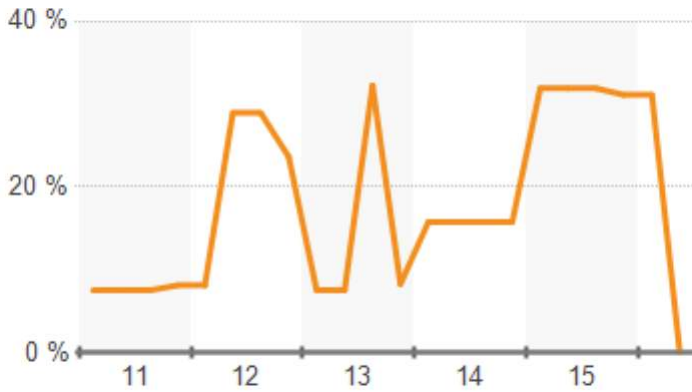


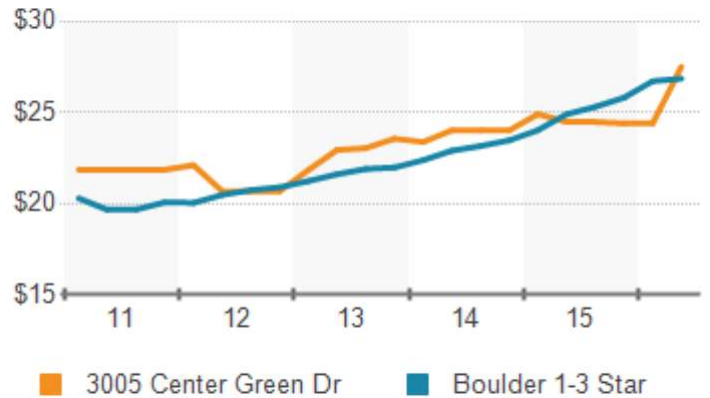
3005 Center Green Dr/Boulder Submarket

Office	3005 Center Green Dr	Boulder 1-3 Star	Boulder	Boulder
Buildings	1	562	571	973
Existing SF	44,200	9,743,870	10,509,528	16,398,756
Average Building SF	44,200	17,337	18,405	16,853
Under Construction	-	108,234	546,989	554,489
Leasing				
Gross Rent Per SF	\$27.51	\$26.85	\$28.63	\$26.26
Vacancy Rate	0.0%	4.0%	4.7%	5.9%
Available Spaces	0	195	219	367
Available SF	0	955,381	1,146,522	1,819,376
12 Mo. Absorption SF	14,098	69,777	10,786	33,575
12 Mo. Leasing SF	13,750	684,118	873,861	1,399,529
Sales Past Year				
Properties	-	29	31	50
Sales Volume (Mil.)	-	\$79	\$132	\$232
Avg Sale Price (Mil.)	-	\$3.2	\$4.9	\$5.2
Sale Price Per SF	-	\$196	\$235	\$200
Cap Rate	-	6.7%	6.6%	7.2%

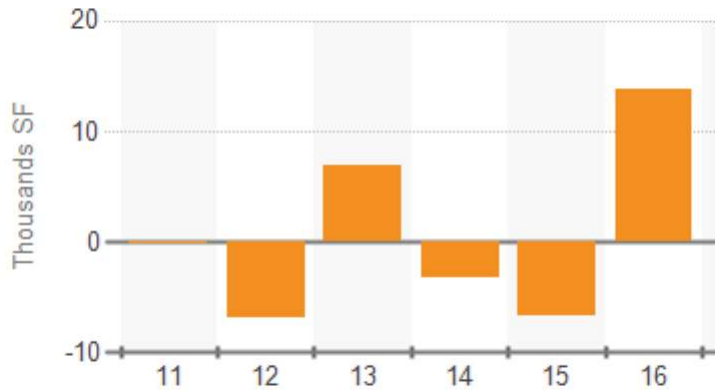
Vacancy Rate



Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

