

Search Analytics

INVENTORY SF

1.8M +0%

Prior Period 1.8M

UNDER CONSTRUCTION SF

100K -

Prior Period 0

12 MO NET ABSORPTION SF

(48.9K) -399.1%

Prior Period 16.3K

VACANCY RATE

9.6% +2.7%

Prior Period 6.9%

MARKET RENT/SF

\$33.05 +3.4%

Prior Period \$31.95

MARKET SALE PRICE/SF

\$241 -5.9%

Prior Period \$256

MARKET CAP RATE

8.0% +0.6%

Prior Period 7.4%

Key Metrics

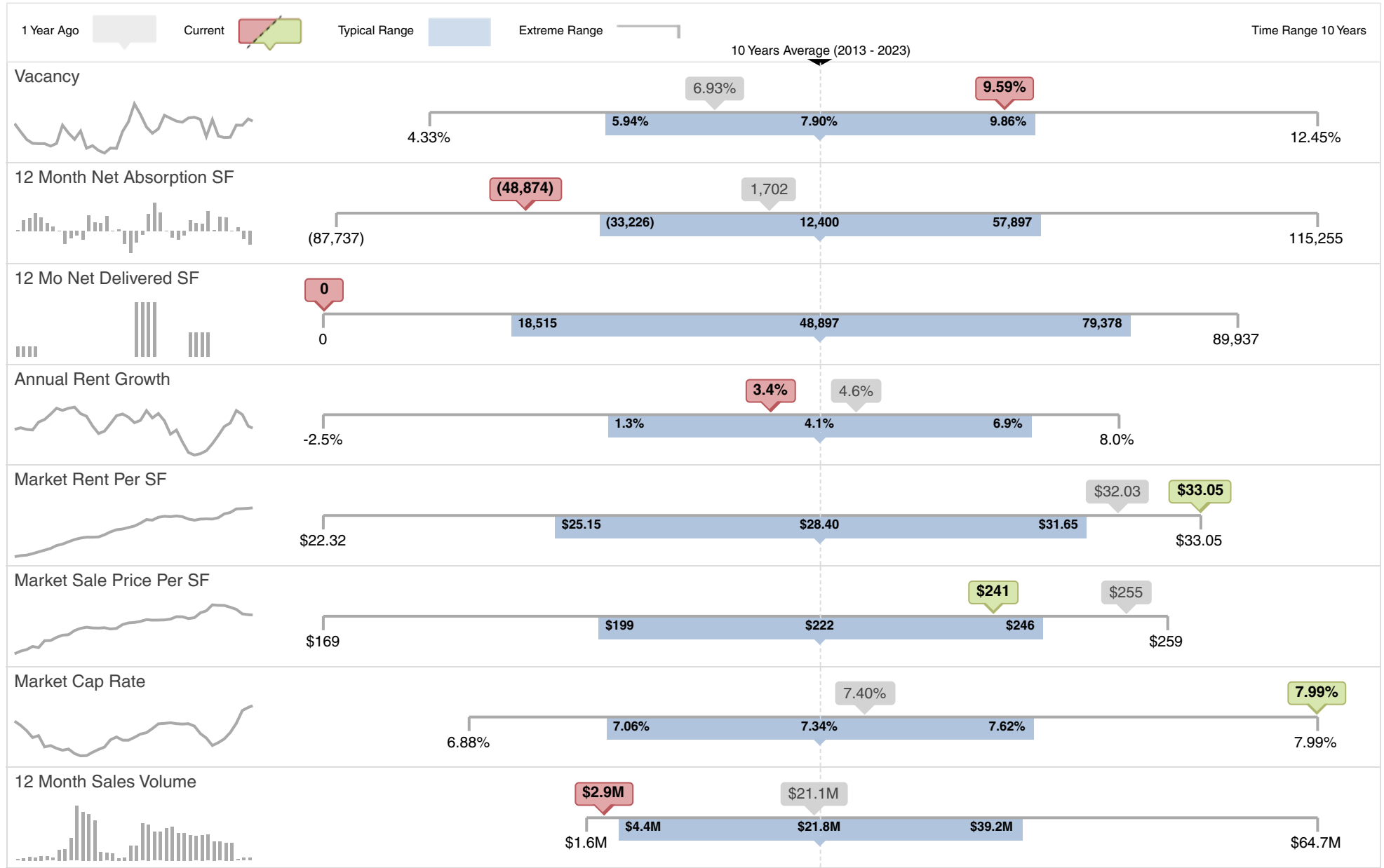
Availability	
Vacant SF	176K ↑
Sublet SF	2.4K ↓
Availability Rate	16.2% ↑
Available SF	313K ↑
Available Asking Rent/SF	\$25.47 ↑
Occupancy Rate	90.4% ↓
Percent Leased Rate	91.1% ↓

Inventory	
Existing Buildings	81 ↓
Under Construction Avg SF	100K
12 Mo Demolished SF	0 ↓
12 Mo Occupancy % at Delivery	-
12 Mo Construction Starts SF	100K ↑
12 Mo Delivered SF	0 ↓
12 Mo Avg Delivered SF	-

Sales Past Year	
Asking Price Per SF	\$255 ↑
Sale to Asking Price Differential	-13.6% ↓
Sales Volume	\$2.9M ↓
Properties Sold	2 ↓
Months to Sale	21.4 ↑
For Sale Listings	1 ↓
Total For Sale SF	7.3K ↓

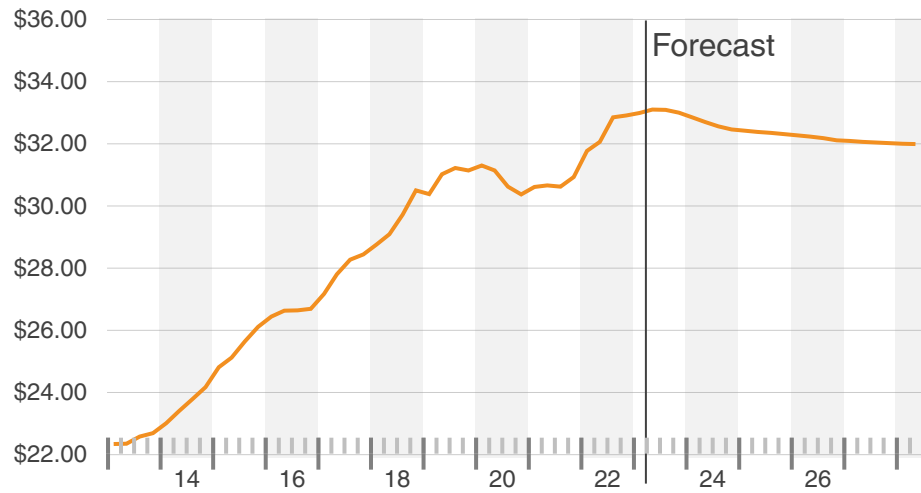
Demand	
12 Mo Net Absorp % of Inventory	-2.7% ↓
12 Mo Leased SF	49.4K ↓
Months on Market	10.1 ↓
Months to Lease	21.6 ↑
Months Vacant	23.1 ↑
24 Mo Lease Renewal Rate	49.6%
Population Growth 5 Yrs	1.4%

Key Performance Indicators

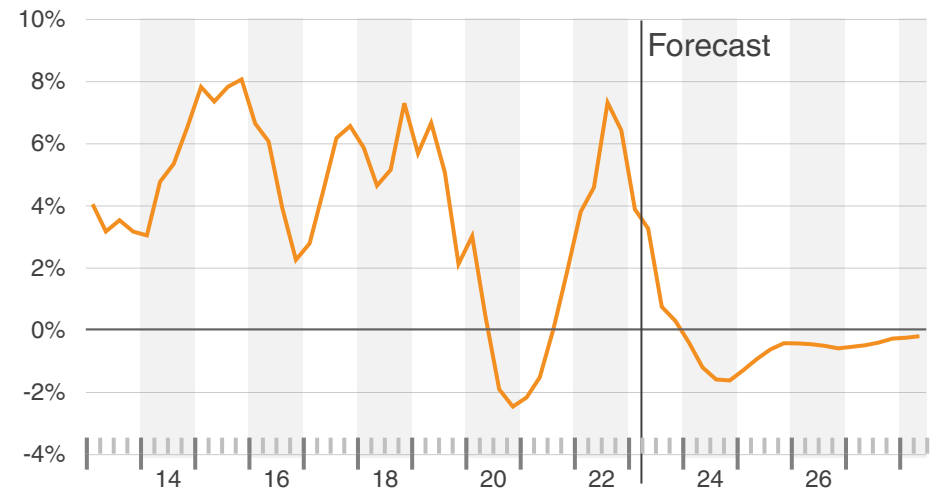


Search Analytics

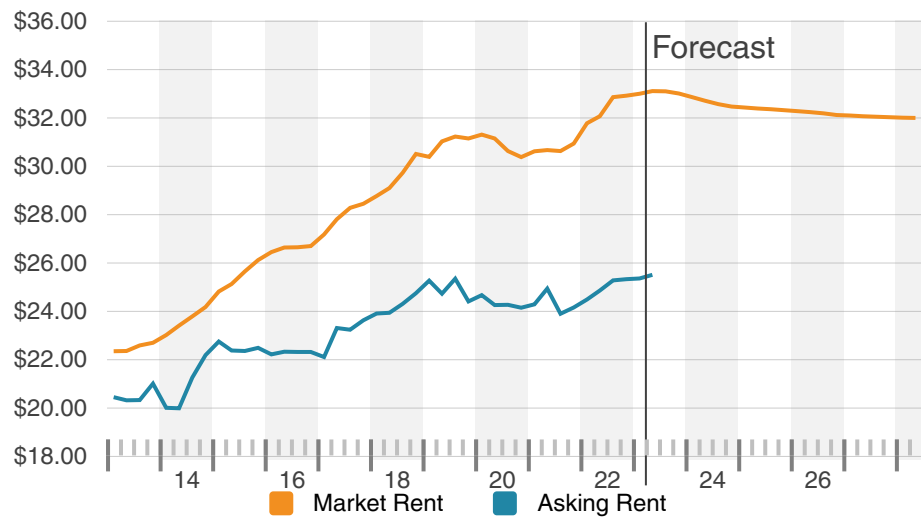
Market Rent Per SF



Market Rent Growth (YOY)



Market Rent & Asking Rent Per SF

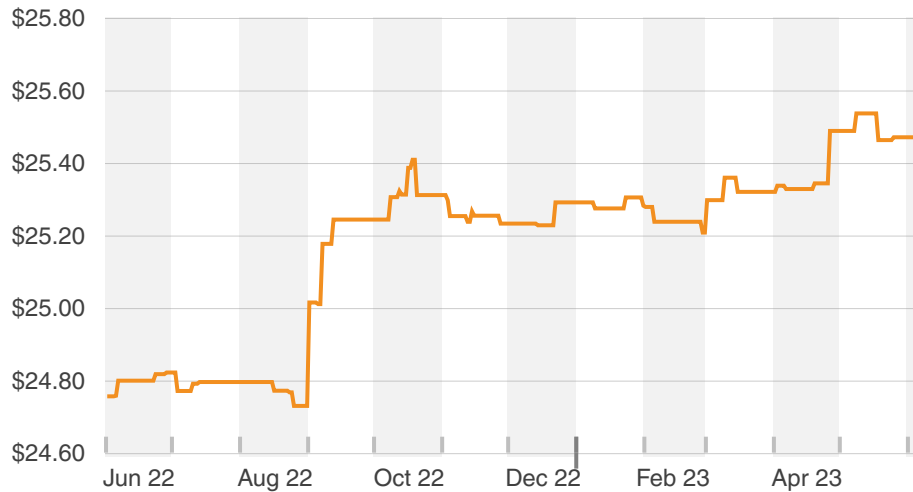


Asking Rent Per SF

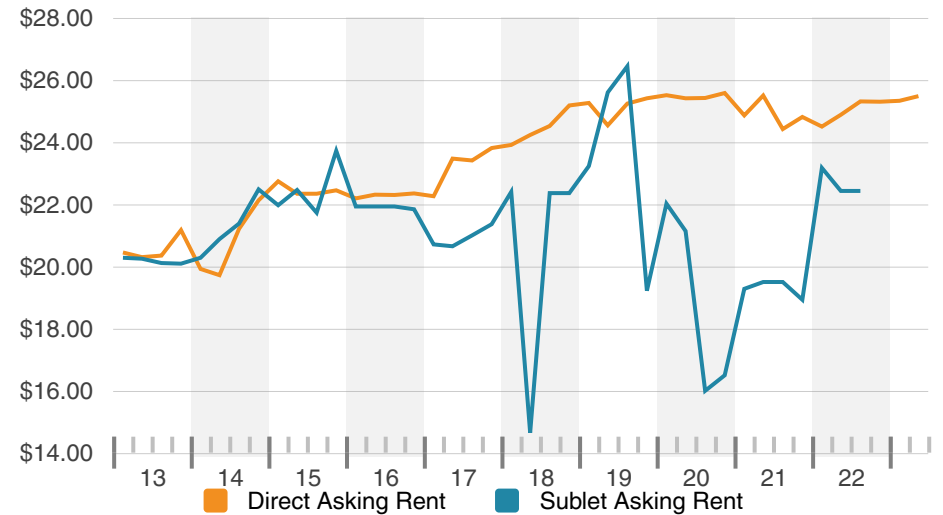


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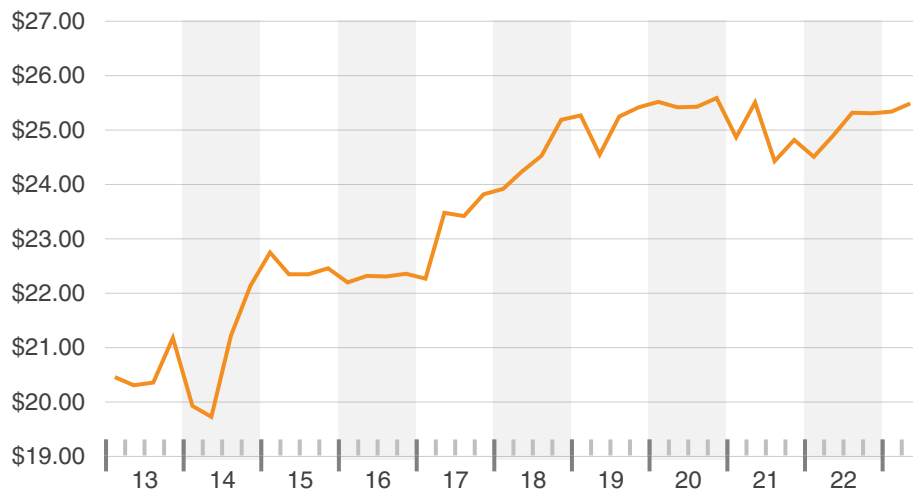
Daily Asking Rent Per SF



