



Office Report - Larimer/Weld County

PREPARED BY

REALTEC

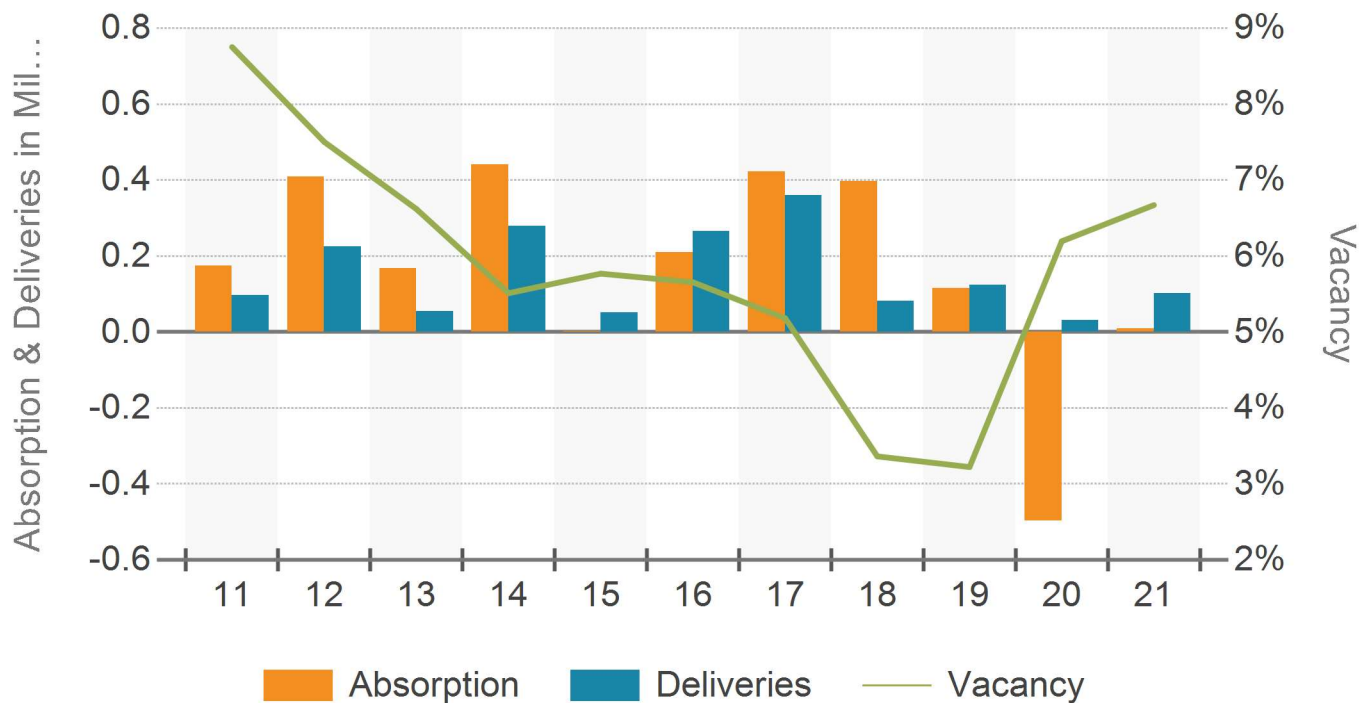
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelnik

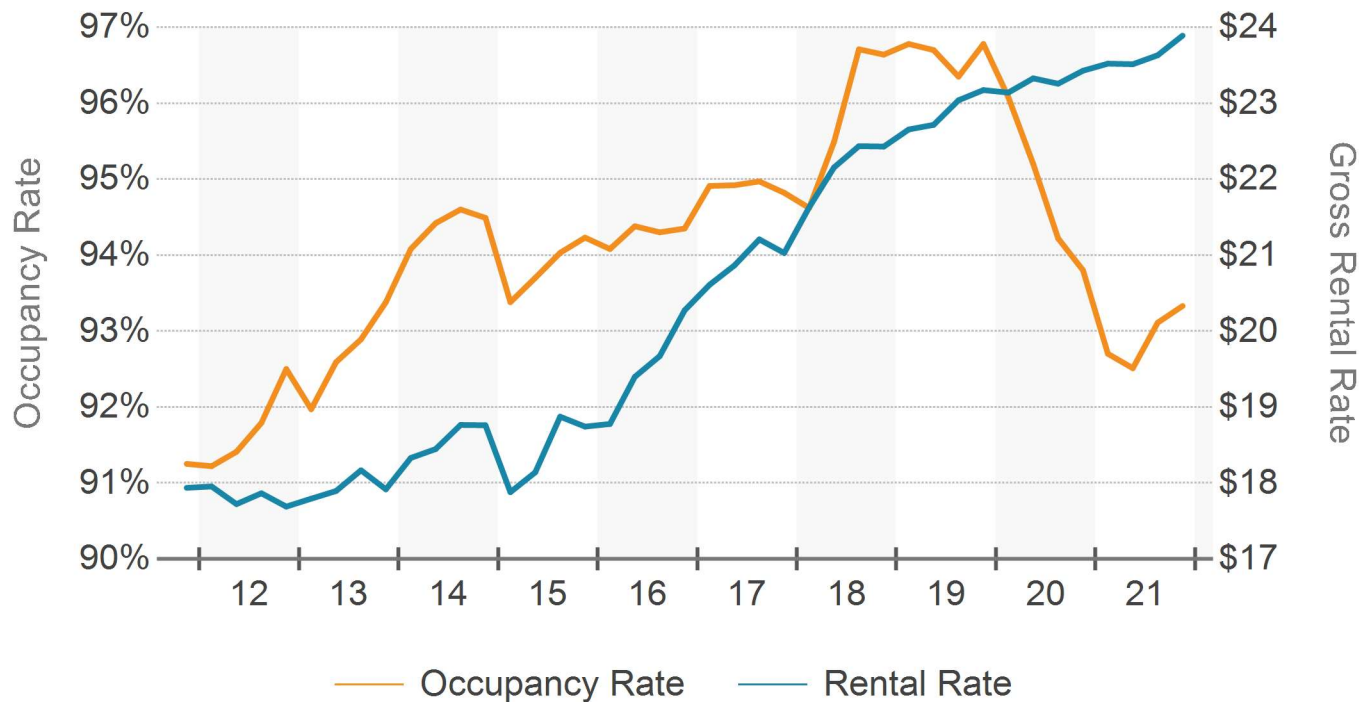
Associate Broker



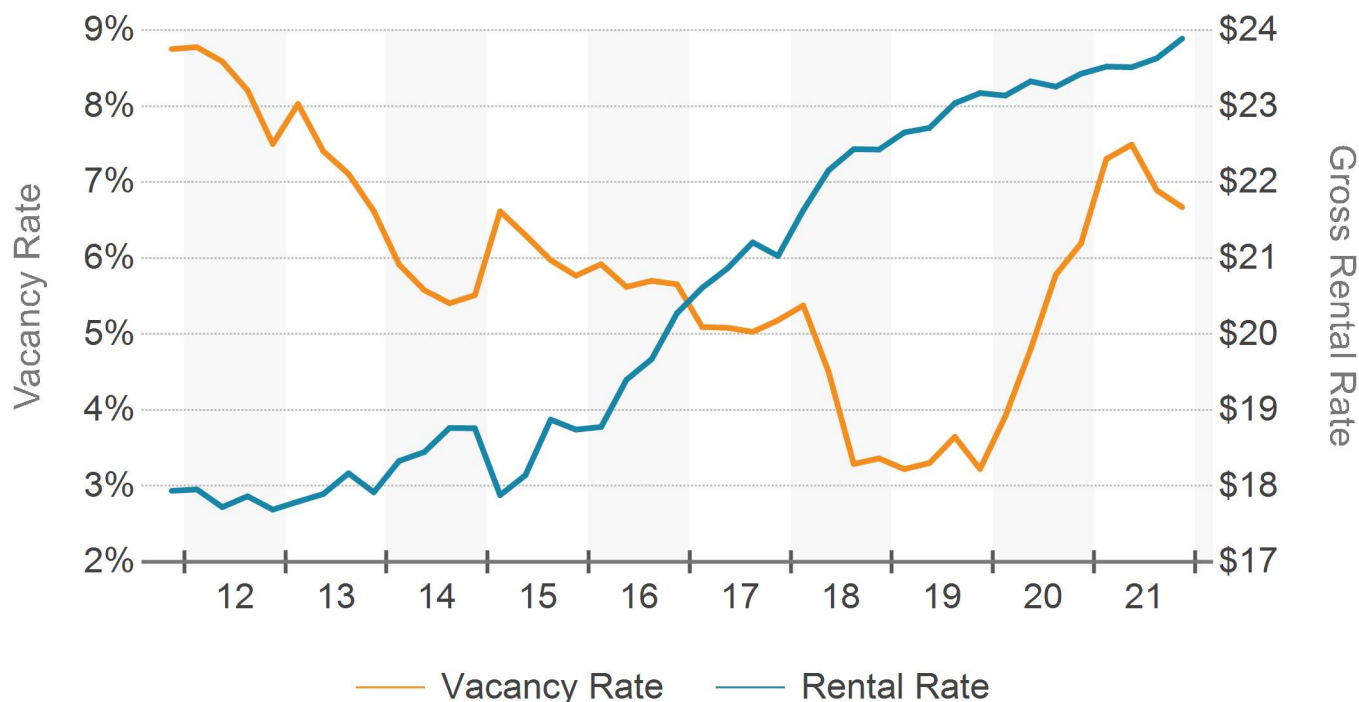
ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

| Availability | Survey | 5-Year Avg |
|-------------------|-----------|------------|
| Gross Rent Per SF | \$23.89 | \$22.32 |
| Vacancy Rate | 6.7% | 4.8% |
| Vacant SF | 1,189,208 | 834,917 |
| Availability Rate | 10.6% | 7.5% |
| Available SF | 1,898,761 | 1,328,324 |
| Sublet SF | 583,739 | 150,135 |
| Months on Market | 9.5 | 8.0 |

| Demand | Survey | 5-Year Avg |
|----------------------|---------|------------|
| 12 Mo. Absorption SF | -86,920 | 104,042 |
| 12 Mo. Leasing SF | 712,967 | 578,992 |

