



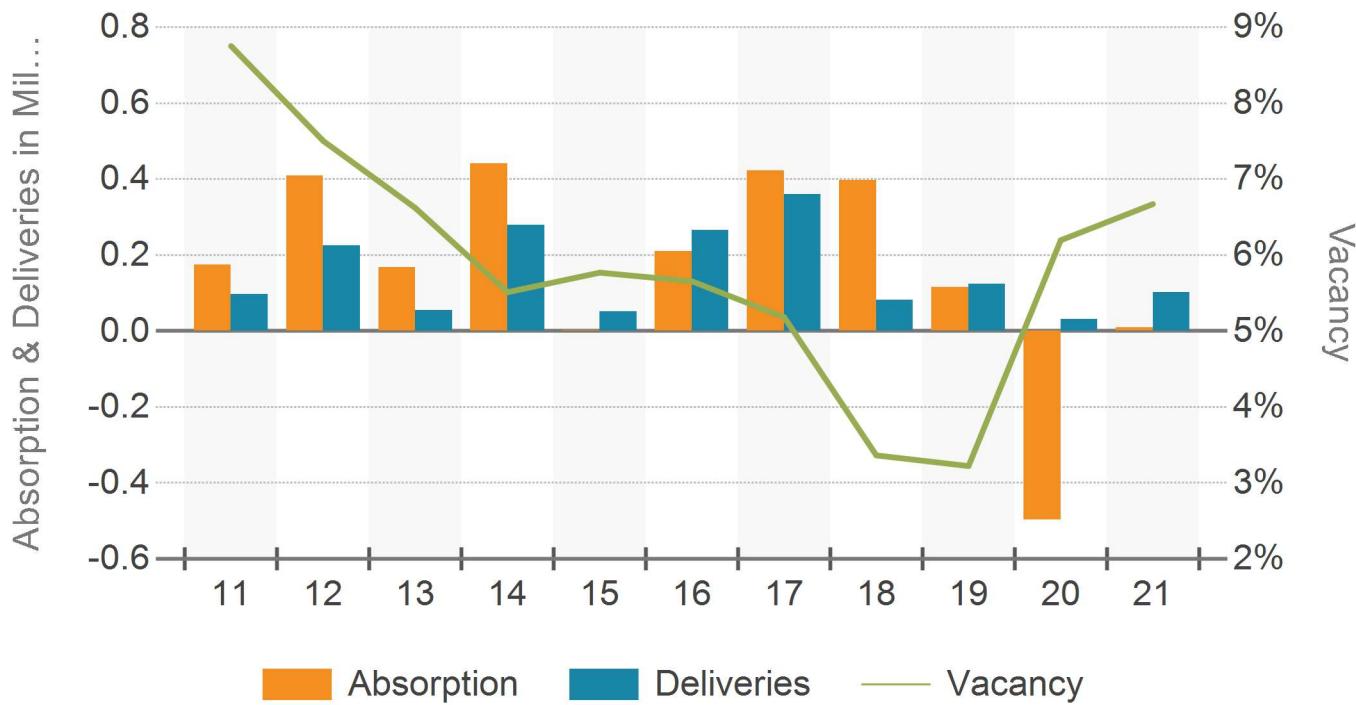
Office Report - Larimer/Weld County

PREPARED BY

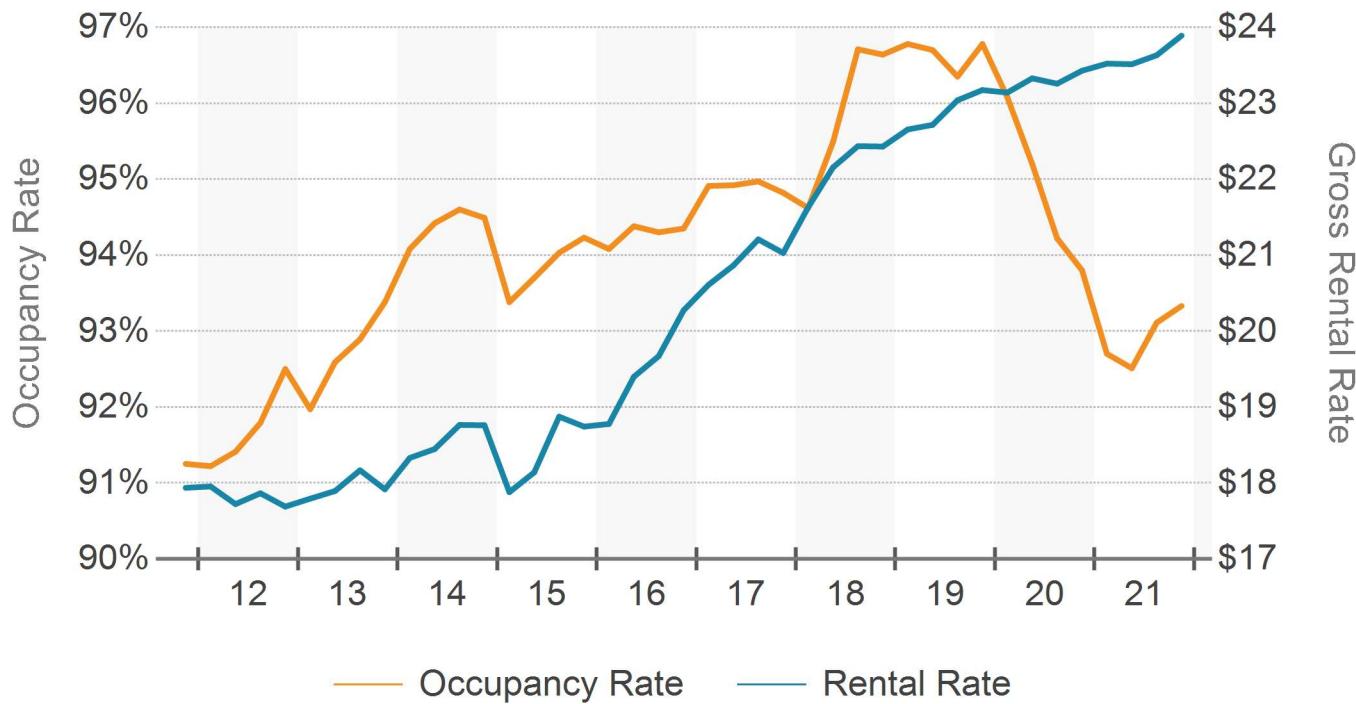
REALTEC
COMMERCIAL REAL ESTATE SERVICES
Jamie Globelnik
Associate Broker

