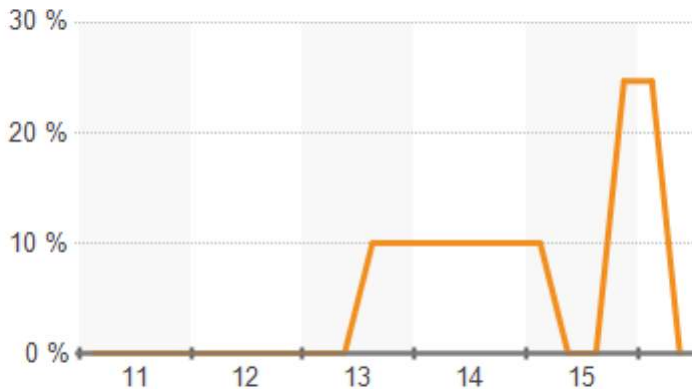


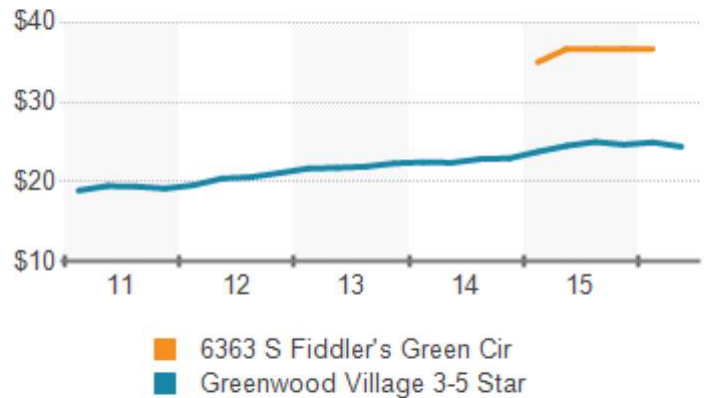
6363 S Fiddler's Green/Greenwood Village Submarket

Office	6363 S Fiddler's Green Cir	Greenwood Village 3-5 Star	Greenwood Village	Denver
Buildings	1	74	136	5,117
Existing SF	312,049	7,728,963	8,994,447	161,574,404
Average Building SF	312,049	104,445	66,135	31,576
Under Construction	-	-	-	3,398,301
Leasing				
Gross Rent Per SF	-	\$24.39	\$23.86	\$25.22
Vacancy Rate	0.0%	16.1%	15.3%	10.4%
Available Spaces	0	208	279	4,864
Available SF	0	1,588,656	1,784,243	24,968,699
12 Mo. Absorption SF	31,202	192,755	183,189	3,066,456
12 Mo. Leasing SF	77,000	1,207,591	1,299,174	14,844,153
Sales Past Year				
Properties	-	12	15	346
Sales Volume (Mil.)	-	\$292	\$314	\$2,522
Avg Sale Price (Mil.)	-	\$27	\$22	\$8.1
Sale Price Per SF	-	\$178	\$170	\$186
Cap Rate	-	7.0%	7.1%	7.0%

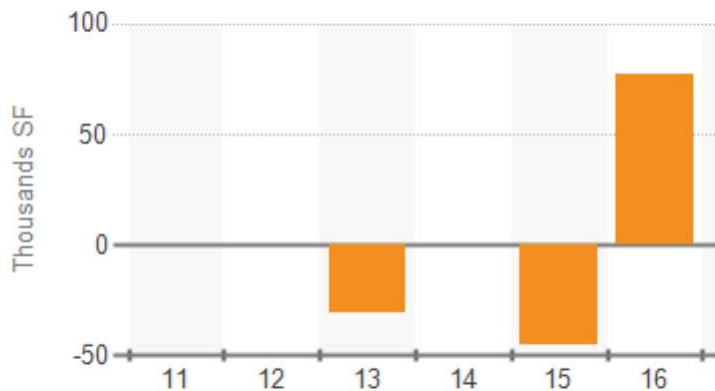
Vacancy Rate



Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

