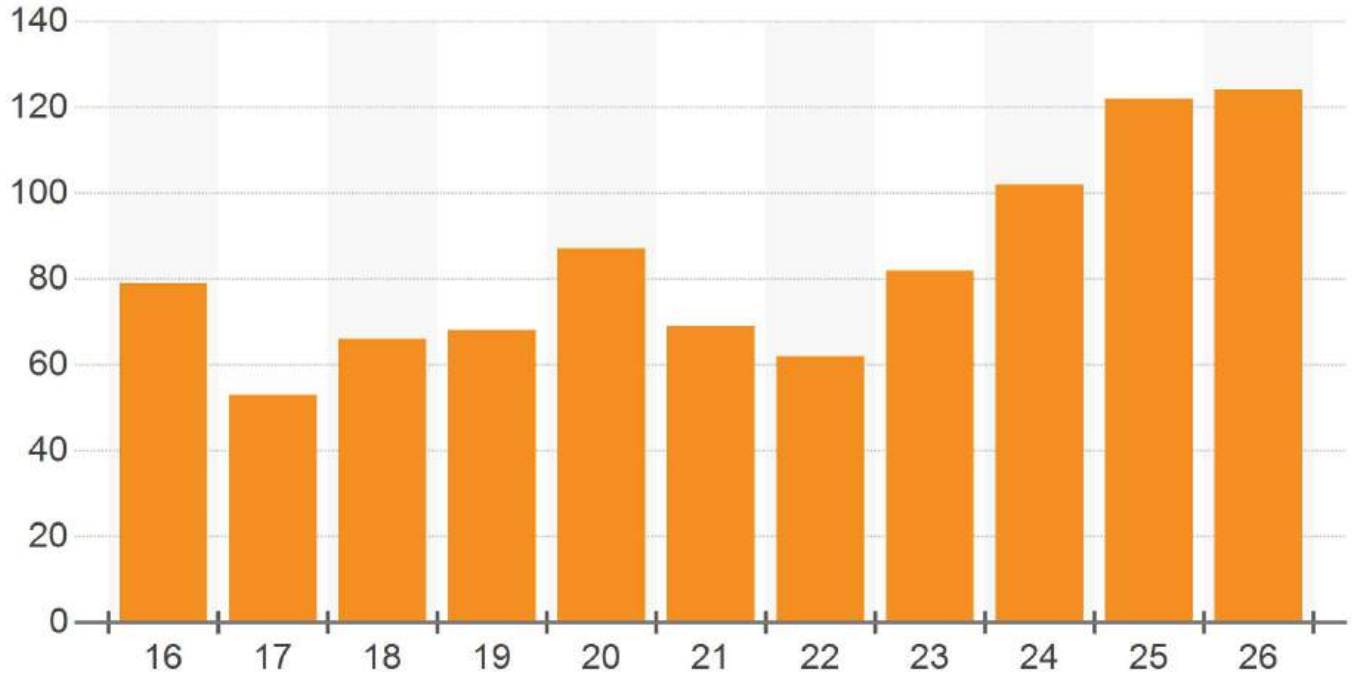
PROBABILITY OF SELLING IN MONTHS



