



## Office Report - Larimer/Weld County

PREPARED BY

**REALTEC**  
COMMERCIAL REAL ESTATE SERVICES  
Jamie Globelnik  
Associate Broker

 CoStar™

## ABSORPTION, DELIVERIES, VACANCY



## OCCUPANCY & RENTAL RATES





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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

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

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

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%

# Rental Rates

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## GROSS ASKING RENT PER SF



## DIRECT & SUBLET RENTAL RATES



# Vacancy & Availability

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## VACANCY RATE



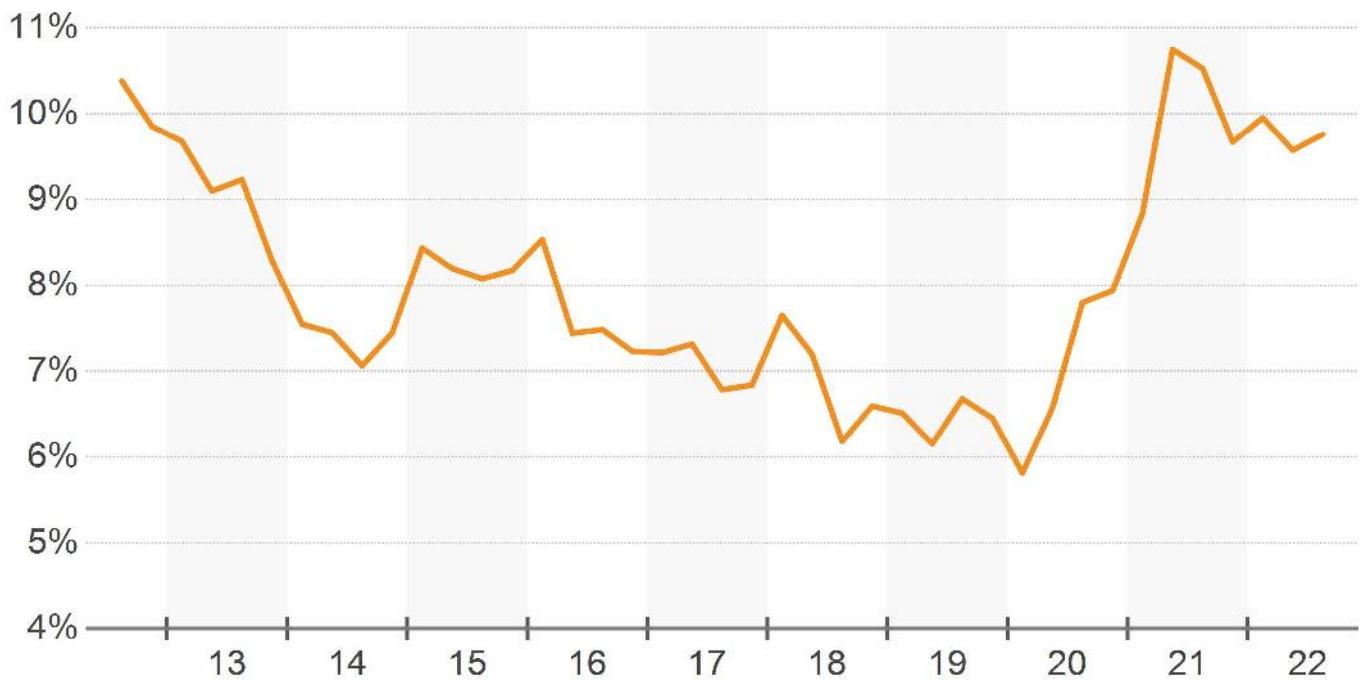
## SUBLEASE VACANCY RATE



# Vacancy & Availability

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## AVAILABILITY RATE



## AVAILABILITY & VACANCY RATE



# Vacancy & Availability

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## OCCUPANCY RATE



## PERCENT LEASED RATE



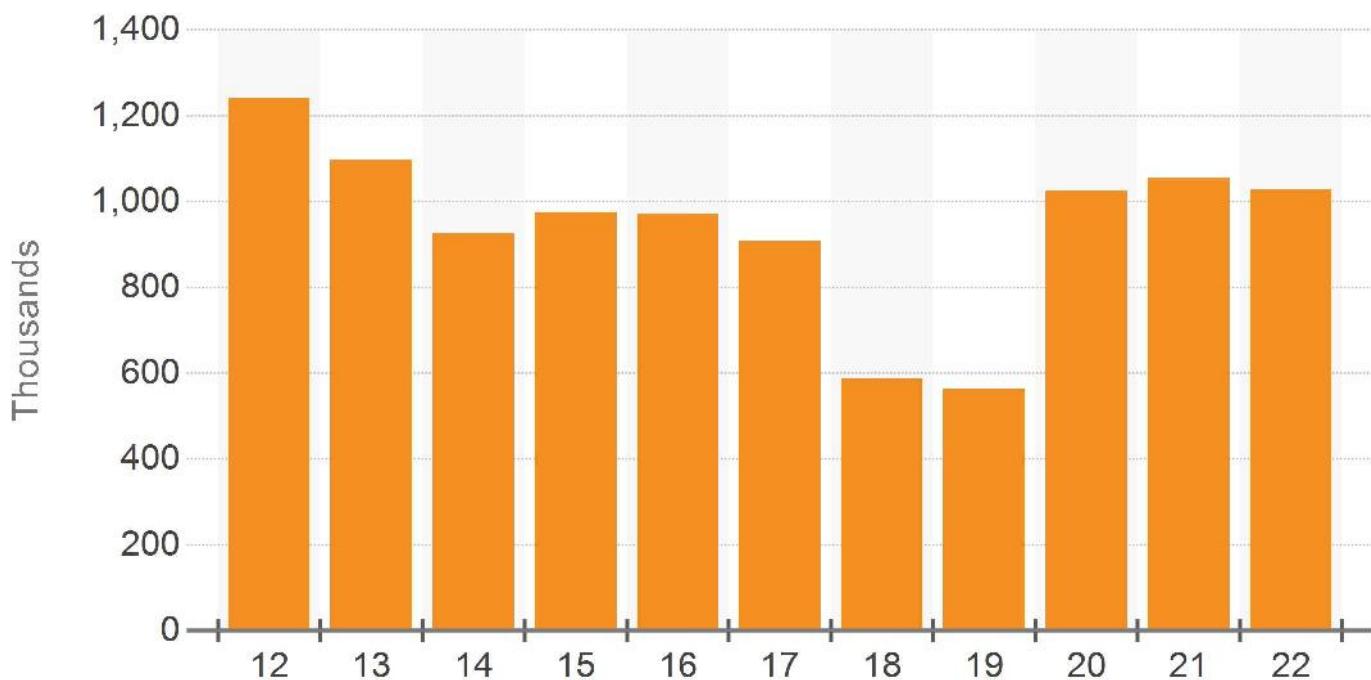
# Vacancy & Availability

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## OCCUPANCY & PERCENT LEASED



