

BALTIMORE METRO AREA MARKET WATCH

MARCH 2023



OFFICE MARKET INDICATORS

| SUBMARKET | ALL OFFICE BUILDINGS | | | | | CLASS A: BUILDINGS BUILT 1998 – PRESENT | | | UNDER CONSTR. | NET ABSORPTION Q1 2023 | NET ABSORPTION Q1 2023 YOY |
|--------------------------------|----------------------|-------------------|----------------|-----------------|------------------|---|-------------------|----------------|------------------|------------------------|----------------------------|
| | INVENTORY | DIRECT VACANCY SF | DIRECT VACANCY | OVERALL VACANCY | AVERAGE RATE PSF | INVENTORY | DIRECT VACANCY SF | DIRECT VACANCY | | | |
| Baltimore Metro Area | | | | | | | | | | | |
| HARFORD COUNTY | 3,855,382 | 1,316,613 | 34.2% | 34.8% | \$22.80 | 1,646,700 | 1,006,134 | 61.1% | 0 | (8,000) | (246,000) |
| BALTIMORE COUNTY WEST | 13,341,076 | 1,627,611 | 12.2% | 14.7% | \$22.94 | 3,380,115 | 615,181 | 18.2% | 31,284 | (67,000) | (40,000) |
| BALTIMORE COUNTY NORTH | 16,821,875 | 2,220,488 | 13.2% | 14.7% | \$21.89 | 2,367,542 | 165,728 | 7.0% | 0 | (177,000) | (261,000) |
| BALTIMORE COUNTY EAST | 3,136,752 | 429,735 | 13.7% | 14.8% | \$19.30 | 616,456 | 111,968 | 18.2% | 0 | (53,000) | (13,000) |
| BALTIMORE CBD | 19,731,163 | 2,636,083 | 13.4% | 13.5% | \$22.84 | 9,710,402 | 2,189,696 | 22.6% | 0 | 51,000 | 166,000 |
| BALANCE OF BALTIMORE CITY | 21,689,854 | 2,494,333 | 11.5% | 11.7% | \$23.31 | 6,545,712 | 337,104 | 5.2% | 1,061,573 | (129,000) | (110,000) |
| TOTAL - BALTIMORE NORTH | 78,576,102 | 10,724,863 | 13.6% | 14.6% | \$22.64 | 24,266,927 | 4,425,810 | 18.2% | 1,092,857 | (383,000) | (504,000) |
| COLUMBIA | 16,634,641 | 1,771,589 | 10.7% | 12.9% | \$25.30 | 8,511,750 | 595,823 | 7.0% | 117,200 | (53,000) | 18,000 |
| ROUTE 1 NORTH | 1,245,773 | 261,612 | 21.0% | 21.7% | \$22.17 | 219,722 | 11,645 | 5.3% | 0 | 1,000 | (27,000) |
| BWI | 11,432,974 | 1,080,416 | 9.5% | 9.7% | \$29.38 | 6,118,904 | 391,610 | 6.4% | 142,195 | (91,000) | 98,000 |
| ANNE ARUNDEL SOUTH | 7,323,248 | 787,249 | 10.8% | 11.4% | \$25.83 | 1,518,002 | 125,994 | 8.3% | 54,000 | (40,000) | (41,000) |
| TOTAL - BALTIMORE SOUTH | 36,636,636 | 3,900,867 | 10.6% | 11.9% | \$26.57 | 16,368,378 | 1,125,072 | 6.9% | 313,395 | (183,000) | (48,000) |
| TOTAL | 115,212,738 | 14,625,730 | 12.7% | 13.7% | \$23.86 | 40,635,305 | 5,550,882 | 13.7% | 1,406,252 | (566,000) | (456,000) |
| TOTAL - ONE YEAR PRIOR | 114,788,090 | 13,745,793 | 12.0% | 12.9% | \$23.71 | 40,236,546 | 5,377,948 | 13.4% | 1,151,244 | (122,000) | 29,000 |

Note: All data is updated monthly, except for net absorption which is updated quarterly.
Source: CoStar, Transwestern.