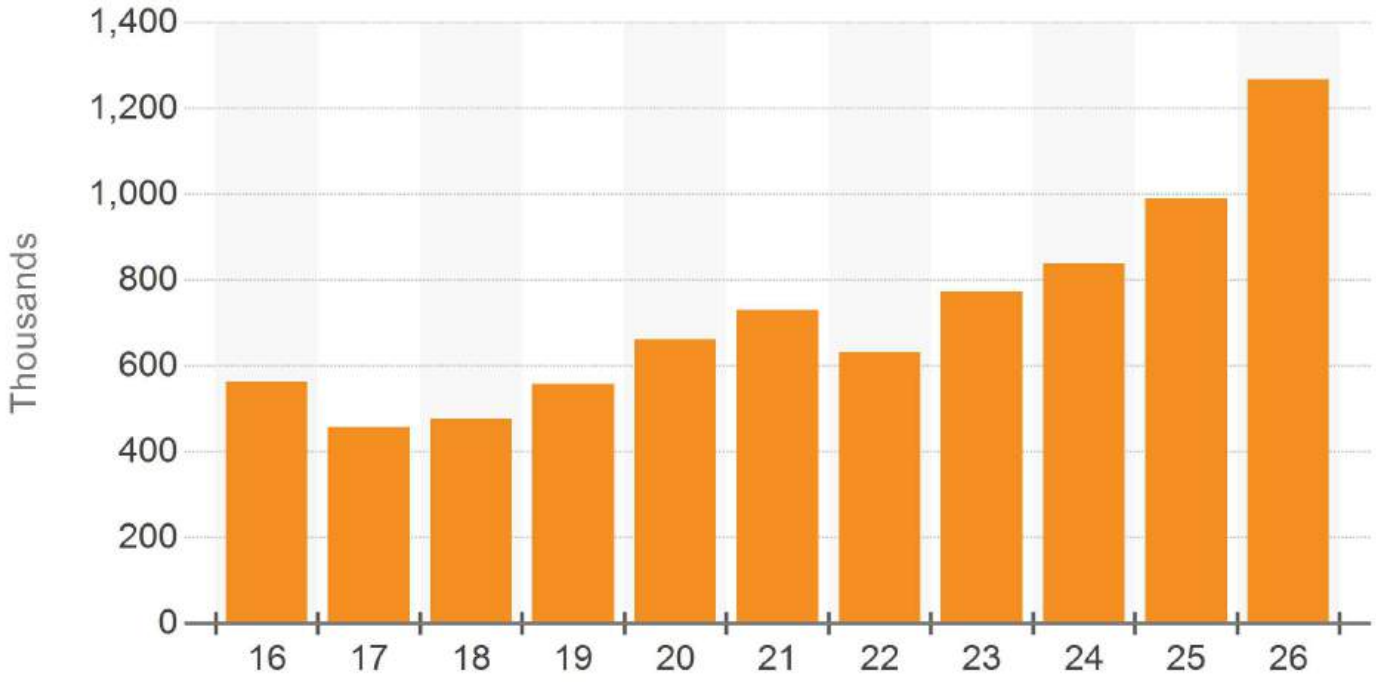
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For Sale

