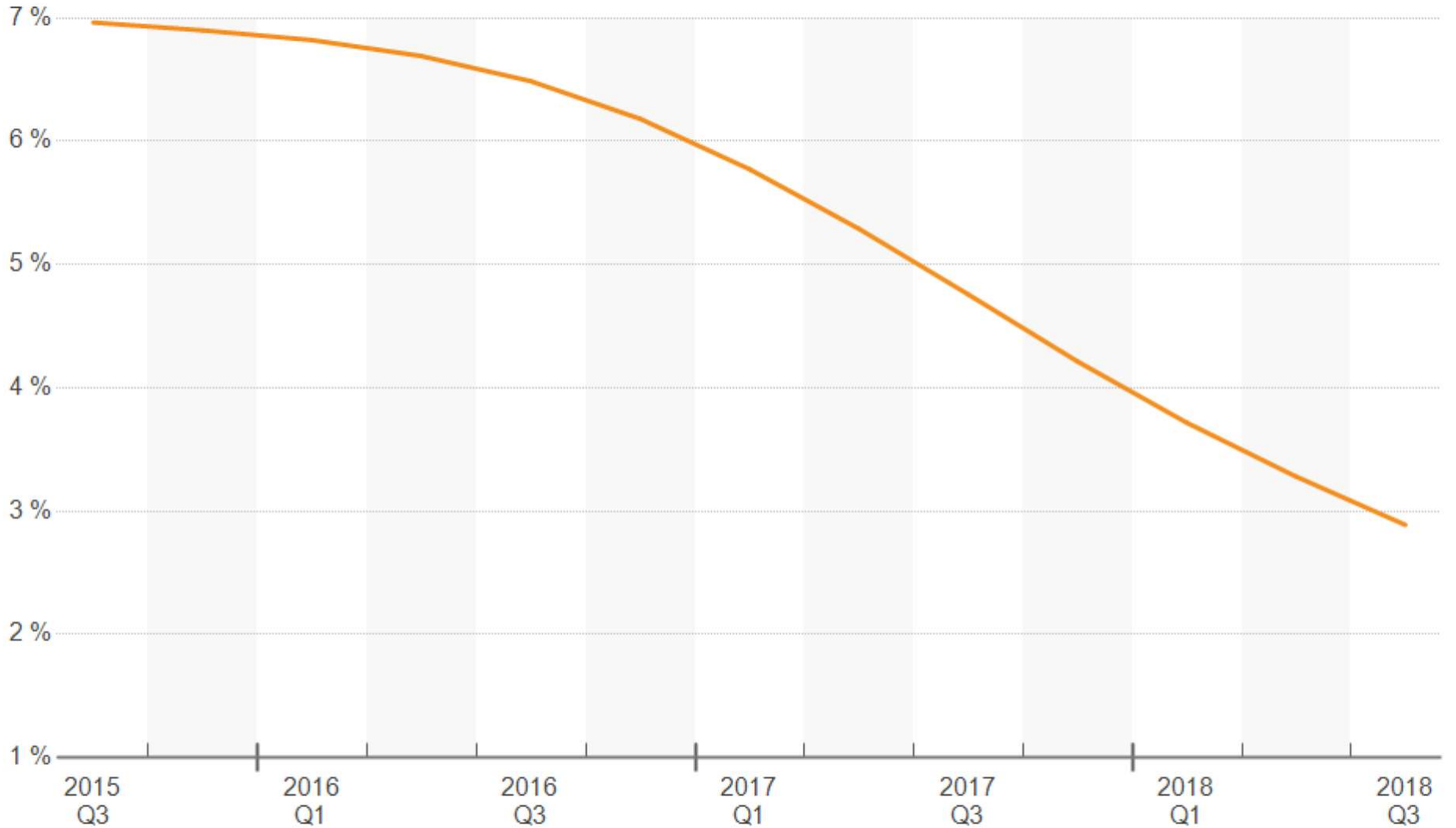
Fort Collins- Office

Vacancy Rate



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Fort Collins- Office

Availability	Survey	5-Year Avg
Gross Rent Per SF	$22.76	$20.63
Vacancy Rate	3.8%	6.0%
Vacant SF	305,500	462,184
Availability Rate	4.6%	7.5%
Available SF	372,799	587,400
Sublet SF	24,449	30,736
Months on Market	6.1	9.3

Inventory	Survey	5-Year Avg
Existing Buildings	627	617
Existing SF	8,023,821	7,754,130
12 Mo. Const. Starts	22,862	92,604
Under Construction	22,862	105,319
12 Mo. Deliveries	31,488	110,225

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	171,025	120,470
12 Mo. Leasing SF	430,293	357,194

Sales	Past Year	5-Year Avg
Sale Price Per SF	$139	$157
Asking Price Per SF	$263	$220
Sales Volume (Mil.)	$23	$44
Cap Rate	-	7.5%

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