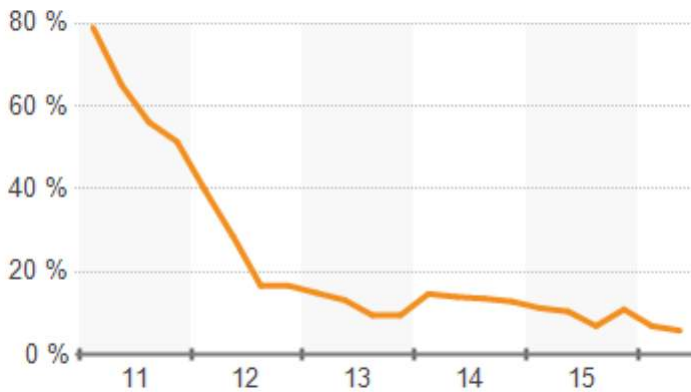


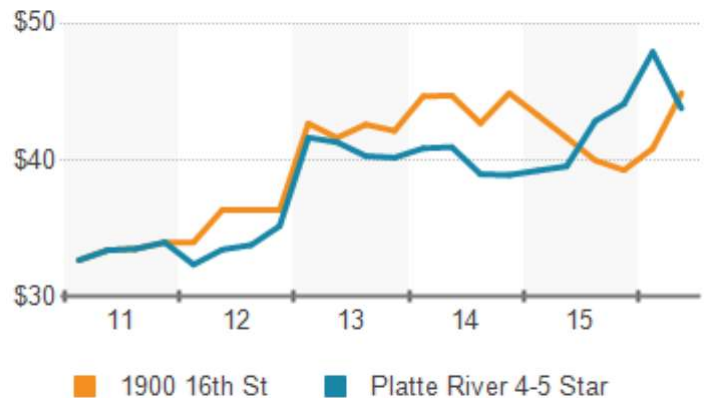
1900 16th St/Platte River Submarket

| Office | 1900 16th St | Platte River 4-5 Star | Platte River | Denver |
|------------------------|--------------|-----------------------|--------------|-------------|
| Buildings | 1 | 8 | 78 | 5,117 |
| Existing SF | 400,538 | 1,163,421 | 2,476,854 | 161,574,404 |
| Average Building SF | 400,538 | 145,427 | 31,754 | 31,576 |
| Under Construction | - | 237,651 | 237,651 | 3,398,301 |
| Leasing | | | | |
| Gross Rent Per SF | \$44.89 | \$43.77 | \$39.49 | \$25.22 |
| Vacancy Rate | 5.8% | 22.0% | 14.9% | 10.4% |
| Available Spaces | 6 | 21 | 52 | 4,864 |
| Available SF | 29,328 | 296,669 | 426,872 | 24,968,699 |
| 12 Mo. Absorption SF | 21,715 | 167,159 | 209,772 | 3,066,456 |
| 12 Mo. Leasing SF | 68,493 | 528,925 | 599,233 | 14,844,153 |
| Sales Past Year | | | | |
| Properties | - | - | 3 | 346 |
| Sales Volume (Mil.) | - | - | \$23 | \$2,522 |
| Avg Sale Price (Mil.) | - | - | \$7.5 | \$8.1 |
| Sale Price Per SF | - | - | \$418 | \$186 |
| Cap Rate | - | - | 6.7% | 7.0% |

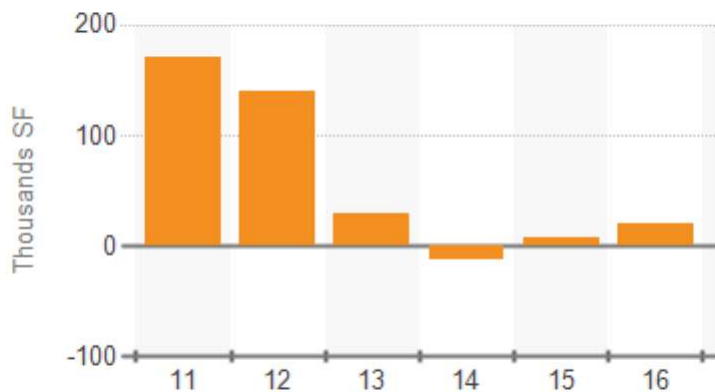
Vacancy Rate



Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