FOR SALE TOTAL LISTINGS

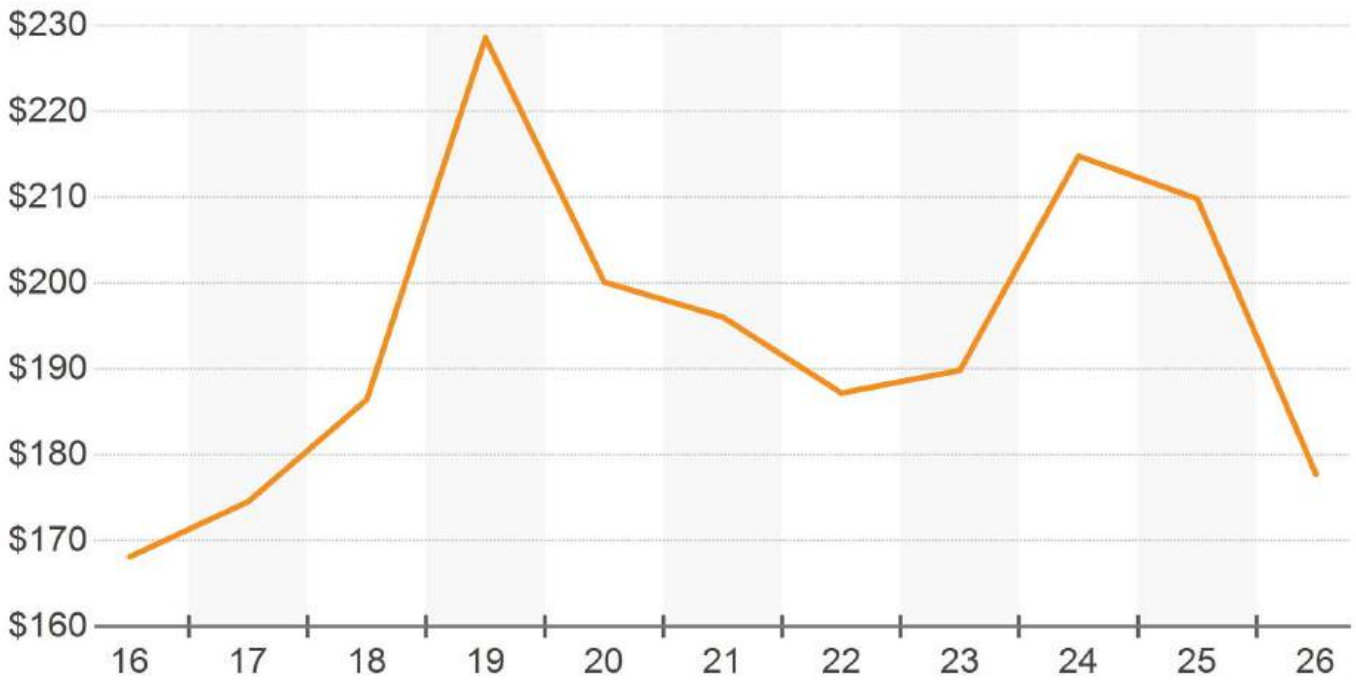


FOR SALE TOTAL SF



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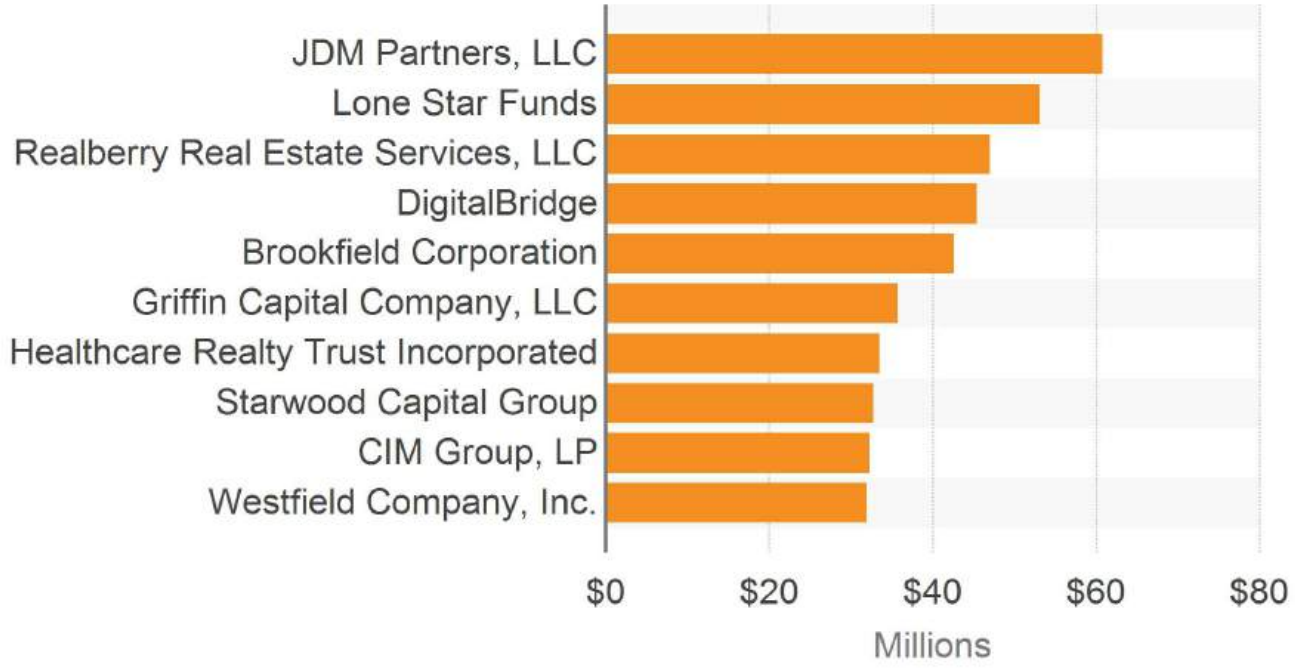
ASKING PRICE PER SF



