



Office Report - Larimer/Weld County

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REALTEC

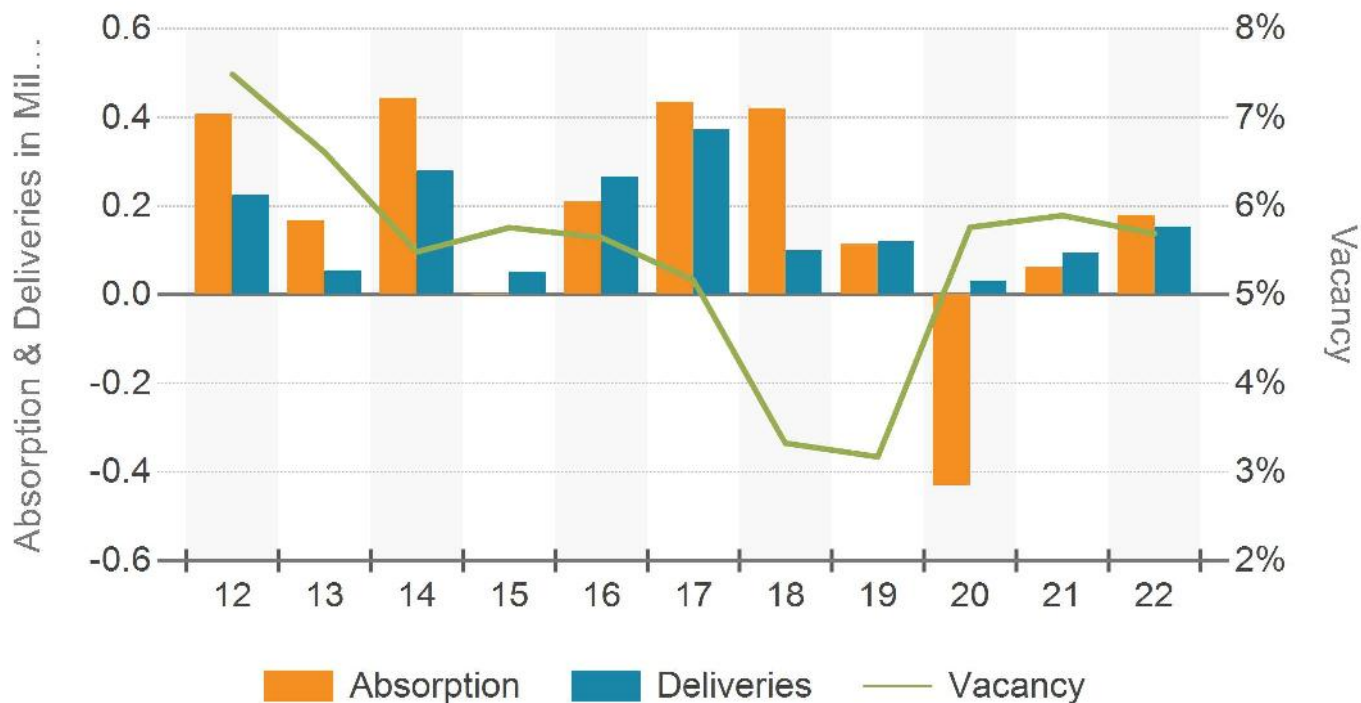
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelink

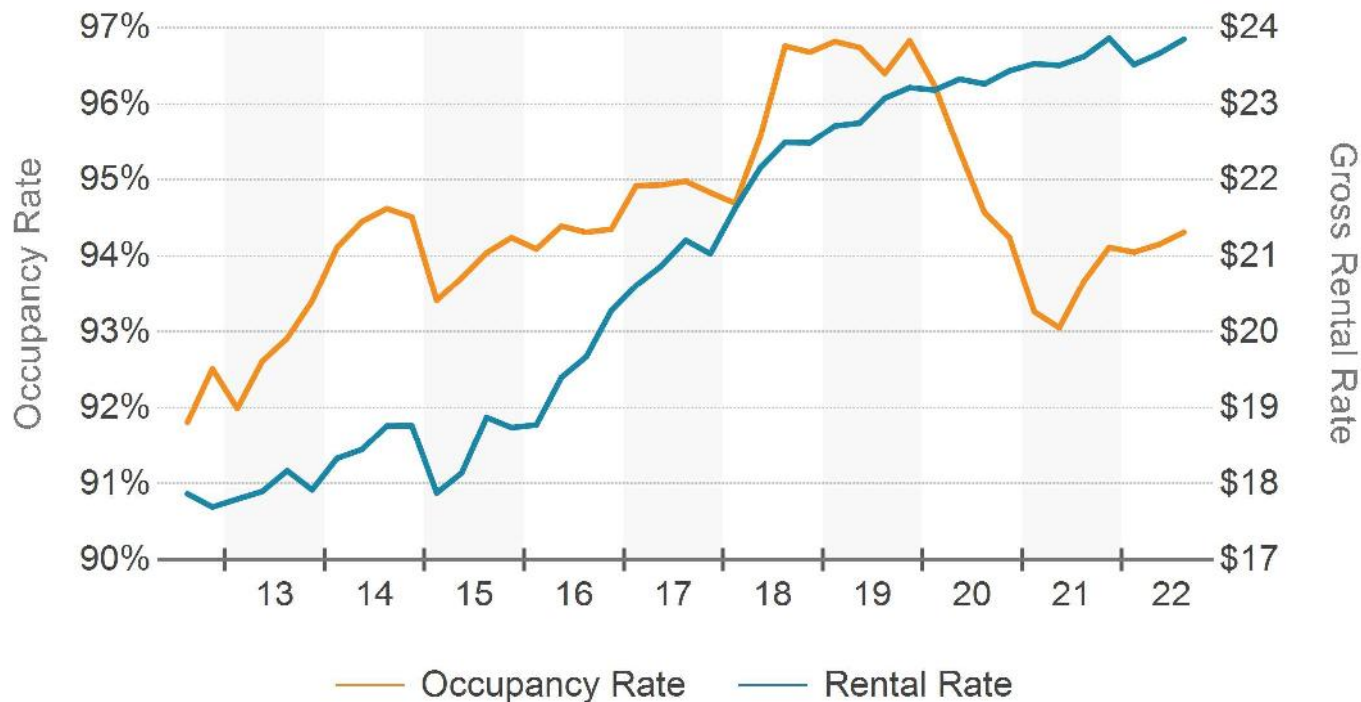
Associate Broker



ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES





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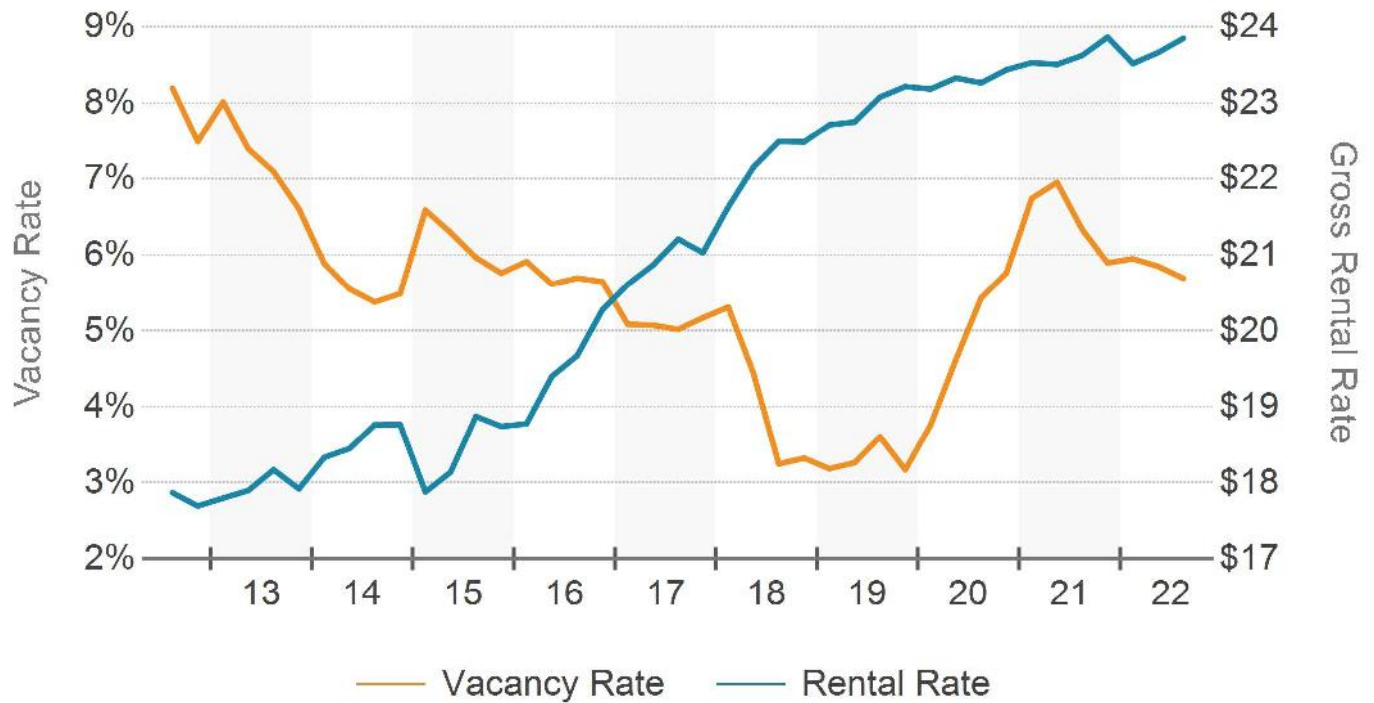
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VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Gross Rent Per SF	\$23.85	\$22.97
Vacancy Rate	5.7%	4.9%
Vacant SF	1,026,999	871,614
Availability Rate	9.8%	7.9%
Available SF	1,763,412	1,416,395
Sublet SF	577,602	238,078
Months on Market	9.4	8.0

