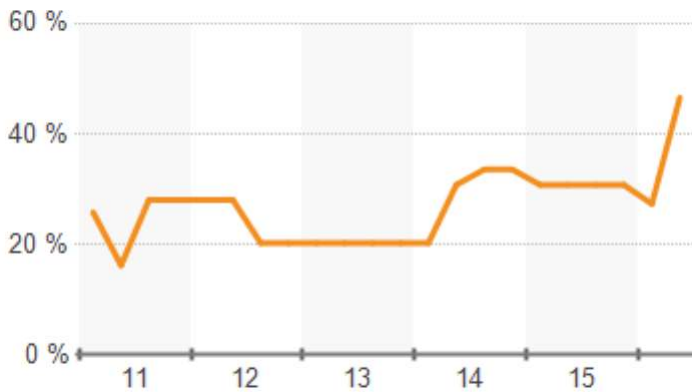


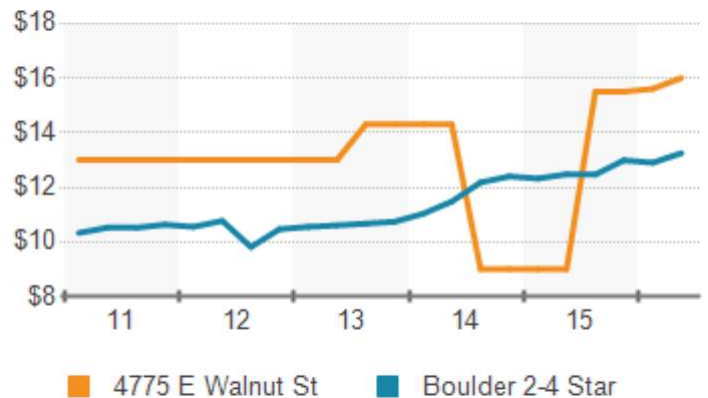
# 4775 Walnut/Boulder Submarket

Flex	4775 E Walnut St	Boulder 2-4 Star	Boulder	Boulder
Buildings	1	153	154	318
Existing SF	101,127	5,237,014	5,265,672	12,448,733
Average Building SF	101,127	34,228	34,192	39,146
Under Construction	-	35,000	35,000	58,750
<b>Leasing</b>				
Rent Per SF	\$16.00	\$13.25	\$13.25	\$9.99
Vacancy Rate	46.5%	8.0%	7.9%	10.6%
Available Spaces	3	51	51	104
Available SF	27,590	588,047	588,047	1,646,292
12 Mo. Absorption SF	-15,967	-9,629	-9,629	270,645
12 Mo. Leasing SF	36,468	639,097	639,097	1,165,616
<b>Sales Past Year</b>				
Properties	1	9	9	14
Sales Volume (Mil.)	\$16	\$41	\$41	\$67
Avg Sale Price (Mil.)	\$16	\$5.1	\$5.1	\$5.1
Sale Price Per SF	\$158	\$127	\$127	\$114
Cap Rate	6.4%	7.4%	7.4%	8.1%

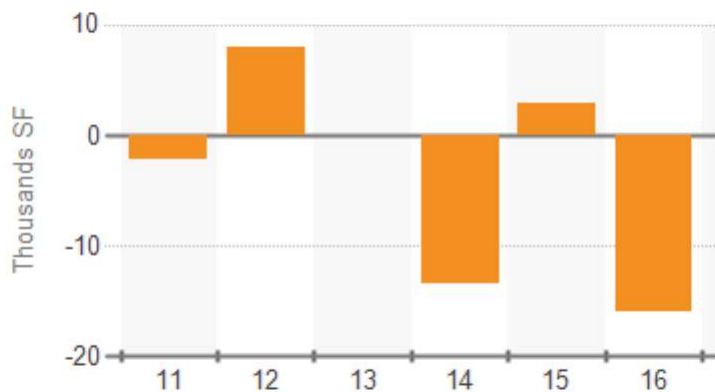
## Vacancy Rate



## Asking Rent Per SF



## Net Absorption



## Probability of Leasing in Months

