



Office Report - Larimer/Weld County

PREPARED BY

REALTEC

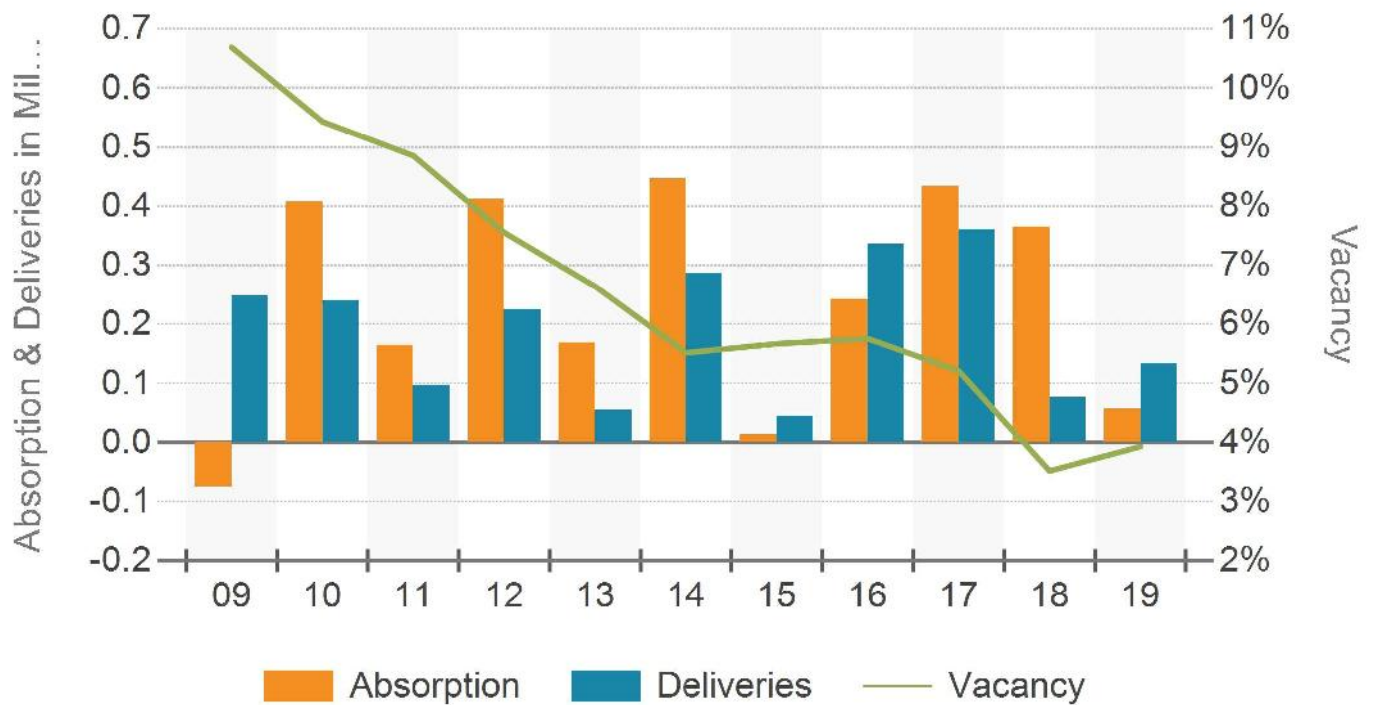
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelink

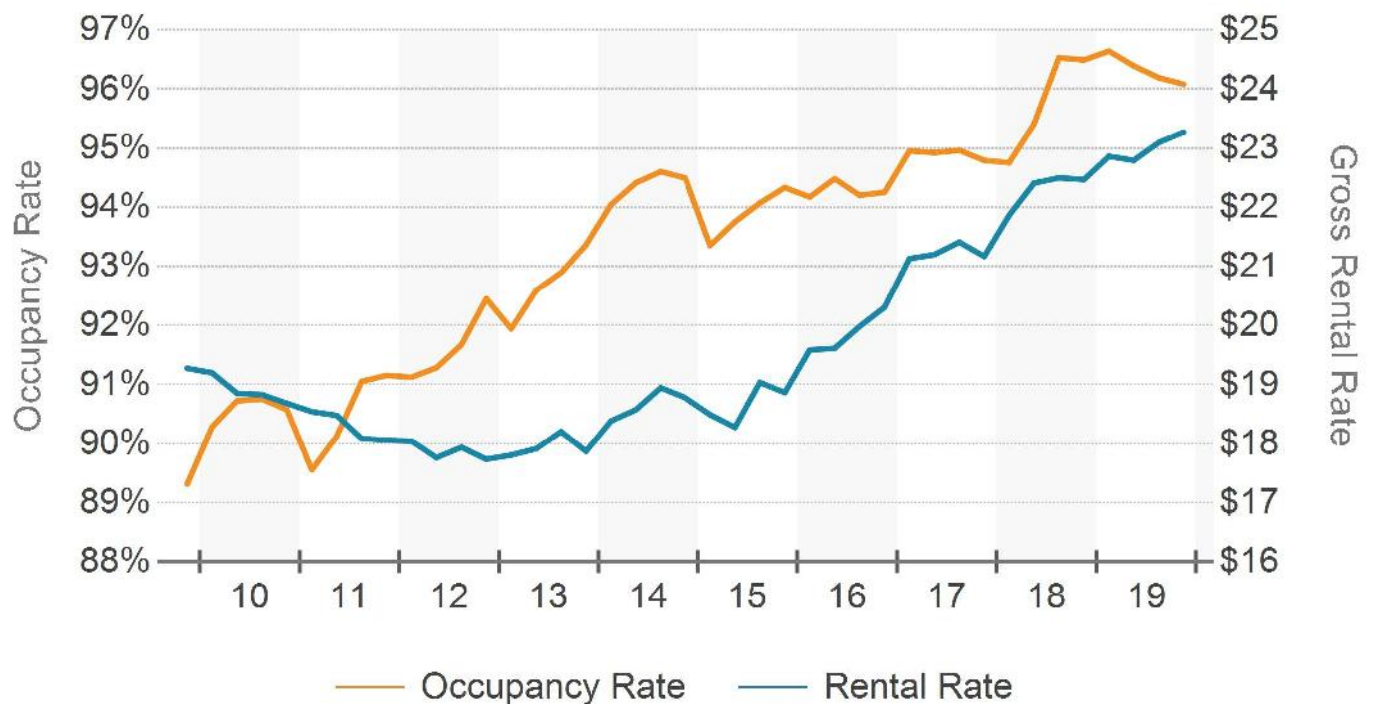
Associate Broker



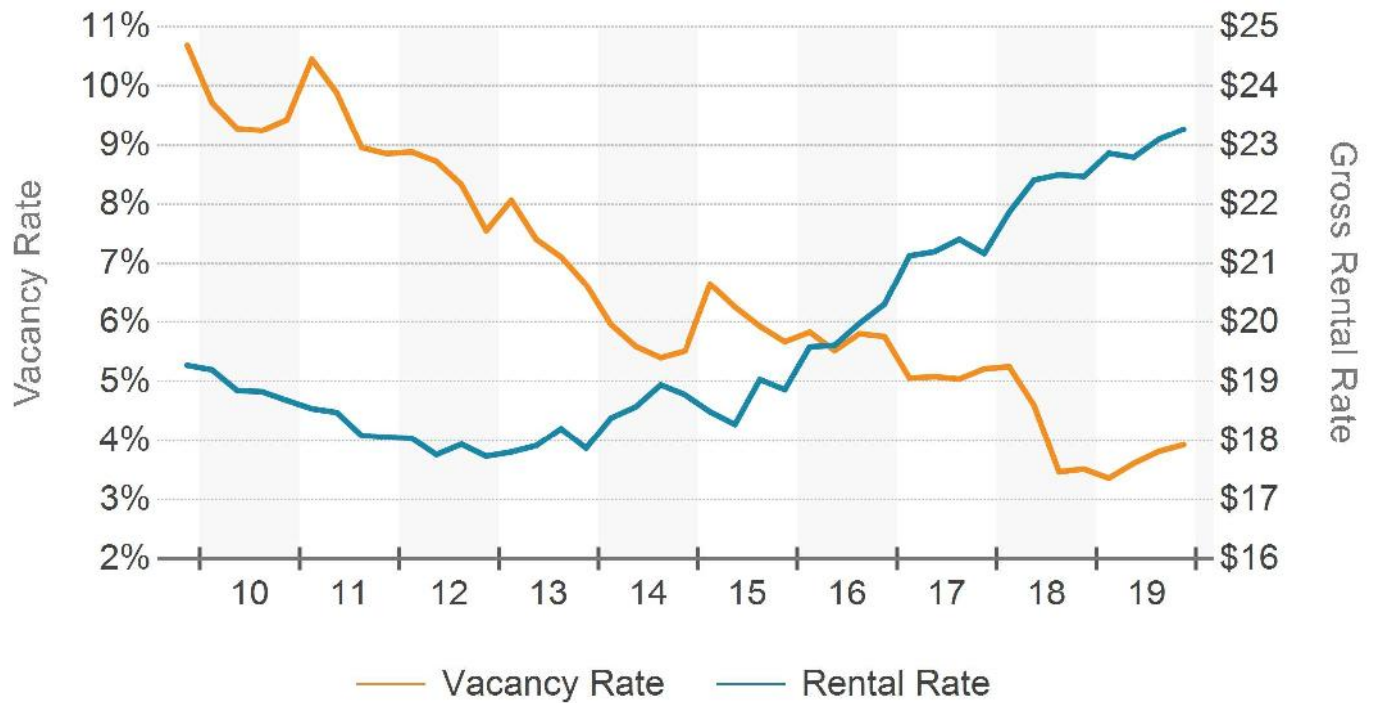
ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Gross Rent Per SF	\$23.27	\$20.77
Vacancy Rate	3.9%	5.0%
Vacant SF	681,124	847,621
Availability Rate	7.0%	7.5%
Available SF	1,225,620	1,274,297
Sublet SF	104,339	77,065
Months on Market	8.4	9.0

Inventory	Survey	5-Year Avg
Existing Buildings	1,580	1,545
Existing SF	17,356,873	16,915,913
12 Mo. Const. Starts	61,218	181,509
Under Construction	139,712	188,237
12 Mo. Deliveries	160,797	221,832

