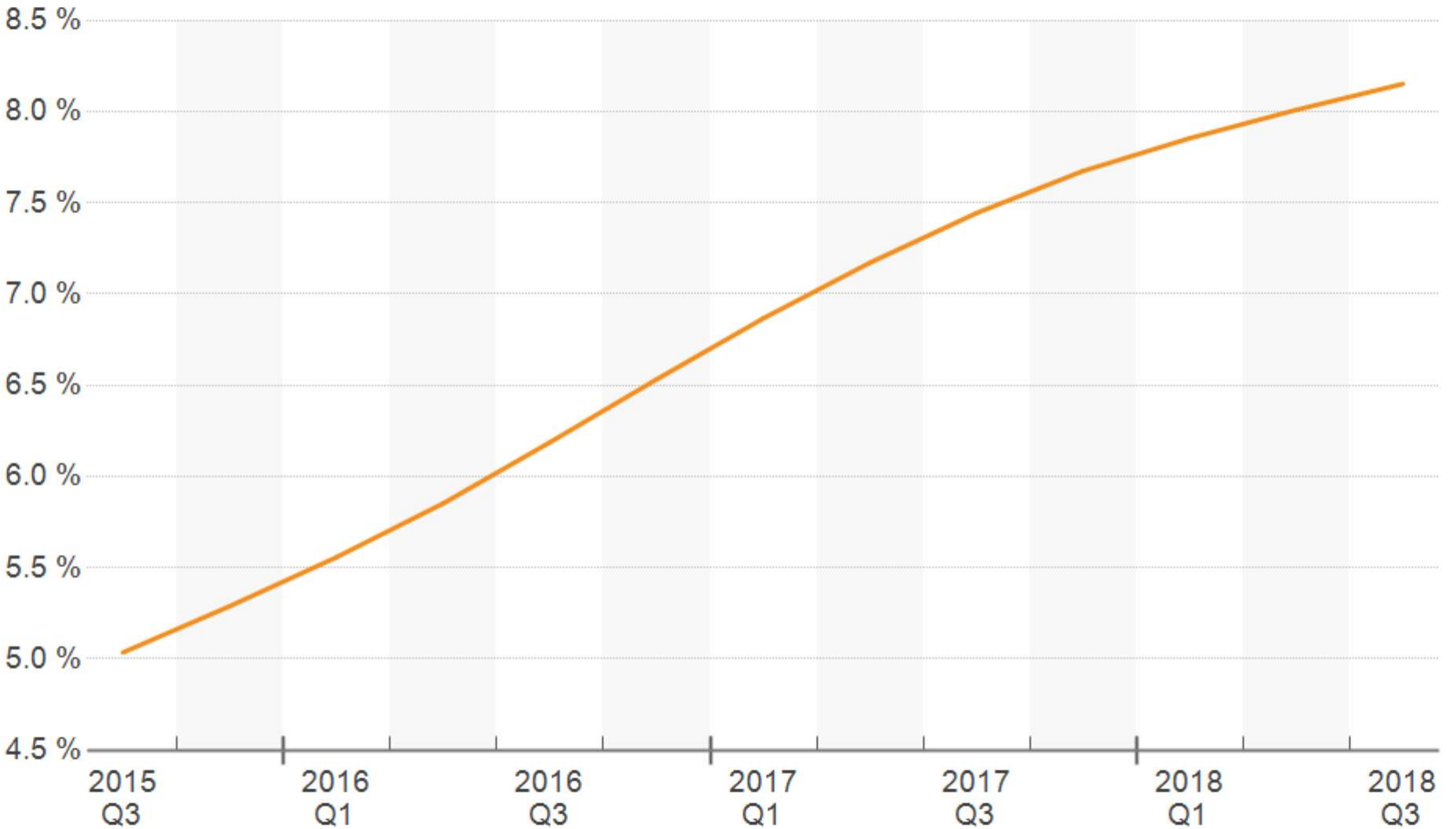
Boulder and Surrounding Area- Office

Vacancy Rate



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Boulder and Surrounding Area- Office

Availability	Survey	5-Year Avg
Gross Rent Per SF	$27.25	$25.81
Vacancy Rate	7.9%	6.3%
Vacant SF	1,220,839	919,988
Availability Rate	11.3%	9.6%
Available SF	1,777,765	1,437,708
Sublet SF	213,010	157,457
Months on Market	5.7	8.0

Inventory	Survey	5-Year Avg
Existing Buildings	782	777
Existing SF	15,477,119	14,654,801
12 Mo. Const. Starts	133,600	202,404
Under Construction	243,352	309,591
12 Mo. Deliveries	445,730	206,560

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	273,900	124,421
12 Mo. Leasing SF	1,263,249	1,016,492

Sales	Past Year	5-Year Avg
Sale Price Per SF	$340	$259
Asking Price Per SF	$401	$248
Sales Volume (Mil.)	$354	$234
Cap Rate	6.1%	6.9%

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