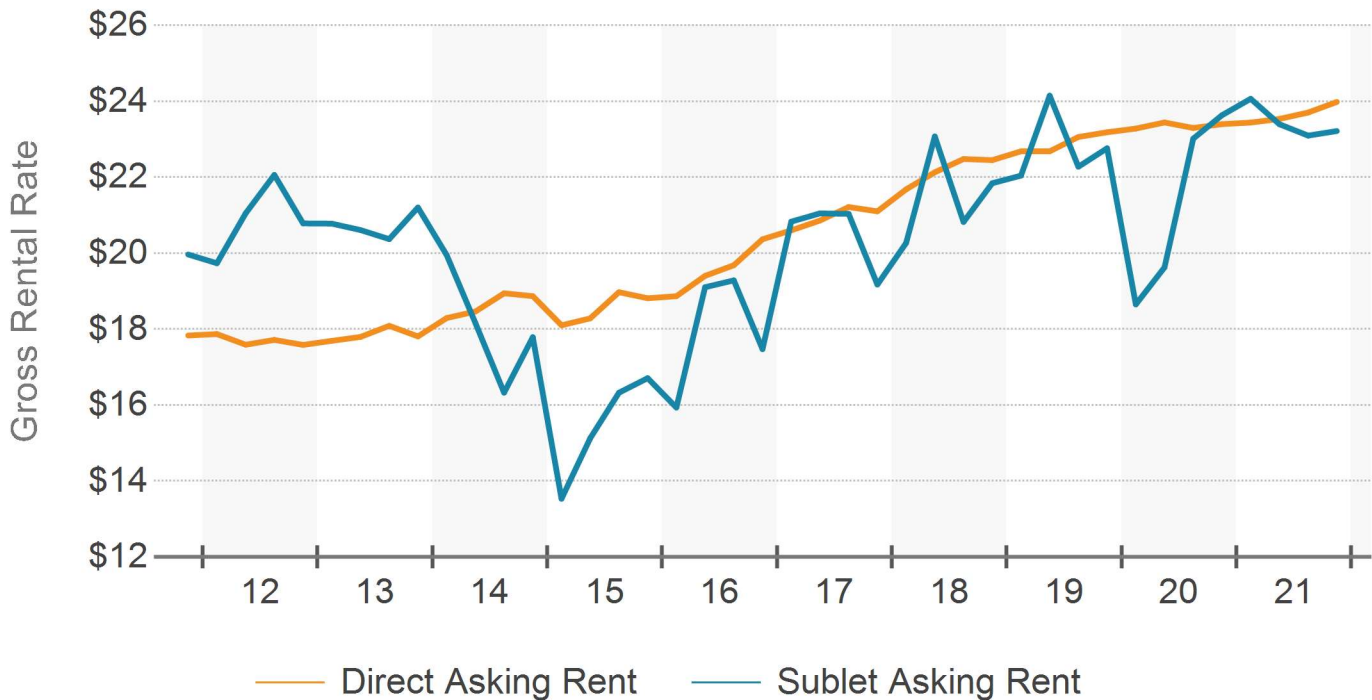
| Inventory | Survey | 5-Year Avg |
|----------------------|------------|------------|
| Existing Buildings | 1,629 | 1,608 |
| Existing SF | 17,825,751 | 17,484,788 |
| 12 Mo. Const. Starts | 36,072 | 121,990 |
| Under Construction | 118,710 | 128,486 |
| 12 Mo. Deliveries | 102,554 | 157,895 |

| Sales | Past Year | 5-Year Avg |
|---------------------|-----------|------------|
| Sale Price Per SF | \$176 | \$169 |
| Asking Price Per SF | \$230 | \$208 |
| Sales Volume (Mil.) | \$98 | \$95 |
| Cap Rate | 7.7% | 7.5% |