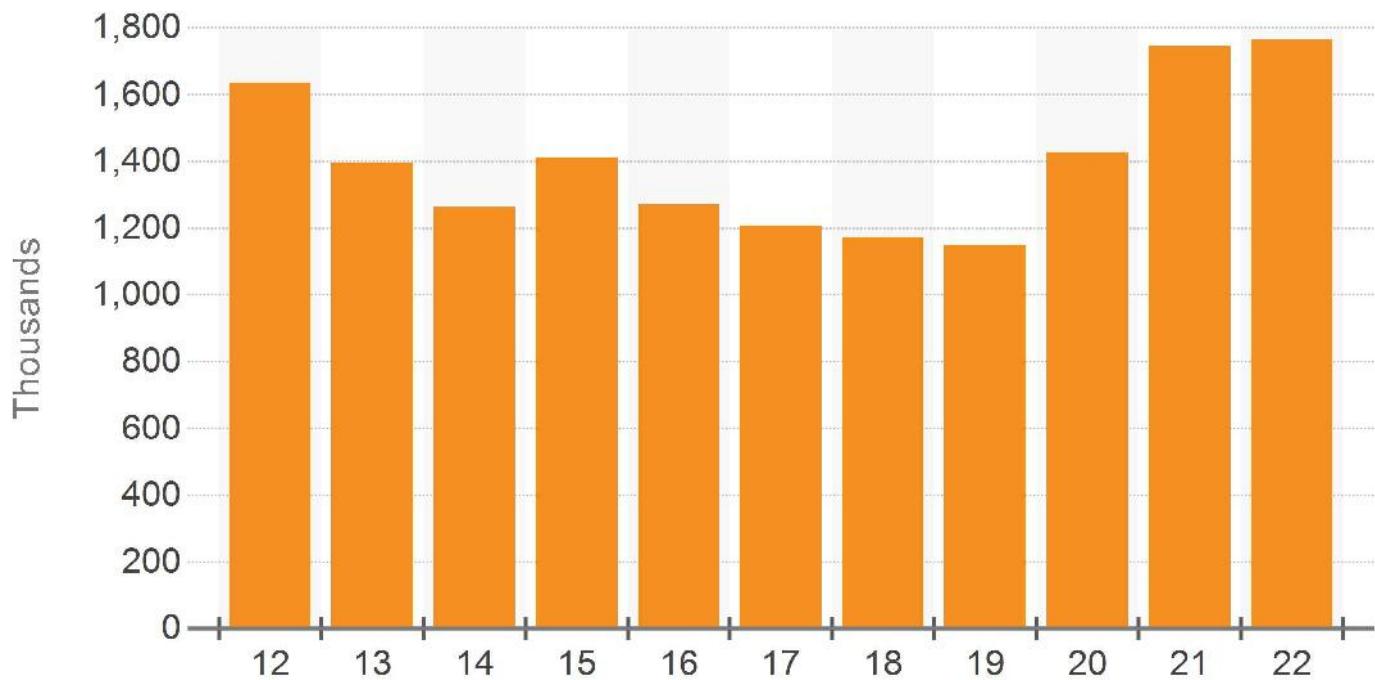
## VACANT SF



# Vacancy & Availability

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## AVAILABLE SF



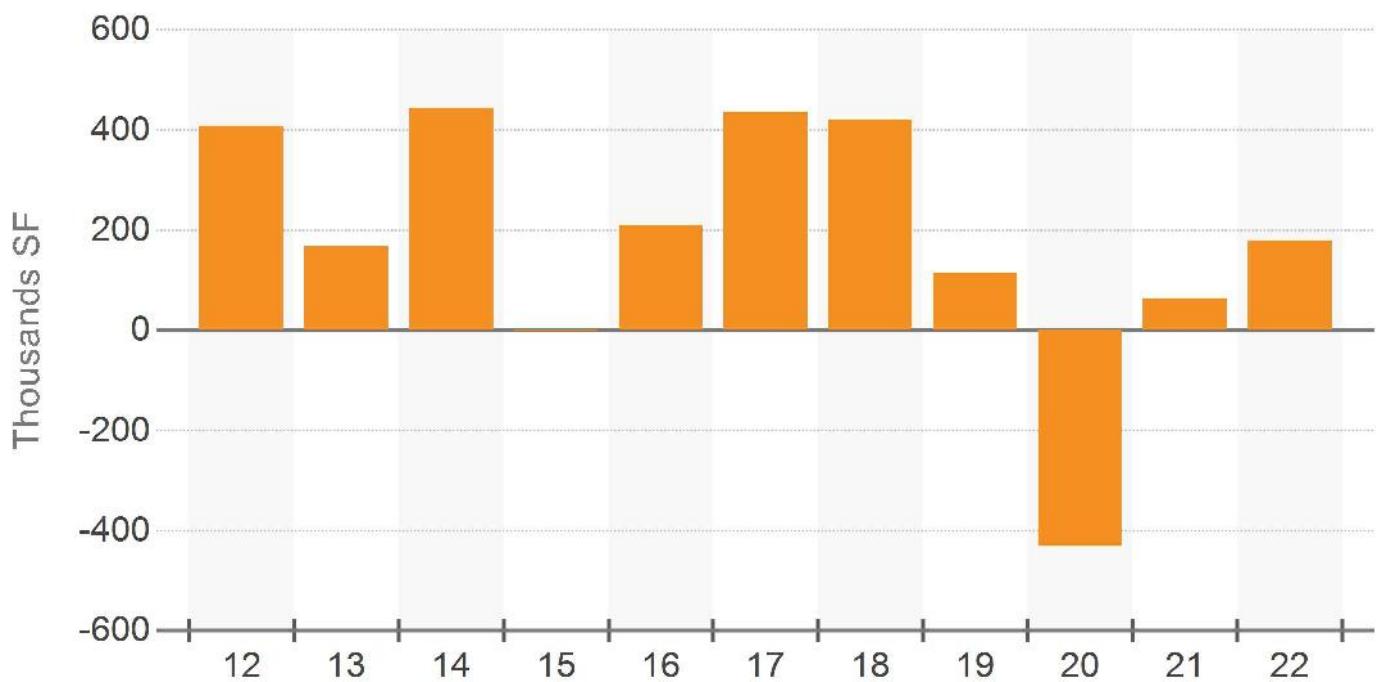
## MONTHS ON MARKET DISTRIBUTION



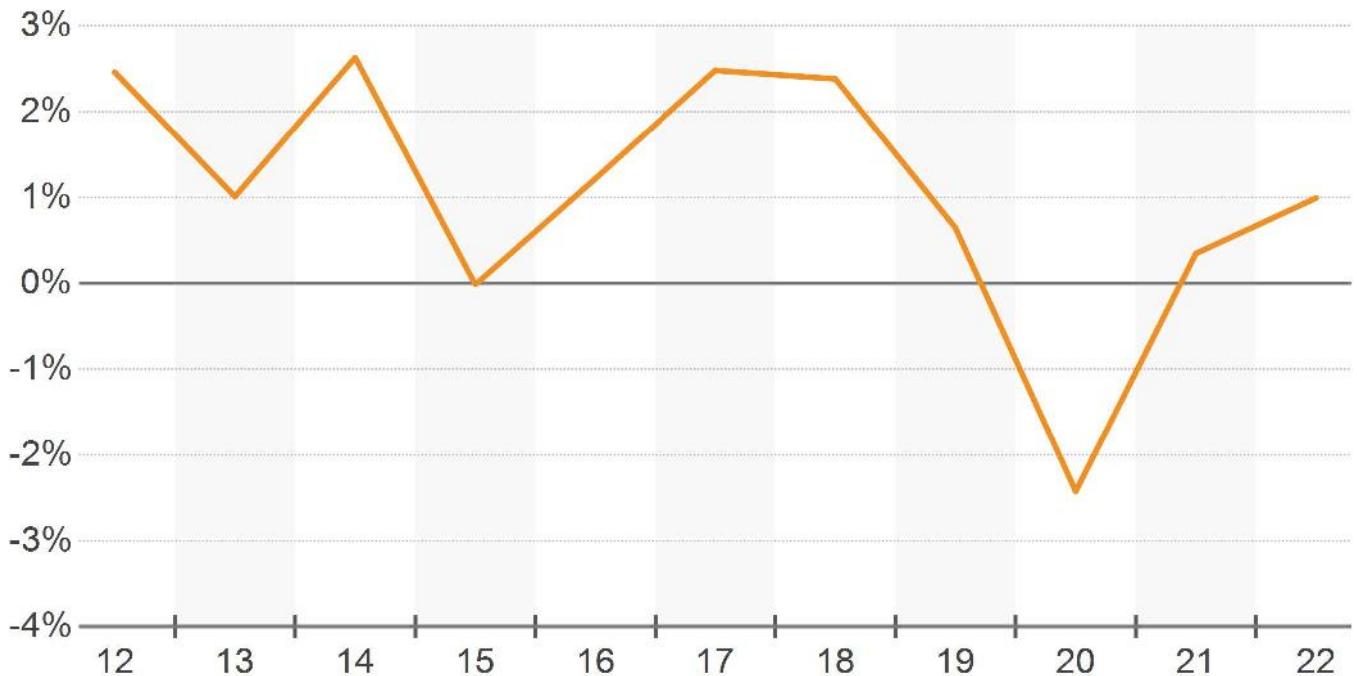
# Leasing Demand

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## NET ABSORPTION