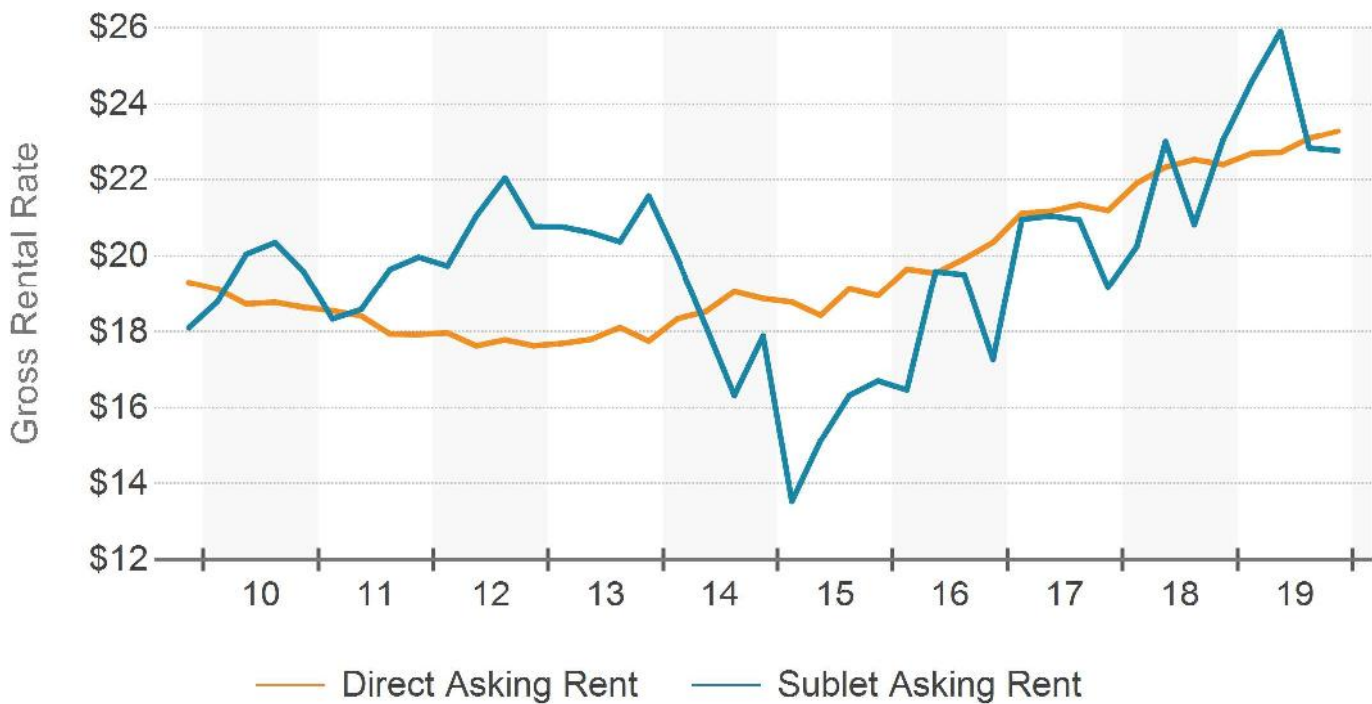
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	75,522	249,483
12 Mo. Leasing SF	617,305	616,457

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$155	\$140
Asking Price Per SF	\$282	\$195
Sales Volume (Mil.)	\$120	\$104
Cap Rate	6.9%	7.5%

