

# January, 2004

All Buildings, Boulder	Total #Bldgs	Total Bldg sf	Average sf Available	Average Vacancy	Average Gross	Average Expenses	Base Rate	Aging
A-Downtown	433	4,247,777	601,604	14.16%	\$23.16	\$7.23	\$16.92	417
B-North Boulder	303	2,689,036	222,559	8.28%	\$17.85	\$4.83	\$14.42	442
C-Central Boulder	336	6,020,254	728,320	12.10%	\$19.90	\$5.25	\$15.76	445
D-University Area	116	1,984,071	61,660	3.11%	\$20.49	\$5.27	\$17.36	342
E-East Boulder	461	7,950,782	1,790,151	22.52%	\$13.71	\$3.72	\$10.56	492
F-South Boulder	111	1,252,720	37,829	3.02%	\$19.49	\$4.59	\$14.90	347
G-Gunbarrel	243	8,400,717	1,209,550	14.40%	\$13.58	\$3.75	\$10.26	522
	<b>2,003</b>	<b>32,545,357</b>	<b>4,651,673</b>	<b>14.29%</b>				

Office, Boulder	Total #Bldgs	Total Bldg sf	Average sf Available	Average Vacancy	Average Gross	Average Expenses	Base Rate	Aging
A-Downtown	203	2,117,068	485,543	22.93%	\$21.95	\$7.41	\$15.44	436
B-North Boulder	97	1,117,125	123,657	11.07%	\$18.53	\$5.73	\$15.05	492
C-Central Boulder	74	1,510,097	512,515	33.94%	\$21.35	\$6.15	\$16.32	453
D-University Area	35	744,837	45,294	6.08%	\$19.36	\$6.07	\$15.52	339
E-East Boulder	132	3,258,768	1,296,903	39.80%	\$15.29	\$4.21	\$11.70	487
F-South Boulder	35	324,768	31,252	9.62%	\$20.01	\$4.97	\$15.04	373
G-Gunbarrel	71	1,578,027	737,492	46.74%	\$16.02	\$4.79	\$11.63	616
	<b>647</b>	<b>10,650,690</b>	<b>3,232,656</b>	<b>30.35%</b>				

Retail, Boulder	Total #Bldgs	Total Bldg sf	Average sf Available	Average Vacancy	Average Gross	Average Expenses	Base Rate	Aging
A-Downtown	216	2,086,546	112,794	5.41%	\$28.29	\$6.53	\$22.74	358
B-North Boulder	71	482,179	42,995	8.92%	\$24.17	\$4.83	\$19.33	281
C-Central Boulder	167	2,804,584	77,707	2.77%	\$22.53	\$3.83	\$19.12	368
D-University Area	81	1,239,234	16,366	1.32%	\$23.18	\$2.88	\$21.74	349
E-East Boulder	31	354,286	33,620	9.49%	\$15.19	\$3.75	\$11.44	821
F-South Boulder	70	906,140	6,577	0.73%	\$17.15	\$2.90	\$14.25	137
G-Gunbarrel	51	420,956	12,065	2.87%	\$15.40	\$3.26	\$12.55	372
	<b>687</b>	<b>8,293,925</b>	<b>302,124</b>	<b>3.64%</b>				

Industrial, Boulder	Total #Bldgs	Total Bldg sf	Average sf Available	Average Vacancy	Average Gross	Average Expenses	Base Rate	Aging
A-Downtown	14	44,163	3,267	7.40%	\$10.25	\$0.00	\$10.25	122
B-North Boulder	135	1,089,732	55,907	5.13%	\$10.91	\$2.29	\$8.62	311
C-Central Boulder	95	1,705,573	138,098	8.10%	\$9.30	\$2.30	\$8.15	535
D-University Area	0	0	0	0.00%	\$0.00	\$0.00	\$0.00	0
E-East Boulder	298	4,337,728	459,628	10.60%	\$11.24	\$2.97	\$8.83	450
F-South Boulder	6	21,812	0	0.00%	\$0.00	\$0.00	\$0.00	0
G-Gunbarrel	121	6,401,734	459,993	7.19%	\$10.66	\$2.71	\$8.33	464
	<b>669</b>	<b>13,600,742</b>	<b>1,116,893</b>	<b>8.21%</b>				