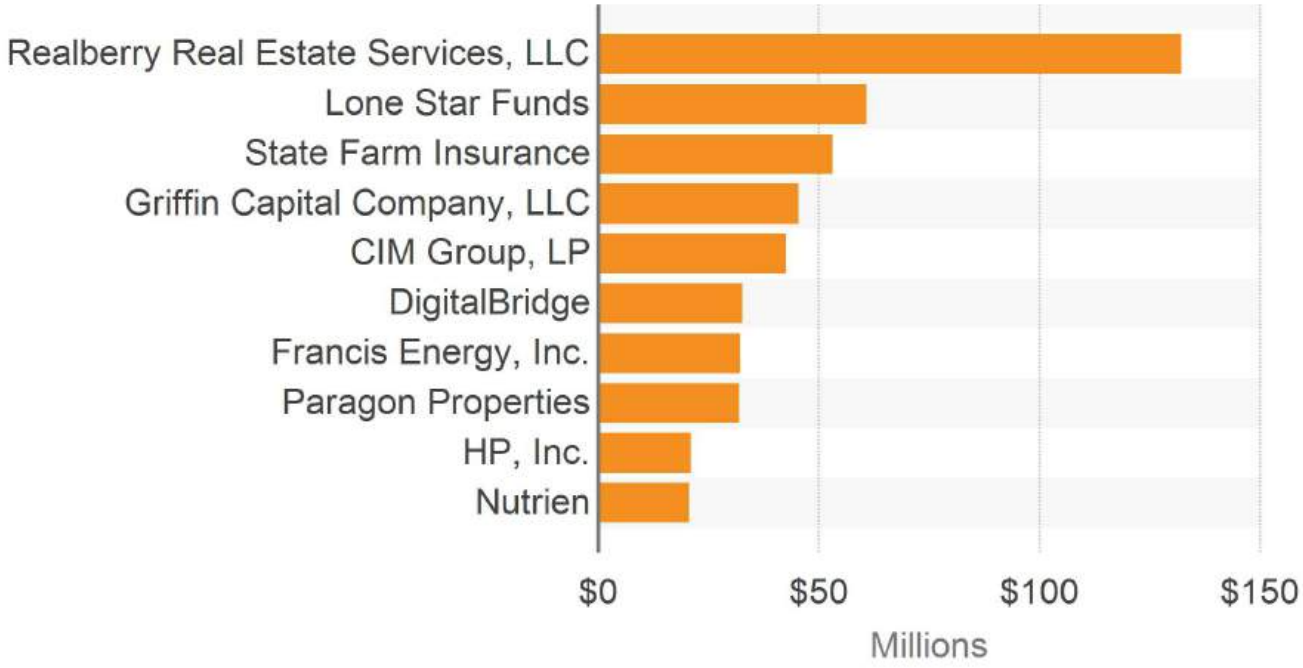
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Buyers & Sellers

