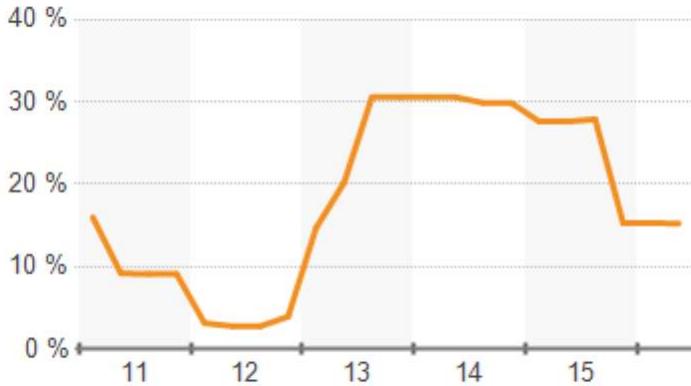


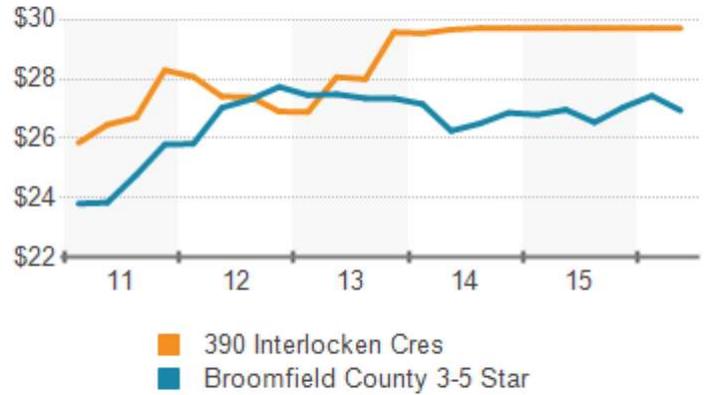
390 Interlocken Broomfield Submarket

Office	390 Interlocken Cres	Broomfield County 3-5 Star	Broomfield County	Denver
Buildings	1	71	126	5,116
Existing SF	241,225	5,871,762	6,344,364	161,549,729
Average Building SF	241,225	82,700	50,352	31,577
Under Construction	-	109,989	109,989	3,416,621
Leasing				
Gross Rent Per SF	\$29.71	\$26.94	\$26.59	\$24.99
Vacancy Rate	15.2%	9.6%	8.9%	10.4%
Available Spaces	4	100	105	4,895
Available SF	16,098	743,982	785,395	25,109,409
12 Mo. Absorption SF	29,829	33,635	34,211	3,068,454
12 Mo. Leasing SF	55,318	633,648	642,176	13,257,839
Sales Past Year				
Properties	-	7	9	349
Sales Volume (Mil.)	-	\$147	\$150	\$2,578
Avg Sale Price (Mil.)	-	\$21	\$17	\$8.1
Sale Price Per SF	-	\$225	\$221	\$190
Cap Rate	-	6.3%	6.4%	7.1%

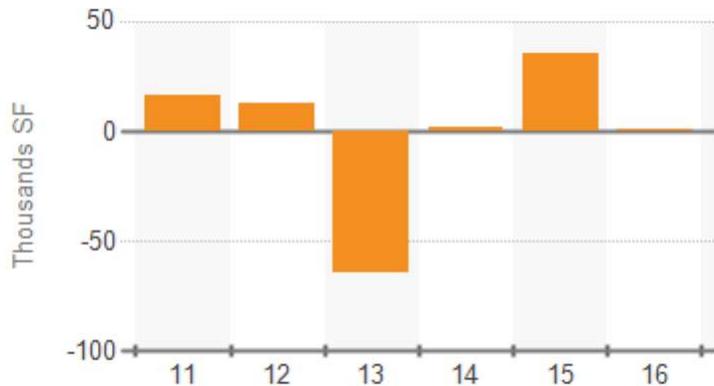
Vacancy Rate



Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

