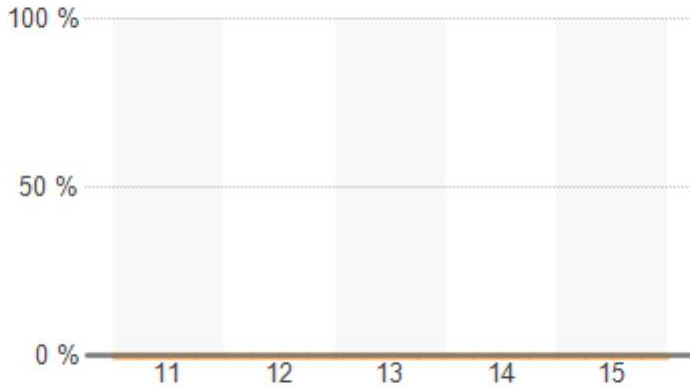


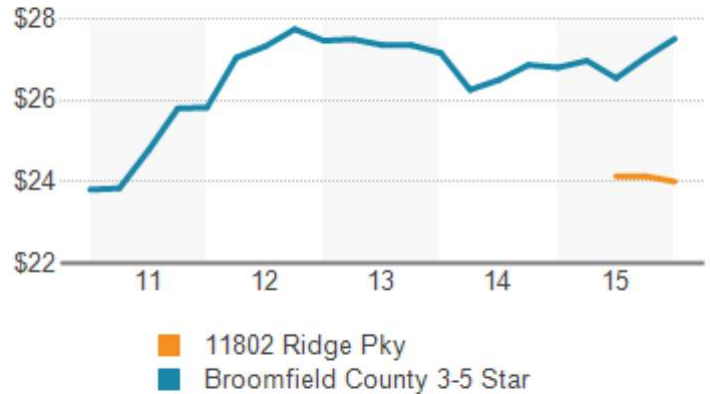
11802 Ridge Pky

Office	11802 Ridge Pky	Broomfield County 3-5 Star	Broomfield County	Denver
Buildings	1	69	124	5,114
Existing SF	168,000	5,860,133	6,332,735	162,211,043
Average Building SF	168,000	84,929	51,070	31,719
Under Construction	-	124,907	124,907	2,898,231
Leasing				
Gross Rent Per SF	\$24.01	\$27.50	\$27.18	\$24.88
Vacancy Rate	0.0%	8.4%	7.9%	10.7%
Available Spaces	3	117	123	4,864
Available SF	100,800	875,898	918,011	24,788,270
12 Mo. Absorption SF	0	235,740	242,267	2,633,095
12 Mo. Leasing SF	67,200	490,678	499,744	13,850,858
Sales Past Year				
Properties	-	8	10	354
Sales Volume (Mil.)	-	\$148	\$151	\$2,711
Avg Sale Price (Mil.)	-	\$18	\$15	\$8.3
Sale Price Per SF	-	\$220	\$216	\$198
Cap Rate	-	6.4%	6.5%	7.0%

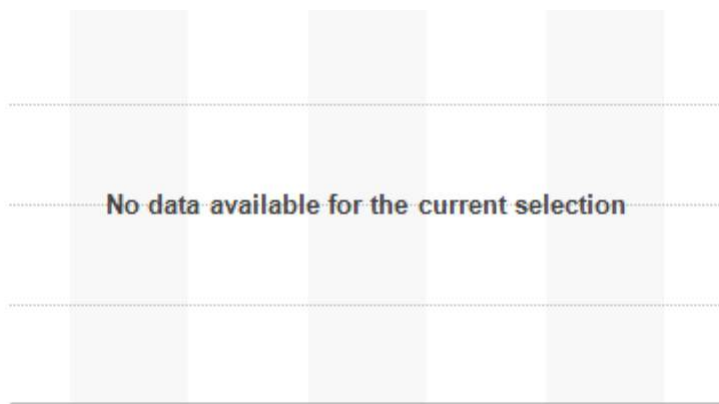
Vacancy Rate



Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

