

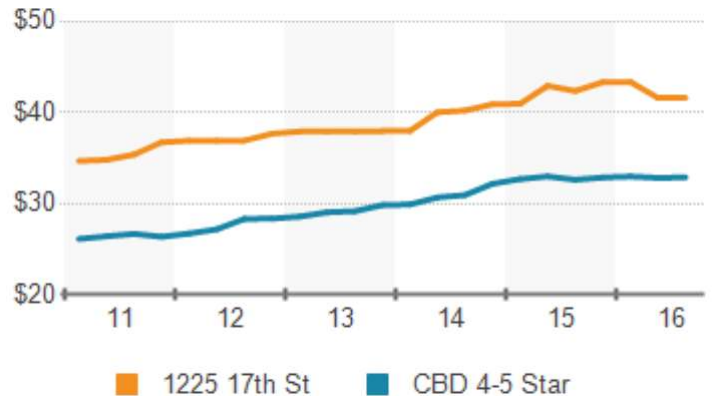
1225 17th St. / CBD

Office	1225 17th St	CBD 4-5 Star	CBD	Denver
Buildings	1	42	131	5,133
Existing SF	672,465	20,379,761	26,665,653	164,332,524
Average Building SF	672,465	485,232	203,554	32,014
Under Construction	-	981,015	981,015	3,508,412
Leasing				
Gross Rent Per SF	\$41.60	\$32.86	\$32.01	\$25.28
Vacancy Rate	11.2%	14.3%	12.5%	10.1%
Available Spaces	17	521	655	4,793
Available SF	161,235	5,033,771	5,612,980	25,289,536
12 Mo. Absorption SF	-53,893	-102,522	-154,700	2,637,703
12 Mo. Leasing SF	8,953	2,598,445	2,836,736	12,298,616
Sales Past Year				
Properties	-	5	9	349
Sales Volume (Mil.)	-	\$377	\$426	\$2,333
Avg Sale Price (Mil.)	-	\$75	\$47	\$7.5
Sale Price Per SF	-	\$260	\$246	\$176
Cap Rate	-	4.8%	6.0%	7.0%

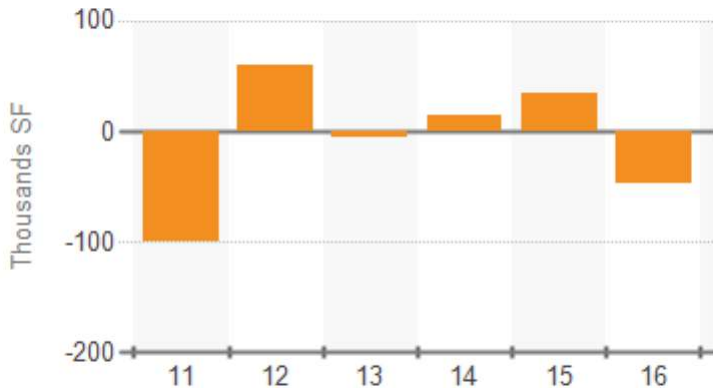
Vacancy Rate



Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

