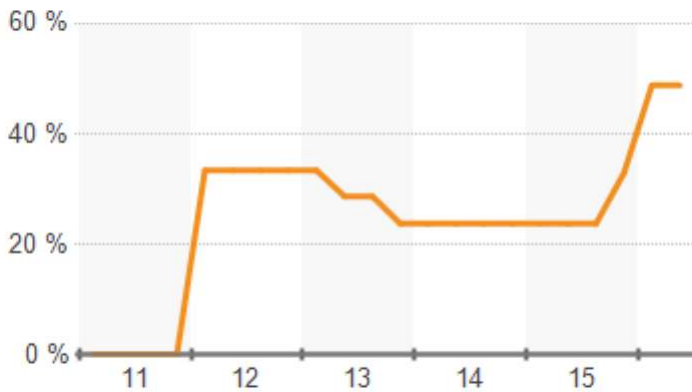


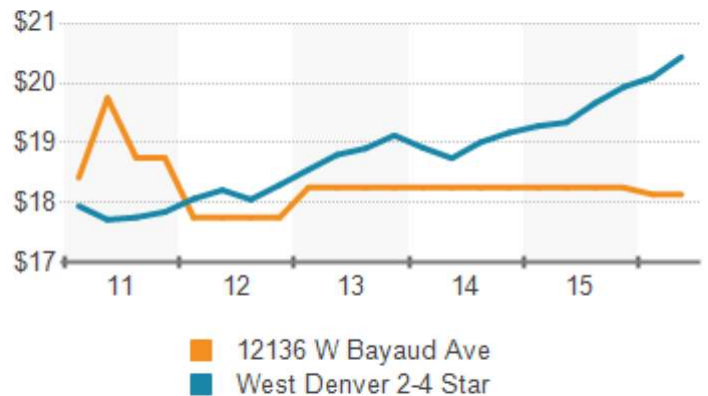
12136 W Bayaud Ave/West Denver Submarket

Office	12136 W Bayaud Ave	West Denver 2-4 Star	West Denver	Denver
Buildings	1	662	719	5,117
Existing SF	48,300	13,422,216	13,783,909	161,574,404
Average Building SF	48,300	20,275	19,170	31,576
Under Construction	-	184,258	184,258	3,398,301
Leasing				
Gross Rent Per SF	\$18.13	\$20.44	\$20.46	\$25.22
Vacancy Rate	48.8%	11.9%	11.8%	10.4%
Available Spaces	6	550	563	4,864
Available SF	25,937	2,074,042	2,106,019	24,968,699
12 Mo. Absorption SF	-12,103	354,975	383,223	3,066,456
12 Mo. Leasing SF	0	787,805	880,020	14,844,153
Sales Past Year				
Properties	-	49	54	346
Sales Volume (Mil.)	-	\$212	\$213	\$2,522
Avg Sale Price (Mil.)	-	\$4.8	\$4.4	\$8.1
Sale Price Per SF	-	\$144	\$144	\$186
Cap Rate	-	7.8%	7.8%	7.0%

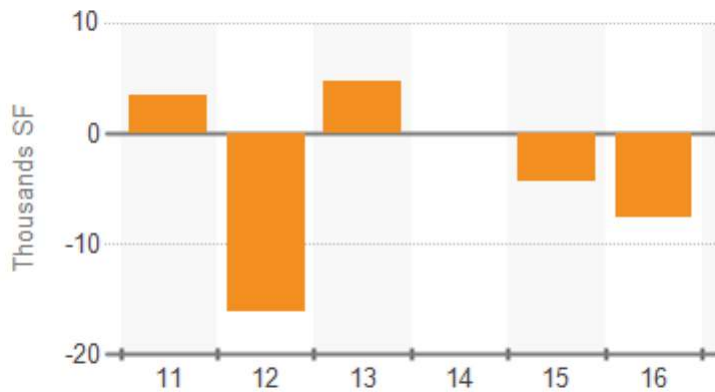
Vacancy Rate



Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