GROSS ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



VACANCY RATE



SUBLEASE VACANCY RATE



AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



OCCUPANCY RATE



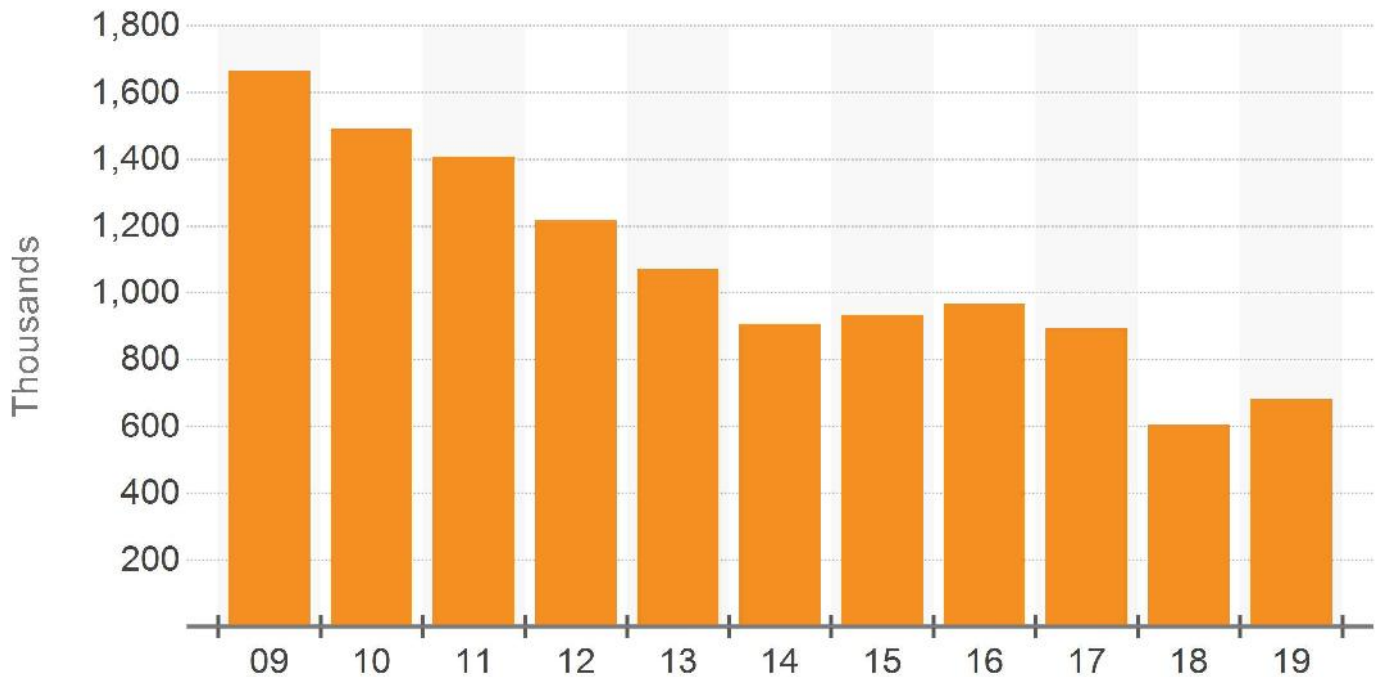
PERCENT LEASED RATE



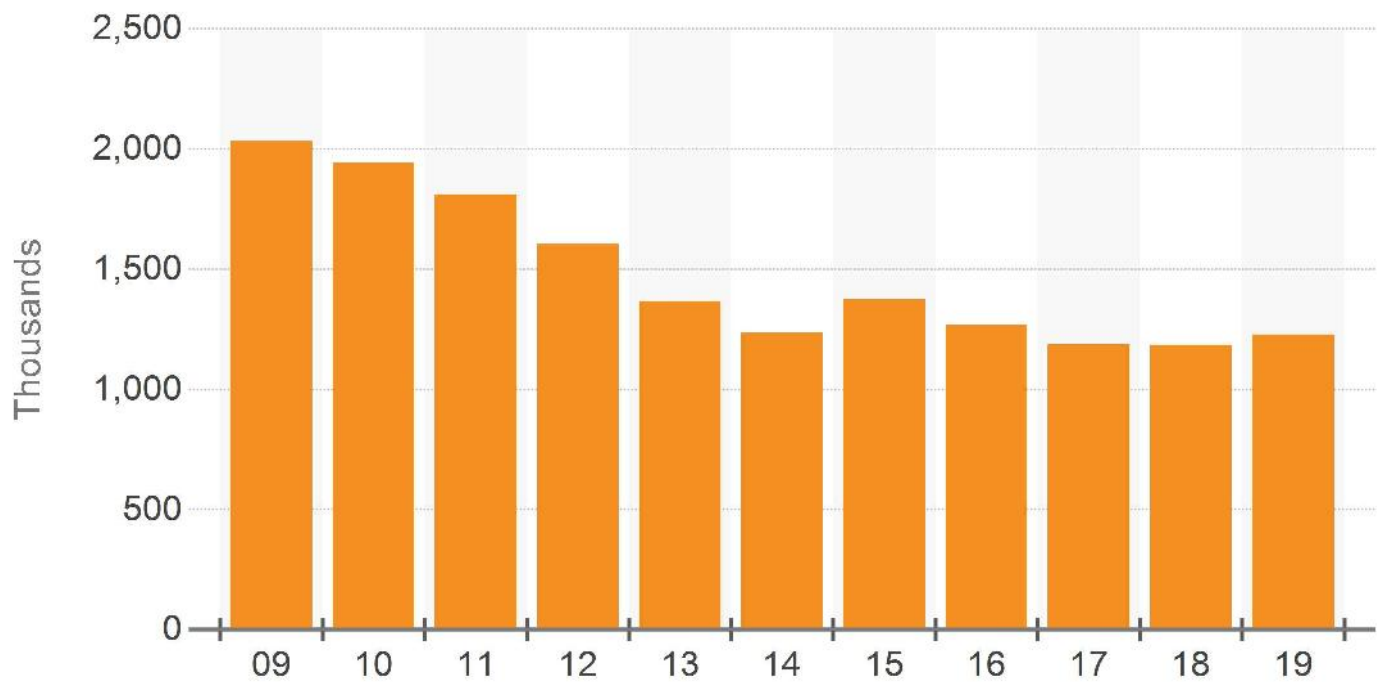
