



## Office Report - Larimer/Weld County

PREPARED BY

**REALTEC**

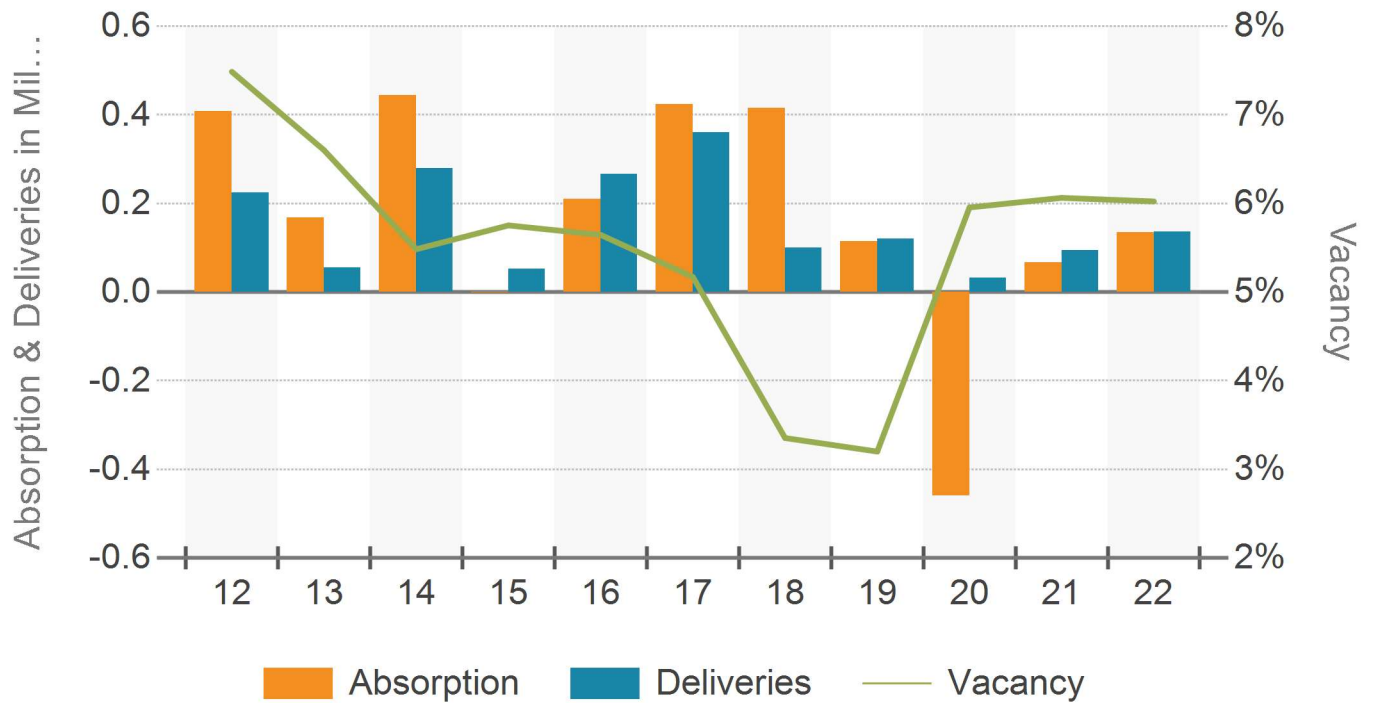
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelnik

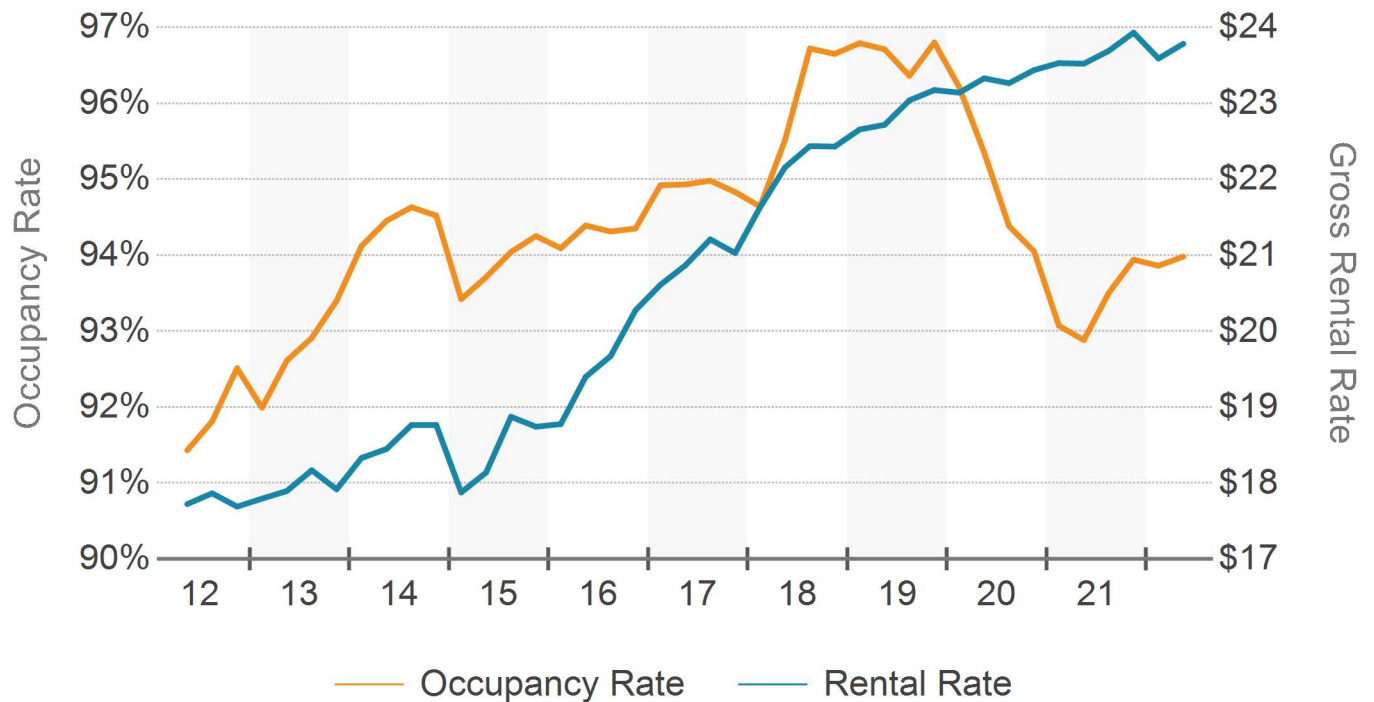
Associate Broker



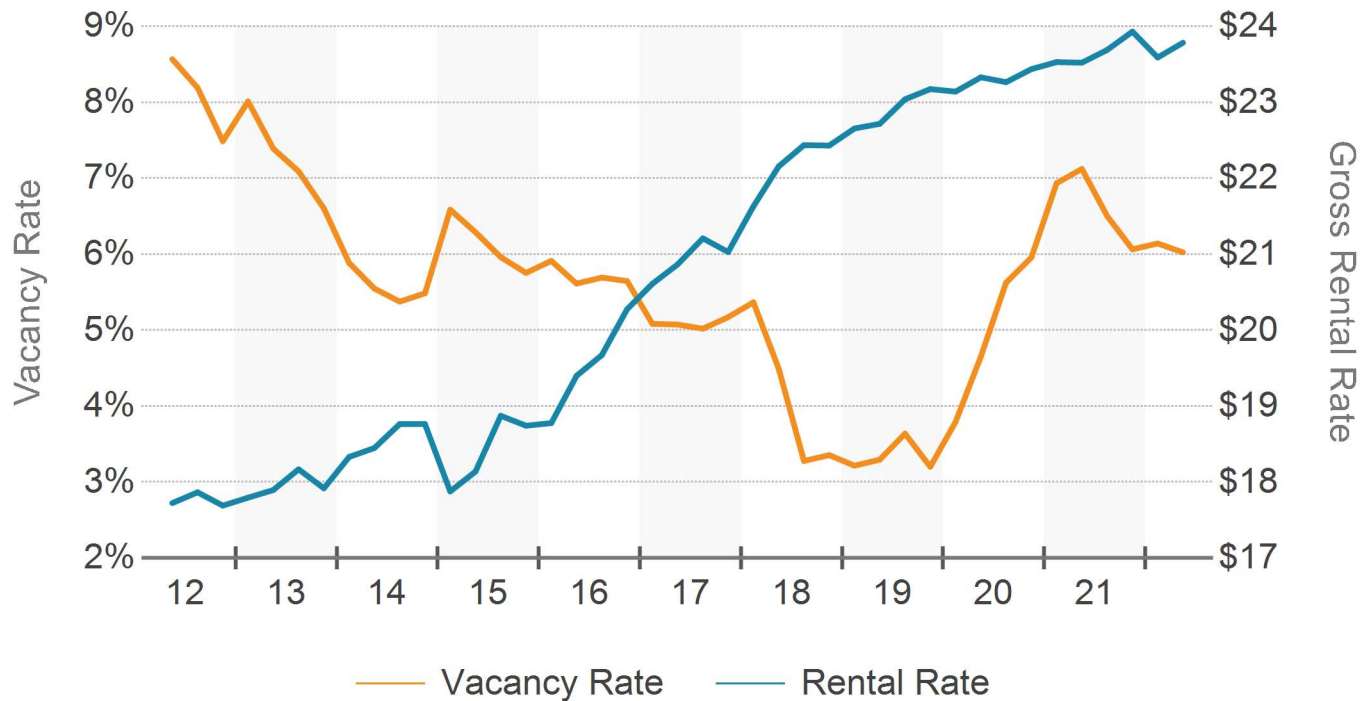
## ABSORPTION, DELIVERIES, VACANCY



## OCCUPANCY & RENTAL RATES



### VACANCY & RENTAL RATES



### SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Gross Rent Per SF	\$23.78	\$22.82
Vacancy Rate	6.0%	4.9%
Vacant SF	1,085,036	868,570
Availability Rate	9.8%	7.9%
Available SF	1,779,760	1,396,588
Sublet SF	563,483	214,455
Months on Market	10.2	8.0

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	281,927	84,011
12 Mo. Leasing SF	651,339	591,797

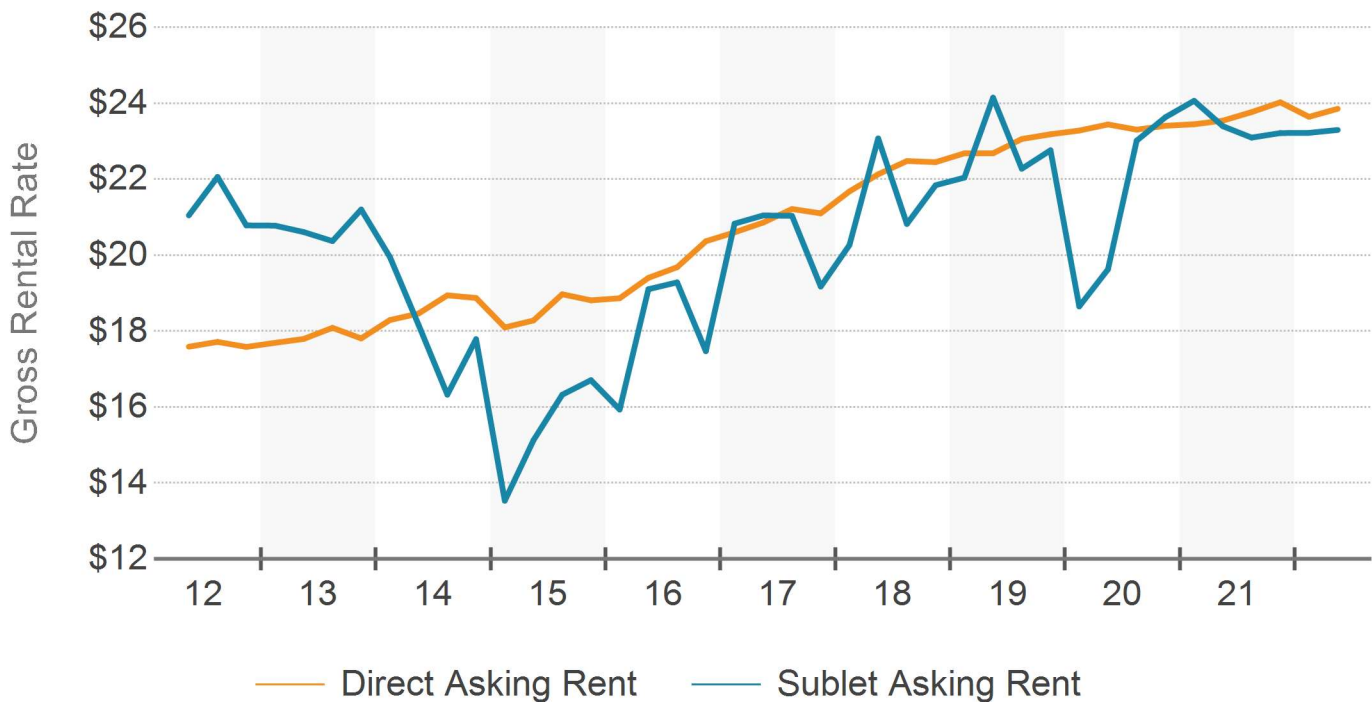
Inventory	Survey	5-Year Avg
Existing Buildings	1,634	1,615
Existing SF	18,015,586	17,677,715
12 Mo. Const. Starts	41,578	83,025
Under Construction	61,054	102,460
12 Mo. Deliveries	135,919	135,434

