

WASHINGTON METRO AREA MARKET WATCH

JANUARY 2024



OFFICE MARKET INDICATORS

SUBMARKET	ALL OFFICE BUILDINGS					CLASS A: BUILDINGS BUILT 1998 - PRESENT			UNDER CONSTR.	NET ABSORPTION Q4 2023	NET ABSORPTION Q4 2023 YOY
	INVENTORY	DIRECT VACANCY SF	DIRECT VACANCY	OVERALL VACANCY	AVERAGE RATE PSF	INVENTORY	DIRECT VACANCY SF	DIRECT VACANCY			
District of Columbia											
CBD	42,852,148	6,906,239	16.1%	17.0%	\$53.80	7,831,048	822,427	10.5%	334,000	(141,000)	(227,000)
EAST END	48,752,797	7,847,948	16.1%	17.2%	\$57.34	14,762,679	2,252,843	15.3%	441,617	(10,000)	(851,000)
CAPITOL HILL	6,397,058	1,269,092	19.8%	20.8%	\$55.79	2,928,346	1,004,423	34.3%	0	(17,000)	27,000
NOMA	11,915,358	881,736	7.4%	7.6%	\$50.40	7,487,723	482,958	6.5%	32,251	(12,000)	(279,000)
CAPITOL RIVERFRONT	5,762,589	576,259	10.0%	13.4%	\$54.83	4,751,666	508,428	10.7%	0	(15,000)	(6,000)
SOUTHWEST	13,153,644	1,616,239	12.3%	12.4%	\$51.01	4,882,165	483,880	9.9%	0	(4,000)	9,000
GEORGETOWN	2,964,995	959,487	32.4%	32.4%	\$44.83	127,308	100,553	79.0%	0	(44,000)	(298,000)
WEST END	3,892,187	545,008	14.0%	17.7%	\$49.94	432,900	32,900	7.6%	0	0	(31,000)
UPTOWN	9,588,793	1,435,756	15.0%	16.1%	\$40.57	594,613	72,543	12.2%	41,000	26,000	3,000
TOTAL	145,279,569	22,037,764	15.2%	16.2%	\$53.26	43,798,448	5,760,956	13.2%	848,868	(217,000)	(1,653,000)
TOTAL - ONE YEAR PRIOR	145,475,366	20,051,085	13.8%	15.1%	\$53.53	43,606,292	5,474,457	12.6%	741,960	195,000	(166,000)
Northern Virginia											
RCB CORRIDOR	24,820,704	5,009,252	20.2%	22.1%	\$40.36	9,164,999	1,153,922	12.6%	545,576	(114,000)	39,000
NATIONAL LANDING	16,439,962	2,502,162	15.2%	16.7%	\$38.17	4,850,336	679,047	14.0%	0	(39,000)	1,904,000
OLD TOWN	8,068,615	1,352,852	16.8%	18.1%	\$33.25	1,397,549	368,815	26.4%	0	15,000	(87,000)
EISENHOWER AVE CORRIDOR	8,343,378	634,097	7.6%	8.1%	\$33.95	4,747,626	104,448	2.2%	0	94,000	13,000
SPRINGFIELD/HUNTINGTON/I-95	8,329,354	1,878,269	22.6%	22.6%	\$30.27	2,948,904	728,379	24.7%	0	(21,000)	(214,000)
BAILEY'S/FALLS CHURCH/ANNANDALE	6,342,695	1,267,742	20.0%	20.4%	\$29.11	715,940	132,787	18.5%	0	(11,000)	(19,000)
MERRIFIELD	9,372,243	1,298,701	13.9%	14.7%	\$32.23	2,739,975	454,861	16.6%	0	0	154,000
RESTON	20,777,227	3,235,029	15.6%	17.4%	\$35.40	9,876,652	1,142,984	11.6%	568,925	(148,000)	(247,000)
HERNDON	12,029,084	2,902,041	24.1%	24.8%	\$32.55	7,441,429	1,837,315	24.7%	0	(180,000)	(451,000)
TYSONS CORNER	31,021,909	4,120,793	13.3%	14.2%	\$37.31	11,828,017	1,110,582	9.4%	0	56,000	634,000
MCLEAN/VIENNA	2,388,725	646,137	27.0%	27.5%	\$29.17	235,000	0	0.0%	0	(12,000)	(405,000)
OAKTON/FAIRFAX CITY	5,725,889	1,062,344	18.6%	18.7%	\$25.00	499,139	115,800	23.2%	0	4,000	21,000
FAIRFAX CENTER	7,254,955	1,628,164	22.4%	24.2%	\$30.47	1,107,106	190,710	17.2%	0	(28,000)	85,000
RT. 28 SOUTH/CHANTILLY	14,492,593	1,752,022	12.1%	12.8%	\$28.57	9,423,587	1,145,908	12.2%	0	(32,000)	72,000
LOUDOUN COUNTY	16,199,714	2,242,013	13.8%	15.3%	\$28.30	10,825,775	1,352,514	12.5%	0	(101,000)	(36,000)
PRINCE WILLIAM COUNTY	6,694,183	1,327,062	19.8%	19.9%	\$26.27	1,748,188	285,874	16.4%	0	(30,000)	(67,000)
TOTAL	198,301,230	32,858,680	16.6%	17.7%	\$33.39	79,550,222	10,803,947	13.6%	1,114,501	(547,000)	1,396,000
TOTAL - ONE YEAR PRIOR	196,054,738	32,675,362	16.7%	17.9%	\$33.45	76,696,538	11,102,887	14.5%	4,498,684	(133,000)	(296,000)