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	401,749	63,768
12 Mo. Leasing SF	660,289	590,247

Inventory	Survey	5-Year Avg
Existing Buildings	1,639	1,617
Existing SF	18,052,373	17,737,360
12 Mo. Const. Starts	28,676	83,932
Under Construction	19,200	105,084
12 Mo. Deliveries	160,801	103,264

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$198	\$172
Asking Price Per SF	\$242	\$204
Sales Volume (Mil.)	\$129	\$100
Cap Rate	6.4%	7.3%

GROSS ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



VACANCY RATE



SUBLEASE VACANCY RATE



AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



OCCUPANCY RATE



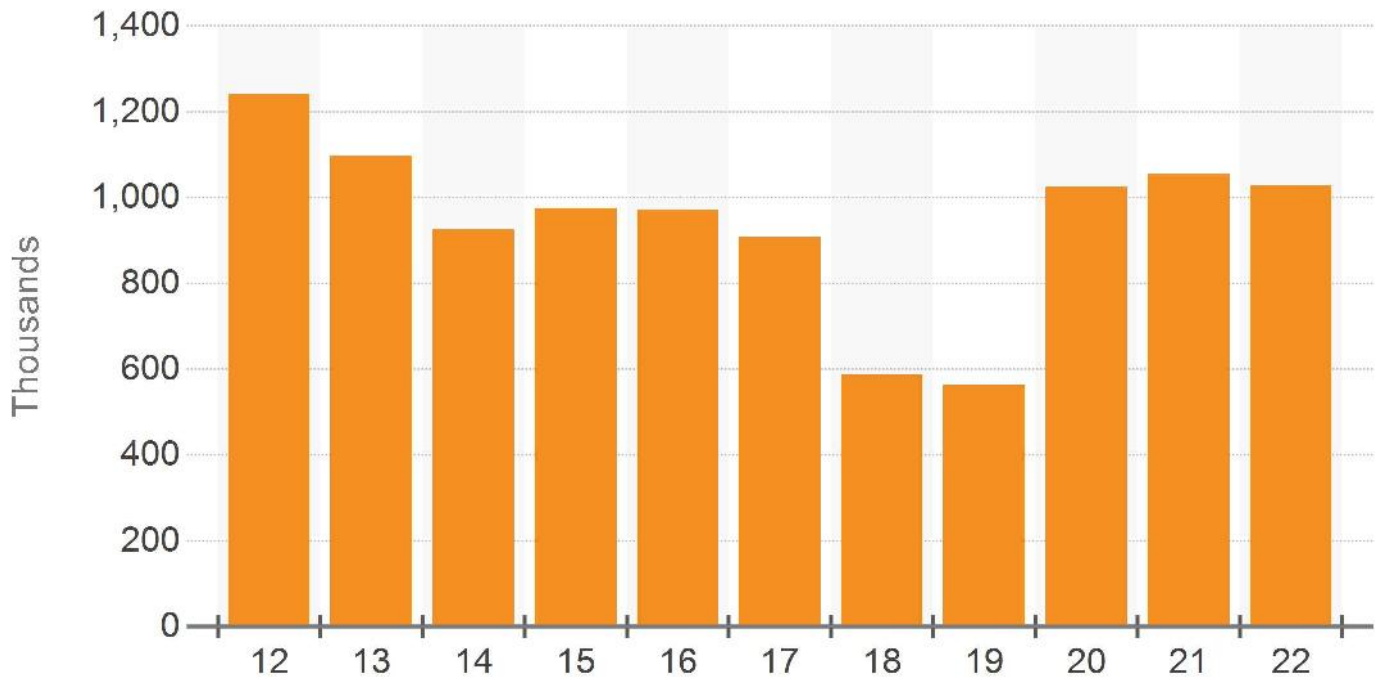
PERCENT LEASED RATE



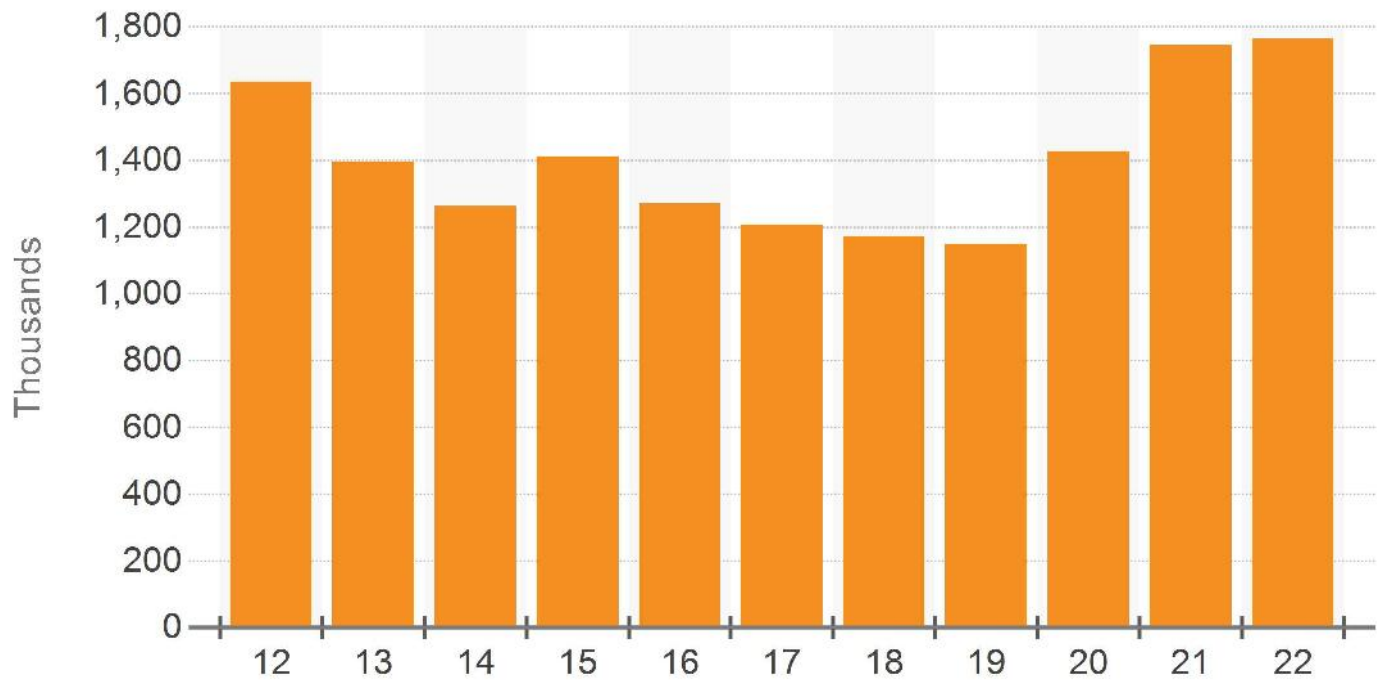
OCCUPANCY & PERCENT LEASED



VACANT SF



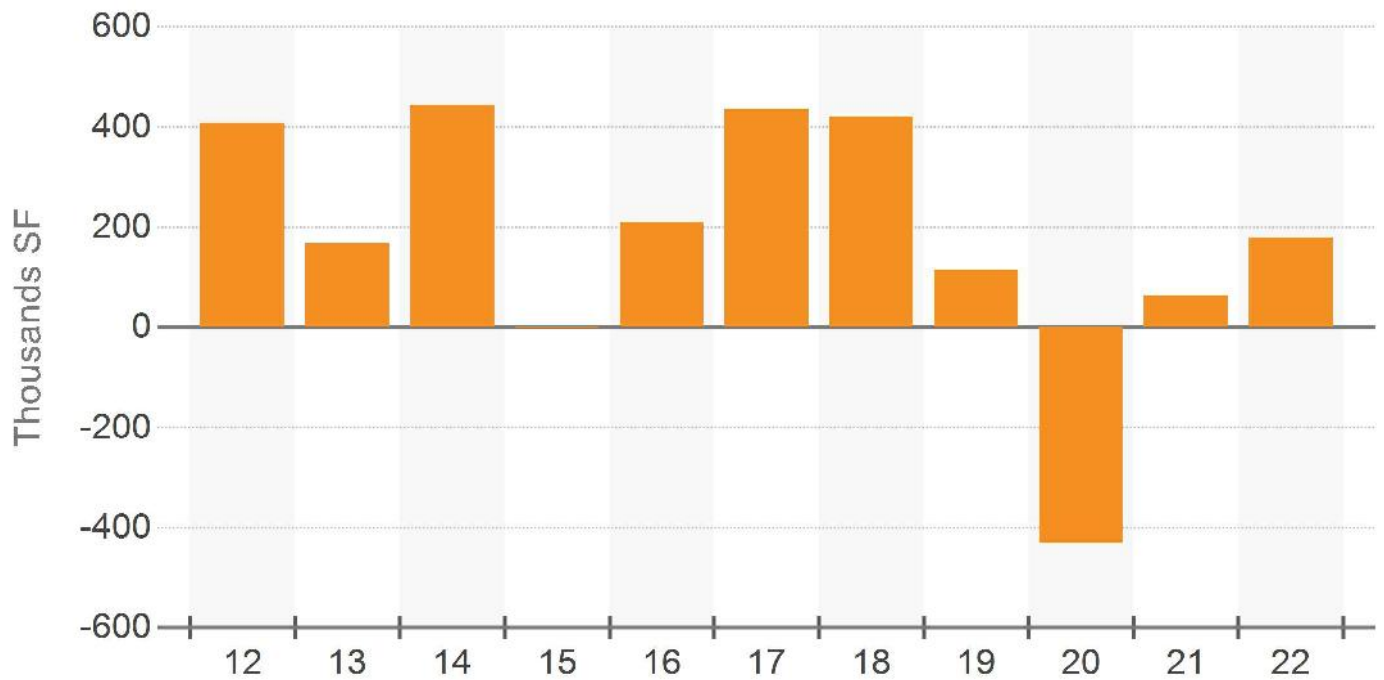
AVAILABLE SF



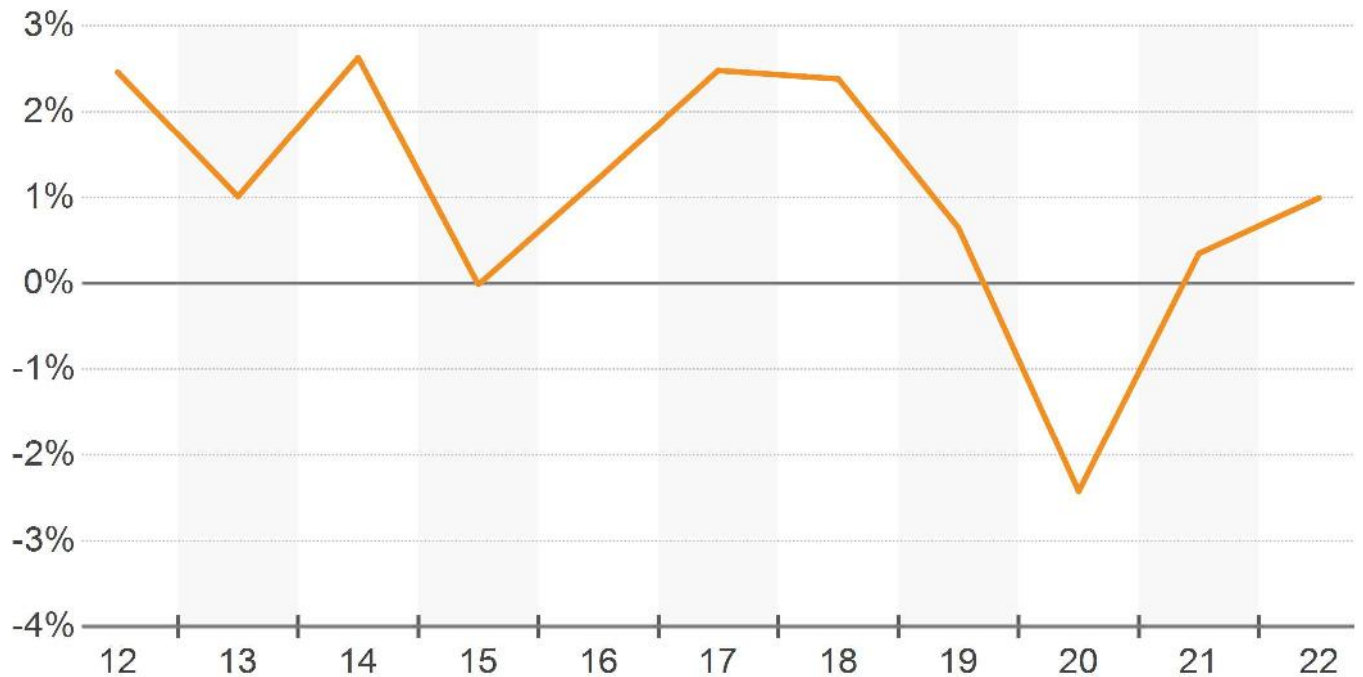
MONTHS ON MARKET DISTRIBUTION



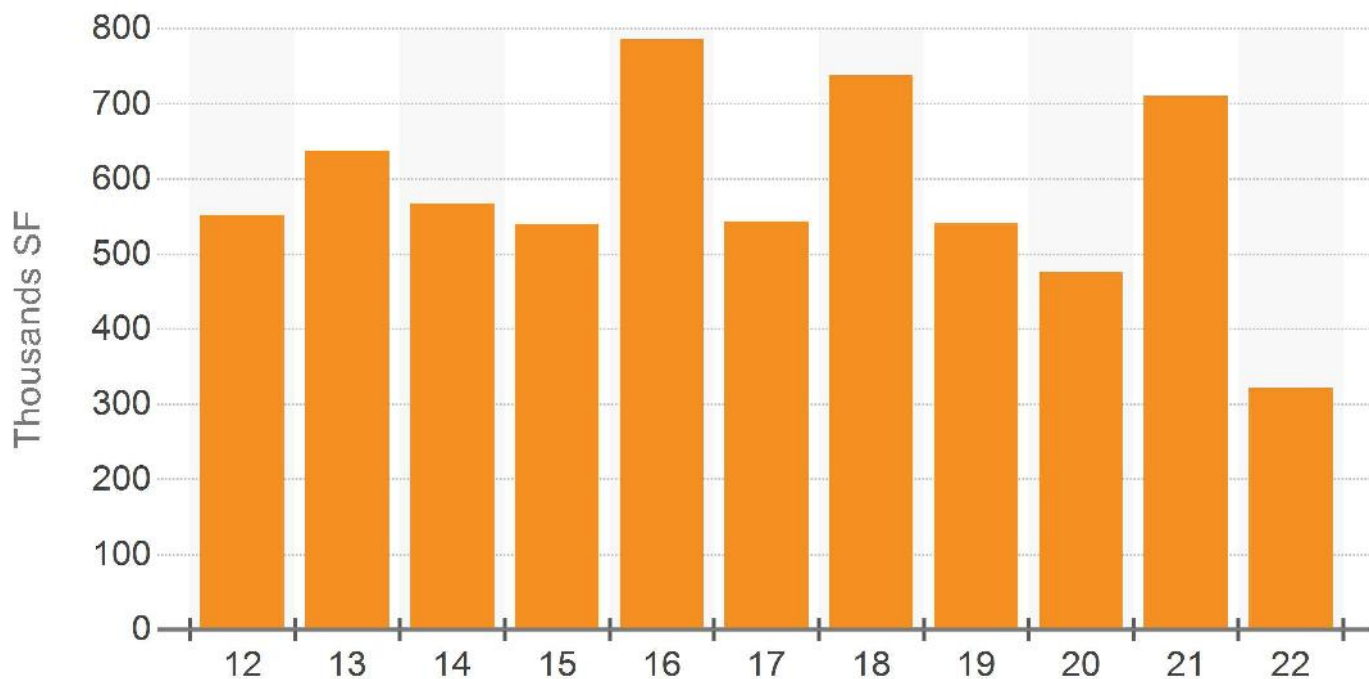
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



