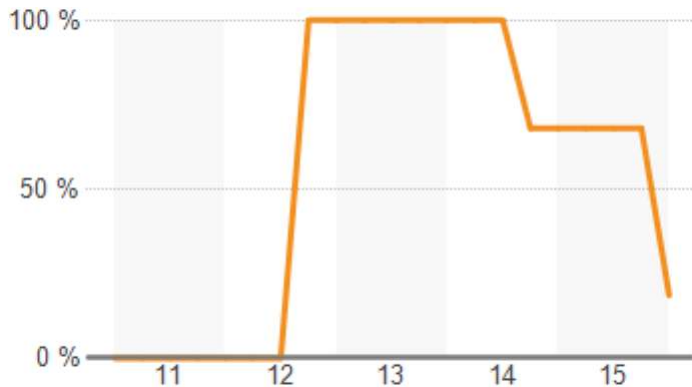


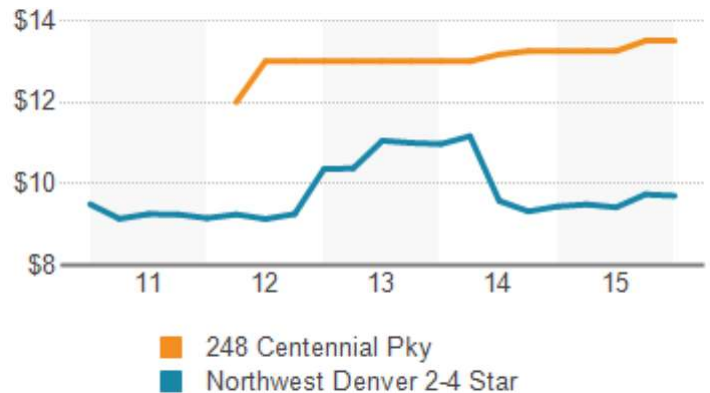
248 Centennial Pky

Flex	248 Centennial Pky	Northwest Denver 2-4 Star	Northwest Denver	Boulder
Buildings	1	167	170	318
Existing SF	39,322	4,490,964	4,530,186	12,435,749
Average Building SF	39,322	26,892	26,648	39,106
Under Construction	-	23,750	23,750	58,750
Leasing				
Rent Per SF	\$13.50	\$9.71	\$9.71	\$9.79
Vacancy Rate	18.6%	5.6%	5.6%	10.9%
Available Spaces	1	65	66	122
Available SF	7,314	391,138	393,104	1,680,689
12 Mo. Absorption SF	19,431	338,119	344,412	444,901
12 Mo. Leasing SF	19,431	495,612	499,913	981,744
Sales Past Year				
Properties	-	12	12	11
Sales Volume (Mil.)	-	\$36	\$36	\$55
Avg Sale Price (Mil.)	-	\$3.0	\$3.0	\$5.5
Sale Price Per SF	-	\$106	\$106	\$113
Cap Rate	-	8.5%	8.5%	8.1%

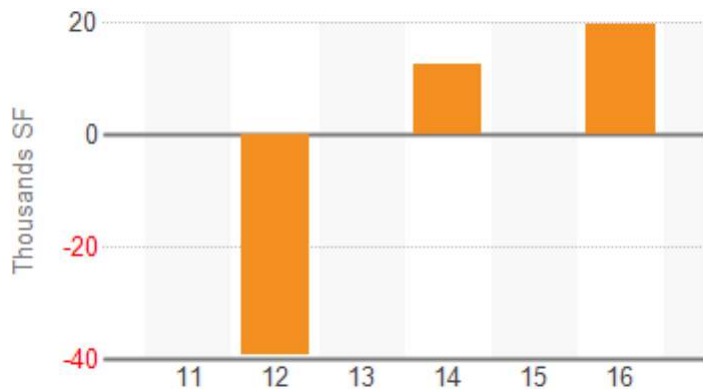
Vacancy Rate



Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

