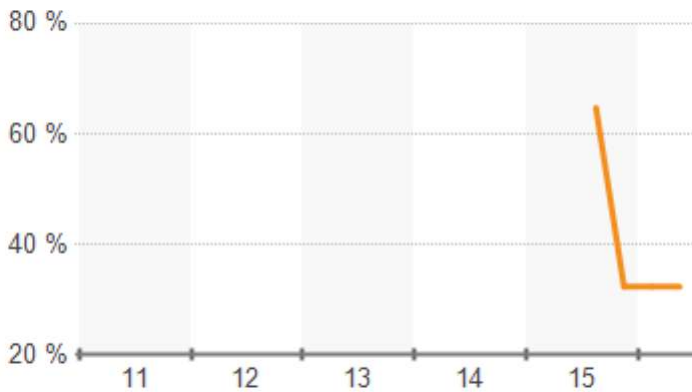


1550 Wewatta/LoDo Submarket

Office	1550 Wewatta	LoDo 3-5 Star	LoDo	Denver
Buildings	1	73	150	5,117
Existing SF	242,807	5,607,970	7,128,639	161,574,404
Average Building SF	242,807	76,821	47,524	31,576
Under Construction	-	288,480	288,480	3,398,301
Leasing				
Gross Rent Per SF	-	\$35.83	\$34.90	\$25.22
Vacancy Rate	32.3%	7.1%	6.4%	10.4%
Available Spaces	3	136	178	4,864
Available SF	54,494	747,692	882,555	24,968,699
12 Mo. Absorption SF	164,429	331,513	319,398	3,066,456
12 Mo. Leasing SF	104,363	750,117	847,158	14,844,153
Sales Past Year				
Properties	-	4	11	346
Sales Volume (Mil.)	-	\$147	\$236	\$2,522
Avg Sale Price (Mil.)	-	\$37	\$24	\$8.1
Sale Price Per SF	-	\$467	\$426	\$186
Cap Rate	-	5.2%	5.3%	7.0%

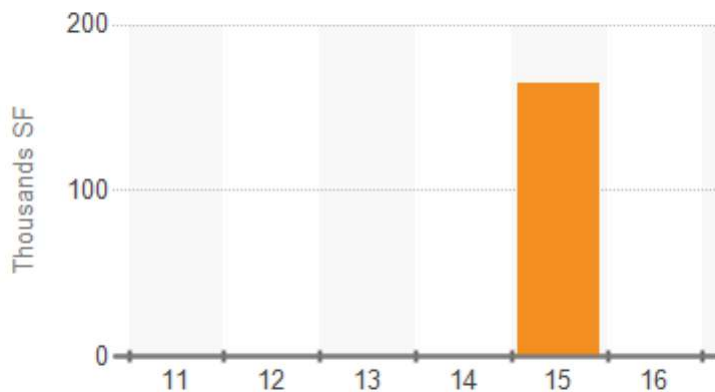
Vacancy Rate



Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