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$194	\$171
Asking Price Per SF	\$255	\$216
Sales Volume (Mil.)	\$128	\$96
Cap Rate	6.7%	7.4%

GROSS ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



## VACANCY RATE



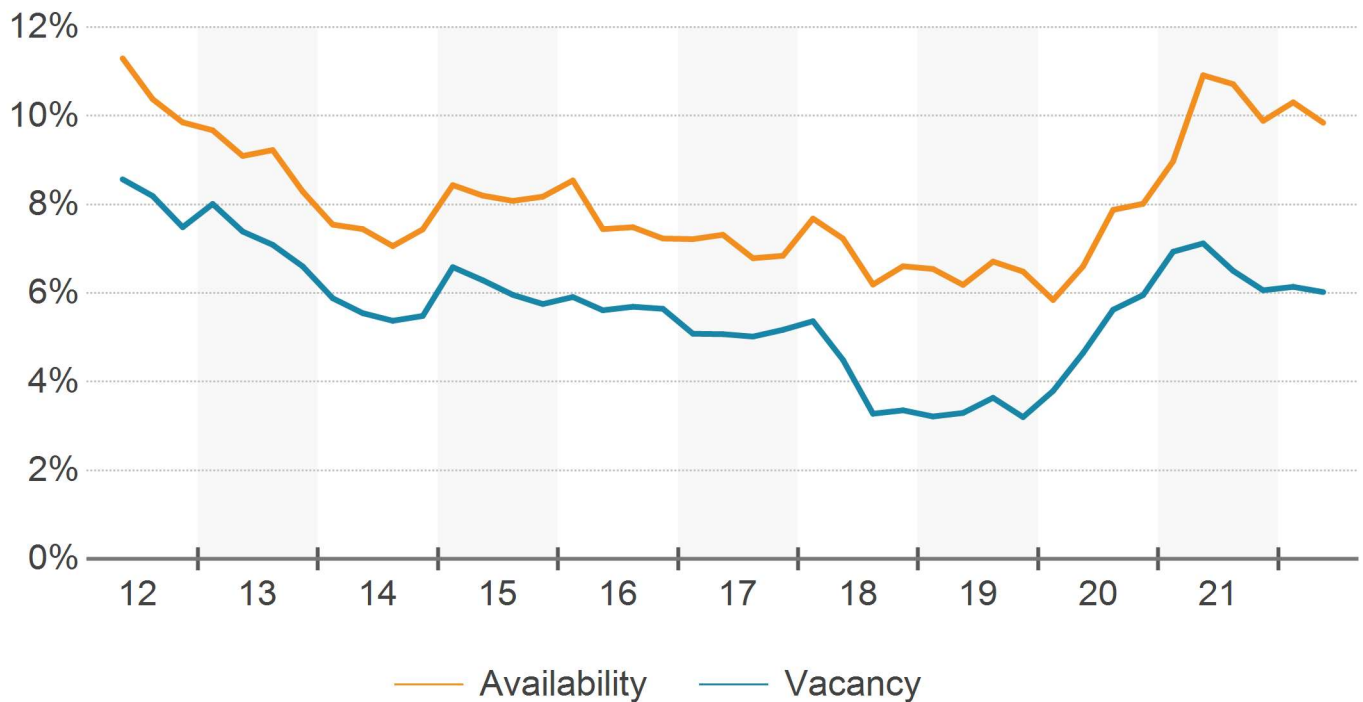