 CoStar™

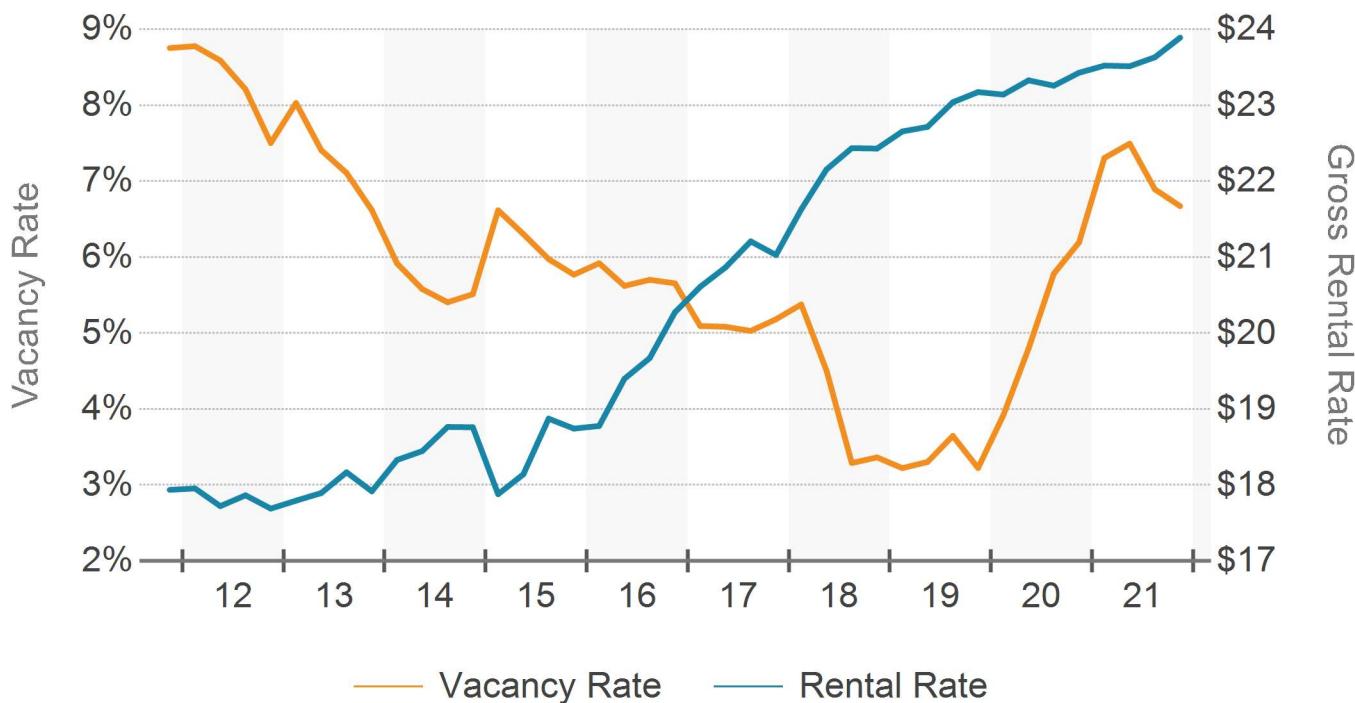
ABSORPTION, DELIVERIES, VACANCY



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

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

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

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%

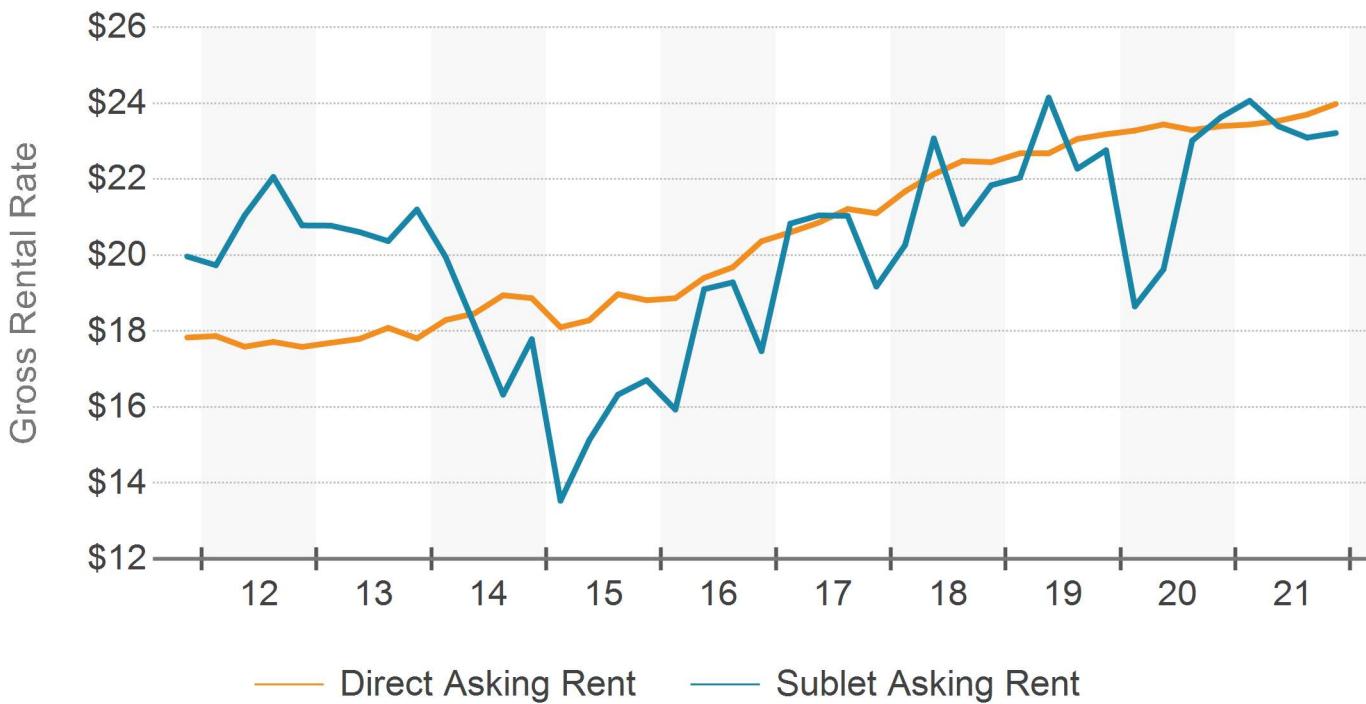
Rental Rates

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GROSS ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



Vacancy & Availability

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VACANCY RATE



SUBLEASE VACANCY RATE



Vacancy & Availability

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AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