OFFICE MARKET INDICATORS

| SUBMARKET | ALL OFFICE BUILDINGS | | | | | CLASS A: BUILDINGS BUILT 1998 - PRESENT | | | UNDER CONSTR. | NET ABSORPTION Q1 2023 | NET ABSORPTION Q1 2023 YOY |
|---------------------------------------|----------------------|-------------------|----------------|-----------------|------------------|---|-------------------|----------------|------------------|------------------------|----------------------------|
| | INVENTORY | DIRECT VACANCY SF | DIRECT VACANCY | OVERALL VACANCY | AVERAGE RATE PSF | INVENTORY | DIRECT VACANCY SF | DIRECT VACANCY | | | |
| Suburban Maryland | | | | | | | | | | | |
| BETHESDA/CHEVY CHASE | 13,170,201 | 2,187,861 | 16.6% | 19.0% | \$41.00 | 4,184,351 | 738,538 | 17.7% | 180,683 | (81,000) | 505,000 |
| NORTH BETHESDA | 10,897,353 | 1,885,242 | 17.3% | 18.9% | \$31.49 | 1,557,340 | 38,934 | 2.5% | 276,000 | 22,000 | 9,000 |
| ROCKVILLE | 8,436,869 | 1,493,326 | 17.7% | 18.7% | \$30.72 | 2,978,003 | 428,832 | 14.4% | 0 | (34,000) | (114,000) |
| NORTH ROCKVILLE | 12,623,350 | 1,476,932 | 11.7% | 13.2% | \$31.23 | 5,182,223 | 253,929 | 4.9% | 97,196 | 19,000 | 32,000 |
| GAITHERSBURG | 5,939,217 | 457,320 | 7.7% | 7.8% | \$25.76 | 2,010,867 | 130,706 | 6.5% | 177,000 | (15,000) | (83,000) |
| GERMANTOWN | 2,730,085 | 577,413 | 21.2% | 24.6% | \$27.29 | 1,102,063 | 144,370 | 13.1% | 73,166 | (1,000) | 20,000 |
| KENSINGTON/WHEATON | 1,641,234 | 215,002 | 13.1% | 14.5% | \$28.44 | 373,000 | 41,030 | 11.0% | 0 | (23,000) | (31,000) |
| SILVER SPRING | 6,973,396 | 990,222 | 14.2% | 14.6% | \$31.25 | 900,144 | 171,027 | 19.0% | 0 | (76,000) | (39,000) |
| NORTH SILVER SPRING/RT. 29 | 3,661,988 | 400,988 | 11.0% | 12.0% | \$27.15 | 484,538 | 41,630 | 8.6% | 0 | (2,000) | 46,000 |
| TOTAL - MONTGOMERY COUNTY | 66,073,693 | 9,684,305 | 14.7% | 16.1% | \$32.21 | 18,772,529 | 1,988,996 | 10.6% | 804,045 | (191,000) | 345,000 |
| BELTSVILLE/CALV./COLLEGE PARK | 6,082,488 | 967,116 | 15.9% | 16.2% | \$25.85 | 955,149 | 23,879 | 2.5% | 0 | 13,000 | 16,000 |
| LAUREL | 2,579,823 | 523,704 | 20.3% | 20.4% | \$23.06 | 185,804 | 87,761 | 47.2% | 60,000 | (18,000) | 5,000 |
| GREENBELT | 3,016,041 | 838,459 | 27.8% | 28.4% | \$23.50 | 234,096 | 41,903 | 17.9% | 0 | 90,000 | 3,000 |
| LANHAM/LANDOVER/LARGO | 5,534,867 | 1,599,577 | 28.9% | 21.9% | \$24.72 | 1,338,783 | 53,551 | 4.0% | 125,000 | 318,000 | 258,000 |
| BOWIE/MARLBORO/SOUTH P.G. | 5,485,712 | 413,276 | 7.5% | 7.7% | \$27.02 | 1,629,951 | 31,850 | 2.0% | 0 | 7,000 | 75,000 |
| TOTAL - PRINCE GEORGE'S COUNTY | 22,698,931 | 4,342,132 | 19.1% | 17.6% | \$25.23 | 4,343,783 | 238,945 | 5.5% | 0 | 410,000 | 357,000 |
| FREDERICK COUNTY | 6,905,734 | 984,758 | 14.3% | 15.3% | \$24.60 | 1,783,835 | 149,842 | 8.4% | 0 | (3,000) | (14,000) |
| TOTAL | 95,678,358 | 15,011,194 | 15.7% | 16.4% | \$29.68 | 24,900,147 | 2,377,783 | 9.5% | 804,045 | 216,000 | 688,000 |
| TOTAL - ONE YEAR PRIOR | 94,613,560 | 14,633,545 | 15.5% | 16.6% | \$29.17 | 23,851,147 | 2,397,129 | 10.1% | 2,327,309 | 342,000 | (319,000) |

Note: All data is updated monthly, except for net absorption which is updated quarterly.
Source: CoStar, Transwestern.



