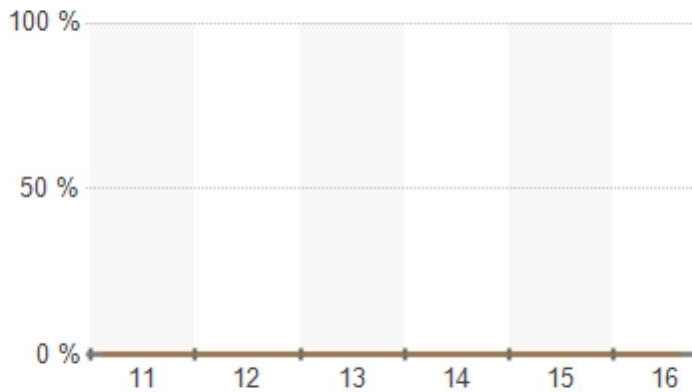


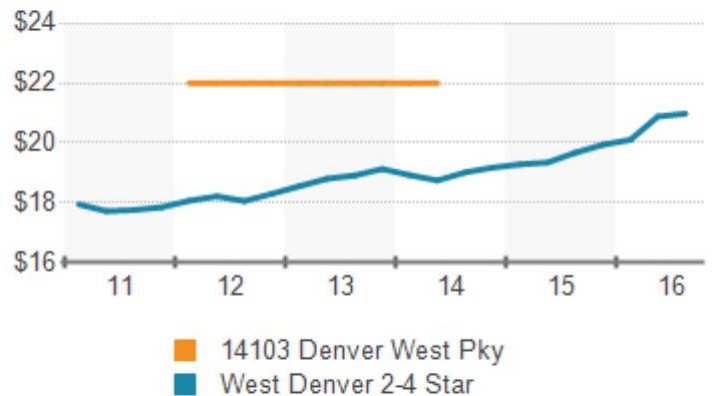
# West Denver Submarket

Office	14103 Denver West Pky	West Denver 2-4 Star	West Denver	Denver
Buildings	1	666	723	5,136
Existing SF	62,958	14,093,732	14,455,425	164,576,726
Average Building SF	62,958	21,161	19,993	32,043
Under Construction	-	94,000	94,000	3,552,155
<b>Leasing</b>				
Gross Rent Per SF	-	\$20.97	\$21.00	\$25.09
Vacancy Rate	0.0%	11.0%	10.8%	10.2%
Available Spaces	0	539	553	4,750
Available SF	0	2,132,140	2,167,913	25,481,761
12 Mo. Absorption SF	0	387,765	481,924	2,578,159
12 Mo. Leasing SF	0	736,991	829,206	12,966,901
<b>Sales Past Year</b>				
Properties	-	48	53	343
Sales Volume (Mil.)	-	\$206	\$207	\$2,393
Avg Sale Price (Mil.)	-	\$4.8	\$4.4	\$7.8
Sale Price Per SF	-	\$142	\$142	\$178
Cap Rate	-	7.1%	6.9%	7.0%

## Vacancy Rate



## Gross Asking Rent Per SF



## Net Absorption



## Probability of Leasing in Months