GROSS ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



VACANCY RATE



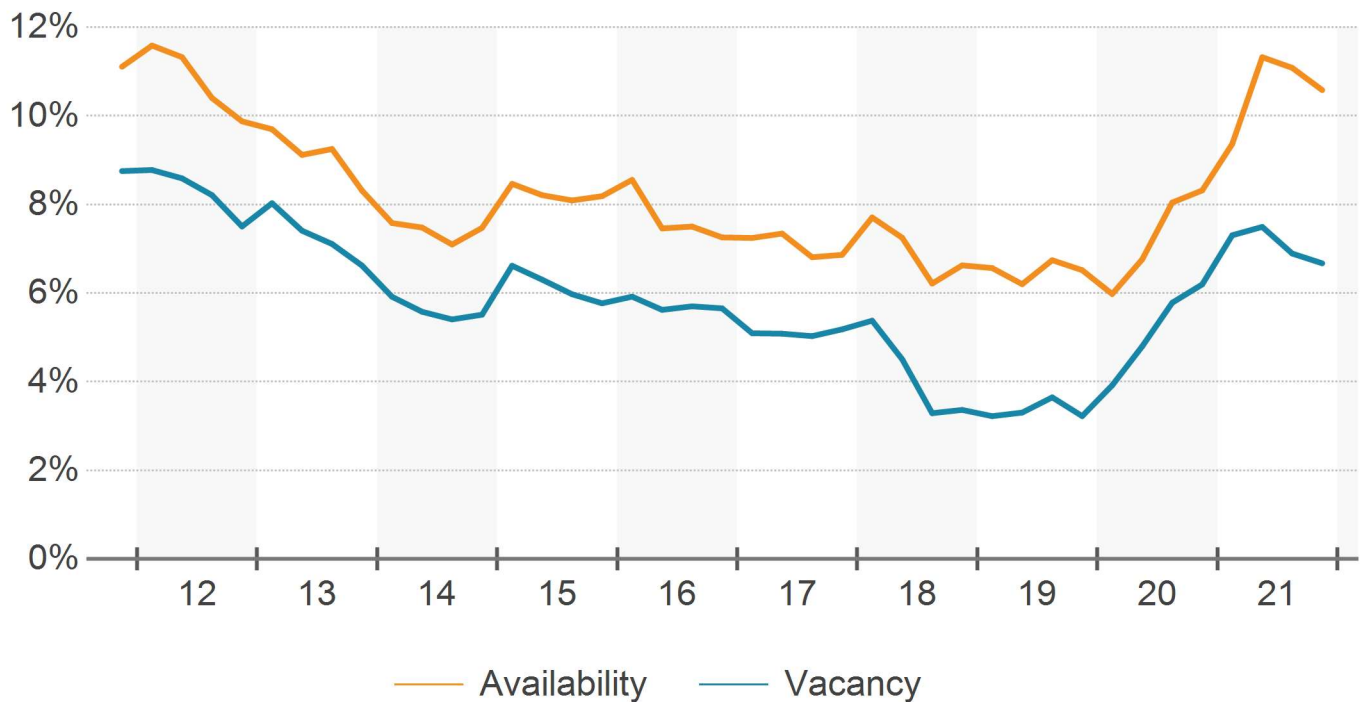
SUBLEASE VACANCY RATE



AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



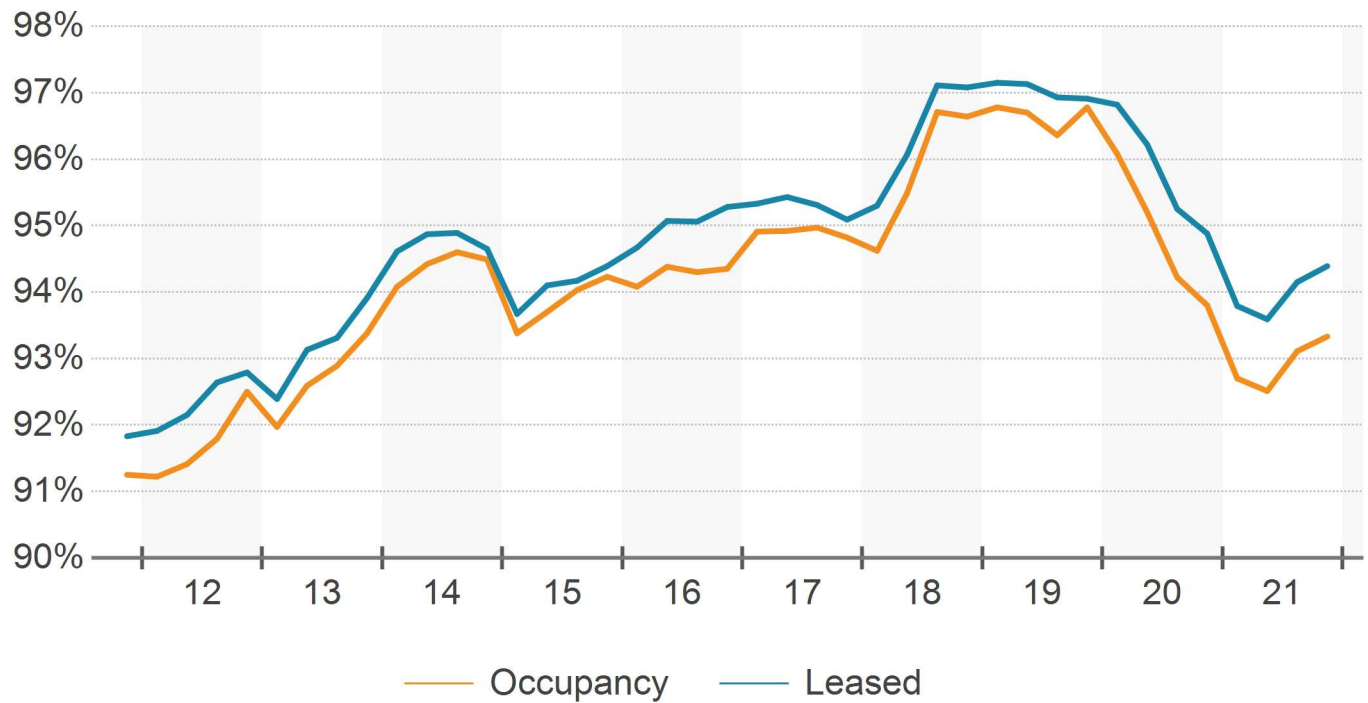
OCCUPANCY RATE



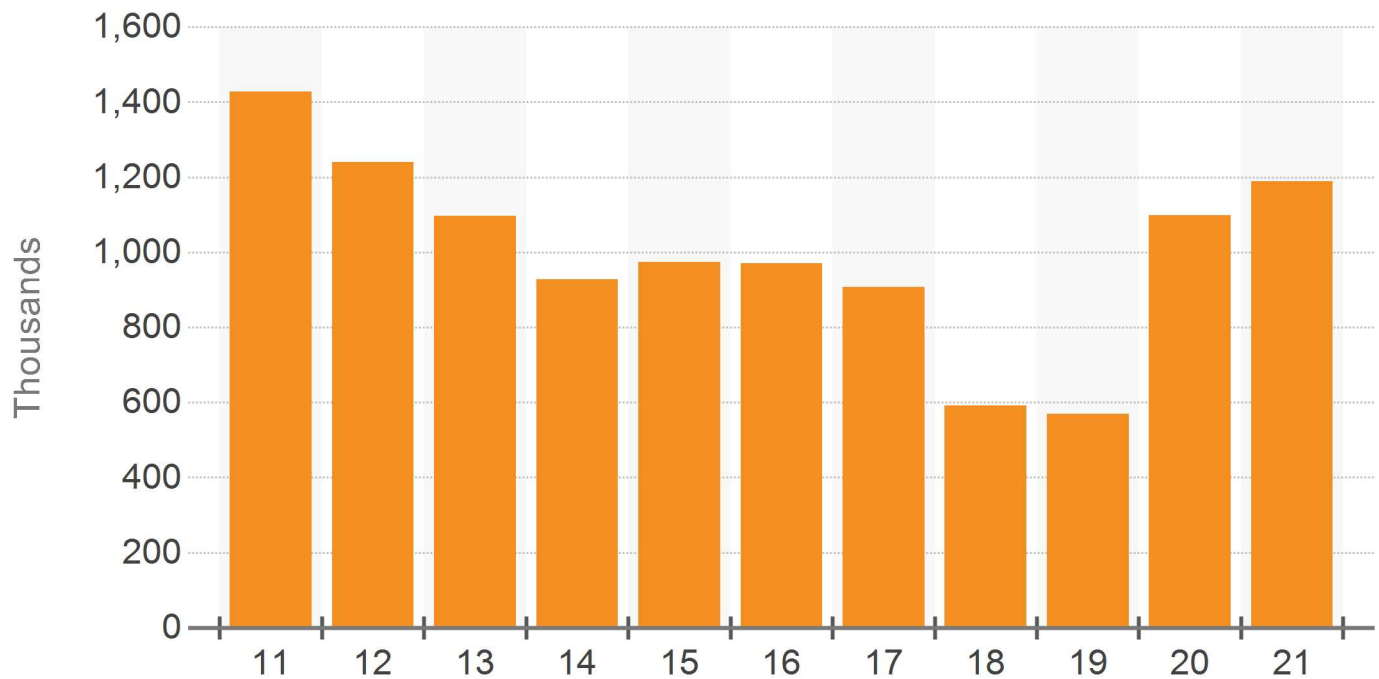
PERCENT LEASED RATE



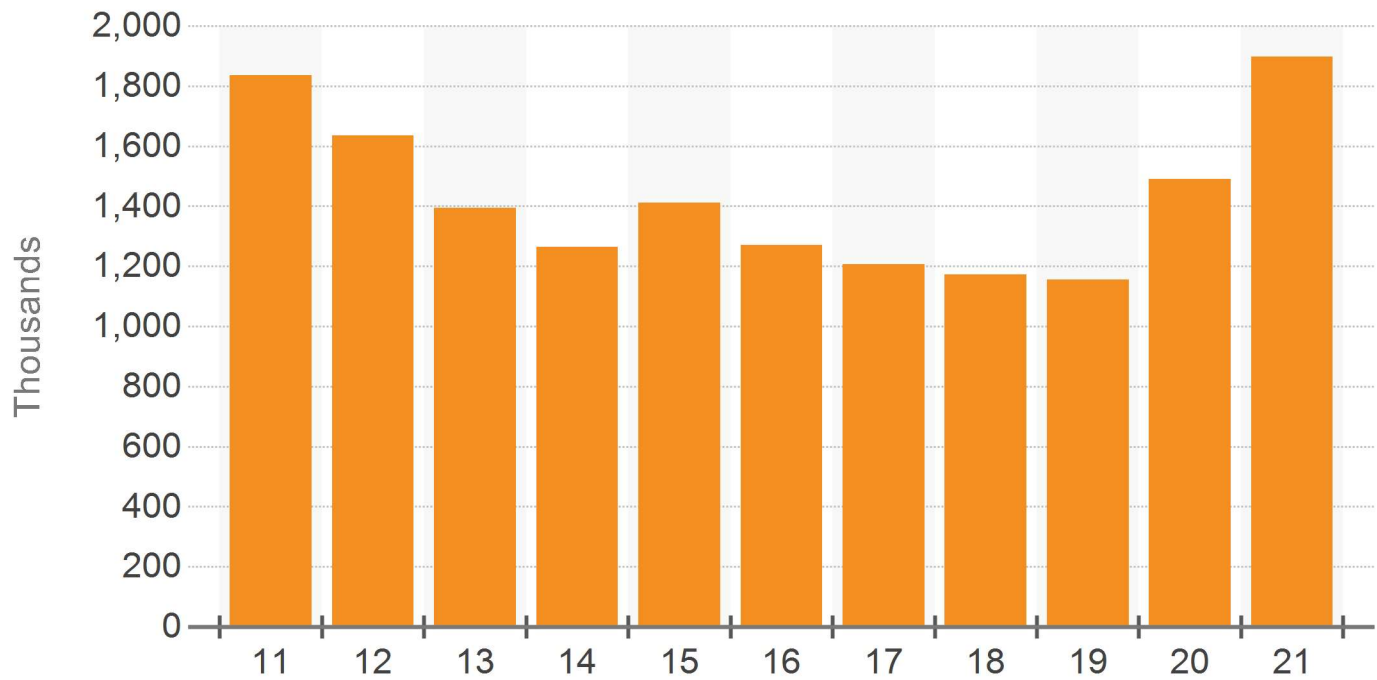
OCCUPANCY & PERCENT LEASED



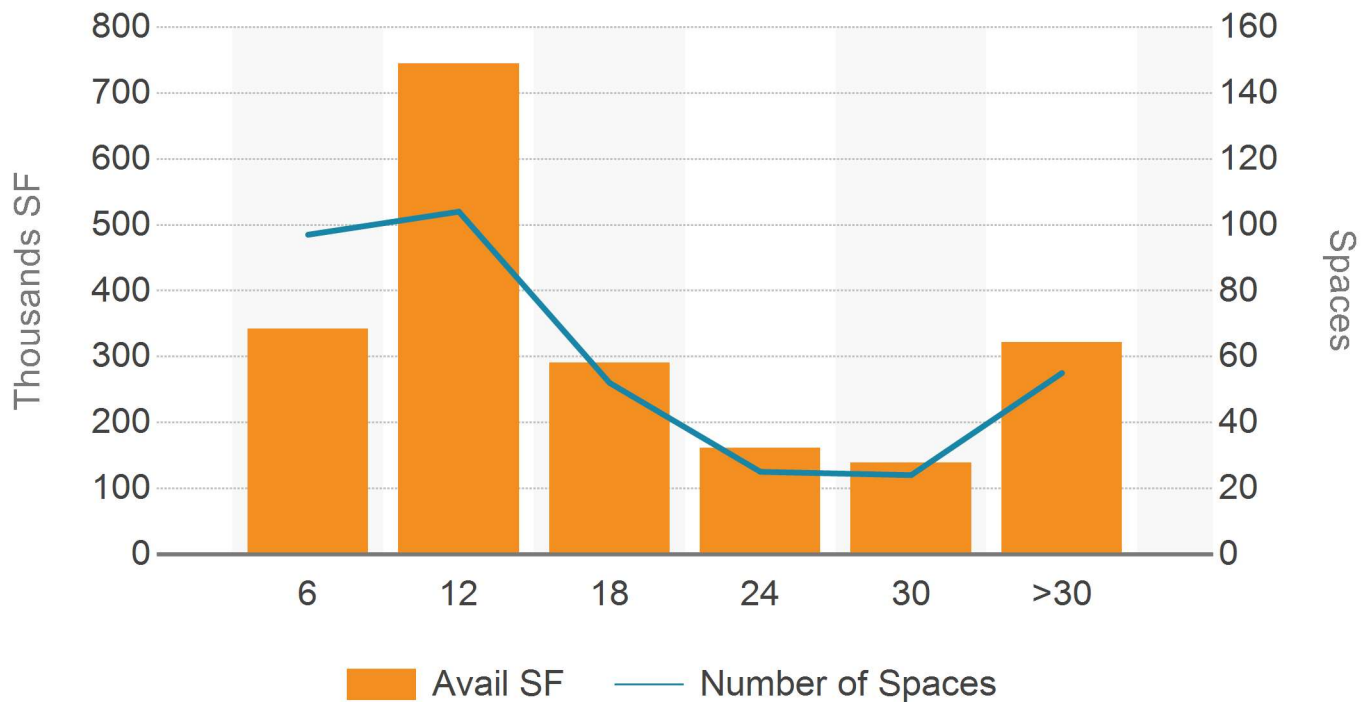
VACANT SF



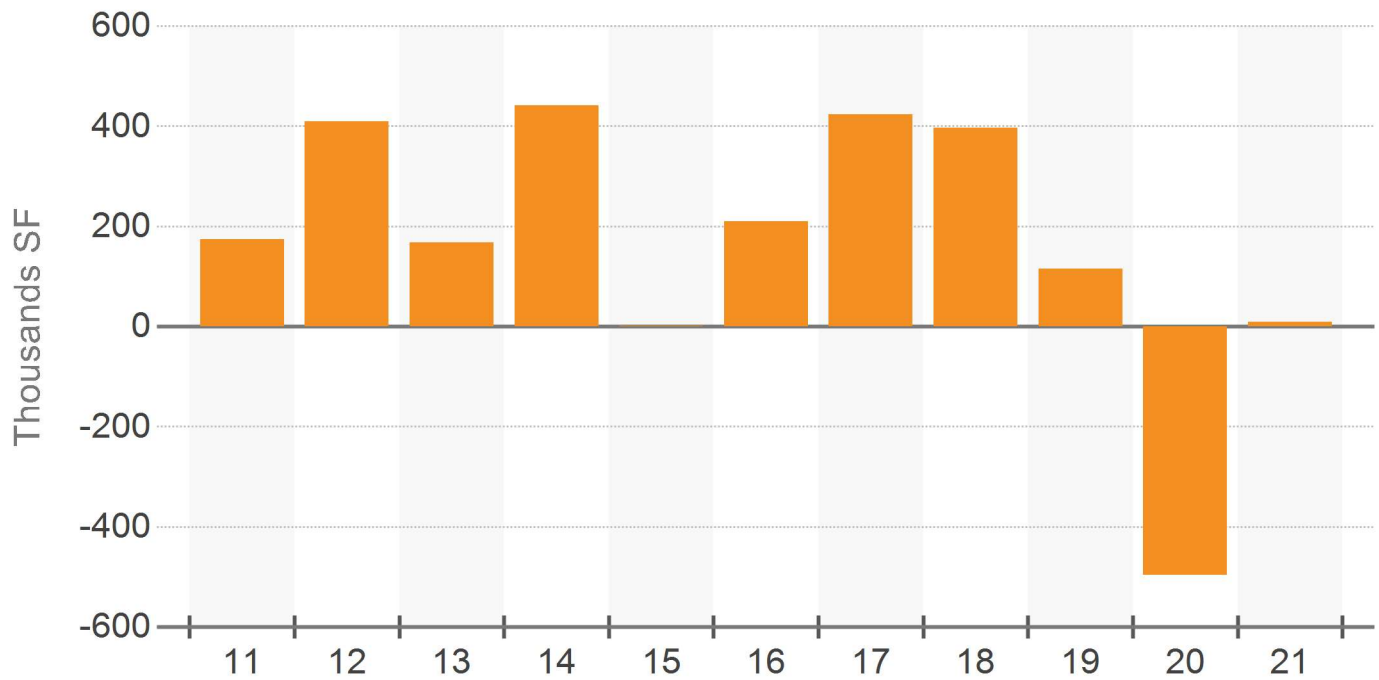
AVAILABLE SF



MONTHS ON MARKET DISTRIBUTION



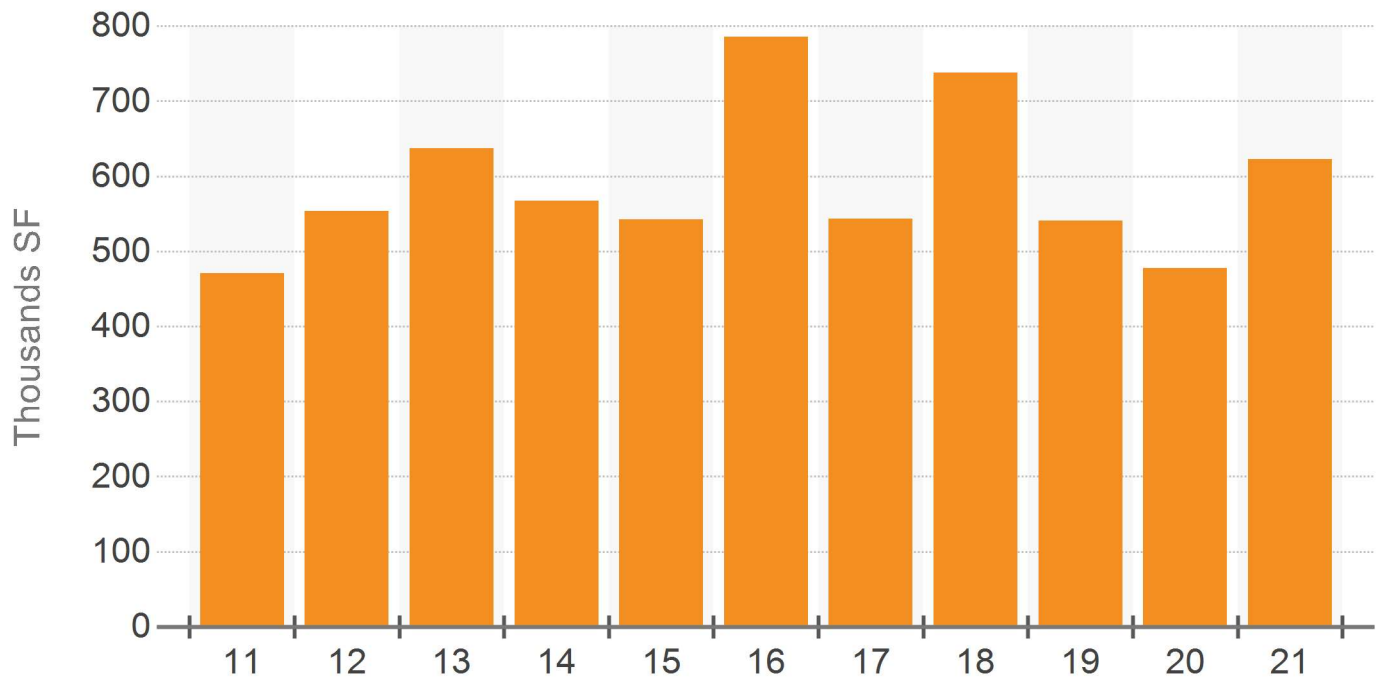
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