Direct & Sublet Rent Per SF



Direct Rent Per SF

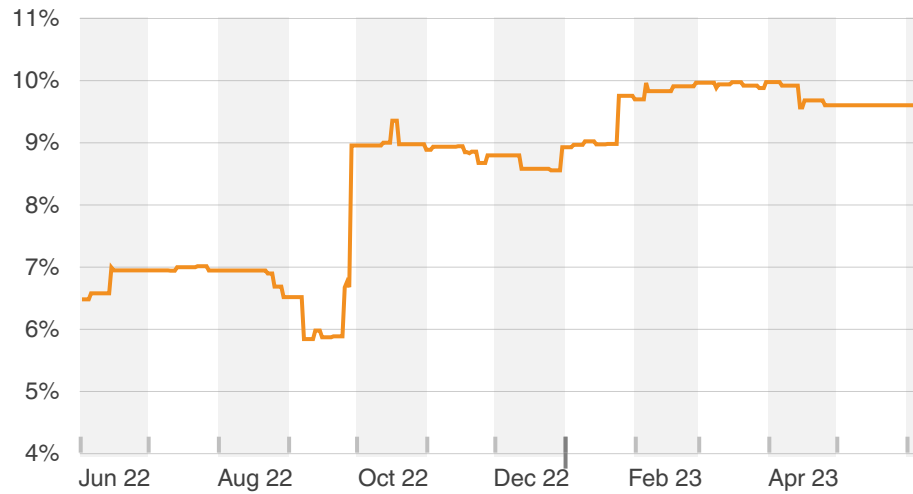


Sublet Rent Per SF

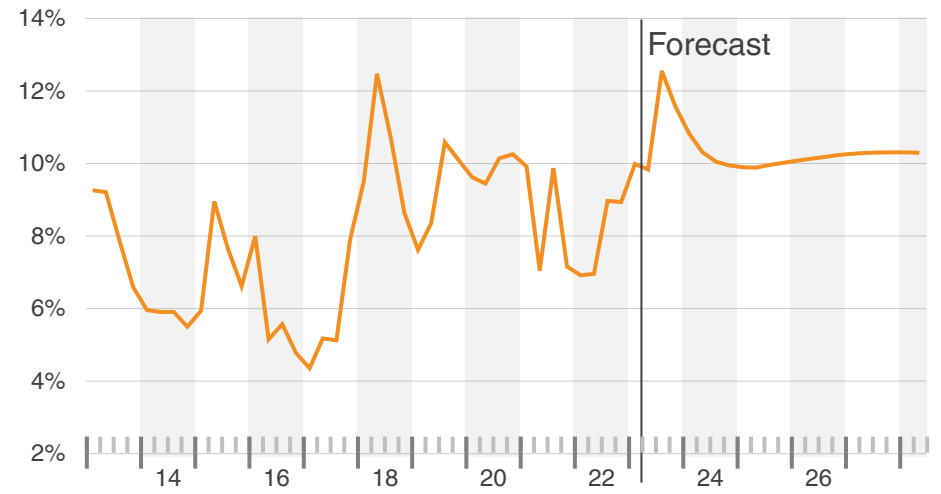


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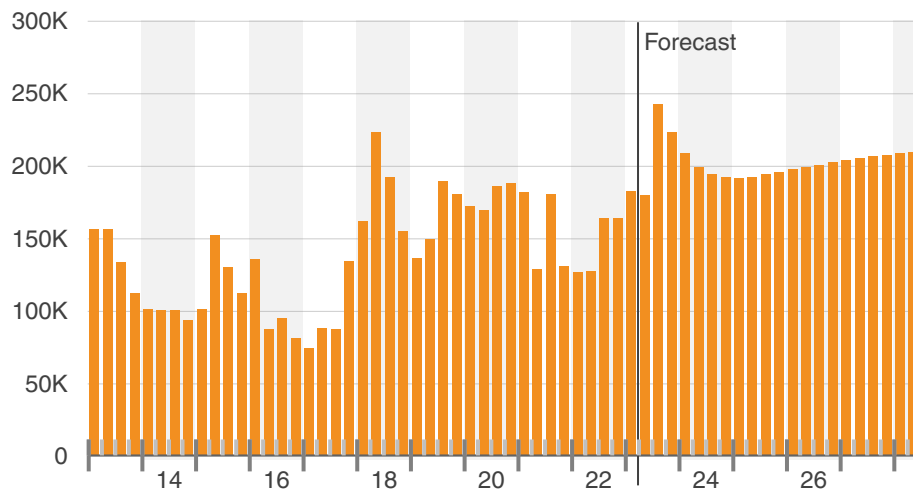
Daily Vacancy Rate



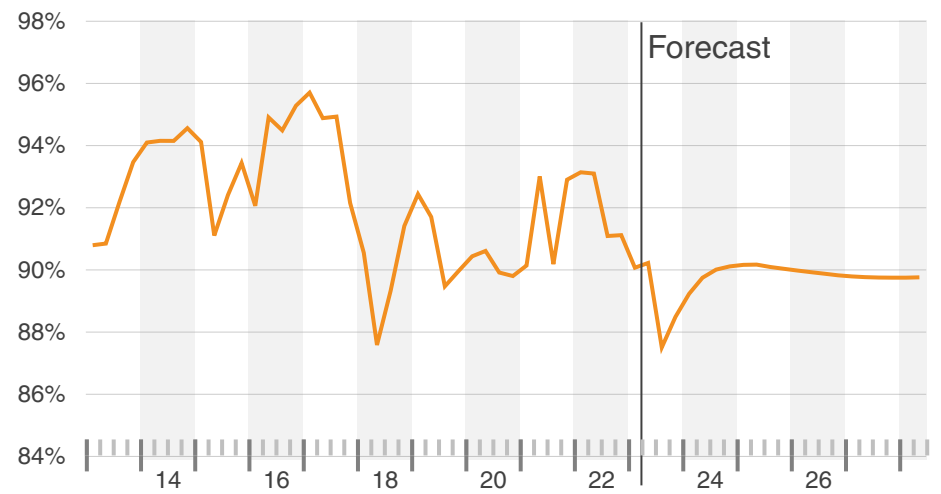
Vacancy Rate



Vacant SF

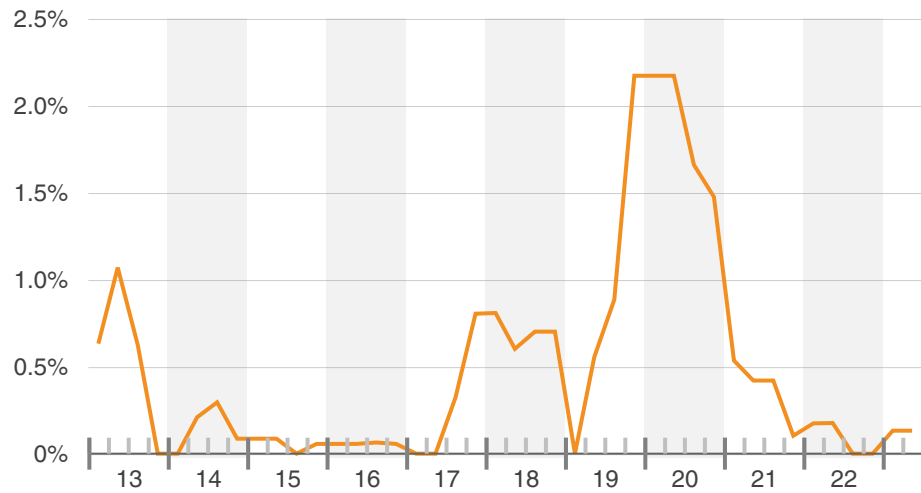


Occupancy Rate

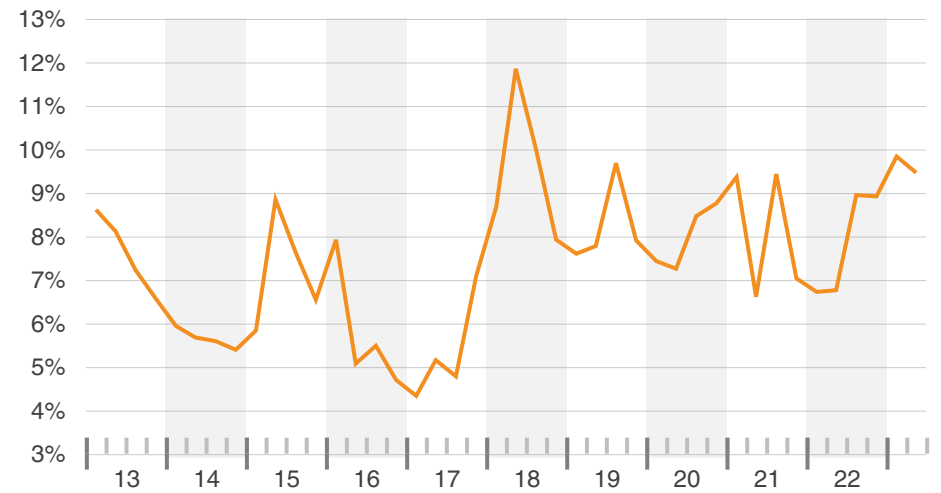


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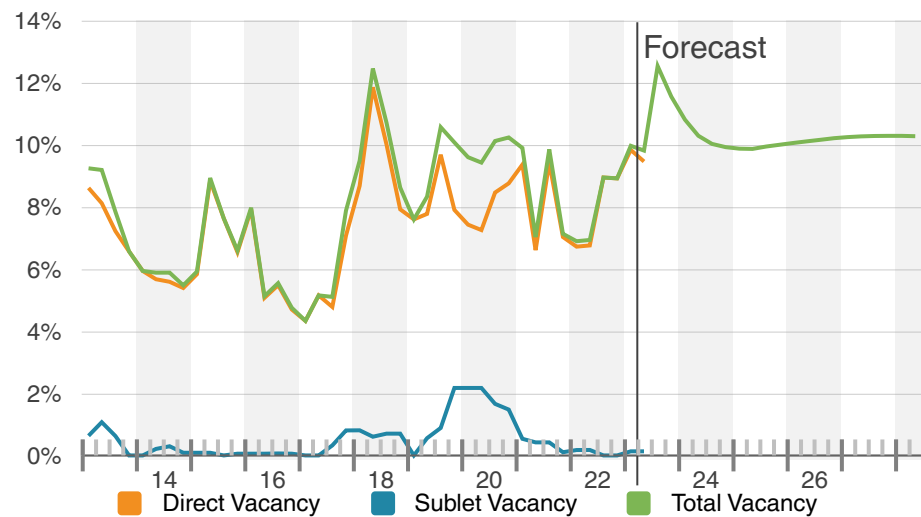
Sublet Vacancy Rate