INDUSTRIAL MARKET INDICATORS

| SUBMARKET | INVENTORY | DIRECT VACANCY SF | DIRECT VACANCY | OVERALL VACANCY | AVERAGE RATE PSF | UNDER CONSTRUCTION | NET ABSORPTION Q1 2023 | NET ABSORPTION Q1 2023 YOY |
|-------------------------------|--------------------|-------------------|----------------|-----------------|------------------|--------------------|------------------------|----------------------------|
| Baltimore Metro Area | | | | | | | | |
| HARFORD COUNTY | 28,415,465 | 4,347,566 | 15.3% | 15.6% | \$7.25 | 0 | (248,000) | (177,000) |
| BALTIMORE COUNTY WEST | 18,857,628 | 1,111,425 | 5.9% | 6.1% | \$10.12 | 96,240 | (182,000) | (81,000) |
| BALTIMORE COUNTY NORTH | 10,550,642 | 485,330 | 4.6% | 5.4% | \$9.99 | 0 | 28,000 | 113,000 |
| BALTIMORE COUNTY EAST | 42,702,814 | 986,435 | 2.3% | 3.1% | \$9.07 | 1,492,000 | 287,000 | 3,616,000 |
| BALTIMORE CITY | 52,008,764 | 2,277,984 | 4.4% | 4.5% | \$6.96 | 793,821 | (582,000) | (156,000) |
| COLUMBIA | 13,338,089 | 240,086 | 1.8% | 2.2% | \$10.35 | 0 | 120,000 | 367,000 |
| ROUTE 1 NORTH | 29,790,035 | 491,536 | 1.7% | 2.0% | \$9.45 | 0 | (9,000) | 634,000 |
| BWI | 29,983,985 | 1,094,415 | 3.7% | 3.9% | \$9.33 | 0 | (390,000) | (329,000) |
| ANNE ARUNDEL SOUTH | 4,760,472 | 280,868 | 5.9% | 6.2% | \$11.12 | 60,240 | 14,000 | 83,000 |
| TOTAL | 230,407,894 | 11,315,644 | 4.9% | 5.3% | \$8.69 | 2,442,301 | (962,000) | 4,070,000 |
| TOTAL - ONE YEAR PRIOR | 227,195,719 | 12,173,058 | 5.4% | 5.5% | \$7.57 | 5,351,685 | 332,000 | 5,310,000 |
| Suburban Maryland | | | | | | | | |
| PRINCE GEORGE'S COUNTY | 58,435,578 | 3,301,610 | 5.7% | 6.0% | \$10.17 | 1,103,901 | (136,000) | 1,078,000 |
| MONTGOMERY COUNTY | 22,505,236 | 1,606,874 | 7.1% | 7.2% | \$15.43 | 866,540 | (116,000) | (101,000) |
| FREDERICK COUNTY | 18,952,362 | 1,169,361 | 6.2% | 6.7% | \$10.52 | 1,470,946 | 121,000 | 462,000 |
| TOTAL | 99,893,176 | 6,077,845 | 6.1% | 6.4% | \$11.42 | 3,441,387 | (131,000) | 1,439,000 |
| TOTAL - ONE YEAR PRIOR | 98,705,892 | 6,327,799 | 6.4% | 6.7% | \$10.11 | 3,864,052 | 196,000 | 1,926,000 |

Note: All data is updated monthly, except for net absorption which is updated quarterly.

Source: CoStar, Transwestern.



RESEARCH METHODOLOGY

The information in this report is the result of a compilation of information on office and industrial properties located in the Baltimore Metro Area. This report includes single tenant, multi-tenant and owner-user properties 15,000 SF and larger, excluding those properties owned by a government agency.

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