Vacancy & Availability

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OCCUPANCY RATE



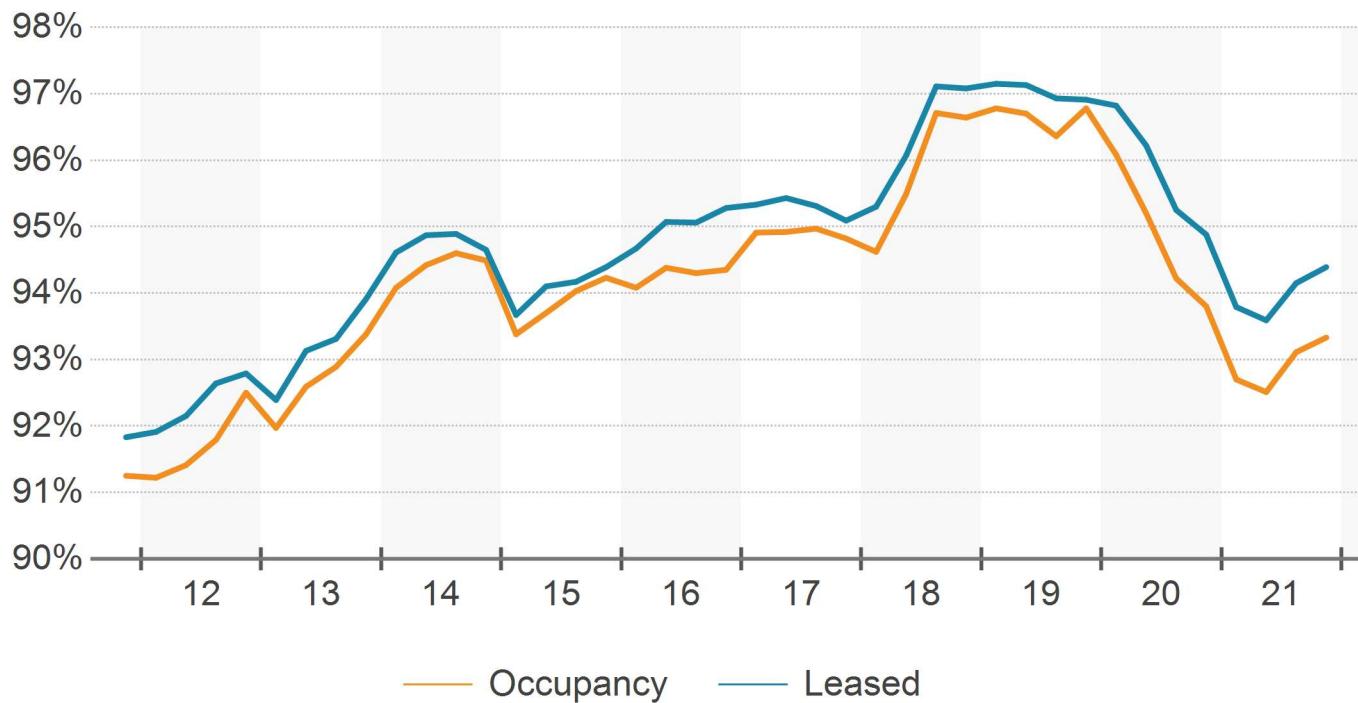
PERCENT LEASED RATE



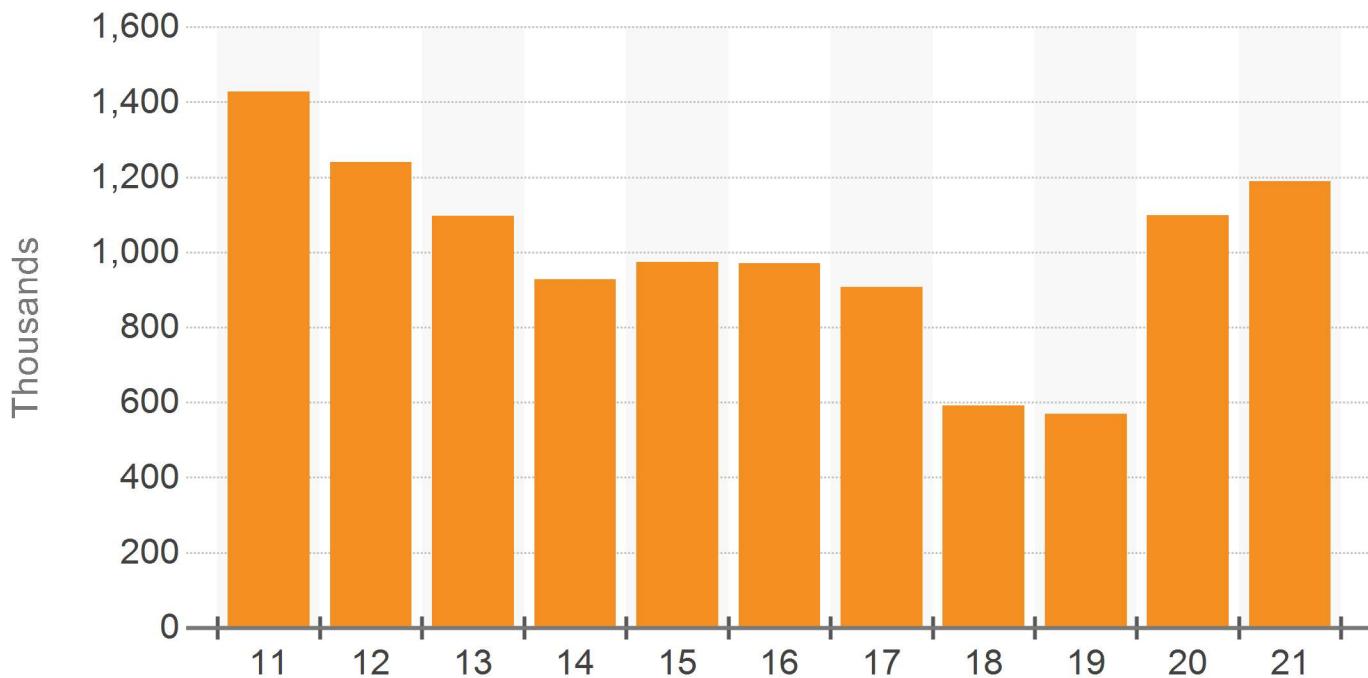
Vacancy & Availability

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OCCUPANCY & PERCENT LEASED



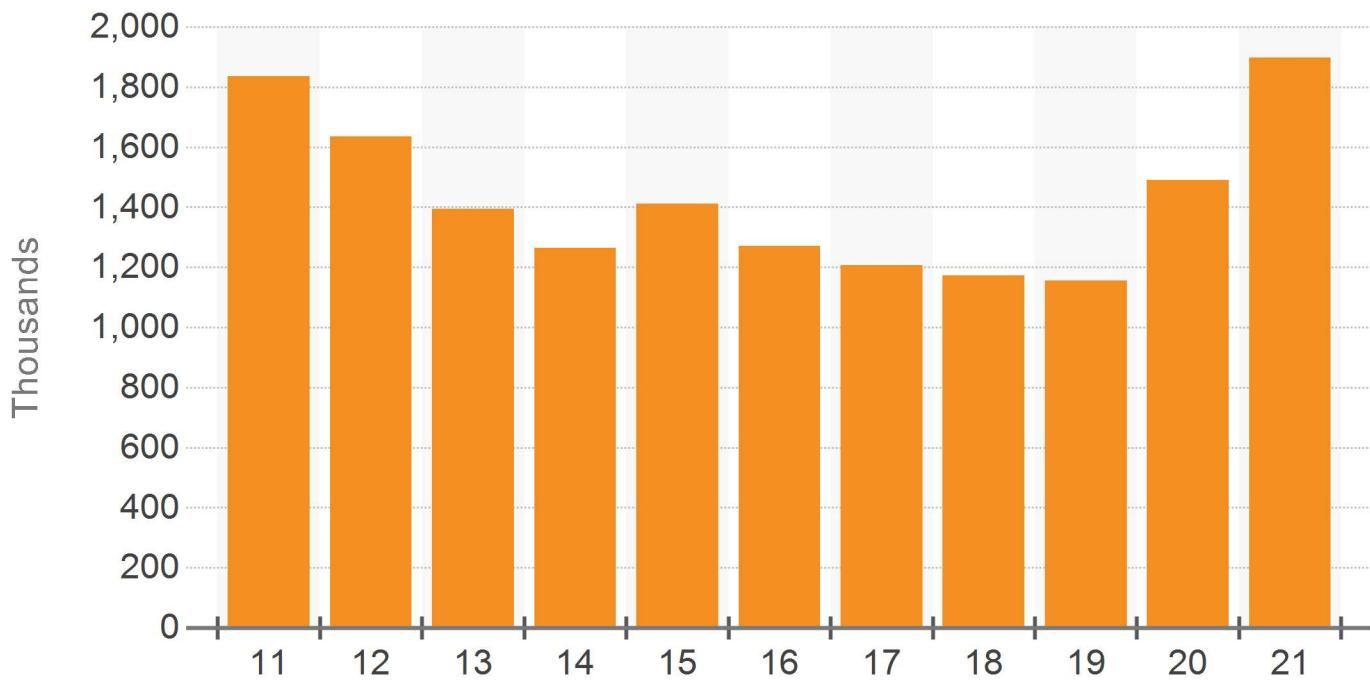
VACANT SF



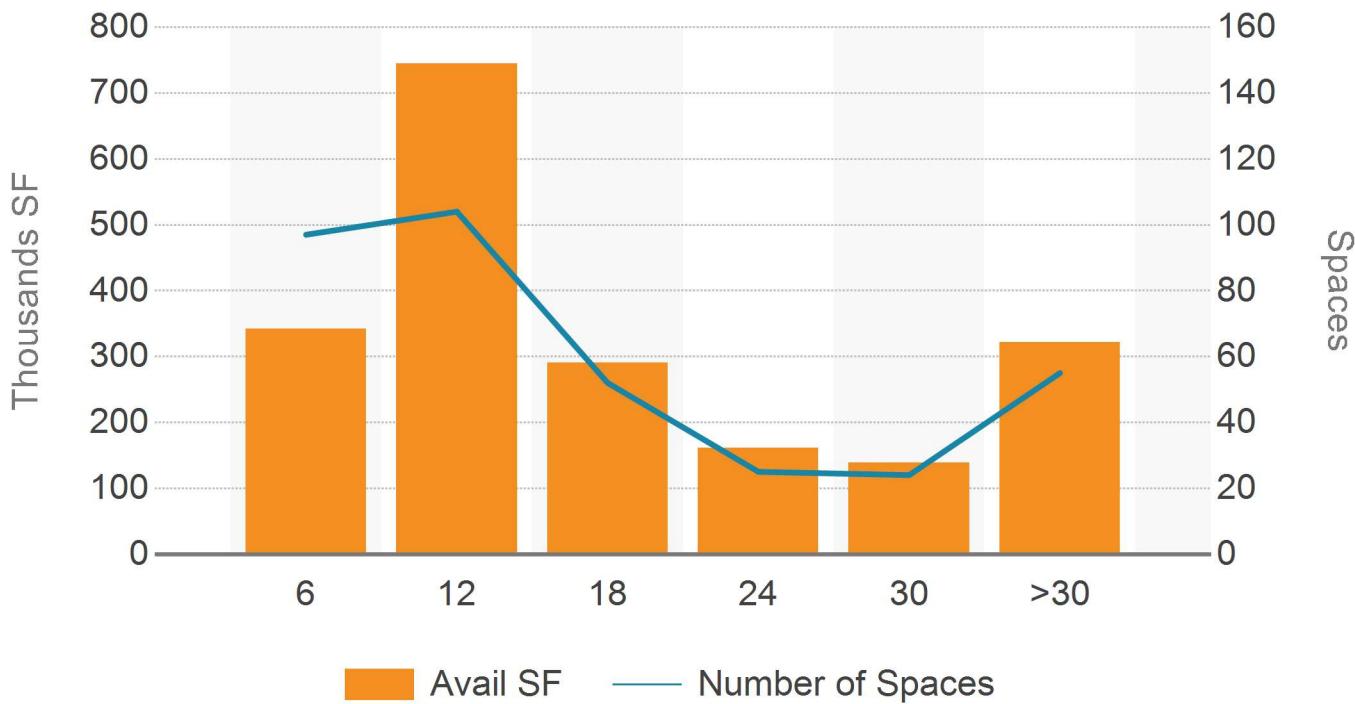
Vacancy & Availability

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AVAILABLE SF



