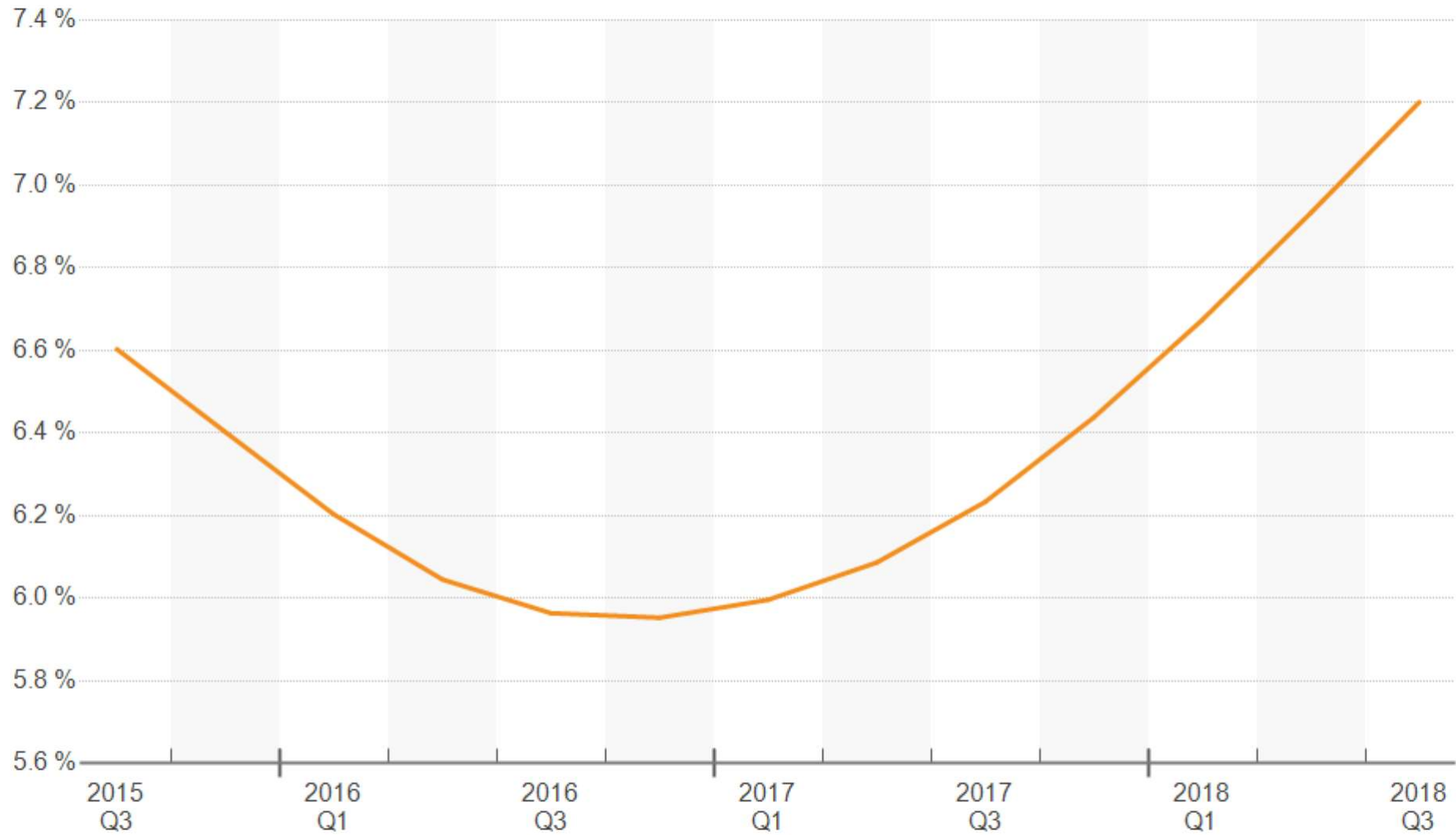


Boulder and Surrounding Area- Industrial/Flex

Vacancy Rate



Boulder and Surrounding Area- Industrial/Flex

Availability	Survey	5-Year Avg
Rent Per SF	\$12.32	\$10.04
Vacancy Rate	7.4%	7.1%
Vacant SF	1,343,563	1,221,285
Availability Rate	9.3%	9.0%
Available SF	1,700,351	1,579,752
Sublet SF	235,834	182,132
Months on Market	6.0	9.7

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	339,026	324,609
12 Mo. Leasing SF	1,022,982	1,215,812

Inventory	Survey	5-Year Avg
Existing Buildings	607	595
Existing SF	18,196,053	17,300,972
12 Mo. Const. Starts	288,428	266,045
Under Construction	151,818	255,352
12 Mo. Deliveries	667,053	283,875

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$194	\$123
Asking Price Per SF	\$215	\$148
Sales Volume (Mil.)	\$144	\$130
Cap Rate	6.4%	7.5%