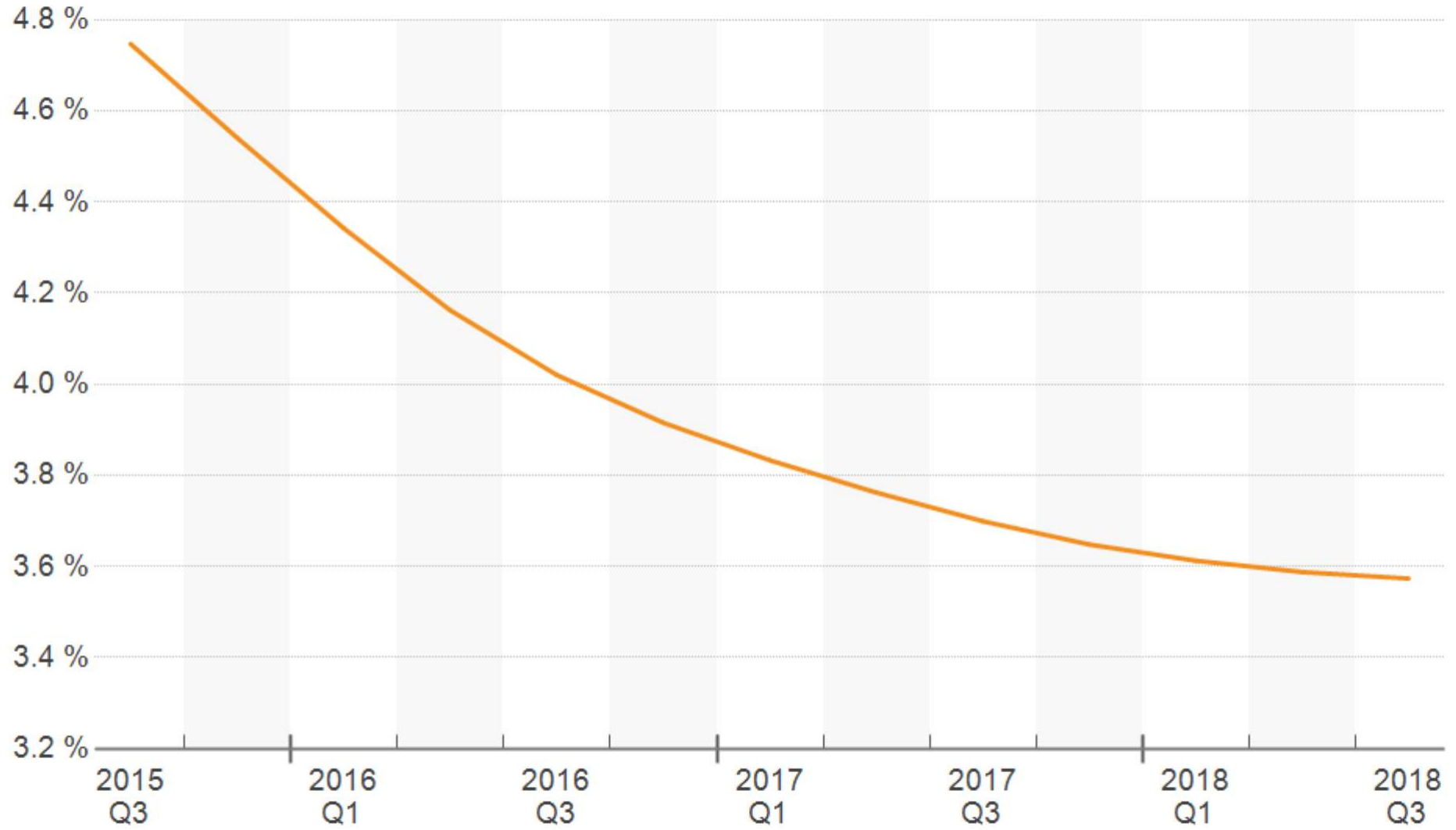


# Greeley & Surrounding Areas- Office

## Vacancy Rate



## Greeley & Surrounding Areas- Office

<b>Availability</b>	<b>Survey</b>	<b>5-Year Avg</b>
Gross Rent Per SF	\$21.56	\$17.00
Vacancy Rate	3.8%	4.7%
Vacant SF	173,493	212,064
Availability Rate	9.1%	6.8%
Available SF	427,523	310,629
Sublet SF	0	2,344
Months on Market	6.2	14.5

<b>Inventory</b>	<b>Survey</b>	<b>5-Year Avg</b>
Existing Buildings	418	414
Existing SF	4,583,721	4,547,177
12 Mo. Const. Starts	0	7,395
Under Construction	112,000	26,982
12 Mo. Deliveries	6,000	6,999

<b>Demand</b>	<b>Survey</b>	<b>5-Year Avg</b>
12 Mo. Absorption SF	11,903	44,707
12 Mo. Leasing SF	97,733	109,252

<b>Sales</b>	<b>Past Year</b>	<b>5-Year Avg</b>
Sale Price Per SF	\$109	\$127
Asking Price Per SF	\$187	\$142
Sales Volume (Mil.)	\$27	\$58
Cap Rate	8.0%	8.5%