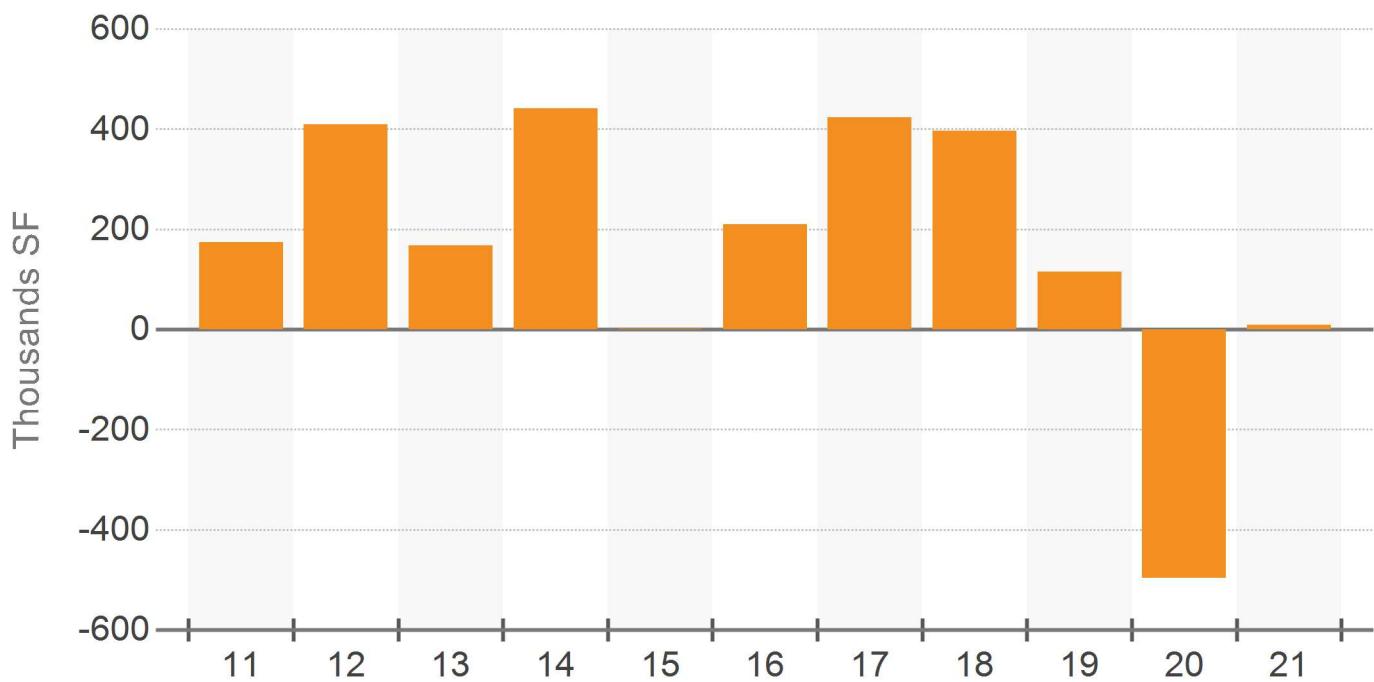
MONTHS ON MARKET DISTRIBUTION



Leasing Demand

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NET ABSORPTION



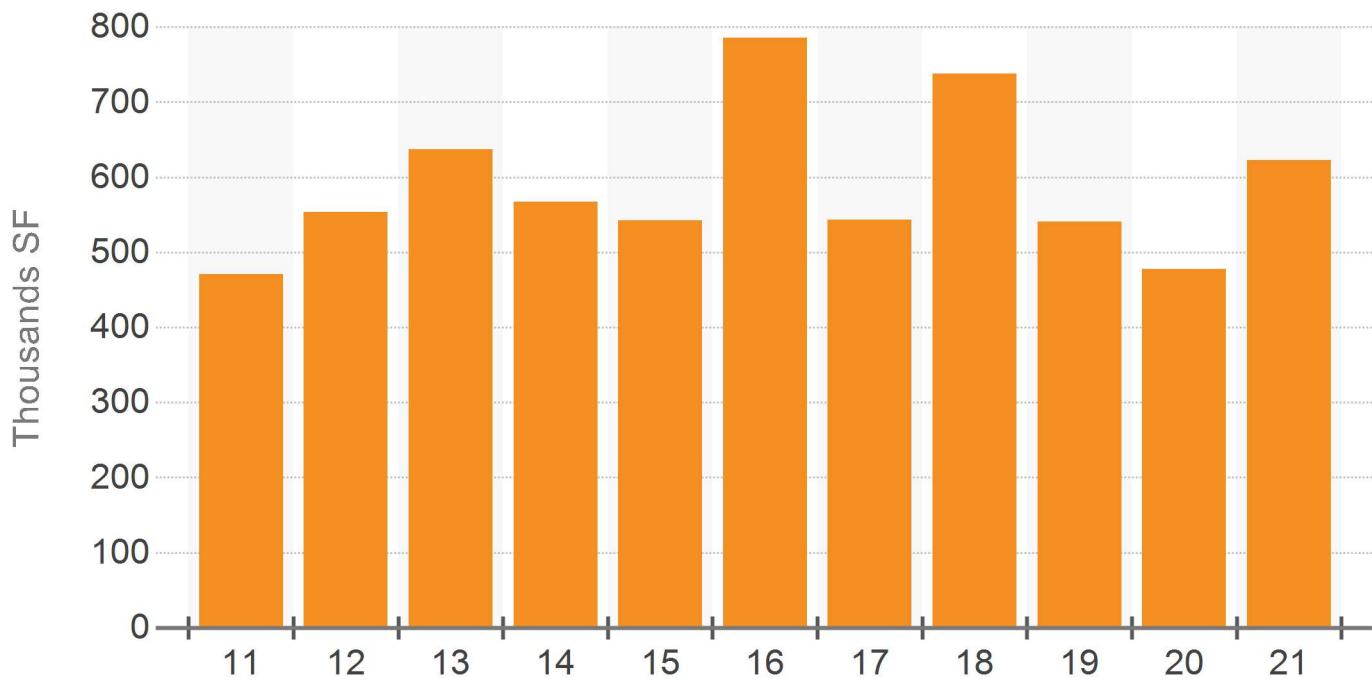
NET ABSORPTION AS % OF INVENTORY



Leasing Demand

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LEASING ACTIVITY



MONTHS ON MARKET



Leasing Demand

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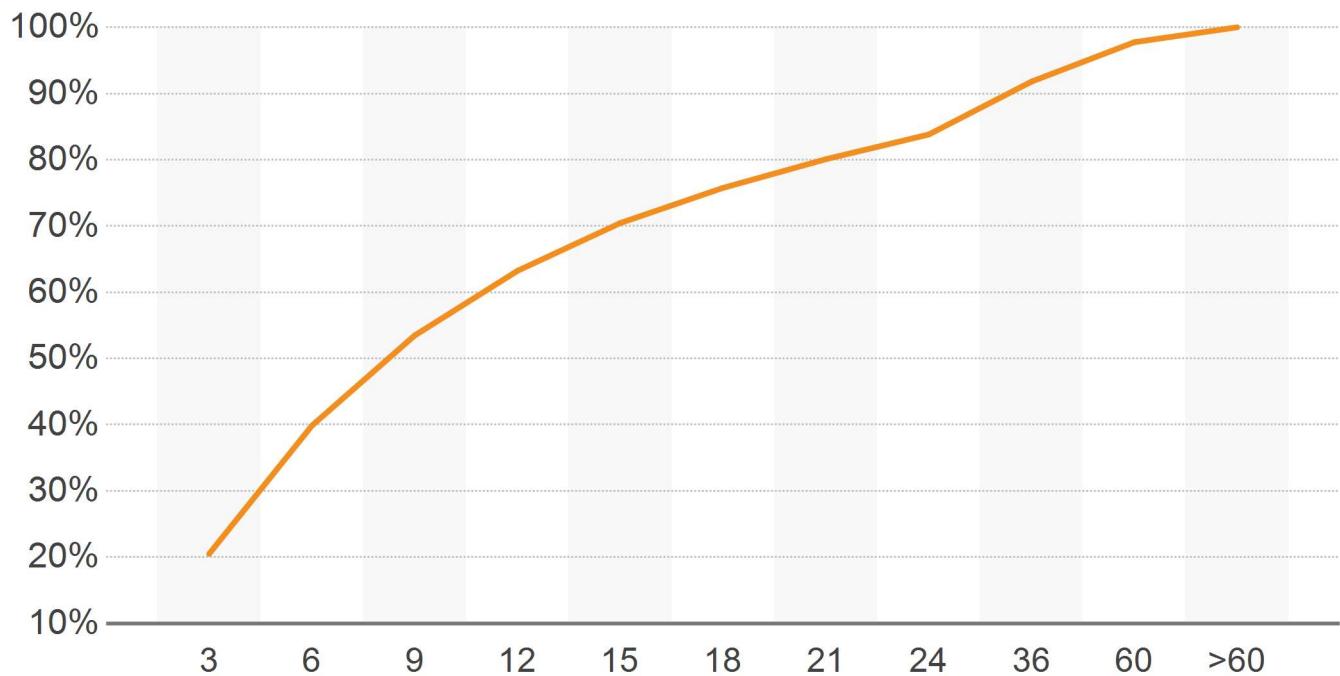
MONTHS TO LEASE