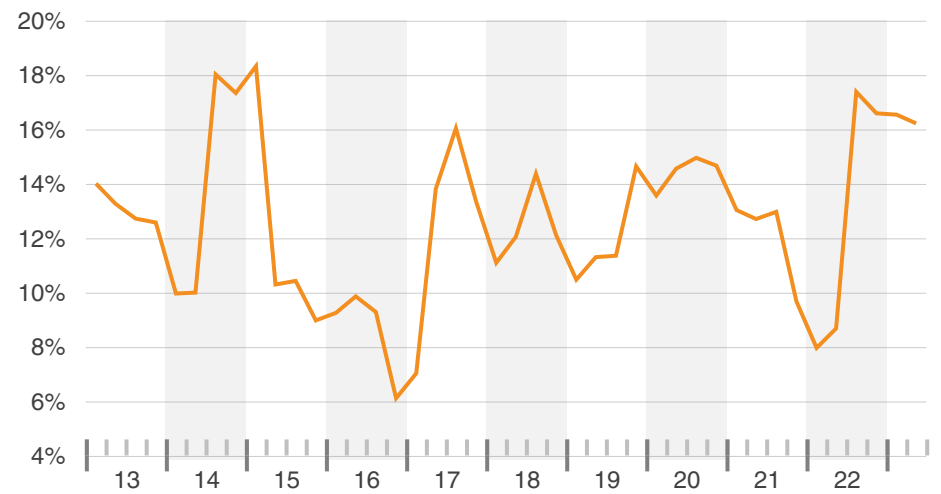
Direct Vacancy Rate



Direct, Sublet & Total Vacancy Rate

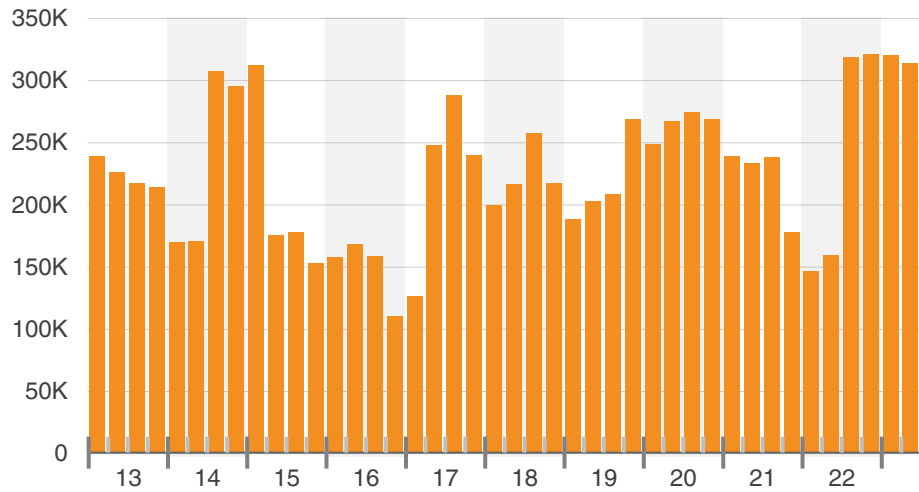


Availability Rate

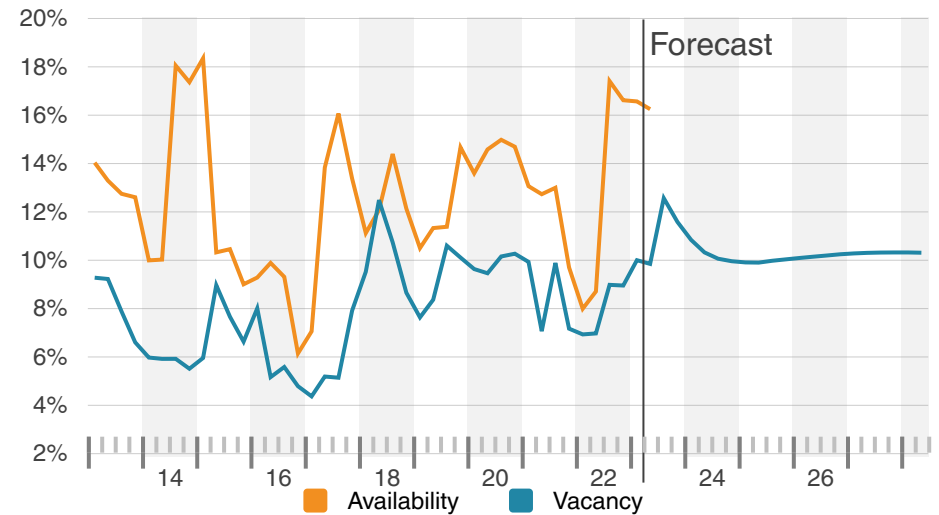


Search Analytics

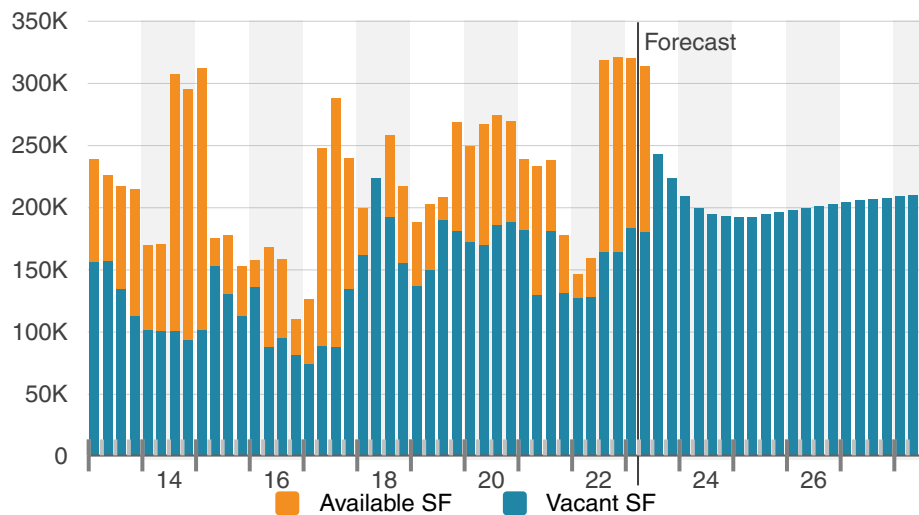
Available SF



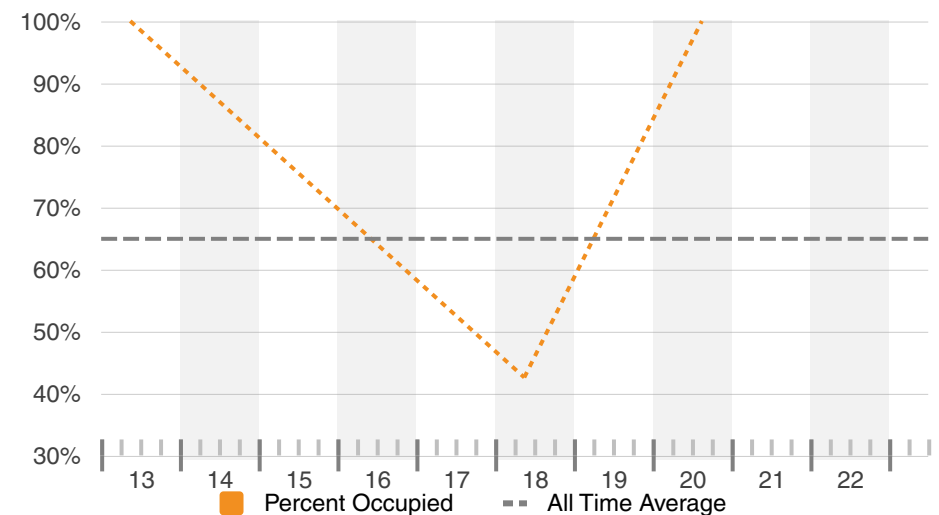
Availability & Vacancy Rate



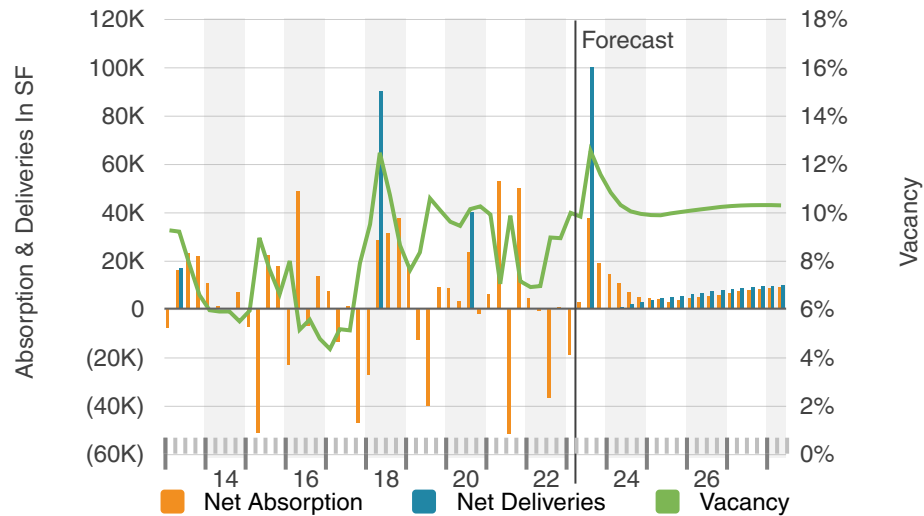
Available & Vacant SF



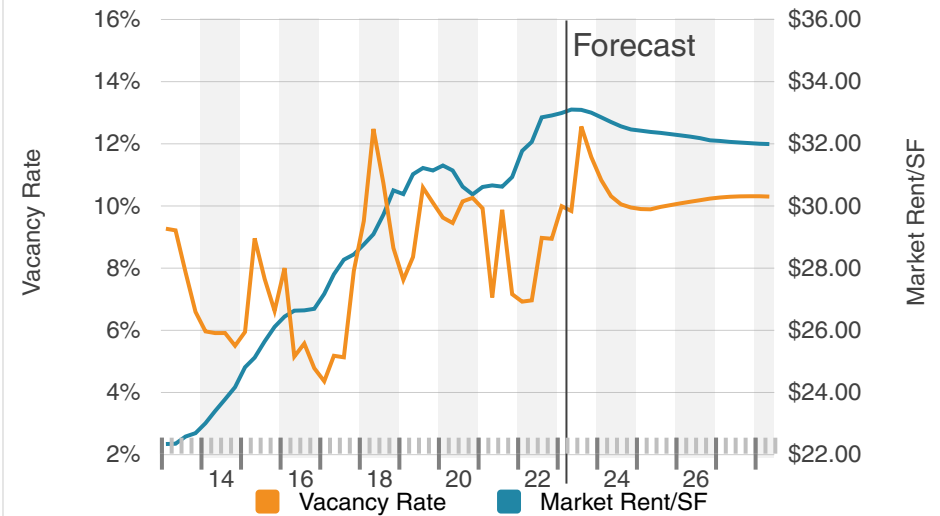
Occupancy At Delivery



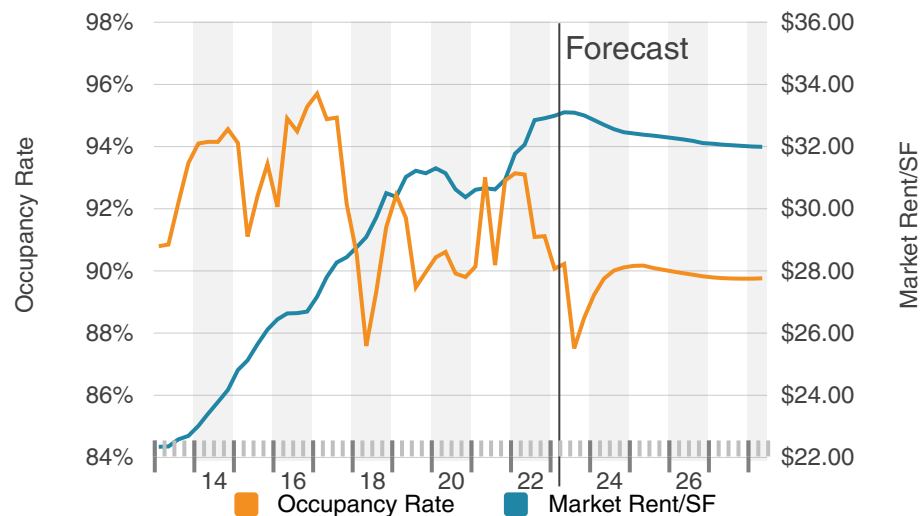
Net Absorption, Net Deliveries & Vacancy