## SUBLEASE VACANCY RATE



## AVAILABILITY RATE



## AVAILABILITY & VACANCY RATE





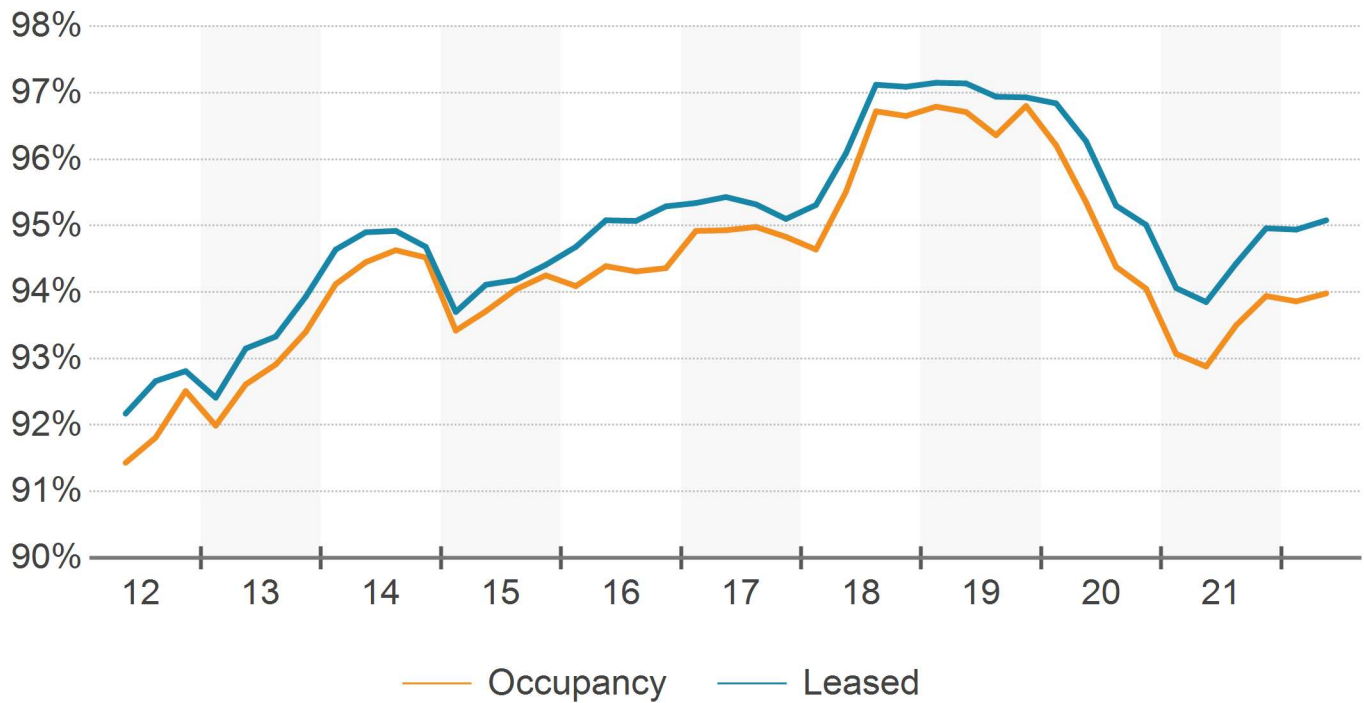
## OCCUPANCY RATE



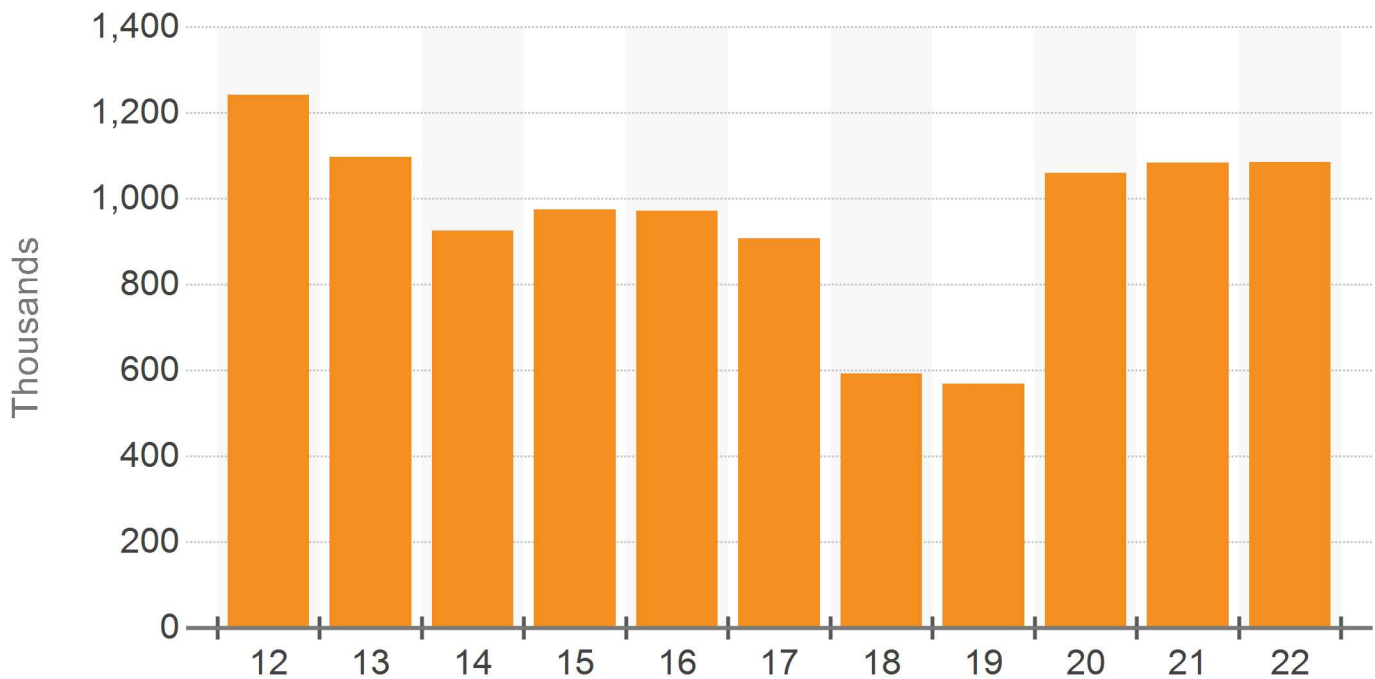
## PERCENT LEASED RATE



## OCCUPANCY & PERCENT LEASED

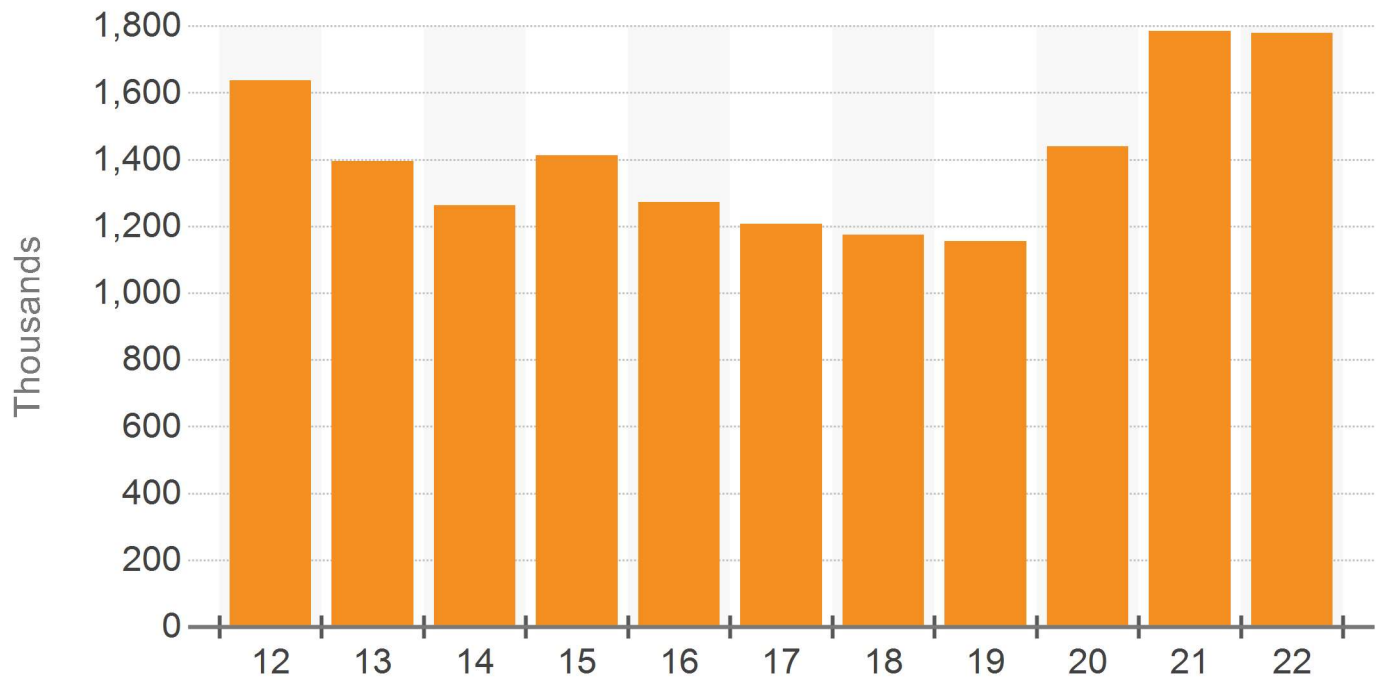


## VACANT SF

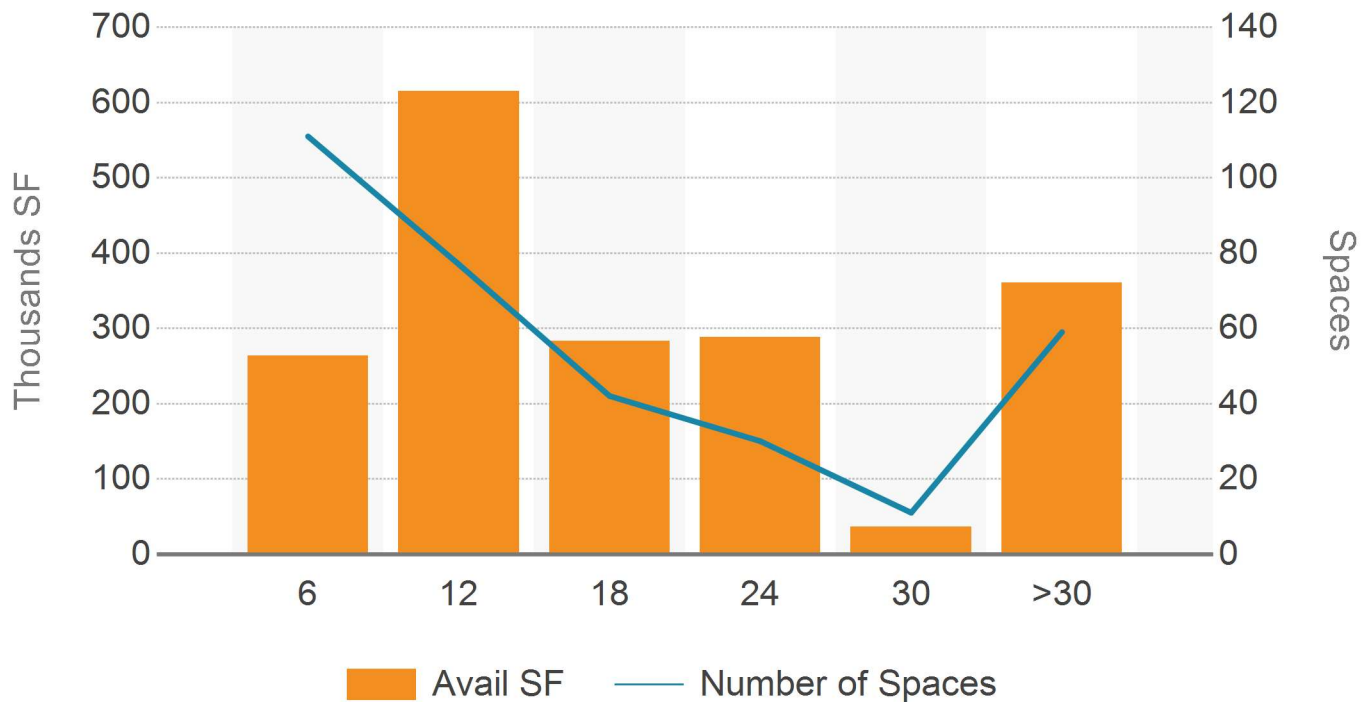