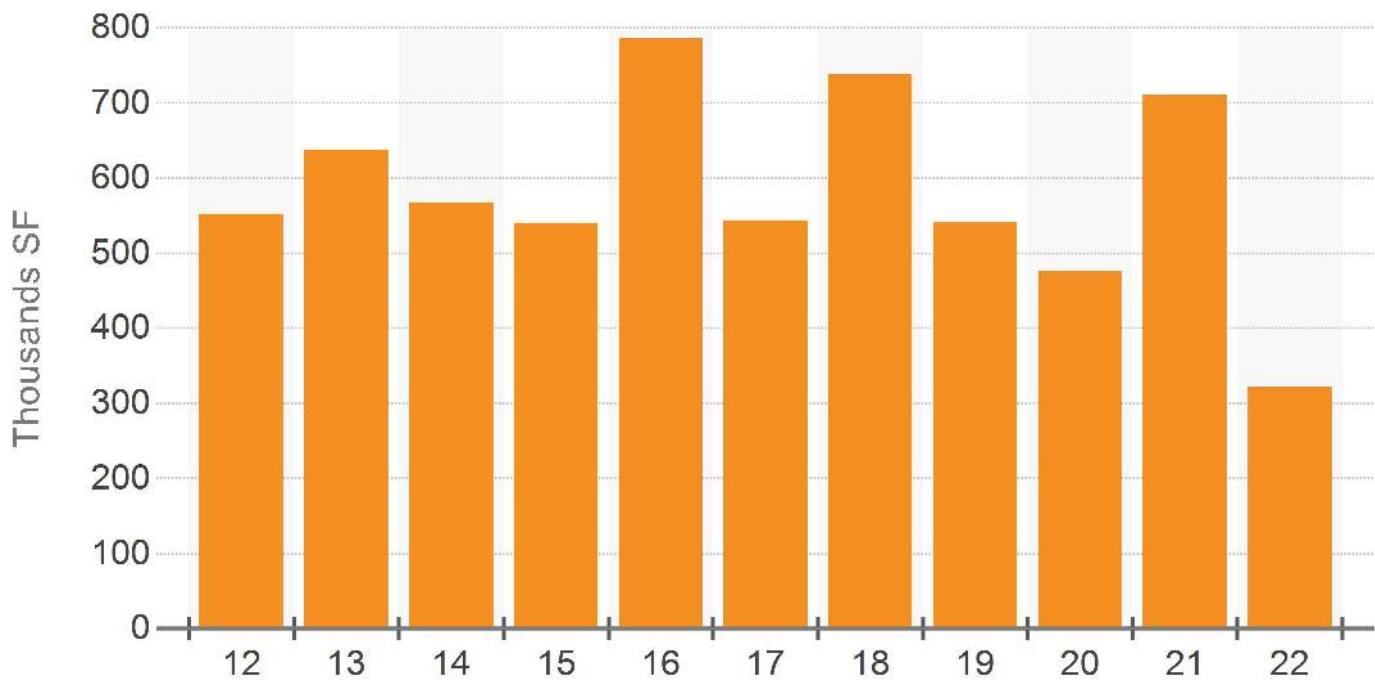
## NET ABSORPTION AS % OF INVENTORY



# Leasing Demand

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## LEASING ACTIVITY



## MONTHS ON MARKET



# Leasing Demand

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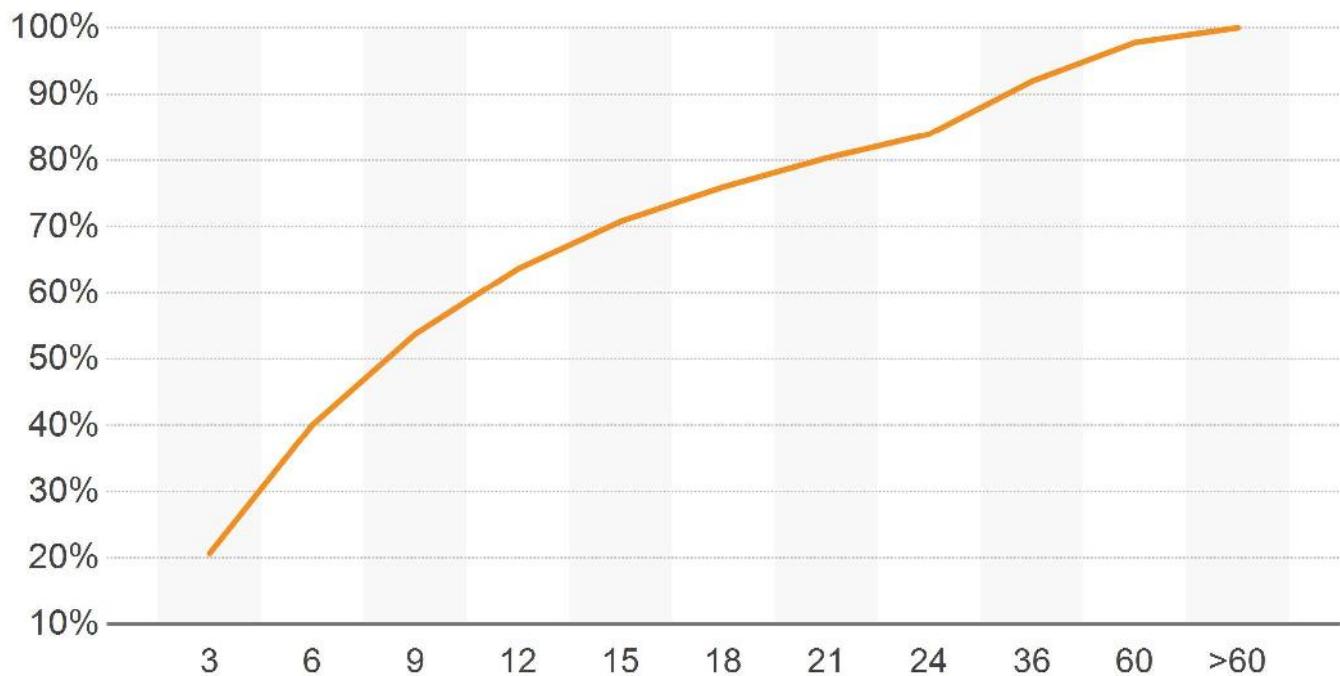
## MONTHS TO LEASE