TOP BUYERS



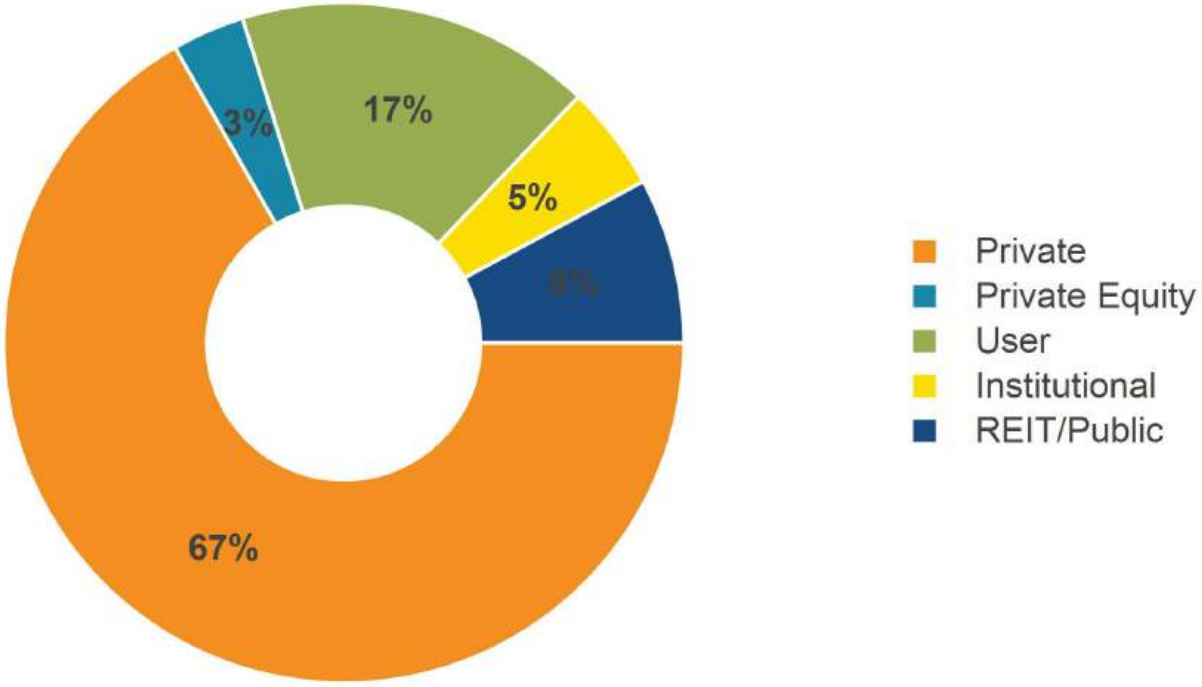
TOP SELLERS



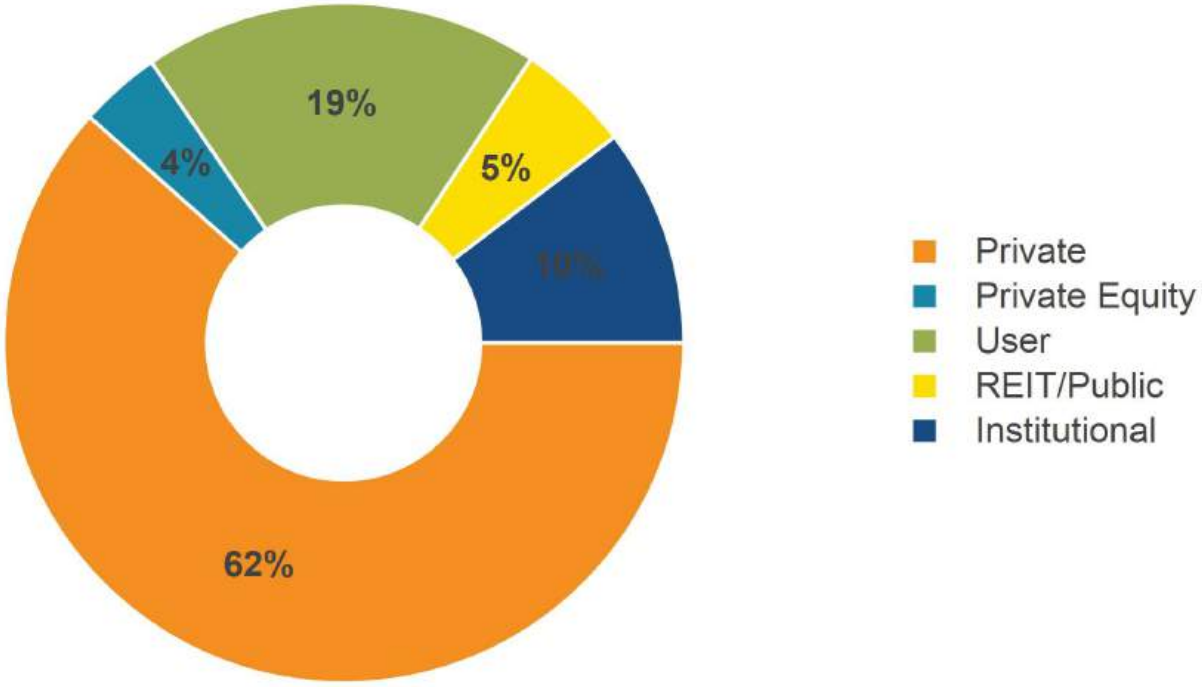
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Buyers & Sellers