MONTHS ON MARKET



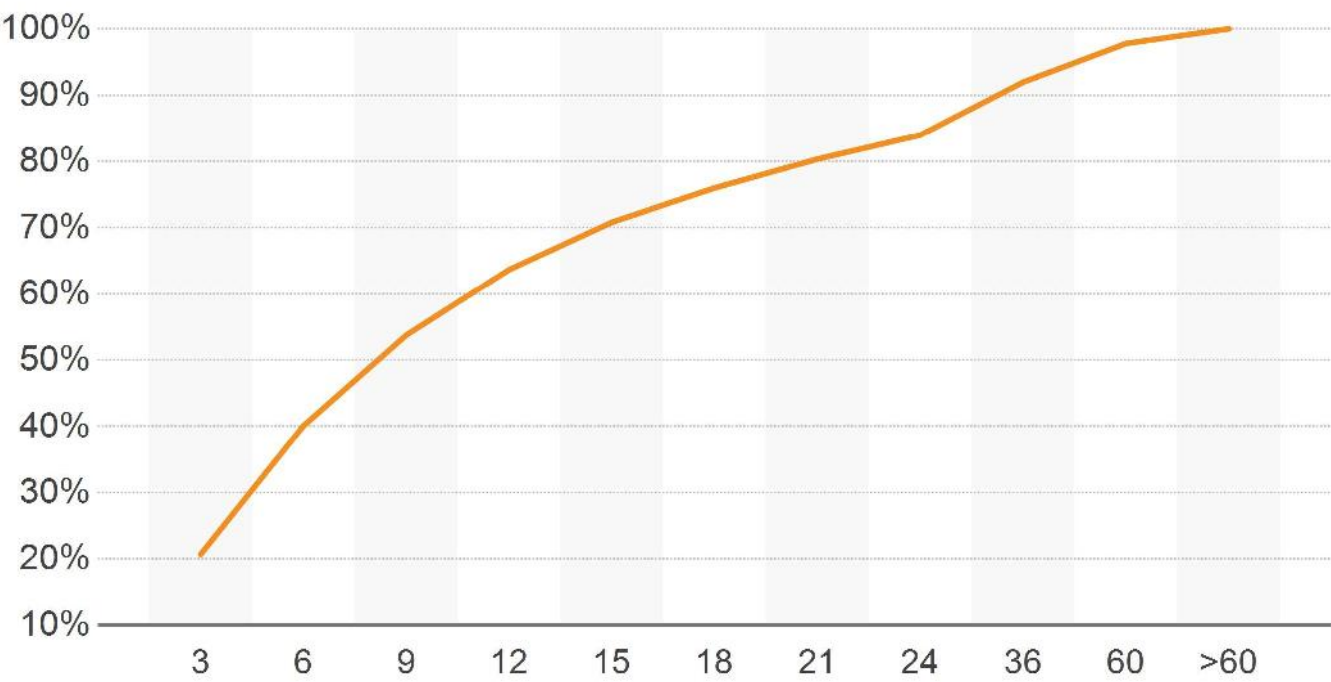
MONTHS TO LEASE



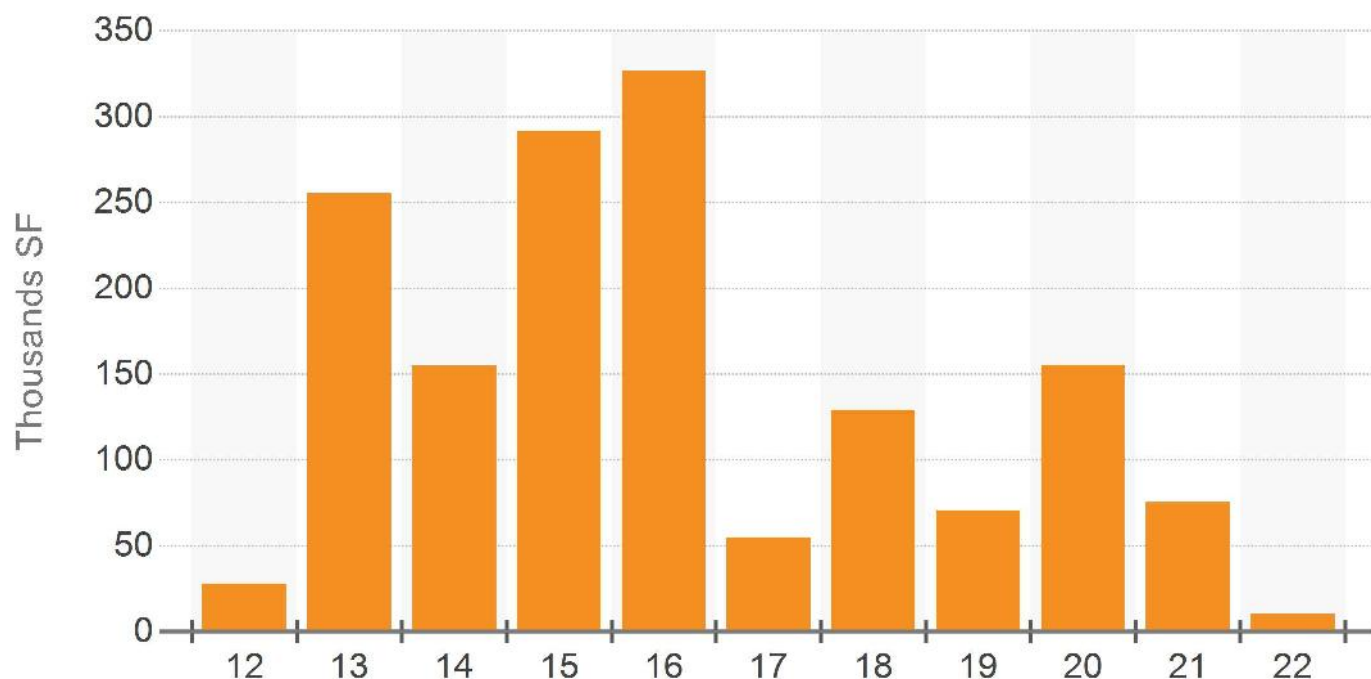
MONTHS VACANT



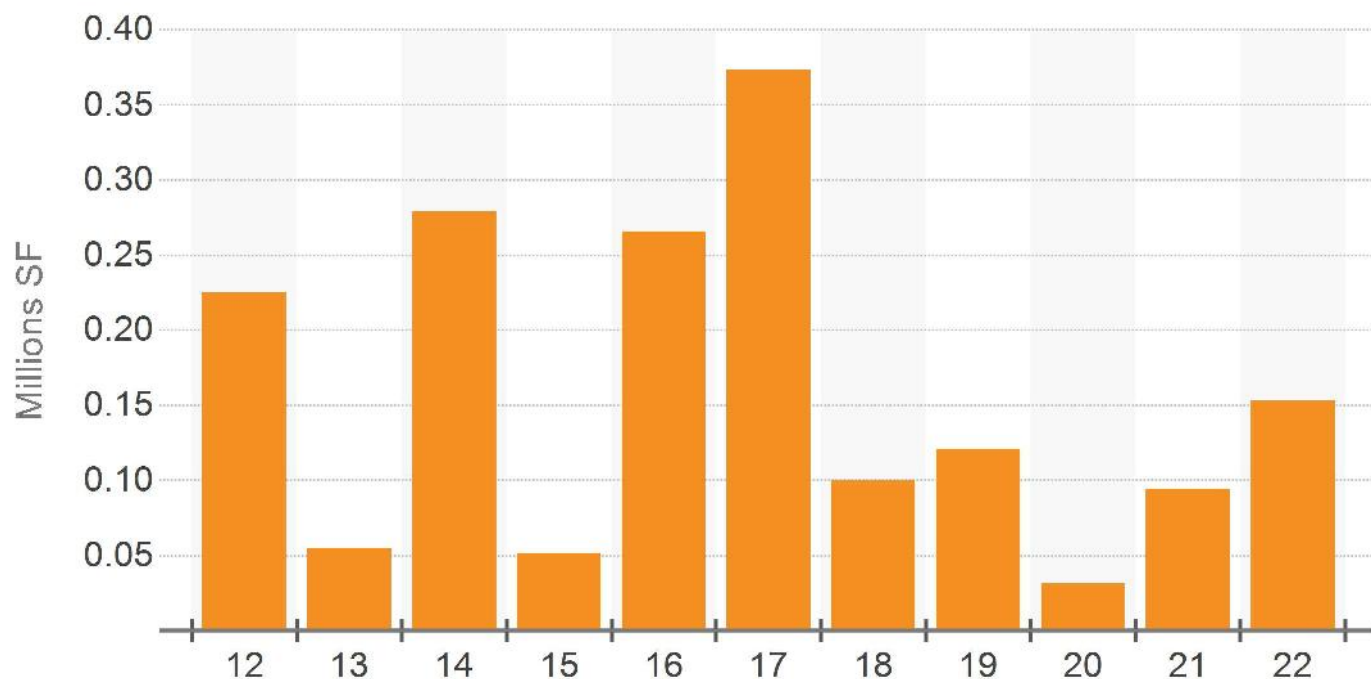
PROBABILITY OF LEASING IN MONTHS



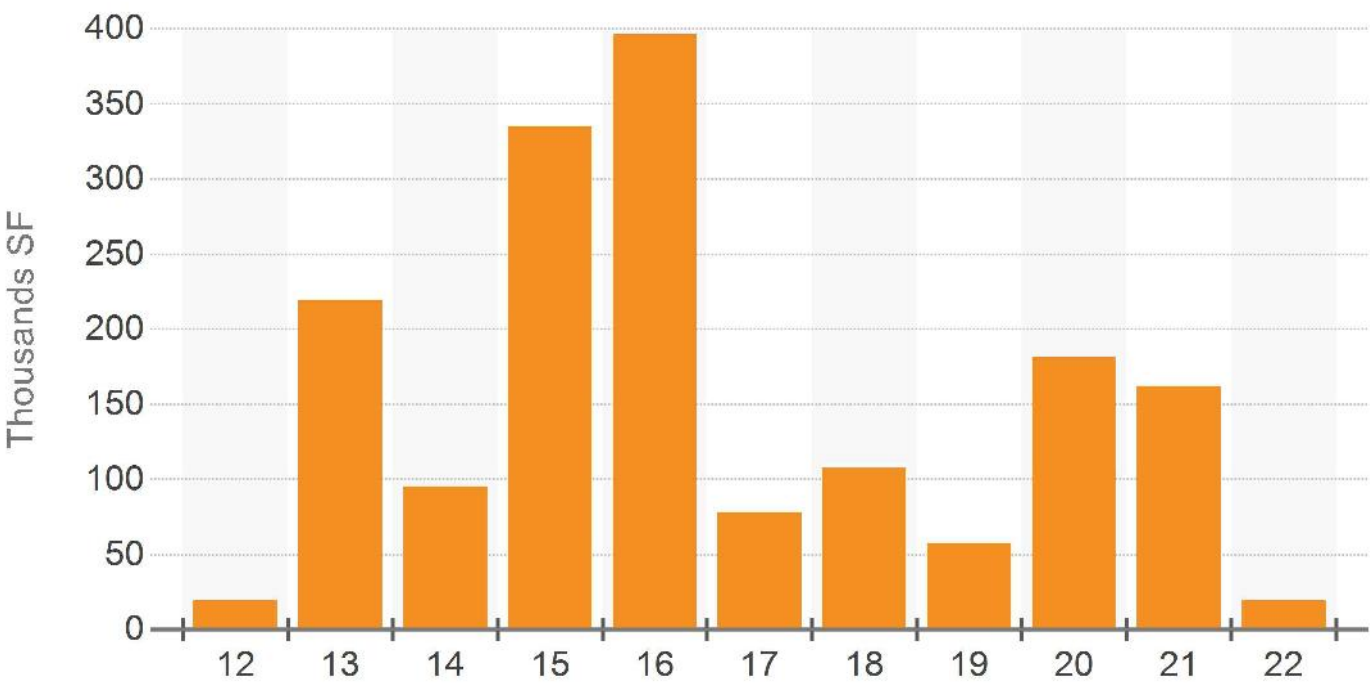