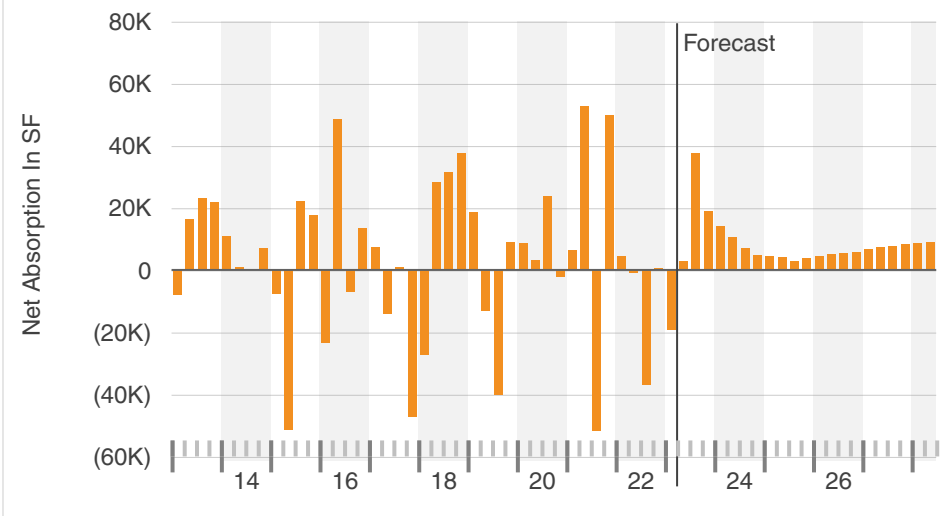
Vacancy & Market Rent Per SF



Occupancy & Market Rent Per SF

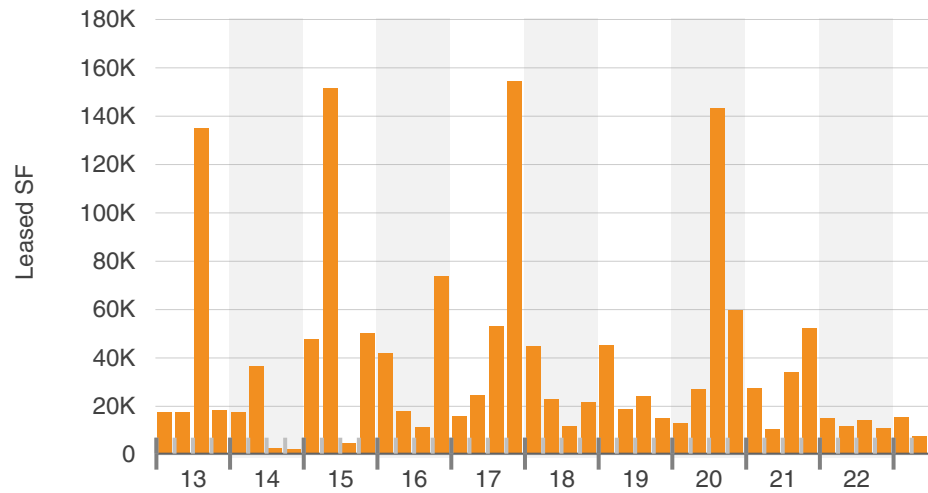


Net Absorption

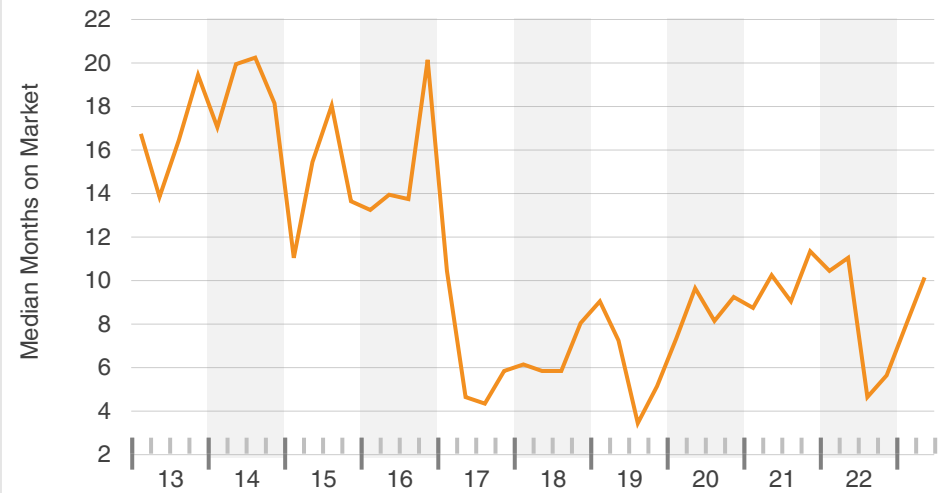


Search Analytics

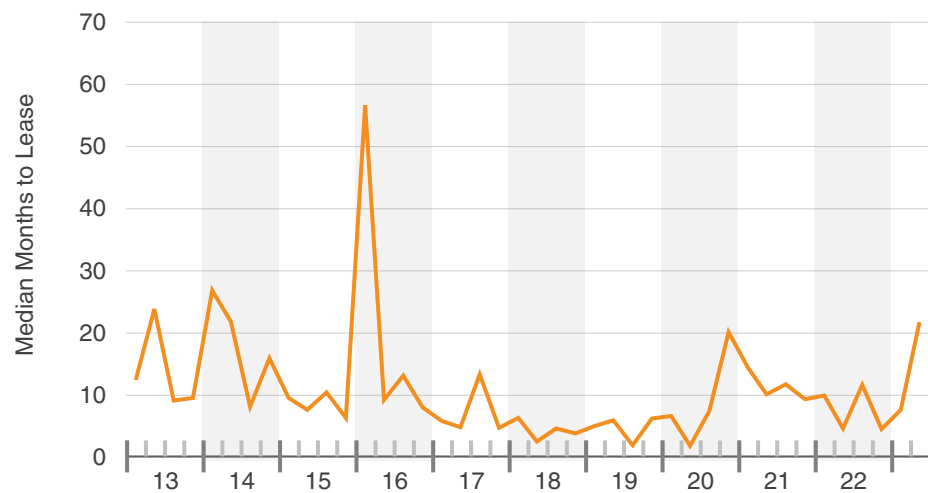
Leasing Activity



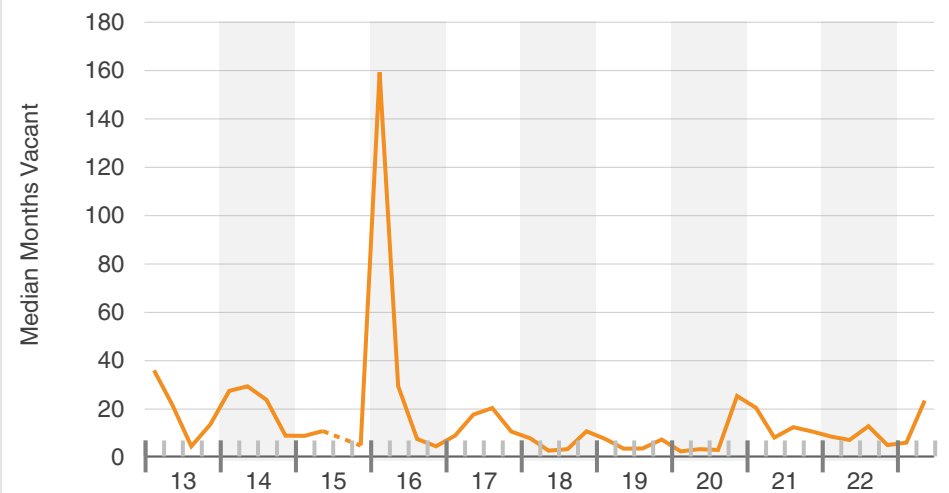
Months On Market



Months To Lease

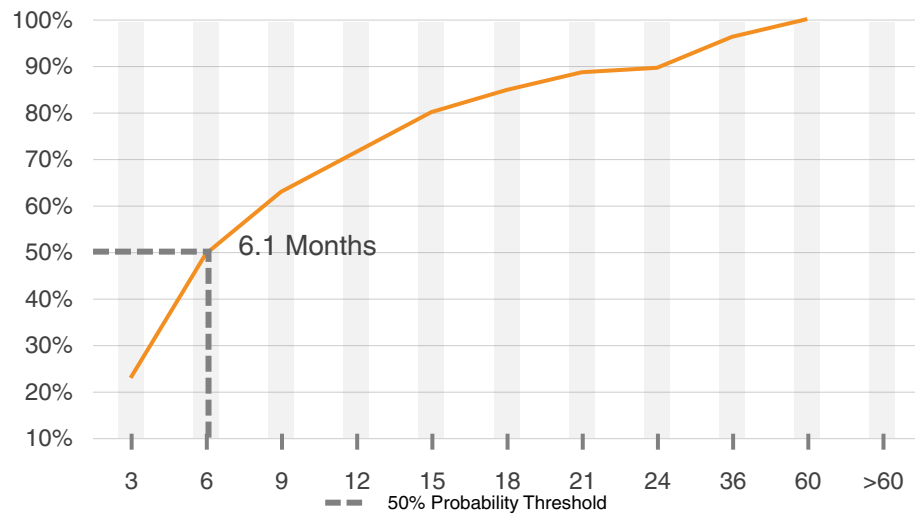


Months Vacant

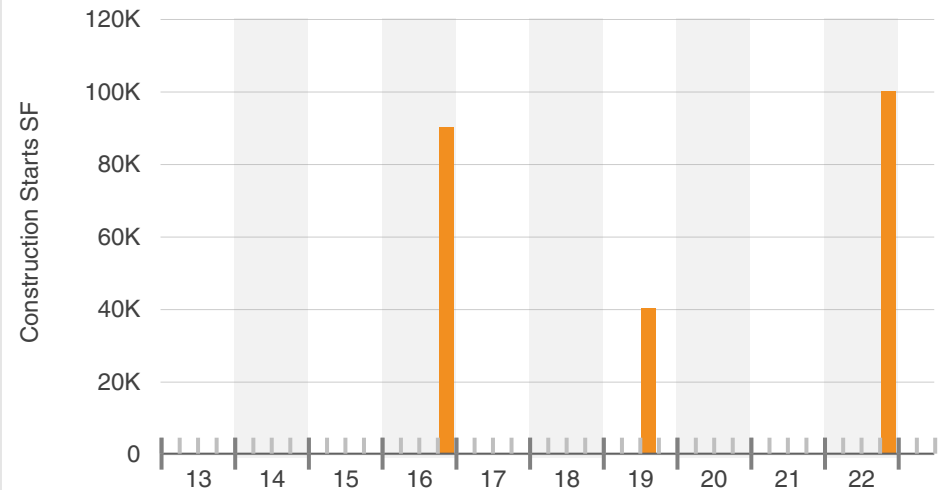


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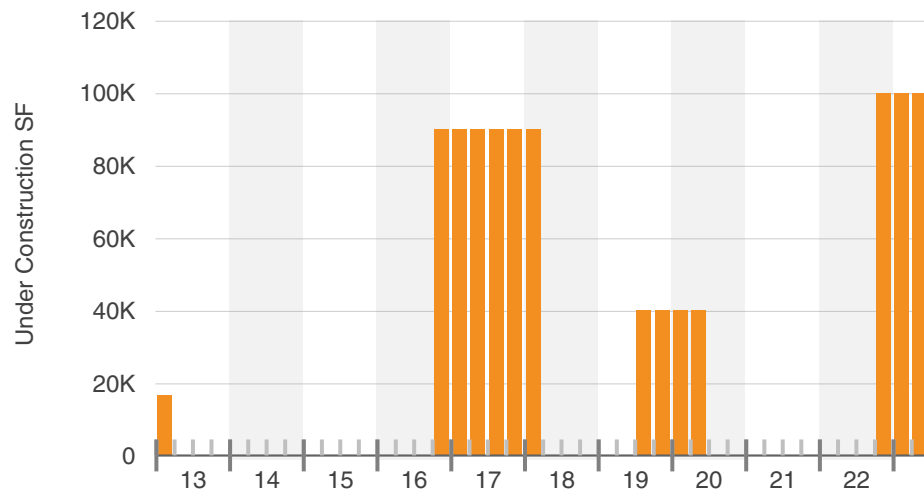
Probability Of Leasing In Months



