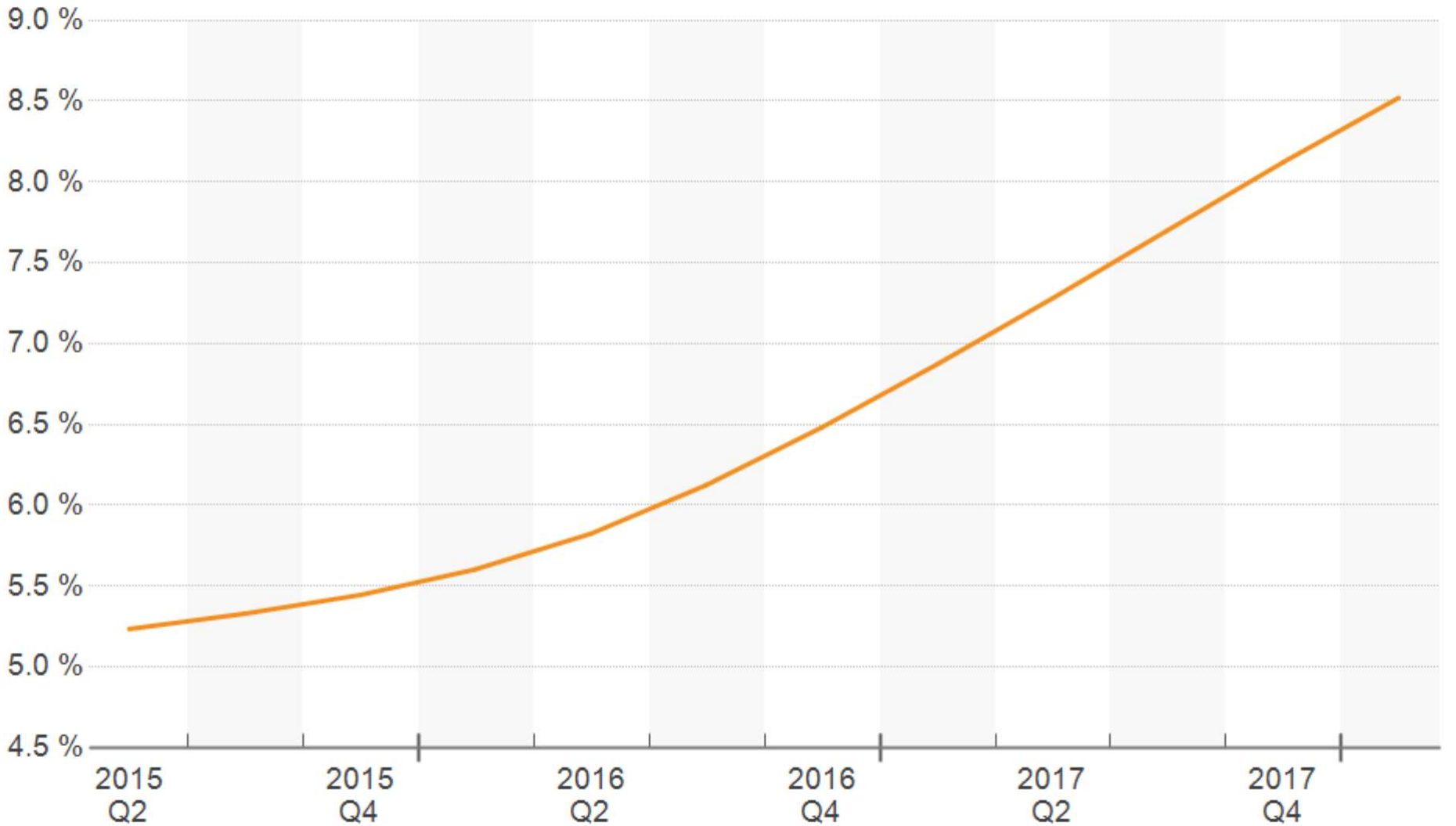
Boulder & Surrounding Area Office Vacancy Report

Vacancy Rate



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Availability	Survey	5-Year Avg
Gross Rent Per SF	$28.19	$25.37
Vacancy Rate	8.3%	6.3%
Vacant SF	1,271,701	929,222
Availability Rate	11.7%	9.7%
Available SF	1,814,362	1,460,653
Sublet SF	199,135	159,075
Months on Market	5.2	8.5

Inventory	Survey	5-Year Avg
Existing Buildings	780	774
Existing SF	15,338,560	14,729,060
12 Mo. Const. Starts	97,600	211,426
Under Construction	207,352	279,478
12 Mo. Deliveries	515,930	172,602

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	297,611	111,683
12 Mo. Leasing SF	1,286,296	1,027,279

Sales	Past Year	5-Year Avg
Sale Price Per SF	$435	$258
Asking Price Per SF	$346	$243
Sales Volume (Mil.)	$375	$214
Cap Rate	6.2%	7.1%

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