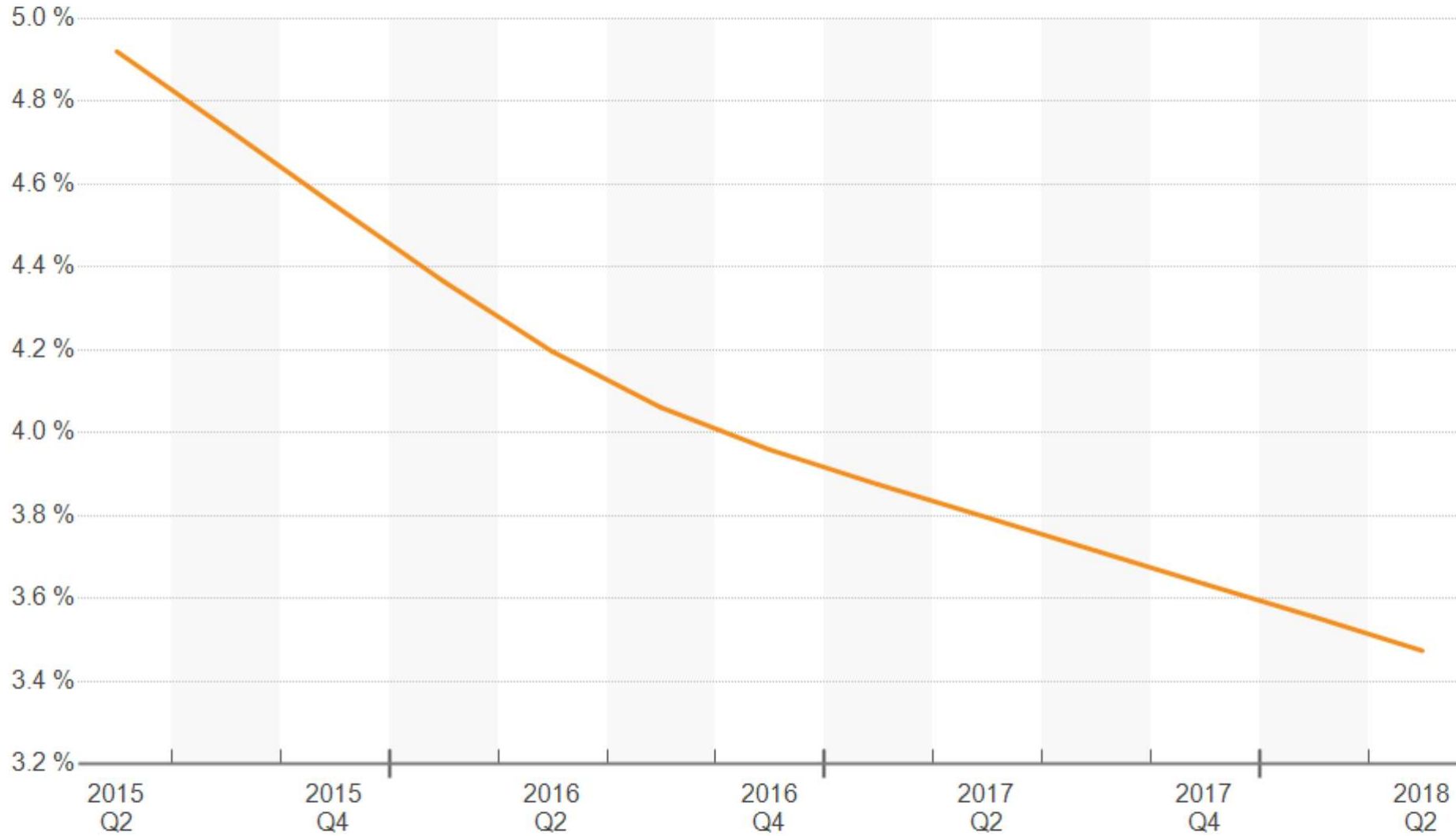


# Greeley & Surrounding Areas- Office

## Vacancy Rate



## Greeley & Surrounding Areas- Office

Availability	Survey	5-Year Avg
Gross Rent Per SF	\$21.13	\$16.71
Vacancy Rate	3.4%	4.9%
Vacant SF	154,965	221,841
Availability Rate	7.3%	6.9%
Available SF	340,715	314,983
Sublet SF	1,121	2,429
Months on Market	5.7	15.2

Inventory	Survey	5-Year Avg
Existing Buildings	415	412
Existing SF	4,553,329	4,535,190
12 Mo. Const. Starts	6,000	5,599
Under Construction	112,000	21,765
12 Mo. Deliveries	6,000	7,465

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	33,295	51,963
12 Mo. Leasing SF	111,877	109,943

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$106	\$128
Asking Price Per SF	\$186	\$139
Sales Volume (Mil.)	\$27	\$57
Cap Rate	8.0%	8.5%