SALES VOLUME BY BUYER TYPE



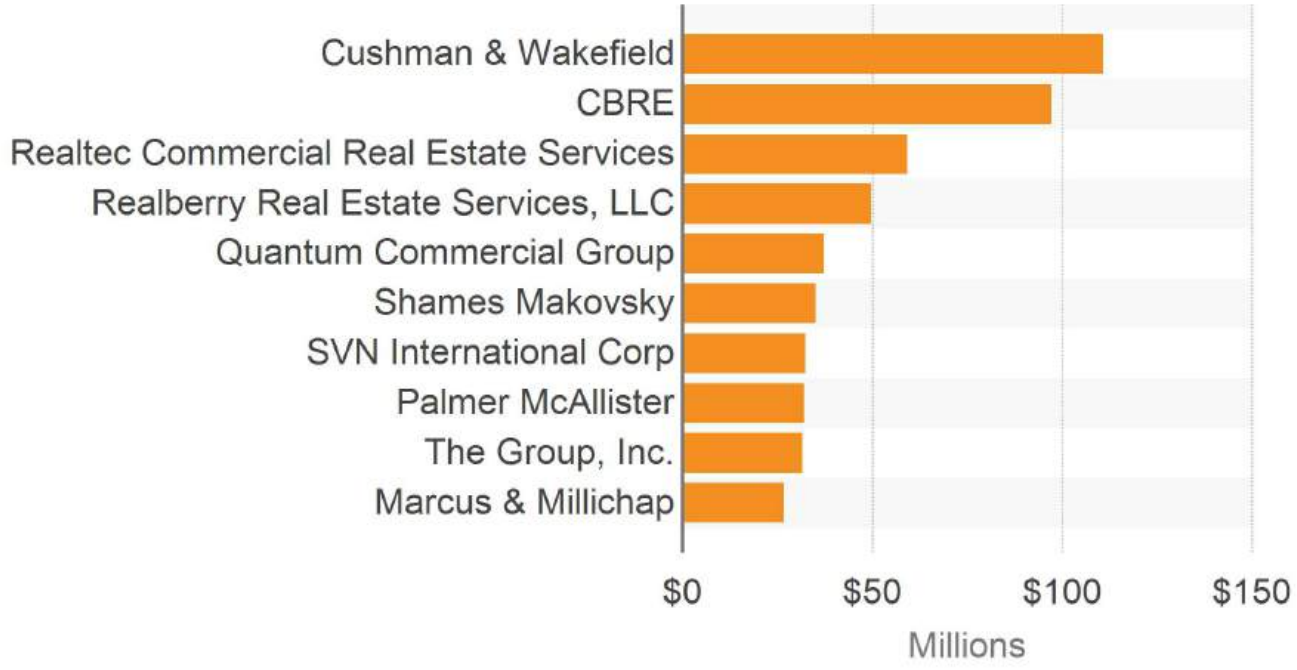
SALES VOLUME BY SELLER TYPE



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Brokers

TOP BUYER BROKERS



TOP SELLER BROKERS



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