OCCUPANCY & PERCENT LEASED



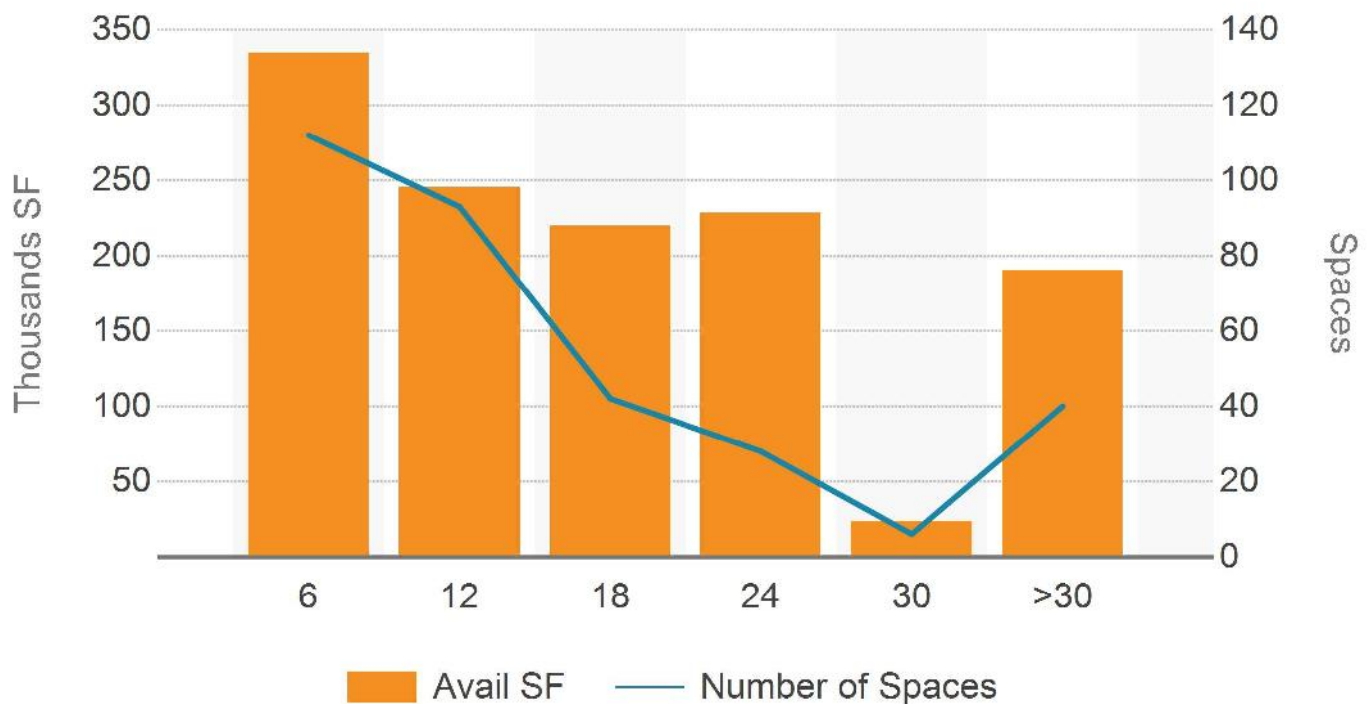
VACANT SF



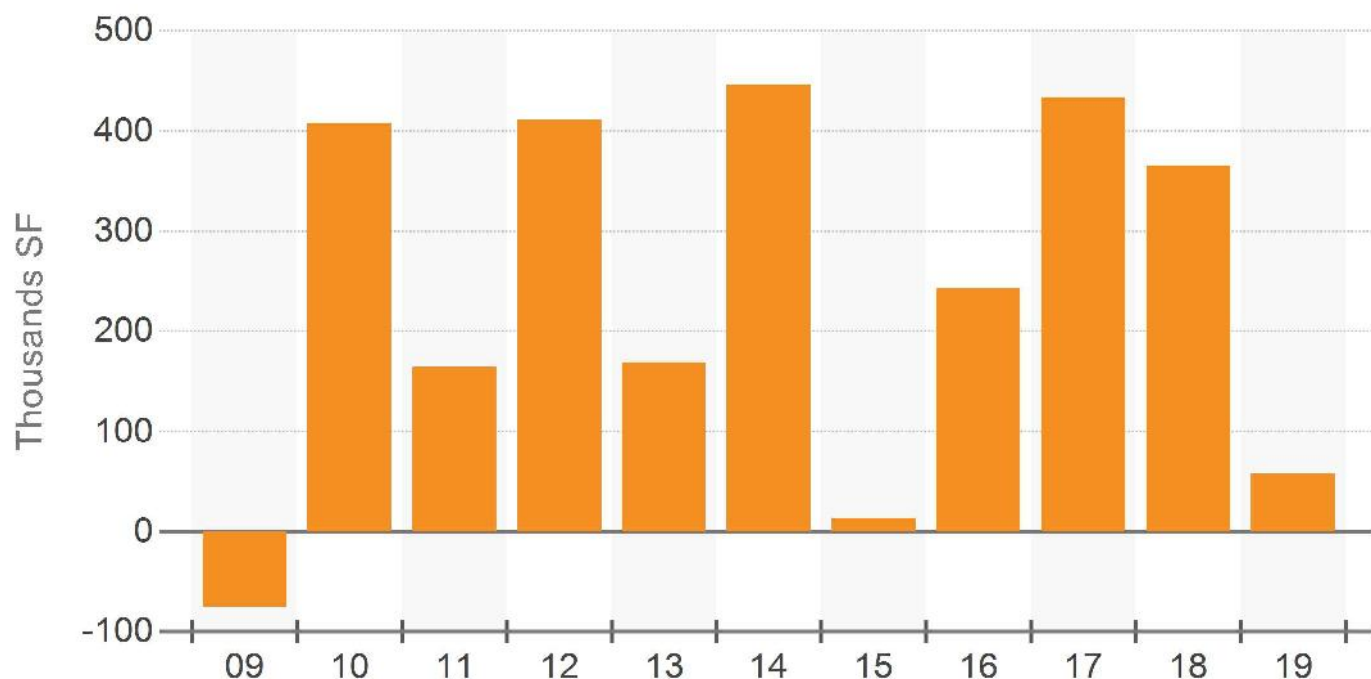
AVAILABLE SF



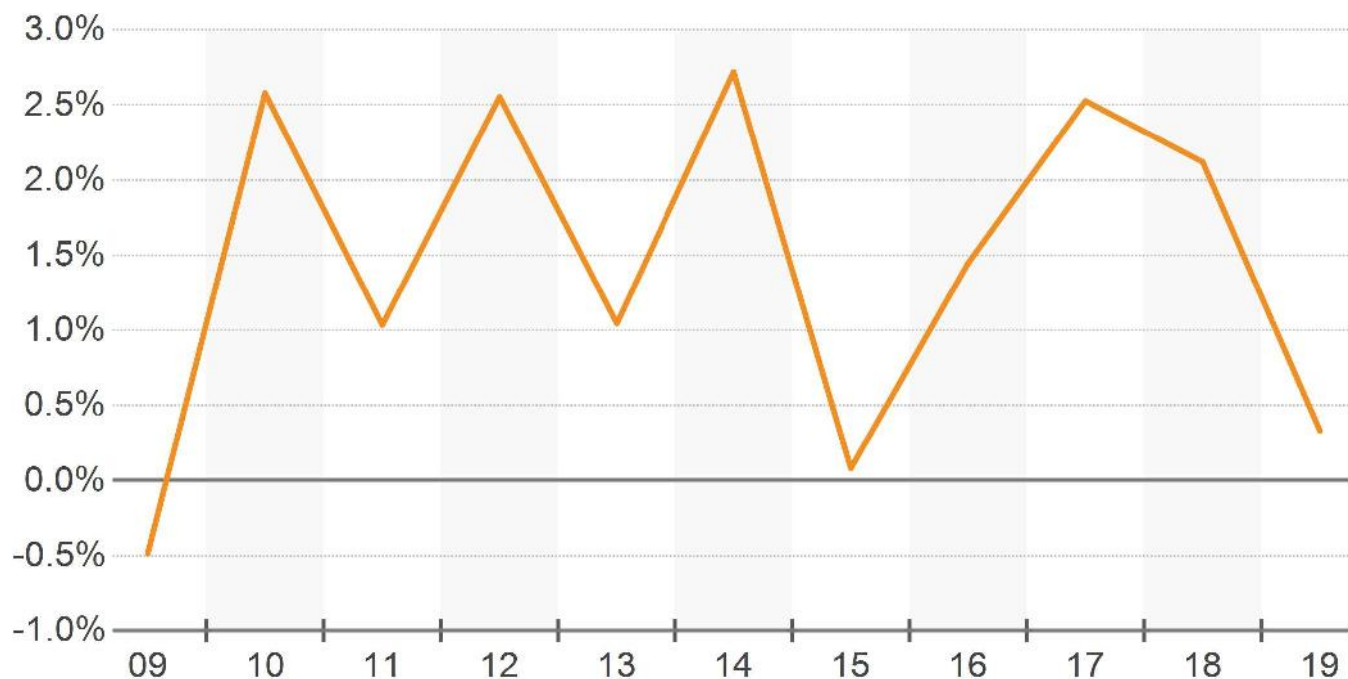
MONTHS ON MARKET DISTRIBUTION



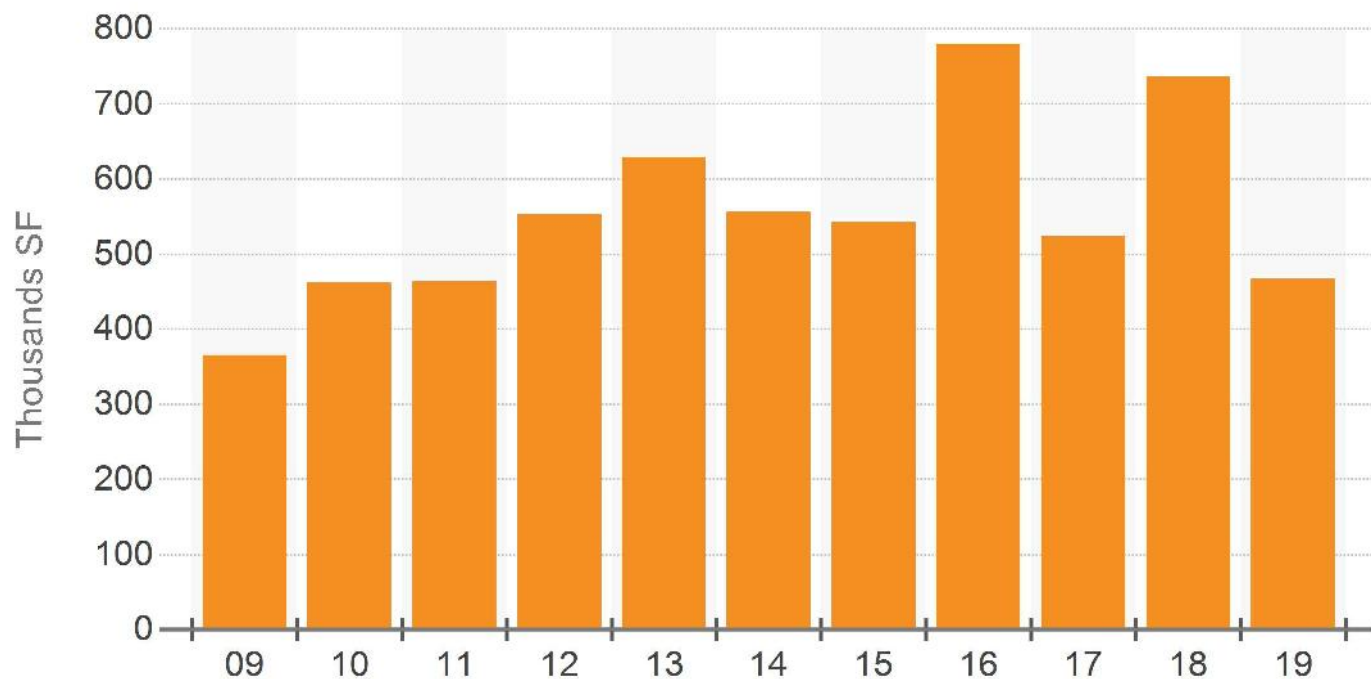
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