MONTHS ON MARKET



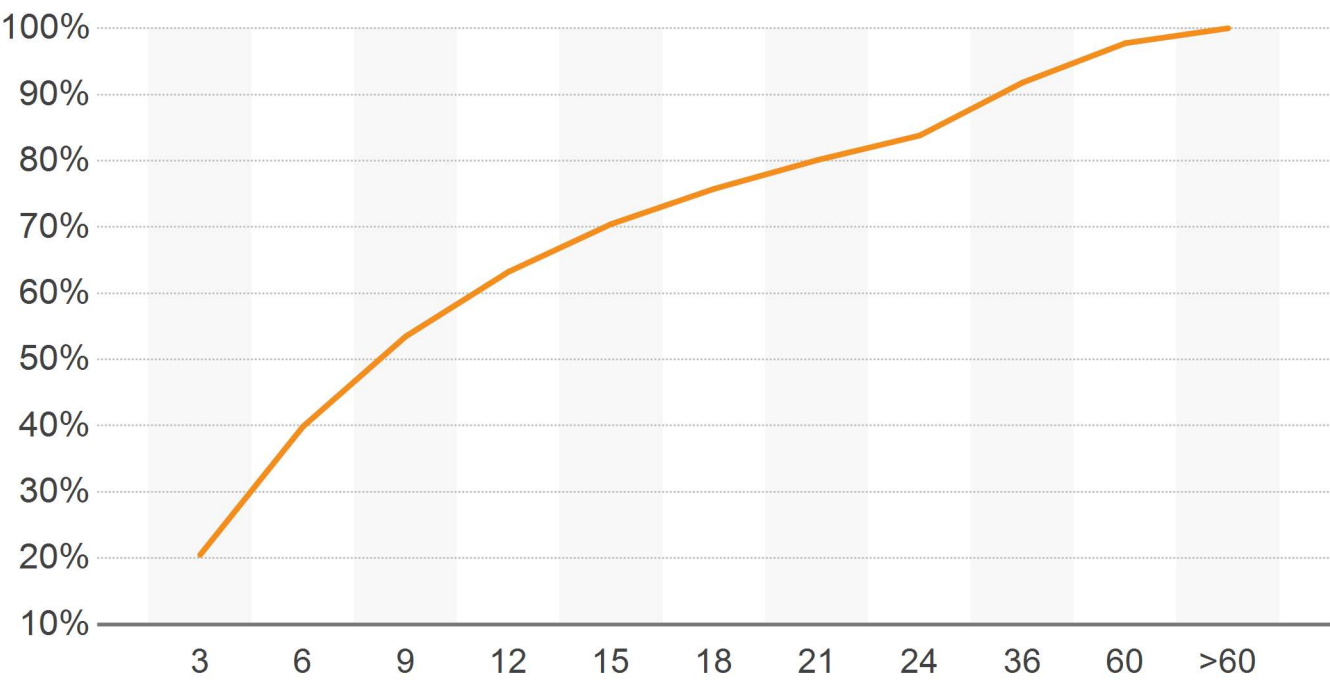
MONTHS TO LEASE



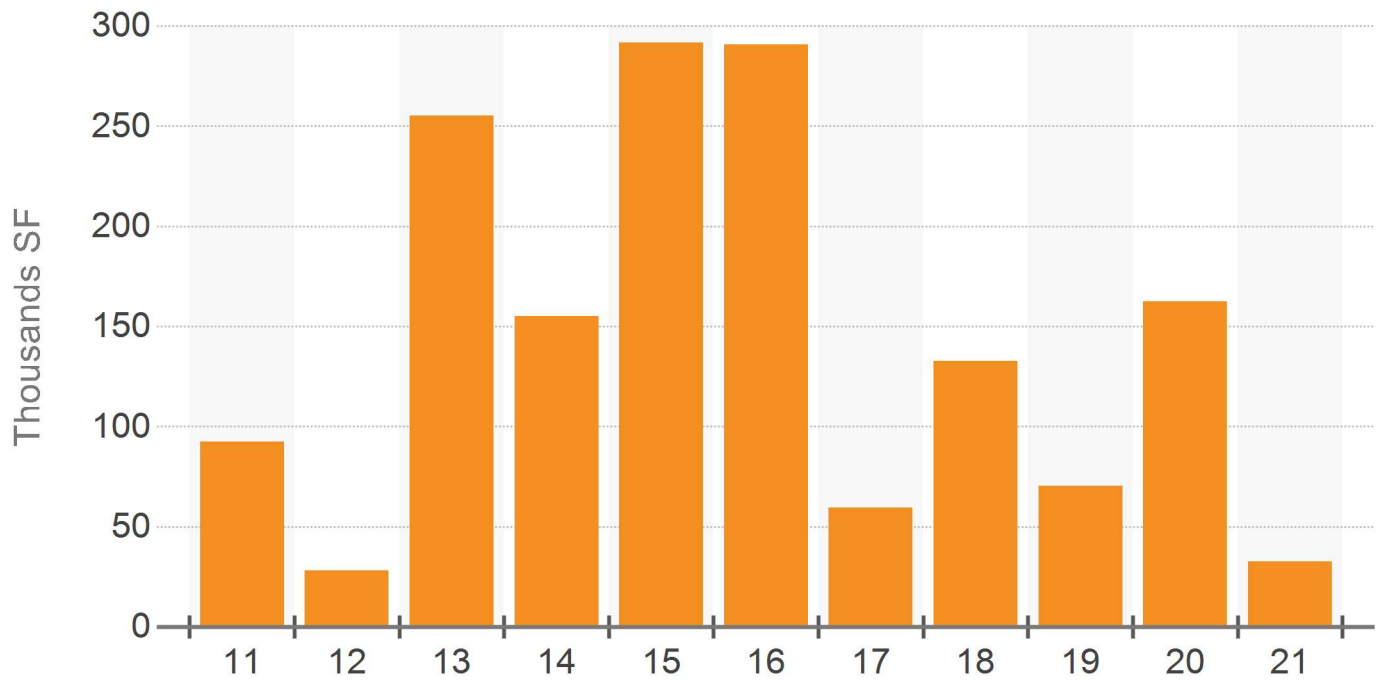
MONTHS VACANT



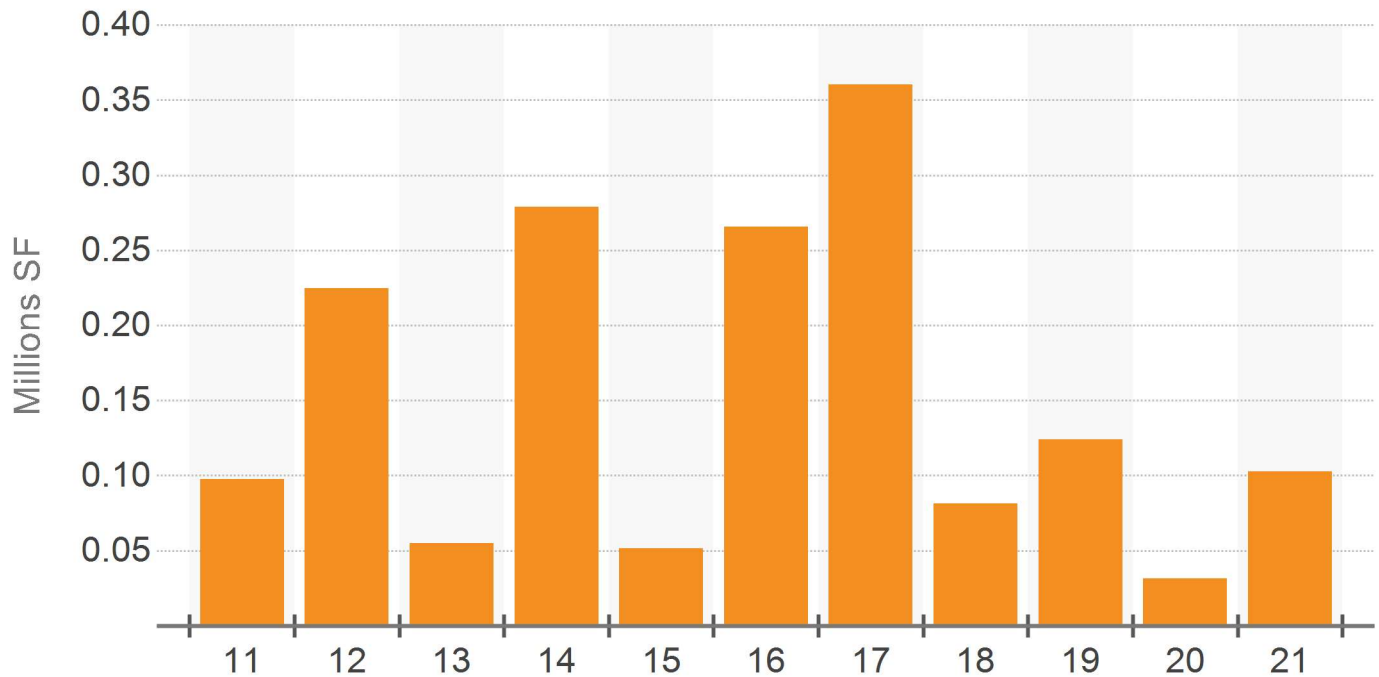
PROBABILITY OF LEASING IN MONTHS



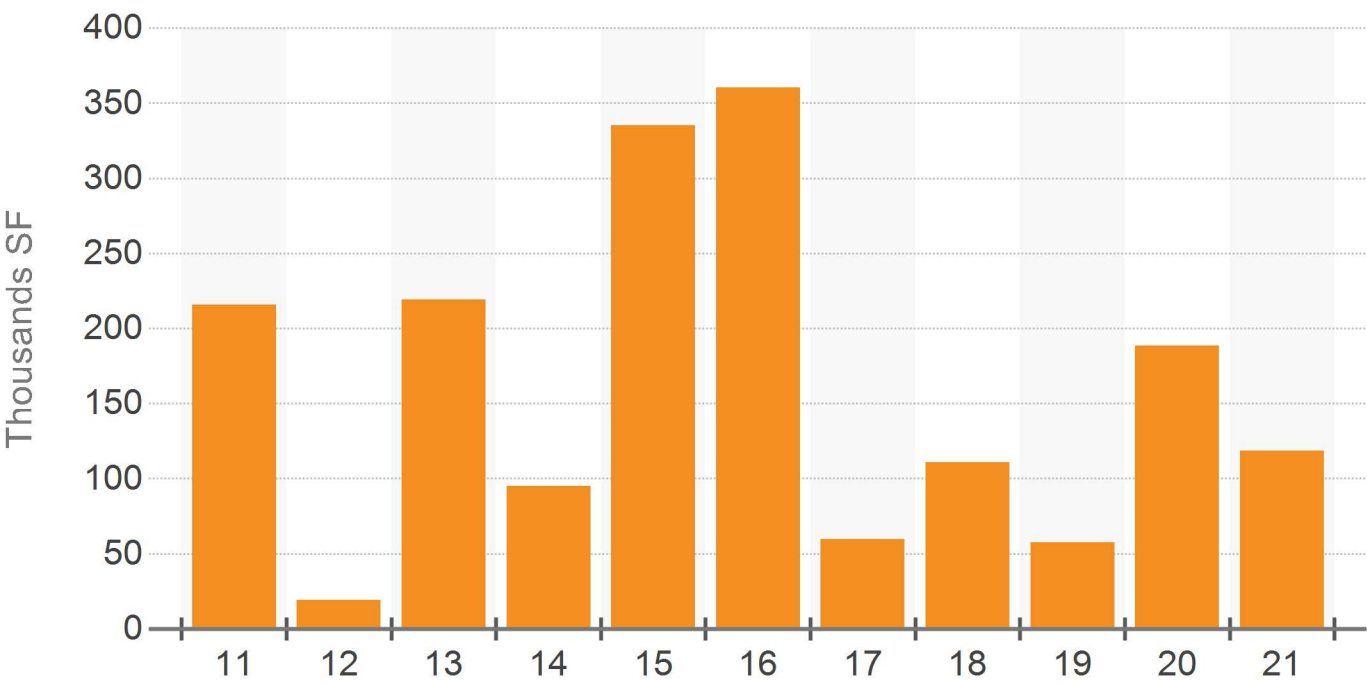
CONSTRUCTION STARTS