## MONTHS VACANT



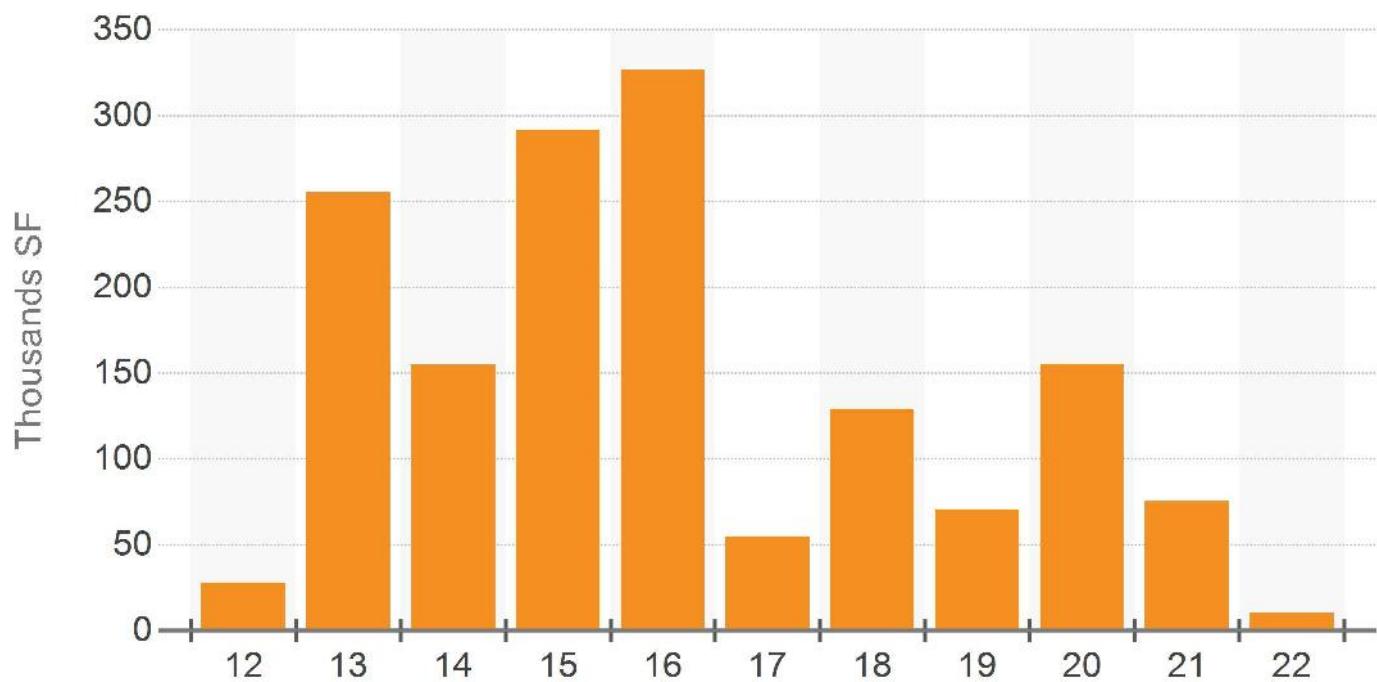
## PROBABILITY OF LEASING IN MONTHS



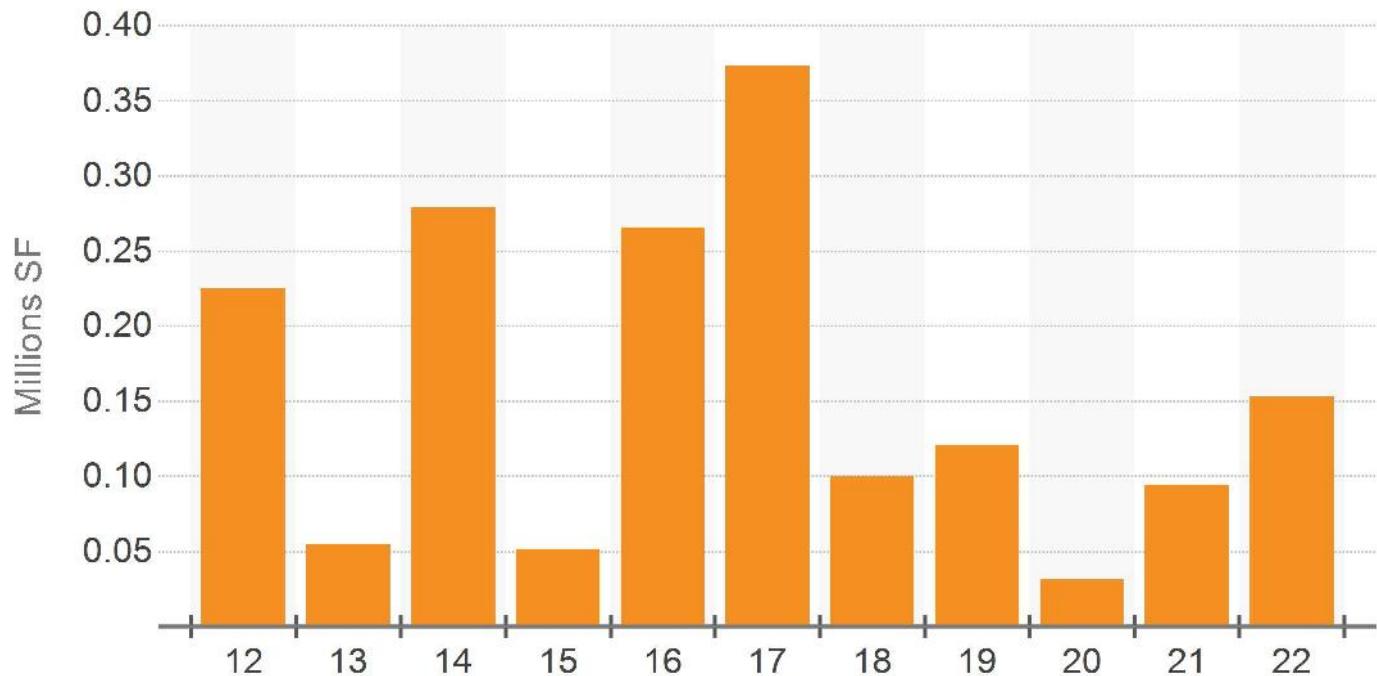
# Construction Activity

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## CONSTRUCTION STARTS