MONTHS ON MARKET



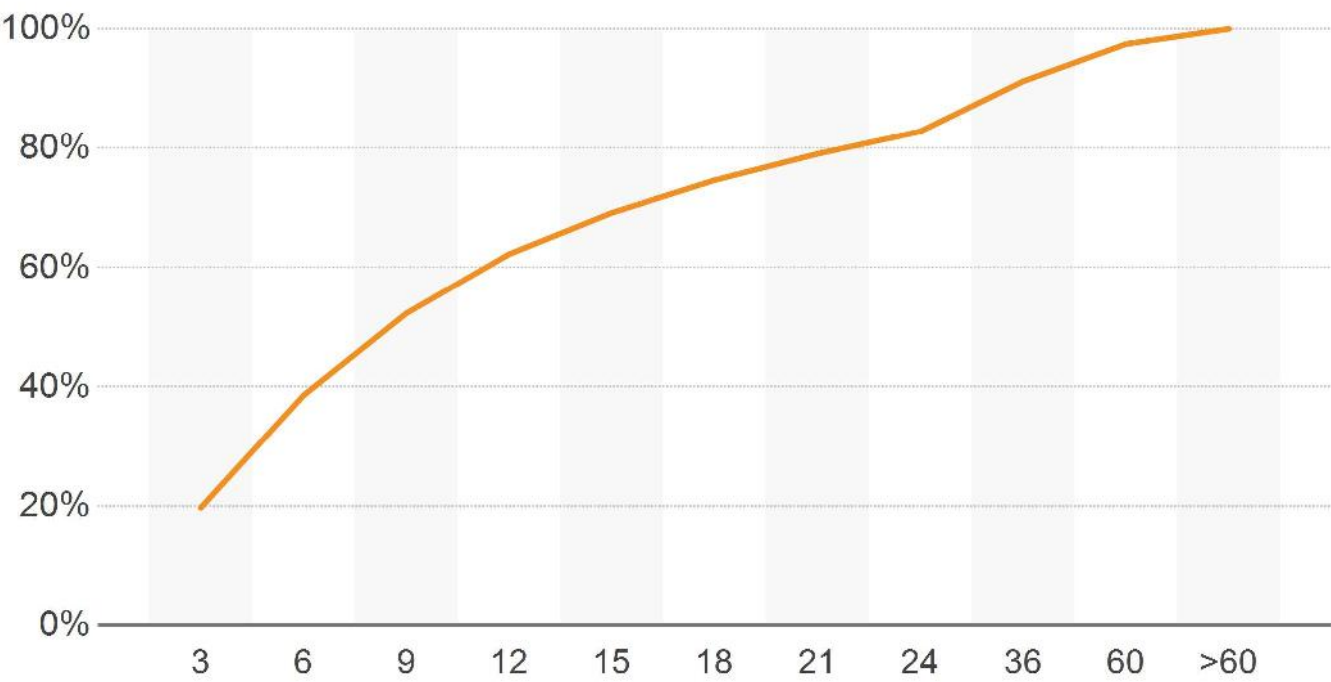
MONTHS TO LEASE



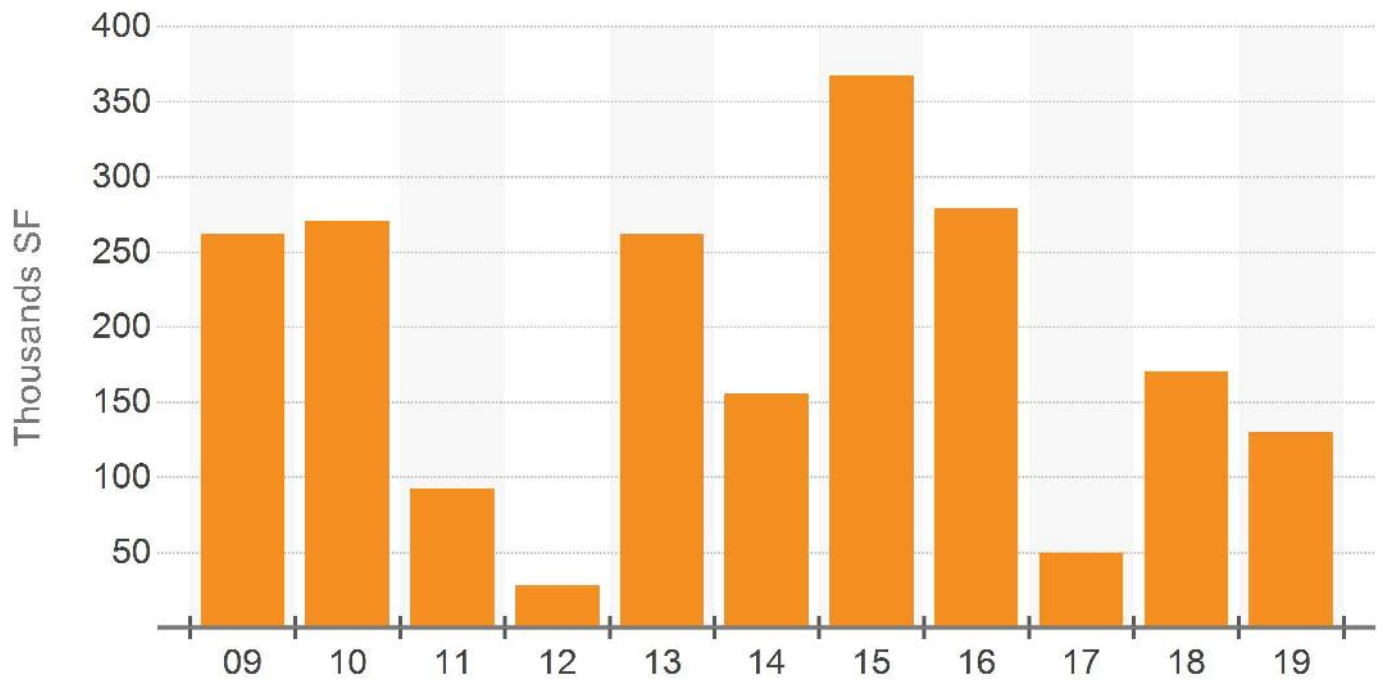
MONTHS VACANT



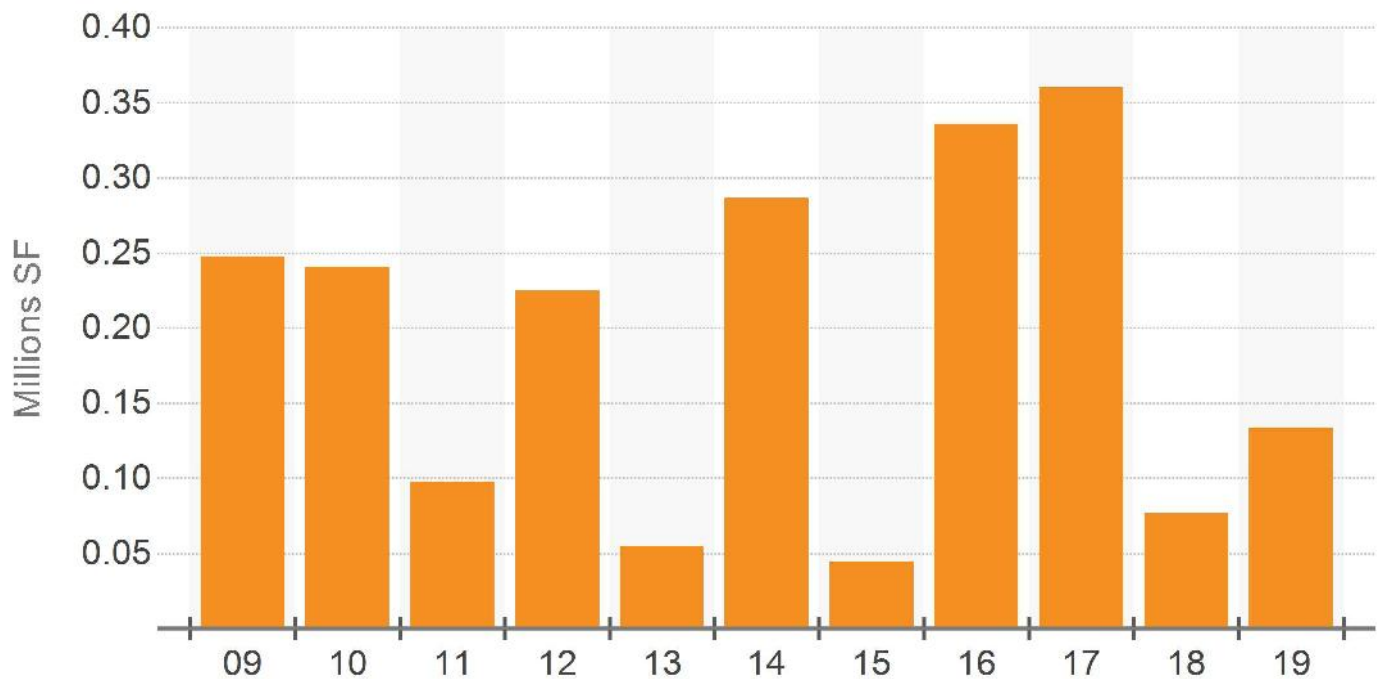
PROBABILITY OF LEASING IN MONTHS



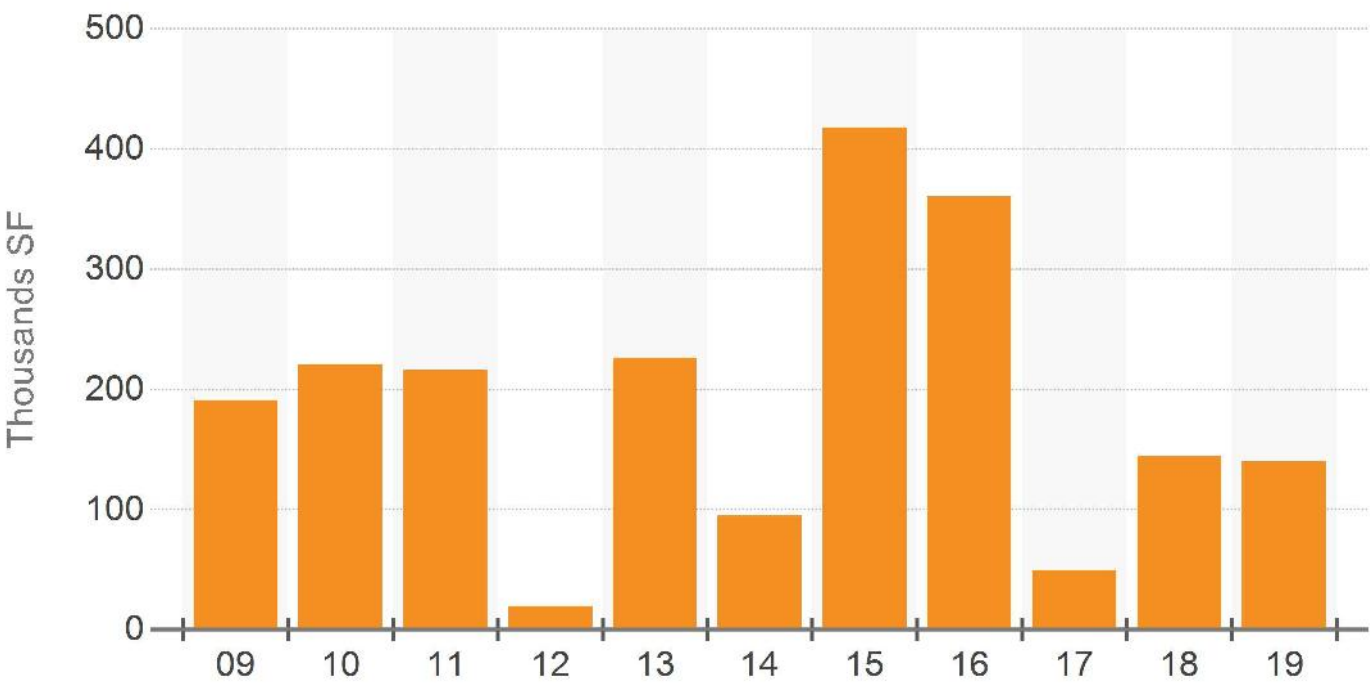
CONSTRUCTION STARTS



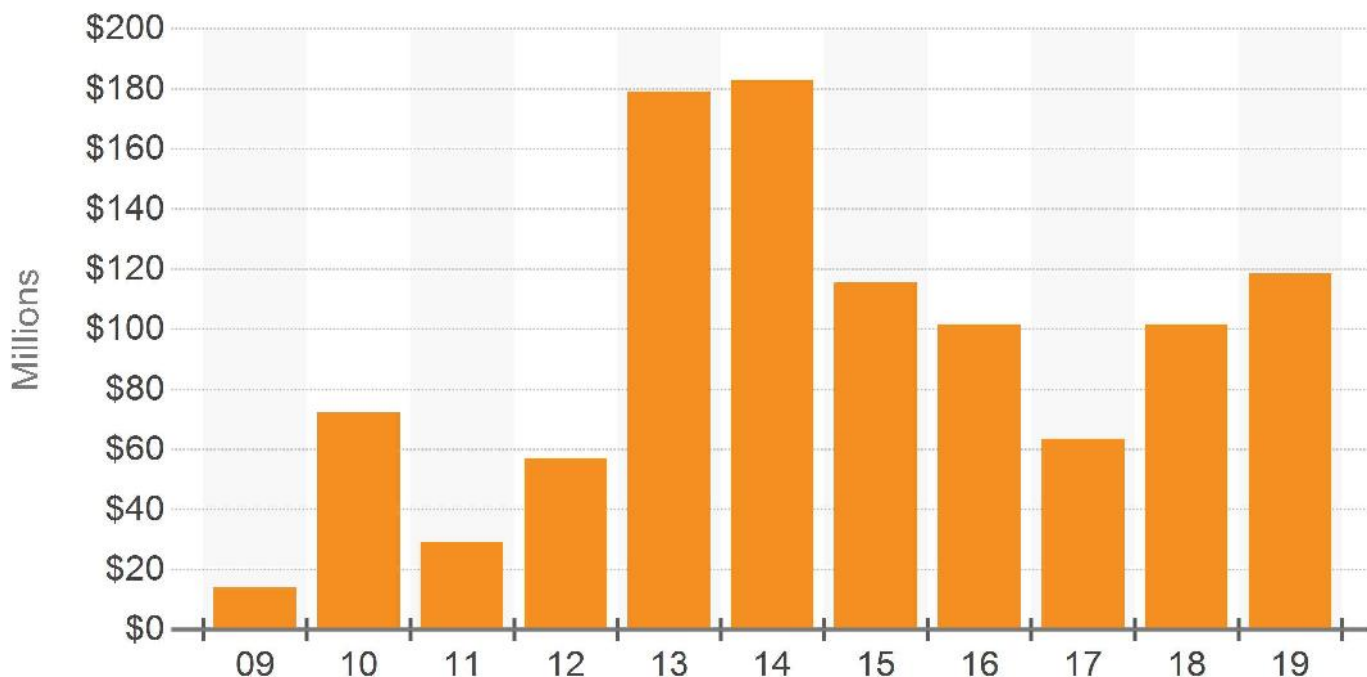