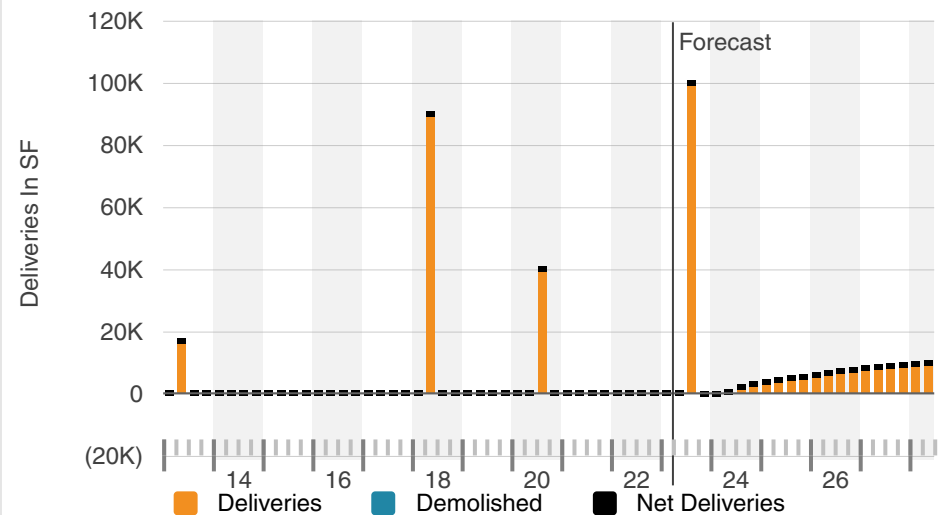
Construction Starts



Under Construction

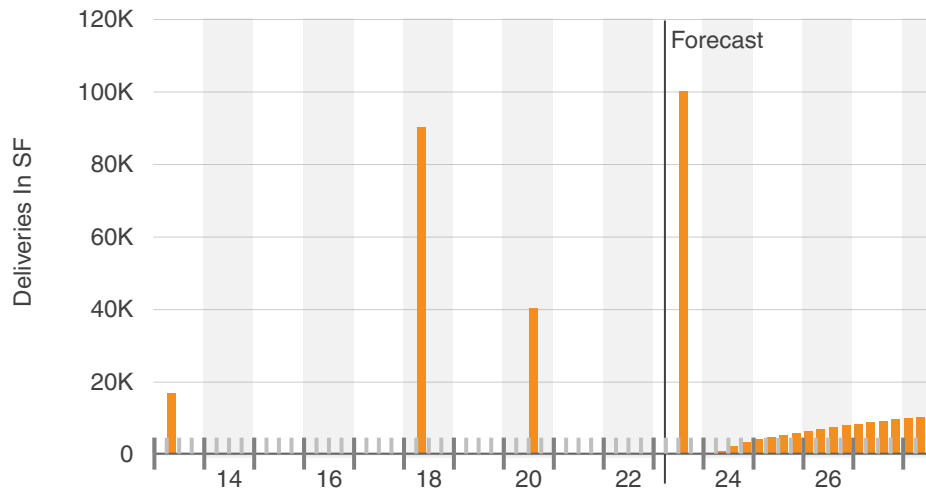


Deliveries & Demolitions

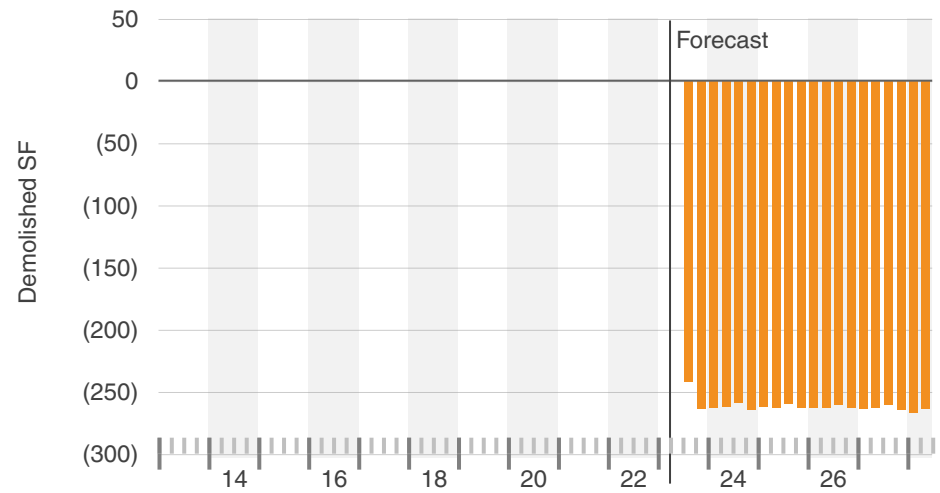


Search Analytics

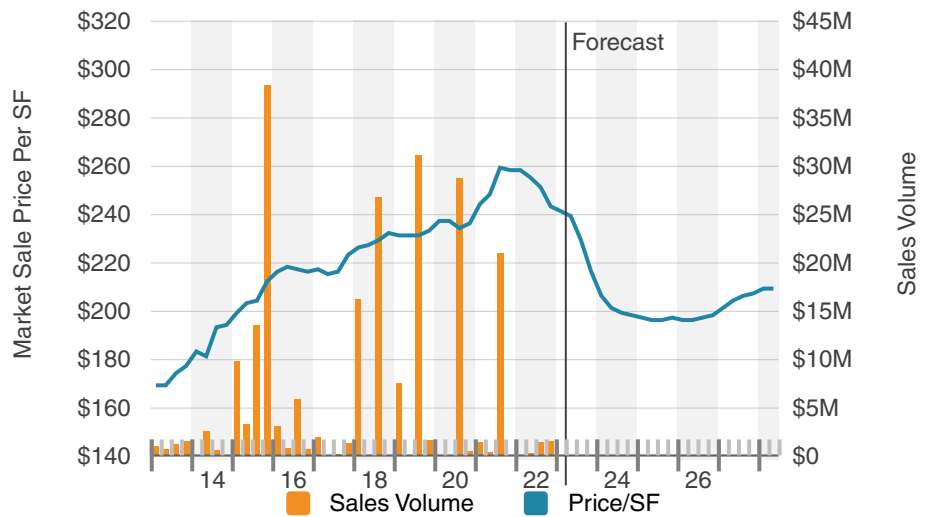
Deliveries



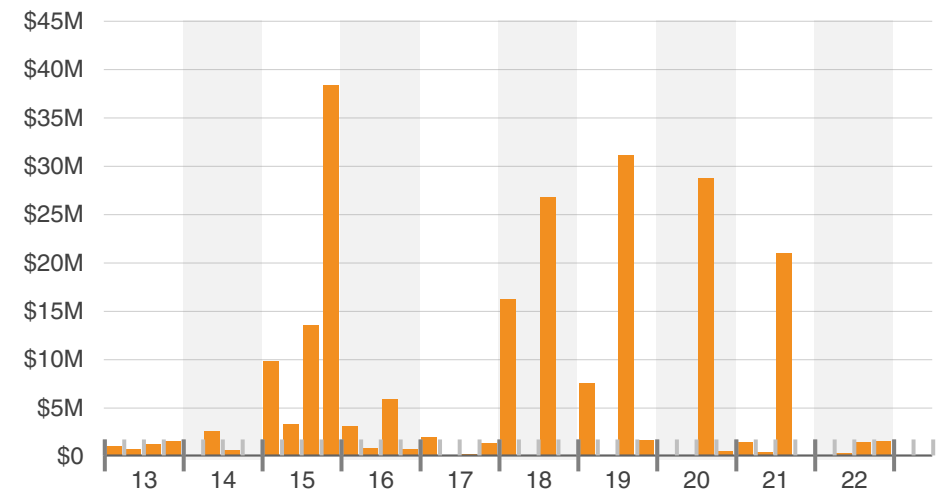
Demolitions



Sales Volume & Market Sale Price Per SF

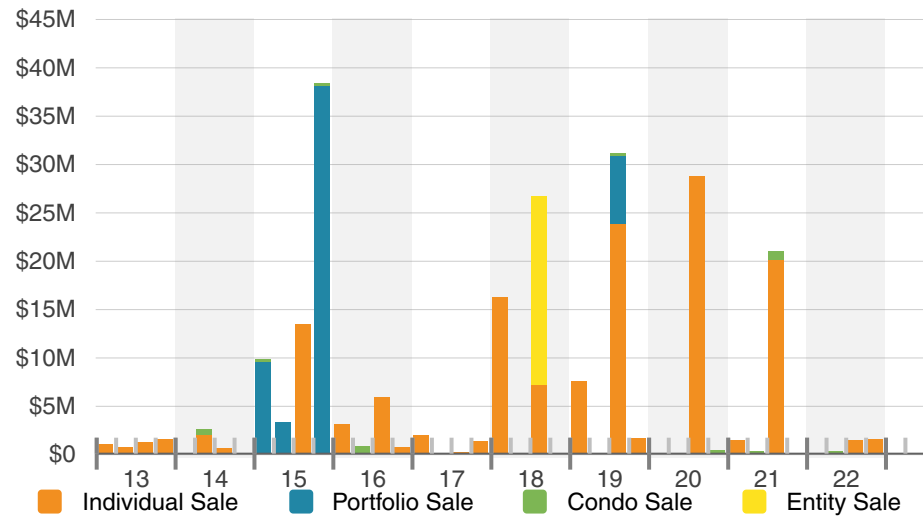


Sales Volume

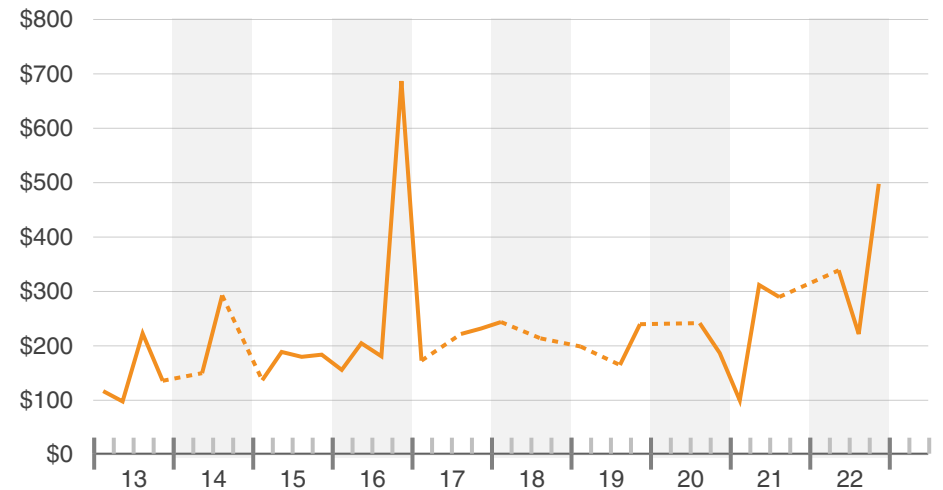


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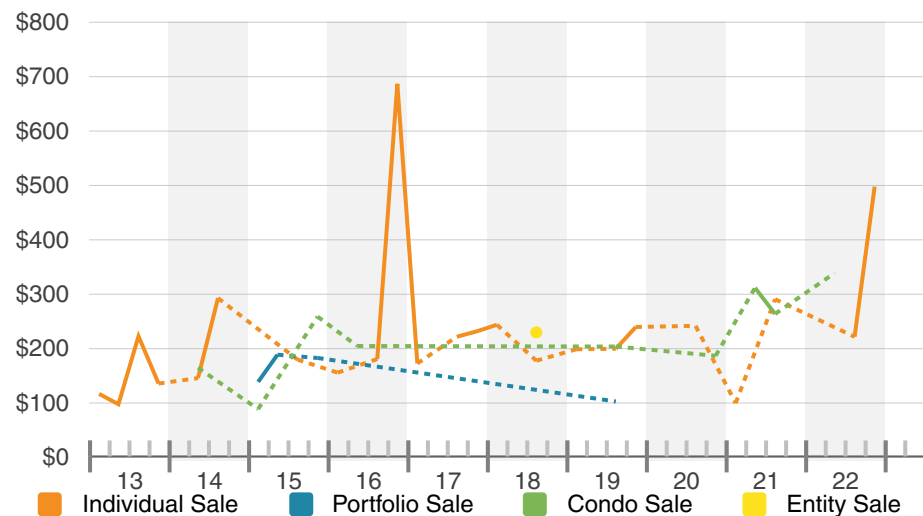
Sales Volume By Transaction Type



