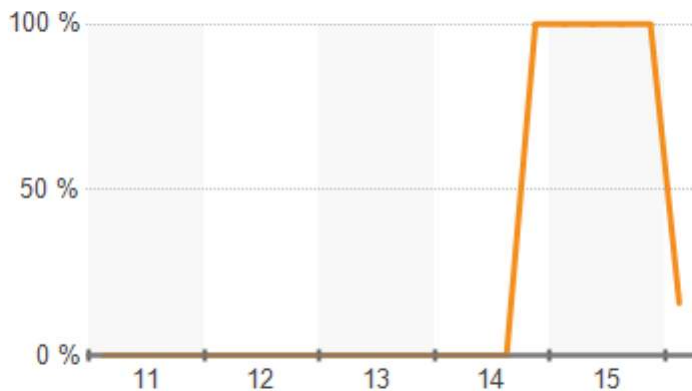


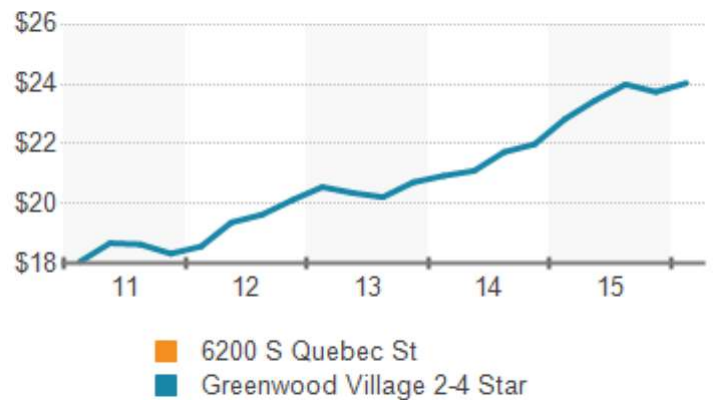
Greenwood Village Submarket

Office	6200 S Quebec St	Greenwood Village 2-4 Star	Greenwood Village	Denver
Buildings	1	136	137	5,116
Existing SF	335,855	8,533,968	9,002,853	162,093,665
Average Building SF	335,855	62,749	65,714	31,683
Under Construction	-	-	-	3,396,644
Leasing				
Gross Rent Per SF	-	\$24.03	\$24.30	\$24.95
Vacancy Rate	15.8%	16.1%	16.0%	10.2%
Available Spaces	0	246	265	4,858
Available SF	0	1,614,398	1,734,932	25,072,653
12 Mo. Absorption SF	282,800	131,659	125,208	3,474,244
12 Mo. Leasing SF	335,855	1,234,810	1,318,218	15,214,873
Sales Past Year				
Properties	-	16	16	348
Sales Volume (Mil.)	-	\$386	\$386	\$2,590
Avg Sale Price (Mil.)	-	\$24	\$24	\$8.1
Sale Price Per SF	-	\$189	\$189	\$188
Cap Rate	-	7.3%	7.3%	7.0%

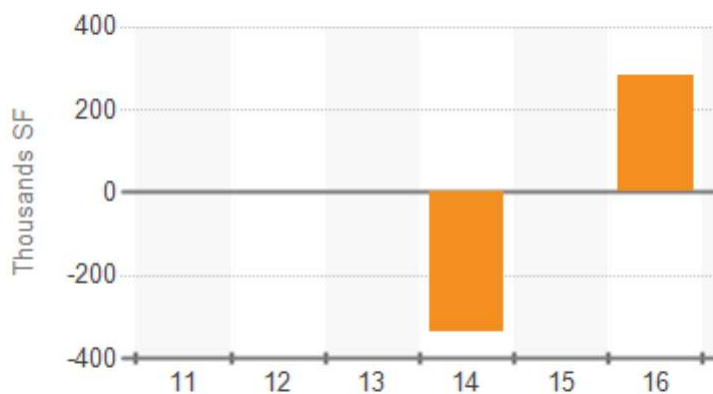
Vacancy Rate



Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