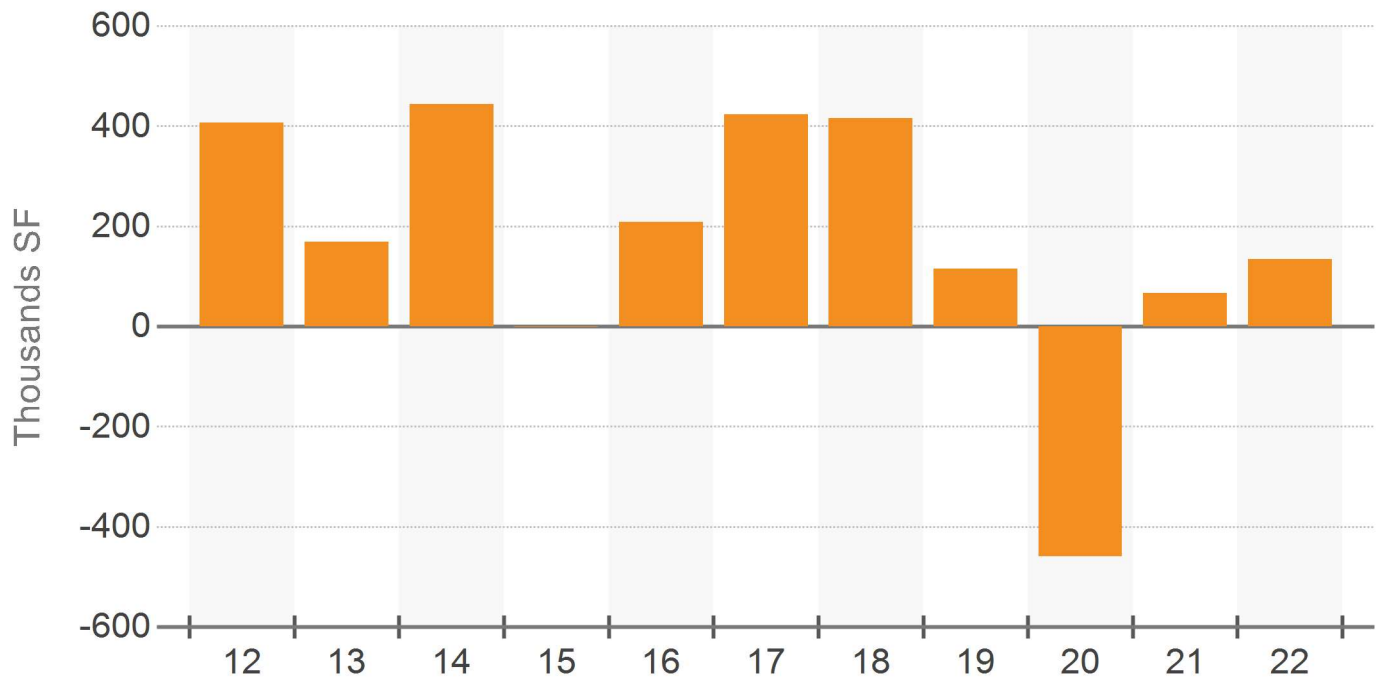
## AVAILABLE SF



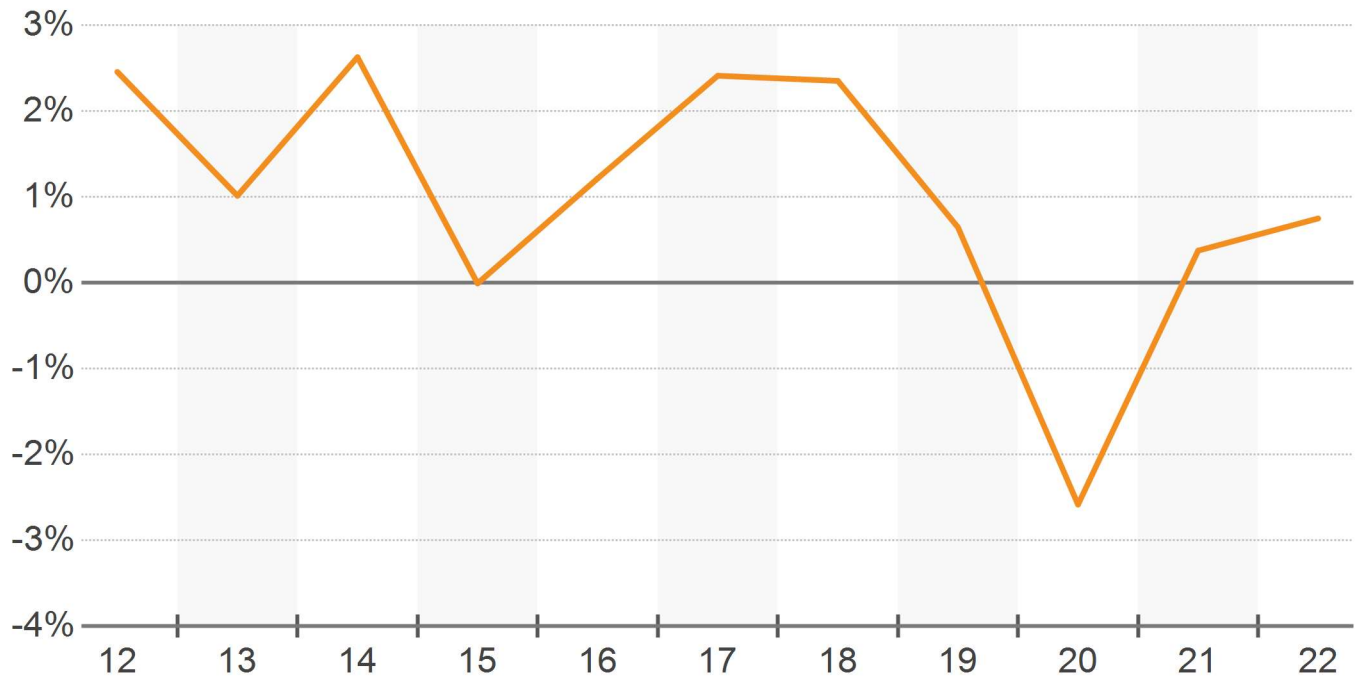
## MONTHS ON MARKET DISTRIBUTION



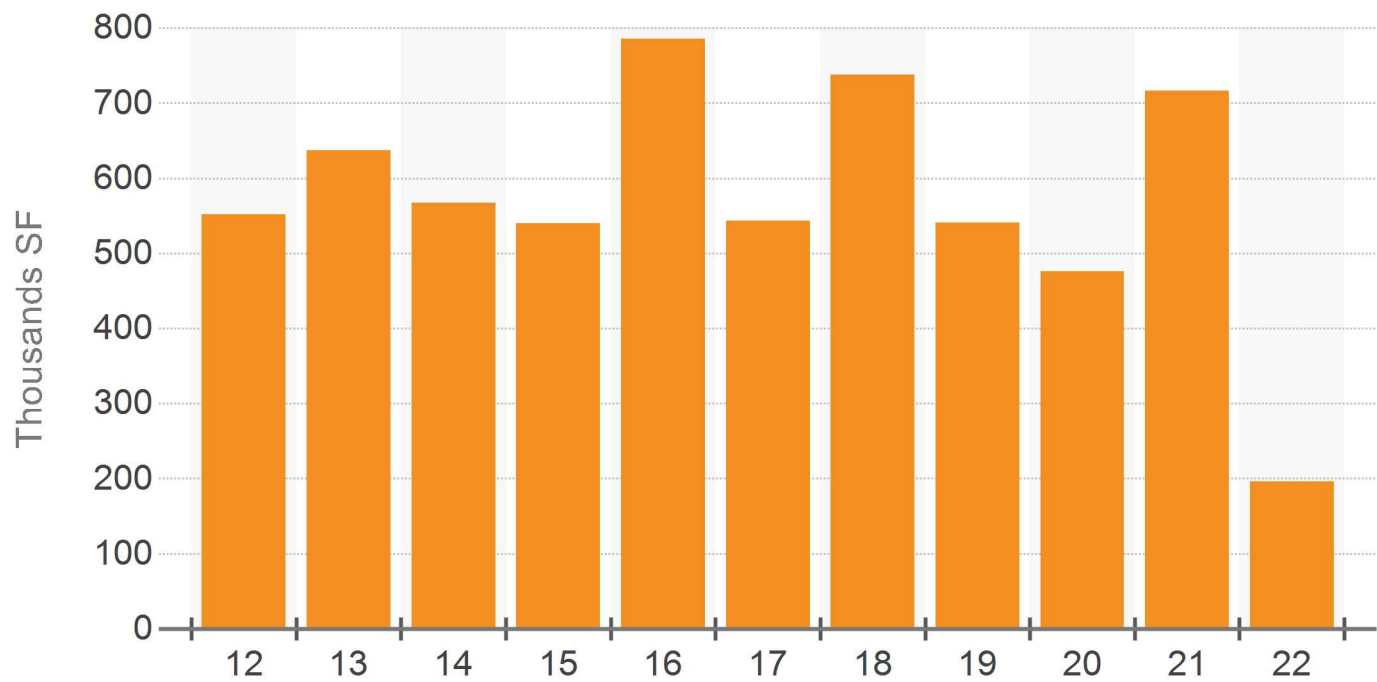
## NET ABSORPTION



## NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



MONTHS ON MARKET



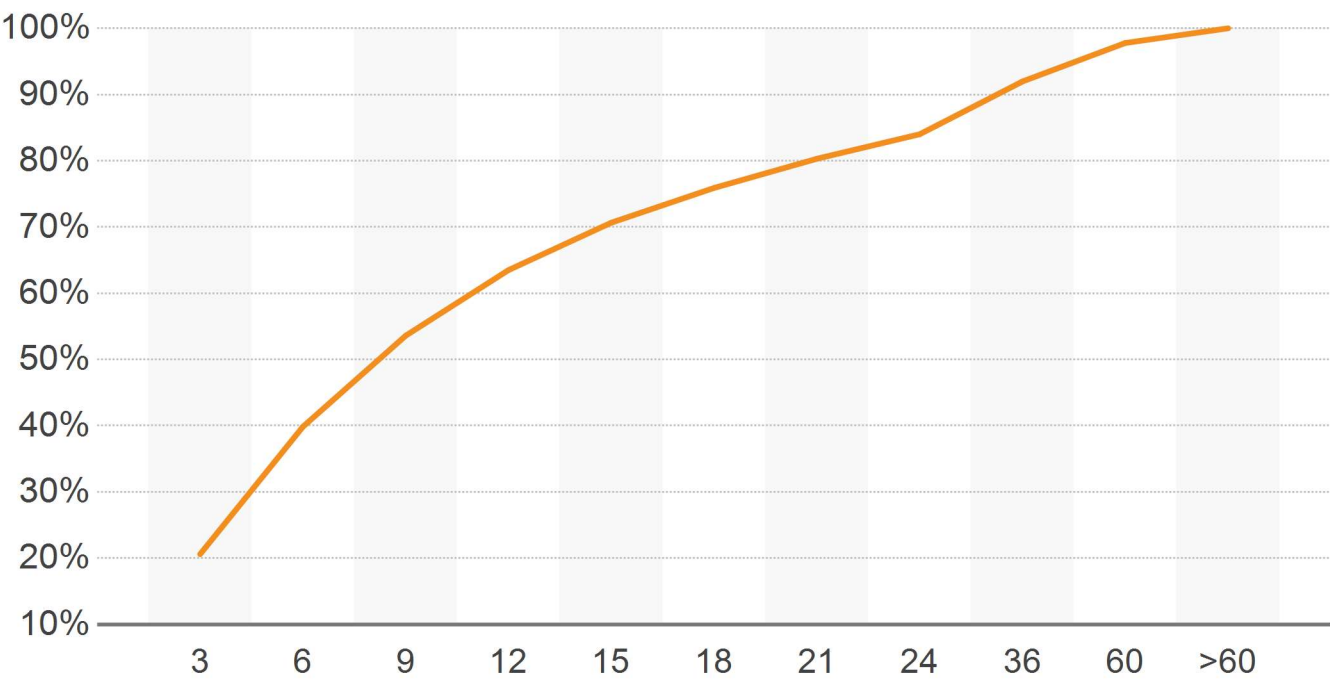