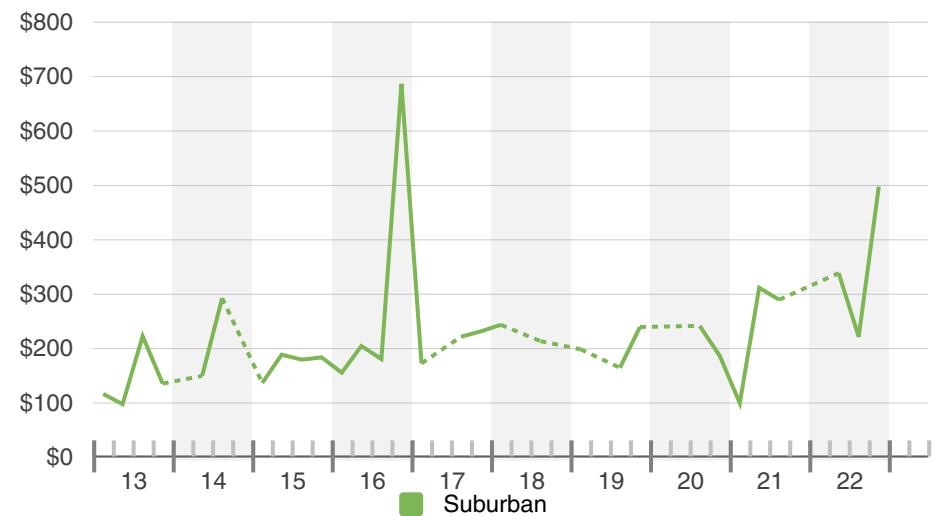
Sale Price Per SF



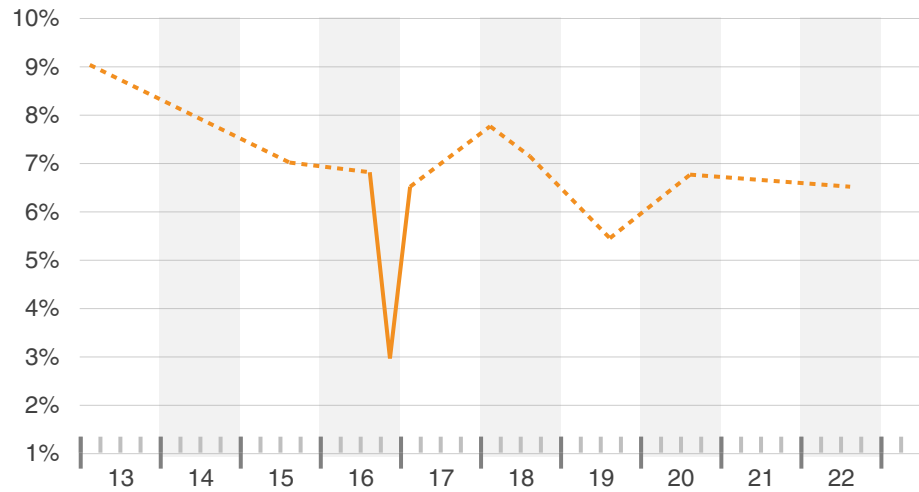
Sale Price Per SF By Transaction Type



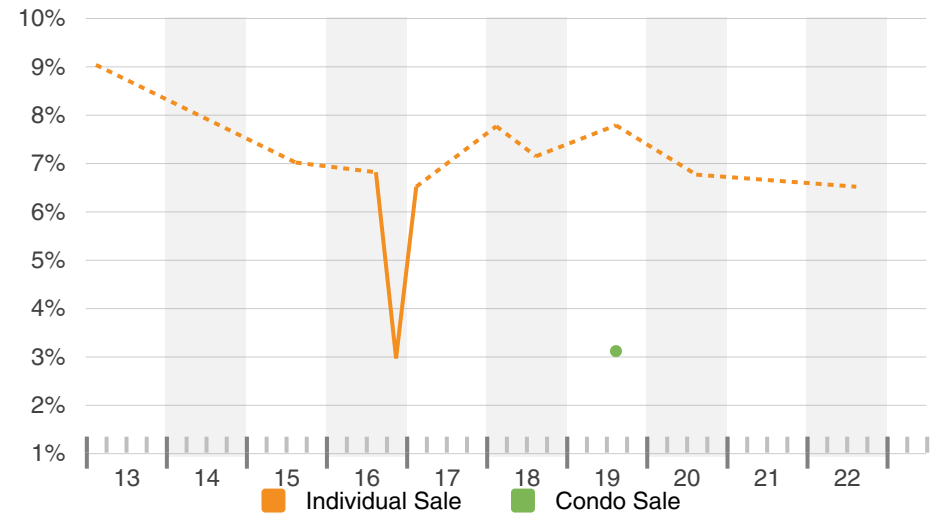
Sale Price Per SF By Location Type



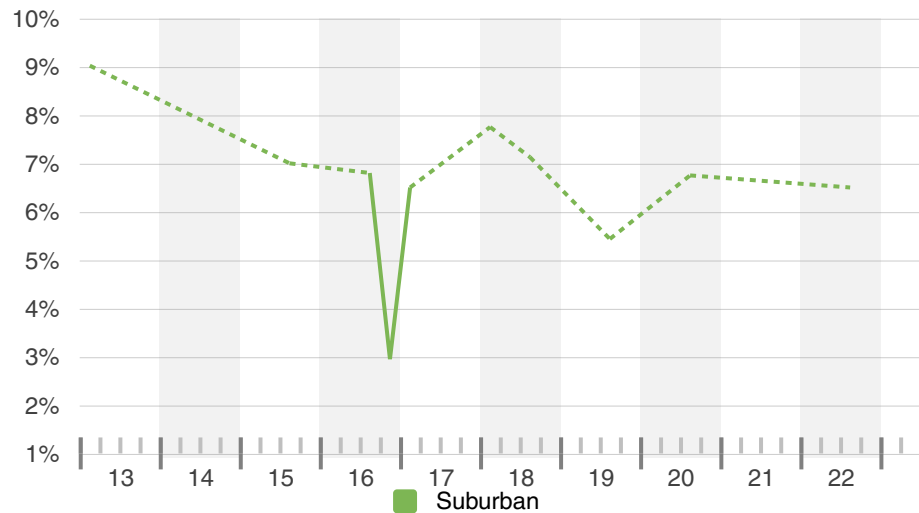
Cap Rate



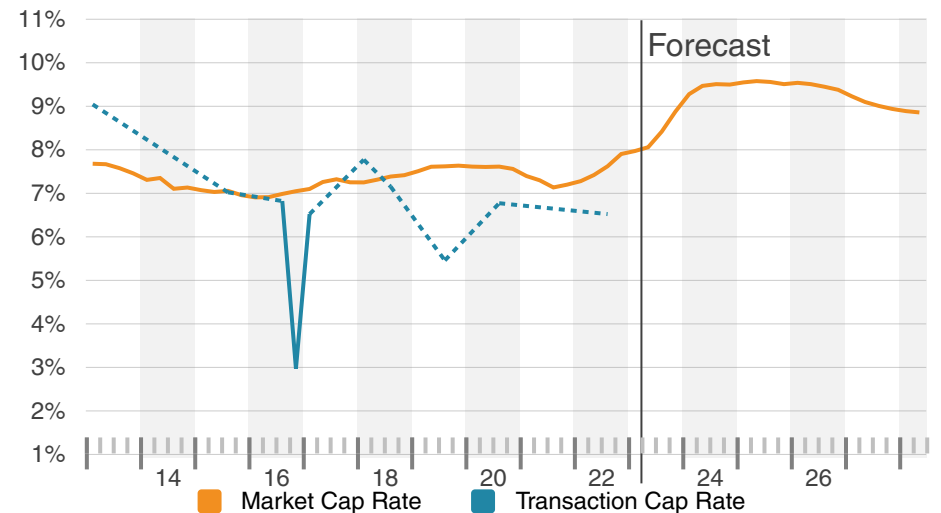
Cap Rate By Transaction Type



Cap Rate By Location Type

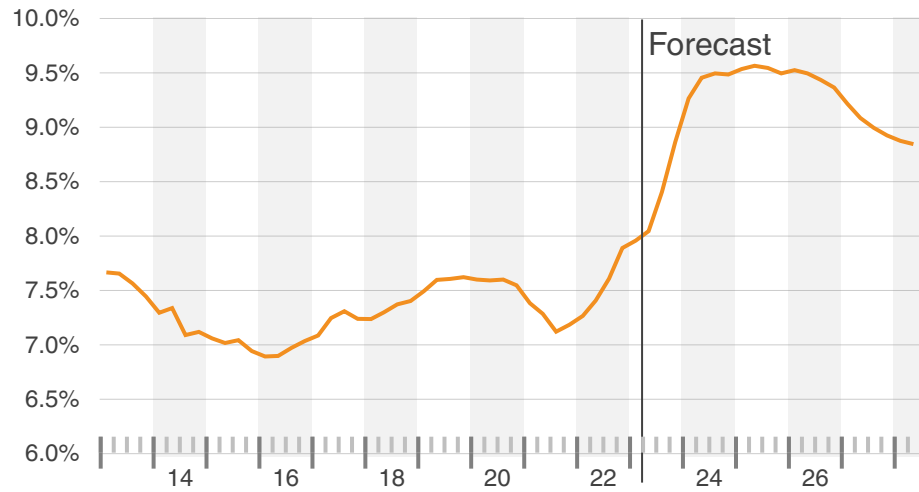


Market Cap Rate & Transaction Cap Rate

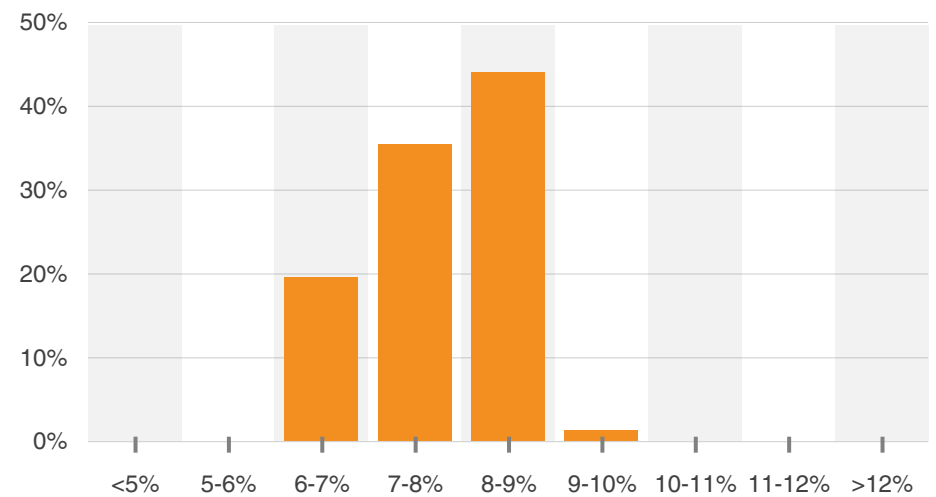


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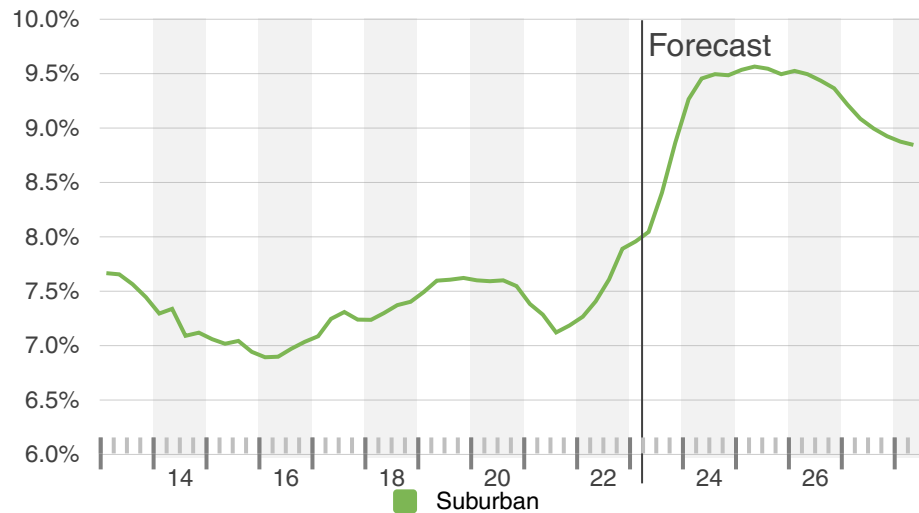
Market Cap Rate



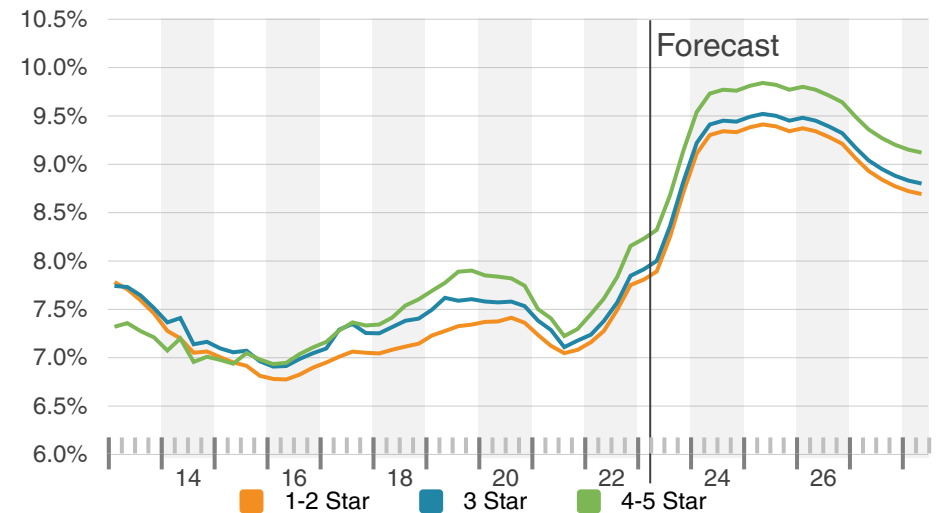
Market Cap Rate Distribution



Market Cap Rate By Location Type

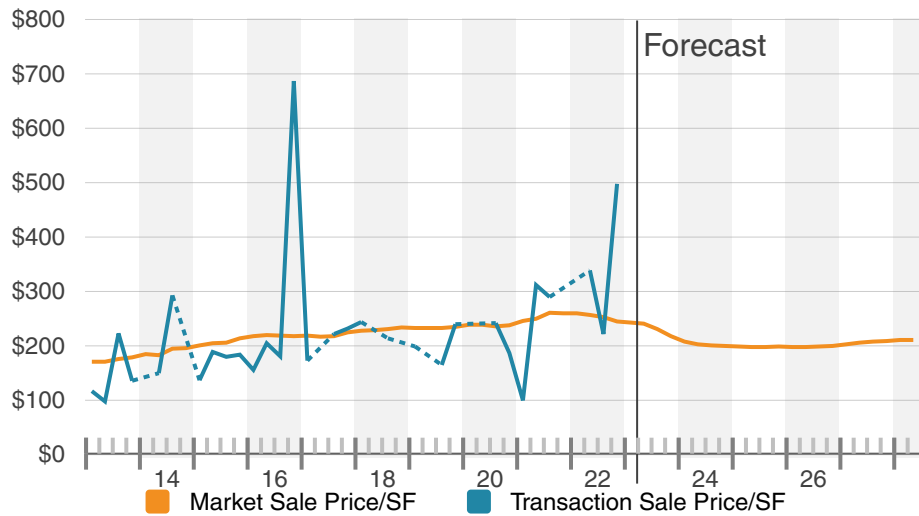


Market Cap Rate By Star Rating

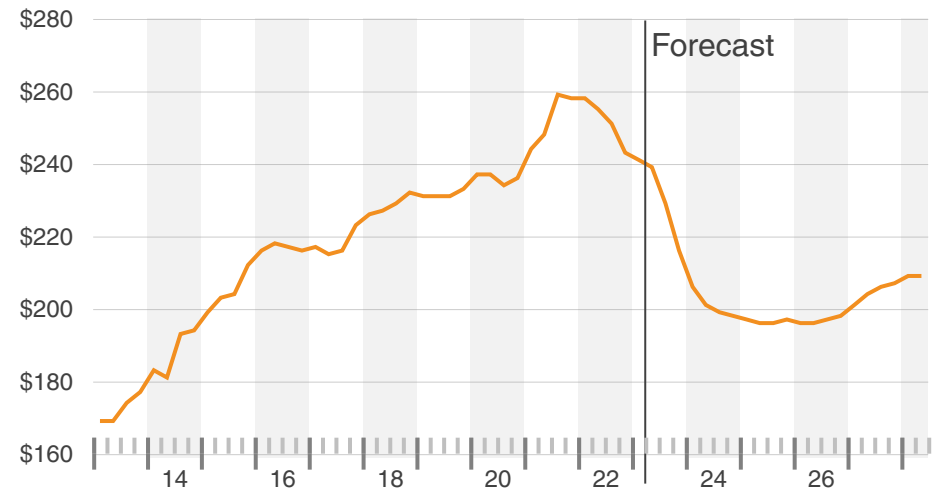


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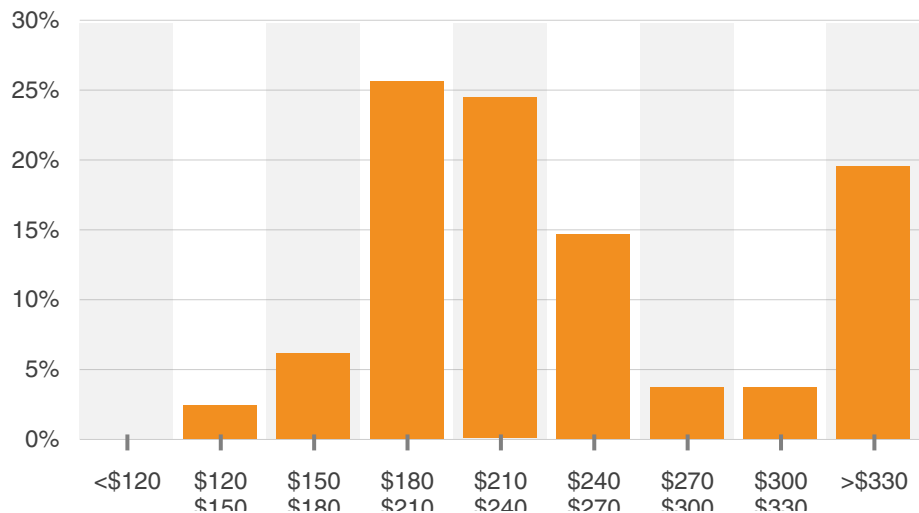
Market Sale Price & Transaction Sale Price Per SF



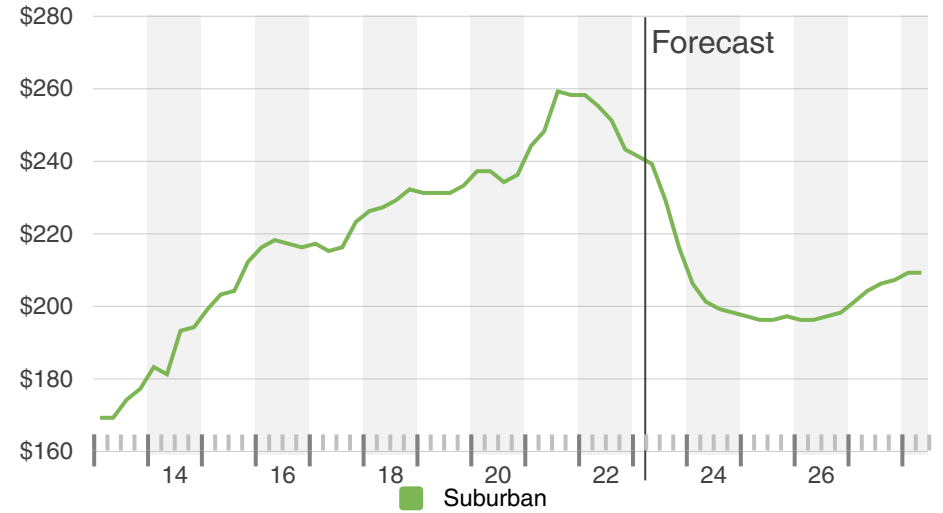
Market Sale Price Per SF



Market Sale Price Per SF Distribution

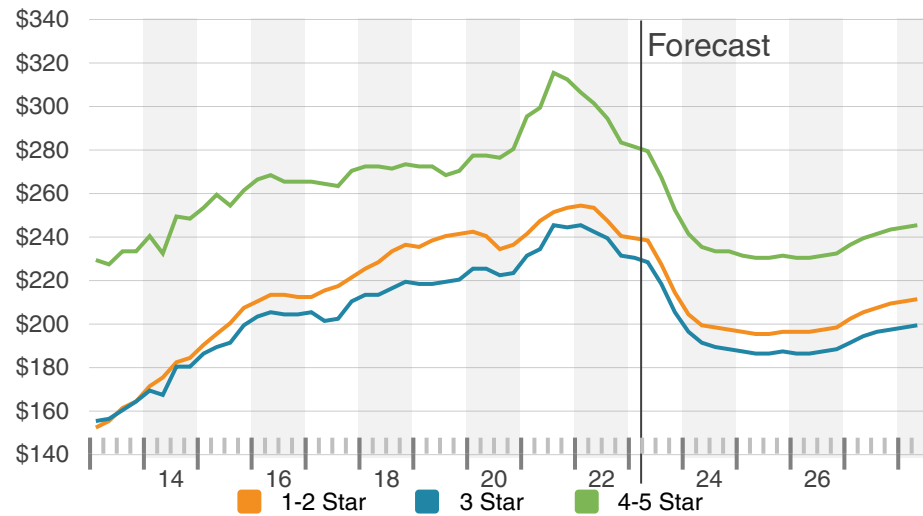


Market Sale Price Per SF By Location Type

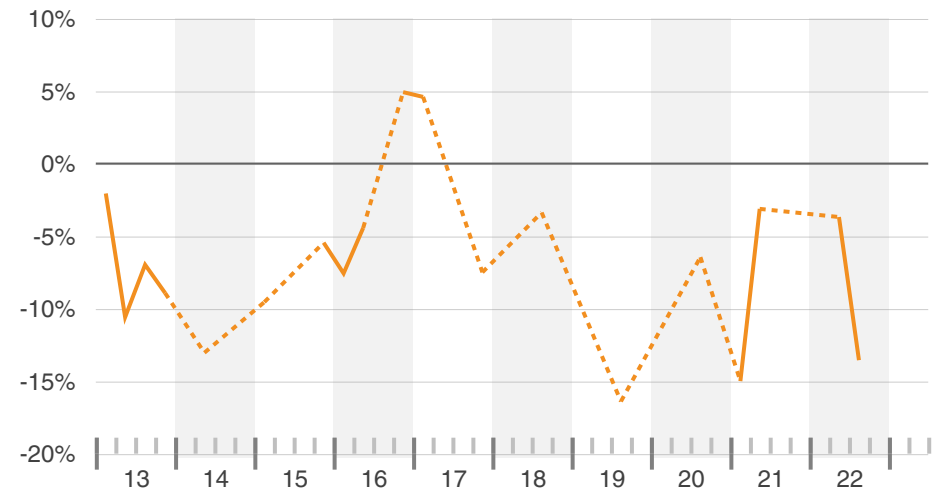


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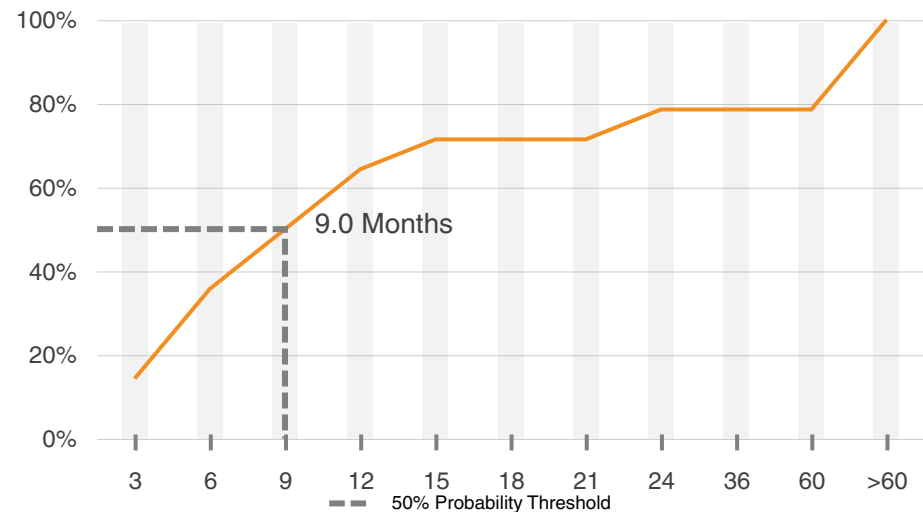
Market Sale Price Per SF By Star Rating