CONSTRUCTION DELIVERIES



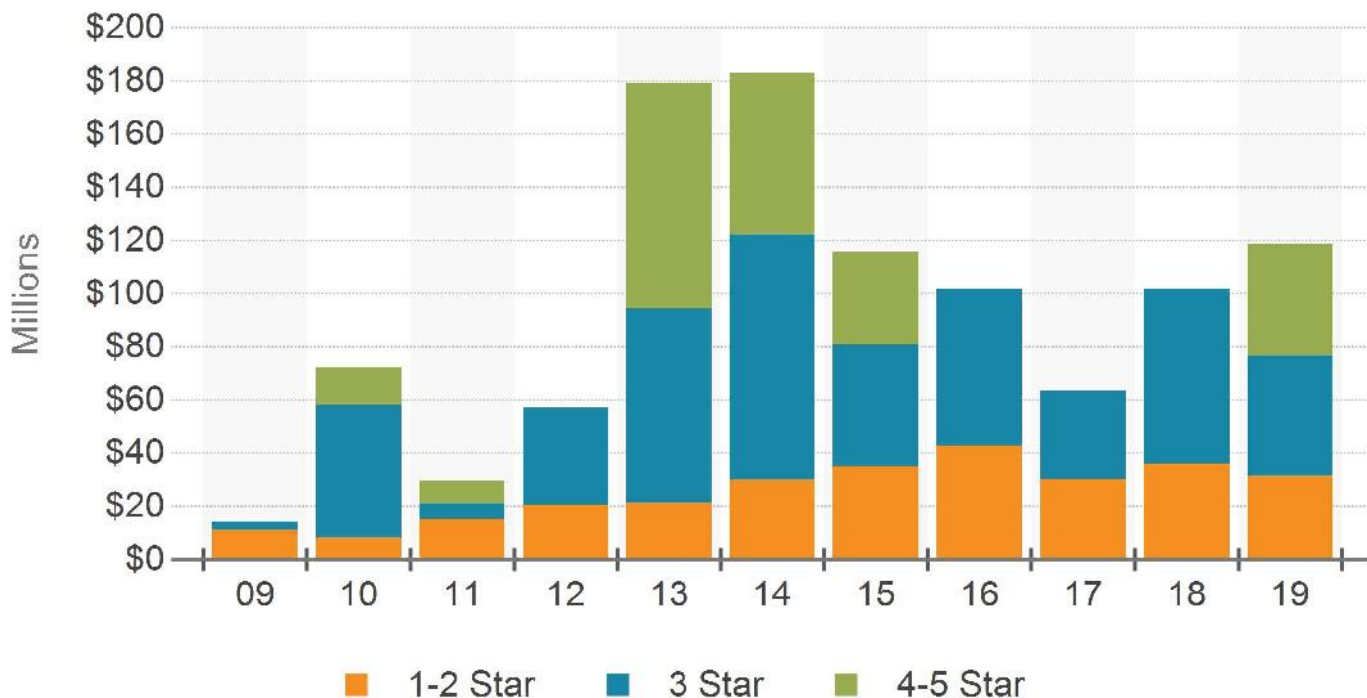
UNDER CONSTRUCTION



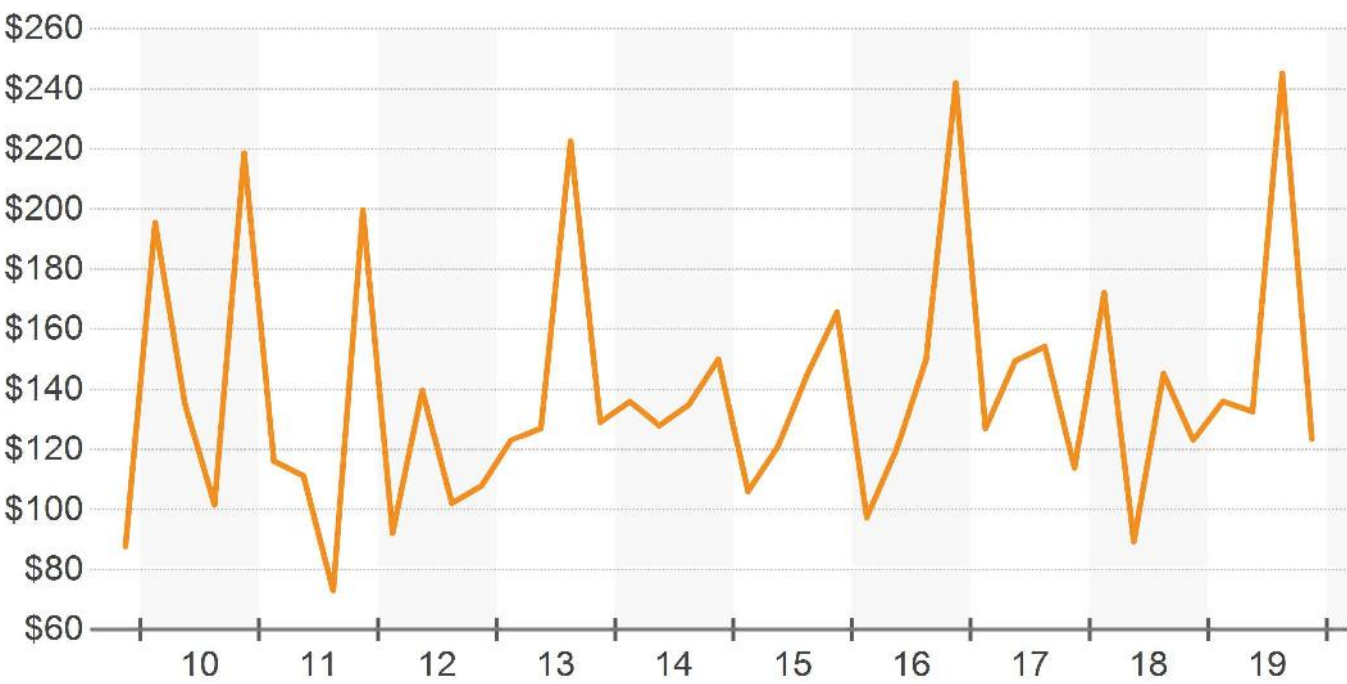
SALES VOLUME



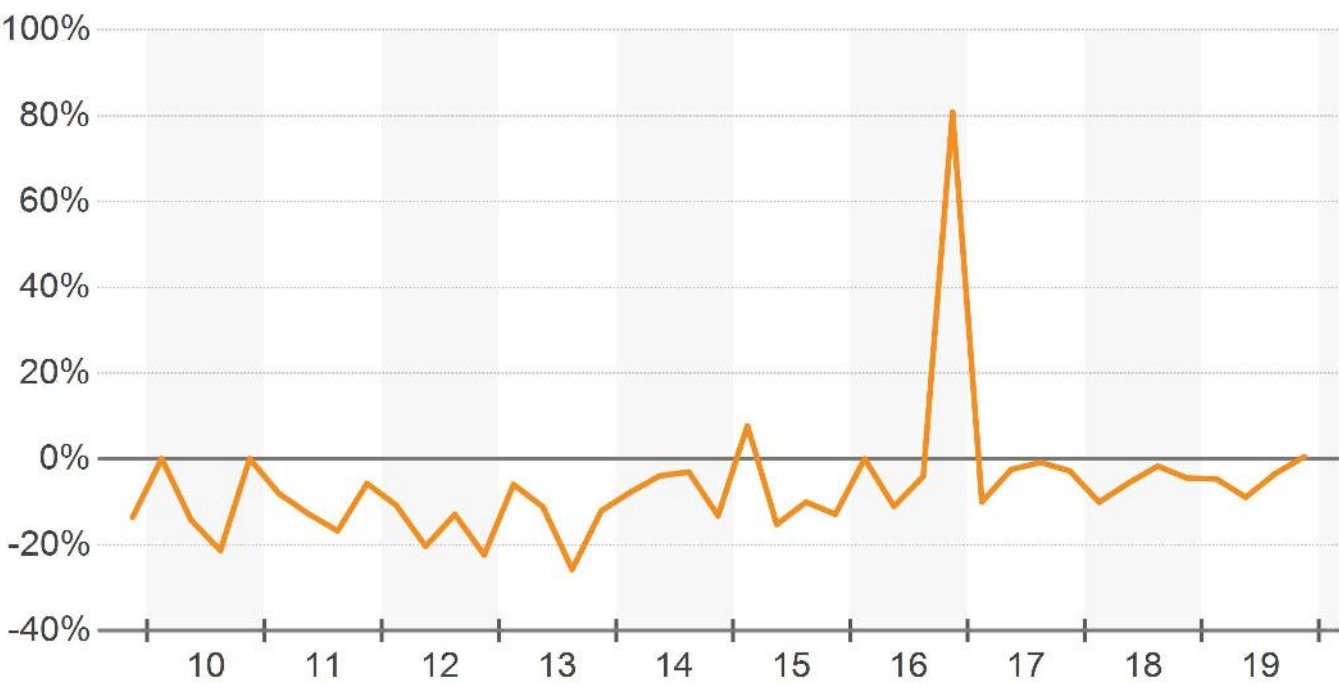
SALES VOLUME BY STAR RATING



AVERAGE SALE PRICE PER SF



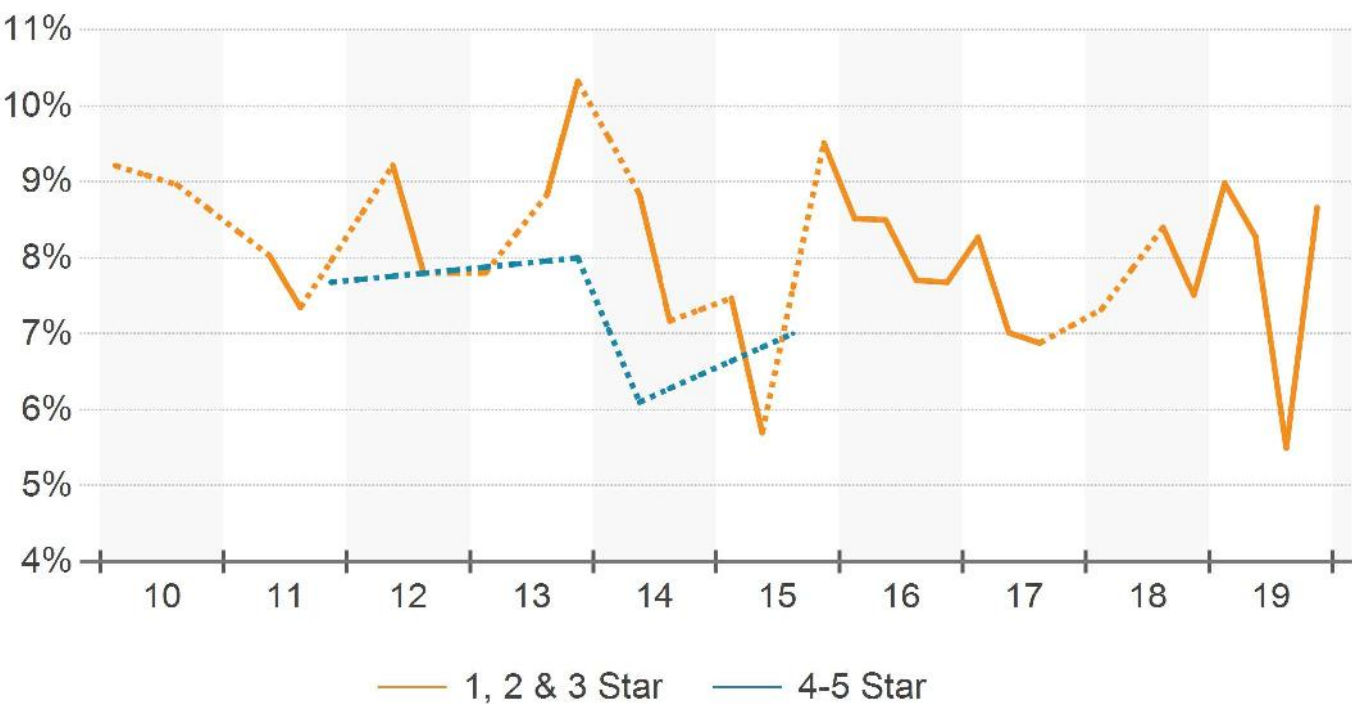
