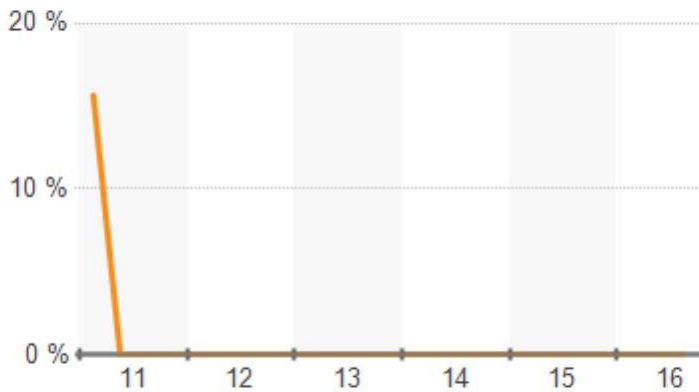


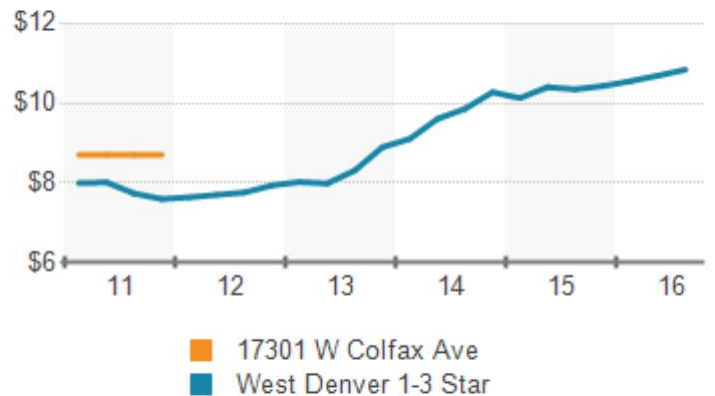
West Denver Ind Submarket

Office	17301 W Colfax Ave	West Denver 1-3 Star	West Denver	Denver
Buildings	1	143	145	1,156
Existing SF	22,400	3,878,411	4,117,664	29,531,650
Average Building SF	22,400	27,121	28,397	25,546
Under Construction	-	119,413	119,413	248,805
Leasing				
Gross Rent Per SF	-	\$10.84	\$10.84	\$10.71
Vacancy Rate	0.0%	2.9%	2.7%	6.8%
Available Spaces	0	43	43	429
Available SF	0	273,505	273,505	3,527,384
12 Mo. Absorption SF	0	98,543	98,543	448,263
12 Mo. Leasing SF	0	257,575	257,575	2,199,058
Sales Past Year				
Properties	-	19	19	88
Sales Volume (Mil.)	-	\$54	\$54	\$304
Avg Sale Price (Mil.)	-	\$2.8	\$2.8	\$3.7
Sale Price Per SF	-	\$119	\$119	\$165
Cap Rate	-	7.5%	7.5%	7.9%

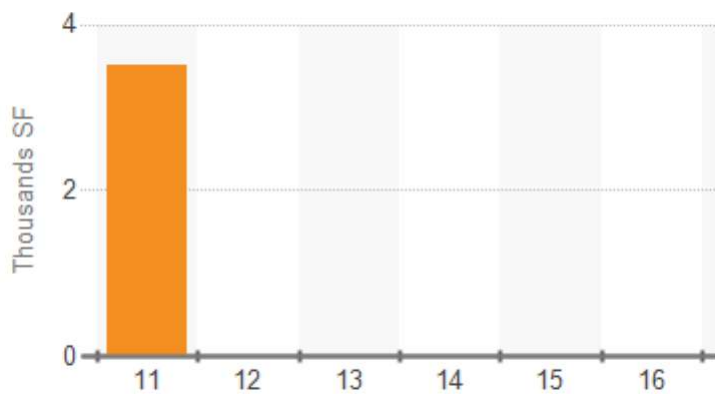
Vacancy Rate



Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