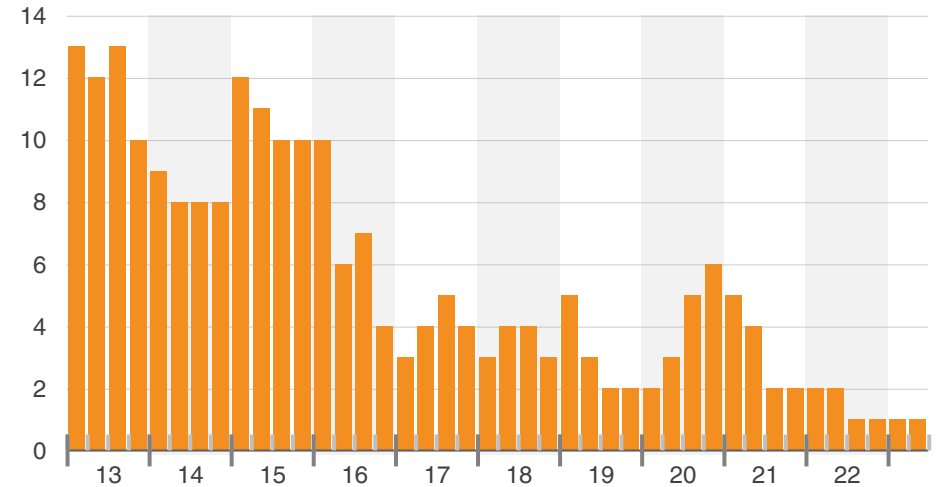
Sale To Asking Price Differential



Probability Of Selling In Months

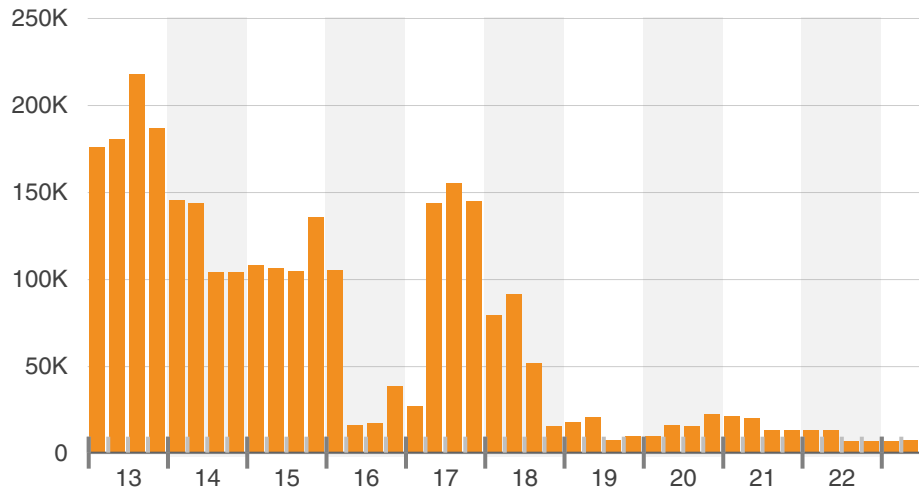


For Sale Total Listings



Search Analytics

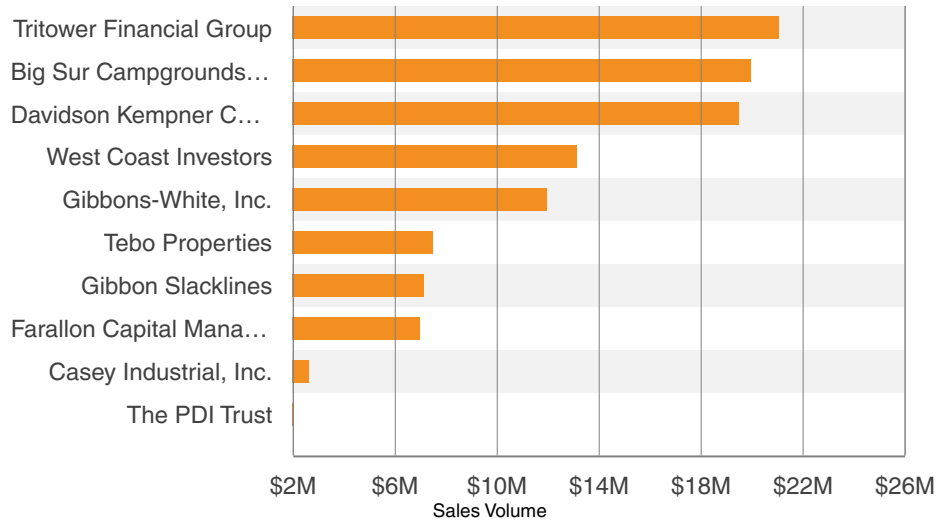
For Sale Total SF



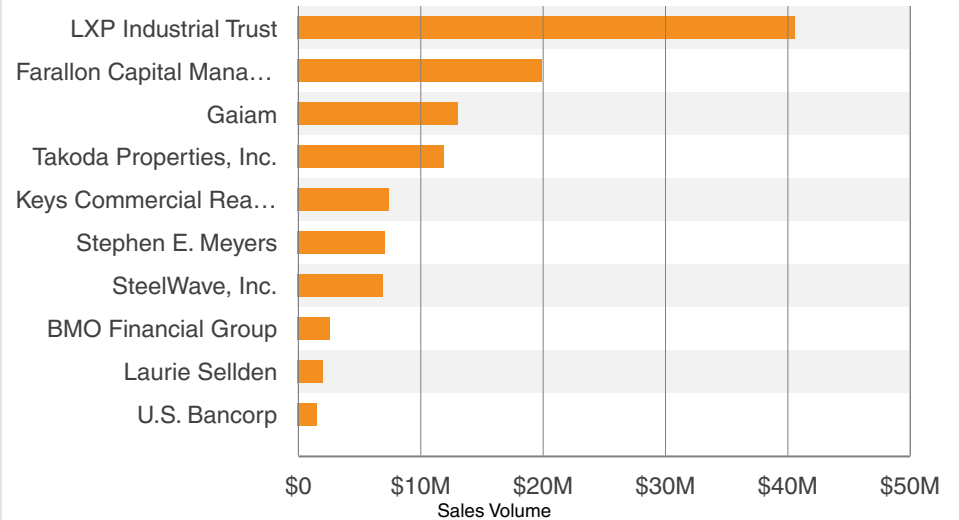
For Sale Asking Price Per SF



Top Buyers

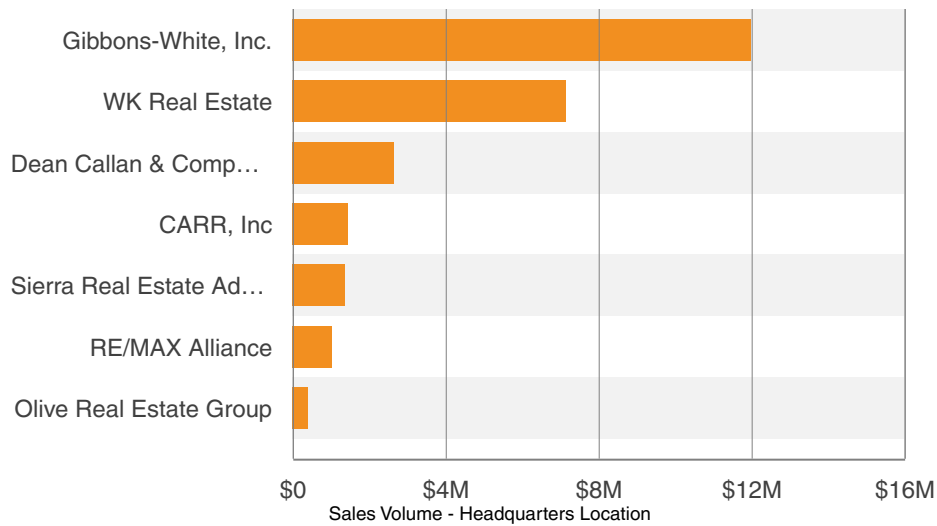


Top Sellers

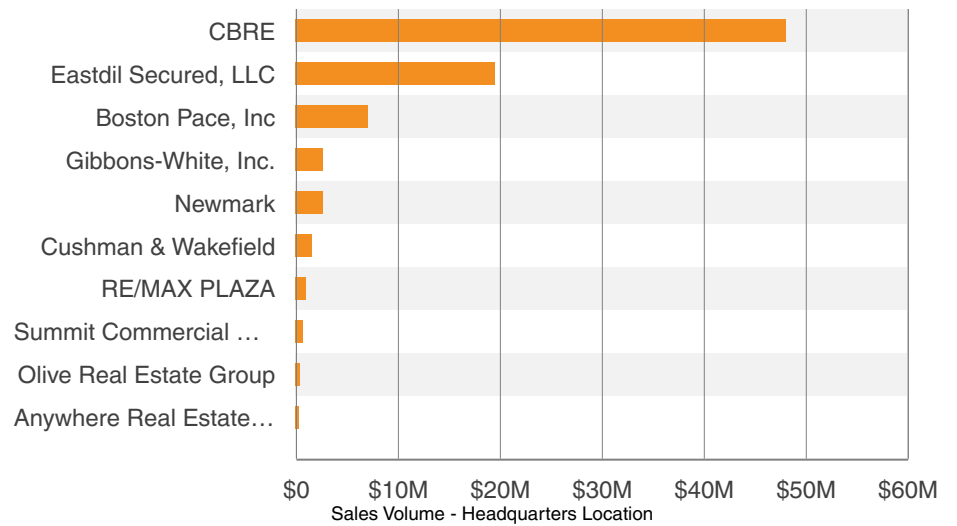


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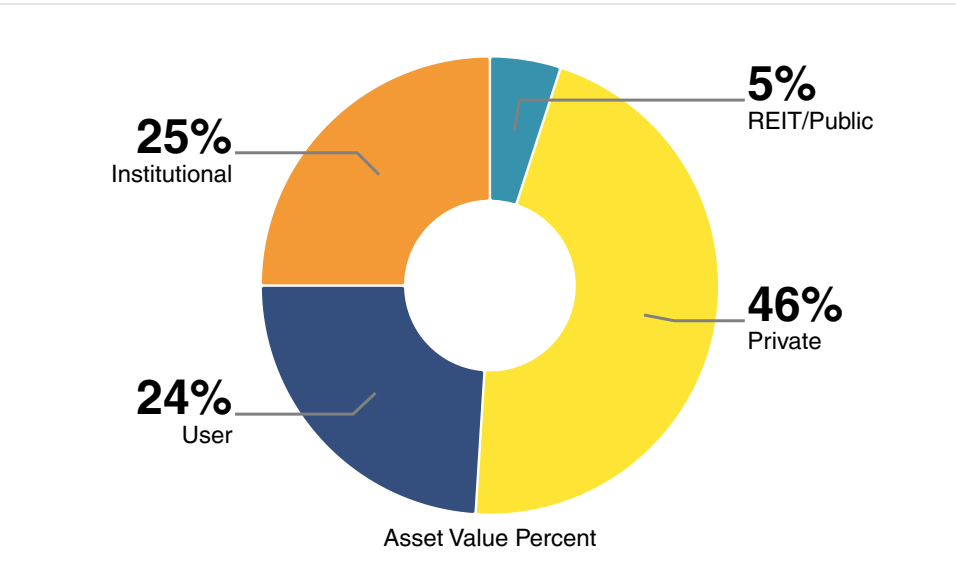
Top Buyer Brokers



