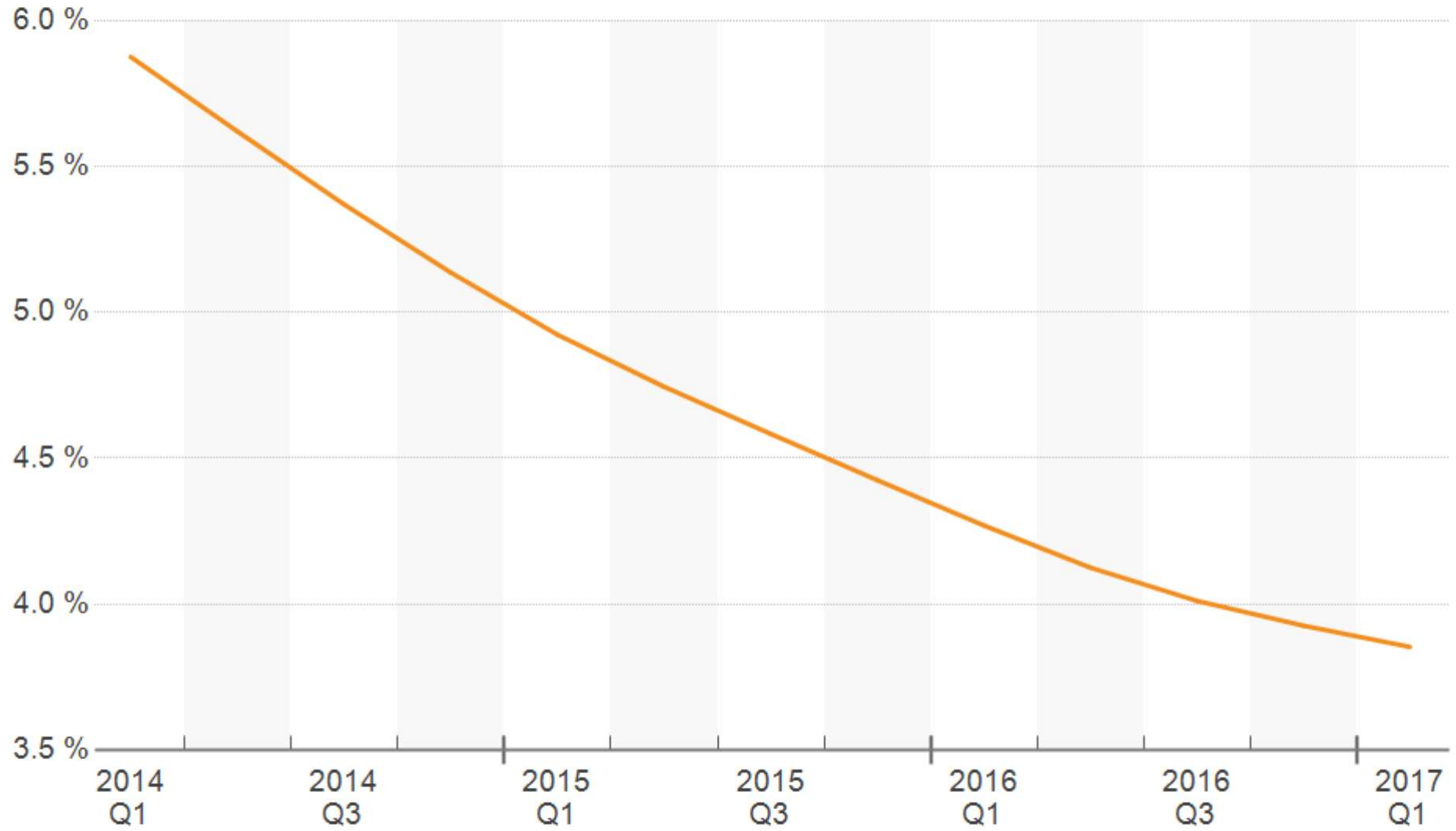


# Greeley & Surrounding Area - Office

## Vacancy Rate



## Greeley & Surrounding Area - Office

Availability	Survey	5-Year Avg
Gross Rent Per SF	\$17.42	\$16.06
Vacancy Rate	4.1%	5.9%
Vacant SF	183,762	262,564
Availability Rate	5.4%	8.2%
Available SF	242,021	369,552
Sublet SF	10,481	3,438
Months on Market	16.3	16.9

Inventory	Survey	5-Year Avg
Existing Buildings	409	407
Existing SF	4,486,423	4,476,324
12 Mo. Const. Starts	0	8,133
Under Construction	0	6,384
12 Mo. Deliveries	11,820	43,246

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	29,694	86,154
12 Mo. Leasing SF	128,003	105,383

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$210	\$135
Asking Price Per SF	\$166	\$111
Sales Volume (Mil.)	\$39	\$58
Cap Rate	-	8.4%