CONSTRUCTION STARTS



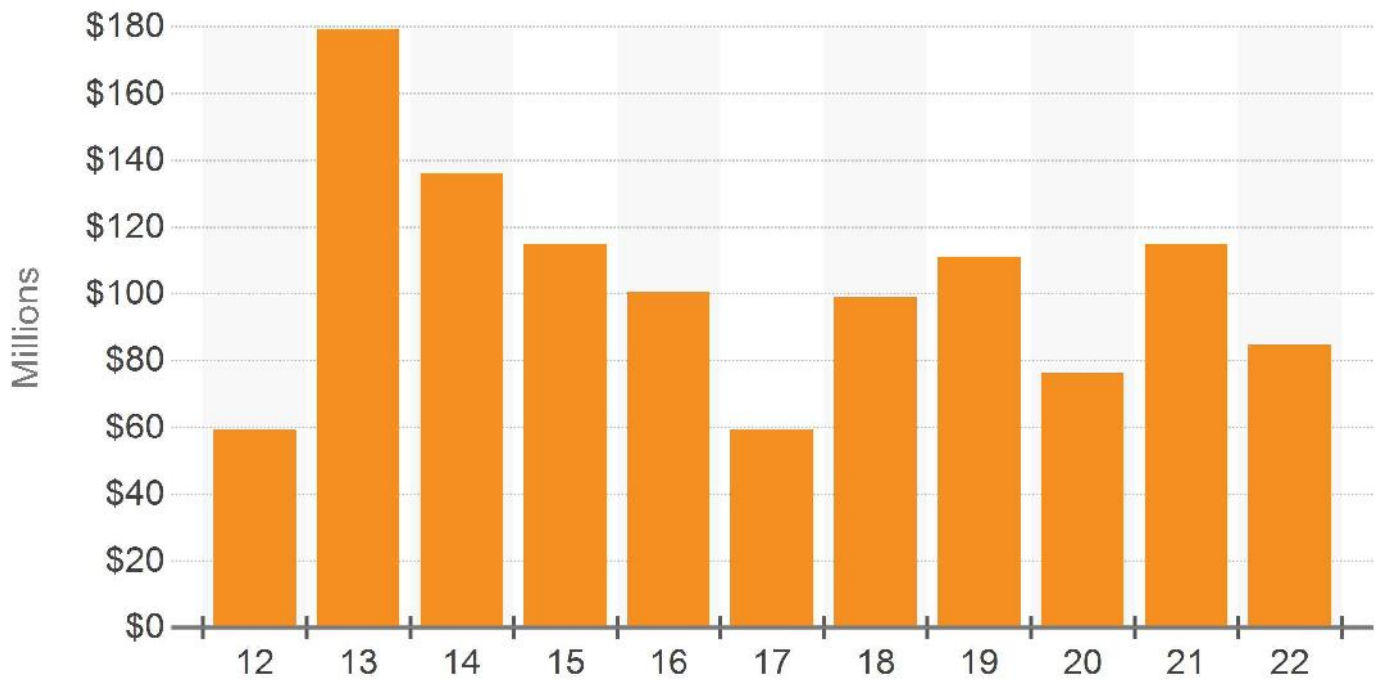
CONSTRUCTION DELIVERIES



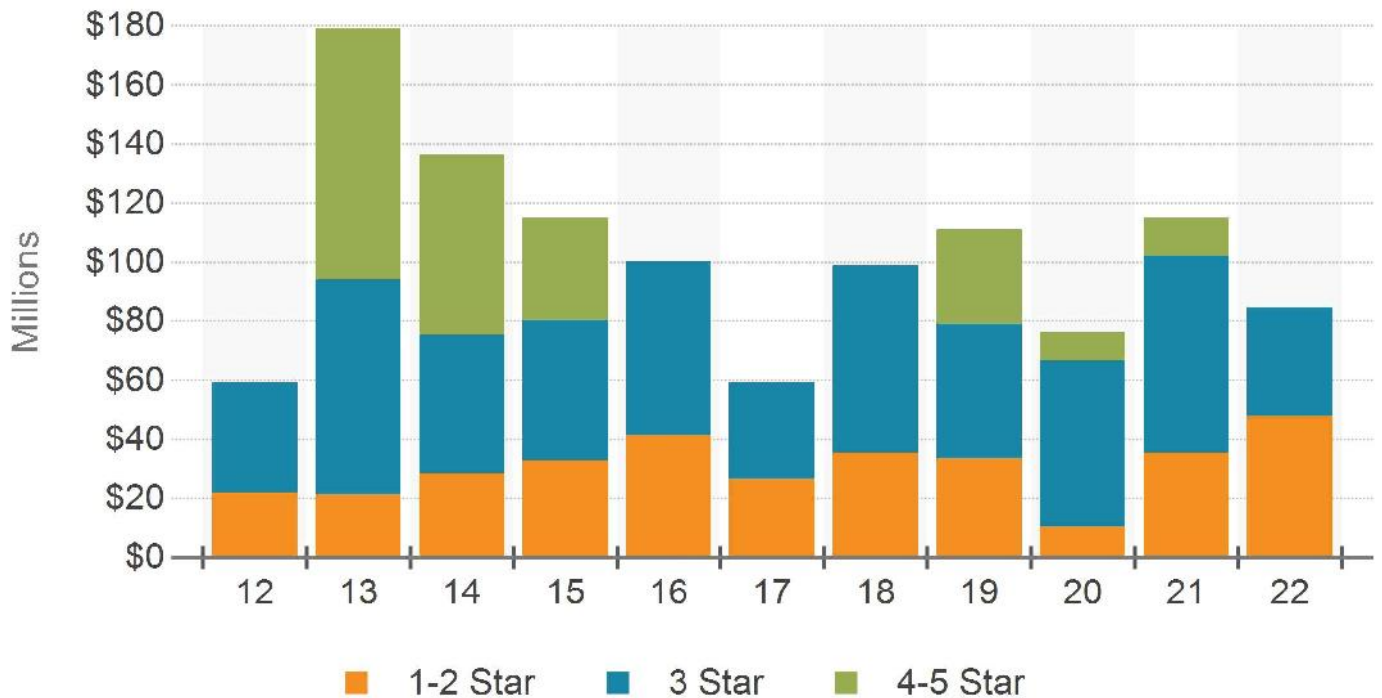
UNDER CONSTRUCTION



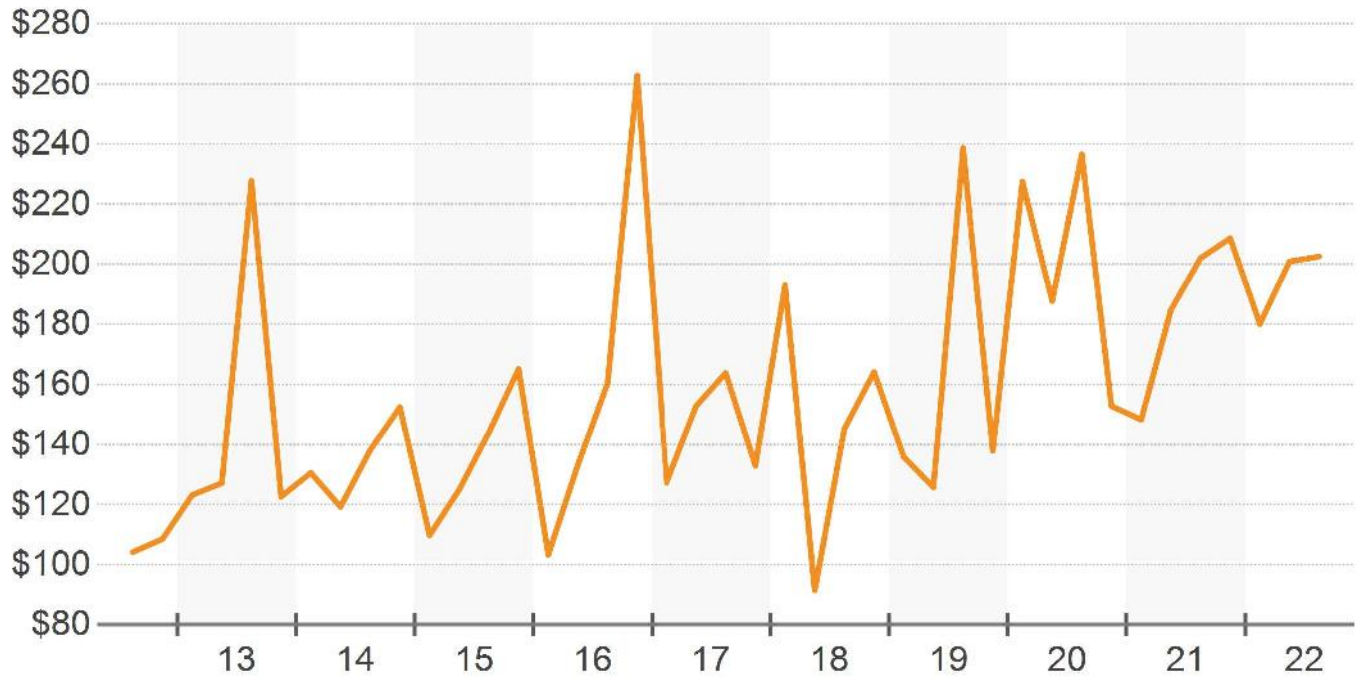
SALES VOLUME



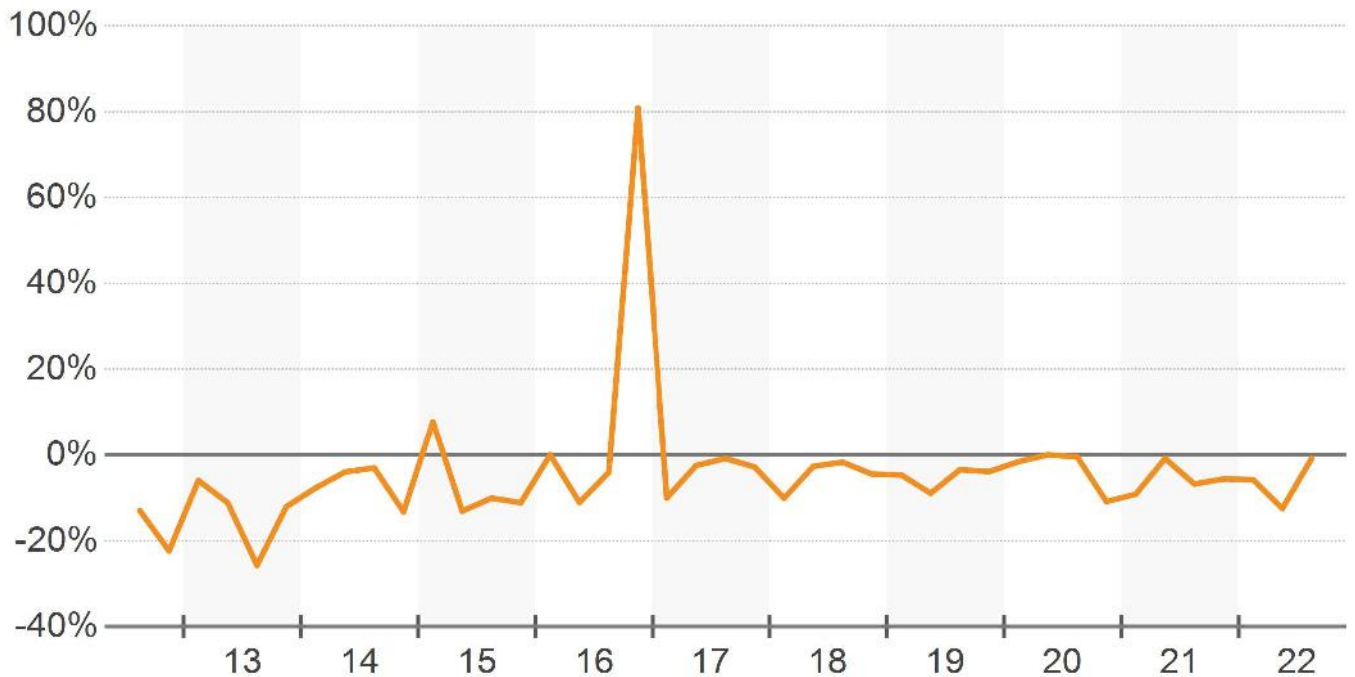
