

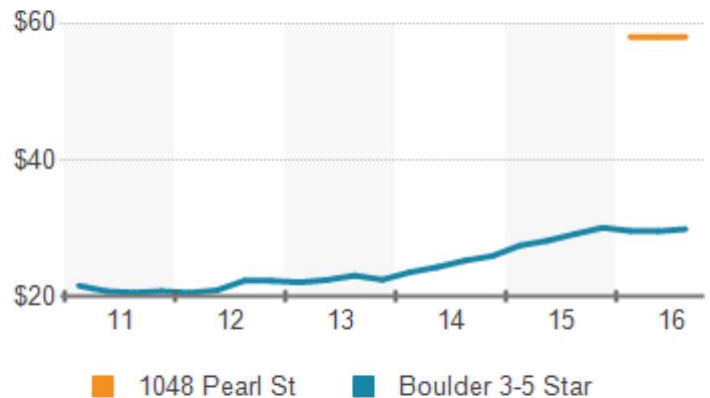
# Boulder Office Submarket Analytics

Office	1048 Pearl St	Boulder 3-5 Star	Boulder	Boulder
Buildings	-	251	569	972
Existing SF	-	6,818,133	10,548,330	16,627,927
Average Building SF	-	27,163	18,538	17,106
Under Construction	175,755	546,989	546,989	554,489
<b>Leasing</b>				
Gross Rent Per SF	\$58.01	\$29.87	\$28.47	\$26.04
Vacancy Rate	-	5.3%	5.7%	6.3%
Available Spaces	6	129	221	350
Available SF	21,987	847,854	1,192,055	1,848,087
12 Mo. Absorption SF	0	56,805	-43,345	88,064
12 Mo. Leasing SF	89,774	582,919	861,224	1,205,788
<b>Sales Past Year</b>				
Properties	-	7	22	41
Sales Volume (Mil.)	-	\$29	\$58	\$129
Avg Sale Price (Mil.)	-	\$4.1	\$2.9	\$3.4
Sale Price Per SF	-	\$251	\$197	\$175
Cap Rate	-	-	7.9%	7.8%

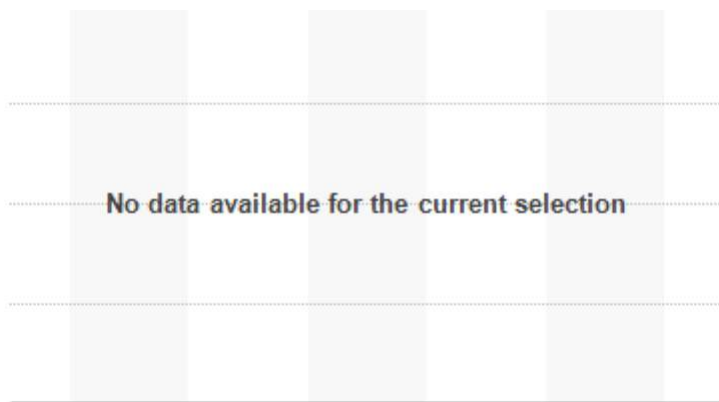
## Vacancy Rate



## Gross Asking Rent Per SF



## Net Absorption



## Probability of Leasing in Months

