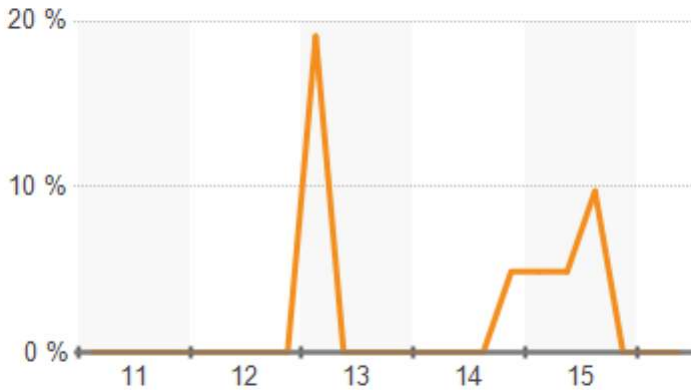


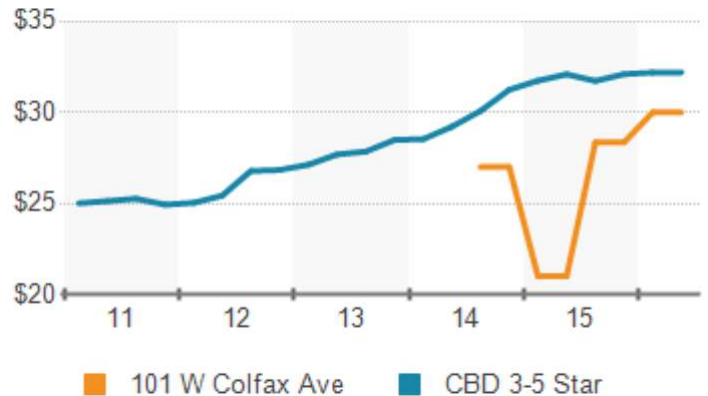
# 101 W Colfax CBD Submarket

Office	101 W Colfax Ave	CBD 3-5 Star	CBD	Denver
Buildings	1	101	132	5,117
Existing SF	340,538	26,232,608	26,680,753	161,577,416
Average Building SF	340,538	259,728	202,126	31,576
Under Construction	-	981,015	981,015	3,416,621
<b>Leasing</b>				
Gross Rent Per SF	\$30.00	\$32.20	\$32.13	\$24.97
Vacancy Rate	0.0%	12.1%	12.1%	10.4%
Available Spaces	3	626	642	4,892
Available SF	73,968	5,390,305	5,469,239	25,220,096
12 Mo. Absorption SF	16,587	-118,314	-99,437	3,028,600
12 Mo. Leasing SF	108,441	2,328,618	2,364,168	12,841,277
<b>Sales Past Year</b>				
Properties	-	9	10	347
Sales Volume (Mil.)	-	\$490	\$554	\$2,499
Avg Sale Price (Mil.)	-	\$61	\$62	\$8.0
Sale Price Per SF	-	\$244	\$272	\$188
Cap Rate	-	6.4%	6.4%	7.1%

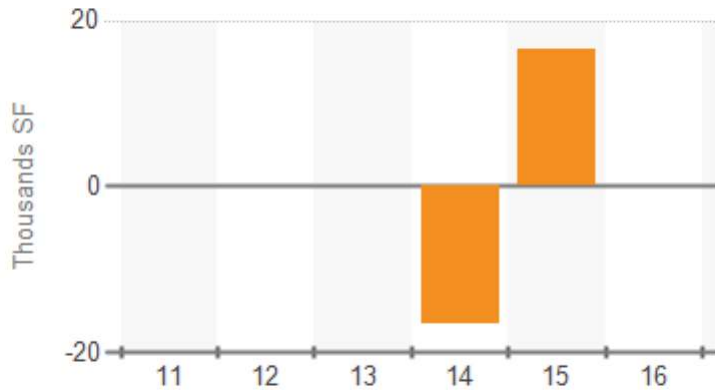
## Vacancy Rate



## Gross Asking Rent Per SF



## Net Absorption



## Probability of Leasing in Months

