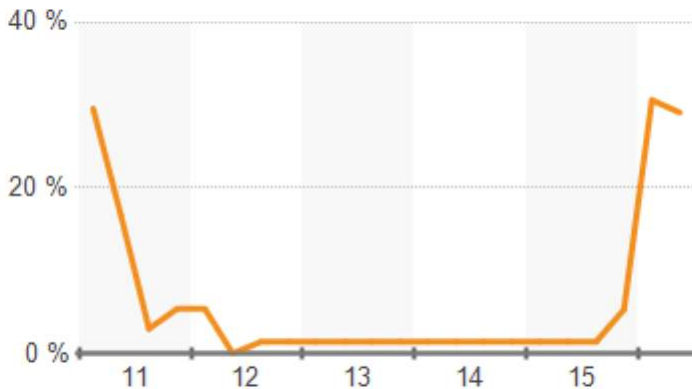


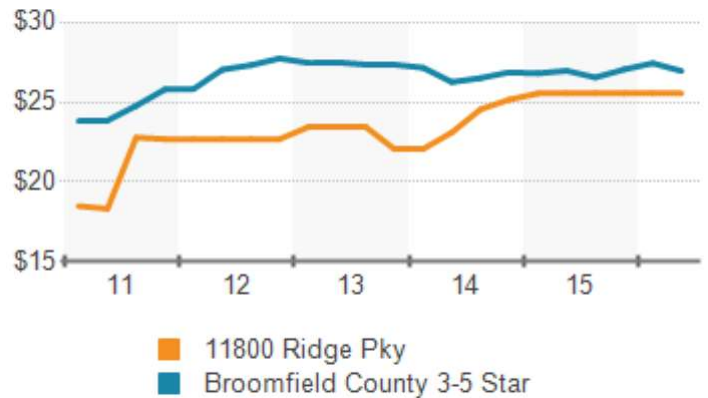
Broomfield County Submarket

Office	11800 Ridge Pky	Broomfield County 3-5 Star	Broomfield County	Denver
Buildings	1	71	126	5,117
Existing SF	168,000	5,871,762	6,344,364	161,577,416
Average Building SF	168,000	82,700	50,352	31,576
Under Construction	-	109,989	109,989	3,416,621
Leasing				
Gross Rent Per SF	\$25.54	\$26.94	\$26.59	\$24.97
Vacancy Rate	29.1%	9.0%	8.4%	10.4%
Available Spaces	7	103	108	4,892
Available SF	116,222	758,061	799,474	25,220,096
12 Mo. Absorption SF	-46,508	65,096	65,672	3,028,600
12 Mo. Leasing SF	21,672	617,655	626,183	12,841,277
Sales Past Year				
Properties	-	7	9	347
Sales Volume (Mil.)	-	\$147	\$150	\$2,499
Avg Sale Price (Mil.)	-	\$21	\$17	\$8.0
Sale Price Per SF	-	\$225	\$221	\$188
Cap Rate	-	6.3%	6.4%	7.1%

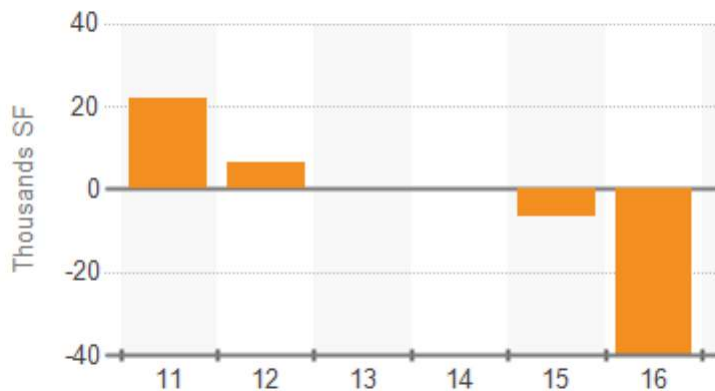
Vacancy Rate



Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

