

# BALTIMORE METRO AREA MARKET WATCH

OCTOBER 2023



## OFFICE MARKET INDICATORS

SUBMARKET	ALL OFFICE BUILDINGS					CLASS A: BUILDINGS BUILT 1998 – PRESENT			UNDER CONSTR.	NET ABSORPTION Q3 2023	NET ABSORPTION Q3 2023 YOY
	INVENTORY	DIRECT VACANCY SF	DIRECT VACANCY	OVERALL VACANCY	AVERAGE RATE PSF	INVENTORY	DIRECT VACANCY SF	DIRECT VACANCY			
<b>Baltimore Metro Area</b>											
HARFORD COUNTY	3,855,382	1,326,708	34.4%	35.0%	\$22.79	1,646,700	1,006,693	61.1%	0	(1,000)	(107,000)
BALTIMORE COUNTY WEST	13,372,360	1,672,461	12.5%	14.9%	\$23.00	3,380,115	575,980	17.0%	0	8,000	(93,000)
BALTIMORE COUNTY NORTH	16,821,875	2,210,668	13.1%	15.4%	\$21.86	2,367,542	177,566	7.5%	0	(35,000)	(183,000)
BALTIMORE COUNTY EAST	3,136,752	391,003	12.5%	13.6%	\$19.41	616,456	125,141	20.3%	0	(9,000)	(45,000)
BALTIMORE CBD	19,731,163	2,746,444	13.9%	14.0%	\$22.91	9,710,402	2,217,856	22.8%	0	(53,000)	(99,000)
BALANCE OF BALTIMORE CITY	21,891,242	2,708,578	12.4%	13.0%	\$23.47	6,732,100	361,539	5.4%	1,140,185	(53,000)	(147,000)
<b>TOTAL - BALTIMORE NORTH</b>	<b>78,808,774</b>	<b>11,055,862</b>	<b>14.0%</b>	<b>15.2%</b>	<b>\$22.71</b>	<b>24,453,315</b>	<b>4,464,775</b>	<b>18.3%</b>	<b>1,140,185</b>	<b>(143,000)</b>	<b>(674,000)</b>
COLUMBIA	16,664,641	1,835,050	11.0%	13.0%	\$25.29	8,511,750	652,876	7.7%	167,586	(73,000)	(46,000)
ROUTE 1 NORTH	1,245,773	225,878	18.1%	18.1%	\$22.40	219,722	8,062	3.7%	0	30,000	26,000
BWI	11,432,974	1,093,698	9.6%	10.2%	\$29.34	6,118,904	386,645	6.3%	122,195	6,000	(13,000)
ANNE ARUNDEL SOUTH	7,377,248	757,665	10.3%	10.7%	\$25.86	1,572,002	111,365	7.1%	0	(8,000)	(5,000)
<b>TOTAL - BALTIMORE SOUTH</b>	<b>36,720,636</b>	<b>3,912,291</b>	<b>10.7%</b>	<b>11.8%</b>	<b>\$26.57</b>	<b>16,422,378</b>	<b>1,158,948</b>	<b>7.1%</b>	<b>289,781</b>	<b>(45,000)</b>	<b>(38,000)</b>
<b>TOTAL</b>	<b>115,529,410</b>	<b>14,968,153</b>	<b>13.0%</b>	<b>14.1%</b>	<b>\$23.91</b>	<b>40,875,693</b>	<b>5,623,723</b>	<b>13.8%</b>	<b>1,429,966</b>	<b>(188,000)</b>	<b>(712,000)</b>
<b>TOTAL - ONE YEAR PRIOR</b>	<b>115,155,438</b>	<b>13,759,969</b>	<b>11.9%</b>	<b>13.0%</b>	<b>\$23.82</b>	<b>40,851,152</b>	<b>5,642,007</b>	<b>13.8%</b>	<b>1,122,202</b>	<b>500,000</b>	<b>509,000</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 Q3 2023	NET ABSORPTION Q3 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	2,515,443	19.1%	20.6%	\$40.76	4,184,351	821,457	19.6%	0	(145,000)	(400,000)
NORTH BETHESDA	10,897,353	1,974,348	18.1%	19.2%	\$31.85	1,557,340	38,934	2.5%	276,000	(5,000)	42,000
ROCKVILLE	8,436,869	1,600,312	19.0%	19.4%	\$30.95	2,978,003	359,470	12.1%	0	(84,000)	(202,000)
NORTH ROCKVILLE	12,720,546	1,648,489	13.0%	14.1%	\$31.33	5,279,419	373,963	7.1%	0	28,000	(10,000)
GAITHERSBURG	6,074,217	619,104	10.2%	14.3%	\$25.80	2,145,867	265,396	12.4%	42,000	(12,000)	(39,000)
GERMANTOWN	2,803,251	651,113	23.2%	26.0%	\$27.31	1,175,229	185,458	15.8%	0	(19,000)	(52,000)
KENSINGTON/WHEATON	1,641,234	222,260	13.5%	14.8%	\$28.50	373,000	174,280	46.7%	0	0	(37,000)
SILVER SPRING	6,973,396	1,017,717	14.6%	15.0%	\$31.07	900,144	171,026	19.0%	20,000	(5,000)	(103,000)
NORTH SILVER SPRING/RT. 29	3,661,988	374,164	10.2%	11.1%	\$27.21	484,538	41,630	8.6%	0	7,000	72,000
