

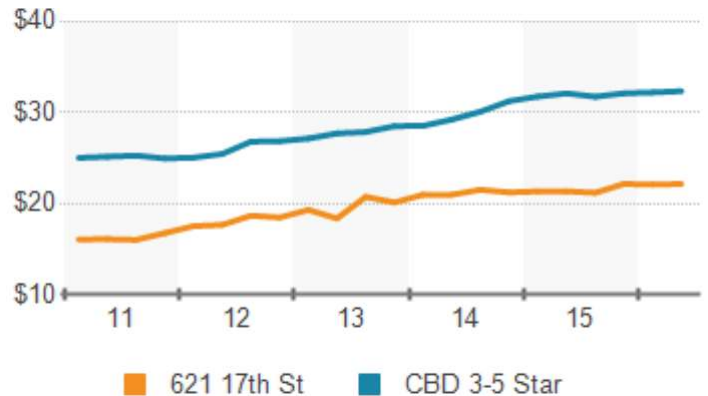
## 621 17th Street/CBD Submarket

Office	621 17th St	CBD 3-5 Star	CBD	Denver
Buildings	1	101	132	5,117
Existing SF	326,471	26,232,080	26,680,225	161,574,404
Average Building SF	326,471	259,723	202,122	31,576
Under Construction	-	981,015	981,015	3,398,301
<b>Leasing</b>				
Gross Rent Per SF	\$22.14	\$32.32	\$32.27	\$25.22
Vacancy Rate	22.0%	12.9%	12.8%	10.4%
Available Spaces	26	645	658	4,864
Available SF	75,247	5,548,794	5,609,724	24,968,699
12 Mo. Absorption SF	-12,838	-336,319	-312,092	3,066,456
12 Mo. Leasing SF	67,082	3,189,951	3,238,155	14,844,153
<b>Sales Past Year</b>				
Properties	-	9	9	346
Sales Volume (Mil.)	-	\$555	\$555	\$2,522
Avg Sale Price (Mil.)	-	\$62	\$62	\$8.1
Sale Price Per SF	-	\$252	\$252	\$186
Cap Rate	-	6.0%	6.0%	7.0%

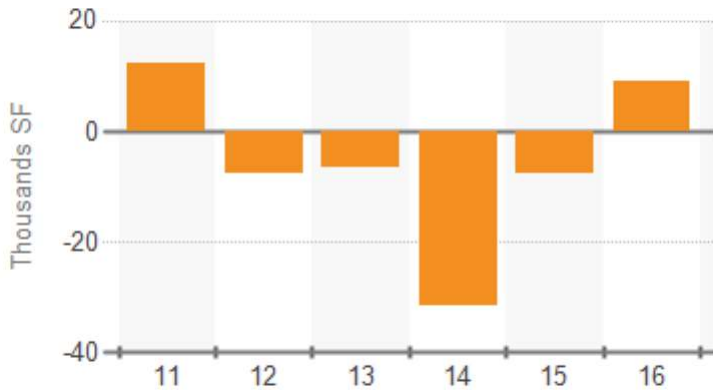
### Vacancy Rate



### Gross Asking Rent Per SF



### Net Absorption



### Probability of Leasing in Months

