



ELEVATING BUSINESS. EMPOWERING COMMUNITY.

Q1 2019: Real Estate Update

ADVANCE LONGMONT

ADVANCE PRIMARY INDUSTRY

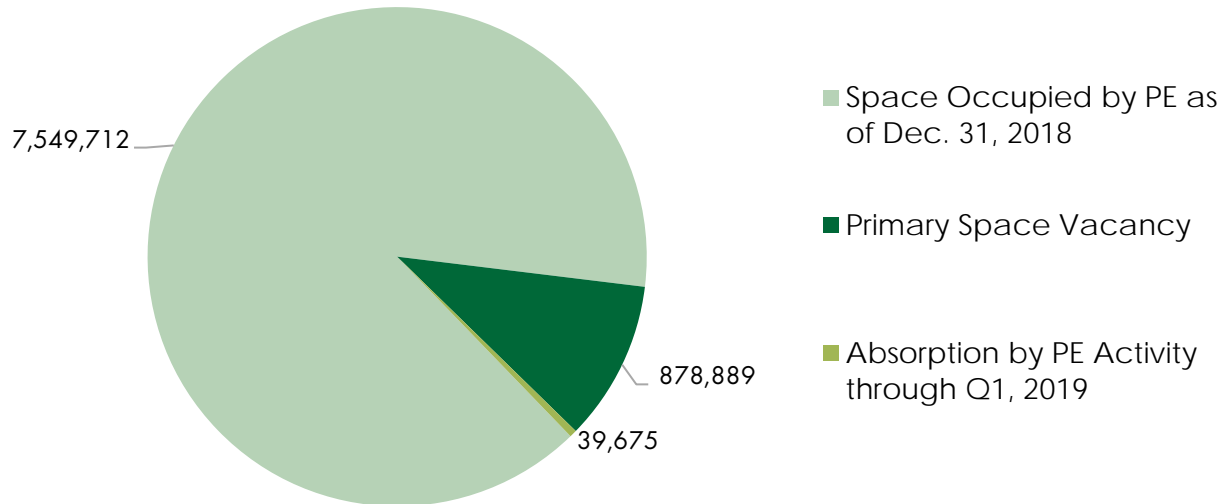
ADVANCE LOCAL BUSINESS

ADVANCE STARTUP COMMUNITY

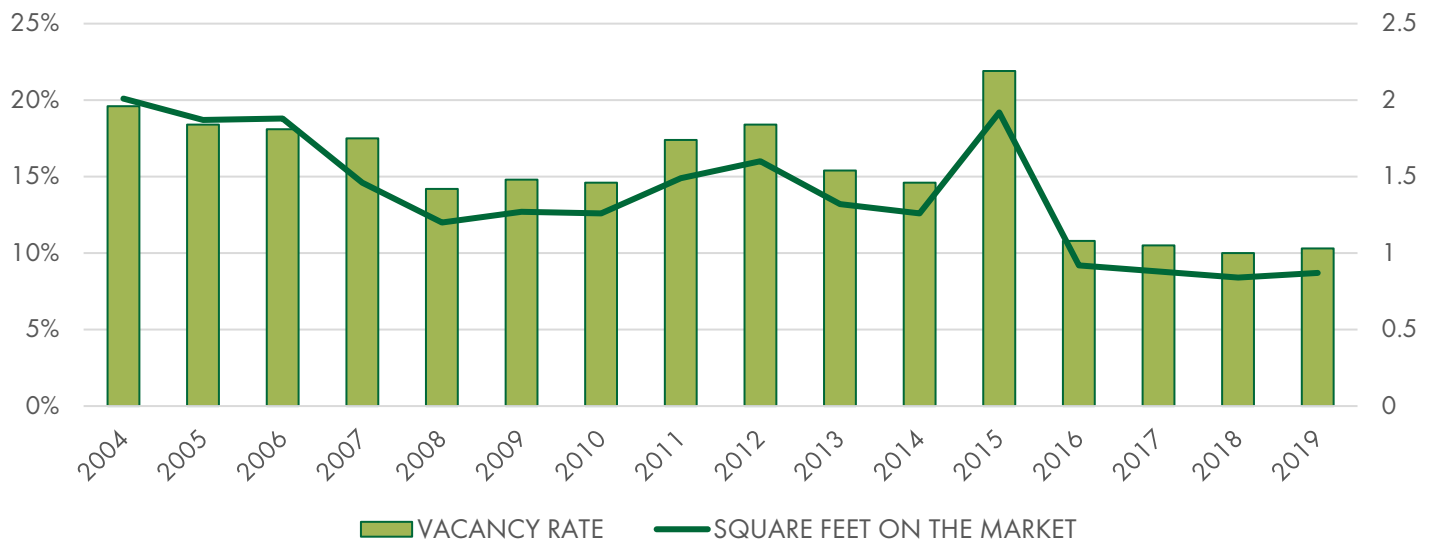
REAL ESTATE DATABASE SUMMARY

(in Square Footage)

Total Primary Space in the Longmont Area: 8,468,276 sq. ft.



COMMERCIAL REAL ESTATE OPPORTUNITY TRENDS





REAL ESTATE DATABASE SUMMARY

3/31/19

<i>Primary Employer (PE) Occupancy</i>	
PE Occupancy as of Q4 - 2018	7,549,712
<i>PE Activity through Q1 - 2019</i>	
Absorption by PE Activity through Q1 - 2019	37,745
New Construction by PE through Q1-2019	0
Adjustments to PE Occupancy	1,930
PE Occupancy as of Q1 - 2019	7,589,387
<i>Non-PE Activity through Q1 - 2019</i>	
Absorption of PE Space by Non-PE Companies	(6,467)
Non-PE Space Adjustments	(25,031)
Total Occupied PE Space as of Q1 - 2019	7,557,889
<i>Vacant PE Space</i>	
Vacant Space as of 12/31/2018	(887,066)
New Construction - Q1 2019	0
Total Net Absorption This YTD	8,177
Current Primary Space Vacancy	(878,889)
Total Primary Space in Longmont area as of Q1 2019	8,468,276
Vacancy Rate 3/31/19	10.3%
Vacancy Rate 3/31/18	10.2%

Note:

There is no clear distinction between office and industrial space. Flex space is predominant in the, Longmont area. We do not have a pure office market.