SALE TO ASKING PRICE DIFFERENTIAL



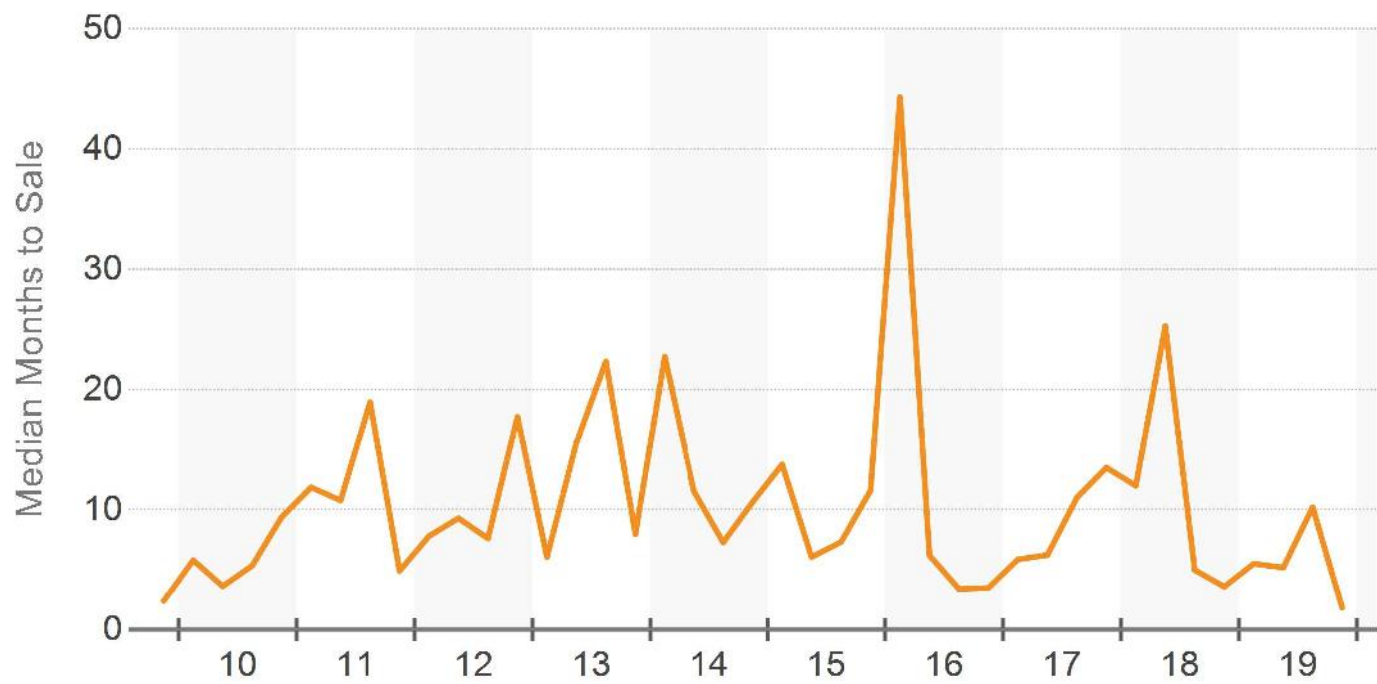
CAP RATE



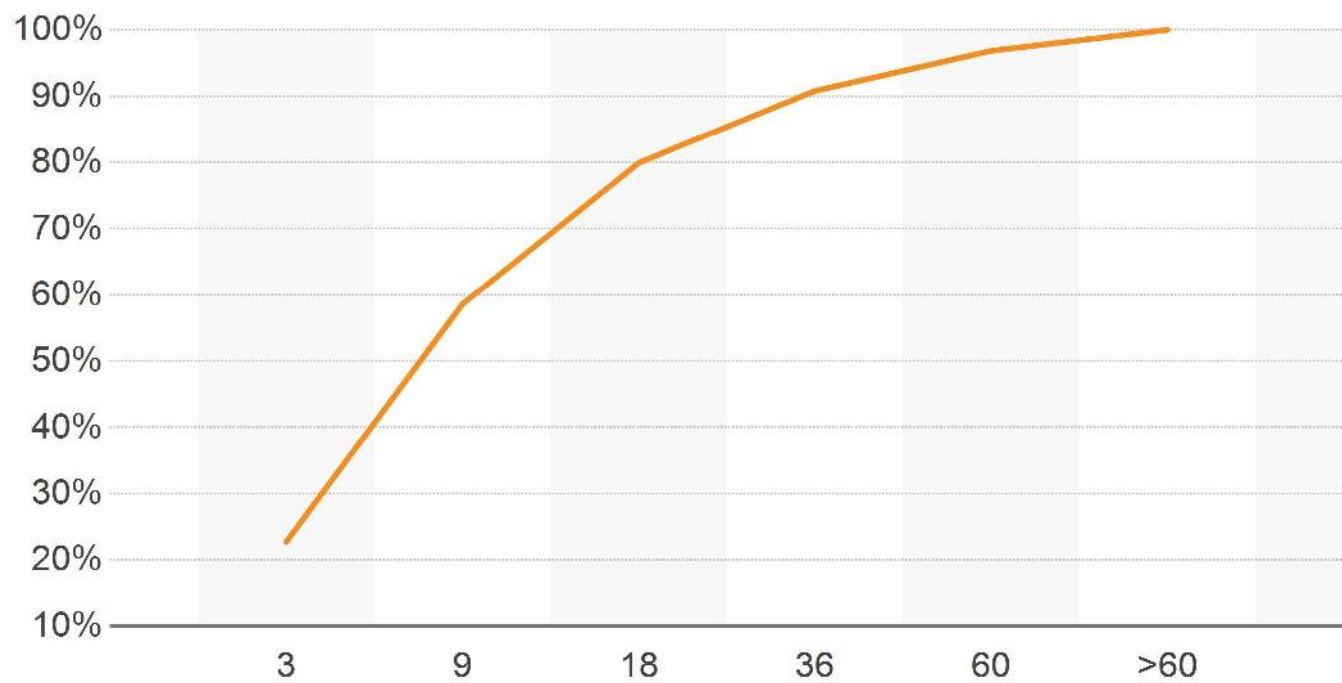
CAP RATE BY STAR RATING



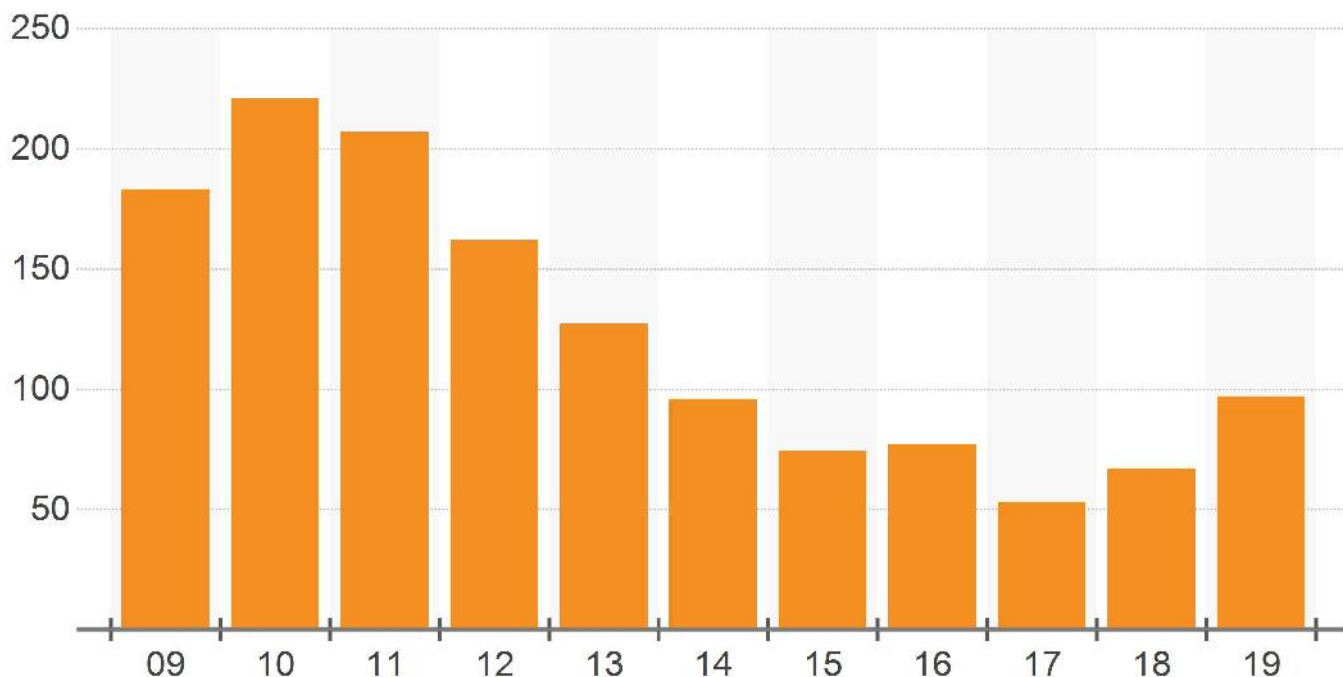
MONTHS TO SALE



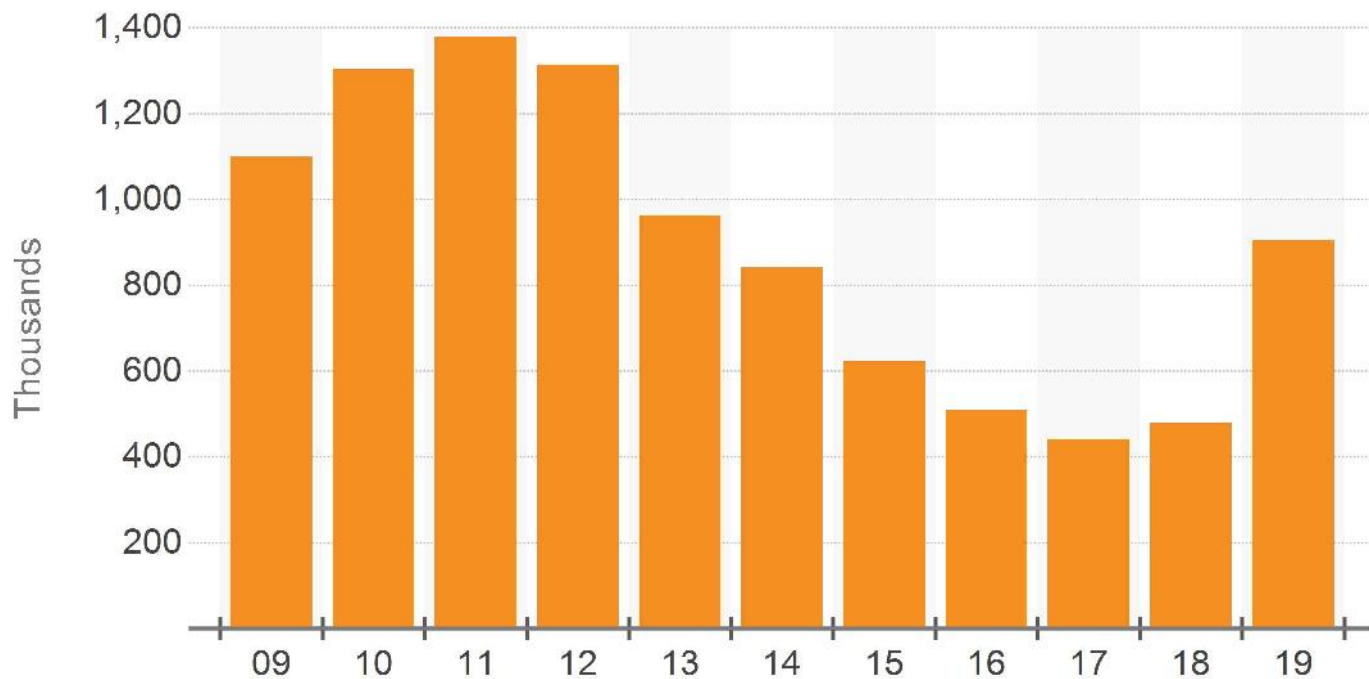
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