MONTHS VACANT



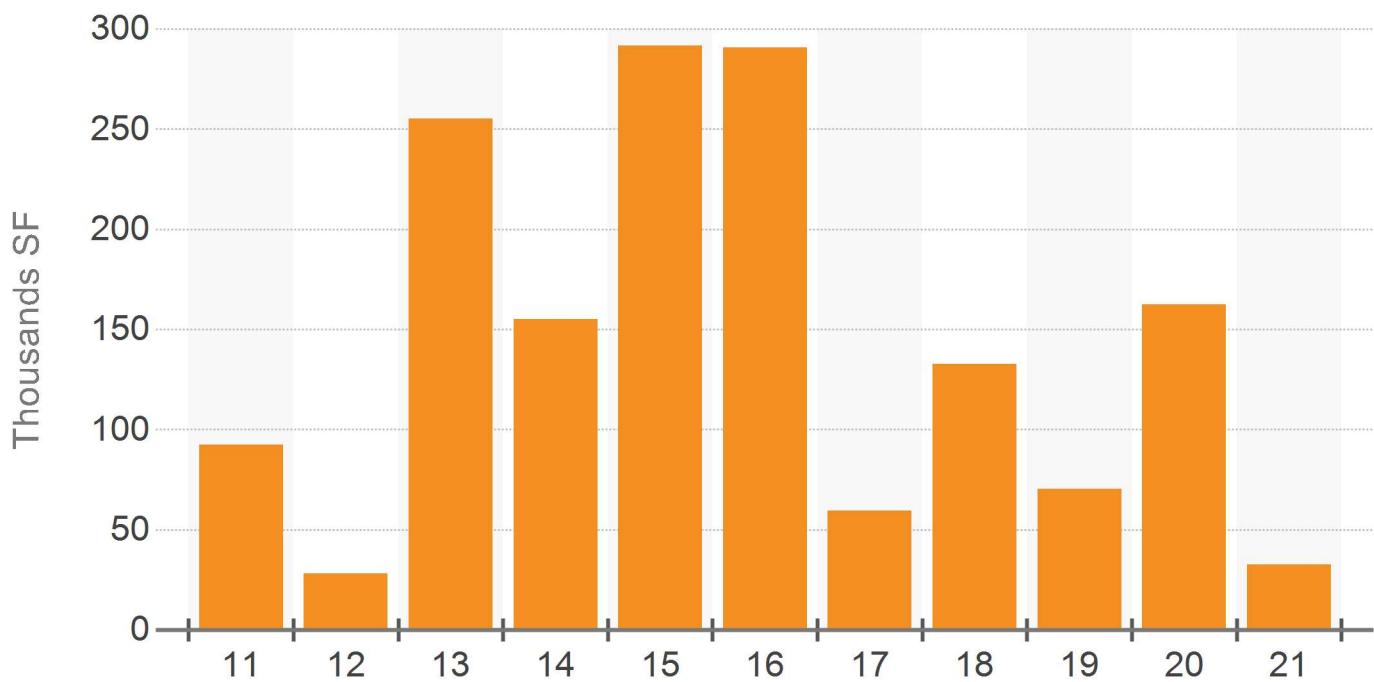
PROBABILITY OF LEASING IN MONTHS



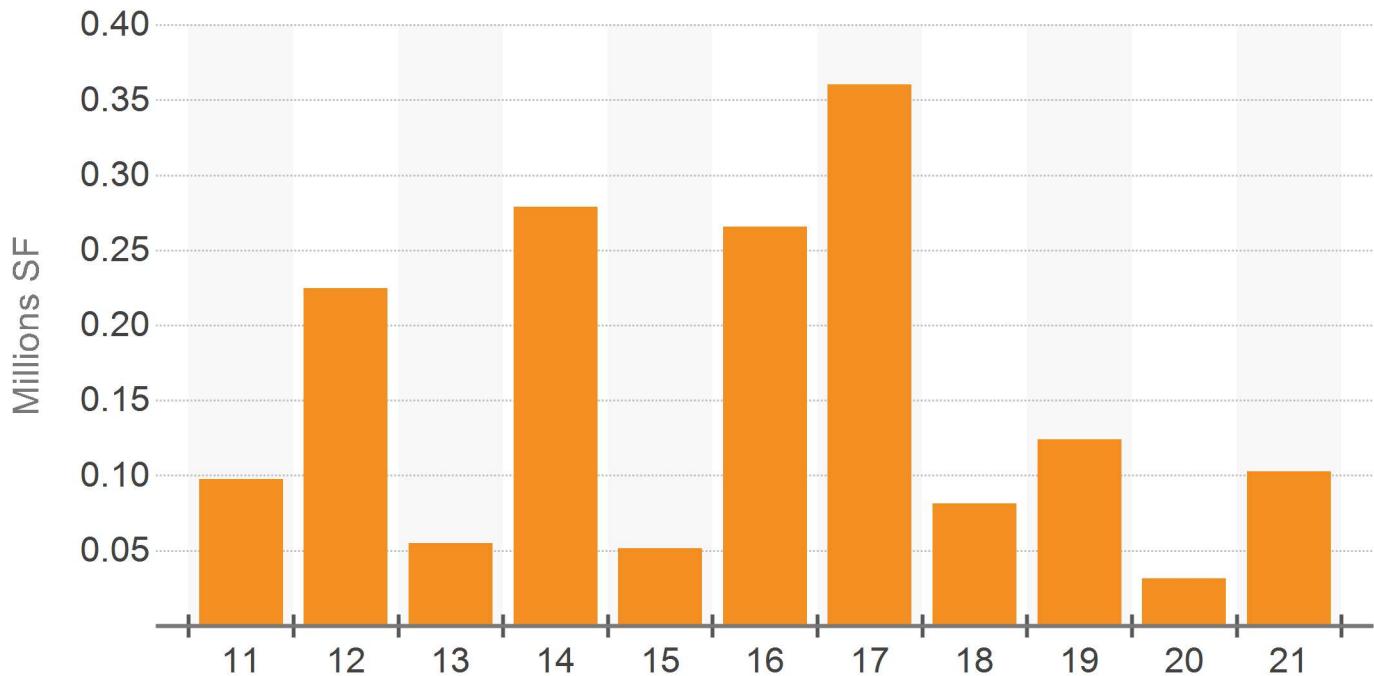
Construction Activity

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CONSTRUCTION STARTS



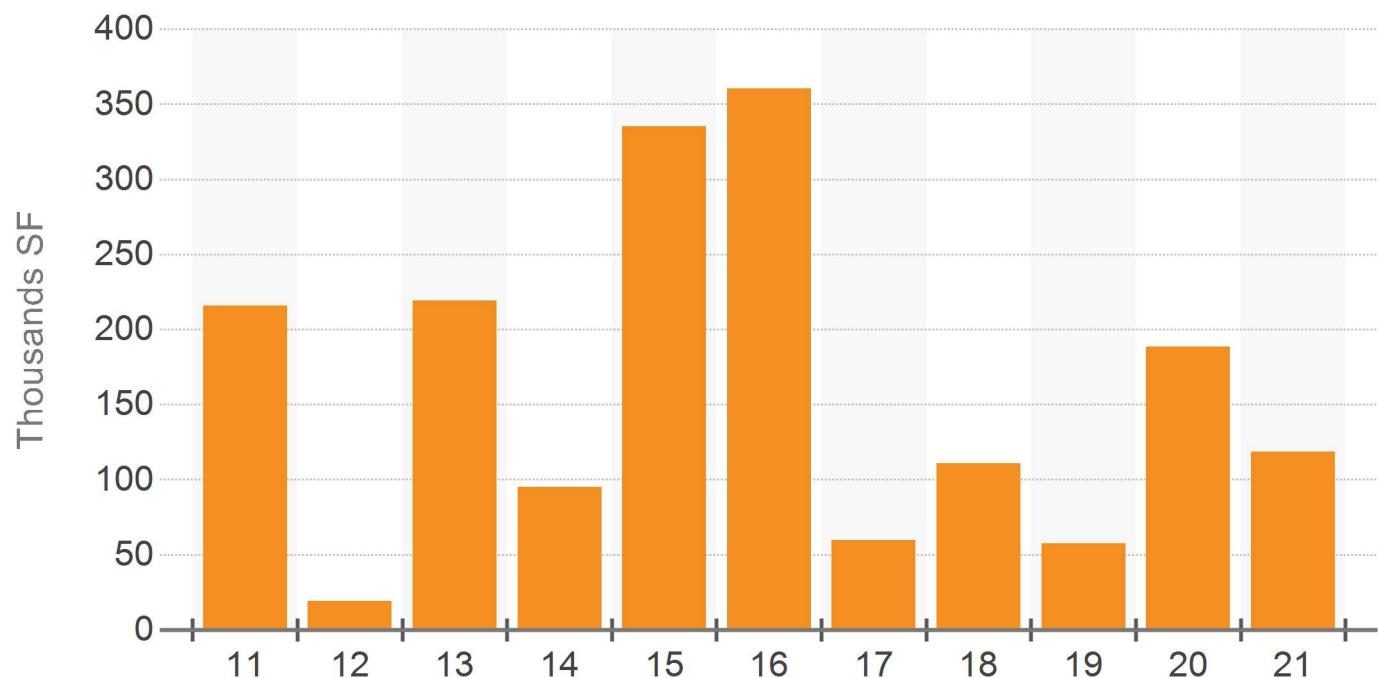
CONSTRUCTION DELIVERIES



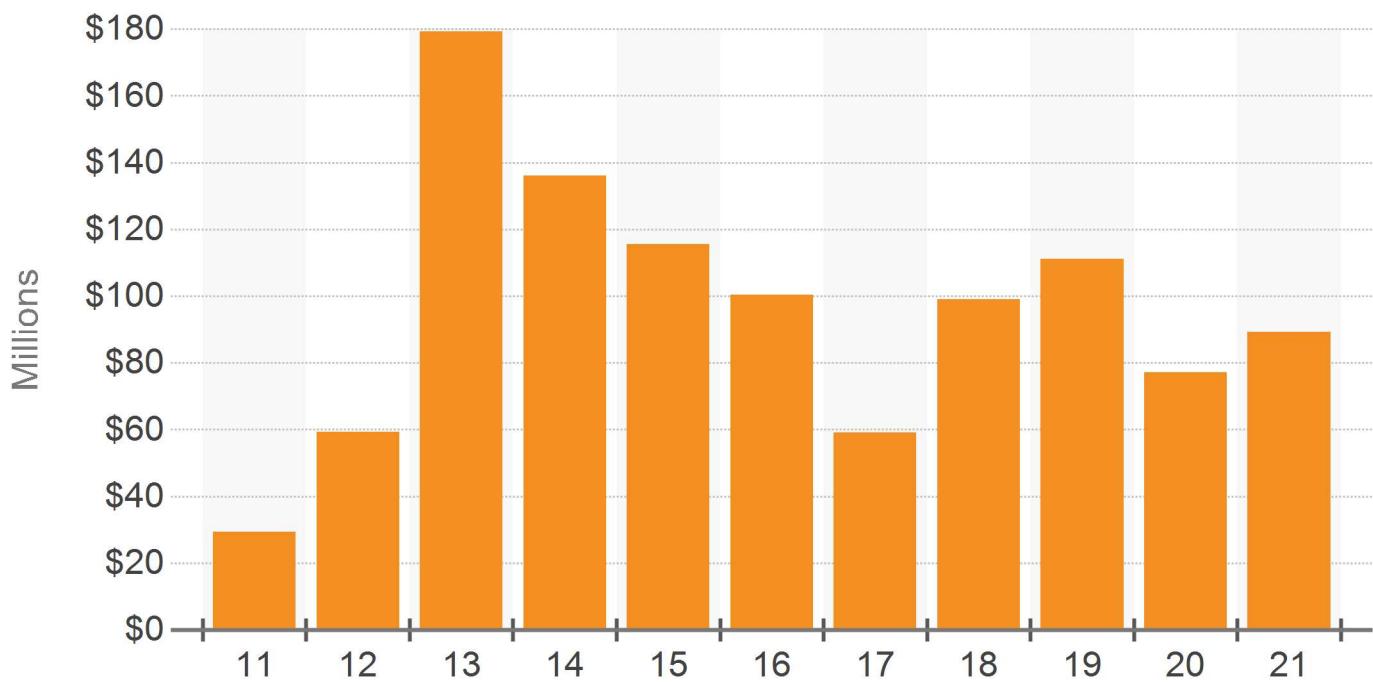
Construction Activity

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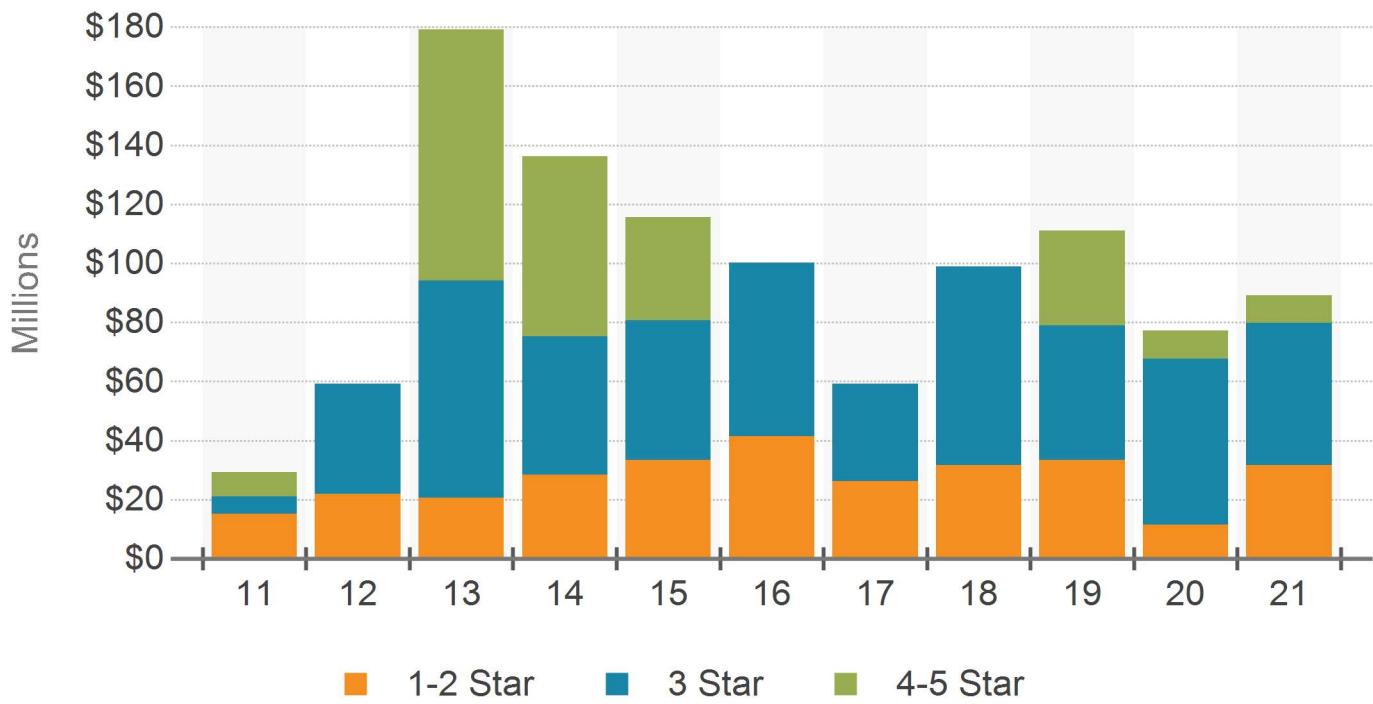
UNDER CONSTRUCTION