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 Q4 2023	NET ABSORPTION Q4 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	2,606,155	19.8%	20.8%	\$40.74	4,184,351	901,540	21.5%	0	(66,000)	(303,000)
NORTH BETHESDA	11,173,353	1,959,960	17.5%	18.6%	\$31.95	1,833,340	122,301	6.7%	0	155,000	161,000
ROCKVILLE	8,436,869	1,622,111	19.2%	19.7%	\$31.07	2,978,003	431,670	14.5%	0	(51,000)	(186,000)
NORTH ROCKVILLE	12,720,546	1,942,229	15.3%	16.2%	\$31.44	5,279,419	432,912	8.2%	0	(76,000)	(92,000)
GAITHERSBURG	6,074,217	702,219	11.6%	15.8%	\$25.94	2,145,867	266,088	12.4%	42,000	(103,000)	(121,000)
GERMANTOWN	2,803,251	709,937	25.3%	28.0%	\$27.41	1,175,229	246,798	21.0%	0	19,000	(60,000)
KENSINGTON/WHEATON	1,641,234	243,256	14.8%	14.8%	\$28.52	373,000	21,203	5.7%	0	0	(32,000)
SILVER SPRING	6,973,396	1,071,184	15.4%	15.8%	\$31.07	900,144	196,026	21.8%	0	(30,000)	(129,000)
NORTH SILVER SPRING/RT. 29	3,661,988	355,761	9.7%	11.1%	\$27.23	484,538	23,554	4.9%	0	13,000	27,000
TOTAL - MONTGOMERY COUNTY	66,655,055	11,212,811	16.8%	18.1%	\$32.30	19,353,891	2,642,091	13.7%	42,000	(139,000)	(735,000)
BELTSVILLE/CALVERTON/COLLEGE PARK	6,082,488	1,028,331	16.9%	18.0%	\$25.57	955,149	37,837	4.0%	0	(49,000)	(41,000)
LAUREL	2,579,823	544,343	21.1%	21.2%	\$23.21	185,804	91,664	49.3%	60,000	8,000	(39,000)
GREENBELT	3,016,041	893,954	29.6%	30.0%	\$23.52	234,096	51,197	21.9%	0	(36,000)	57,000
LANHAM/LANDOVER/LARGO	5,659,867	1,708,861	30.2%	33.2%	\$24.75	1,463,783	169,638	11.6%	0	1,000	360,000
BOWIE/MARLBORO/SOUTH P.G.	5,485,712	447,504	8.2%	8.4%	\$27.17	1,629,951	51,352	3.2%	0	(8,000)	(27,000)
TOTAL - PRINCE GEORGE'S COUNTY	22,823,931	4,622,993	20.3%	21.4%	\$25.21	4,468,783	401,689	9.0%	60,000	(84,000)	310,000
FREDERICK COUNTY	6,880,350	963,249	14.1%	15.2%	\$24.85	1,783,835	96,327	5.4%	78,600	(52,000)	(7,000)
TOTAL	96,359,336	16,799,053	17.4%	18.7%	\$29.78	25,606,509	3,140,106	12.3%	180,600	(275,000)	(432,000)
TOTAL - ONE YEAR PRIOR	95,435,108	15,118,630	15.8%	17.1%	\$29.60	24,585,147	2,270,051	9.2%	1,570,879	(292,000)	815,000

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 Q4 2023	NET ABSORPTION Q4 2023 YOY
District of Columbia								
TOTAL	7,753,857	271,385	3.5%	3.9%	\$17.71	0	(15,000)	(41,000)
TOTAL - ONE YEAR PRIOR	7,671,488	207,130	2.7%	3.1%	\$16.46	32,835	68,000	149,000
Northern Virginia								
BELTWAY (I-495)	8,106,526	362,808	4.5%	4.5%	\$22.11	0	(29,000)	(48,000)
I-95 CORRIDOR	24,508,342	1,286,812	5.3%	5.3%	\$18.33	88,322	74,000	144,000
DULLES CORRIDOR	38,125,502	986,138	2.6%	2.9%	\$17.90	498,520	26,000	(62,000)
LEESBURG/OUTLYING LOUDOUN	1,444,343	75,435	5.2%	5.2%	\$18.74	56,000	0	0
MANASSAS/GAINESVILLE	19,366,779	646,346	3.3%	3.8%	\$16.28	225,872	93,000	745,000
TOTAL	91,551,492	3,357,538	3.7%	3.9%	\$18.03	868,714	164,000	779,000
TOTAL - ONE YEAR PRIOR	91,530,162	3,112,026	3.4%	3.5%	\$16.85	801,722	510,000	1,986,000
Suburban Maryland								
NORTHERN PRINCE GEORGE'S	19,411,362	751,298	3.9%	4.1%	\$14.11	0	36,000	(222,000)
CENTRAL PRINCE GEORGE'S	27,791,215	521,242	1.9%	2.4%	\$13.82	1,157,892	(12,000)	(66,000)
SOUTHERN PRINCE GEORGE'S	9,115,587	464,110	5.1%	11.1%	\$13.90	1,182,024	(13,000)	213,000
MONTGOMERY COUNTY	20,407,262	725,690	3.6%	3.9%	\$21.89	0	(26,000)	(32,000)
FREDERICK COUNTY	18,736,574	1,064,838	5.7%	5.8%	\$13.25	191,108	334,000	662,000
TOTAL	95,462,000	3,527,177	3.7%	4.6%	\$15.79	2,531,024	319,000	555,000
TOTAL - ONE YEAR PRIOR	93,866,482	2,909,861	3.1%	3.2%	\$14.65	2,707,269	354,000	1,357,000

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 Washington metro area. This report includes single tenant, multi-tenant and owner-user properties 15,000 SF and larger. This report excludes data centers, biotech, and properties owned by a government agency.

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