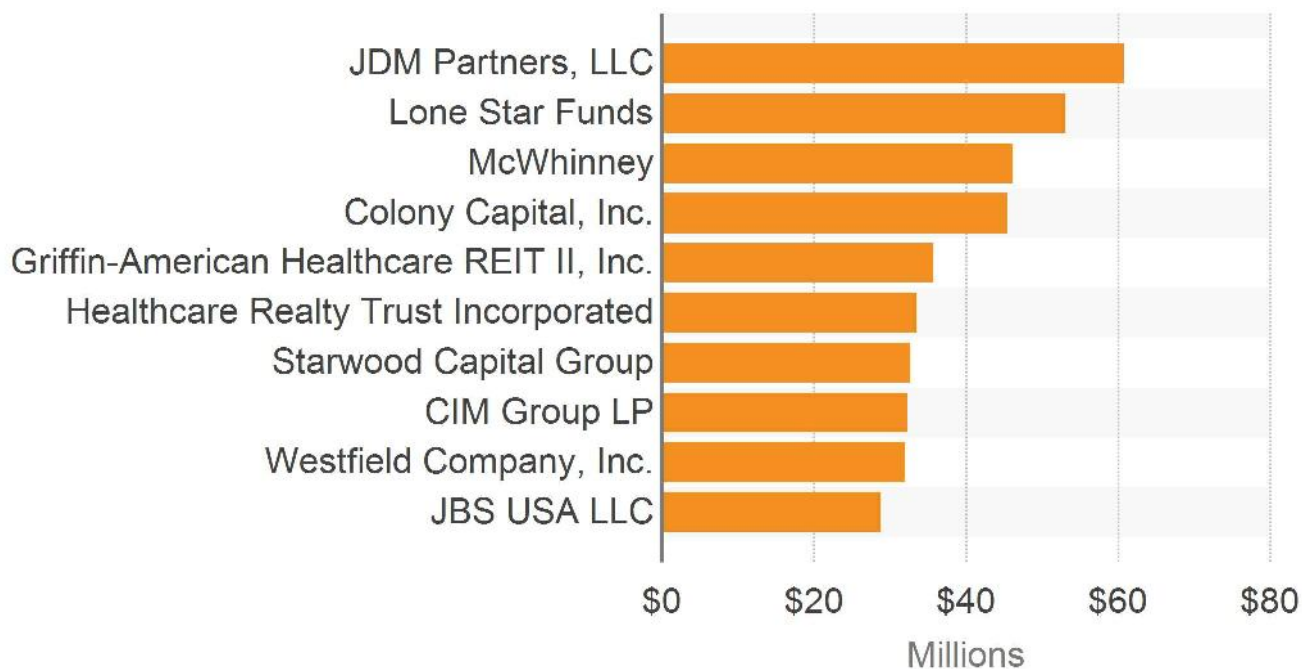
FOR SALE TOTAL SF



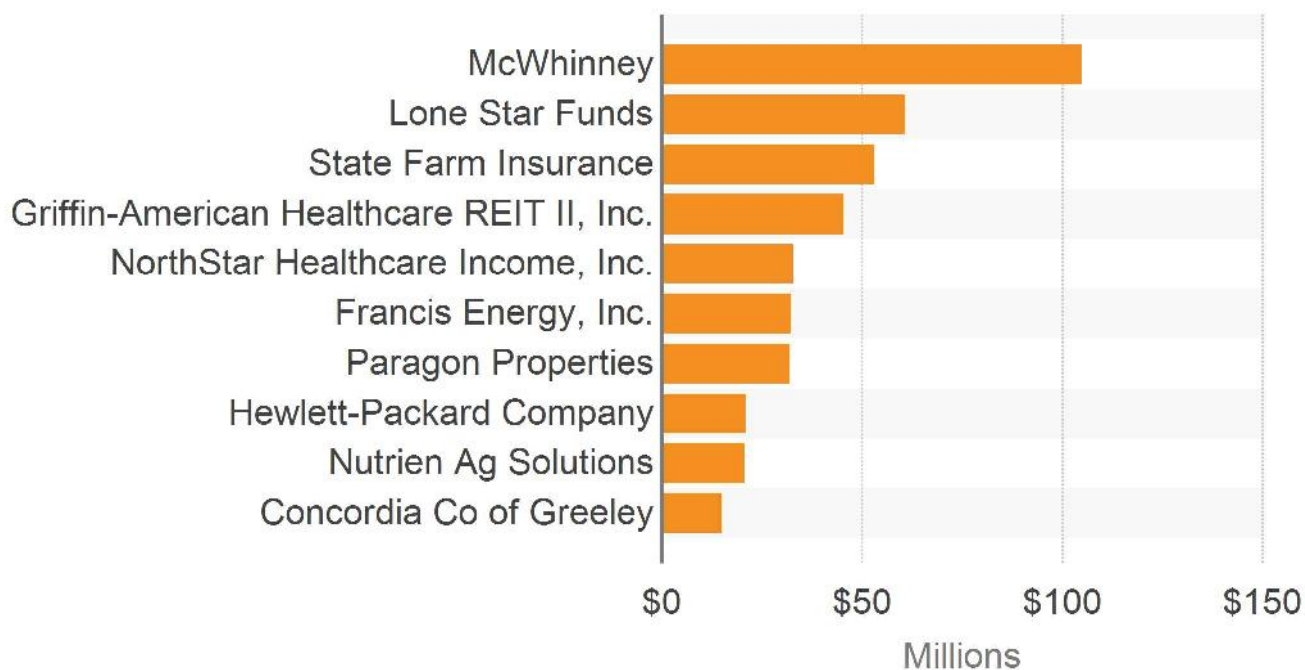
ASKING PRICE PER SF



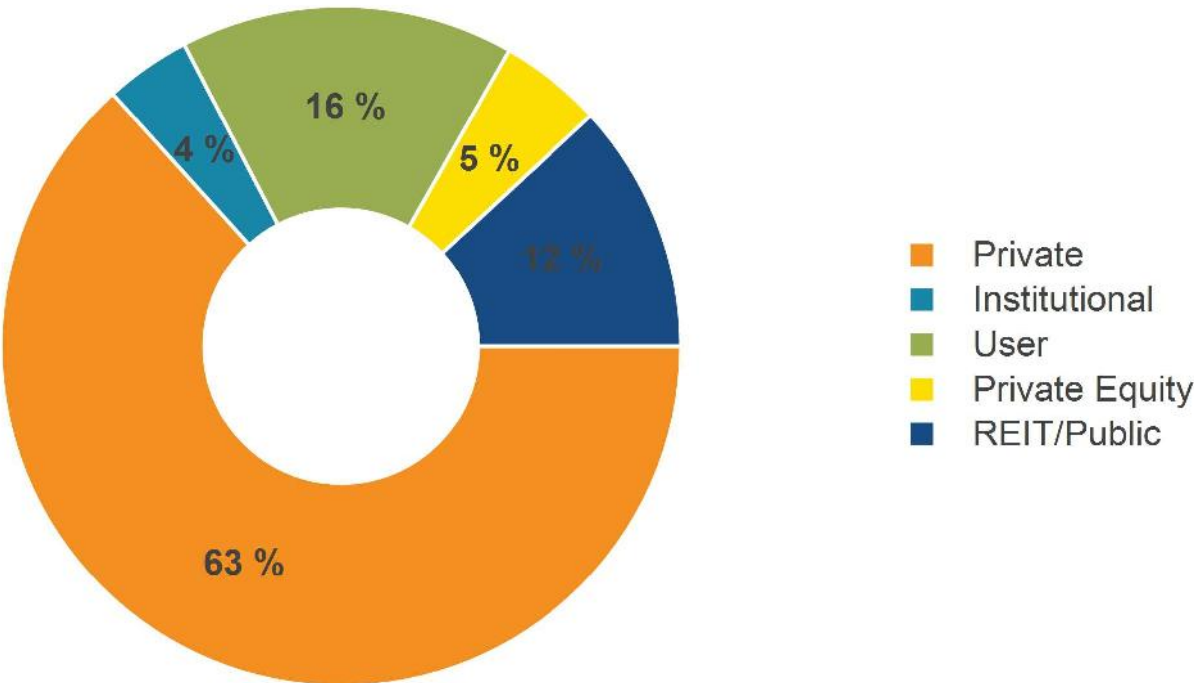
TOP BUYERS



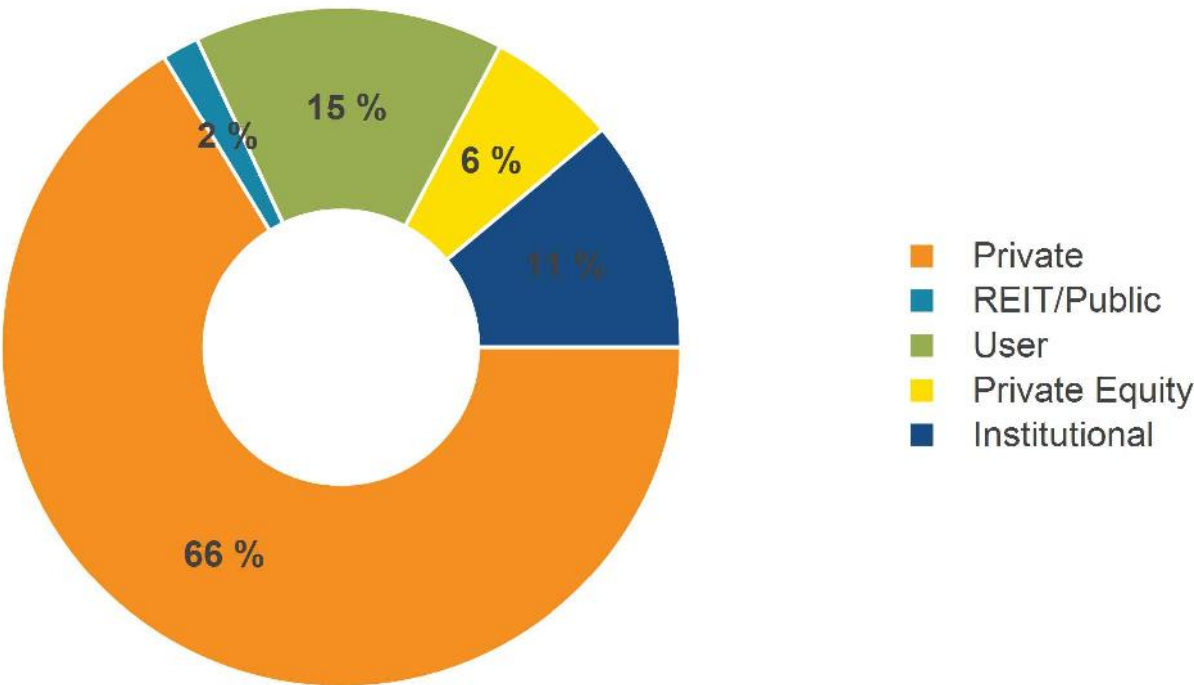
TOP SELLERS



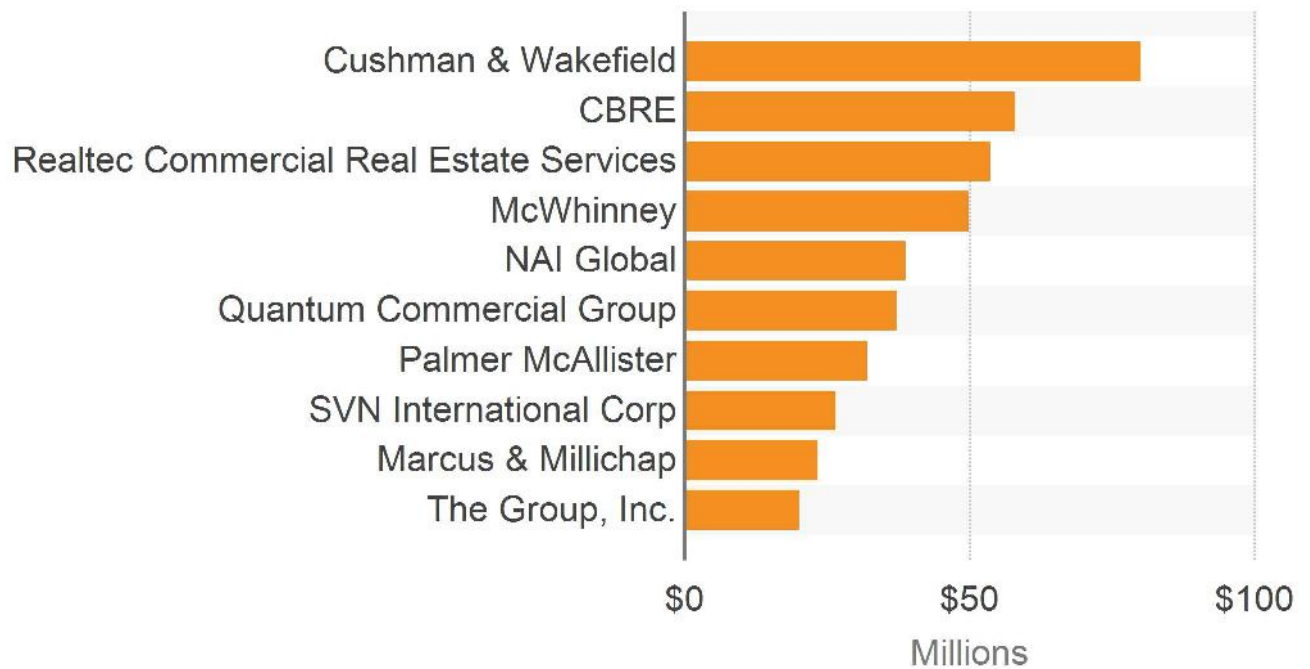
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