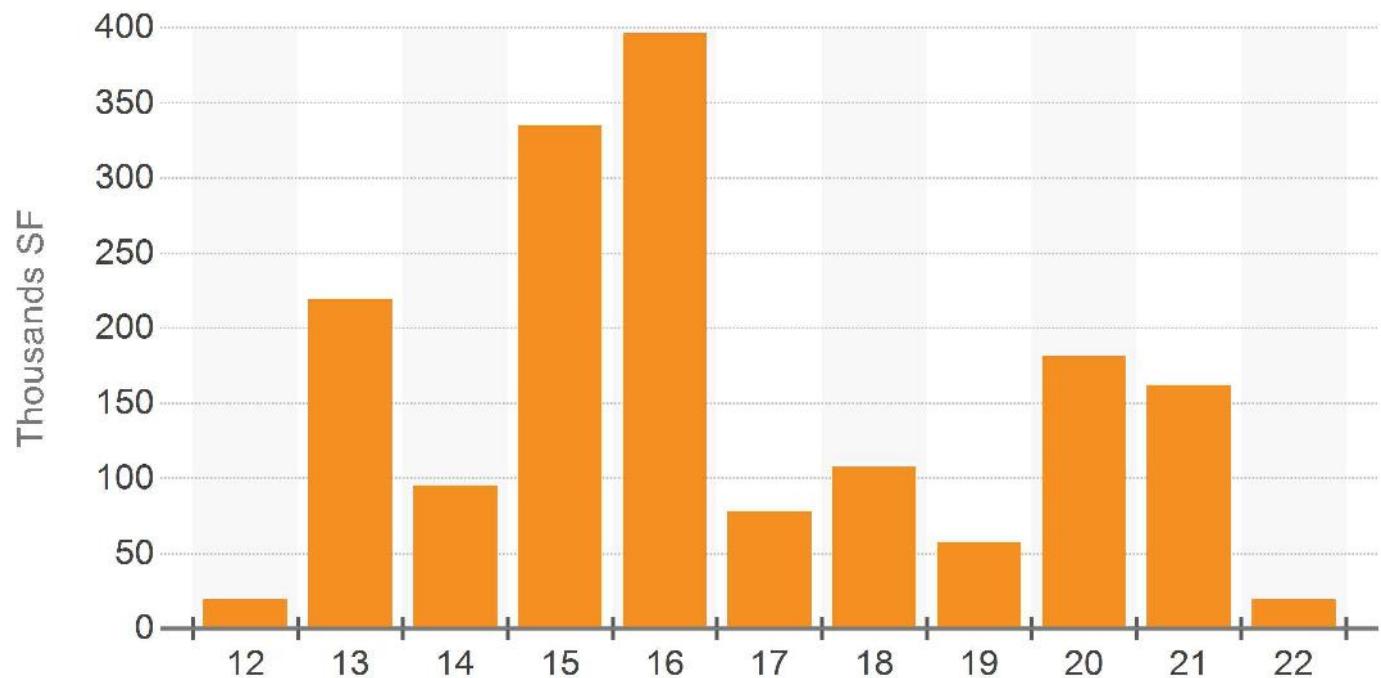
## CONSTRUCTION DELIVERIES



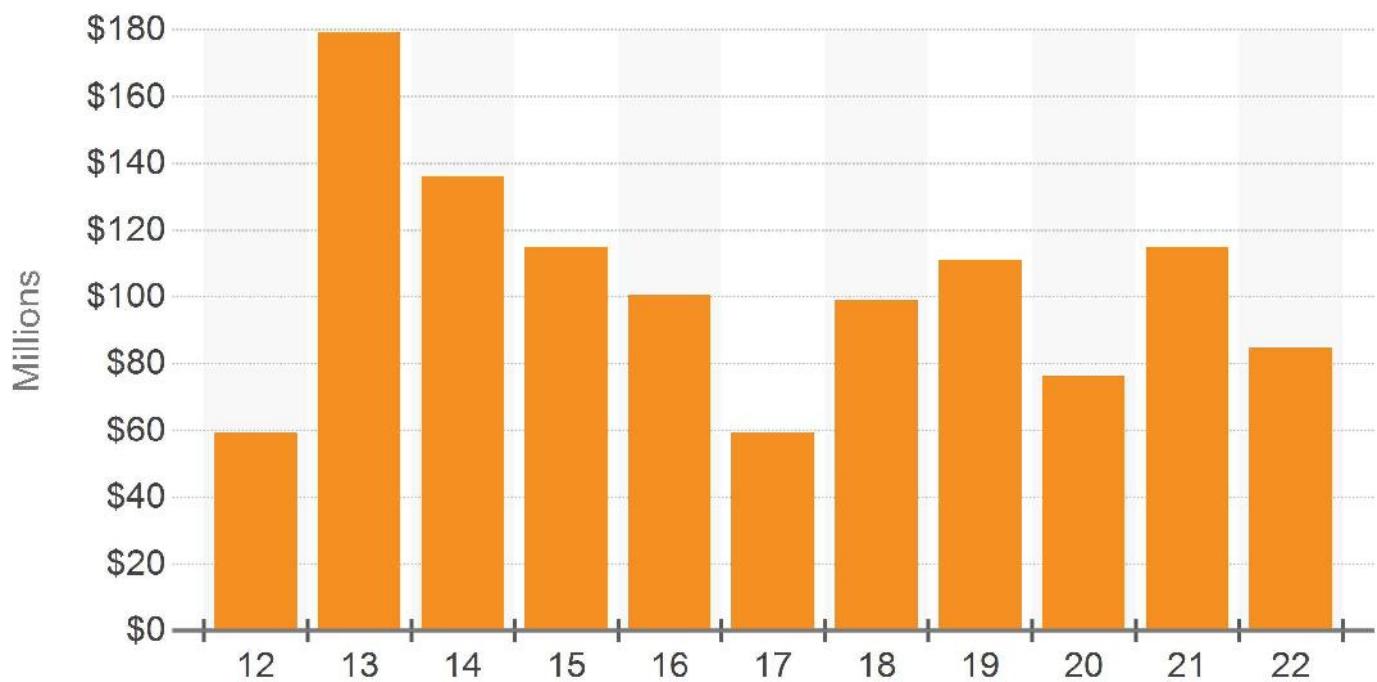
# Construction Activity

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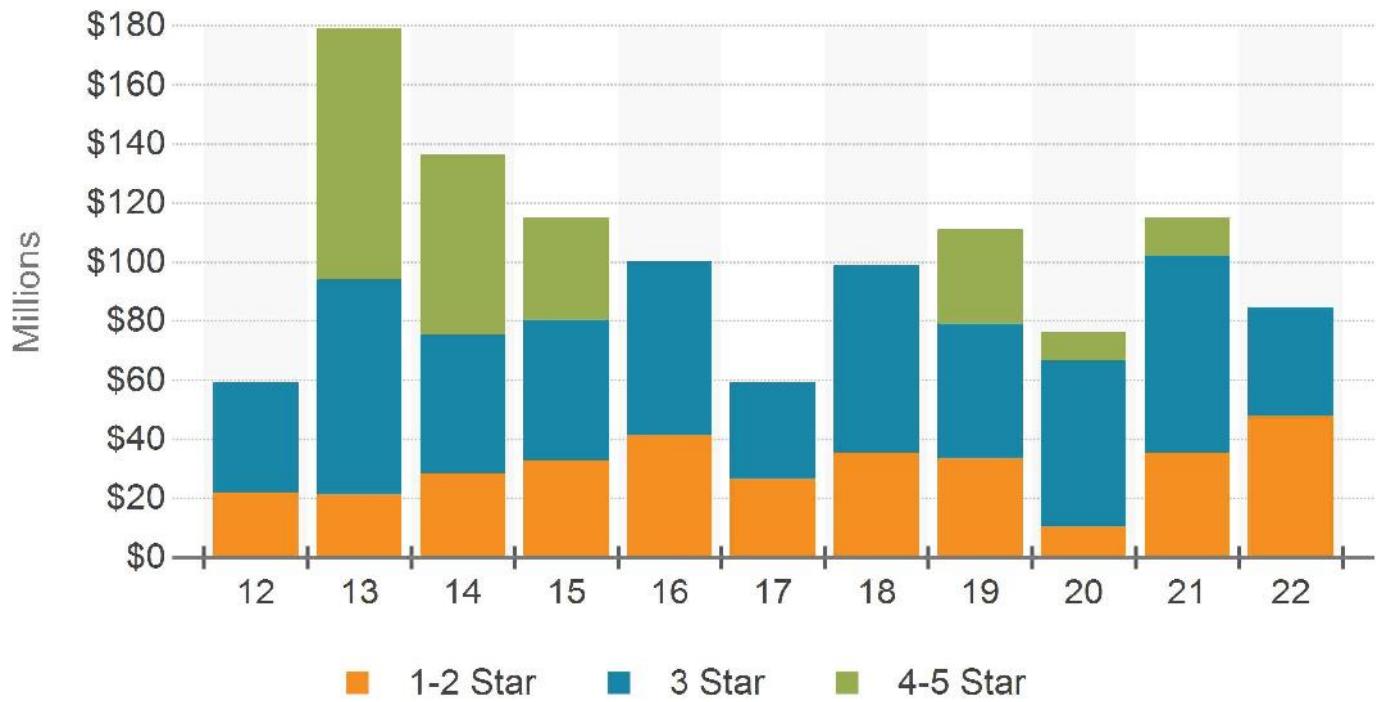
## UNDER CONSTRUCTION