<b>TOTAL - MONTGOMERY COUNTY</b>	<b>66,379,055</b>	<b>10,622,951</b>	<b>16.0%</b>	<b>17.4%</b>	<b>\$32.24</b>	<b>19,077,891</b>	<b>2,431,614</b>	<b>12.7%</b>	<b>338,000</b>	<b>(235,000)</b>	<b>(729,000)</b>
BELTSVILLE/CALV./COLLEGE PARK	6,082,488	968,586	15.9%	17.0%	\$25.58	955,149	36,581	3.8%	0	(10,000)	(6,000)
LAUREL	2,579,823	561,378	21.8%	21.9%	\$23.22	185,804	91,664	49.3%	60,000	(19,000)	(44,000)
GREENBELT	3,016,041	849,291	28.2%	28.6%	\$23.50	234,096	51,197	21.9%	0	6,000	48,000
LANHAM/LANDOVER/LARGO	5,534,867	1,570,655	28.4%	31.8%	\$24.76	1,338,783	61,918	4.6%	125,000	22,000	284,000
BOWIE/MARLBORO/SOUTH P.G.	5,485,712	407,613	7.4%	7.7%	\$27.14	1,629,951	39,119	2.4%	0	(11,000)	5,000
<b>TOTAL - PRINCE GEORGE'S COUNTY</b>	<b>22,698,931</b>	<b>4,357,523</b>	<b>19.2%</b>	<b>20.5%</b>	<b>\$25.21</b>	<b>4,343,783</b>	<b>280,479</b>	<b>6.5%</b>	<b>185,000</b>	<b>(12,000)</b>	<b>287,000</b>
FREDERICK COUNTY	6,880,350	926,876	13.5%	14.6%	\$24.78	1,783,835	98,111	5.5%	78,600	34,000	(7,000)
<b>TOTAL</b>	<b>95,958,336</b>	<b>15,907,350</b>	<b>16.6%</b>	<b>17.9%</b>	<b>\$29.73</b>	<b>25,205,509</b>	<b>2,810,204</b>	<b>11.1%</b>	<b>601,600</b>	<b>(213,000)</b>	<b>(449,000)</b>
<b>TOTAL - ONE YEAR PRIOR</b>	<b>95,435,108</b>	<b>14,559,817</b>	<b>15.3%</b>	<b>16.5%</b>	<b>\$29.49</b>	<b>24,585,147</b>	<b>2,197,328</b>	<b>8.9%</b>	<b>2,166,051</b>	<b>(79,000)</b>	<b>913,000</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 Q3 2023	NET ABSORPTION Q3 2023 YOY
<b>Baltimore Metro Area</b>								
HARFORD COUNTY	28,240,465	4,437,083	15.7%	16.3%	\$7.59	100,000	(892,000)	(579,000)
BALTIMORE COUNTY WEST	18,953,868	1,529,639	8.1%	8.3%	\$11.56	0	(14,000)	(257,000)
BALTIMORE COUNTY NORTH	10,550,642	547,421	5.2%	6.2%	\$9.92	0	(44,000)	(2,000)
BALTIMORE COUNTY EAST	42,791,525	415,550	1.0%	2.0%	\$9.36	566,260	126,000	2,560,000
BALTIMORE CITY	52,693,036	2,501,285	4.7%	5.1%	\$7.29	151,721	(68,000)	114,000
COLUMBIA	13,338,089	241,769	1.8%	2.2%	\$10.39	0	8,000	141,000
ROUTE 1 NORTH	29,790,035	600,312	2.0%	2.7%	\$10.52	40,000	146,000	90,000
BWI	29,983,985	1,186,385	4.0%	4.3%	\$9.91	350,168	(165,000)	(501,000)
ANNE ARUNDEL SOUTH	4,820,712	327,426	6.8%	7.1%	\$11.28	67,240	17,000	45,000
<b>TOTAL</b>	<b>231,162,357</b>	<b>11,786,868</b>	<b>5.1%</b>	<b>5.7%</b>	<b>\$9.20</b>	<b>1,275,389</b>	<b>(886,000)</b>	<b>1,611,000</b>
<b>TOTAL - ONE YEAR PRIOR</b>	<b>229,963,094</b>	<b>10,486,153</b>	<b>4.6%</b>	<b>4.7%</b>	<b>\$8.11</b>	<b>3,563,067</b>	<b>766,000</b>	<b>5,462,000</b>
<b>Suburban Maryland</b>								
PRINCE GEORGE'S COUNTY	58,737,955	3,384,217	5.8%	6.2%	\$10.55	2,206,716	132,000	492,000
MONTGOMERY COUNTY	22,900,036	1,904,245	8.3%	8.9%	\$15.99	626,672	41,000	(57,000)
FREDERICK COUNTY	20,276,882	1,674,849	8.3%	8.5%	\$11.28	441,934	503,000	886,000
<b>TOTAL</b>	<b>101,914,873</b>	<b>6,963,312</b>	<b>6.8%</b>	<b>7.3%</b>	<b>\$11.92</b>	<b>3,275,322</b>	<b>676,000</b>	<b>1,321,000</b>
<b>TOTAL - ONE YEAR PRIOR</b>	<b>99,673,051</b>	<b>5,983,287</b>	<b>6.0%</b>	<b>6.4%</b>	<b>\$10.83</b>	<b>3,089,847</b>	<b>477,000</b>	<b>1,883,000</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.

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