

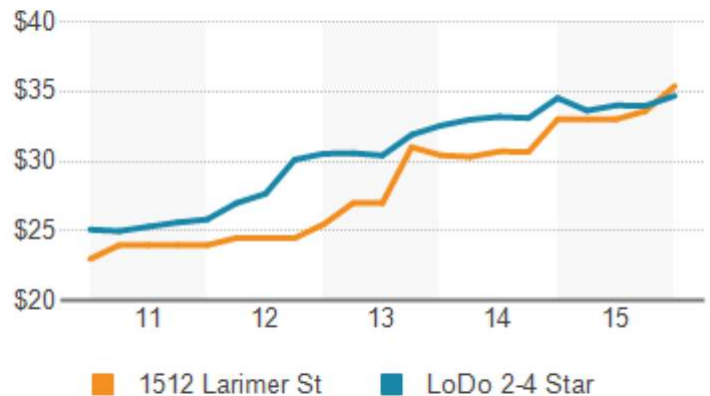
# 1512 Larimer St - Writer Square

Office	1512 Larimer St	LoDo 2-4 Star	LoDo	Denver
Buildings	1	142	150	5,114
Existing SF	179,271	6,325,270	7,131,884	162,211,043
Average Building SF	179,271	44,544	47,545	31,719
Under Construction	-	288,480	288,480	2,898,231
<b>Leasing</b>				
Gross Rent Per SF	\$35.37	\$34.67	\$34.73	\$24.88
Vacancy Rate	6.7%	7.3%	6.5%	10.7%
Available Spaces	6	139	140	4,864
Available SF	16,254	876,394	881,253	24,788,270
12 Mo. Absorption SF	24,468	277,541	272,996	2,633,095
12 Mo. Leasing SF	45,101	859,436	865,086	13,850,858
<b>Sales Past Year</b>				
Properties	-	10	10	354
Sales Volume (Mil.)	-	\$399	\$399	\$2,711
Avg Sale Price (Mil.)	-	\$44	\$44	\$8.3
Sale Price Per SF	-	\$478	\$478	\$198
Cap Rate	-	5.3%	5.3%	7.0%

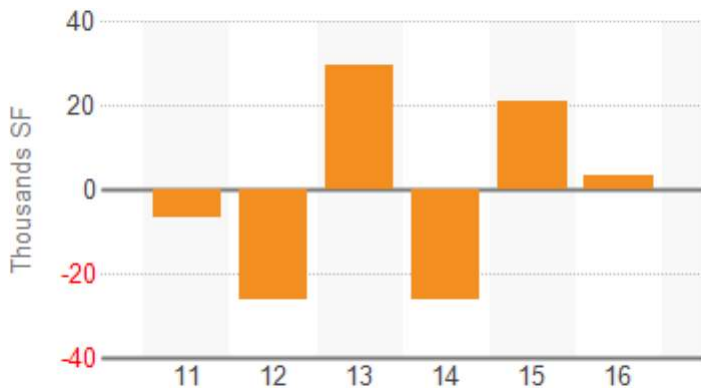
## Vacancy Rate



## Gross Asking Rent Per SF



## Net Absorption



## Probability of Leasing in Months