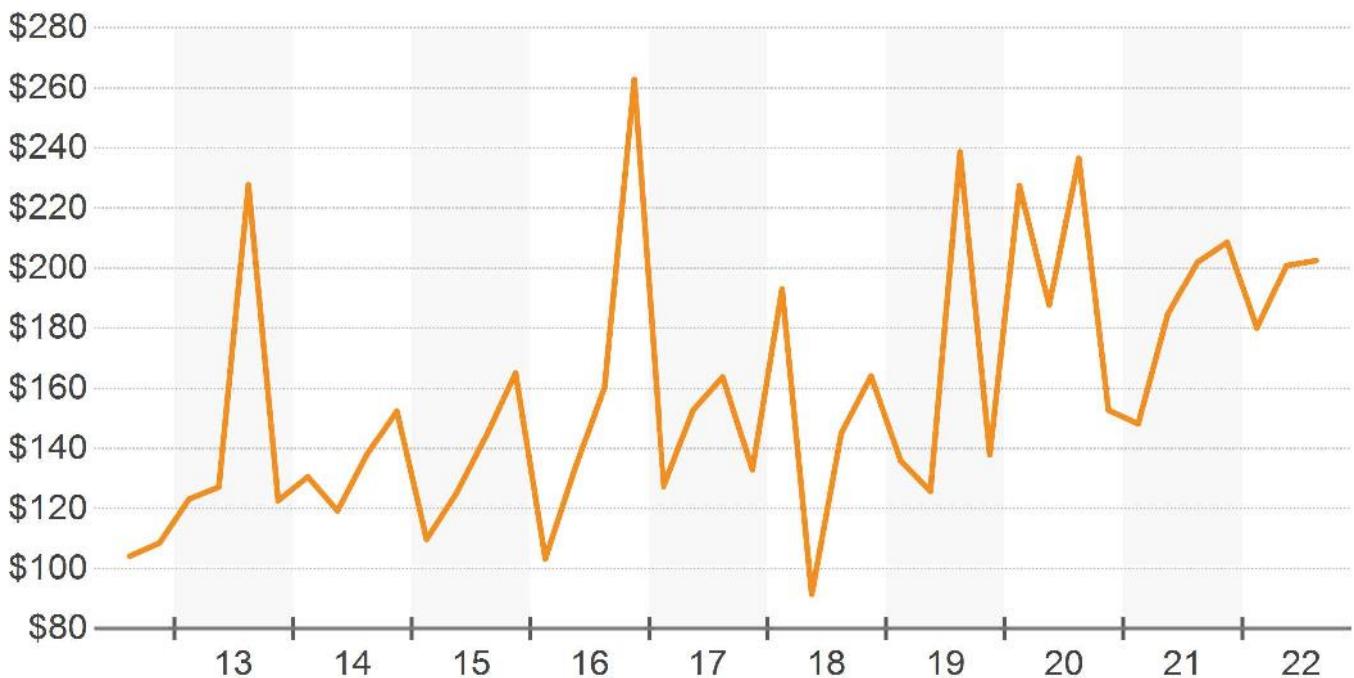
## SALES VOLUME



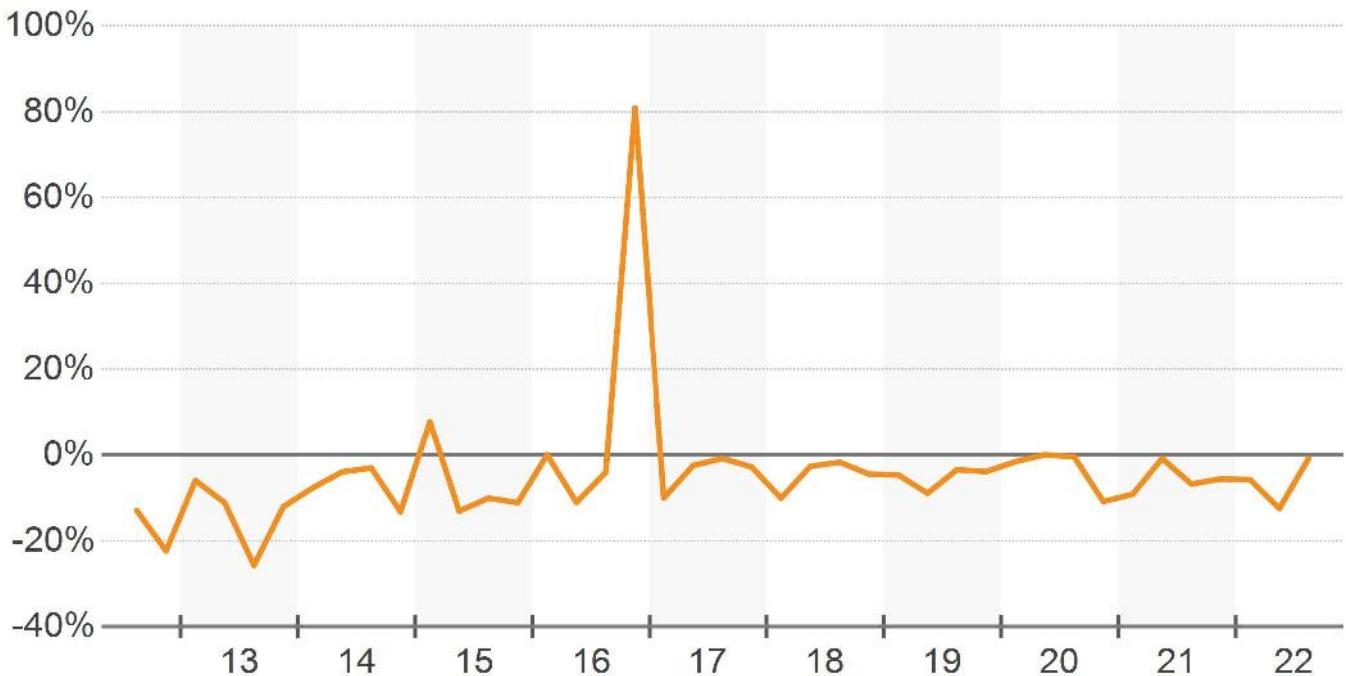
## SALES VOLUME BY STAR RATING



## AVERAGE SALE PRICE PER SF



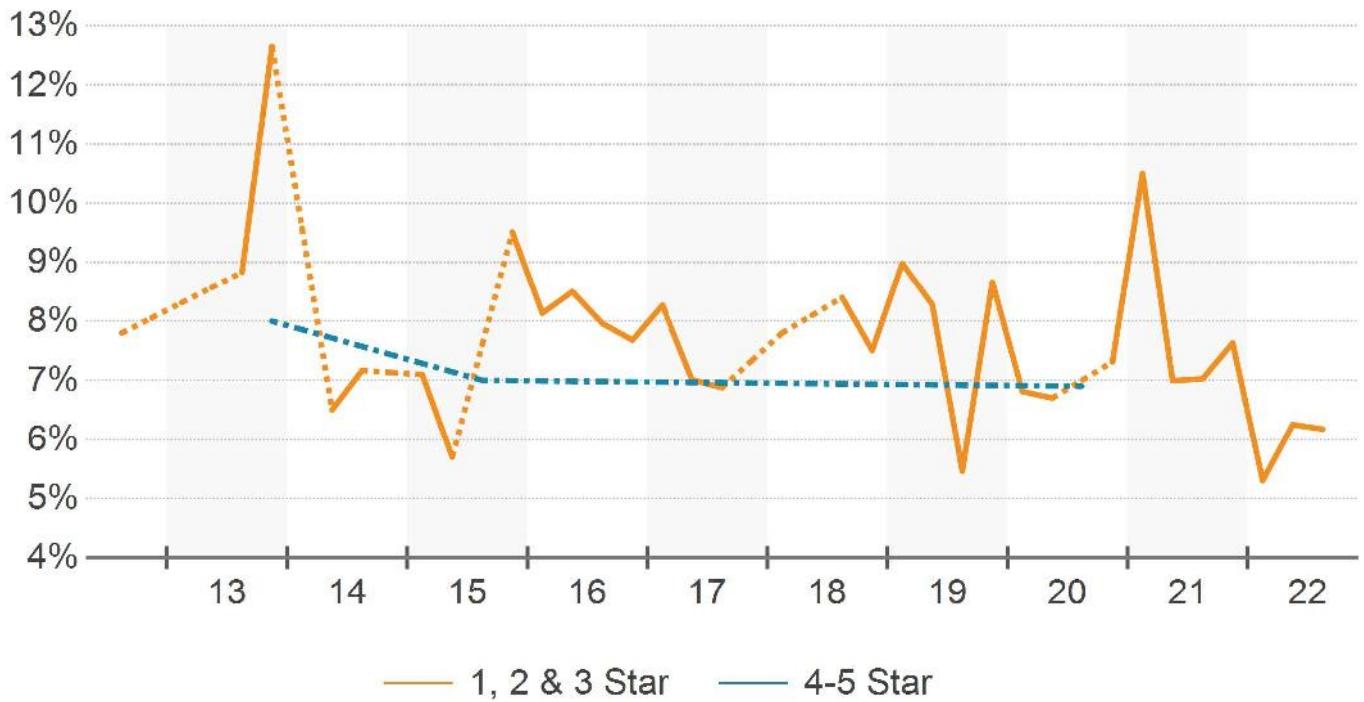
## SALE TO ASKING PRICE DIFFERENTIAL



## CAP RATE



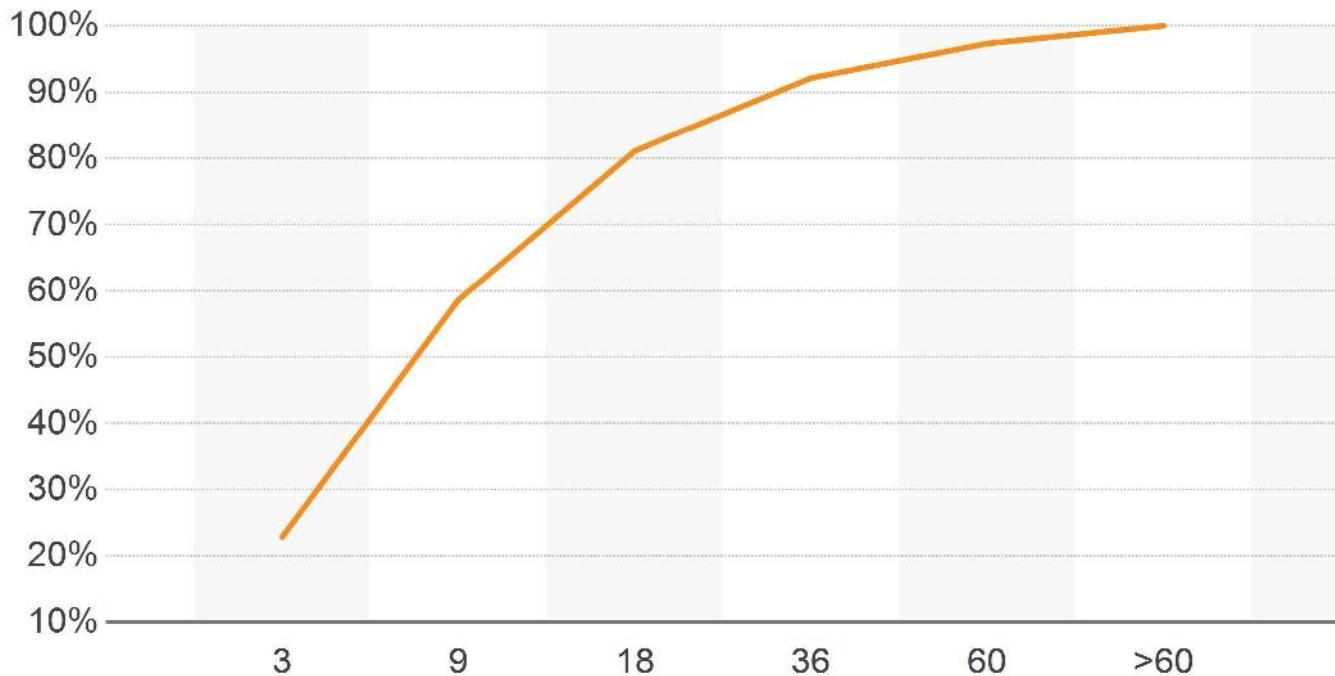
