

# BALTIMORE METRO AREA MARKET WATCH

JULY 2023



 **TRANSWESTERN**

## OFFICE MARKET INDICATORS

SUBMARKET	ALL OFFICE BUILDINGS					CLASS A: BUILDINGS BUILT 1998 – PRESENT			UNDER CONSTR.	NET ABSORPTION Q2 2023	NET ABSORPTION Q2 2023 YOY
	INVENTORY	DIRECT VACANCY SF	DIRECT VACANCY	OVERALL VACANCY	AVERAGE RATE PSF	INVENTORY	DIRECT VACANCY SF	DIRECT VACANCY			
<b>Baltimore Metro Area</b>											
<b>HARFORD COUNTY</b>	3,855,382	1,326,949	34.4%	35.1%	\$22.85	1,646,700	1,013,153	61.5%	0	(6,000)	(190,000)
<b>BALTIMORE COUNTY WEST</b>	13,372,360	1,698,390	12.7%	15.2%	\$23.00	3,380,115	623,779	18.5%	0	(26,000)	(46,000)
<b>BALTIMORE COUNTY NORTH</b>	16,821,875	2,181,221	13.0%	15.3%	\$21.93	2,367,542	175,853	7.4%	0	72,000	(138,000)
<b>BALTIMORE COUNTY EAST</b>	3,136,752	426,411	13.6%	14.9%	\$19.36	616,456	117,127	19.0%	0	9,000	(25,000)
<b>BALTIMORE CBD</b>	19,731,163	2,709,089	13.7%	13.8%	\$22.85	9,710,402	2,189,696	22.6%	0	(73,000)	3,000
<b>BALANCE OF BALTIMORE CITY</b>	21,891,242	2,565,446	11.7%	12.4%	\$23.34	6,732,100	351,101	5.2%	860,185	121,000	71,000
<b>TOTAL - BALTIMORE NORTH</b>	<b>78,808,774</b>	<b>10,907,505</b>	<b>13.8%</b>	<b>15.0%</b>	<b>\$22.68</b>	<b>24,453,315</b>	<b>4,470,708</b>	<b>18.3%</b>	<b>860,185</b>	<b>97,000</b>	<b>(325,000)</b>
<b>COLUMBIA</b>	16,664,641	1,768,603	10.6%	12.8%	\$25.31	8,511,750	600,935	7.1%	173,200	52,000	85,000
<b>ROUTE 1 NORTH</b>	1,245,773	237,688	19.1%	19.1%	\$22.23	219,722	8,062	3.7%	0	6,000	(10,000)
<b>BWI</b>	11,432,974	1,037,319	9.1%	9.4%	\$29.38	6,118,904	363,552	5.9%	122,195	27,000	170,000
<b>ANNE ARUNDEL SOUTH</b>	7,377,248	736,190	10.0%	10.3%	\$25.90	1,572,002	109,776	7.0%	0	62,000	59,000
<b>TOTAL - BALTIMORE SOUTH</b>	<b>36,720,636</b>	<b>3,779,800</b>	<b>10.3%</b>	<b>11.4%</b>	<b>\$26.59</b>	<b>16,422,378</b>	<b>1,082,324</b>	<b>6.6%</b>	<b>295,395</b>	<b>147,000</b>	<b>304,000</b>
<b>TOTAL</b>	<b>115,529,410</b>	<b>14,687,305</b>	<b>12.7%</b>	<b>13.9%</b>	<b>\$23.90</b>	<b>40,875,693</b>	<b>5,553,032</b>	<b>13.6%</b>	<b>1,155,580</b>	<b>244,000</b>	<b>(21,000)</b>
<b>TOTAL - ONE YEAR PRIOR</b>	<b>114,816,090</b>	<b>13,787,922</b>	<b>12.0%</b>	<b>13.0%</b>	<b>\$23.75</b>	<b>40,419,546</b>	<b>5,396,702</b>	<b>13.4%</b>	<b>1,506,556</b>	<b>(186,000)</b>	<b>(350,000)</b>

