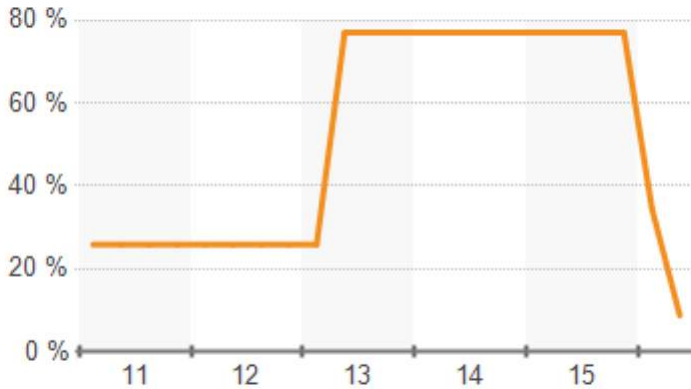


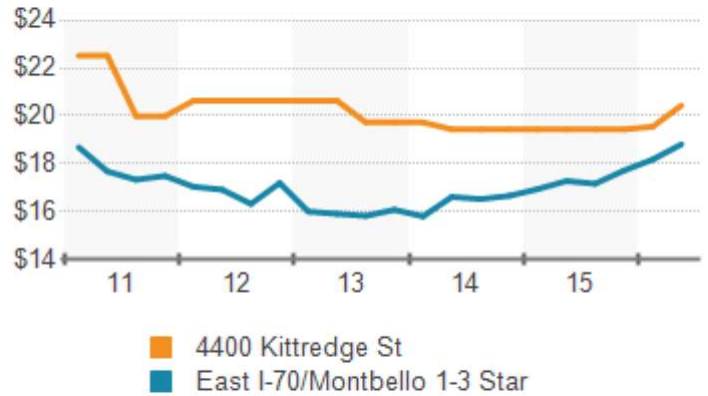
# 4400 Kittredge/East I-70/Montbello Submarket

Office	4400 Kittredge St	East I-70/Montbello 1-3 Star	East I-70/Montbello	Denver
Buildings	1	74	81	5,117
Existing SF	62,456	2,292,498	2,927,967	161,574,404
Average Building SF	62,456	30,979	36,147	31,576
Under Construction	-	-	-	3,398,301
<b>Leasing</b>				
Gross Rent Per SF	\$20.44	\$18.81	\$19.76	\$25.22
Vacancy Rate	8.7%	4.9%	4.9%	10.4%
Available Spaces	1	44	55	4,864
Available SF	5,449	137,225	260,591	24,968,699
12 Mo. Absorption SF	42,659	157,186	252,905	3,066,456
12 Mo. Leasing SF	42,659	154,292	163,011	14,844,153
<b>Sales Past Year</b>				
Properties	-	4	5	346
Sales Volume (Mil.)	-	\$9.0	\$9.0	\$2,522
Avg Sale Price (Mil.)	-	\$2.3	\$2.3	\$8.1
Sale Price Per SF	-	\$96	\$96	\$186
Cap Rate	-	-	-	7.0%

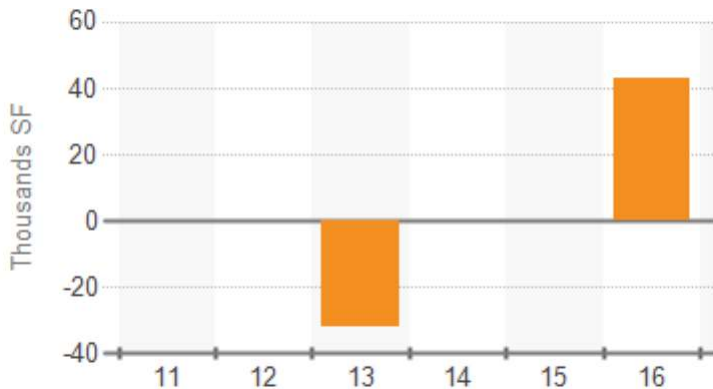
## Vacancy Rate



## Gross Asking Rent Per SF



## Net Absorption



## Probability of Leasing in Months