## CAP RATE BY STAR RATING



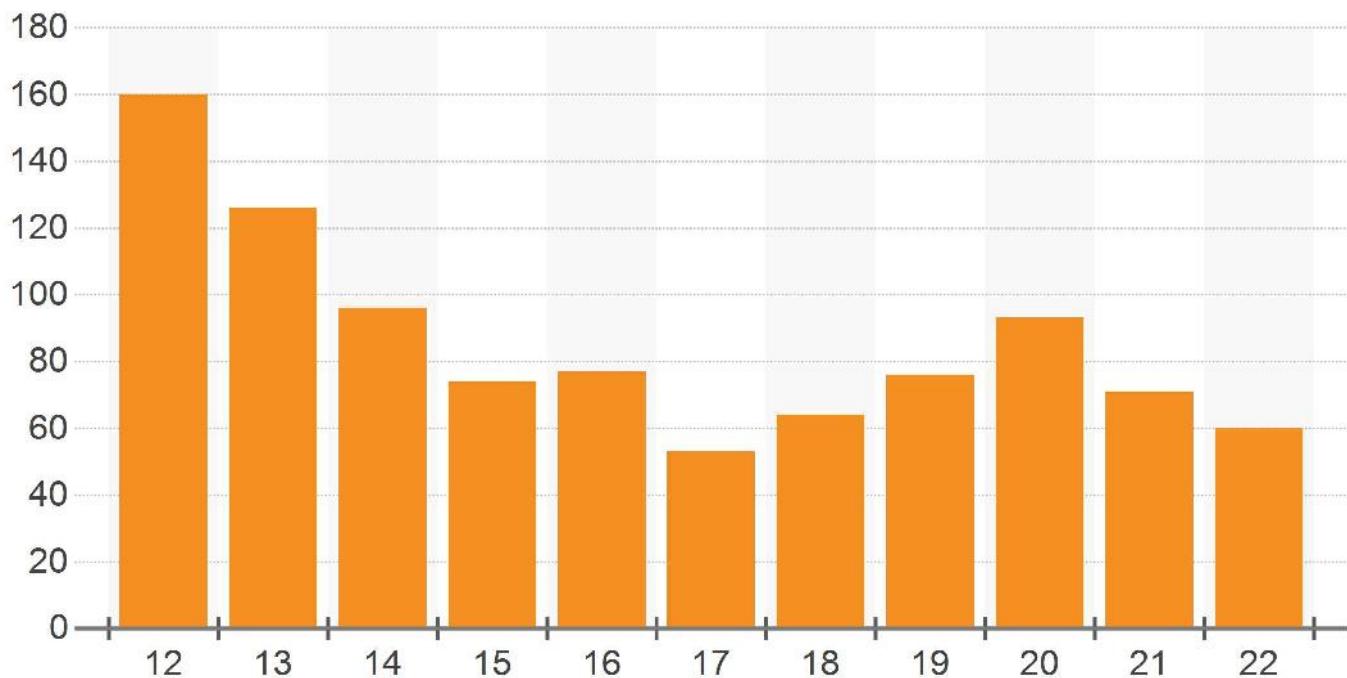
## MONTHS TO SALE



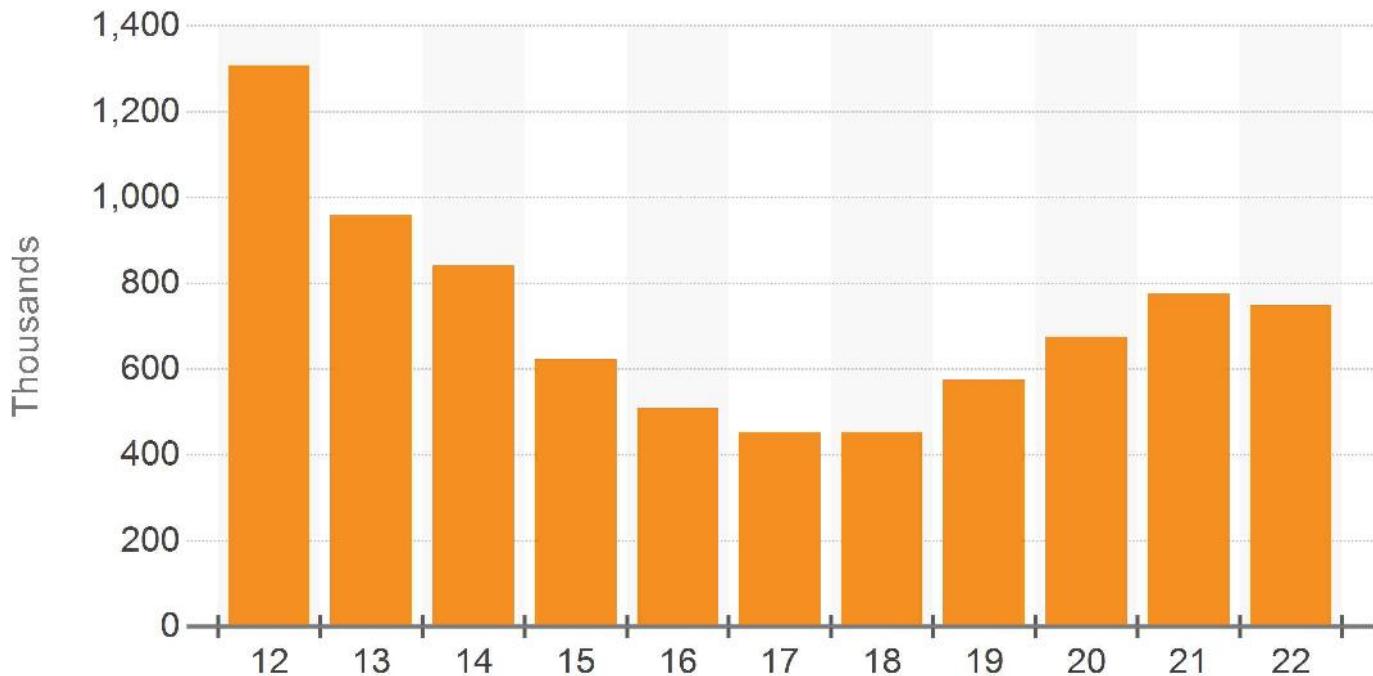
## PROBABILITY OF SELLING IN MONTHS



## FOR SALE TOTAL LISTINGS



## FOR SALE TOTAL SF



## ASKING PRICE PER SF