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 Q2 2023	NET ABSORPTION Q2 2023 YOY
	INVENTORY	DIRECT VACANCY SF	DIRECT VACANCY	OVERALL VACANCY	AVERAGE RATE PSF	INVENTORY	DIRECT VACANCY SF	DIRECT VACANCY			
<b>Suburban Maryland</b>											
BETHESDA/CHEVY CHASE	13,170,201	2,210,425	16.8%	18.9%	\$40.92	4,184,351	767,221	18.3%	0	(12,000)	(250,000)
NORTH BETHESDA	10,897,353	1,937,889	17.8%	18.8%	\$31.56	1,557,340	38,934	2.5%	276,000	(11,000)	(19,000)
ROCKVILLE	8,436,869	1,520,907	18.0%	18.7%	\$30.79	2,978,003	418,545	14.1%	0	(17,000)	(93,000)
NORTH ROCKVILLE	12,623,350	1,525,489	12.1%	13.3%	\$31.32	5,182,223	247,735	4.8%	97,196	(63,000)	(76,000)
GAITHERSBURG	5,939,217	431,319	7.3%	11.6%	\$25.81	2,010,867	128,695	6.4%	177,000	9,000	(56,000)
GERMANTOWN	2,730,085	645,132	23.6%	26.3%	\$27.34	1,102,063	179,289	16.3%	73,166	(59,000)	(33,000)
KENSINGTON/WHEATON	1,641,234	223,826	13.6%	14.9%	\$28.44	373,000	41,030	11.0%	0	(9,000)	(38,000)
SILVER SPRING	6,973,396	1,006,753	14.4%	14.9%	\$31.23	900,144	171,026	19.0%	20,000	(17,000)	(101,000)
NORTH SILVER SPRING/RT. 29	3,661,988	391,833	10.7%	11.7%	\$27.21	484,538	41,630	8.6%	0	9,000	66,000
<b>TOTAL - MONTGOMERY COUNTY</b>	<b>66,073,693</b>	<b>9,893,572</b>	<b>15.0%</b>	<b>16.5%</b>	<b>\$32.24</b>	<b>18,772,529</b>	<b>2,034,106</b>	<b>10.8%</b>	<b>643,362</b>	<b>(170,000)</b>	<b>(600,000)</b>
BELTSVILLE/CALV./COLLEGE PARK	6,082,488	962,858	15.8%	16.9%	\$25.86	955,149	23,879	2.5%	0	4,000	17,000
LAUREL	2,579,823	548,366	21.3%	21.4%	\$23.08	185,804	94,954	51.1%	60,000	(10,000)	(21,000)
GREENBELT	3,016,041	844,379	28.0%	28.4%	\$23.52	234,096	51,197	21.9%	0	(3,000)	9,000
LANHAM/LANDOVER/LARGO	5,534,867	1,581,053	28.6%	32.1%	\$24.76	1,338,783	53,142	4.0%	125,000	19,000	275,000
BOWIE/MARLBORO/SOUTH P.G.	5,485,712	483,748	8.8%	9.1%	\$27.06	1,629,951	69,661	4.3%	0	(15,000)	30,000
<b>TOTAL - PRINCE GEORGE'S COUNTY</b>	<b>22,698,931</b>	<b>4,420,403</b>	<b>19.5%</b>	<b>20.7%</b>	<b>\$25.26</b>	<b>4,343,783</b>	<b>292,833</b>	<b>6.7%</b>	<b>185,000</b>	<b>(5,000)</b>	<b>310,000</b>
FREDERICK COUNTY	6,905,734	897,745	13.0%	14.0%	\$24.66	1,783,835	142,707	8.0%	111,000	15,000	(23,000)
<b>TOTAL</b>	<b>95,678,358</b>	<b>15,211,720</b>	<b>15.9%</b>	<b>17.3%</b>	<b>\$29.71</b>	<b>24,900,147</b>	<b>2,469,645</b>	<b>9.9%</b>	<b>939,362</b>	<b>(160,000)</b>	<b>(313,000)</b>
<b>TOTAL - ONE YEAR PRIOR</b>	<b>95,387,108</b>	<b>14,630,484</b>	<b>15.3%</b>	<b>16.4%</b>	<b>\$29.17</b>	<b>24,585,147</b>	<b>2,317,599</b>	<b>9.4%</b>	<b>1,861,616</b>	<b>842,000</b>	<b>817,000</b>

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 Q2 2023	NET ABSORPTION Q2 2023 YOY
<b>Baltimore Metro Area</b>								
HARFORD COUNTY	28,415,465	3,722,426	13.1%	13.8%	\$7.36	100,000	625,000	491,000
BALTIMORE COUNTY WEST	18,857,628	1,225,746	6.5%	6.9%	\$10.99	96,240	(114,000)	(384,000)
BALTIMORE COUNTY NORTH	10,550,642	443,127	4.2%	5.6%	\$9.95	0	42,000	90,000
BALTIMORE COUNTY EAST	42,933,814	996,064	2.3%	2.8%	\$9.19	355,360	221,000	2,672,000
BALTIMORE CITY	52,229,136	2,099,611	4.0%	4.1%	\$7.14	615,621	399,000	98,000
COLUMBIA	13,338,089	253,424	1.9%	2.3%	\$10.44	0	(13,000)	347,000
ROUTE 1 NORTH	29,790,035	756,499	2.5%	3.1%	\$10.08	40,000	(265,000)	227,000
BWI	29,983,985	1,016,457	3.4%	4.2%	\$9.67	40,560	78,000	(329,000)
ANNE ARUNDEL SOUTH	4,820,712	337,450	7.0%	6.9%	\$11.19	0	4,000	51,000
<b>TOTAL</b>	<b>230,919,506</b>	<b>10,850,804</b>	<b>4.7%</b>	<b>5.2%</b>	<b>\$8.97</b>	<b>1,247,781</b>	<b>977,000</b>	<b>3,263,000</b>
<b>TOTAL - ONE YEAR PRIOR</b>	<b>226,765,286</b>	<b>9,052,319</b>	<b>4.0%</b>	<b>4.2%</b>	<b>\$7.86</b>	<b>6,361,902</b>	<b>1,784,000</b>	<b>6,566,000</b>
<b>Suburban Maryland</b>								
PRINCE GEORGE'S COUNTY	58,455,578	3,608,959	6.2%	6.6%	\$10.42	1,411,901	(34,000)	576,000
MONTGOMERY COUNTY	22,900,036	1,971,185	8.6%	9.2%	\$15.79	669,140	37,000	(76,000)
FREDERICK COUNTY	19,125,564	1,195,922	6.3%	6.7%	\$10.91	1,541,052	195,000	623,000
<b>TOTAL</b>	<b>100,481,178</b>	<b>6,776,066</b>	<b>6.7%</b>	<b>7.2%</b>	<b>\$11.74</b>	<b>3,622,093</b>	<b>198,000</b>	<b>1,123,000</b>
<b>TOTAL - ONE YEAR PRIOR</b>	<b>99,031,594</b>	<b>6,289,966</b>	<b>6.4%</b>	<b>6.6%</b>	<b>\$10.47</b>	<b>3,510,430</b>	<b>512,000</b>	<b>1,734,000</b>

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.

## ABOUT TRANSWESTERN

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