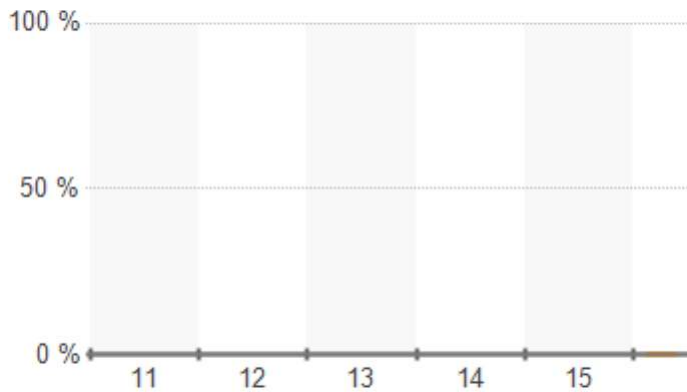


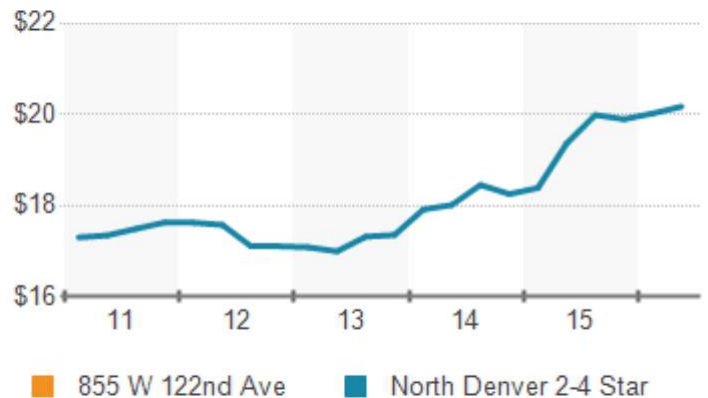
855 W 122 - North Denver Submarket

Office	855 W 122nd Ave	North Denver 2-4 Star	North Denver	Denver
Buildings	1	148	159	5,117
Existing SF	53,000	4,291,658	4,335,135	161,577,416
Average Building SF	53,000	28,997	27,265	31,576
Under Construction	-	49,243	49,243	3,416,621
Leasing				
Gross Rent Per SF	-	\$20.17	\$20.17	\$24.97
Vacancy Rate	0.0%	8.8%	8.7%	10.4%
Available Spaces	0	113	115	4,892
Available SF	0	565,798	567,195	25,220,096
12 Mo. Absorption SF	53,000	355,004	355,805	3,028,600
12 Mo. Leasing SF	0	132,445	133,230	12,841,277
Sales Past Year				
Properties	-	7	7	347
Sales Volume (Mil.)	-	\$29	\$29	\$2,499
Avg Sale Price (Mil.)	-	\$4.1	\$4.1	\$8.0
Sale Price Per SF	-	\$143	\$143	\$188
Cap Rate	-	7.5%	7.5%	7.1%

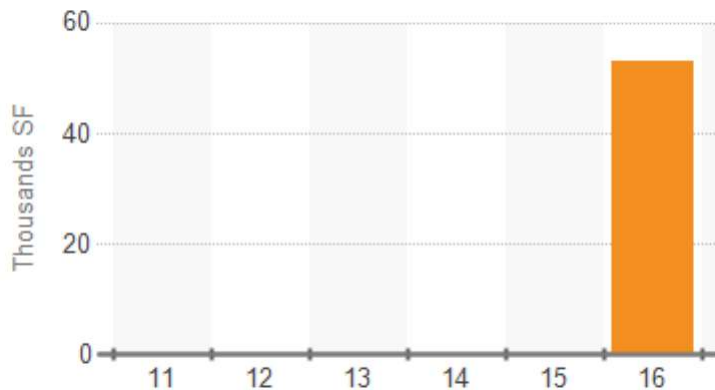
Vacancy Rate



Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