SALES VOLUME BY STAR RATING



AVERAGE SALE PRICE PER SF



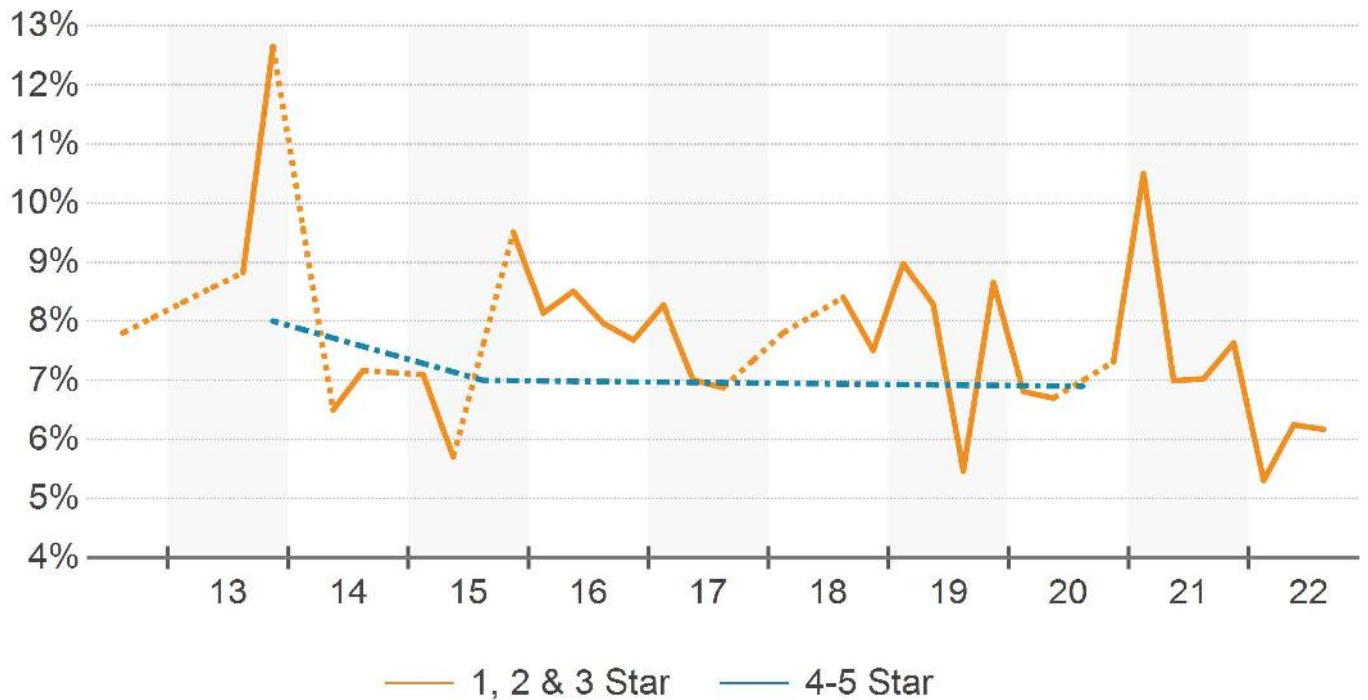
SALE TO ASKING PRICE DIFFERENTIAL



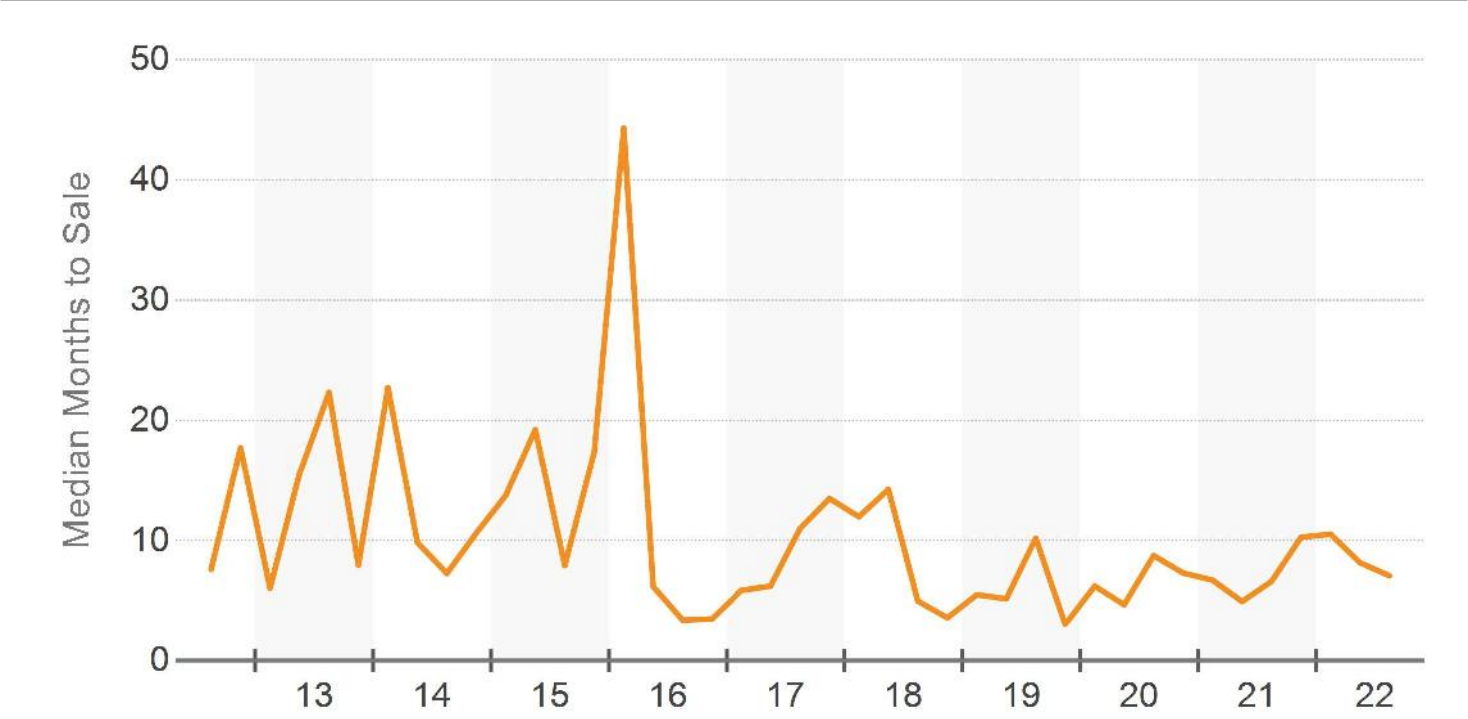
CAP RATE



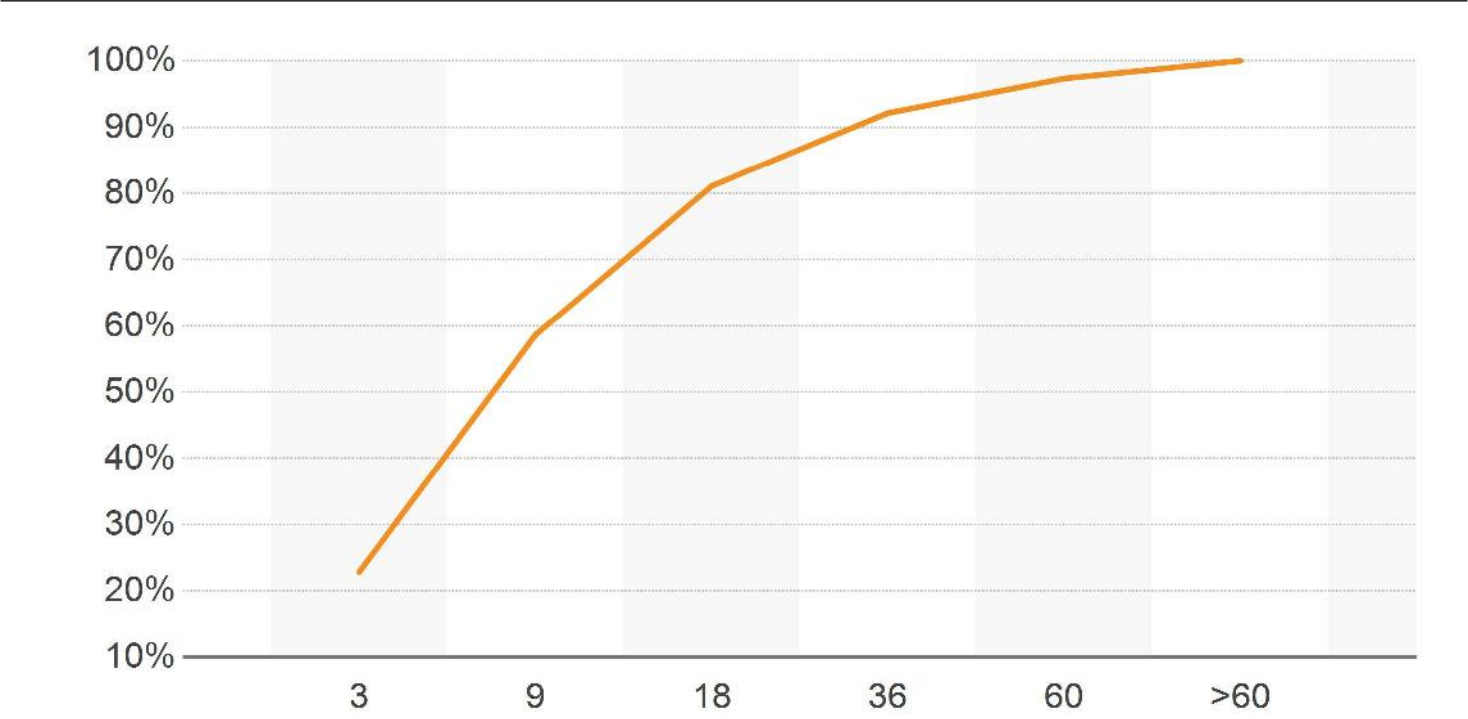