SALES VOLUME



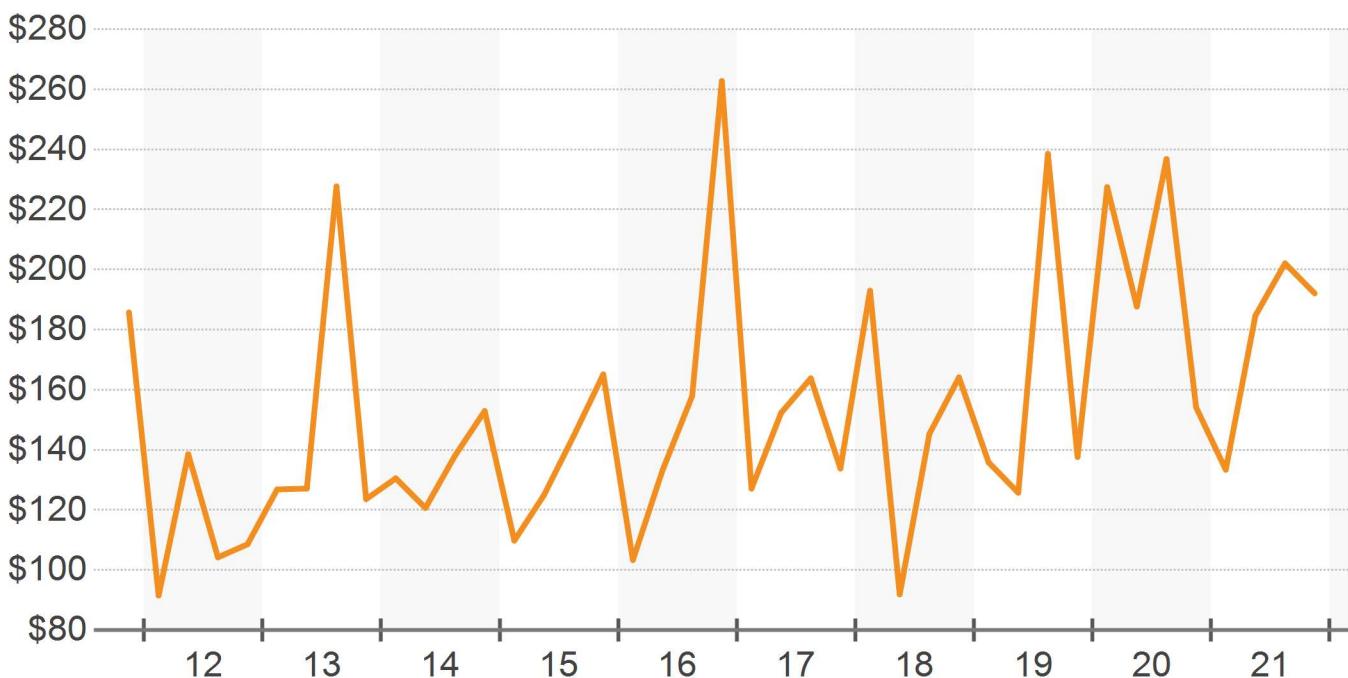
SALES VOLUME BY STAR RATING



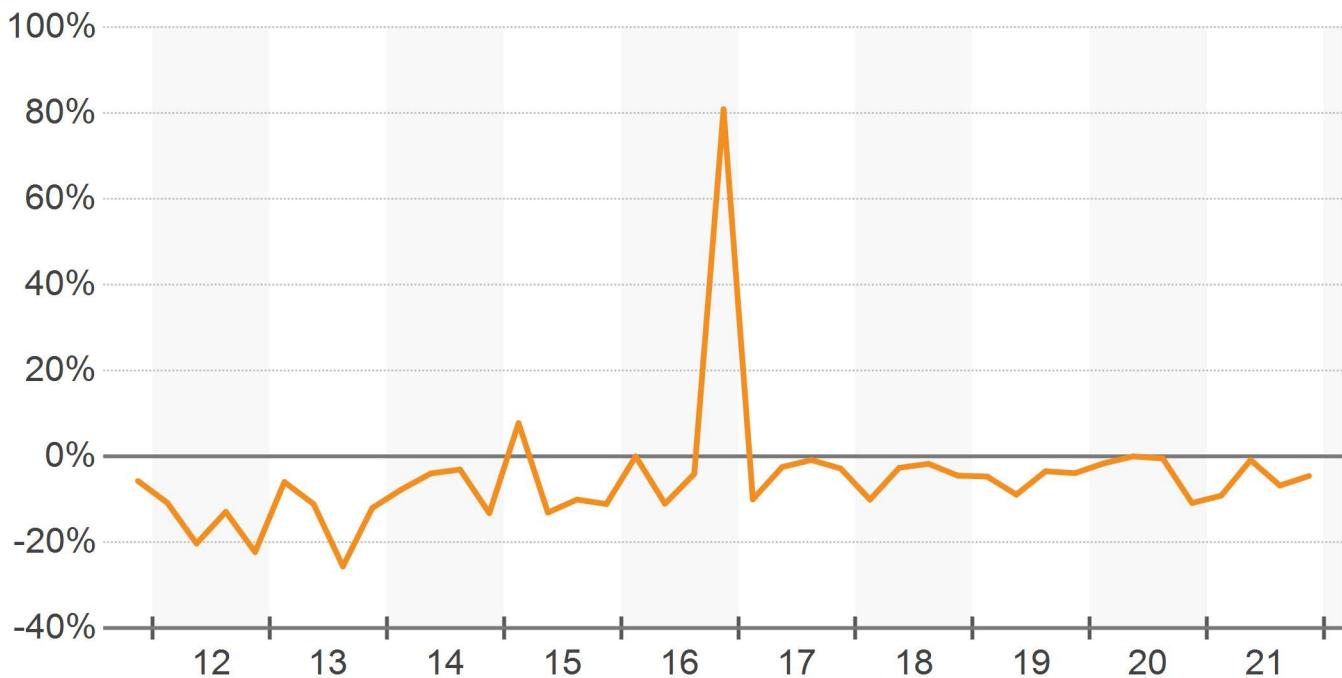
Sales Pricing

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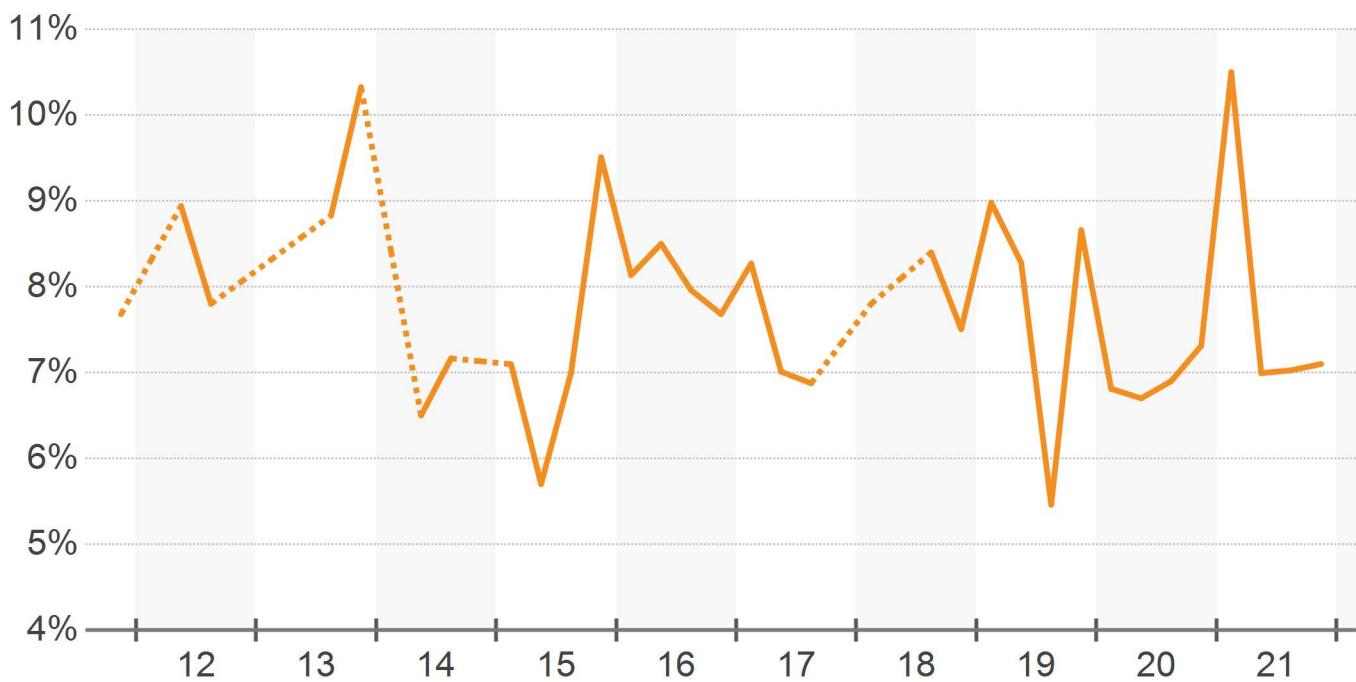
AVERAGE SALE PRICE PER SF