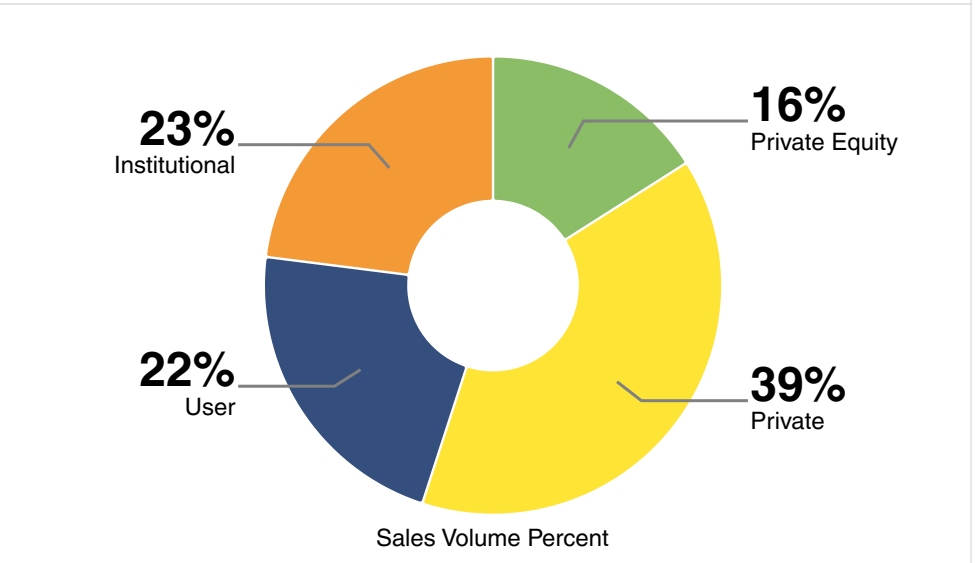
Top Seller Brokers



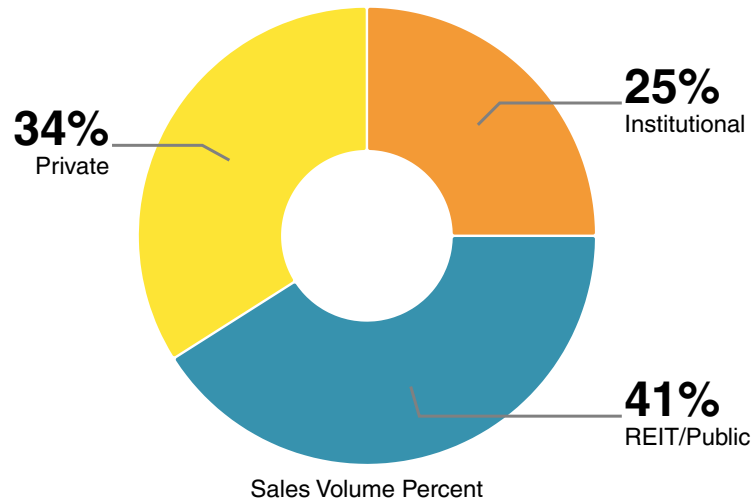
Asset Value By Owner Type



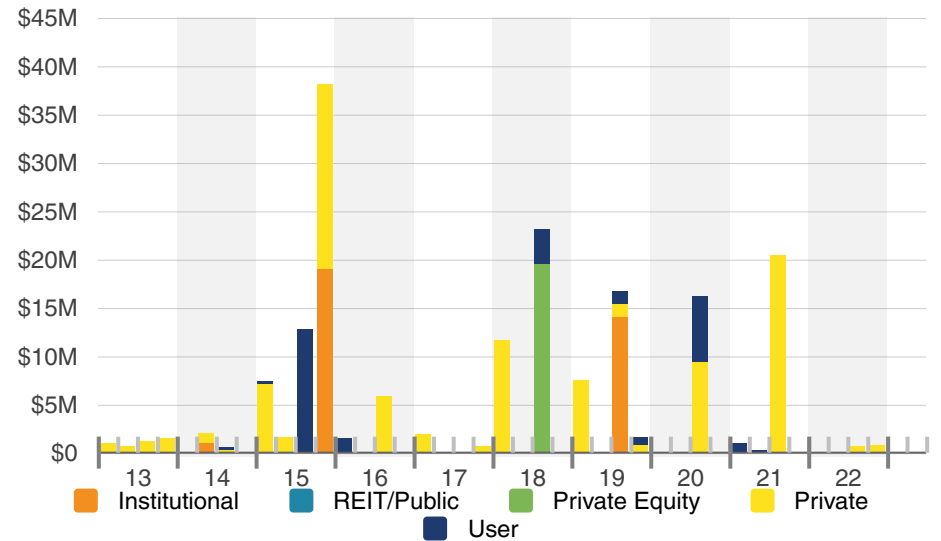
Sales By Buyer Type



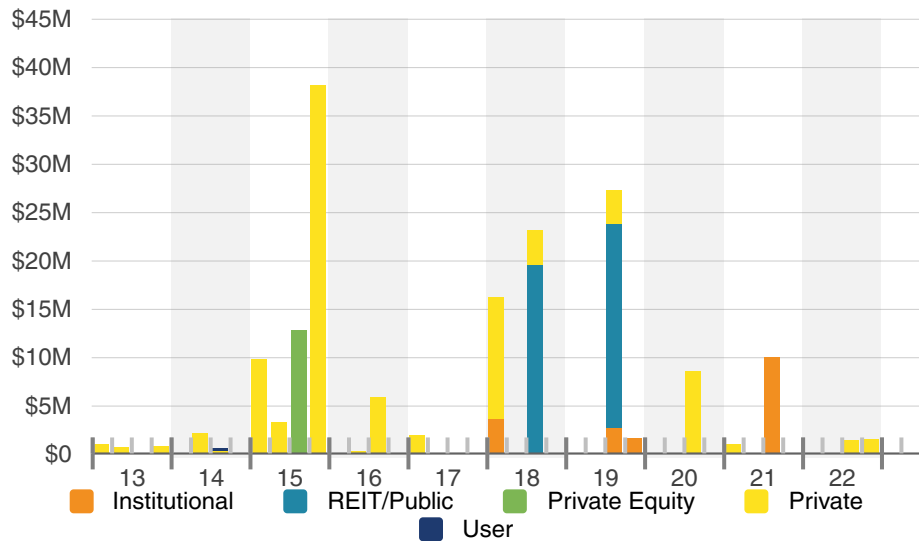
Sales By Seller Type



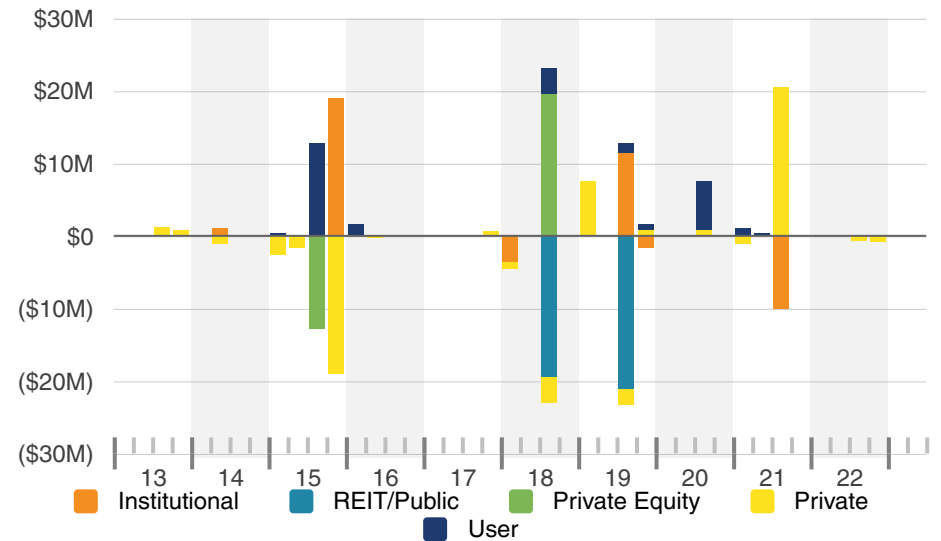
Sales Volume By Buyer Type



Sales Volume By Seller Type

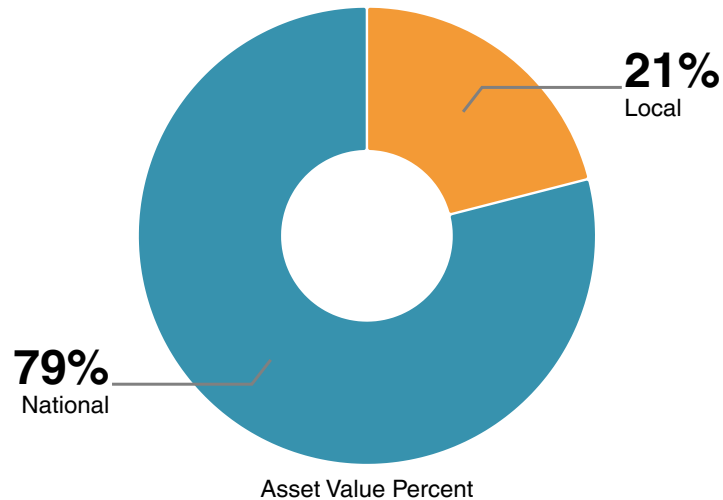


Net Buying & Selling By Owner Type

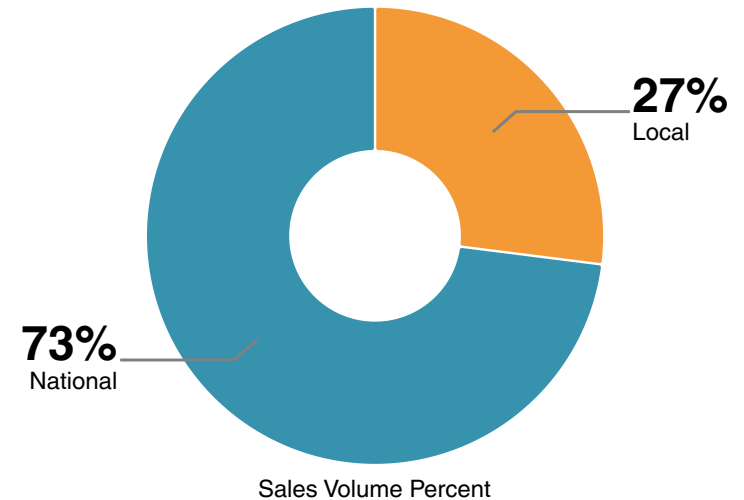


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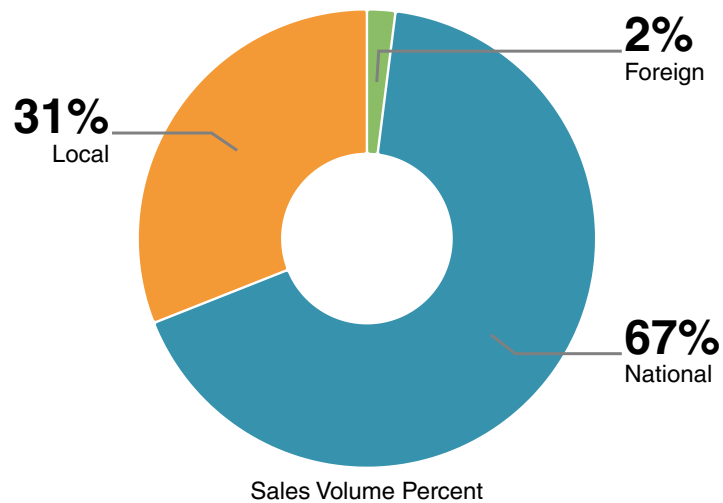
Asset Value By Owner Origin



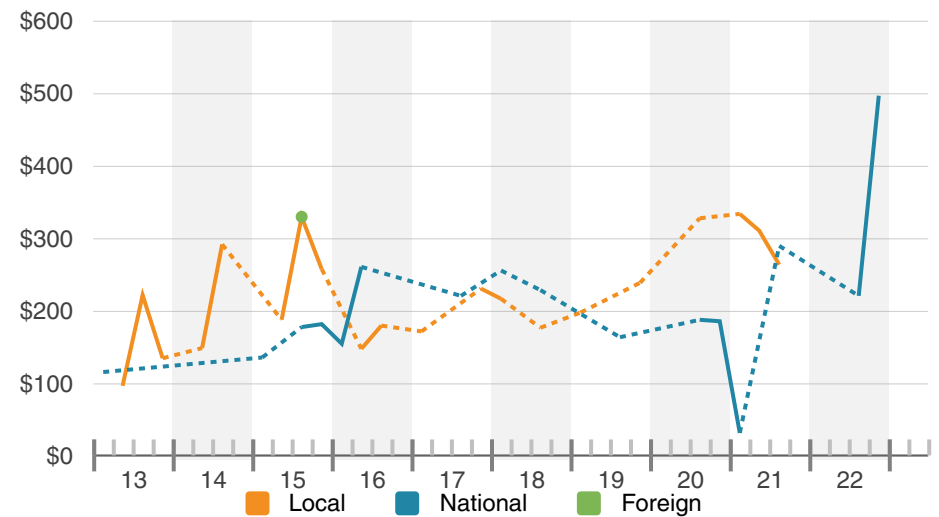
Sales Volume By Buyer Origin



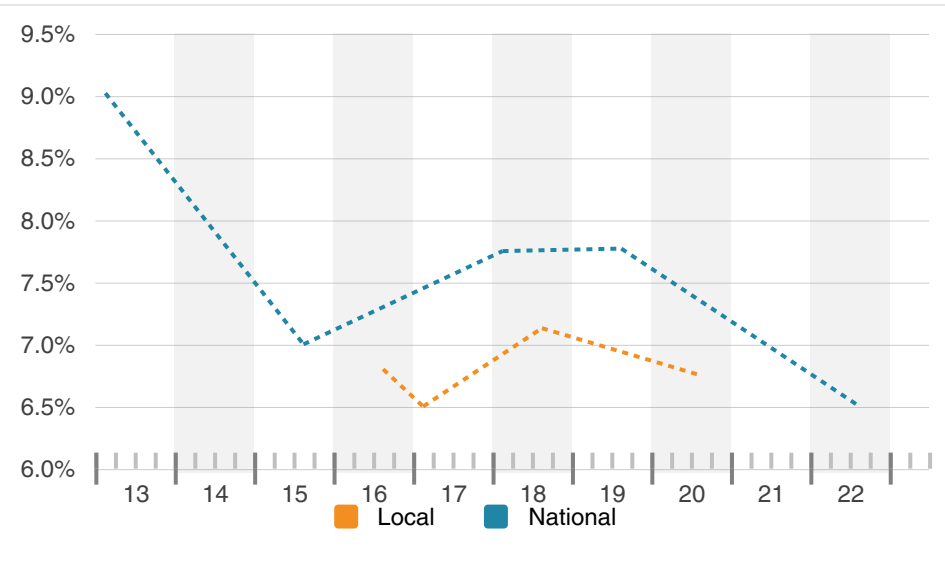
Sales Volume By Seller Origin



Average Price Per SF By Buyer Origin



Average Cap Rate By Buyer Origin



Report Criteria

- 84 Properties / 44 Spaces
- City: Louisville, CO
- Property Type: Office