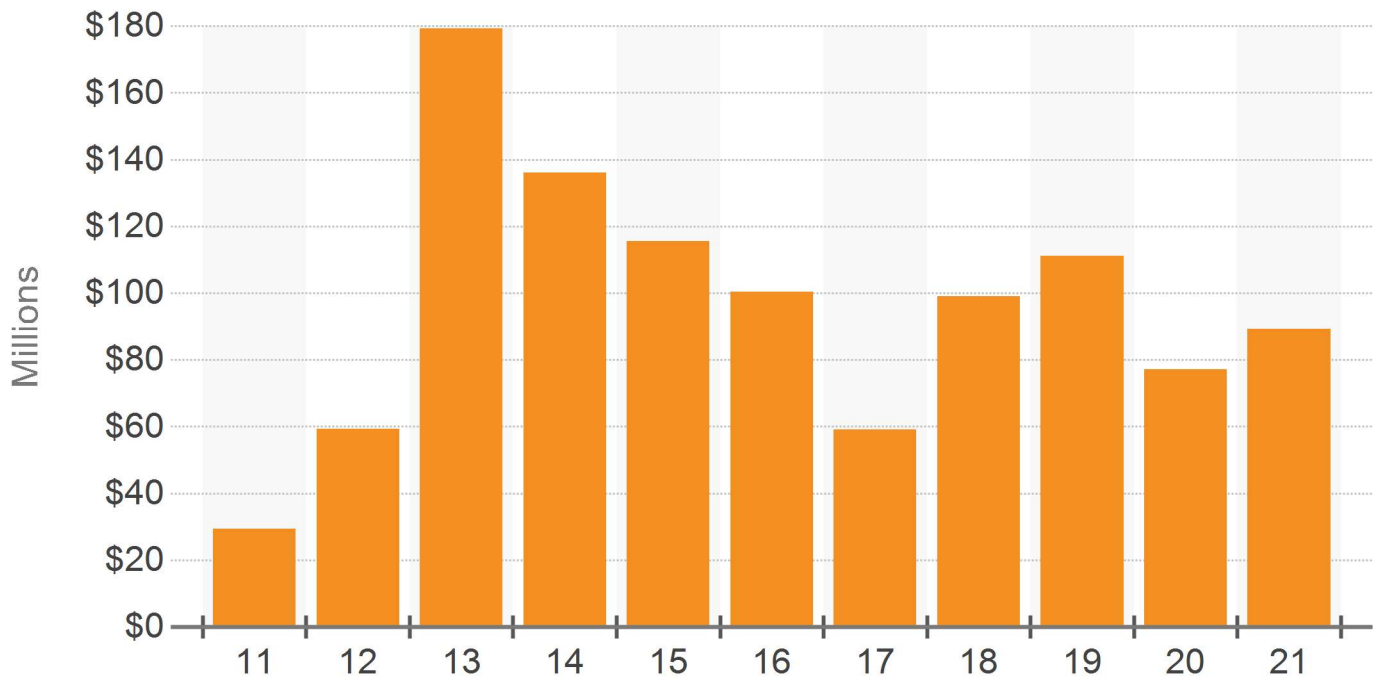
CONSTRUCTION DELIVERIES



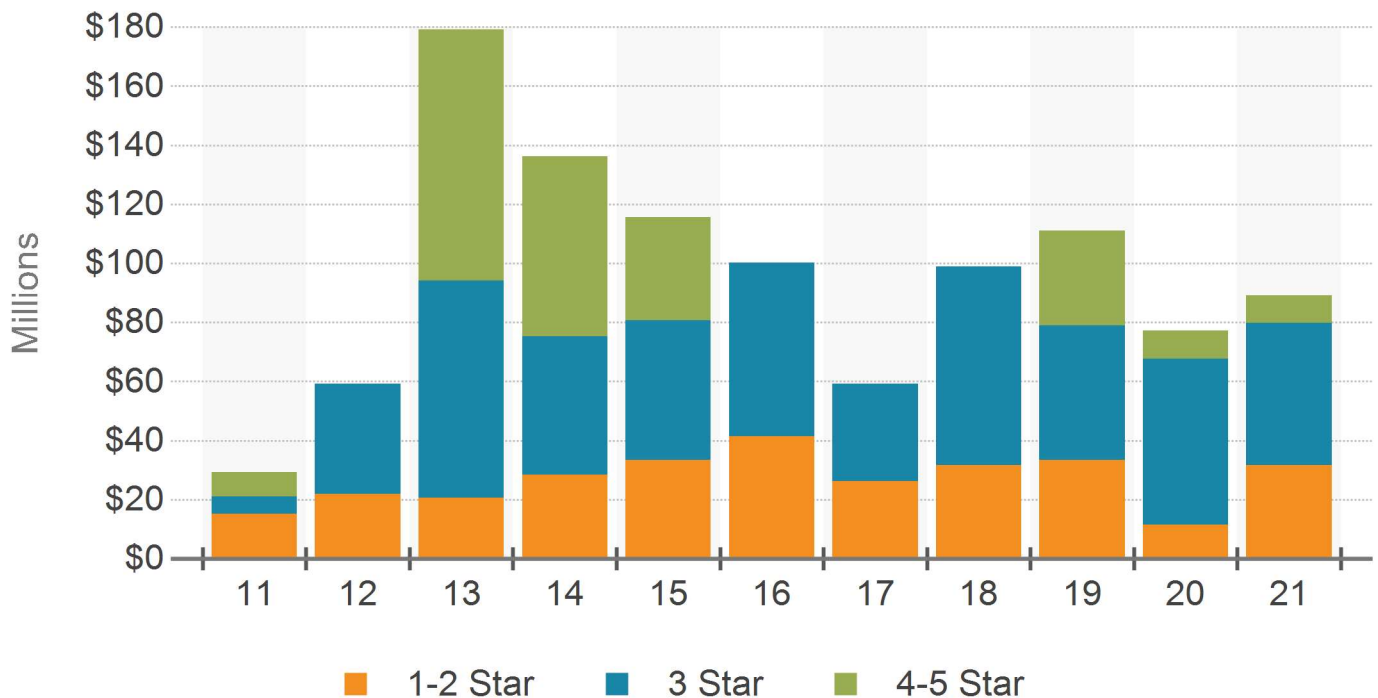
UNDER CONSTRUCTION



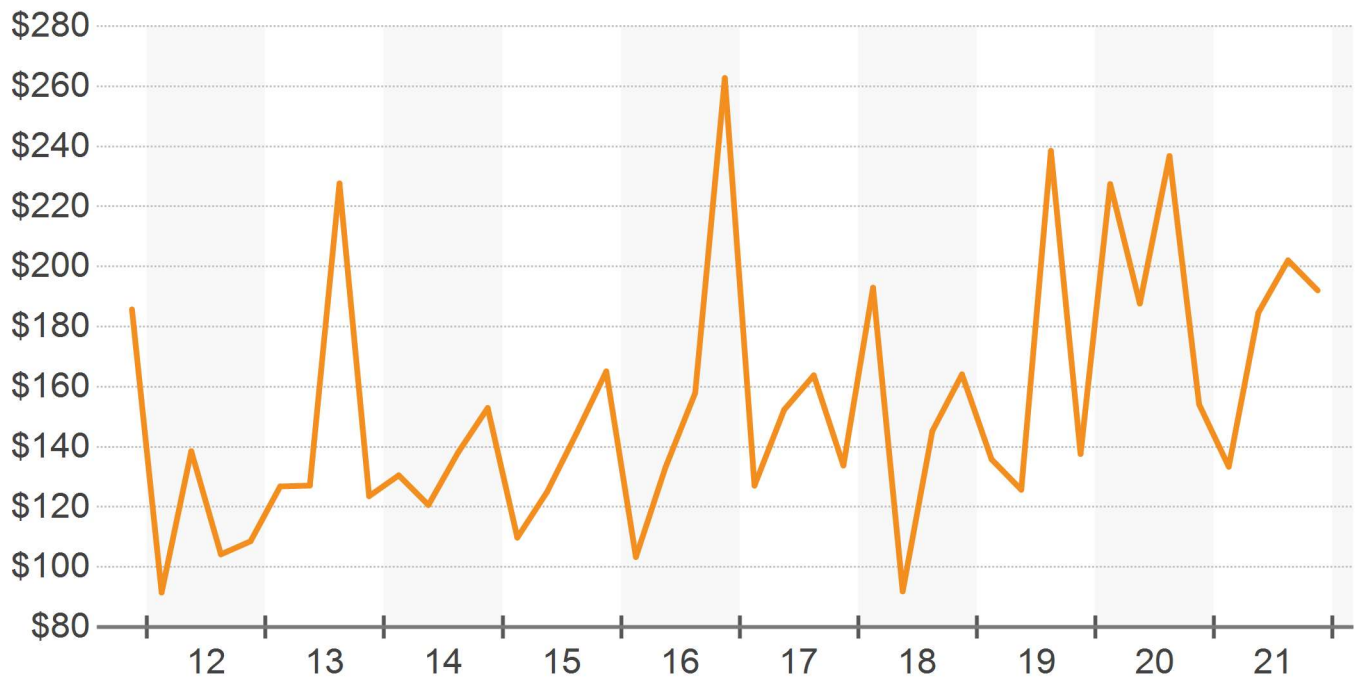
SALES VOLUME



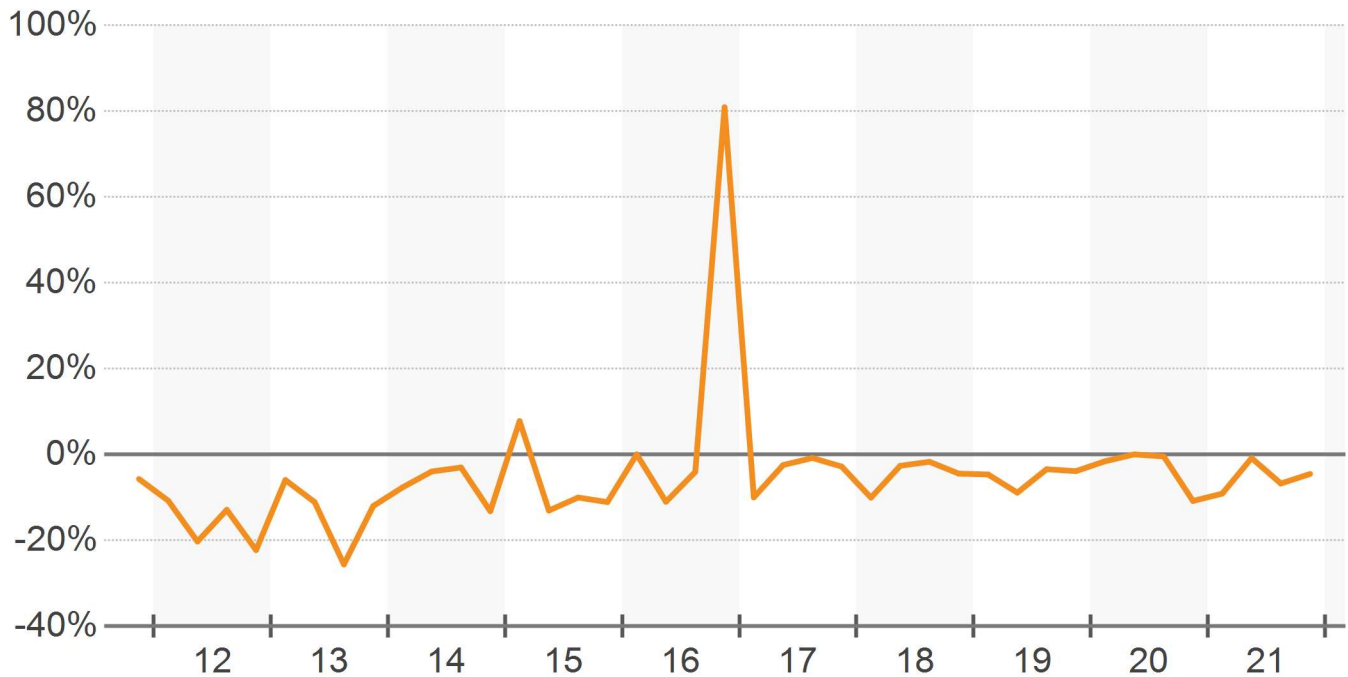
SALES VOLUME BY STAR RATING