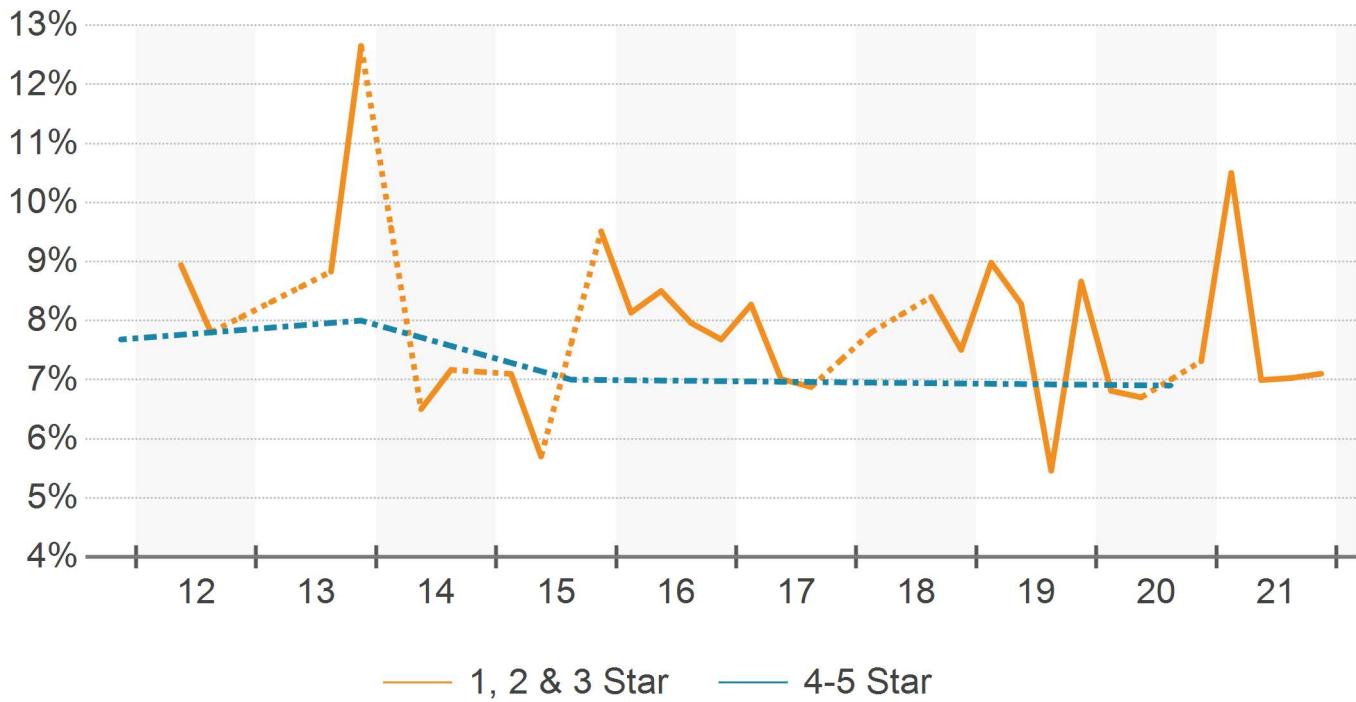
SALE TO ASKING PRICE DIFFERENTIAL



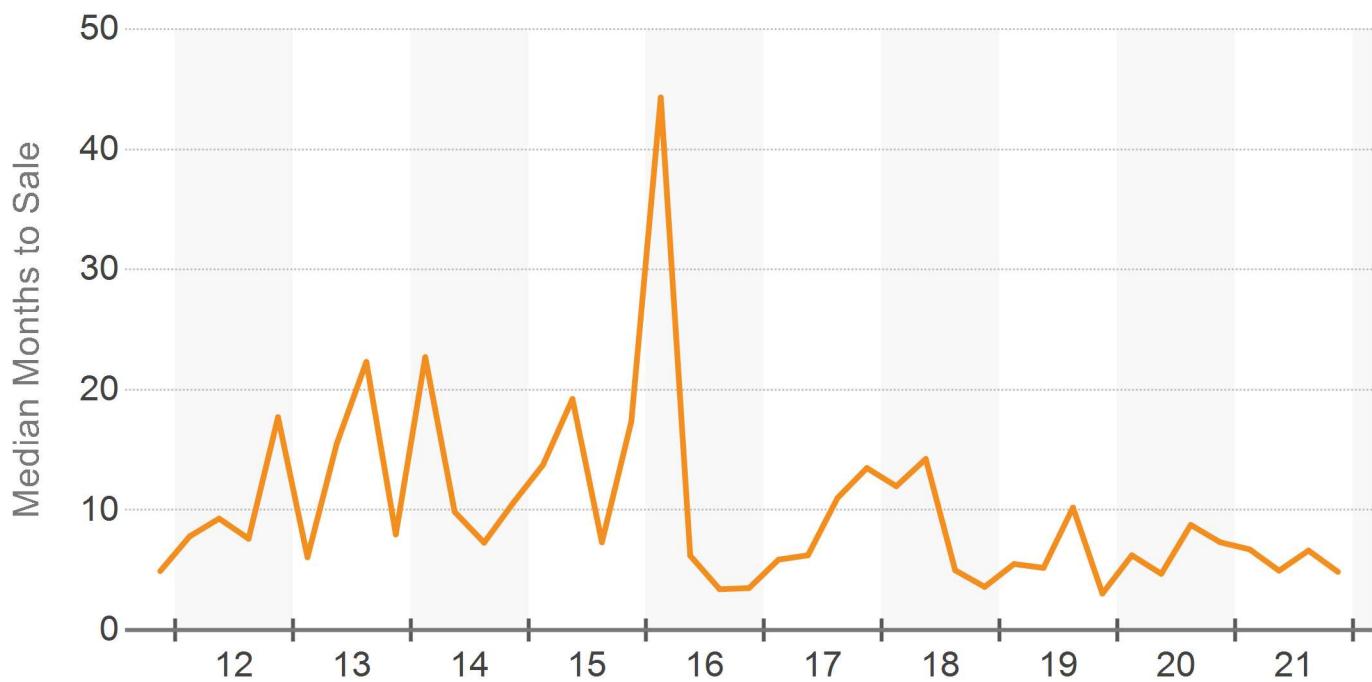
CAP RATE



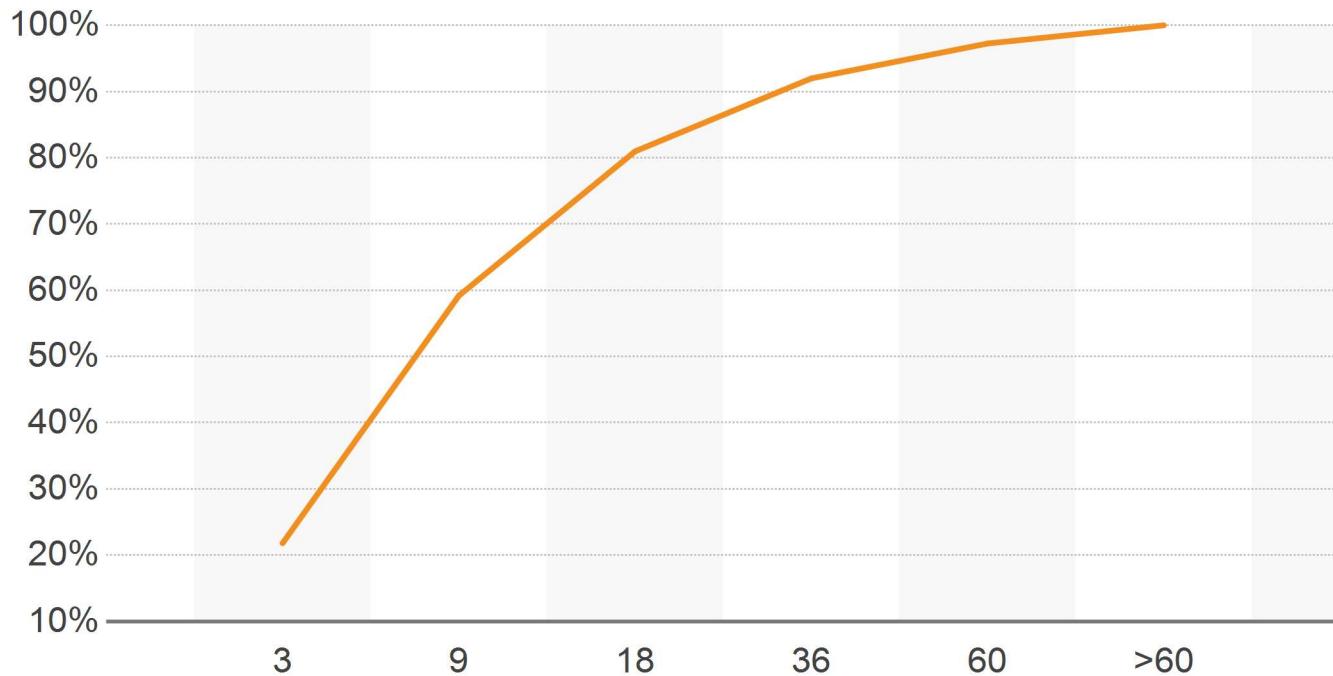
CAP RATE BY STAR RATING



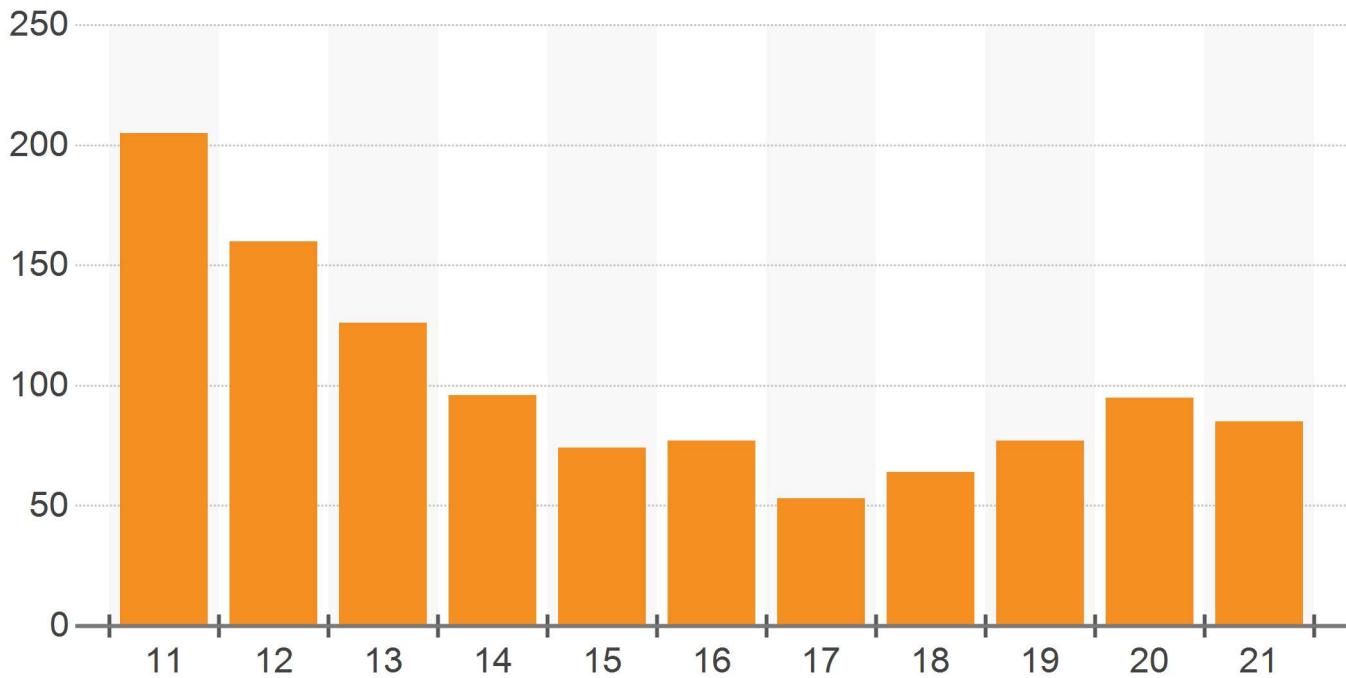
MONTHS TO SALE



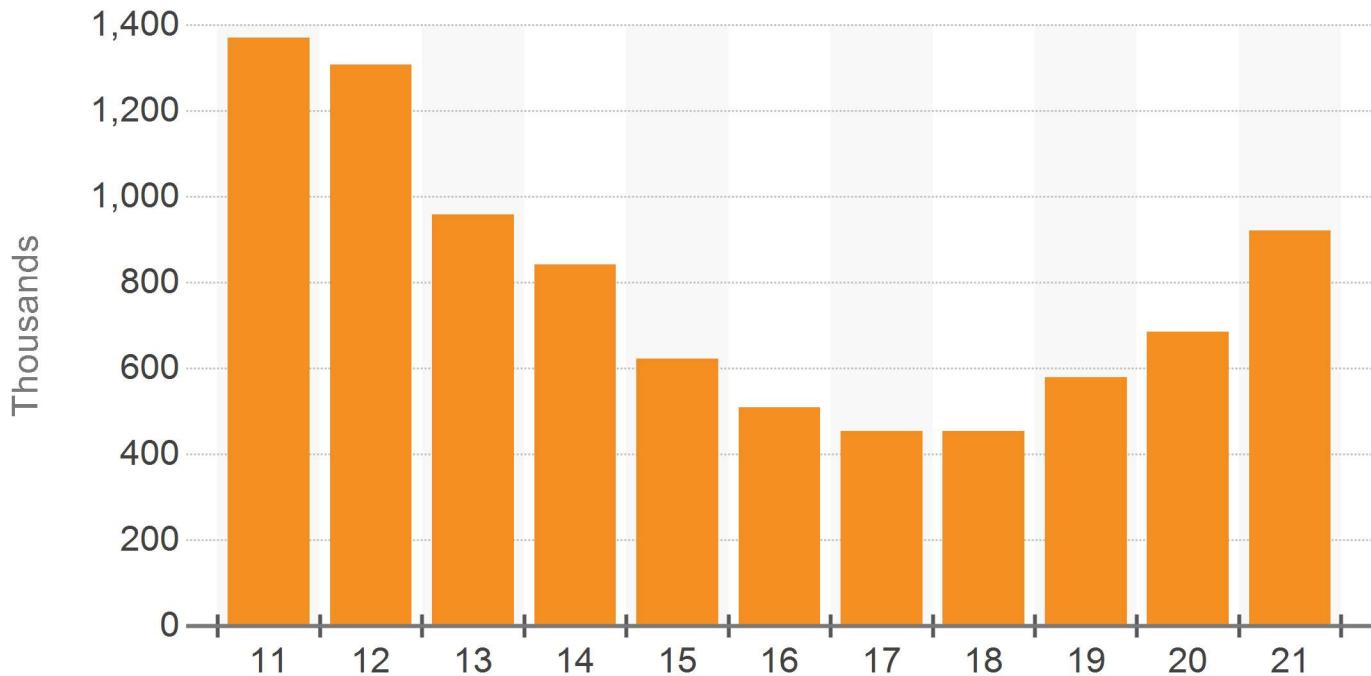