MONTHS TO LEASE



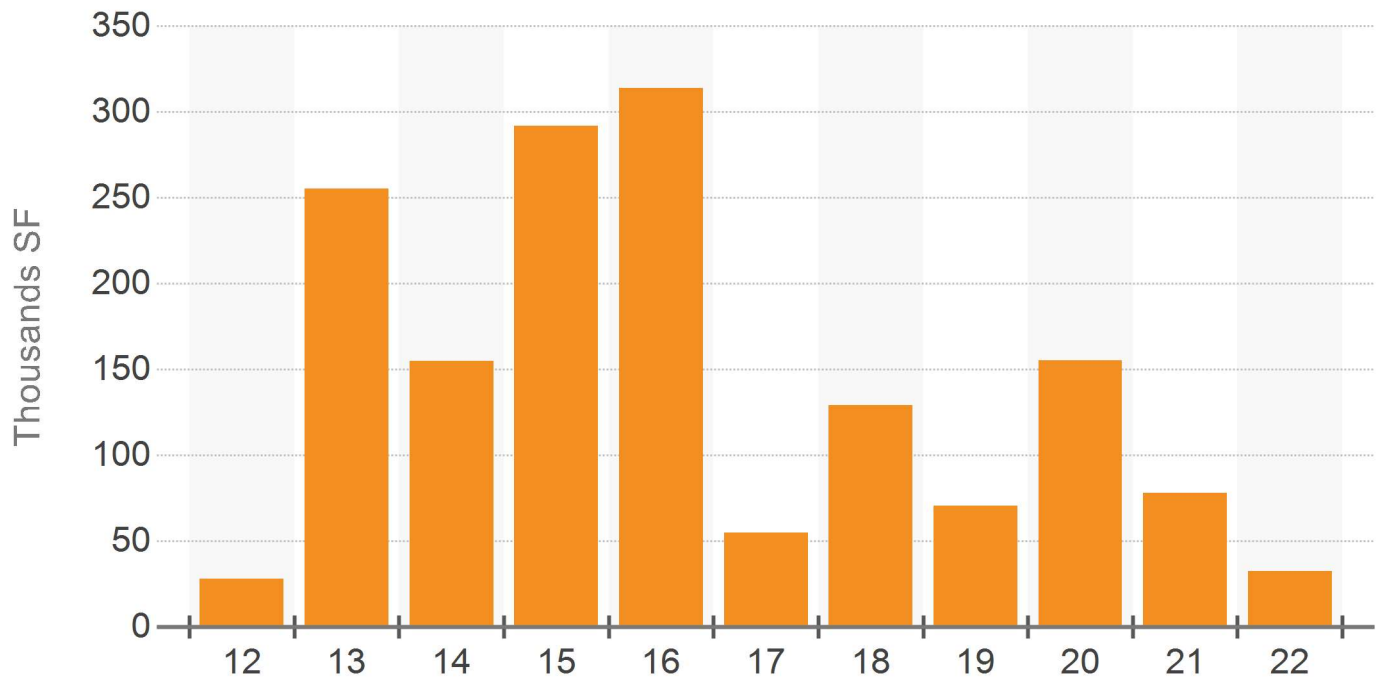
MONTHS VACANT



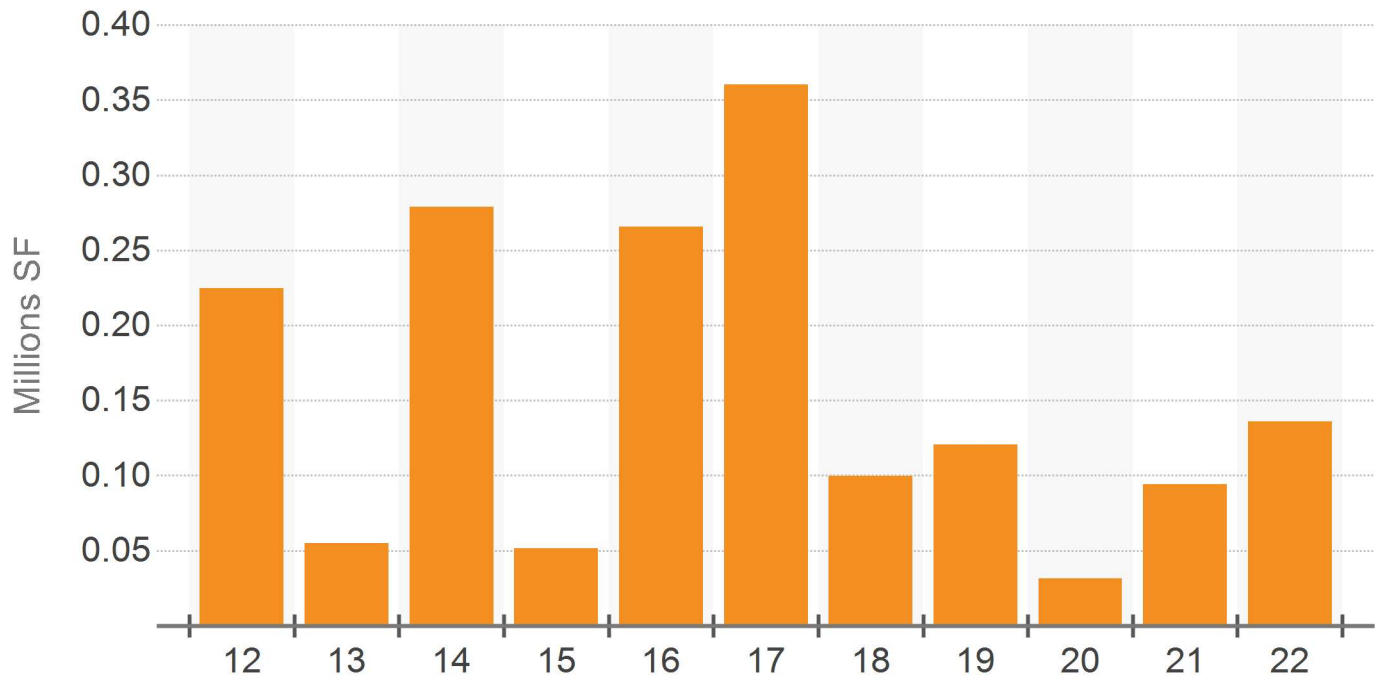
PROBABILITY OF LEASING IN MONTHS



## CONSTRUCTION STARTS

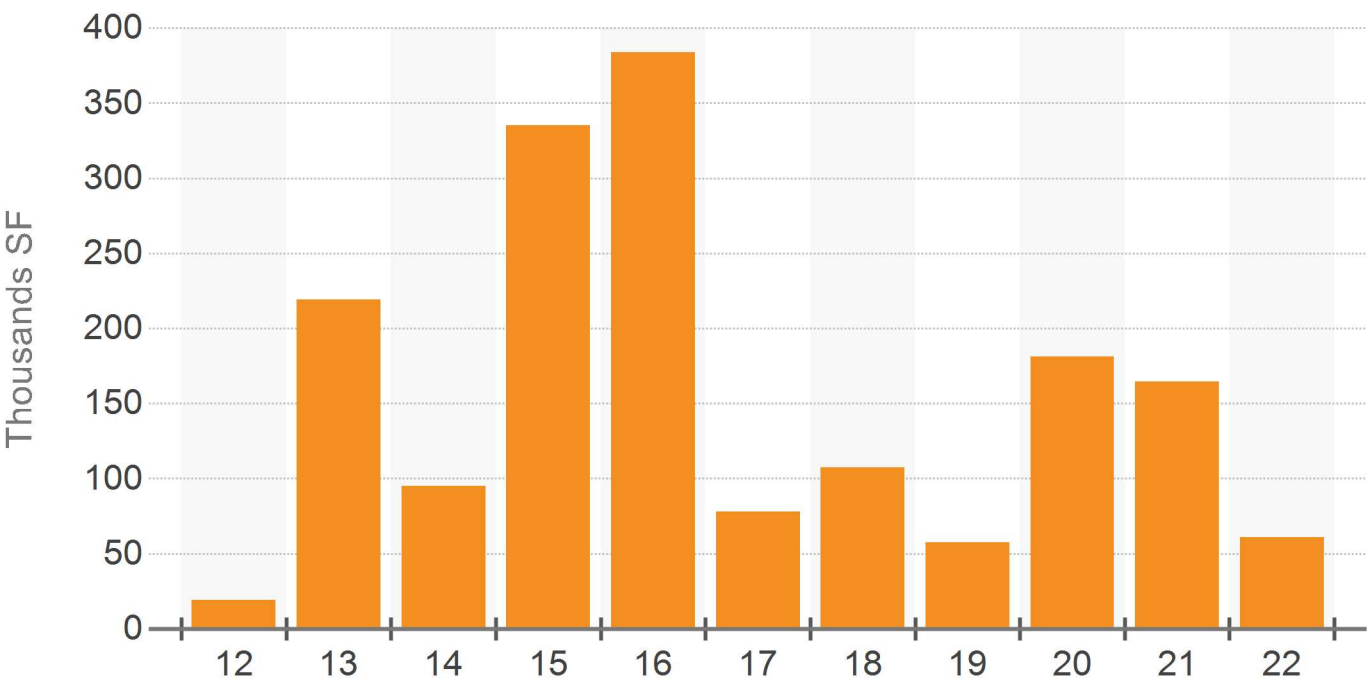


## CONSTRUCTION DELIVERIES

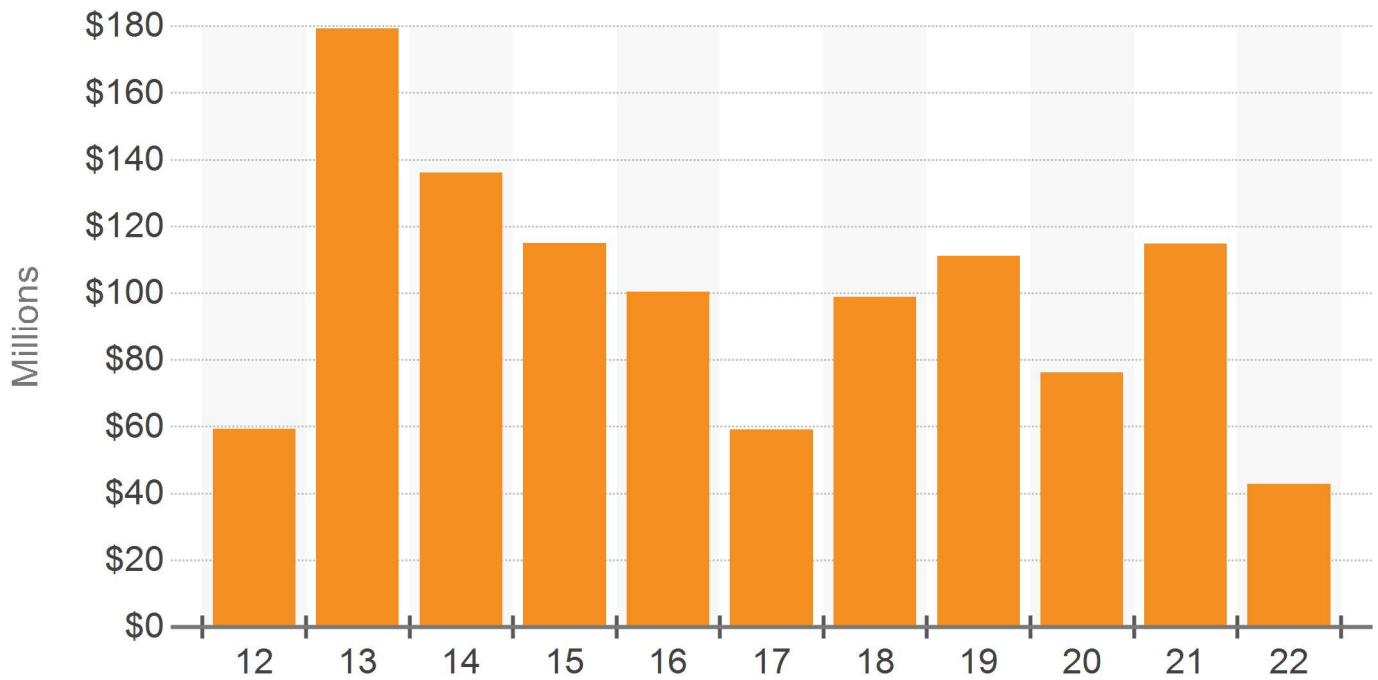




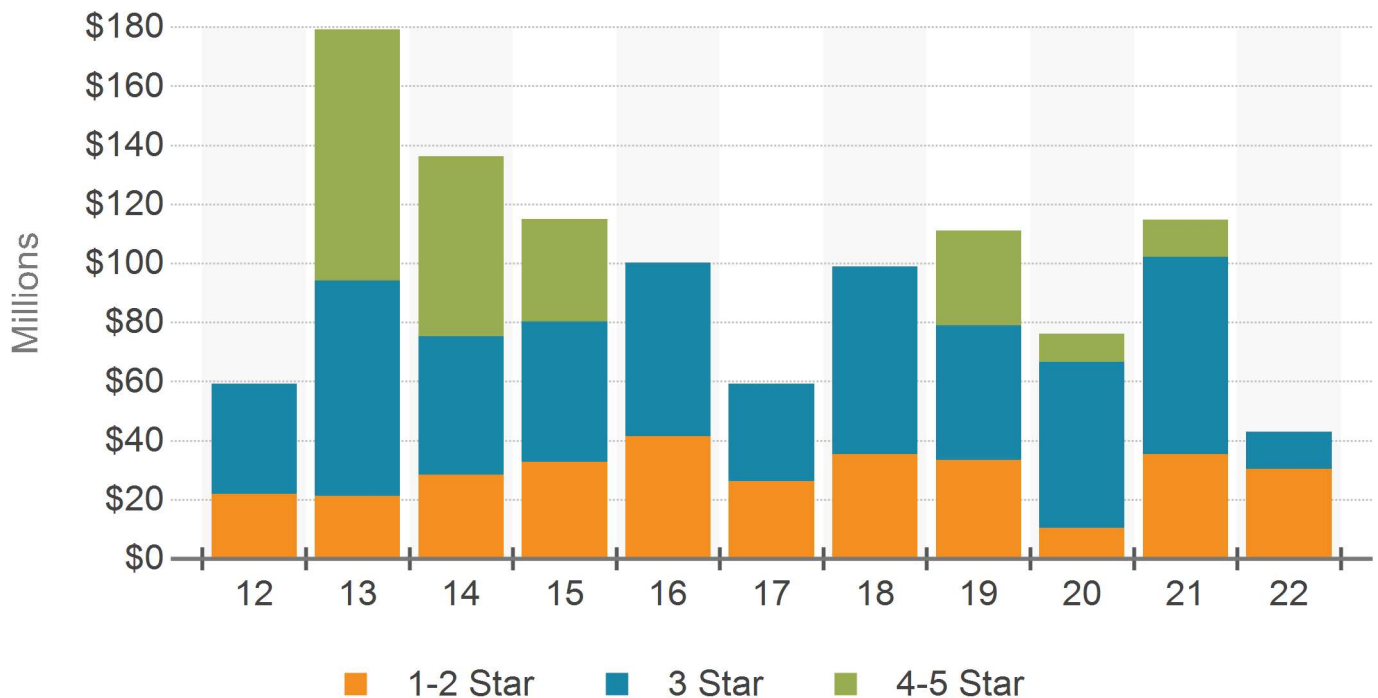