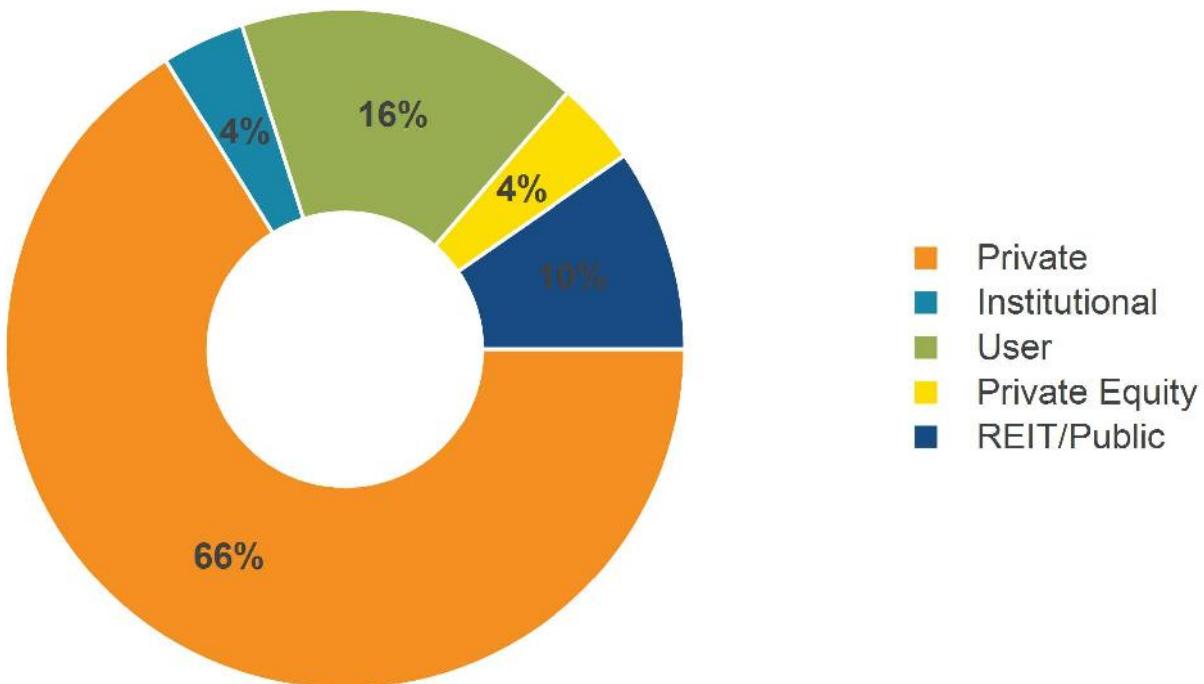
### TOP BUYERS



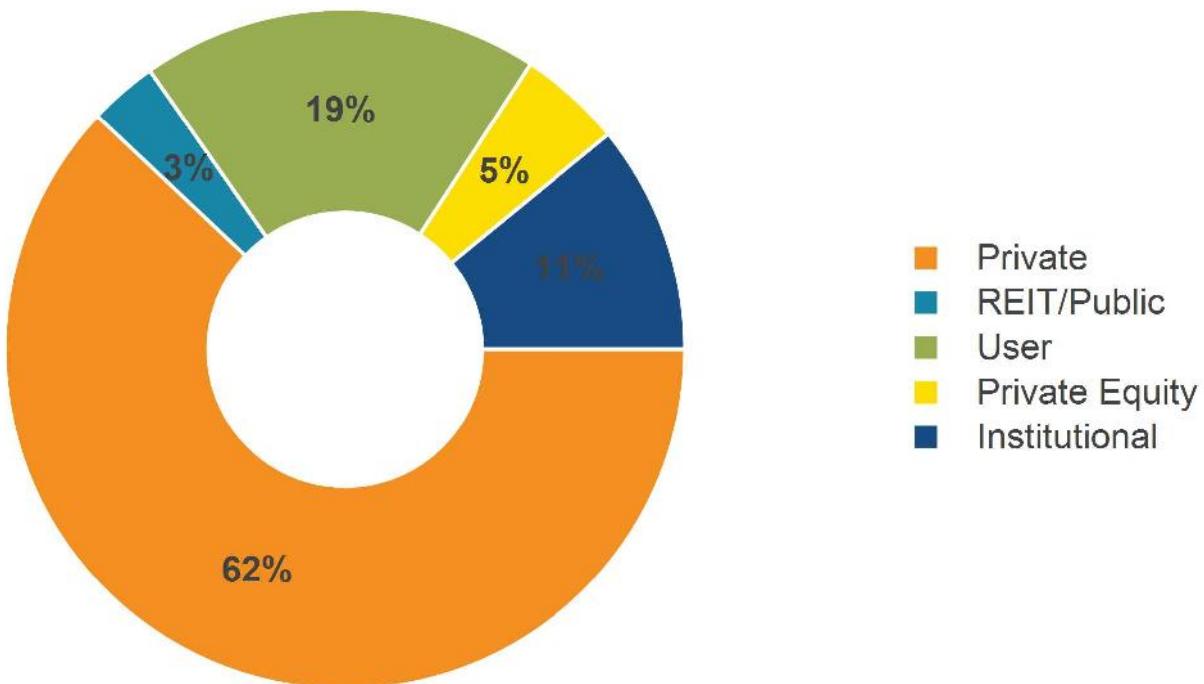
### TOP SELLERS



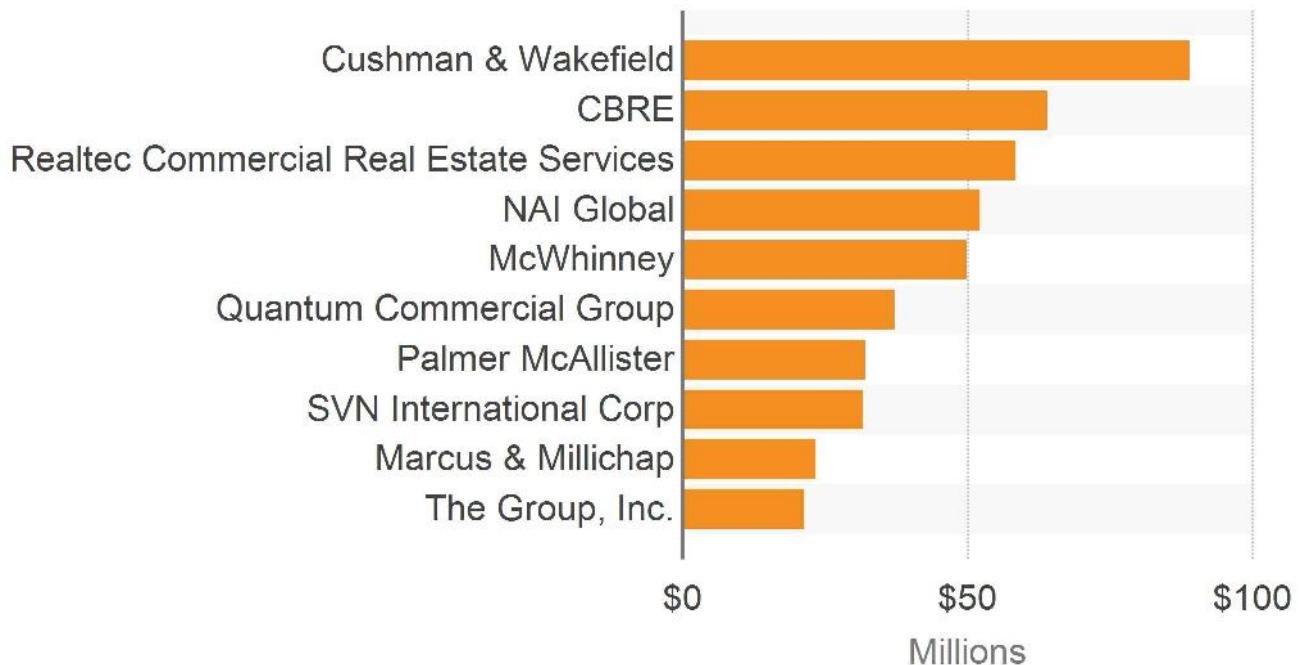
## SALES VOLUME BY BUYER TYPE



## SALES VOLUME BY SELLER TYPE



### TOP BUYER BROKERS



### TOP SELLER BROKERS