CAP RATE BY STAR RATING



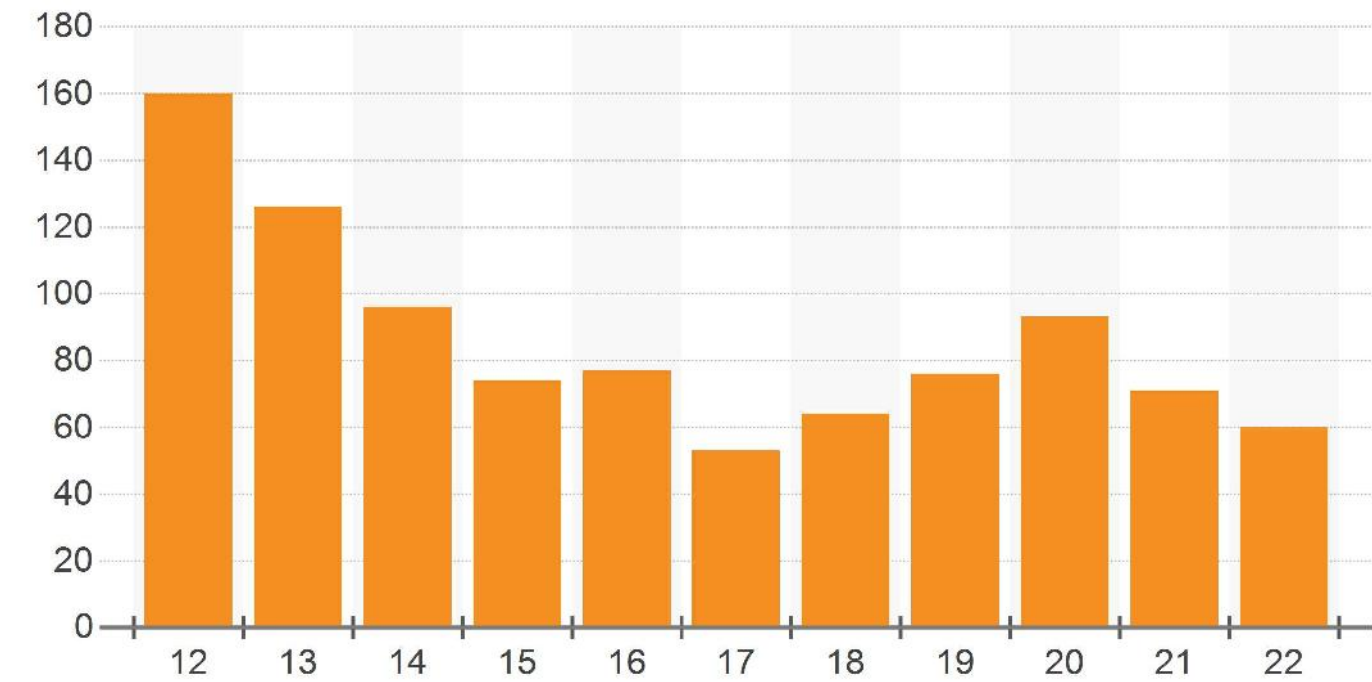
MONTHS TO SALE



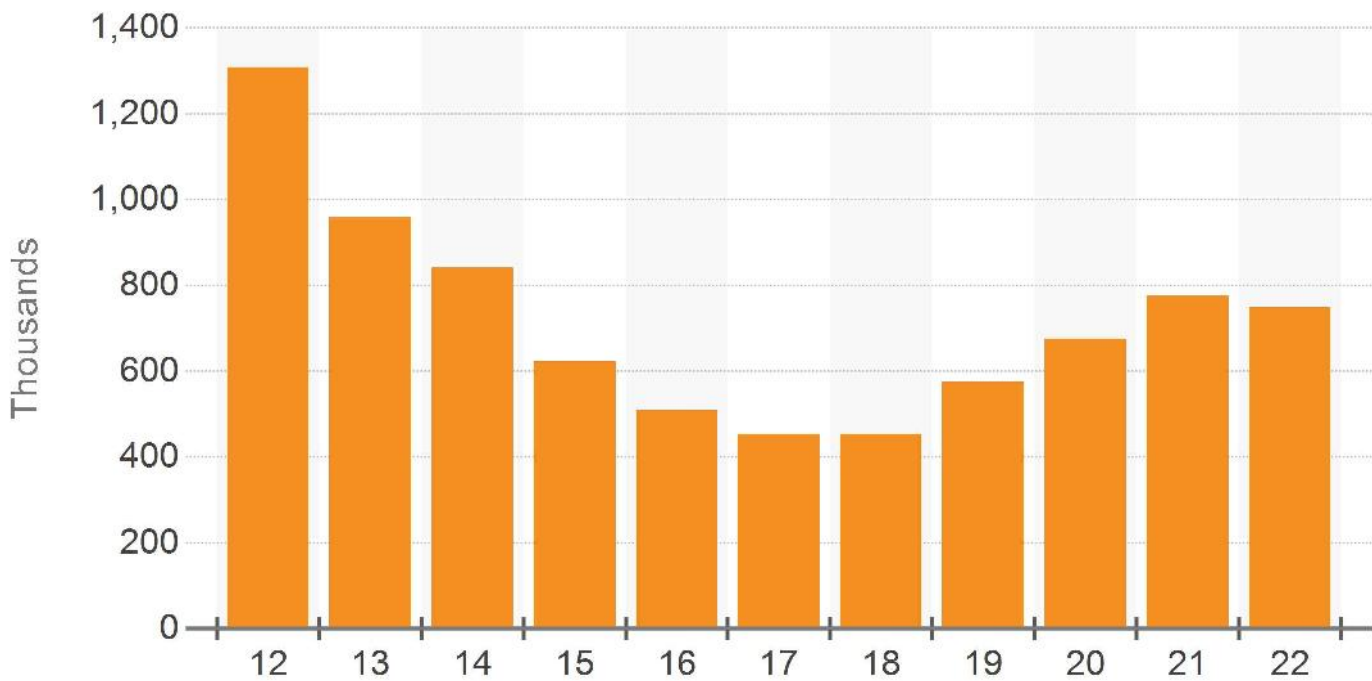
PROBABILITY OF SELLING IN MONTHS



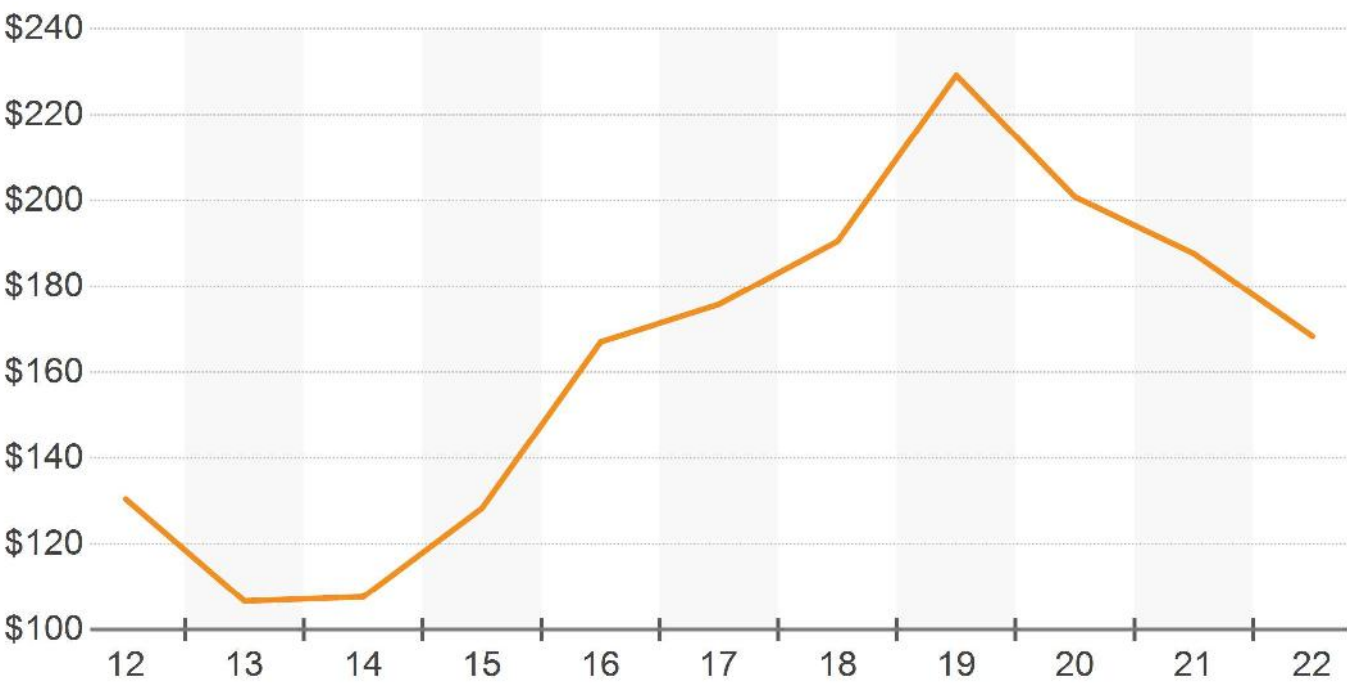
FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF



ASKING PRICE PER SF



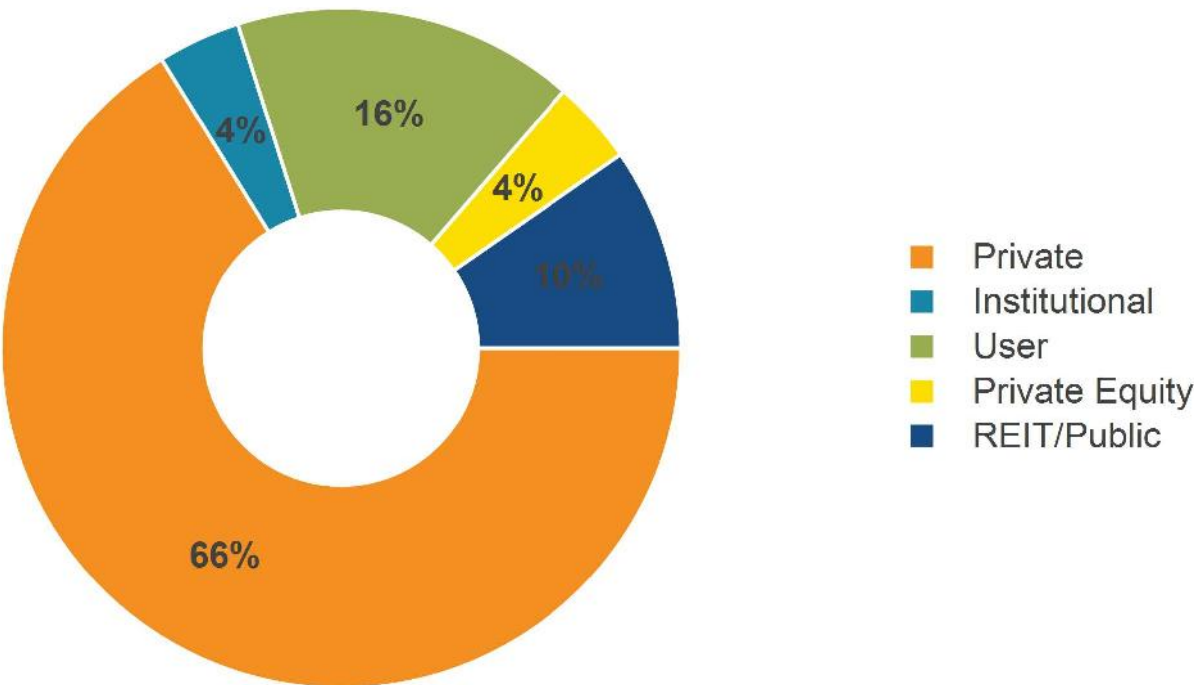
TOP BUYERS



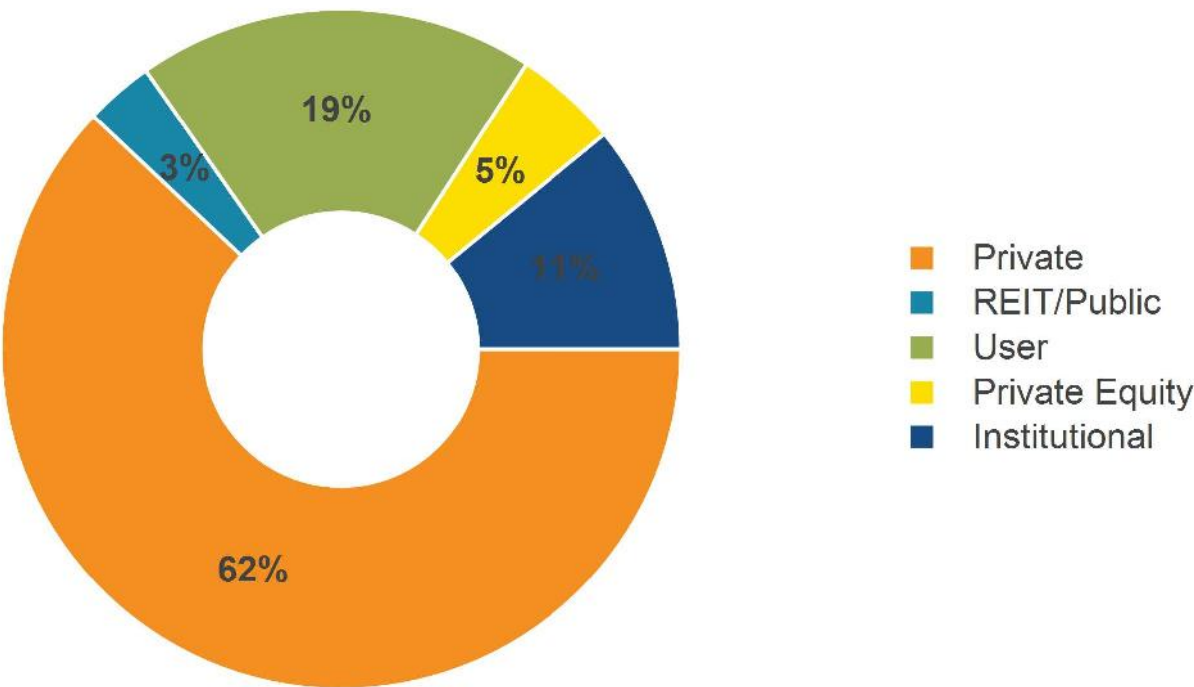
TOP SELLERS



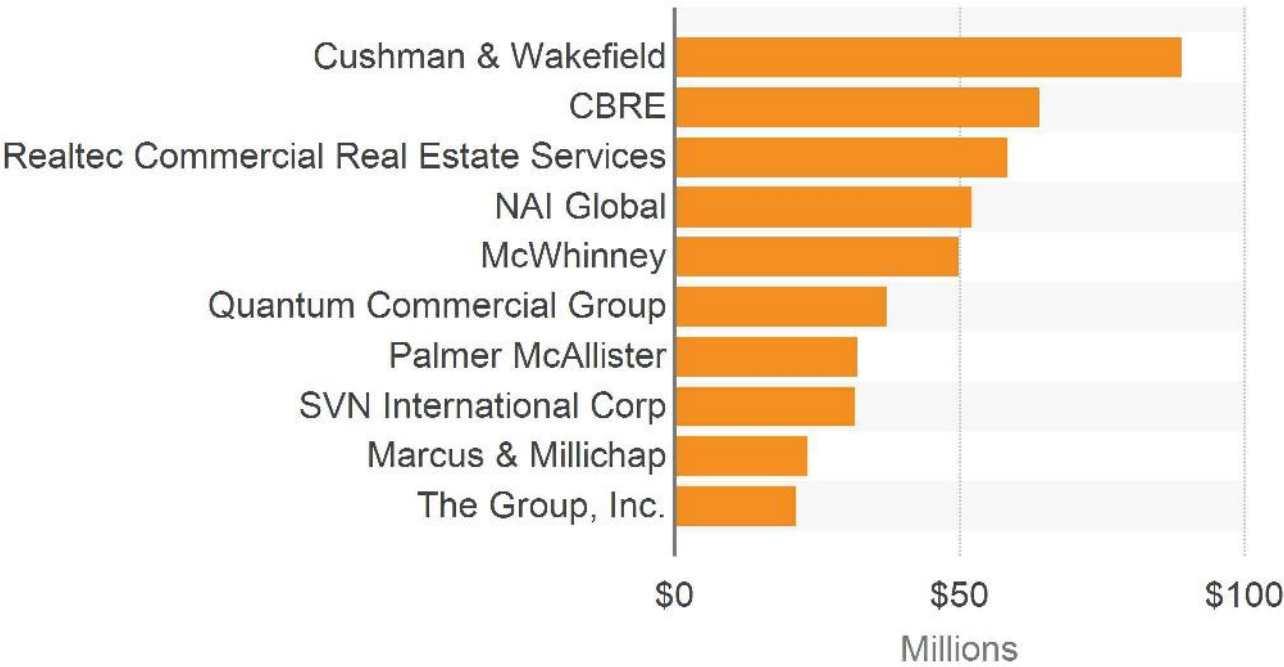
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