UNDER CONSTRUCTION



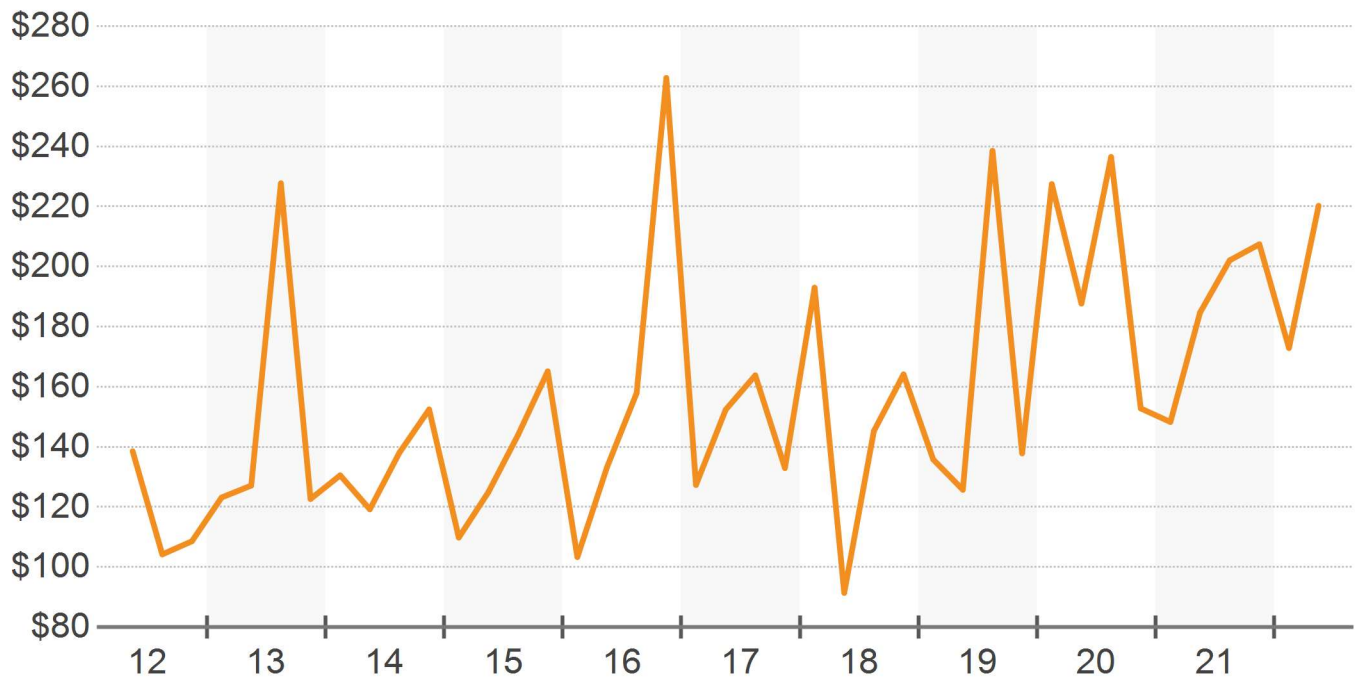
## SALES VOLUME



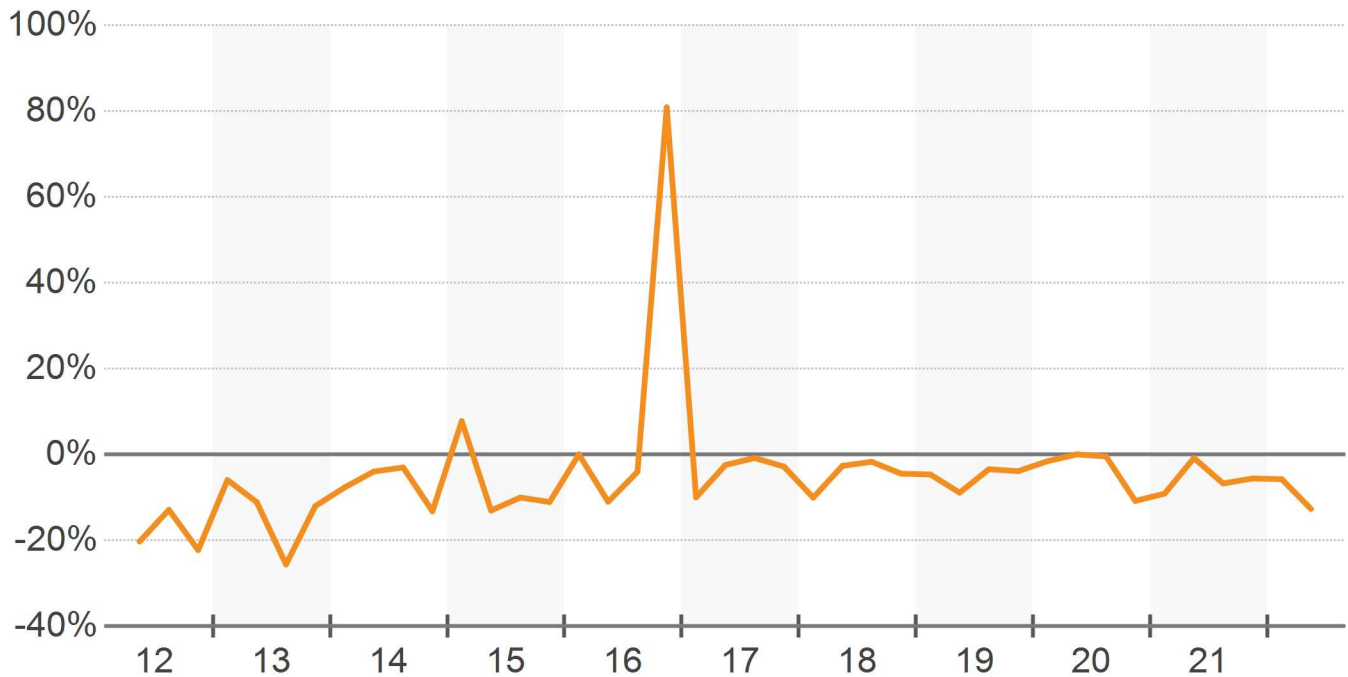
## SALES VOLUME BY STAR RATING



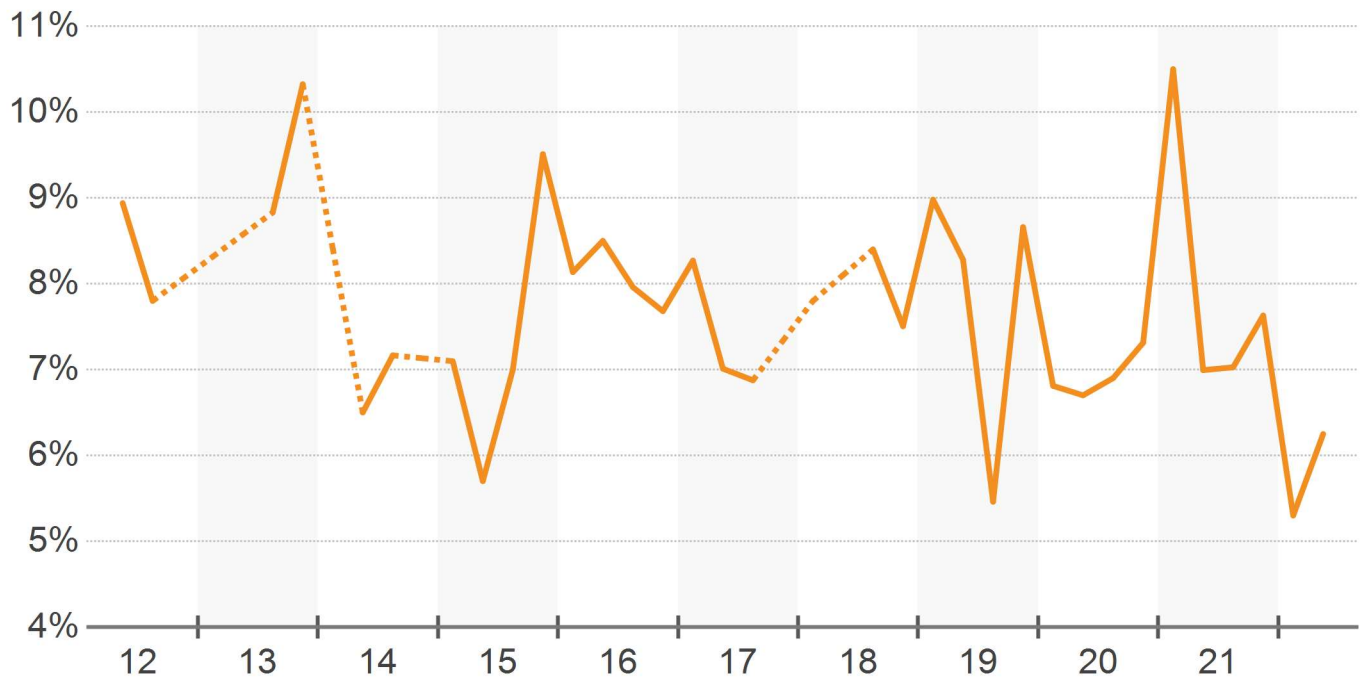
## AVERAGE SALE PRICE PER SF



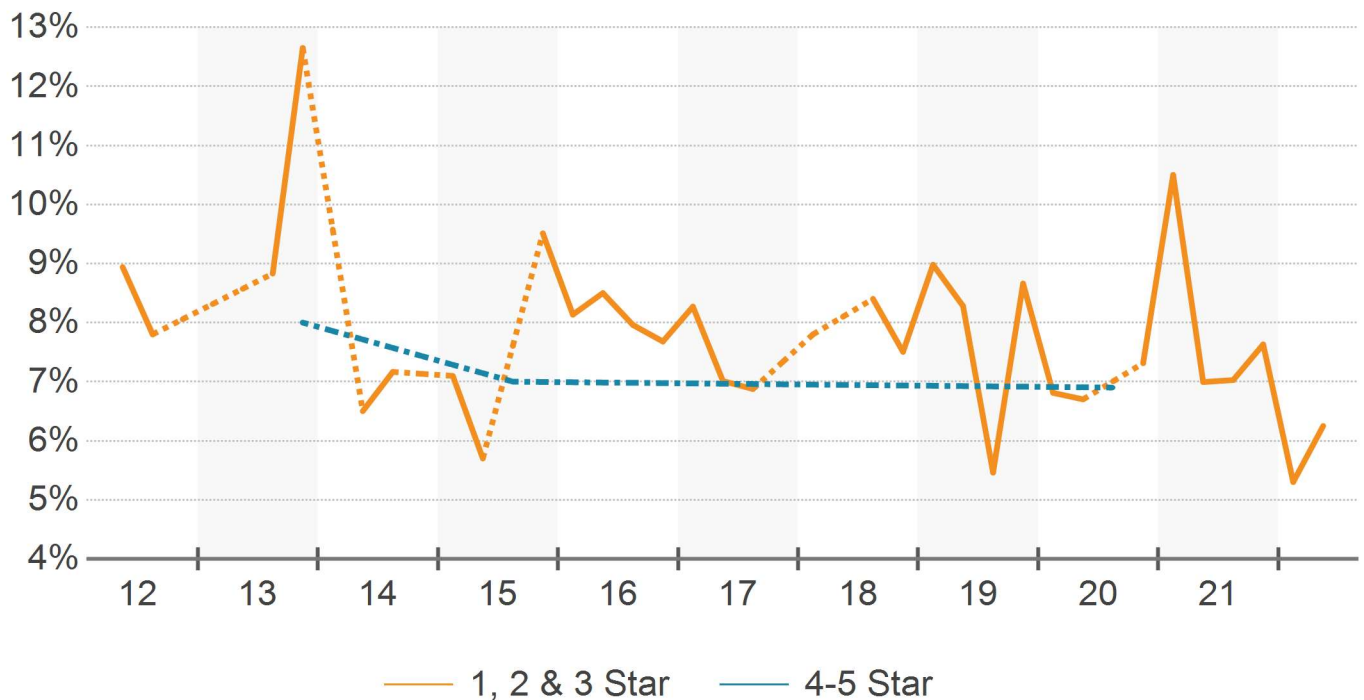