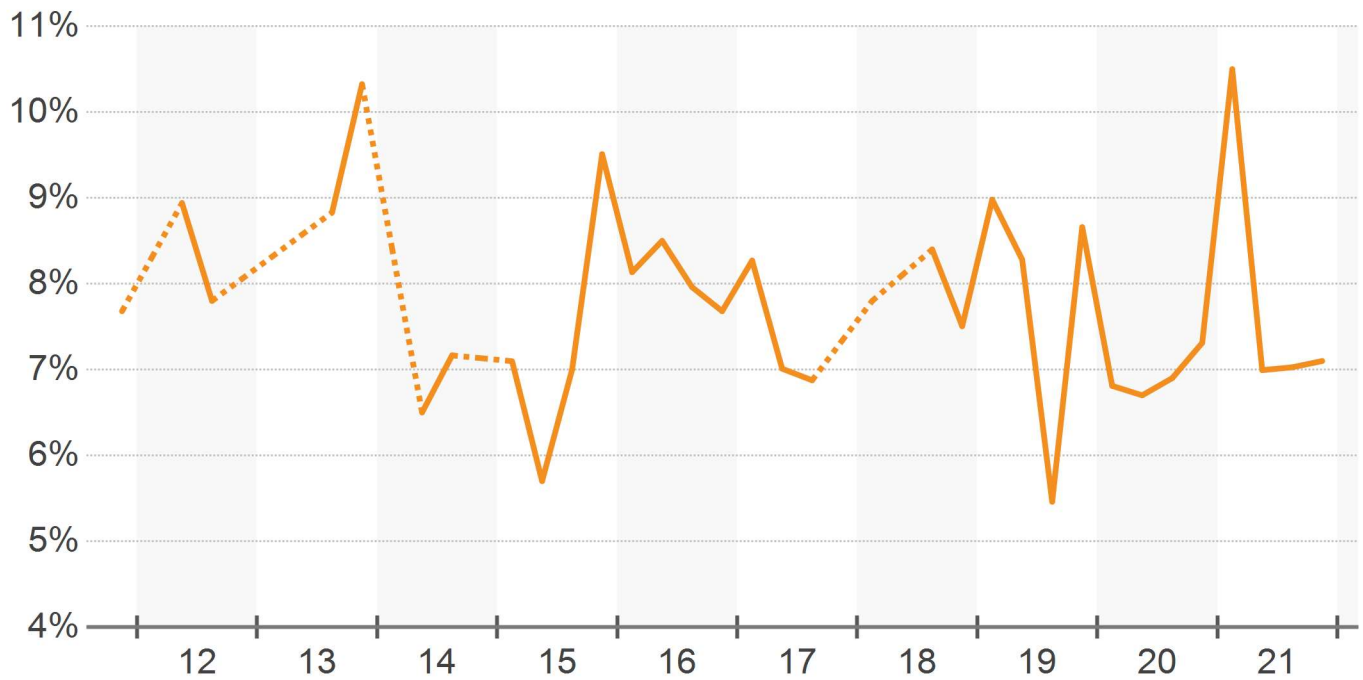
AVERAGE SALE PRICE PER SF



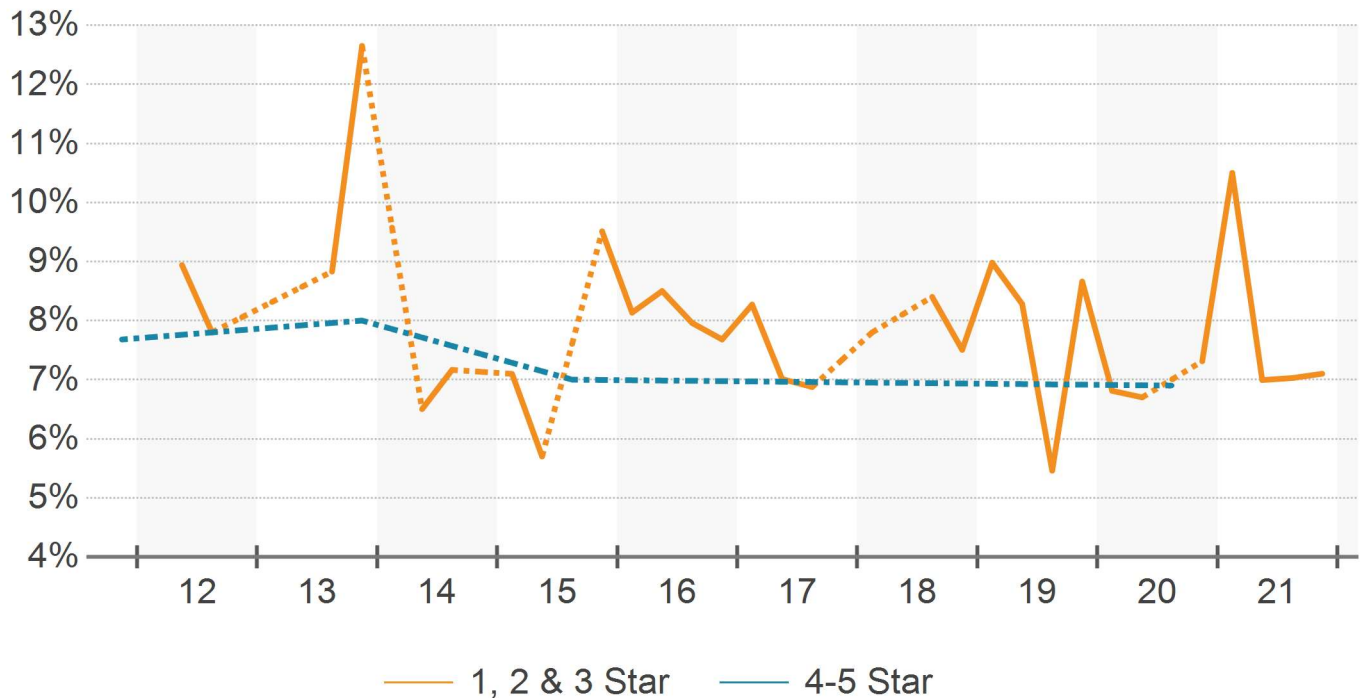
SALE TO ASKING PRICE DIFFERENTIAL



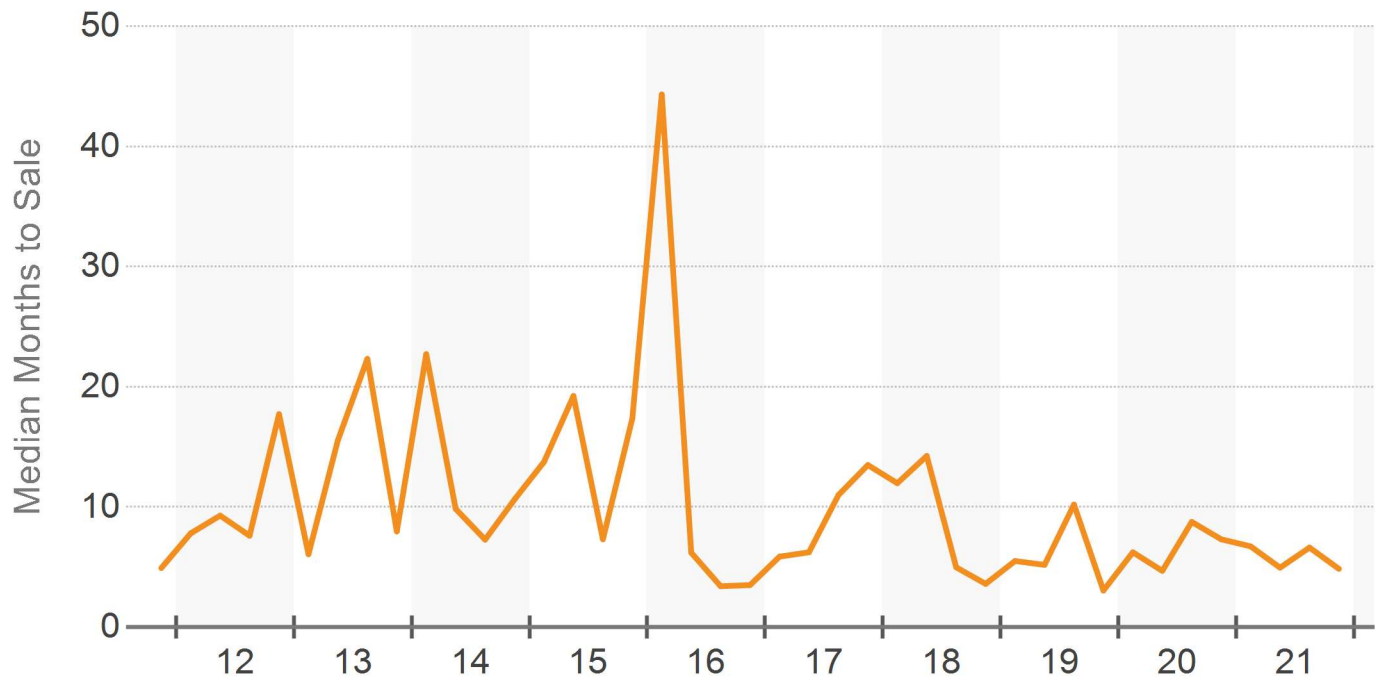
CAP RATE



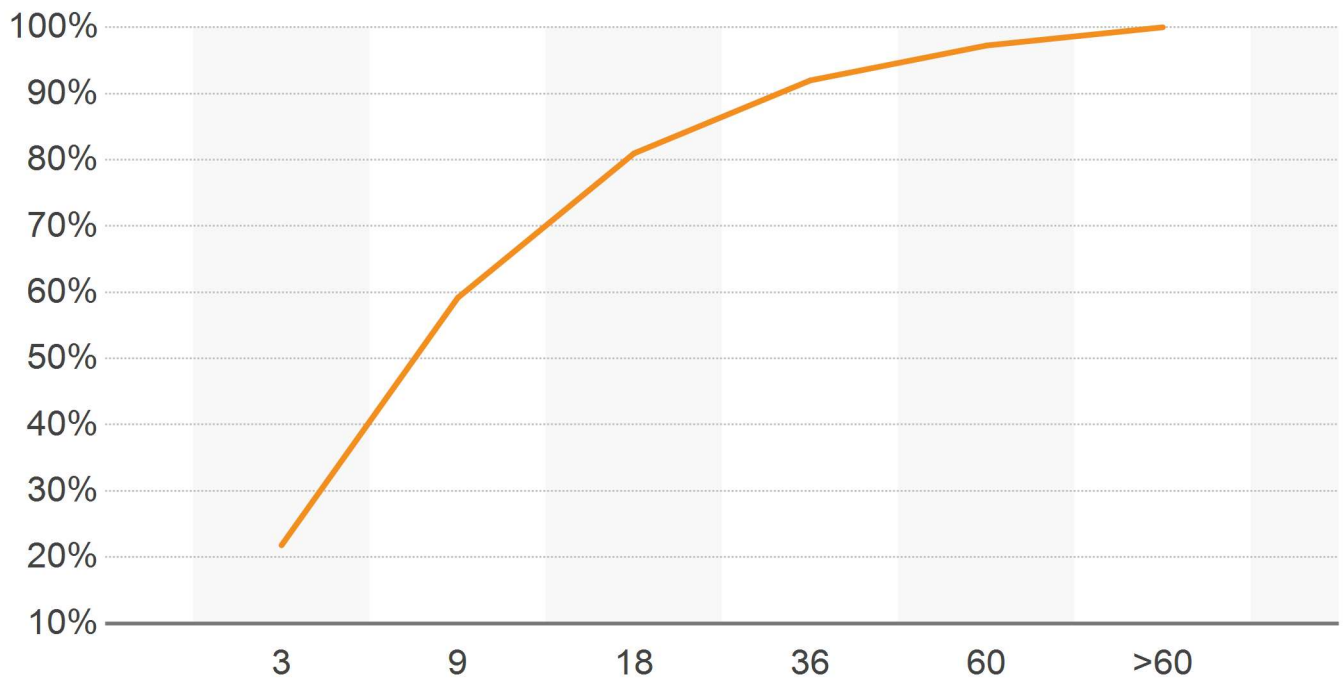
CAP RATE BY STAR RATING



