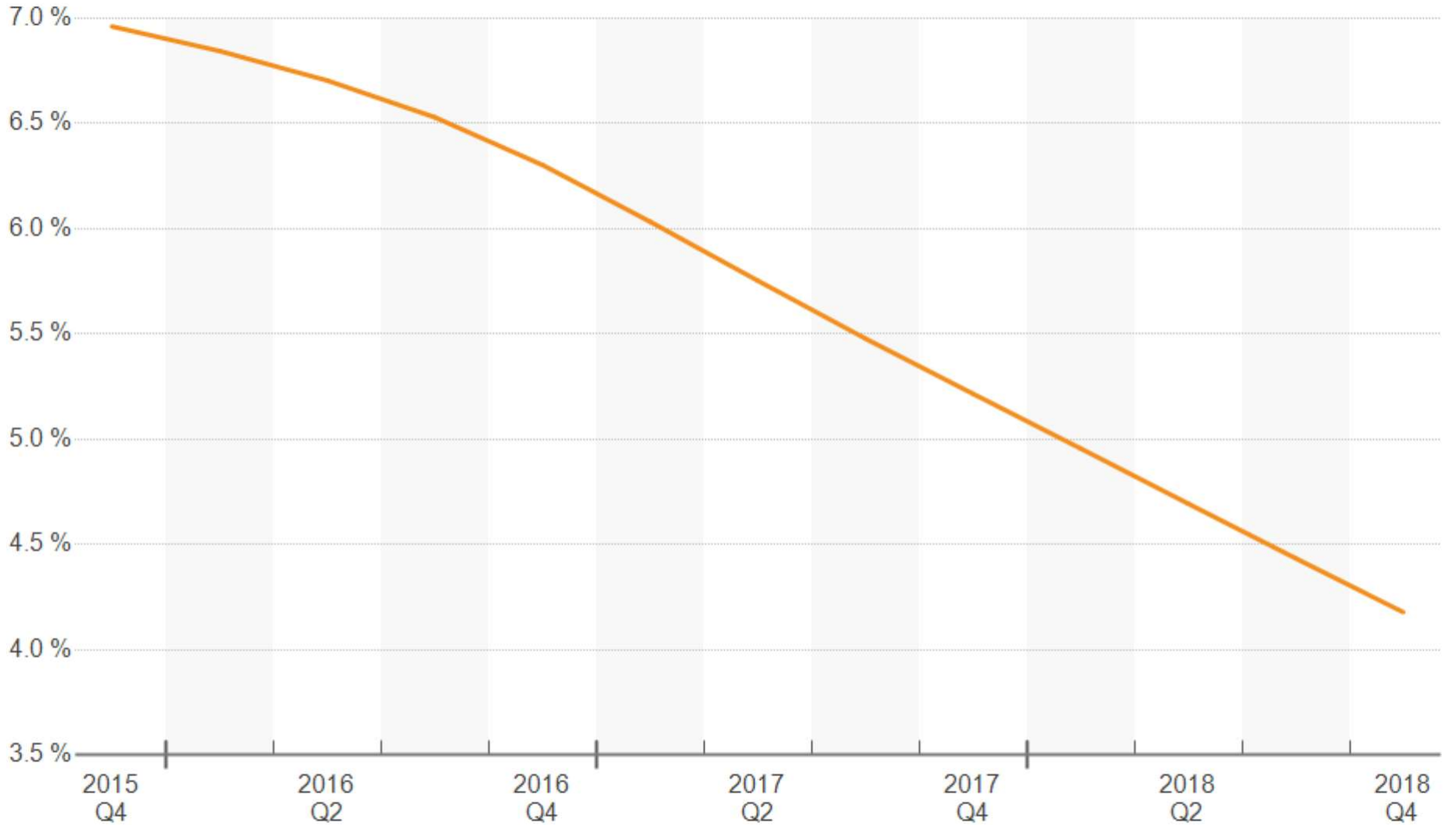
Fort Collins- Office

Vacancy Rate



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Fort Collins- Office

Availability	Survey	5-Year Avg
Gross Rent Per SF	$22.21	$20.79
Vacancy Rate	4.2%	5.9%
Vacant SF	340,521	455,851
Availability Rate	4.9%	7.5%
Available SF	394,056	590,001
Sublet SF	33,917	29,485
Months on Market	6.8	8.9

Inventory	Survey	5-Year Avg
Existing Buildings	626	618
Existing SF	8,018,414	7,776,292
12 Mo. Const. Starts	22,862	87,974
Under Construction	22,862	104,210
12 Mo. Deliveries	33,644	109,432

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	103,628	125,826
12 Mo. Leasing SF	394,475	355,504

Sales	Past Year	5-Year Avg
Sale Price Per SF	$136	$157
Asking Price Per SF	$272	$223
Sales Volume (Mil.)	$23	$43
Cap Rate	-	7.5%

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