## SALE TO ASKING PRICE DIFFERENTIAL



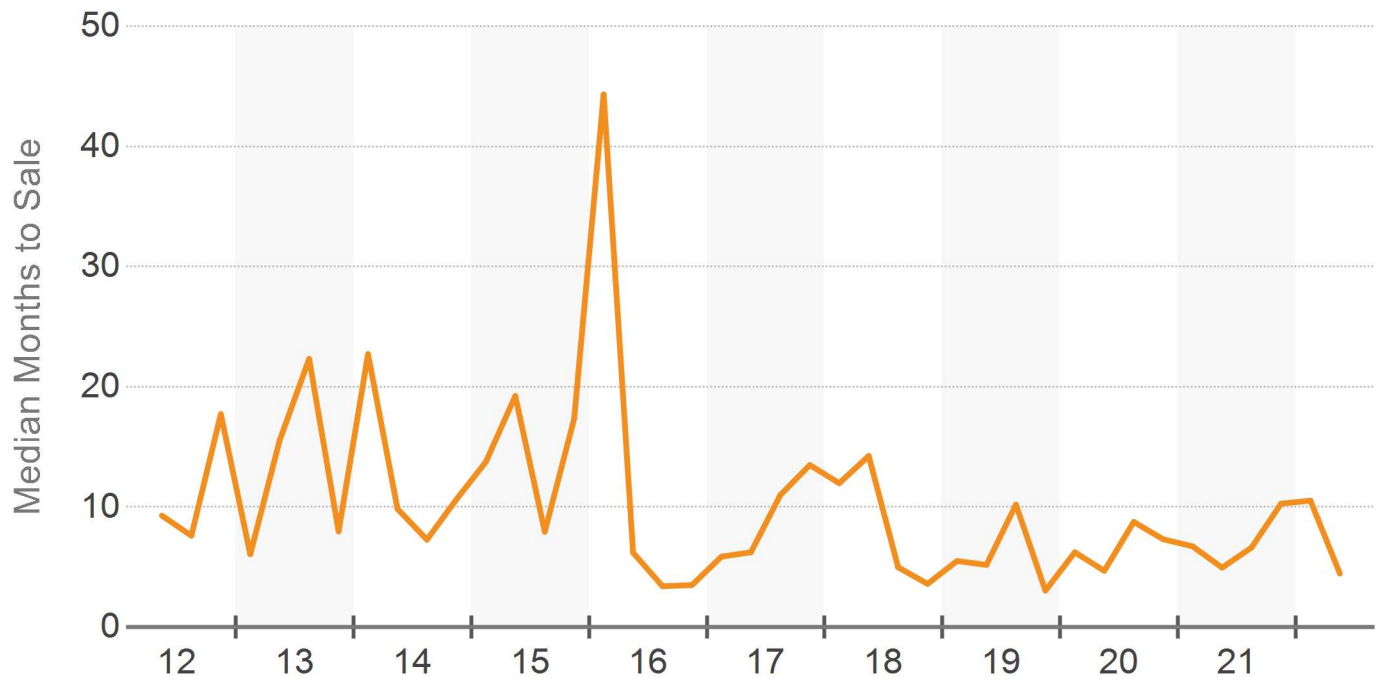
## CAP RATE



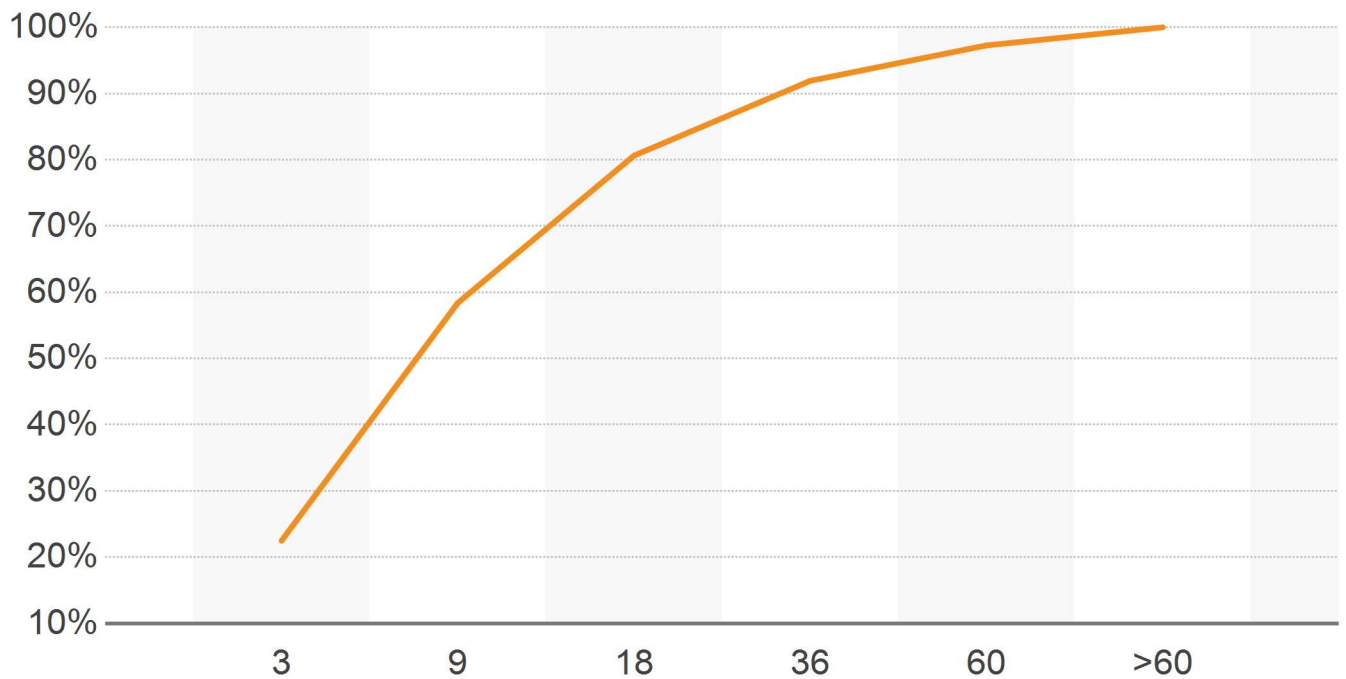
## CAP RATE BY STAR RATING



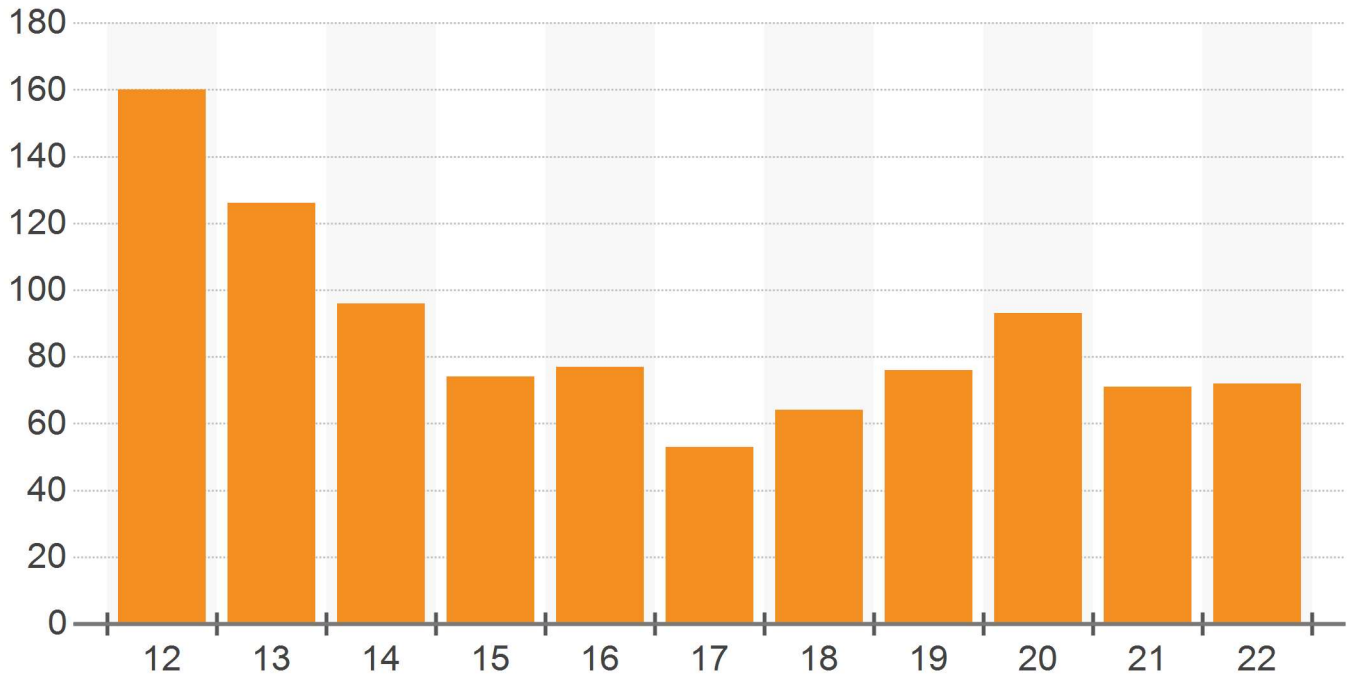
## MONTHS TO SALE



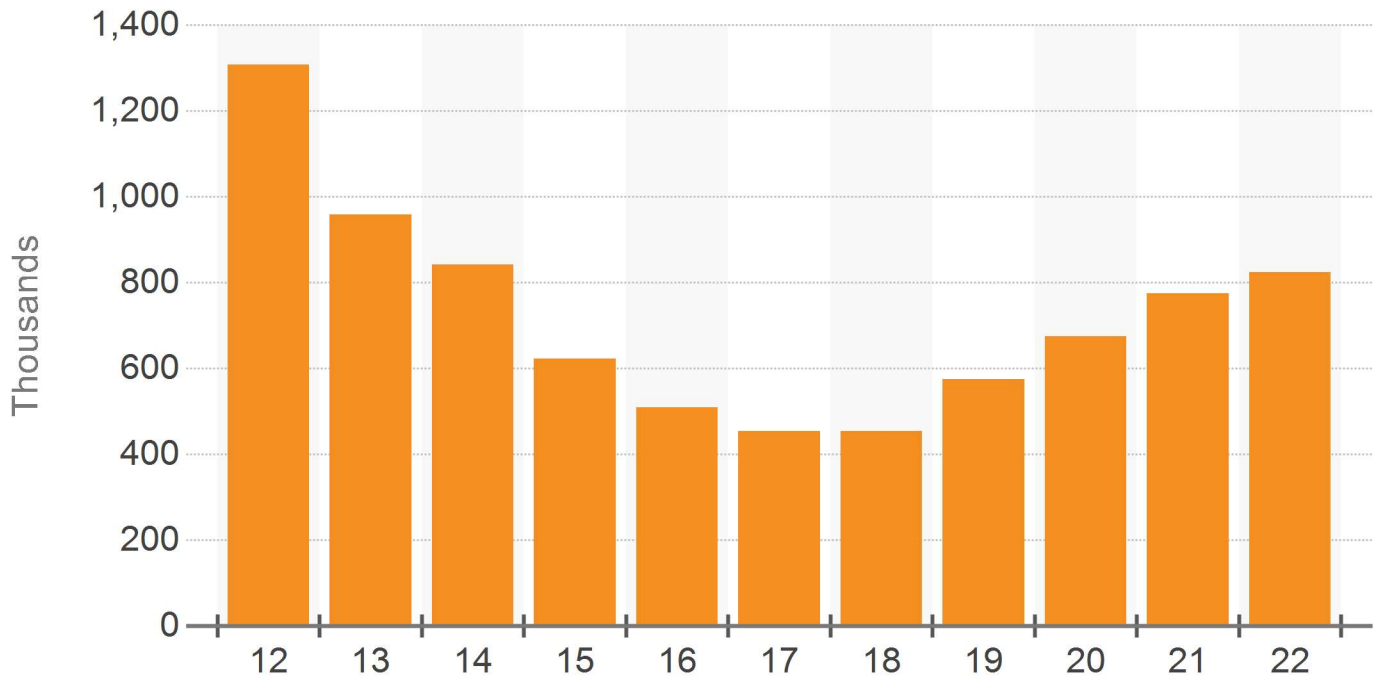
## PROBABILITY OF SELLING IN MONTHS



### FOR SALE TOTAL LISTINGS

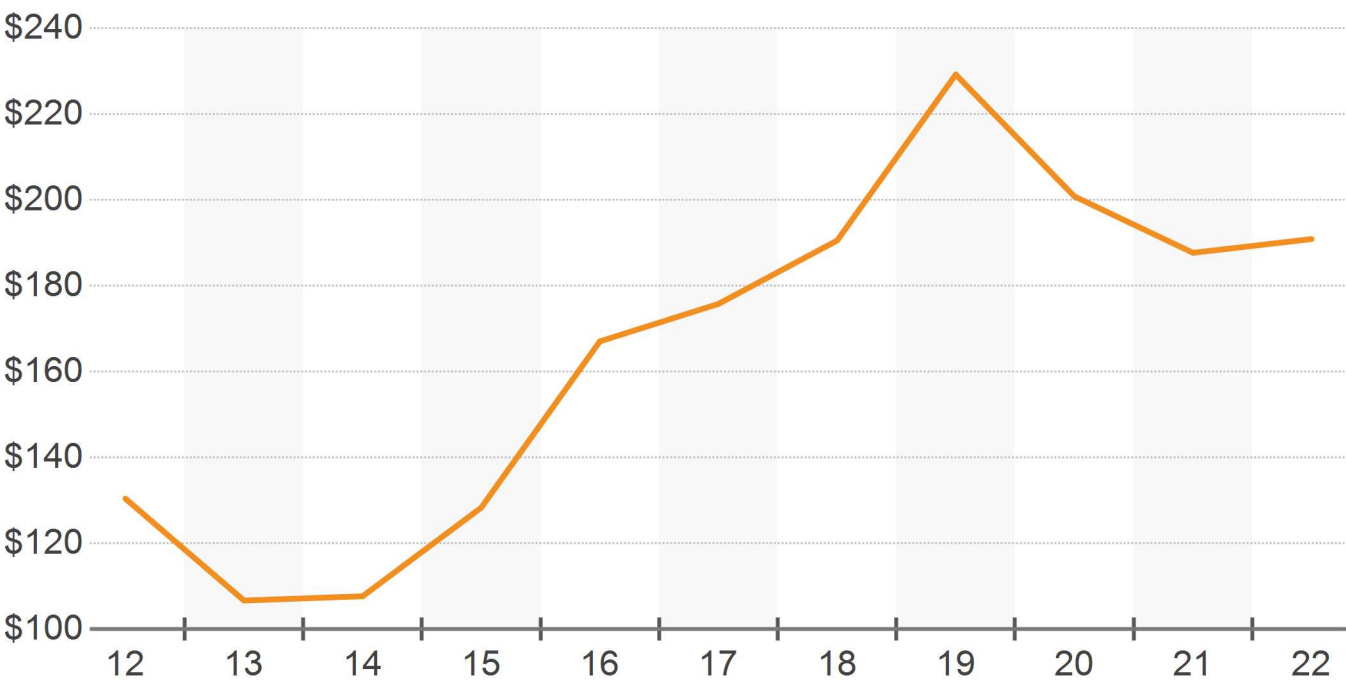