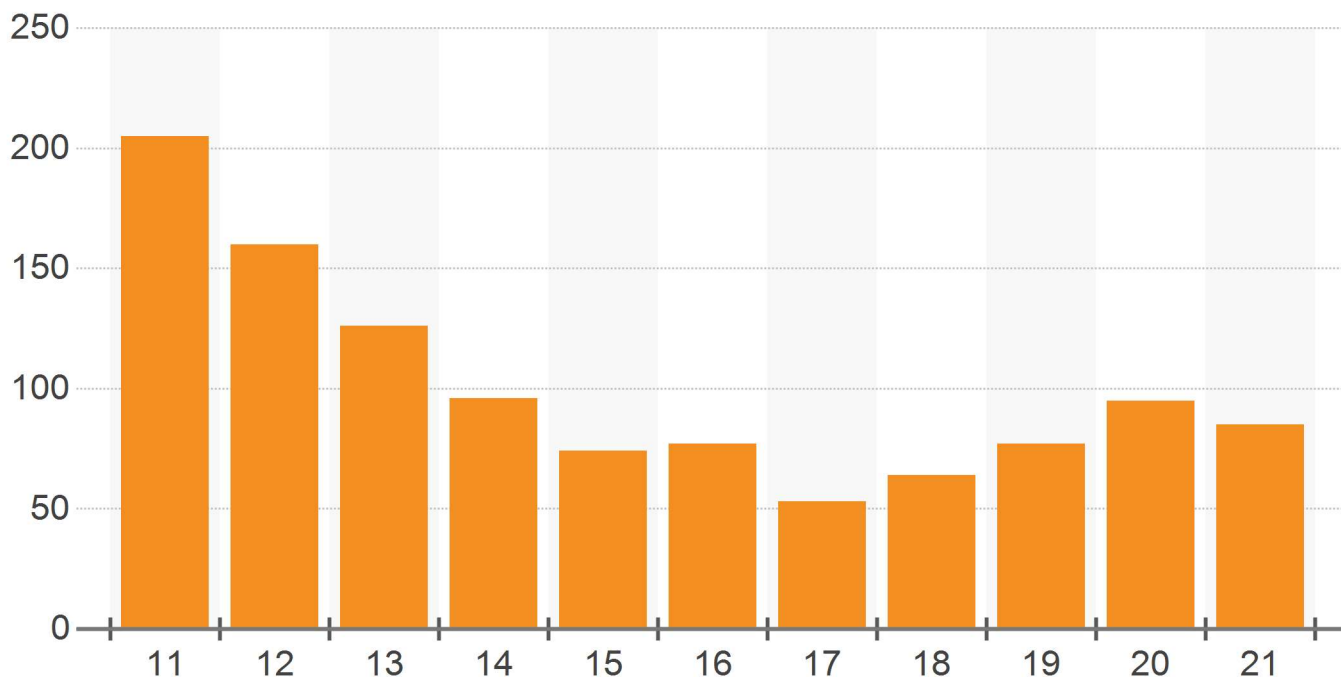
MONTHS TO SALE



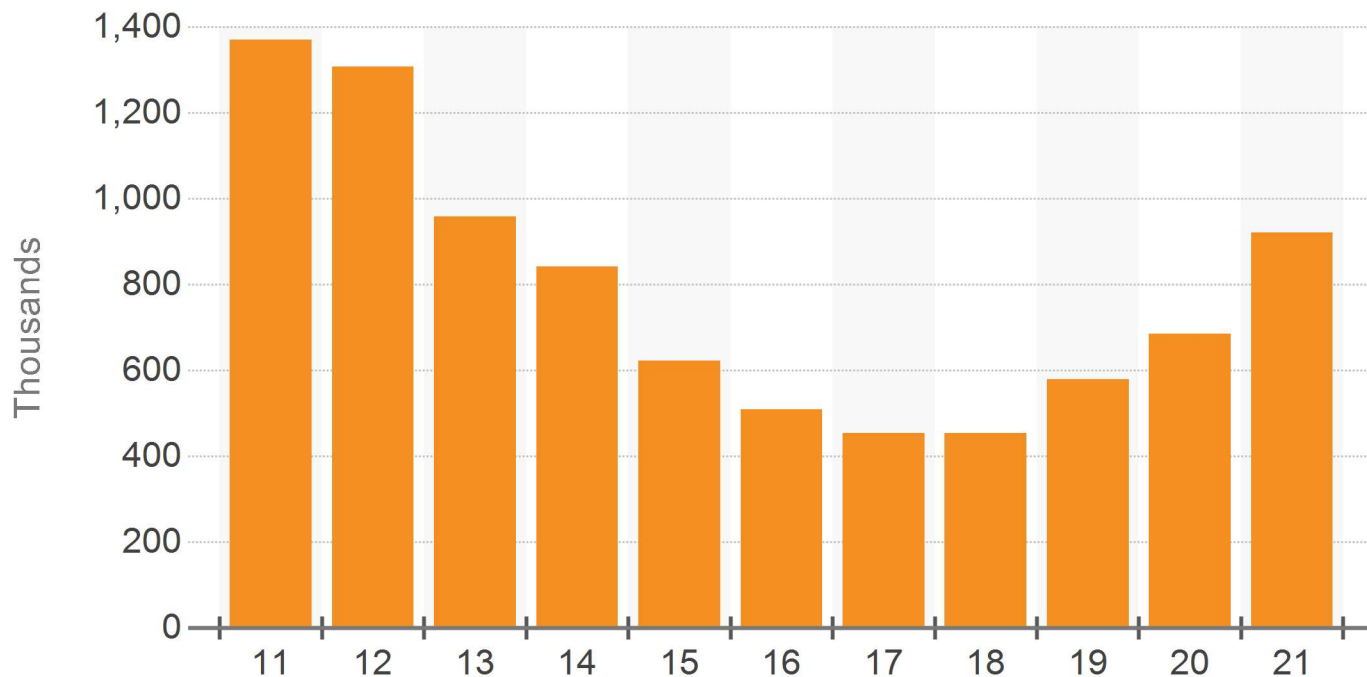
PROBABILITY OF SELLING IN MONTHS



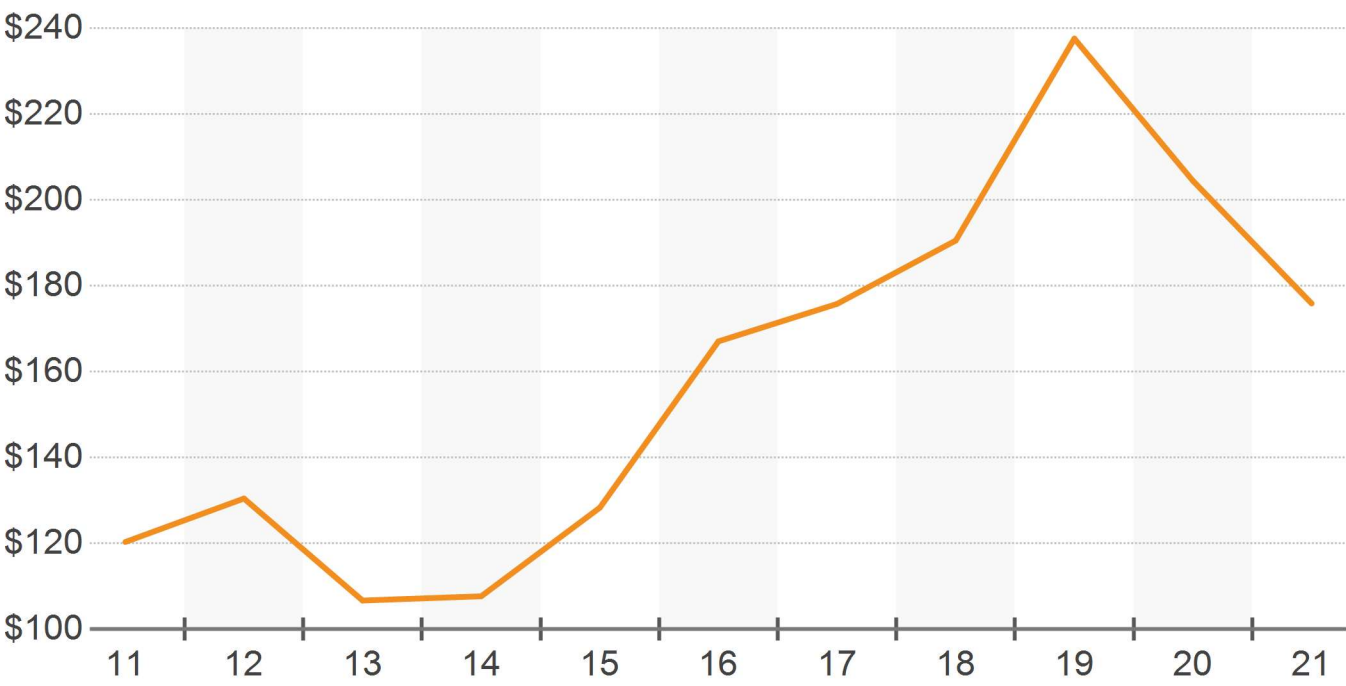
FOR SALE TOTAL LISTINGS



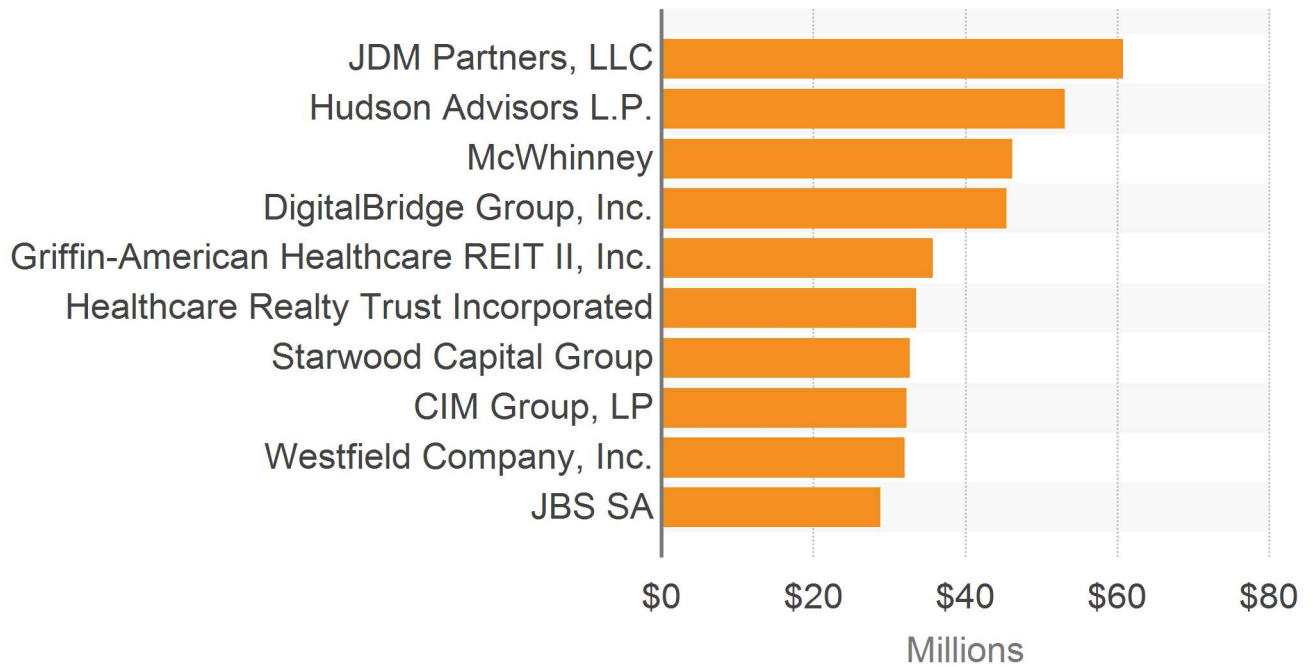
FOR SALE TOTAL SF