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF



ASKING PRICE PER SF



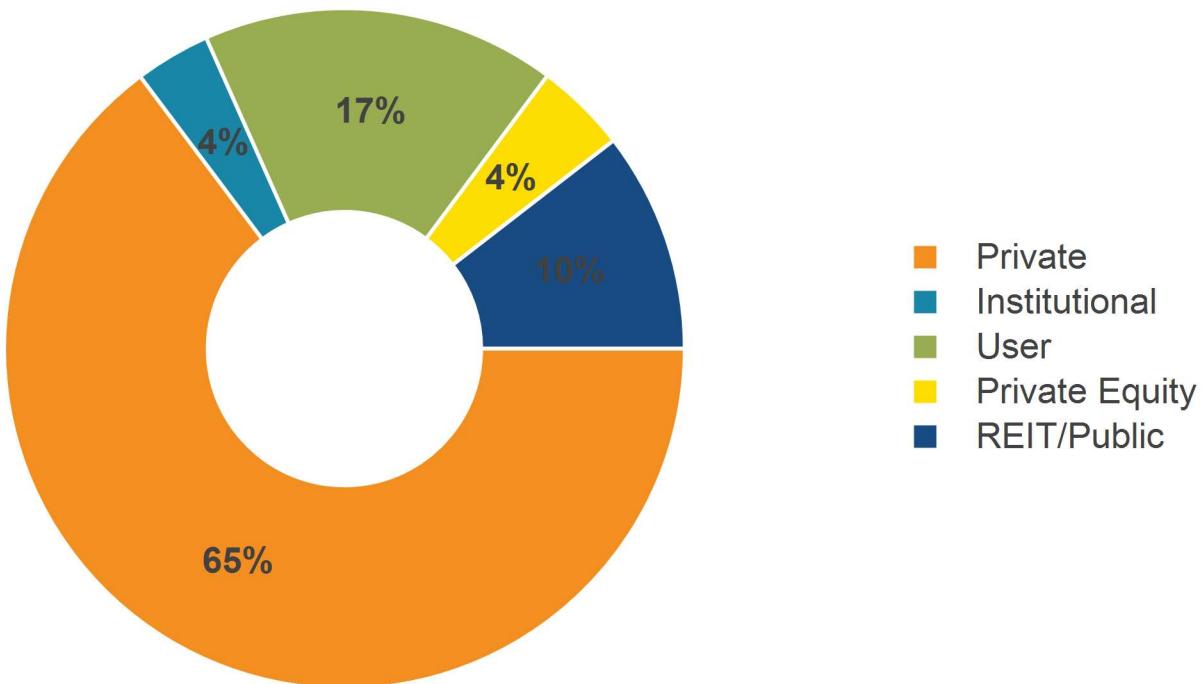
TOP BUYERS



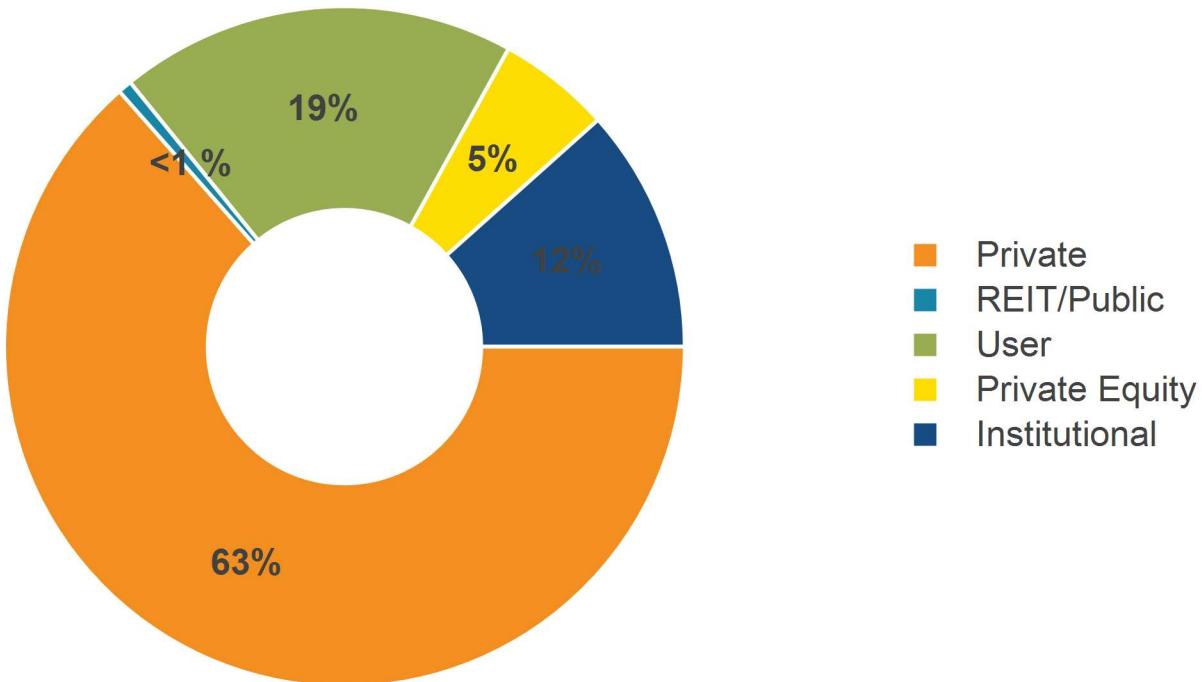
TOP SELLERS



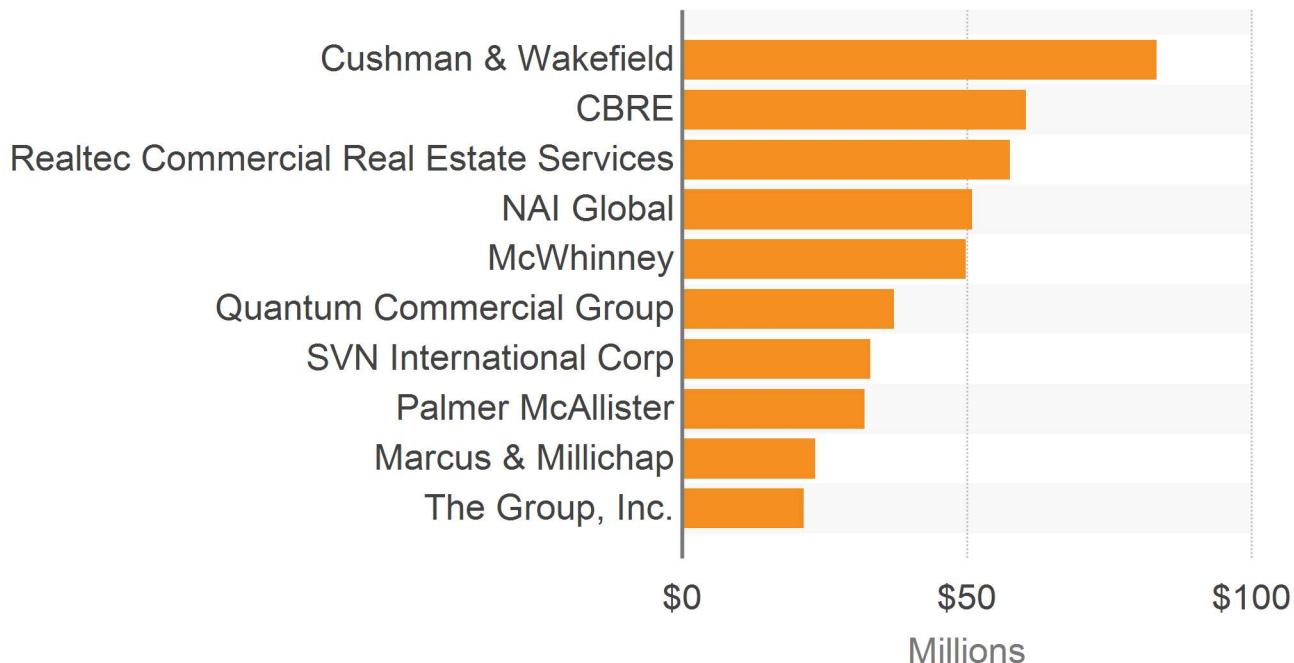
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