### FOR SALE TOTAL SF

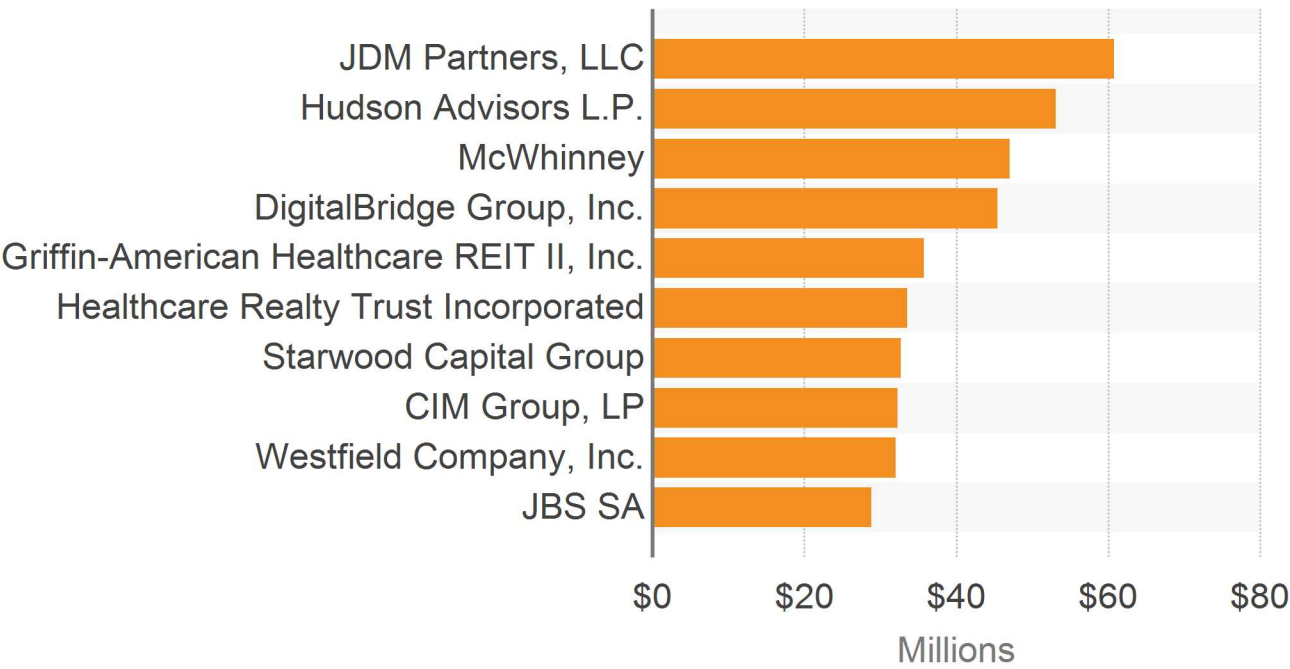




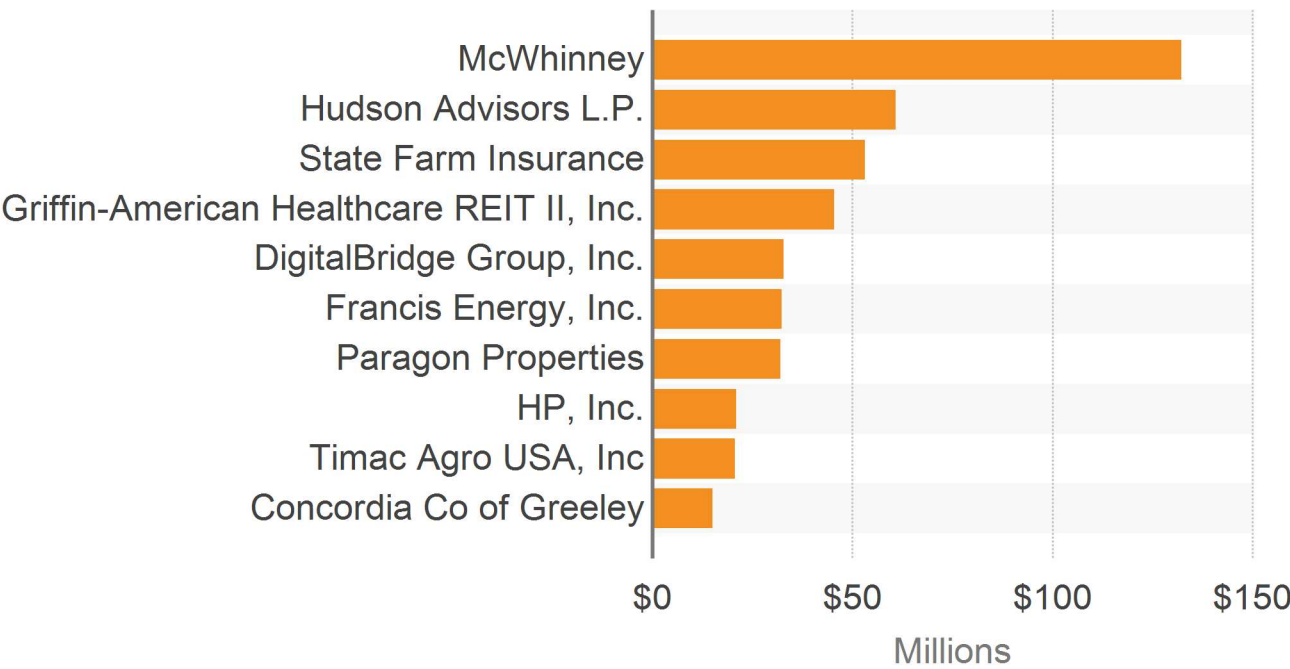
ASKING PRICE PER SF



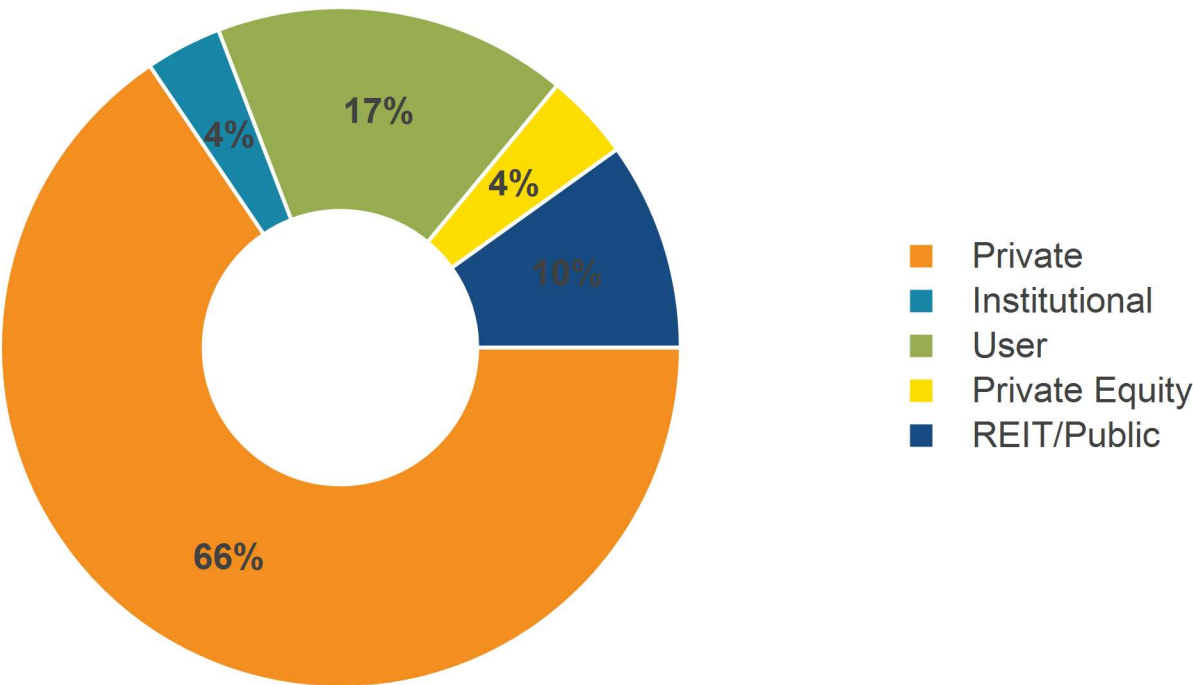
TOP BUYERS



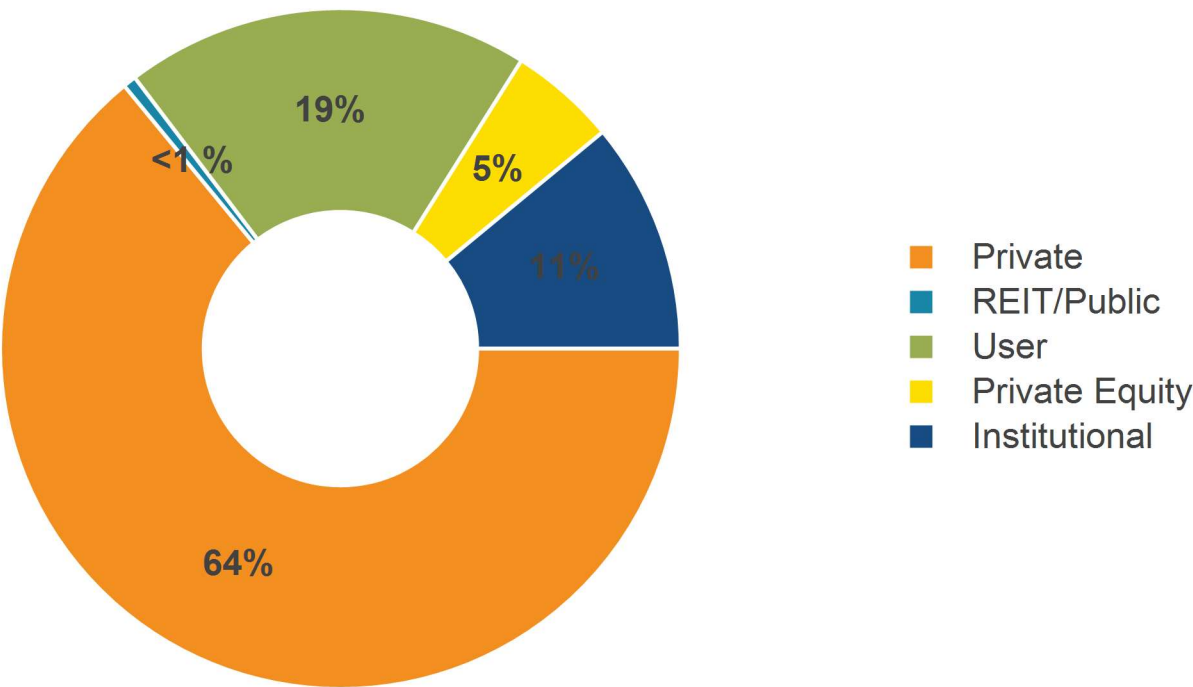
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