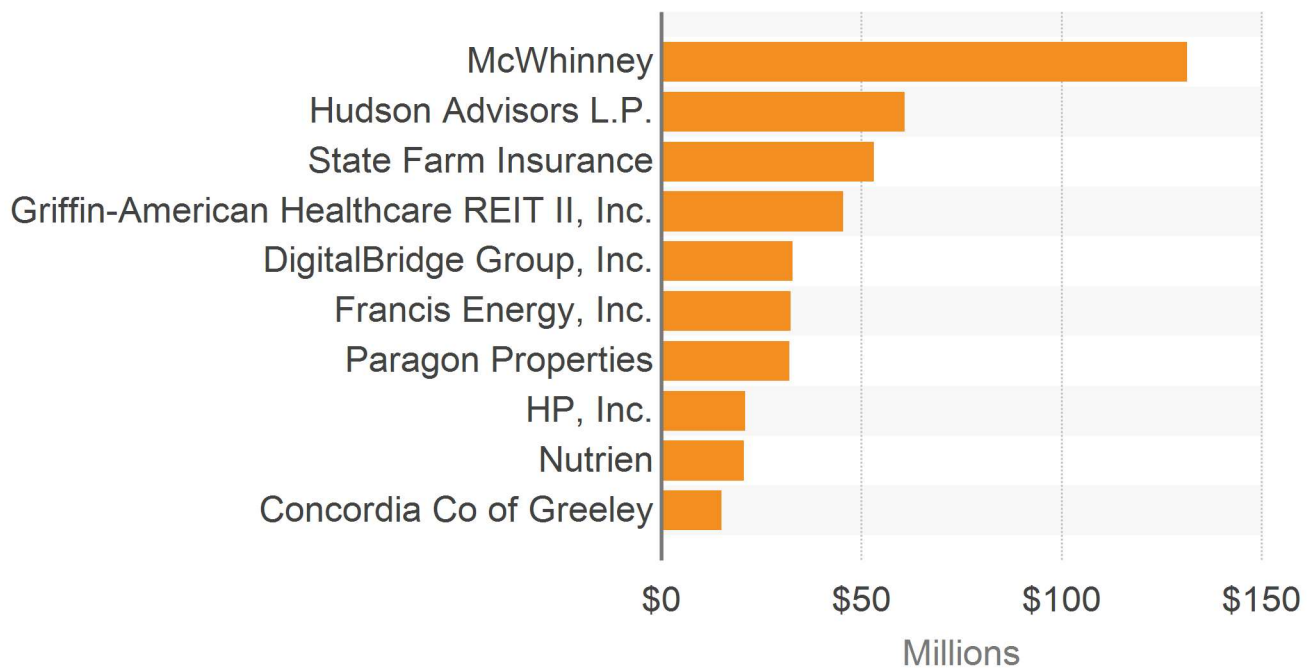
ASKING PRICE PER SF



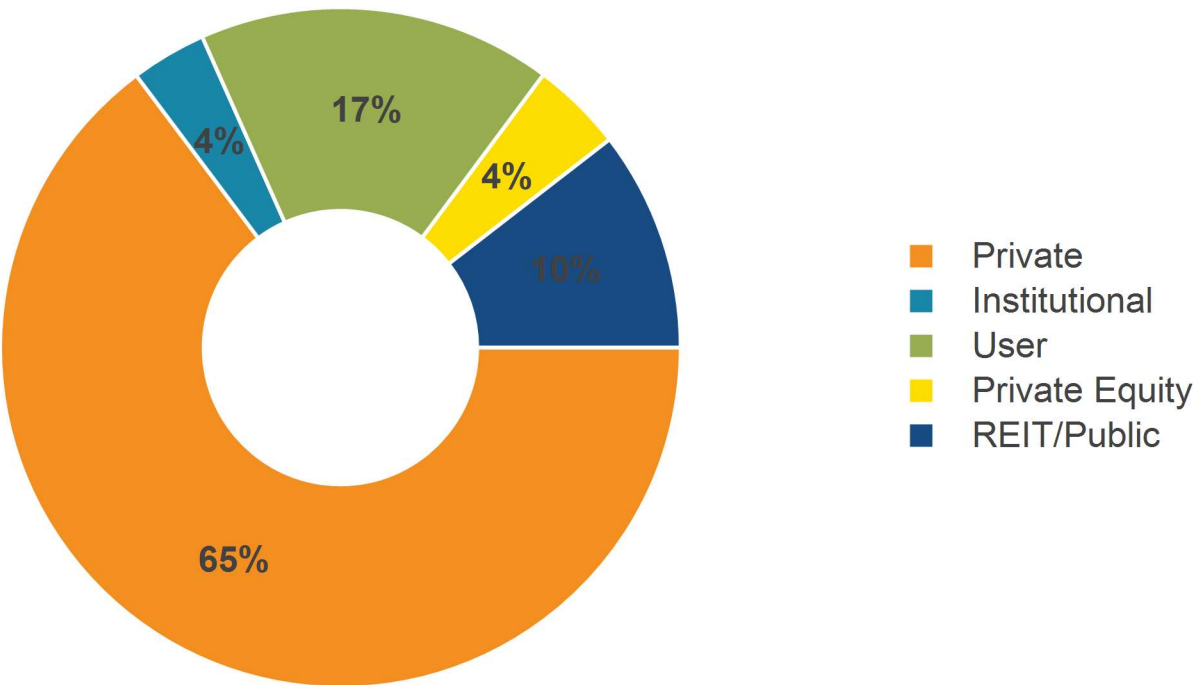
TOP BUYERS



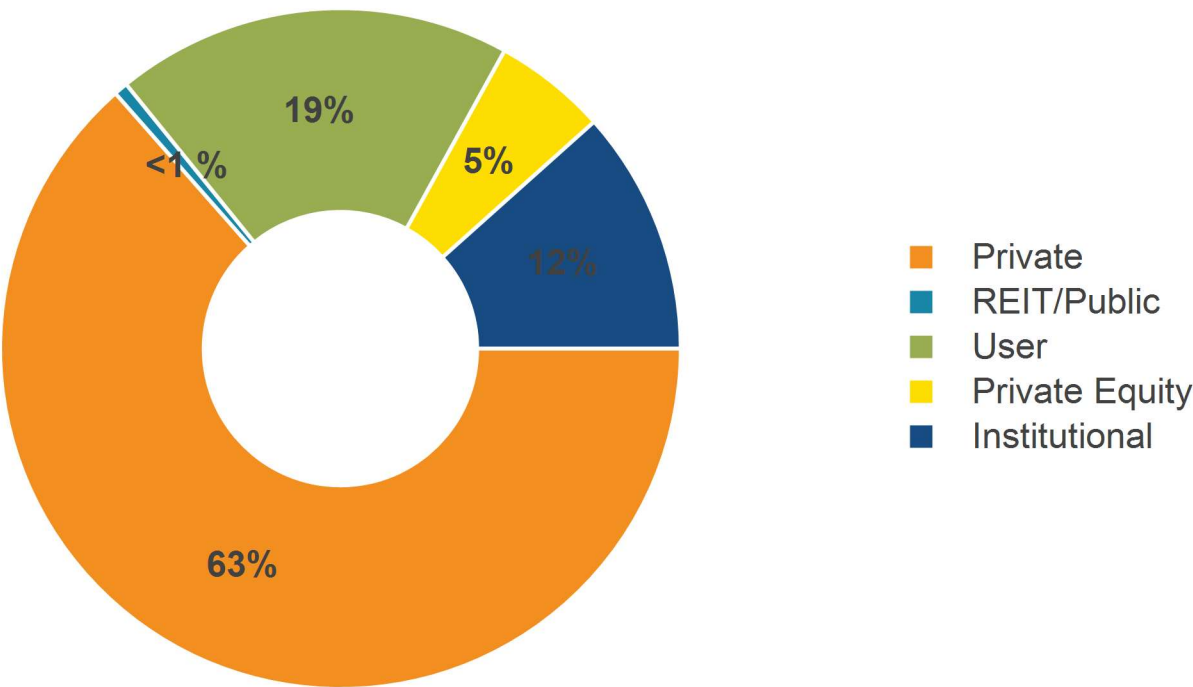
TOP SELLERS



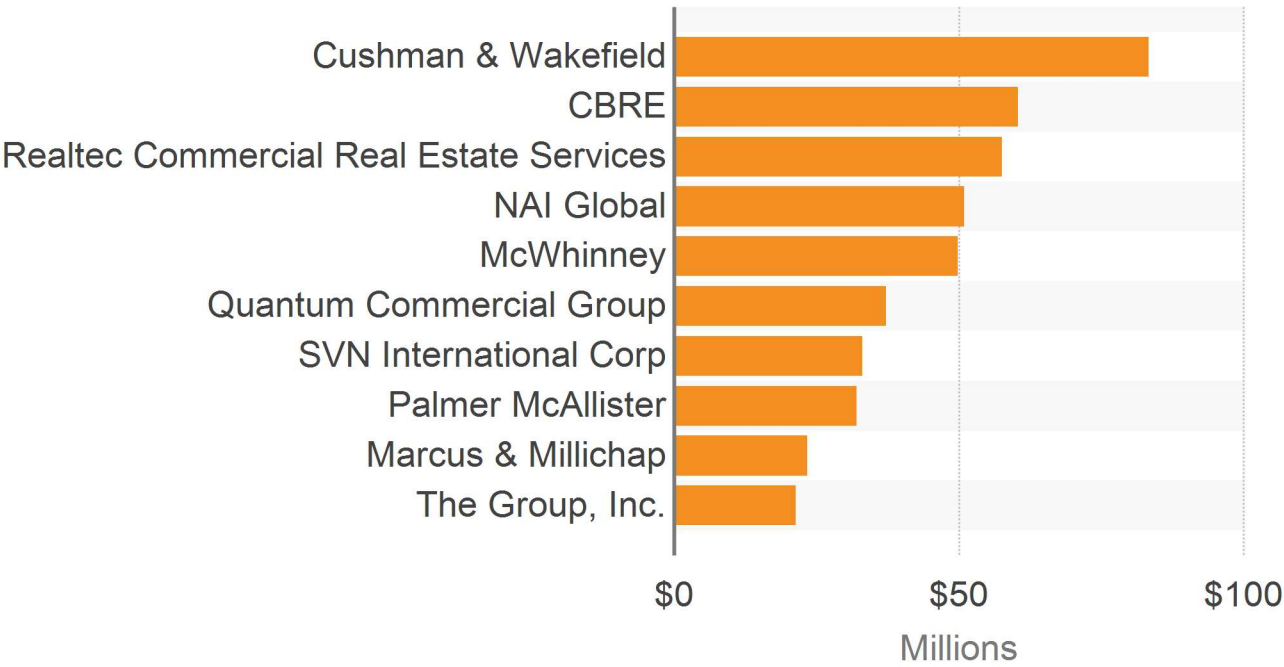
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

